



# City of Hudson, Ohio

## Meeting Minutes - Draft City Council

*Jeffrey L. Anzevino, Mayor*  
*Christopher W. Foster, President of Council (Ward 2)*  
*Christopher A. Banweg, Council Member (At-Large)*  
*Karen E. Heater, Council Member (At-Large)*  
*Nicole V. Kowalski, Council Member (At-Large)*  
*Scott Ruffer, Council Member (Ward 4)*  
*Katherine R. Schlademan, Council Member (Ward 1)*  
*Skylar J. Sutton, Council Member (Ward 3)*

*Thomas J. Sheridan, City Manager*  
*John Kolesar, City Solicitor*  
*Aparna Wheeler, Clerk of Council*

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Tuesday, November 21, 2023

6:45 PM

Town Hall  
27 East Main Street

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**Executive Session to begin at 6:45 p.m., followed by Regular Meeting at 7:30 p.m.**

### 1. Call to Order

**In the absence of Mayor Anzevino, President of Council Foster called to order the meeting of Hudson City Council at 6:45 p.m., in accordance with the Sunshine Laws of the State of Ohio, O.R.C. Section 121.22.**

*Others and Staff in Attendance: Ms. Wheeler, Clerk of Council*

### 2. Executive Session

**A motion was made by Mr. Foster, seconded by Mr. Banweg, to enter into executive session for the purpose of interviewing applicants for the Planning Commission. Mr. Foster recessed the regular meeting at 6:45 p.m. after the motion carried by the following vote:**

**Aye:** 5 - Mr. Banweg, Mr. Foster, Mrs. Heater, Ruffer and Mr. Sutton

*The regular meeting reconvened at 7:30 p.m. Mayor Anzevino, Mrs. Kowalski, and Ms. Schlademan arrived at 7:20 p.m.*

### 3. Pledge of Allegiance to the Flag

### 4. Roll Call

**Present:** 5 - Mr. Banweg, Mr. Foster, Mrs. Heater, Mrs. Kowalski and Mr. Sutton

*Staff in Attendance: Mr. Sheridan, City Manager; Mr. Kolesar, City Solicitor; Ms. Wheeler, Clerk of Council; Mr. Comeriato, Assistant City Manager - Operations; Mr. Hannan, Community Development Director; Mr. Knoblauch, Assistant City Manager - Financial/Special Projects; Mr. Kosco, City Engineer; and Mr. Leiter, HCTV Production Assistant.*

## 5. Approval of the Minutes

- A. [23-0120](#) **Minutes of Previous Council Meetings**  
**Brief Description:** Draft minutes of previous meetings are provided for City Council's review and approval.  
**Attachments:** [November 14, 2023 Combined Meeting & Workshop Minutes - Draft](#)

**A motion was made by Mrs. Heater, seconded by Mr. Foster, to approve the minutes as submitted. The motion carried by the following vote:**

**Aye:** 7 - Mr. Banweg, Mr. Foster, Mrs. Heater, Mrs. Kowalski, Ruffer, Schlademan and Mr. Sutton

## 6. Public Hearings

- A. [23-142](#) **A RESOLUTION ACCEPTING THE CITY MANAGER'S RECOMMENDATION NOT TO IMPLEMENT THE GROWTH MANAGEMENT RESIDENTIAL DEVELOPMENT ALLOCATION SYSTEM DURING CALENDAR YEAR 2024.**  
**Brief Description:** The City is not removing the Growth Management Allocation System; however, because of no appreciable population change, the system would not be implemented for 2024.  
**Attachments:** [GMA report memo to Council for YR2024](#)  
[Notice of Public Hearing \(11-21-2023\)](#)  
[Resolution No. 23-142](#)

**Mayor Anzevino opened the public hearing at 7:32 p.m. There being no comments, Mayor Anzevino closed the public hearing at 7:33 p.m.**

## 7. Public Comments

*Ms. Rachel Ruffer, 1975 W. Highgate, made comments about the November 7th election.*

*Ms. Sarah Norman, 2212 Edgeview Dr., provided a timeline of Council history and campaign finance.*

## 8. Correspondence and Council Comments

*Mrs. Heater provided an update on the Board of Zoning and Building Appeals and made comments on the November 7th election.*

*Mr. Banweg reiterated his comments from the previous Council meeting and requested a response in regards to*

*emails during the November 7th campaign.*

*Mrs. Kowalski responded to Mr. Banweg and stated that expenditures related to hosting a fundraiser were documented in the candidates' finance report.*

*Ms. Schlademan stated her disappointment in the divisiveness and mud-slinging occurring in the political environment.*

*Mr. Foster thanked Mr. Ruffer and Ms. Schlademan for their service on Council.*

## 9. Report of Manager

*Mr. Sheridan stated that City offices will be closed November 23rd and 24th for the Thanksgiving holiday. He also encouraged residents to shop local. Mr. Sheridan announced that downtown trees will be lit on December 1st at 5:15 p.m. and there will be fireworks on December 2nd at 6:30 p.m. He further wished everyone a Happy Thanksgiving and thanked Ms. Schlademan and Mr. Ruffer for their service.*

## 10. Appointments

*Mr. Foster announced two vacancies for the Community TV Advisory Committee with applications due on December 15, 2023.*

**A motion was made by Mr. Foster, seconded by Mr. Banweg, to appoint Mr. David Nystrom to a full term on the Planning Commission. The motion carried by the following vote:**

**Aye:** 6 - Mr. Foster, Mrs. Heater, Mrs. Kowalski, Ruffer, Mr. Sutton and Mr. Banweg

**Abstain:** 1 - Schlademan

## 11. Suspension of the Rules for the Consent Agenda

**A motion was made by Mrs. Heater, seconded by Mr. Banweg, to suspend the rule requiring three readings for passage of the Consent Agenda, except for Motion No. 23-0122 and Resolution No. 23-150. The motion carried by the following vote:**

**Aye:** 7 - Mrs. Heater, Mrs. Kowalski, Ruffer, Schlademan, Mr. Sutton, Mr. Banweg and Mr. Foster

### Approval of the Consent Agenda

**A motion was made by Mr. Sutton, seconded by Mr. Foster, to approve the Consent Agenda, except for Motion 23-0122 and Resolution No. 23-150. The motion carried by the following vote:**

**Aye:** 7 - Mrs. Kowalski, Ruffer, Schlademan, Mr. Sutton, Mr. Banweg, Mr. Foster and Mrs. Heater

### A. [23-0121](#) **A Motion to Acknowledge the Timely Receipt of the October 2023 Monthly Financial Report**

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

Attachments: [October 2023 Financial Report](#)

Motion No. 23-0121 was approved on the Consent Agenda.

- C. [23-0123](#) **A Motion to appoint Councilmembers Foster and Sutton to serve as Representatives to the Volunteer Fire Fighters’ Dependents Fund Board for the 2024 Term.**

**Brief Description:** On an annual basis, City Council must appoint two of its members to serve on the Volunteer Fire Fighters’ Dependents Fund Board (VFFDFB), and Councilmen Foster and Sutton have expressed interest in serving.

Motion 23-0123 was approved on the Consent Agenda.

- D. [23-144](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH MEDICAL MUTUAL OF OHIO (MMO) FOR CERTAIN HEALTH BENEFIT PLAN SERVICES; AND DECLARING AN EMERGENCY.**

**Brief Description:** The City of Hudson provides certain health benefits (medical and prescription drug coverage) to regular full-time city employees. The attached legislation seeks Council’s authorization for the City Manager to enter into a contract with Medical Mutual of Ohio (MMO) for health benefit plan services for the period of January 1, 2024 through December 31, 2024.

Attachments: [Resolution No. 23-144](#)

Resolution No. 23-144 was approved on the Consent Agenda.

- E. [23-145](#) **A RESOLUTION AUTHORIZING ADVANCES OF LOCAL TAXES.**

**Brief Description:** Ohio Revised Code Section 321.34, requires all local authorities entitled to advancement of funds must submit a resolution authorizing advances of local taxes each year. This resolution entitles the City to receive tax advances from Summit County for 2024.

Attachments: [Ohio Revised Code Section 321.34 Advance Payment to Local Authorities](#)  
[Resolution No. 23-145](#)

Resolution No. 23-145 was approved on the Consent Agenda.

- F. [23-146](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A LOCAL PUBLIC AGENCY (“LPA”) FEDERAL LOCAL-LET PROJECT AGREEMENT WITH THE OHIO DEPARTMENT OF TRANSPORTATION FOR THE DILLMAN DRIVE BRIDGE REPLACEMENT PROJECT (119823).**

**Brief Description:** This agreement with the Ohio Department of Transportation is for the replacement of the Dillman Drive bridge over Wagar Ditch in the Dillman Estates Subdivision. Work will include new bridge structure, guardrail replacement and bridge roadway replacement.

Attachments: [Dillman Drive Bridge Map](#)  
[Resolution No. 23-146](#)

Resolution No. 23-146 was approved on the Consent Agenda.

- G. [23-147](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT WITH DLZ OHIO, INC. FOR THE DESIGN OF THE DILLMAN DRIVE BRIDGE REPLACEMENT PROJECT (PID 119823).**

**Brief Description:** Staff requested proposals and has selected a consultant for the design of the Project. The purpose of this request for proposal (RFP) was to solicit proposals from ODOT, pre-qualified professional design, engineering and surveying consultants (Consultant) for the analysis, engineering, and design of the Dillman Drive Bridge Replacement Project (PID 119823) and other miscellaneous design items as described in the RFP.

Attachments: [Dillman Drive Bridge Map](#)  
[Resolution No. 23-147](#)

Resolution No. 23-147 was approved on the Consent Agenda.

- H. [23-148](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ADVERTISE FOR COMPETITIVE BIDS AND TO ENTER INTO A CONTRACT FOR THE VALLEY VIEW RESURFACING PROJECT (PID# 116932)**

**Brief Description:** This project is for the resurfacing of Valley View Road from the North Corporate Line southeast to SR 91.

Attachments: [Exhibit Valley View Rd Resurfacing Nov 2023](#)  
[Resolution No. 23-148](#)

Resolution No. 23-148 was approved on the Consent Agenda.

- I. [23-149](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACTS FOR THE 2024 CAPITAL MAINTENANCE PROGRAMS OF THE CITY OF HUDSON.**

**Brief Description:** This Resolution would authorize the advertisement, receipt of bids and award of contracts for the annual road programs that will comprise the 2024 Annual Capital Maintenance Program. The program includes Line Striping, Crack Sealing, Concrete Replacement/Catch Basin Repairs, and Asphalt Resurfacing and Patching Program. Award of these projects will be based upon the approved 2024 capital budget.

Attachments: [Resolution No. 23-149](#)

Resolution No. 23-149 was approved on the Consent Agenda.

- K. [23-151](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO**

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**ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT FOR THE FORMER YOUTH DEVELOPMENT CENTER BROWNFIELD REMEDIATION.**

**Brief Description:** This project will include the removal of stream pipes, concrete pads and other misc. site materials at the former Youth Development Center (YDC) site. The base bid for the project will include the removal of buried stream lines that have asbestos insulation and are part of the old thermal system. The building pads were found to have only trace amounts of asbestos and will be bid as alternate items for the project.

**Attachments:** [Exhibit YDC Brownfield Nov 2023](#)  
[Resolution No. 23-151](#)

**Resolution No. 23-151 was approved on the Consent Agenda.**

- L. [23-152](#) **AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO CONTRACT FOR THE PURCHASE OF ONE VEHICLE FOR THE FIRE DEPARTMENT; AND DECLARING AN EMERGENCY.**

**Brief Description:** The purchase of one (1) Ford Expedition Max - SSV at Montrose Ford in Fairlawn that is for the Fire/EMS Department. This is part of the 2024 budgeted vehicles for Fire/EMS. This vehicle is being purchased under the State Bid List items.

**Attachments:** [11-8-2023 Montrose Ford Expedition](#)  
[Ordinance No. 23-152](#)

**Ordinance No. 23-152 was approved on the Consent Agenda.**

- M. [23-153](#) **A RESOLUTION APPROVING THE AMENDMENT OF ARTICLE VI OF THE BY-LAWS OF THE N.O.R.M.A. SELF-INSURANCE POOL, INC.; AND DECLARING AN EMERGENCY.**

**Brief Description:** The City is a member of the Northern Ohio Risk Management Agency (NORMA), a self-insurance pool for property and liability insurance. This amendment will allow board members to remotely participate in the board meetings.

**Attachments:** [Exhibit A - NORMA remote meeting resolution - signed 9-20-2023](#)  
[NORMA - Sample Resolution for Members to Approve ByLaw Amendment \(01637490xBFD00\)](#)  
[NORMA By-Laws](#)  
[Resolution No. 23-153](#)

**Resolution No. 23-153 was approved on the Consent Agenda.**

**Removed from the Consent Agenda**

- B. [23-0122](#) **A Motion to Amend Motion No. 22-0105 as amended by Motion No. 23-045, the City Council Meeting Schedule for 2023.**

**Brief Description:** Council is introducing a motion to combine Council

meetings and workshops for December 2023.

**Attachments:** [Meeting Schedule for December 2023 \(proposed amendment for 11-14-23\)](#)  
[Council Calendar Overview for December 2023 \(proposed amendment for 11-14-23\)](#)

**A motion was made by Ms. Schlademan, seconded by Mr. Sutton, to suspend the rules requiring three readings. The motion carried by the following vote:**

**Aye:** 7 - Ruffer, Schlademan, Mr. Sutton, Mr. Banweg, Mr. Foster, Mrs. Heater and Mrs. Kowalski

*Discussion followed regarding whether changing the calendar was acceptable, term dates, and quorum on December 5, 2023.*

**A motion was made by Ms. Schlademan, seconded by Mr. Sutton, to approve Motion 23-0122. The motion carried by the following vote:**

**Aye:** 5 - Mr. Sutton, Mr. Banweg, Mr. Foster, Mrs. Heater and Ruffer

**Nay:** 2 - Schlademan and Mrs. Kowalski

**J.** [23-150](#)

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO TEMPORARILY EXTEND THE TERM OF THE PREVIOUSLY AUTHORIZED AMENDMENT TO THE DEVELOPMENT AGREEMENT WITH THE ALLSTATE INSURANCE COMPANY; AND DECLARING AN EMERGENCY.**

**Brief Description:** The current “E” electric rate agreement with the Allstate Insurance Company expires on November 30, 2023. Staff requests Council amended the current agreement to temporarily extend the term of Allstate’s current electric rate agreement for a period up to February 29, 2024.

**Attachments:** [Resolution No. 23-150](#)

**A motion was made by Mr. Sutton, seconded by Mr. Banweg, to suspend the rule requiring three readings. The motion carried by the following vote:**

**Aye:** 7 - Ruffer, Schlademan, Mr. Sutton, Mr. Banweg, Mr. Foster, Mrs. Heater and Mrs. Kowalski

*Discussion followed as to whether the incentive benefits the City.*

**A motion was made by Mr. Sutton, seconded by Mr. Foster, to approve Resolution No. 23-150. The motion failed by the following vote:**

**Nay:** 7 - Mr. Banweg, Mr. Foster, Mrs. Heater, Mrs. Kowalski, Ruffer, Schlademan and Mr. Sutton

**12. Legislation**

**A.** [23-132](#)

**AN ORDINANCE ESTABLISHING SECTION 1048.141 IN THE CODIFIED ORDINANCES, TO REQUIRE NEW DEVELOPMENTS TO UTILIZE HUDSON PUBLIC POWER ELECTRIC SERVICE AND PROVIDING CITY COUNCIL FIRST RIGHT OF REFUSAL.**

**Brief Description:** Ordinance to be added to the code establishing that all



new development will be required to utilize Hudson Public Power/City electric service unless Council votes to exempt that development

**Attachments:** [Electric Service Area](#)  
[1048.141 - draft code section](#)  
[Ordinance No. 23-132](#)  
[Electric Ownership with Parcels 11x17](#)  
[Electric Ownership with Primary 11x17](#)

*Mrs. Kowalski felt the ordinance benefited Hudson Public Power. Other Councilmembers responded that Hudson Public Power is not a for-profit entity, infrastructure and utilities are core responsibilities of the City, and that this ordinance provides a safeguard for residents.*

**A motion was made by Mr. Sutton, seconded by Mr. Foster, that Ordinance 23-132 be adopted on third reading. The motion carried by the following vote:**

**Aye:** 7 - Mr. Foster, Mrs. Heater, Mrs. Kowalski, Ruffer, Schlademan, Mr. Sutton and Mr. Banweg

**B. [23-133](#) A RESOLUTION ADOPTING IN CONCEPT THE CITY OF HUDSON FIVE-YEAR PLAN 2024-2028.**

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

**Attachments:** [2024 - 2028 Five Year Plan - Original Draft 9-26-23](#)  
[Resolution No. 23-133](#)  
[2024 - 2028 Five Year Plan - Final Draft 11-21-23](#)  
[Changes to 2024-2028 Five Year Plan 11-14-23](#)

**A motion was made by Mr. Banweg, seconded by Mrs. Heater, that Resolution No. 23-133 be adopted on third reading. The motion carried by the following vote:**

**Aye:** 7 - Mrs. Heater, Mrs. Kowalski, Ruffer, Schlademan, Mr. Sutton, Mr. Banweg and Mr. Foster

**C. [23-134](#) 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, 2024 AND ENDING DECEMBER 31, 2024.**

**Brief Description:** This Ordinance establishes the City's budget for 2024.

**Attachments:** [Ordinance No. 23-134](#)

**A motion was made by Mr. Foster, seconded by Mrs. Heater, that Ordinance No. 23-134 be adopted on third reading. The motion carried by the following vote:**

**Aye:** 7 - Mrs. Kowalski, Ruffer, Schlademan, Mr. Sutton, Mr. Banweg, Mr. Foster and Mrs. Heater

**D. [23-142](#) A RESOLUTION ACCEPTING THE CITY MANAGER'S RECOMMENDATION NOT TO IMPLEMENT THE GROWTH MANAGEMENT RESIDENTIAL DEVELOPMENT ALLOCATION**



**SYSTEM DURING CALENDAR YEAR 2024.**

**Brief Description:** The City is not removing the Growth Management Allocation System; however, because of no appreciable population change, the system would not be implemented for 2024.

**Attachments:** [GMA report memo to Council for YR2024](#)  
[Notice of Public Hearing \(11-21-2023\)](#)  
[Resolution No. 23-142](#)

Mayor Anzevino read the title of Resolution No. 23-142, which constituted its second reading.

- E. [23-143](#) **AN ORDINANCE AMENDING SECTION 295.01 OF THE ADMINISTRATIVE CODE REGARDING THE COMPOSITION AND THE POWERS AND DUTIES OF THE ECONOMIC GROWTH BOARD.**

**Brief Description:** City Council will consider amendments to the Codified Ordinances pertaining to the Economic Growth Board.

**Attachments:** [Ordinance No. 23-143](#)

Mayor Anzevino read the title of Ordinance No. 23-143, which constituted its second reading.

