



# City of Hudson, Ohio

## Meeting Minutes - Final

### City Council

*David A. Basil, Mayor*

*Hamilton DeSaussure, Jr., President of Council (At-Large)*

*Beth A. Bigham, Council Member (Ward 4)*

*Dennis N. Hanink, Council Member (Ward 1)*

*Alex D. Kelemen, Council Member (Ward 3)*

*Casey M. Weinstein, Council Member (Ward 2)*

*J. Daniel Williams, Council Member (At-Large)*

*William D. Wooldredge, Council Member (At-Large)*

*Jane Howington, City Manager*

*R. Todd Hunt, City Solicitor*

*Elizabeth A. Slagle, Clerk of Council*

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Tuesday, August 1, 2017

6:30 PM

Town Hall

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### Special Workshop & Regular Meeting

#### 1. Call to Order

In the absence of President of Council DeSaussure, Dr. Williams called to order the special workshop of Hudson City Council at 6:30 p.m., in accordance with the Sunshine Laws of the State of Ohio, O.R.C. Section 121.22.

**Present:** 5 - Mrs. Bigham, Mr. Hanink, Mr. Kelemen, Mr. Weinstein and Dr. Williams

**Absent:** 2 - Mr. DeSaussure and Mr. Wooldredge

*Others & Staff in Attendance: Mayor Basil; Ms. Howington, City Manager; Mrs. Slagle, Clerk of Council; Mr. Comeriato, Assistant City Manager; Mr. Hannan, City Planner; Mr. Leiter, Production Assistant; Mr. Richardson, Community Development Director; Ms. Roberts, Communications Manager; Mr. Sheridan, Assistant City Manager - City Engineer; and Mr. Stifler, Economic Development Director.*

#### Special Workshop:

#### 2. Discussion Item

- A. [17-0068](#) **Review of Concept Plan and Public Input Concerning Downtown Phase II Project**  
**Executive Summary:** Testa Companies representatives will review a preliminary conceptual plan and discuss public input with Council.

**Attachments:**     [Concept Plan Overview](#)  
[Preliminary Conceptual Plan](#)  
[Renderings](#)  
[Presentation by Testa Companies](#)

*Dr. Williams said that there will be an opportunity for public comments regarding the Downtown Phase II Project during the regular meeting this evening, following the presentation. Mayor Basil explained the continuing project review process, and Ms. Howington explained the public input process.*

*Mr. Hannan introduced and explained ongoing efforts for this project, noting that the concept of Downtown Phase II was first laid out in the Comprehensive Plan in 1995 and picked up again in 2015 Comprehensive Plan and Strategic Plan. He said that Testa Companies was selected in 2016 as the preferred to developer, and a draft plan was introduced to the public on July 24, 2017; the City is moving towards final preparation and anticipates initiating discussions on a development agreement later this year and construction in spring 2018.*

*Mr. Joel Testa presented the Concept Plan and discussed their solution to the goals and challenges put forth through the public input process. He described Phase II as an extension of the current downtown and an evolution of Phase I. He said that the current phase involves land planning, and proposed uses include office, residential, commercial, mixed-use, and possibly a hotel. He spoke of residential options and traffic calming efforts.*

*Questions and answers followed concerning parallel parking on streets, trails and green space, Owen Brown Street, elevations and density of buildings, flex space, one-way streets, condominium styles, hotel location, entertainment and nightlife, traffic impacts and calming options, stormwater, rear-entry parking for townhomes, and Western Reserve architectural design.*

*Dr. Williams thanked Testa Company representatives for taking public input into consideration, and he thanked residents for attending and encouraged them to comment during the following regular Council meeting.*

**This matter was presented and discussed.**

*There being no further business, Dr. Williams adjourned the special workshop at 7:21 p.m.*

### **Regular Meeting:**

**Mayor Basil 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.**

### **3. Pledge of Allegiance to the Flag**

### **4. Roll Call**

**Present:** 5 - Mrs. Bigham, Mr. Hanink, Mr. Kelemen, Mr. Weinstein and Dr. Williams

**Absent:** 2 - Mr. DeSaussure and Mr. Wooldredge

*Others & Staff in Attendance: Mayor Basil; Ms. Howington, City Manager; Mr. Hunt, City Solicitor; Mrs.*

*Slagle, Clerk of Council; Mr. Comeriato, Assistant City Manager; Mr. Ersing, Network Systems Administrator; Mr. Hutchinson, Assistant Public Works Director; Mr. Knoblauch, Finance Director; Mr. Leiter, Production Assistant; Mr. Powell, Public Works Superintendent - Utilities; Mr. Richardson, Community Development Director; Ms. Roberts, Communications Manager; Mr. Sheridan, Assistant City Manager - City Engineer; and Mr. Varnes, Fire/EMS Chief.*

