



City of Hudson, Ohio

Meeting Minutes - Draft City Council Workshop

Jeffrey L. Anzevino, Mayor
Christopher W. Foster, President of Council (Ward 2)
Christopher A. Banweg, Council Member (At-Large)
Michael W. Bird, Council Member (Ward 4)
Patricia L. Goetz, Council Member (Ward 1)
Karen E. Heater, Council Member (At-Large)
Nicole V. Kowalski, Council Member (At-Large)
Skylar J. Sutton, Council Member (Ward 3)

Thomas J. Sheridan, City Manager
Marshal Pitchford, City Solicitor & Special Counsel
Aparna Wheeler, Clerk of Council

Tuesday, October 14, 2025

7:30 PM

Town Hall
27 East Main Street

1. Call to Order

Mayor Anzevino called to order the workshop 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, and he handed the workshop over to President of Council Foster, in accordance with Council Rules.

Present: 6 - Dr. Bird, Mr. Foster, Dr. Goetz, Mrs. Heater, Mrs. Kowalski and Mr. Sutton

Absent: 1 - Mr. Banweg

Others & Staff in Attendance: Mr. Sheridan, City Manager; Mr. Hannan, Community Development Director; Mr. Knoblauch, Assistant City Manager - Financial/Special Projects; Mr. Kosco, City Engineer; Mr. Leiter, HCTV Production Assistant; Mr. Powell, Public Works Director; Mrs. Tussey, Assistant Finance Director; and Mr. Varnes, Fire/EMS Chief.

2. Correspondence and Council Comments

Mayor Anzevino thanked Colin from Celiac-ing Around for contributing to the community fundraiser and for being recognized at the Farmer's Market as a young entrepreneur. He also shared that he will be attending the upcoming kick-off meeting in Stow for the 2025 Cold Weather Clothing Drive and will be submitting his article for the November's edition of the Mayor's column in Hudson Life.

Mr. Foster provided an update on the Planning Commission meeting that was held on October 13, 2025.

3. Discussion Items

A. [25-0119](#) Fire and EMS Follow-Up Discussion

Brief Description: This is a follow-up discussion after the implementation of the new hybrid staffing model.

Chief Varnes provided an update on the daytime staffed Fire Department model that began on July 7, 2025 and

stated that they have seen an improvement on response time by 6 minutes and 15 seconds. He further provided an update on the Fire/EMS remodel design. Brief Council discussion followed.

This matter was discussed.

- B. [25-0120](#) **A Discussion of a Potential Battery Energy Storage Solution (BESS) Project for the City's Municipal Electric System.**
Brief Description: Staff will present information regarding a potential BESS exclusively for the City's municipal electric system. The system would be constructed, owned, and operated by a private company and be constructed on the property north of the HPP Eastside Substation on Stow Rd.

Mr. Powell provided information related to the Battery Energy Storage Solution which is proposed to be installed next to Hudson Public Power Substation on Stow Road. Details included system benefits, installation methods, and noise generated. He further asked Council if they would like staff to move forward with soliciting RFP's for this storage solution. Council discussion followed that included conducting a noise study, exit clause for the shared savings agreement, is 35/65 split typical, and other costs to City.

This matter was discussed.

- C. [25-0121](#) **Capital Plan Review - 2026-2030 Five-Year Plan**
Brief Description: Staff will present 2026-2030 Five Year Plan Capital for all funds.

Attachments: [2026 - 2030 Five Year Capital Summary](#)

[2026 - 2030 Five Year Plan - Original Draft 10-14-2025](#)

Mr. Sheridan stated that due to the decline in income tax revenues, he is recommending that the sidewalk projects scheduled for 2026 and beyond be put on hold with focus being put on storm water projects. He also mentioned that staff has removed the pedestrian bridge over the Turnpike from the budget. Mr. Knoblauch presented the 2026 Capital budget, provided an overview of projections for income tax and property taxes, along with a breakdown of major expenses across various funds. Council discussion followed that included moving the S. Main Street Sidewalk from Barlow to Terex to unfunded; reviewed cost details for N. Main Street Pedestrian Hybrid and mid-block crosswalk removal, Veterans Rails to Trails project, and the 10' Trail along E. Barlow; details related to a dog run; Middleton Park study; fire hydrant installation; Franklin Street waterline replacement; Towbridge electric system expansion; public Wi-Fi; dispatch work station; and Tyler CAD System.

This matter was discussed.

4. **Proposed Consent Agenda for October 21, 2025, Council Meeting**

- A. [TMP-8276](#) **A Motion to Acknowledge the Timely Receipt of the September 2025 Monthly Financial Report**

Brief Description: Financial summaries are provided each month for Council's review.

Attachments: [September 2025 Financial Report](#)

This Motion was forwarded for further consideration at the October 21, 2025, Council meeting.

- B. [TMP-8270](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO PROCEED WITH THE TRANSFER OF VACANT LAND THROUGH THE SIDE LOT AND VACANT LAND TRANSFER PROGRAM OF**

THE SUMMIT COUNTY LAND BANK, AN OHIO NONPROFIT COMMUNITY IMPROVEMENT CORPORATION.

Brief Description: Summit County Land Bank offers a Side Lot and Vacant Land Transfer Program. The intent of the program is to reclaim, rehabilitate and reutilize vacant, abandoned, tax-foreclosed, or other real property in Summit County.

Attachments: [Boston Park vacant parcel transfer map - 10.1.25](#)
[SCLB transfer notification 9.29.25](#)
[Draft Resolution](#)

Responding to a question, Mr. Hannan stated that this is the same property that was discussed last year.

This Resolution was forwarded for further consideration at the October 21, 2025, Council meeting.

- C. [TMP-8272](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN EMERGENCY AGREEMENT WITH MAGNETECH INDUSTRIAL SERVICES, INC. FOR THE REPAIR OF A 12.47 KV TRANSFORMER AT THE CITY'S SOUTH MAIN ST SUBSTATION; AND DECLARING AN EMERGENCY.**

Brief Description: On August 13th, the City of Hudson experienced a significant lightning storm in the vicinity of the South Main Street Substation, resulting in damage to one of the substation transformers. Magnetech Industrial Services was engaged to perform the removal, disassembly, and evaluation of the affected transformer.

Attachments: [M211310 Hudson Public Power 10 MVA Rewind Assembly Testing Delivery and Installation \(002\)](#)
[Draft Resolution](#)

This Resolution was forwarded for further consideration at the October 21, 2025, Council meeting.

5. Proposed Legislation for October 21, 2025, Council Meeting

- A. [25-144](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO RECORD PROTECTIVE COVENANTS FOR THE CITY-OWNED PARCEL AT 996 HINES HILL ROAD.**

Brief Description: The Community Development Department is pursuing JobsOhio's SiteOhio program for 996 Hines Hill Road with the goal of generating more high-quality leads for the acreage. One of the requirements for a site to become authenticated in the program is to record protective covenants.

Attachments: [Council Memo - 996 Hines Hill Road Protective Covenants](#)
[996 Hines Hill Road Protective Covenants Draft](#)
[996 Hines Hill Road Protective Covenants Draft 10.3 - Tracked Changes from JobsOhio](#)
[996 Hines Hill Road Protective Covenants Draft 10.3 - JobsOhio Approved](#)
[Resolution No. 25-144](#)

Resolution No. 25-144 was forwarded for further consideration at the October 21, 2025, Council meeting.

- B. [25-145](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ADOPT THE SITE NAME “HUDSON INNOVATION PARK” AND DEVELOP SITE BRANDING FOR THE CITY-OWNED PARCEL AT 996 HINES HILL ROAD.**

Brief Description: The Community Development Department is pursuing JobsOhio’s SiteOhio program authentication for 996 Hines Hill Road with the goal of generating more high-quality leads for the acreage. One of the recommendations for authentication is to develop a site name and branding.

Attachments: [Council Memo - 996 Hines Hill Road Branding](#)
[Resolution No. 25-145](#)

Resolution No. 25-145 was forwarded for further consideration at the October 21, 2025, Council meeting.