- F. [23-154](#) **AN ORDINANCE AMENDING CHAPTERS 1205 “ZONING DISTRICTS-CITY OF HUDSON MAP” AND 1206 “USE REGULATIONS” OF THE LAND DEVELOPMENT CODE RELATIVE TO THE REGULATION OF VAPE SHOPS, PAWN SHOPS, TATTOO PARLORS, AND MARIJUANA DISPENSARIES.**

**Brief Description:** Proposed Land Development Code text amendment relative to the regulation of Vape Shops, Pawn Shops, Tattoo Parlors, and Marijuana Dispensaries.

**Attachments:** [City Council Memo - LDC Update Vape, Pawn, and Tatroo Shops \(discussed at 9-26-23 workshop\)](#)  
[TMP-6920 Ord Amending LDC Text re Vape Shops \(Draft on 11/14/23 Workshop\)](#)  
[Ordinance No. 23-154 \(updated for 11/21/23\)](#)

A motion was made by Mr. Foster, seconded by Mr. Banweg, that Ordinance No. 23-154 be referred to the Planning Commission with the version dated November 21, 2023. The motion carried by the following vote:

**Aye:** 7 - Ruffer, Schlademan, Mr. Sutton, Mr. Banweg, Mr. Foster, Mrs. Heater and Mrs. Kowalski

- G. [23-155](#) **AN ORDINANCE AMENDING CHAPTER 1206 “USE REGULATIONS” OF THE LAND DEVELOPMENT CODE RELATIVE TO THE REGULATION OF TEMPORARY USES - CONTRACTORS OFFICE/TEMPORARY CONSTRUCTION USES.**

**Brief Description:** Proposed Land Development Code text amendment relative to the regulation of temporary contractor offices and temporary construction sites.

**Attachments:** [City Council memo temp use regulations 10.13.23](#)  
[Ordinance No. 23-155](#)

Mayor Anzevino read the title of Ordinance No. 23-155, which constituted its first reading and was referred to Planning Commission.

H. [23-156](#) **A RESOLUTION AUTHORIZING THE EXECUTION OF THE 2023 MEMBER POWER POOL SCHEDULE WITH AMERICAN MUNICIPAL POWER INC (“AMP”).**

**Brief Description:** The Northern Power Pool (“NPP”) is an AMP resource that is utilized to purchase and sell power for each participating AMP member community based on short-term need. AMP has updated the pool agreement to align with the Pennsylvania-New Jersey-Maryland (PJM) regional transmission organization (RTO) rules and requirements. AMP is asking that all participating member communities pass Resolution for updates and continued program participation.

**Attachments:** [Exhibit 1 - Update 10.4.2023](#)  
[Resolution No. 23-156](#)

Mayor Anzevino read the title of Resolution No. 23-156, which constituted its first reading.

I. [23-157](#) **AN ORDINANCE AMENDING THE JOB CREATION GRANT PROGRAM.**

**Brief Description:** The proposed amendments to the Job Creation Grant Program will align the program guidelines with the way we deploy the program in practice post-pandemic. The proposal also includes an increased year of eligibility for including certain defined, environmentally sustainable components to their projects to align with the goals outlined by the Environmental Awareness Committee.

**Attachments:** [Job Creation Grant Proposal Staff Report 10.24.2023](#)  
[Job Creation Grant Proposal Staff Report 11.14.2023](#)  
[Exhibit A: Hudson Job Creation Grant Program Guidelines - Redlined](#)  
[Exhibit A: Hudson Job Creation Grant Program Guidelines - Clean Copy](#)  
[13-122 Ordinance Amending Job Creation Grant Program](#)  
[05-39 Ordinance Adopting a Job Creation Grant Program](#)  
[JCG - Eligible Sustainable Projects Project Cost Estimates](#)  
[Ordinance No. 23-157](#)

Mayor Anzevino read the title of Ordinance No. 23-157, which constituted its first reading.

**13. Adjournment**

**There being no further business, Mayor Anzevino adjourned the meeting at 8:38 p.m.**

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**Jeffrey L. Anzevino, Mayor**

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**Aparna Wheeler, 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.*