## 5. Approval of the Minutes

### A. [17-0069](#)

#### MINUTES OF PREVIOUS COUNCIL MEETINGS.

**Executive Summary:** Draft minutes of previous meetings are provided for City Council's review and approval.

**Attachments:** [July 18, 2017 Council Meeting Minutes - DRAFT](#)  
[July 25, 2017 Council Workshop Minutes - DRAFT](#)

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

## 6. Public Comments

*Mr. Donovan Husat, resident of 5761 Nicholson Drive and Co-President of Hudson Heritage Association, questioned if the type of growth proposed in Downtown Phase II plans is in the best interest of Hudson. He appreciated that public input has had an impact in the planning process, but he questioned proposed density, building designs, and development impacts on neighboring areas, traffic, and emergency services. He questioned the need to move as quickly as current plans call for. (See prepared comments attached to record copy of these minutes).*

*Mr. Ron Strobl, 24 Owen Brown Street, having attended planning meetings since 2013, expressed concerns regarding the proposed placement and size of condominiums. He felt that the massive buildings should be moved back from Morse Road. He was in favor of expansion of the Villas and preferred first floor living plans over multi-level plans. He liked traffic calming proposals but did not believe entertainment and night life are needed in downtown Hudson. He preferred Western Reserve architecture and expressed concerns regarding massing and scale of buildings.*

*Mrs. Patricia Eldredge, 501 Cutler Lane, having been involved in the downtown plans since 1996, supported development of Phase II but objected to what looked to be a wall of 3-story buildings, encouraged some 2-story buildings, expressed the need for green space, encouraged development that would evoke small town charm of Hudson, and asked that the City not move too quickly. (See prepared comments attached to record copy of these minutes).*

*Mrs. Jessica Obert, 76 Parmelee Drive, expressed concerns about the Concept Plan. She inquired about rental rates for the proposed rental units and asked if a feasibility study and traffic study have been performed. She expressed concerns about parking and construction, and she encouraged the City to slow down the process and make more information available to the public.*

*Ms. Allyn Marzulla, 5381 Brooklands Drive and Architectural & Historic Board of Review member, having been involved in stakeholder meetings, expressed concerns regarding the solid wall of 3-story buildings shown on proposed plans and asked for roof variances and breaks, similar to First & Main area.*

*Mrs. Lisa Greene, 37 Owen Brown Street, said that Owen Brown residents have a vested interest in Phase II and would be devastated if feeling of Hudson isn't kept intact.*

*Mr. Michael Flynn, 290 North Main Street, did not support the proposed development plan and expressed*

concerns about traffic impacts. He asked how much the developer would pay for the land and who would be responsible for infrastructure costs.

Mrs. Julie Ann Hancsak, 60 Division Street, and Hudson Heritage Association member, expressed concerns regarding too much growth and encouraged the City to slow down the development process and maintain the architectural integrity of the downtown area.

## **7. Correspondence and Council Comments**

Mayor Basil announced a Kids Ride to Fight Cancer on August 12 in Hudson Park Estates.

Mr. Kelemen thanked members of the public who spoke this evening and said that he appreciates civility and level of concern expressed. He said that community members are all stakeholders in this project, the dynamics are constantly changing, and density and amenities will be a trade-off.

Mr. Kelemen said that the Environmental Awareness Committee will participate in a green event in September with the Farmers Market, and Mr. Herman, Superintendent of Schools, will speak at the August 7th meeting regarding building plans for schools, sustainability, green space, solar, and windows.

## **8. Report of Manager**

None.

## **9. Appointments**

Pursuant to Resolution No. 95-142, as Council President Pro Tempore, Dr. Williams appointed the Chair of the Hudson Park Board or his/her designee to serve as liaison to the HOME (Hudson Officials for Mutual Endeavors) Committee.

## **10. Suspension of the Rule Requiring Three Readings of Legislation for the Consent Agenda**

A motion was made by Dr. Williams, seconded by Mr. Hanink, 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:** 5 - Mrs. Bigham, Mr. Hanink, Mr. Kelemen, Mr. Weinstein and Dr. Williams

## **Approval of the Consent Agenda**

A motion was made by Dr. Williams, seconded by Mr. Hanink, to approve the Consent Agenda. The motion carried by the following vote:

**Aye:** 5 - Mr. Hanink, Mr. Kelemen, Mr. Weinstein, Dr. Williams and Mrs. Bigham

### **A. [17-117](#)**

**AN ORDINANCE AMENDING ORDINANCE NO. 16-181 MAKING APPROPRIATIONS FOR THE CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF HUDSON DURING THE SECOND QUARTER OF THE FISCAL YEAR ENDING DECEMBER 31, 2017 BY MAKING ADDITIONAL AND/OR AMENDED APPROPRIATIONS.**

**Executive Summary:** This Ordinance will amend the 2017 budget for additional and/or amended appropriations as listed in the attached Exhibit A.

