



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)
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, February 11, 2025

7:30 PM

Town Hall
27 East Main Street

Special Meeting to begin at 7:30 p.m.; followed by Regular Council workshop.

Special Council Meeting:

1. Call to Order

In the absence of Mayor Anzevino, President of Council Foster 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. Banweg, Dr. Bird, Mr. Foster, Dr. Goetz, Mrs. Kowalski and Mr. Sutton

Absent: 1 - Mrs. Heater

Staff in Attendance: Mr. Sheridan, City Manager; Ms. Wheeler, Clerk of Council; Mr. Griffith, Assistant City Manager; Mr. Hannan, Community Development Director; Mr. Knoblauch, Assistant City Manager - Financial/Special Projects; Mr. Leiter, HCTV Production Assistant; and Mr. Powell, Public Works Director.

4. Public Comments

None.

5. Correspondence and Council Comments

Mr. Banweg stated that it was important to quell any misunderstanding about the Destination Hudson legislation and for the public to know that they are supportive of the measure.

6. Legislation

- A. [25-19](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A LEASE TERMINATION AND ASSET PURCHASE AGREEMENT WITH DESTINATION HUDSON, INC. FOR THE PURCHASE OF CERTAIN PHYSICAL ASSETS, RETAIL INVENTORY AND FURNITURE FROM THE VISITOR CENTER; AND DECLARING AN EMERGENCY.**

Brief Description: As part of the termination of the Lease, DH desires and agrees to sell to City and City desires and agrees to purchase from DH, certain physical assets of DH, consisting exclusively of certain retail inventory and furniture from the Visitor Center and Gift Shop operated by DH.

Attachments: [Exhibit A - DH Lease Termination and Asset Purchase Agree - FINAL Resolution No. 25-19](#)

Mr. Foster read the title of Resolution No. 25-19, which constituted its second reading.

7. Adjournment

There being no further business, Mr. Foster adjourned the special meeting at 7:32 p.m.

Regular Workshop:

8. Call to Order

President of Council Foster called to order the workshop of Hudson City Council at 7:33 p.m., in accordance with the Sunshine Laws of the State of Ohio, O.R.C. Section 121.22.

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

Absent: 1 - Mrs. Heater

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

9. Correspondence and Council Comments

Mr. Banweg thanked everyone who took time to meet with him and discuss the plans for the proposed new Fire Department.

10. Discussion Items

- A. [25-0016](#) **Architectural and Historic Board of Review Annual Update**

Brief Description: Representative of the AHBR will be present to discuss their annual update and goals.

Attachments: [AHBR - City Council Memo - 2025](#)

Mr. John Caputo, Chair of the Architectural and Historic Board of Review, presented updates from their 2024 goals and provided their new goals for 2025. Brief Council discussion followed that included anything Council can assist AHBR with or issues with the Land Development Code on approving applications.

This matter was discussed.

B. [25-0017](#) Board of Zoning and Building Appeals Annual Update

Brief Description: Representative of the BZBA will be present to discuss the annual update and goals.

Attachments: [BZBA Council Memo - 2025](#)

Lydia Bronstein, a member of the Board of Zoning and Building Appeals, provided an update on their 2024 goals and provided their goals for 2025. Council discussion followed that included looking into the de novo review and requests that are often seen that are not in line with the current Land Development Code.

This matter was discussed.

C. [25-0018](#) An update and discussion with the Hudson City Council regarding a proposed Recreation Center that was identified in the 2024 Comprehensive Plan.

Brief Description: The Council Subcommittee and Administration will discuss our research to date and the next steps on this potential facility.

Attachments: [Comp Plan - