



City of Hudson, Ohio

Meeting Minutes - Final

City Council

David A. Basil, Mayor

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

Beth A. Bigham, Council Member (Ward 4)

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

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)

Jane Howington, City Manager

R. Todd Hunt, City Solicitor

Elizabeth A. Slagle, Clerk of Council

Tuesday, March 6, 2018

6:30 PM

Town Hall

1. Call to Order

In the absence of Mayor Basil, President of Council Wooldredge called to order the meeting 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: 6 - Mrs. Bigham, Mr. Hanink, Mr. Kelemen, Mr. Weinstein, Dr. Williams and Mr. Wooldredge

Absent: 1 - Mr. DeSaussure

Staff in Attendance: Mrs. Slagle, Clerk of Council.

2. Executive Session

A motion was made by Mr. Weinstein, seconded by Dr. Williams, to enter into executive session to interview applicants for the Park Board and Environmental Awareness Committee. Mr. Wooldredge recessed the meeting at 6:31 p.m. after the motion carried by the following vote:

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

Excused: 1 - Mrs. Bigham

Mrs. Bigham entered the meeting at 6:35 p.m., and Mayor Basil entered the meeting at 6:54 p.m.

Mayor Basil reconvened the regular meeting at 7:37 p.m.

Staff in Attendance: Ms. Howington, City Manager; Mr. Hunt, City Solicitor; Mrs. Slagle, Clerk of Council; Mr. Comeriato, Assistant City Manager - Operations; Mr. Hannan, Community Development Director; Mr. Hutchinson, Assistant Public Works Director; Mr. Knoblauch, Assistant City Manager - Financial/Special Projects; Mr. Kosco, City Engineer; Mr. Leiter, Production Assistant; Mr. Powell, Assistant Public Works Director; Ms. Roberts, Communications Manager; and Mr. Sheridan, Assistant City Manager - Professional Services.

3. Pledge of Allegiance to the Flag

4. Roll Call

Present: 6 - Mrs. Bigham, Mr. Hanink, Mr. Kelemen, Mr. Weinstein, Dr. Williams and Mr. Wooldredge

Absent: 1 - Mr. DeSaussure

5. Approval of the Minutes

A. [18-0019](#) Minutes of Previous Council Meetings.

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

Attachments: [February 20, 2018 Council Meeting Minutes - DRAFT](#)
[February 27, 2018 Council Workshop Minutes - DRAFT](#)

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

6. Proclamation

A. [18-0020](#) Special Recognition of Sunshine Week

Executive Summary: This Proclamation recognizes "Sunshine Week" during March 11-17, 2018, and acknowledges the importance of public access to government records and information in fostering transparency, accountability, and citizen engagement. Mimi Becker, Vice President of the League of Women Voters Hudson, will be in attendance to accept this Proclamation.

Attachments: [Hyperlink - Ohio Sunshine Laws: An Open Government Resource Manual Proclamation](#)

Ms. Becker accepted the Proclamation on behalf of the League of Women Voters and thanked the City for recognition of Sunshine Week. She explained that the LOWV is dedicated to helping citizens understand government, and she commended the City on its open and accessible government.

Mayor Basil read this Proclamation in its entirety, recognizing Sunshine Week.

7. Public Hearing

- A. [18-29](#) **A RESOLUTION APPROVING THE APPLICATION FOR PLACEMENT OF LAND IN A CURRENT AGRICULTURAL USE DISTRICT FOR PURPOSES OF O.R.C. 929.02 FOR KENNETH AND JOYCE KURLA, 1975 EAST NORTON ROAD, HUDSON, OHIO.**
- Executive Summary:** Mr. and Mrs. Kenneth Kurla have submitted the attached renewal Application for Placement of Farmland in an Agricultural District for approximately 37 acres of property located at 1975 and 1983 East Norton Road and 1936 Georgetown Road in Hudson.
- Attachments:** [Agricultural District Renewal Application - Kurla 2018](#)
 [Code Enforcement Inspection Report \(1975 Norton Rd Kurla\) 2-21-18](#)
 [Map](#)
 [Public Hearing Scheduled on 3-6-18 \(Notice 2-25-18\)](#)
 [Resolution No. 18-29](#)

Mayor Basil opened the public hearing for Resolution No. 18-29 at 7:43 p.m. There being no comments, he closed the public hearing at 7:44 p.m.

A public hearing was held for Resolution No. 18-29.

8. Public Comments

Mrs. Melissa Jones, 2233 Ravenna Street, thanked elected officials for their service and commented on the rewriting of the City's Land Development Code, questioning the proposed renaming of Zoning Districts and a proposed increase to District 2 density by potentially allowing duplexes and cottage housing in District 2. She said that she lives adjacent to the Sergi property, and she hopes the property will be developed responsibly and in a way that preserves the current character of the area.

Mrs. Carol Shoop, 78 South Hayden Parkway, commented on changing the names of the Zoning Districts, questioning the intent of removing "rural" from names and asking Council to carefully consider future interpretation of new names.

Mrs. Shannon Casey, 1330 Barlow Road, spoke in opposition to commercial and public development of properties adjacent to that residential area along Barlow Road, expressing concerns regarding impacts on wetlands and well water, light pollution, noise, traffic, and density. She asked that the City work to balance commercial and residential uses in the area.

9. Correspondence and Council Comments

Mr. Weinstein, Liaison to the Environmental Awareness Committee, reported that residents may dispose of hazardous waste at Summit ReWorks and announced that the annual "Green on the Green" event is scheduled for September 22, 2018.

Mr. Wooldredge read a letter regarding the Ravenna Street Rural Conservation Area (Zoning District 2) in which citizens requested that the City retain the current density of 2.5 acres per household (see letter attached to record copy of these minutes).

Mr. Kelemen announced that the next Ward 3 Open Forum will be held on April 30, 2018, and he encouraged interested citizens to attend.

10. Report of Manager

Ms. Howington commented regarding the City's Land Development Code rewrite, and she encouraged public input and participation during the review process.

In her ongoing recognition of veterans, she recognized Trent Wash, Assistant Public Works Director, for his past service in the Air Force.

Administrative staff provided updates on the following items, and discussion followed.

- 1. Brine Well at the Water Treatment Plant; there was consensus among Council members to move forward with the bidding process for construction of this project.*
- 2. Downtown Phase II Redevelopment Project: matters for consideration at upcoming meetings will include a traffic study, a parking study, financial analysis, and a development agreement with Testa.*
- 3. Akron Metropolitan Area Transportation Study (AMATS) agenda item to recommend that the Federal government increase gas tax by 15¢ per gallon for funding infrastructure; there was consensus among Council members that the City Manager abstain from voting on this recommendation.*

11. Appointments

A motion was made by Mr. Wooldredge, seconded by Mr. Weinstein, to appoint Ms. Nicole Kowalski to serve on the Environmental Awareness Committee to fulfill a partial term expiring on December 31, 2018. The motion carried by the following vote:

Aye: 6 - Mr. Hanink, Mr. Kelemen, Mr. Weinstein, Dr. Williams, Mr. Wooldredge and Mrs. Bigham

12. Suspension of the Rules for the Consent Agenda

A motion was made by Mr. Wooldredge, 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: 6 - Mr. Kelemen, Mr. Weinstein, Dr. Williams, Mr. Wooldredge, Mrs. Bigham and Mr. Hanink

Approval of the Consent Agenda

A motion was made by Mr. Wooldredge, seconded by Mr. Kelemen, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 6 - Mr. Weinstein, Dr. Williams, Mr. Wooldredge, Mrs. Bigham, Mr. Hanink and Mr. Kelemen

- A. [18-0021](#) **A Motion Directing the Clerk to Send Notice to the Ohio Division of Liquor Control Indicating No Request for a Hearing Regarding the Transfer of a Permit to Sell Alcoholic Beverages from RCJ Petroleum II LLC, DBA Rita 2 BP, to Darin Tia Inc., DBA BP Hudson, 27 South Main Street, Hudson.**
Executive Summary: The Clerk is in receipt of a Notice to Legislative Authority dated February 20, 2018, from the Ohio Division of Liquor Control concerning the opportunity to request a hearing regarding this permit.
Attachments: [Notice to Legislative Authority - BP Hudson](#)

This motion was approved on the Consent Agenda.