- C. [25-147](#) **A RESOLUTION DECLARING IT NECESSARY TO RENEW AN EXISTING 2.9 MILL TAX LEVY AND INCREASE IT BY 0.6 MILL, FOR A TOTAL OF 3.5 MILLS IN EXCESS OF THE TEN-MILL LIMITATION, FOR THE PURPOSE OF SUPPORTING THE FREE PUBLIC LIBRARY OF THE HUDSON LIBRARY AND HISTORICAL SOCIETY, AND REQUESTING THE SUMMIT COUNTY FISCAL OFFICER TO CERTIFY THE TOTAL CURRENT TAX VALUATION OF THE CITY AND THE DOLLAR AMOUNT OF REVENUE THAT WOULD BE GENERATED BY THAT LEVY; AND DECLARING AN EMERGENCY.**

Brief Description: This resolution is a declaration of necessity that will allow the Library levy to be placed on the May 5, 2026 ballot.

Attachments: [Resolution No. 25-147](#)
[Resolution No. 25-147 \(revised for 10-7-25\)](#)

Resolution No. 25-147 was forwarded for further consideration at the October 21, 2025, Council meeting.

- D. [25-157](#) **AN ORDINANCE ESTABLISHING A RULE TO ALLOW THE EFFICIENT POSTPONEMENT OF A LEGISLATIVE ITEM; AND DECLARING AN EMERGENCY.**

Brief Description: City Council seeks to streamline and clarify its parliamentary process for postponing items to a date certain.

Attachments: [Ordinance No. 25-157](#)

Ordinance No. 25-157 was forwarded for further consideration at the October 21, 2025, Council meeting.

- E. [TMP-8271](#) **AN ORDINANCE AMENDING SECTION 410.01, SCHEDULE I, “EXISTING POSTED SPEED LIMITS,” OF THE TRAFFIC CODE TO LOWER THE SPEED LIMIT FROM 45 MILES PER HOUR TO 35 MILES PER HOUR ON HINES HILL ROAD BETWEEN THE WESTERN CORPORATION LINE TO PROSPECT STREET; AND DECLARING AN EMERGENCY.**

Brief Description: During the preliminary design of the Hines Hill Road Bridge project, it was determined that the speed limit along Hines Hill Road from the western corporation line to Prospect Street should be lowered from 45 mph to 35 mph.

Attachments: [Draft Ordinance](#)

This Ordinance was forwarded for further consideration at the October 21, 2025, Council meeting.

- F. [TMP-8252](#) **A RESOLUTION ADOPTING IN CONCEPT THE CITY OF HUDSON FIVE-YEAR PLAN 2026-2030.**

Brief Description: This resolution adopts in concept the City’s Five-Year Plan.

Attachments: [Council Memo - Five Year Plan Highlights 2026- 2030](#)

[Exhibit A: 2026 - 2030 Five Year Plan - Original Draft 10-14-2025](#)

[Schedule for 2026 - 2030 Five Yr Plan & Budget - 1-1-2025](#)

[Draft Resolution](#)

This Resolution was forwarded for further consideration at the October 21, 2025, Council meeting.

- G. [TMP-8254](#) **AN ORDINANCE TO MAKE APPROPRIATIONS FOR THE CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF HUDSON, COUNTY OF SUMMIT, STATE OF OHIO, DURING THE FISCAL YEAR BEGINNING JANUARY 1, 2026 AND ENDING DECEMBER 31, 2026**

Brief Description: This Ordinance establishes the City’s budget for 2026.

Attachments: [Draft Ordinance](#)

This Ordinance was forwarded for further consideration at the October 21, 2025, Council meeting.

- H. [TMP-8247](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A SETTLEMENT AGREEMENT WITH BEAVER EXCAVATING REGARDING THE USE OF PARCEL 3009781 AS A TEMPORARY CONSTRUCTION YARD.**

Brief Description: Beaver Excavating is stating a need to utilize the current construction yard until July 5, 2026, the end date of the lease agreement. Since the City purchased the property while the lease from the previous owner was still in effect, the Solicitors office recommends a settlement agreement to allow the use of the property under the expired permit until the lease expiration and to require liquidated damages to ensure they vacate per the lease expiration in July and that the site be properly restored.

Attachments: [Stow Rd Executed Property Agreement](#)
 [Stow Rd Property Permit Extension Request #3 July 2025](#)
 [Draft Resolution](#)

This Resolution was forwarded for further consideration at the October 21, 2025, Council meeting.

I. [TMP-8248](#) **AN ORDINANCE AMENDING APPENDIX A OF THE LAND DEVELOPMENT CODE RELEVANT TO SUBMITTAL REQUIREMENTS.**

Brief Description: Proposed amendment to the Land Development Code regarding the submittal requirements of Appendix A

Attachments: [PC Recommendation Submittal Requirements](#)
 [Exhibit A: Redline Changes to Council](#)
 [Draft Ordinance](#)

This Ordinance was forwarded for further consideration at the October 21, 2025, Council meeting.

J. [TMP-8275](#) **AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE REGARDING THE TRANSFER OF LAND WHERE A CONDITIONAL USE PERMIT HAS BEEN RECENTLY ISSUED.**

Brief Description: This ordinance will amend the Land Development Code to reasonably and temporarily limit the transfer (sale) of land where a conditional use permit has recently been issued.

Attachments: [Draft Ordinance](#)

Mr. Sutton provided an explanation on the reason for this Ordinance.

This Ordinance was forwarded for further consideration at the October 21, 2025, Council meeting.

K. [TMP-8278](#) **A RESOLUTION AUTHORIZING THE CITY COUNCIL PRESIDENT TO ENTER INTO A RETROACTIVE AMENDMENT TO THE CITY MANAGER EMPLOYMENT CONTRACT WITH THOMAS J. SHERIDAN; AND DECLARING AN EMERGENCY.**

Brief Description: City Council will take action pertaining to City Manager Thomas Sheridan's Employment Agreement and his annual review.

Attachments: [Exhibit A: Sheridan Employment Contract Amendment - 2025](#)
[Draft Resolution](#)

This Resolution was forwarded for further consideration at the October 21, 2025, Council meeting.

- L. [TMP-8279](#) **A RESOLUTION AUTHORIZING THE INSTALLATION OF A COMMEMORATIVE PLAQUE FOR PRESIDENT-ELECT ABRAHAM LINCOLN'S TRAIN STOP ON FEBRUARY 15, 1861, ON THE SITE OF THE FORMER HUDSON RAILROAD DEPOT.**

Brief Description: The City Administration discussed in August 2025 this commemorative plaque that was erected several years ago near the site of the former Hudson train depot commemorating President-Elect Abraham Lincoln's stop in Hudson on February 15, 1861 on his route to Washington D.C. for his first inauguration.

Attachments: [Abraham Lincoln Plaque](#)
[Existing Site Location Map](#)
[Historical Map](#)
[Draft Resolution](#)

This Resolution was forwarded for further consideration at the October 21, 2025, Council meeting.

6. **Items to be Added to Future Agendas**

Mr. Foster noted that a Proclamation for "Take a Second, Make a Difference" will appear on the October 21, 2025, Council agenda.

Mrs. Heater inquired about traffic studies concerning the Hartford and East Case/West Case area. Mr. Sheridan responded that this topic will be addressed in conjunction with the SR 91/SR 303 Radius discussion during the Council workshop scheduled for October 28, 2025.

Mr. Sutton stated that an Ordinance will appear on the October 28, 2025, Council agenda, defining a Clerk Pro Tempore in the absence of the Council Clerk.

7. **Adjournment**

There being no further discussion, Mr. Foster adjourned the Council workshop meeting at 9:17 p.m.

Christopher W. Foster, President of Council

Thomas J. Sheridan, City Manager, Clerk of Council Pro Tempore

Workshop Minutes prepared by Melissa Raber, Business Operations Manager - Professional Services .

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 220.031 (a), Rules for Workshop Meetings.