**Attachments:**     [Exhibit A - 2nd Quarter Appropriations 2017](#)  
[Ordinance No. 17-117](#)

**Ordinance No. 17-117 was approved on the Consent Agenda.**

- C.     [17-119](#)     **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PURCHASE AGREEMENT WITH CONCORD ROAD EQUIPMENT MFG., INC. FOR THE PURCHASE OF ONE LEAF VACUUM TRAILER FOR PUBLIC WORKS DEPARTMENT OPERATIONS; AND DECLARING AN EMERGENCY.**

**Executive Summary:** As part of the approved 2017 Budget, City Council allocated funding for the purchase of two (2) replacement leaf vacuum trailers. Staff wishes to purchase one of these leaf vacuum trailers at this time. Staff has obtained State Contract Pricing on the unit and would like to proceed with the purchase.

**Attachments:**     [Resolution No. 16-190](#)  
[Leaf Vacuum Photo](#)  
[Leaf Machine Quote 0717](#)  
[Resolution No. 17-119](#)

**Resolution No. 17-119 was approved on the Consent Agenda.**

- D.     [17-120](#)     **A RESOLUTION AFFIRMING THE APPLICATION SUBMITTED BY THE CITY MANAGER'S DESIGNEE TO THE OHIO ENVIRONMENTAL PROTECTION AGENCY FOR AN OHIO ENVIRONMENTAL EDUCATION FUND MINI GRANT ON BEHALF OF THE PUBLIC WORKS DEPARTMENT.**

**Executive Summary:** The Ohio Environmental Protection Agency offers mini grants for educational programming targeted at environmental issues in Ohio where is a significant need for more education and awareness.

**Attachments:**     [Resolution No. 17-120](#)

**Resolution No. 17-120 was approved on the Consent Agenda.**

- E.     [17-121](#)     **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH L3 MOBILE-VISION, INC. FOR THE REPLACEMENT PURCHASE OF TEN IN-CRUISER VIDEO/AUDIO CAMERAS AND WEARABLE MICROPHONES; AND DECLARING AN EMERGENCY.**

**Executive Summary:** This project involves replacing the current L3 Mobile-Vision cameras and microphones, in use since 2008, with HD cameras, updated microphones, and larger storage capacity.

**Attachments:**     [Quote - L3 Mobile-Vision, Inc.](#)  
[STS Gov't Pricing Contract for L3](#)  
[Resolution No. 17-121](#)

**Resolution No. 17-121 was approved on the Consent Agenda.**

- H. [17-123](#)      **A RESOLUTION TO APPROVE A THEN AND NOW CERTIFICATE FOR A PURCHASE MADE; AND DECLARING AN EMERGENCY.**  
**Executive Summary:** Council authorization is required for payment of the invoice shown on this Resolution in excess of \$3,000, for which a commitment was made before a Purchase Order was generated.  
**Attachments:**      [Resolution No. 17-123](#)

Resolution No. 17-123 was approved on the Consent Agenda.

### Items Removed from the Consent Agenda

- B. [17-118](#)      **A RESOLUTION AUTHORIZING THE CITY MANAGER TO SPEND ADDITIONAL FUNDS UNDER THE PREVIOUSLY COMPETITIVELY BID CONTRACT WITH O.C.I. CONSTRUCTION, INC. FOR BROAD BAND CONDUIT AND FIBER OPTIC CABLE INSTALLATION; ~~AND DECLARING AN EMERGENCY.~~ (as amended 8/1/2017)**  
**Executive Summary:** This project involves the expanded installation of an underground conduit system along with the installation and termination of fiber optic cable for the purpose of providing Velocity Broadband services to new customers.  
**Attachments:**      [OCI Boring Maps](#)  
                                 [Resolution No. 17-118 \(as amended 8-1-2017\)](#)

Mayor Basil read the title of Resolution No. 17-118, which constituted its first reading.