- B. [18-0022](#) **A Motion to Authorize Outdoor Seasonal Sales at Ace Hardware, 5824 Darrow Road.**
Executive Summary: Hudson Ace Hardware is seeking approval for its annual outdoor seasonal sales event.
Attachments: [Ace Hardware Request for Outdoor Sales 2018](#)

This motion was approved on the Consent Agenda.

- C. [18-30](#) **A RESOLUTION AFFIRMING THE APPLICATION SUBMITTED BY THE CITY MANAGER'S DESIGNEE TO THE OHIO DEPARTMENT OF PUBLIC SAFETY, DIVISION OF EMERGENCY MEDICAL SERVICES, FOR AN EMS PRIORITY ONE TRAINING AND EQUIPMENT GRANT.**
Executive Summary: The Ohio Department of Public Safety, Division of Emergency Medical Services, provides a grant to assist EMS organizations with purchase of approved training and equipment. Estimated funding is determined in June, based on the amount of seatbelt funding available.
Attachments: [Resolution No. 18-30](#)

Resolution No. 18-30 was passed on the Consent Agenda.

- D. [18-31](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER, OR HER DESIGNEE, TO SUBMIT AN APPLICATION TO THE DEPARTMENT OF HOMELAND SECURITY FOR A FEMA FIRE PREVENTION & SAFETY GRANT AND DECLARING AN EMERGENCY.**
Executive Summary: The purpose of the Fire Prevention & Safety Grant Program is to enhance the safety of the public and firefighters with respect to fire and fire-related hazards by assisting fire prevention programs and supporting firefighter health and safety research and development.
Attachments: [Resolution No. 18-31](#)

Resolution No. 18-31 was passed on the Consent Agenda.

- E. [18-32](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT AN APPLICATION TO THE NORTHEAST OHIO REGIONAL SEWER DISTRICT FOR FUNDING ASSISTANCE THROUGH THE NEORS COMMUNITY COST SHARE PROGRAM, TO ADVERTISE FOR BIDS AND TO ENTER INTO A CONTRACT FOR THE 2018 STORM SEWER LINING IMPROVEMENTS WITH THE LOWEST AND BEST BIDDER; AND DECLARING AN EMERGENCY.**
- Executive Summary:** This project involves the lining of storm sewers throughout the City and application to the Northeast Ohio Regional Sewer District (NEORS) for funding reimbursement via the NEORS Community Cost Share Program.
- Attachments:** [Master Storm Lining List](#)
 [Resolution No. 18-32](#)

Resolution No. 18-32 was passed on the Consent Agenda.

- F. [18-33](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT WITH CIUNI & PANICHI, INC. FOR THE PREPARATION OF THE CITY'S 2017 ANNUAL FINANCIAL STATEMENTS.**
- Executive Summary:** This is a contract with an accounting firm to assist staff in the preparation of the 2017 annual financial statements.
- Attachments:** [Resolution No. 18-33](#)

Resolution No. 18-33 was passed on the Consent Agenda.

- G. [18-34](#) **AN ORDINANCE AMENDING ORDINANCE NO. 17-184 MAKING APPROPRIATIONS FOR THE CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF HUDSON DURING THE FISCAL YEAR ENDING DECEMBER 31, 2018, BY MAKING ADDITIONAL AND/OR AMENDED APPROPRIATIONS.**
- Executive Summary:** This Ordinance amends the City's budget for 2018 to appropriate funds for the purchase of properties through the Summit County Land Bank.
- Attachments:** [Executive Pkwy. Parcel Map](#)
 [Storm Water Parcel Map](#)
 [Executive Pkwy. Parcel - Developable Area](#)
 [Ordinance No. 18-34](#)

Ordinance No. 18-34 was passed on the Consent Agenda.

- H. [18-35](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH LEBANON FORD FOR THE PURCHASE OF TWO POLICE VEHICLES.**
Executive Summary: This project involves the replacement of two (2) police patrol vehicles currently in the 2018 budget.
Attachments: [New Cruisers - 2018](#)
 [Budget Detail](#)
 [Resolution No. 18-35](#)

Resolution No. 18-35 was passed on the Consent Agenda.

