



City of Hudson, Ohio

Meeting Minutes - Draft

City Council

Craig A. Shubert, Mayor

William D. Wooldredge, President of Council (At-Large)

Beth A. Bigham, Council Member (Ward 4)

Hamilton DeSaussure, Jr., Council Member (At-Large)

Christopher W. Foster, Council Member (Ward 2)

Nicole V. Kowalski, Council Member (At-Large)

Katherine R. Schlademan, Council Member (Ward 1)

Skylar J. Sutton, Council Member (Ward 3)

Jane Howington, City Manager

Matthew J. Vazzana, City Solicitor

R. Todd Hunt, Special Counsel

Elizabeth A. Slagle, Clerk of Council

Tuesday, August 17, 2021

7:30 PM

Town Hall
27 East Main Street

1. Call to Order

Mayor Shubert called to order the meeting of Hudson City Council at 7:30 p.m., in accordance with the Sunshine Laws of the State of Ohio, O.R.C. Section 121.22.

2. Pledge of Allegiance to the Flag

3. Roll Call

Present: 6 - Mr. DeSaussure, Mr. Foster, Mrs. Kowalski, Ms. Schlademan, Mr. Sutton and Mr. Wooldredge

Absent: 1 - Mrs. Bigham

Staff in Attendance: Ms. Howington, City Manager; Mr. Vazzana, City Solicitor; Mrs. Slagle, Clerk of Council; Mr. Comeriato, Assistant City Manager - Operations; Mr. Hannan, Community Development Director; Mr. Knoblauch, Assistant City Manager - Financial/Special Projects; Mr. Leiter, HCTV Production Assistant; Mr. Sheridan, Assistant City Manager - Professional Services; and Mr. Stifler, Economic Development Director.

4. Approval of the Minutes

A. [21-0065](#) Minutes of Previous Council Meetings

Brief Description: Draft minutes of previous meetings are provided for City Council's review and approval.

Attachments: [August 3, 2021 Meeting Minutes - DRAFT](#)

[August 10, 2021 Special Meeting & Council Workshop Minutes - DRAFT](#)

There being no changes, the above minutes were approved as submitted.

5. Public Comments

Ms. Mimi Becker, 47 Laurel Lake Drive, presented information on behalf of the League of Women Voters Hudson regarding the possible closure of the Prairie State Campus, now under consideration by the State of Illinois. She addressed options for alternative energy sources. She spoke about the importance of addressing climate change, and she urged Council to focus on renewable energy and to mitigate outstanding Prairie State debt (statement attached to record copy of these minutes).

Mr. Doug Stern, 2338 Olde Farm Lane, identified himself as a short-term rental host, and he asked Council to consider making a differentiation in the regulations governing short-term rentals between owners who reside on premises and rent a portion of their home/property versus absentee owners who rent their properties.

6. Correspondence and Council Comments

Mrs. Kowalski said that Council members have been invited to participate in the Celebrate Hudson Car Show. She provided an update from the August Community Television Advisory Committee; members discussed the current "must-air requirement" and determined it would be left as is in the public access rules.

Mayor Shubert reported that Pacifique Niyonzima, his appointed special envoy to Rwanda, has spoken with the U.S. Ambassador about creating a sister city program, and he will provide an update in September upon his return to Hudson.

7. Report of Manager

Ms. Howington said that two school board candidates have registered for the Celebrate Hudson parade, and while political candidates are not permitted in the annual Memorial Day Parade, the City cannot legally limit access to the September 6th parade registrants based on the content of their participation. There was consensus among Council that the City Manager urge candidates, who are registered and intending to use the parade to campaign, to withdraw from the event on their own accord.

Related discussion followed regarding campaigning at other public events that are coordinated and operated by outside organizations. Council members expressed a need for equity and fairness in rules for campaigning on the City's public greens. Staff will provide Council with the City's current regulations and proposed changes prior to future workshop discussion of this topic.

8. Appointments

None.

9. Suspension of the Rules for the Consent Agenda

A motion was made by Mr. Wooldredge, seconded by Mr. Foster, to suspend the rule requiring three readings to allow for passage of legislation on the Consent Agenda. The motion carried by the following vote:

Aye: 6 - Mr. DeSaussure, Mr. Foster, Mrs. Kowalski, Ms. Schlademan, Mr. Sutton and Mr. Wooldredge

Approval of the Consent Agenda

A motion was made by Mr. Wooldredge, seconded by Mr. Foster, to approve the Consent Agenda. Mayor Shubert declared Consent Agenda items passed after the motion carried by the following vote:

Aye: 6 - Mr. Foster, Mrs. Kowalski, Ms. Schlademan, Mr. Sutton, Mr. Wooldredge and Mr. DeSaussure

- A. [21-0066](#) **A Motion to Acknowledge the Timely Receipt of the July 2021 Monthly Financial Report**
Brief Description: Financial summaries are provided each month for Council's review.
Attachments: [July 2021 Financial Report](#)

Motion No. 21-0066 was passed on the Consent Agenda.

- D. [21-88](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN ADDENDUM TO AN EXISTING AGREEMENT WITH PIVOT MARKETING AND SALES FOR PROFESSIONAL SERVICES RELATING TO COORDINATION OF PUBLIC EDUCATION ON MUNICIPAL SERVICES AND PROJECTS; AND DECLARING AN EMERGENCY.**
Brief Description: This Resolution will authorize additional funding for an existing professional services agreement.
Attachments: [Resolution No. 21-88](#)

Resolution No. 21-88 was passed on the Consent Agenda.

- E. [21-89](#) **A RESOLUTION TO APPROVE THEN AND NOW CERTIFICATES FOR PURCHASES MADE; AND DECLARING AN EMERGENCY.**
Brief Description: Council authorization is required for payment of the invoices shown on this Resolution, each in excess of \$3,000, for which commitments were made before Purchase Orders were generated.
Attachments: [Resolution No. 21-89](#)

Resolution No. 21-89 was passed on the Consent Agenda.

Items Removed from the Consent Agenda

- B. [21-86](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT WITH ENVIRONMENTAL DESIGN GROUP FOR THE DESIGN OF THE BARLOW FARM PARK TENNIS & PICKLEBALL COURTS IMPROVEMENT PROJECT.**

Brief Description: At the direction of City Council, Public Works Staff has solicited and reviewed requests for proposals (RFP) from qualified Architectural and Engineering firms for the design of the Tennis & Pickleball Courts Improvement Project at the Barlow Farm Park. Staff requests City Council authorization to award the design contract.

Attachments: [Resolution No. 21-86](#)

Mayor Shubert and Mr. Foster requested that Resolution No. 21-86 be removed from the Consent Agenda for separate consideration.

A motion was made by Mr. DeSaussure, seconded by Mr. Sutton, to suspend the rule requiring three readings to allow for passage of Resolution No. 21-86. The motion carried by the following vote:

Aye: 6 - Mrs. Kowalski, Ms. Schlademan, Mr. Sutton, Mr. Wooldredge, Mr. DeSaussure and Mr. Foster

There was no discussion.

A motion was made by Mr. Wooldredge, seconded by Mr. DeSaussure, to pass Resolution No. 21-86. Mayor Shubert declared this Resolution passed after the motion carried by the following vote:

Aye: 6 - Ms. Schlademan, Mr. Sutton, Mr. Wooldredge, Mr. DeSaussure, Mr. Foster and Mrs. Kowalski

C. [21-87](#)

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A TWO-YEAR EXTENSION TO THE THIRD AMENDMENT TO THE DEVELOPMENT AGREEMENT WITH THE ALLSTATE INSURANCE COMPANY; AND DECLARING AN EMERGENCY.

Brief Description: In 2021 City Council approved an extension of the of the current “E” rate development agreement with the Allstate Insurance Company located on Executive Parkway in Hudson Ohio. To allow for the completion of the 2021 electric rate and cost of service study, Council temporarily extended the agreement from July 1, 2021 to September 1, 2021. As the Rate Study has now been completed, and based on the consultant’s recommendation, staff seeks to continue the current “E “ rate for an additional two (2) year term.

Attachments: [Resolution No. 21-87](#)

Mr. Sutton requested that Resolution No. 21-87 be removed from the Consent Agenda for separate consideration.

A motion was made by Mr. Wooldredge, seconded by Mr. Foster, to suspend the rule requiring three readings to allow for passage of Resolution No. 21-87. The motion carried by the following vote:

Aye: 6 - Mr. Sutton, Mr. Wooldredge, Mr. DeSaussure, Mr. Foster, Mrs. Kowalski and Ms. Schlademan

[21-87](#)

A RESOLUTION AUTHORIZING THE CITY MANAGER TO TEMPORARILY EXTEND THE TERM OF THE PREVIOUSLY AUTHORIZED AMENDMENT ~~ENTER INTO A TWO-YEAR EXTENSION TO THE THIRD AMENDMENT TO THE DEVELOPMENT AGREEMENT WITH THE ALLSTATE INSURANCE COMPANY;~~ AND DECLARING AN EMERGENCY. (As Amended 8-17-2021)

Brief Description: City Council amended this Resolution to temporarily extend the term of Allstate's current electric rate agreement for a period of ninety (90) additional days.

Attachments: [Resolution No. 21-87](#)

Referring to workshop discussion on August 10, 2021, Mr. Sutton questioned why the Resolution had not been revised to reflect a sixty-day extension. Mrs. Howington recommended that Council consider a ninety-day temporary extension instead of sixty days and suggested that Council amend the Resolution to reflect this if so desired. There was consensus among Council members to move forward with a temporary extension and consider a longer-term extension at a later date, in conjunction with separate legislation regarding a general electric rate increase.

A motion was made by Mr. Wooldredge, seconded by Mr. DeSaussure, to pass Resolution No. 21-87.

A subsidiary motion was made by Mr. Wooldredge, seconded by Mr. DeSaussure, to amend Resolution No. 21-87 in order to temporarily extend the term of the current electric rate agreement with Allstate for a term of ninety additional days. The motion to amend the Resolution passed by the following vote:

Aye: 6 - Mr. Wooldredge, Mr. DeSaussure, Mr. Foster, Mrs. Kowalski, Ms. Schlademan and Mr. Sutton

The main motion to pass Resolution No. 21-87, as amended, carried by the following vote, and Mayor Shubert declared the Resolution passed as amended:

Aye: 6 - Mr. DeSaussure, Mr. Foster, Mrs. Kowalski, Ms. Schlademan, Mr. Sutton and Mr. Wooldredge

10. Legislation

A. [21-46](#)

AN ORDINANCE AMENDING CHAPTERS 1202, "ADMINISTRATIVE AND REVIEW ROLES," 1204, "GENERAL REVIEW STANDARDS", 1205, "ZONING DISTRICTS-CITY OF HUDSON ZONING MAP", AND 1207, "ZONING DEVELOPMENT AND SITE PLAN STANDARDS," OF THE LAND DEVELOPMENT CODE TO IMPLEMENT CERTAIN AMENDMENTS TO THE CHARTER OF THE CITY OF HUDSON ADOPTED IN 2020.

Brief Description: Pursuant to Charter amendments approved by voters in November 2020, the proposed Land Development Code amendments would revise relevant text of the composition and terms of the Planning Commission, Board of Zoning and Building Appeals, and the Architectural and Historic Board of

Review and remove regulations which allow the development of land with a maximum net density to increase without changing the text of the regulation or the zoning map.