*Mr. Kelemen asked that Resolution No. 17-118 be removed from the Consent Agenda.*

A motion was made by Mr. Kelemen, seconded by Mr. Hanink, to suspend the rule requiring three readings to allow for passage of Resolution No. 17-118. The motion carried by the following vote:

Aye: 5 - Mr. Kelemen, Mr. Weinstein, Dr. Williams, Mrs. Bigham and Mr. Hanink

A motion was made by Dr. Williams, seconded by Mr. Hanink, to pass Resolution No. 17-118. The motion failed for lack of five affirmative votes necessary for emergency legislation. However, pursuant to Charter Section 3.09, Mayor Basil declared Resolution No. 17-118 passed as a regular measure by the following vote, thereby amending it to remove the emergency language:

Aye: 4 - Mr. Weinstein, Dr. Williams, Mrs. Bigham and Mr. Hanink

Nay: 1 - Mr. Kelemen

- F. [17-122](#)      **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AMENDMENT OF A CONTRACT WITH LIGHTTOWER FIBER NETWORKS, LLC TO INCREASE BANDWIDTH CAPABILITY FOR THE CITY'S VELOCITY BROADBAND SERVICES; ~~AND DECLARING AN EMERGENCY.~~** (as amended 8/1/2017)

**Executive Summary:** The City's current contract with Lighttower Fiber Networks provides Internet bandwidth service with an option to upgrade service bandwidth as Velocity Broadband customer demands require. The broadband staff now seeks to execute an upgrade to provide increased bandwidth to existing and future customers.

**Attachments:**      [Quote - Upgrade to 2 Gig 6.27.17](#)  
[Estimated Customer Counts](#)  
[Port Traffic Report March-July 2017](#)  
[Resolution No. 17-122 \(as amended 8/1/2017\)](#)

**Mayor Basil read the title of Resolution No. 17-122, which constituted its first reading.**

*Mr. Hanink asked that Resolution No. 17-122 be removed from the Consent Agenda.*

**A motion was made by Mr. Hanink , seconded by Mr. Kelemen, to suspend the rule requiring three readings to allow for passage of Resolution No. 17-122. The motion carried. by the following vote:**

**Aye:** 5 - Dr. Williams, Mrs. Bigham, Mr. Hanink, Mr. Kelemen and Mr. Weinstein

*Mr. Hanink asked for more information regarding a back-up circuit for Velocity Broad Band. Mr. Ersing said that the back-up circuit is not needed at this time, but the City may upgrade if better pricing is available. He spoke of bandwidth use, customer needs, and the City's continual risk profile analysis.*

**A motion was made by Mr. Hanink, seconded by Dr. Williams, to pass Resolution No. 17-122. The motion failed for lack of five affirmative votes necessary for emergency legislation. However, pursuant to Charter Section 3.09, Mayor Basil declared Resolution No. 17-122 passed as a regular measure by the following vote, thereby amending it to remove the emergency language:**

**Aye:** 4 - Mrs. Bigham, Mr. Hanink, Mr. Weinstein and Dr. Williams

**Nay:** 1 - Mr. Kelemen

**11. Legislation**

- A. [17-115](#) **AN ORDINANCE SUBMITTING TO THE ELECTORS OF THE CITY OF HUDSON THE QUESTION OF WHETHER TO RE-DESIGNATE MUNICIPAL INCOME TAX REVENUES SO AS TO COMBINE THE PREVIOUSLY-DESIGNATED FUNDING TO THE FIRE DEPARTMENT AND EMERGENCY MEDICAL SERVICES; AND DECLARING AN EMERGENCY.**

**Executive Summary:** This Ordinance will allow the question of whether or not the City should combine the Fire and EMS share of income taxes to go to the November 2017 ballot.

**Attachments:** [Ordinance No. 03-226, passed 12-17-03, for Ballot Issue Increasing Income Tax from 1% to 2%](#)  
[Ordinance No. 17-115](#)

Mayor Basil read the title of Ordinance No. 17-115, which constituted its second reading.

- B. [17-116](#) **AN ORDINANCE AMENDING SECTION 220.05(b), “EXECUTIVE SESSION, REASONS,” AND SECTION 206.02, “MEETINGS TO BE PUBLIC: EXCEPTIONS,” OF THE CODIFIED ORDINANCES TO INCLUDE THE MOST CURRENT AND RELEVANT LIST OF TOPICS PERMITTED TO BE DISCUSSED BY A PUBLIC BODY DURING AN EXECUTIVE SESSION.**

**Executive Summary:** This Ordinance will update the Codified Ordinances of the City of Hudson to include the most recent additions to the list of discussion topics that members of a public body may consider in an executive session pursuant to RC § 121.22(G) that are applicable to a municipal corporation in Ohio.

**Attachments:** [Ordinance No. 17-116](#)

Mayor Basil read the title of Ordinance No. 17-116, which constituted its second reading.



## **12. Adjournment**

**There being no further business, Mayor Basil adjourned the Council meeting at 8:25 p.m.**

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**J. Daniel Williams, President of Council Pro Tempore**

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**David A. Basil, Mayor**

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**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.*