13. Legislation

- A. [18-14](#) **A RESOLUTION APPROVING THE APPLICATION FOR PLACEMENT OF LAND IN A CURRENT AGRICULTURAL USE DISTRICT FOR PURPOSES OF O.R.C. 929.02 FOR CLYDE RARDIN, 2790 RAVENNA STREET, HUDSON, OHIO.**
Executive Summary: Mr. Clyde Rardin has submitted the attached renewal Application for Placement of Farmland in an Agricultural District for approximately 17.76 acres of property located at 2790 Ravenna Street in Hudson.
Attachments: [Agricultural District Renewal Application - Rardin 2018](#)
 [Code Enforcement Inspection Report - \(2790 Ravenna St Rardin\) 01-23-2018](#)
 [Map](#)
 [Public Hearing Scheduled 2-6-18 \(Notice of 1-28-18\)](#)
 [Resolution No. 18-14](#)

Mayor Basil read the title of Resolution No. 18-14, which constituted its third reading.

A motion was made by Mr. Wooldredge, seconded by Mr. Hanink, to pass Resolution No. 18-14. The motion carried by the following vote:

Aye: 6 - Dr. Williams, Mr. Wooldredge, Mrs. Bigham, Mr. Hanink, Mr. Kelemen and Mr. Weinstein

- B.** [18-19](#) **A RESOLUTION APPROVING THE APPLICATION FOR PLACEMENT OF LAND IN A CURRENT AGRICULTURAL USE DISTRICT FOR PURPOSES OF O.R.C. 929.02 FOR WARREN AND DARLYNE ROLLER, 696 TEREX ROAD, HUDSON, OHIO.**
- Executive Summary:** Mr. and Mrs. Roller have submitted the attached renewal Application for Placement of Farmland in an Agricultural District for approximately 9.27 acres of property located at 696 Terex Road in Hudson.
- Attachments:** [Agricultural District Renewal Application - Roller 2018](#)
 [Code Enforcement Inspection Report - \(696 Terex Road Roller\) 01-17-2018](#)
 [Map](#)
 [Public Hearing Scheduled on 2-20-18 \(Notice 2-11-18\)](#)
 [Resolution No. 18-19](#)

Mayor Basil read the title of Resolution No. 18-19, which constituted its second reading.

- C.** [18-24](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT FOR CONSTRUCTION MANAGEMENT SERVICES WITH RFC CONTRACTING, INC. FOR THE SALT STORAGE & BUS MAINTENANCE GARAGE FACILITY PROJECT; AND DECLARING AN EMERGENCY.**
- Executive Summary:** The City short-listed four (4) from ten (10) construction managers (CMs) recommended by the Architect and Engineer. Staff asked the four to submit qualifications, and they were interviewed. The interviews resulted in unanimous agreement that RFC Contracting, Inc. (RFC) scored as the highest and the most qualified construction management consultant for this project.
- Attachments:** [Resolution No. 18-24](#)

A motion was made by Mr. Wooldredge, seconded by Dr. Williams, that Resolution No. 18-24 be withdrawn from further consideration, pursuant to staff's request, as all bids have been rejected. The motion carried by the following vote:

Aye: 6 - Mr. Wooldredge, Mrs. Bigham, Mr. Hanink, Mr. Kelemen, Mr. Weinstein and Dr. Williams

- D. [18-29](#) **A RESOLUTION APPROVING THE APPLICATION FOR PLACEMENT OF LAND IN A CURRENT AGRICULTURAL USE DISTRICT FOR PURPOSES OF O.R.C. 929.02 FOR KENNETH AND JOYCE KURLA, 1975 EAST NORTON ROAD, HUDSON, OHIO.**

Executive Summary: Mr. and Mrs. Kenneth Kurla have submitted the attached renewal Application for Placement of Farmland in an Agricultural District for approximately 37 acres of property located at 1975 and 1983 East Norton Road and 1936 Georgetown Road in Hudson.

Attachments: [Agricultural District Renewal Application - Kurla 2018](#)
 [Code Enforcement Inspection Report \(1975 Norton Rd. Kurla\) 2-21-18](#)
 [Map](#)
 [Public Hearing Scheduled on 3-6-18 \(Notice 2-25-18\)](#)
 [Resolution No. 18-29](#)

Mayor Basil read the title of Resolution No. 18-29, which constituted its first reading.

14. **Adjournment**

There being no further business, Mayor Basil adjourned the Council meeting at 8:54 p.m.

David A. Basil, 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.