Attachments: [Planning Commission Case 21-432 Recommendation - Charter Amendments \(6-21-21\)](#)
[Notice of Public Hearing on August 3, 2021](#)
[Solicitor Memo - LDC Changes & 2020 Charter Amendments \(7-30-2021\)](#)
[Ordinance No. 21-46 \(with proposed PC recommendation\)](#)
[Ordinance No. 21-46 \(as introduced 4-20-2021\)](#)

Mayor Shubert read the title of Ordinance No. 21-46, which constituted its third reading.

[21-46](#)

AN ORDINANCE AMENDING CHAPTERS 1202, “ADMINISTRATIVE AND REVIEW ROLES,” 1203, “DEVELOPMENT REVIEW AND ADMINISTRATION PROCEDURES,” 1204, “GENERAL REVIEW STANDARDS”, 1205, “ZONING DISTRICTS-CITY OF HUDSON ZONING MAP”, AND 1207, “ZONING DEVELOPMENT AND SITE PLAN STANDARDS,” OF THE LAND DEVELOPMENT CODE TO IMPLEMENT CERTAIN AMENDMENTS TO THE CHARTER OF THE CITY OF HUDSON ADOPTED IN 2020. (As Amended 8/17/2021)

Brief Description: City Council amended this Ordinance to include recommendations of the Planning Commission.

Attachments: [Planning Commission Case 21-432 Recommendation - Charter Amendments \(6-21-21\)](#)
[Notice of Public Hearing on August 3, 2021](#)
[Solicitor Memo - LDC Changes & 2020 Charter Amendments \(7-30-2021\)](#)
[Ordinance No. 21-46 \(with proposed PC recommendation\)](#)
[Ordinance No. 21-46 \(as introduced 4-20-2021\)](#)

There was consensus among Council members to include the Planning Commission's recommended changes to Ordinance No. 21-46.

A motion was made by Mr. Wooldredge, seconded by Mr. Sutton, to pass Ordinance No. 21-46.

A subsidiary motion was made by Mr. Wooldredge, seconded by Mrs. Kowalski, that Ordinance No. 21-46 be amended to reflect the Planning Commission's recommendation. The motion to amend the Ordinance carried by the following vote:

Aye: 6 - Mr. Foster, Mrs. Kowalski, Ms. Schlademan, Mr. Sutton, Mr. Wooldredge and Mr. DeSaussure

The main motion to pass Ordinance No. 21-46, as amended, carried by the following vote, and Mayor Shubert declared the Ordinance passed as amended:

Aye: 6 - Mrs. Kowalski, Ms. Schlademan, Mr. Sutton, Mr. Wooldredge, Mr. DeSaussure and Mr. Foster

11. Executive Session

A motion was made by Mr. Wooldredge, seconded by Mr. Sutton, to enter into executive session to consider the purchase of property for public purposes. The motion carried by the following vote:

Aye: 6 - Ms. Schlademan, Mr. Sutton, Mr. Wooldredge, Mr. DeSaussure, Mr. Foster and Mrs. Kowalski

A motion was made by Mr. Wooldredge, seconded by Mr. Foster, to enter into executive session to consider confidential information related to the specific business strategy of an applicant for economic development assistance that is directly related to assistance that is to be provided or administered under Chapter 3735 of the Revised Code or may involve the extension of utility services. And, for the further reason that it is necessary to protect the interests of the applicant or the possible investment or expenditure of public funds to be made in connection with the economic development project. Mayor Shubert recessed the meeting at 8:25 p.m. after the motion carried by the following vote:

Aye: 6 - Mr. Sutton, Mr. Wooldredge, Mr. DeSaussure, Mr. Foster, Mrs. Kowalski and Ms. Schlademan

Mayor Shubert reconvened the meeting at 9:00 p.m.

12. Adjournment

There being no further business, Mayor Shubert adjourned the Council meeting at 9:00 p.m.

Craig A. Shubert, Mayor

Elizabeth Slagle, Clerk of Council

Upon approval by City Council, this official written summary of the meeting minutes shall become a permanent record, and the official minutes shall also consist of a permanent audio and video recording, excluding executive sessions, in accordance with Codified Ordinances, Section 220.03(d), Rules.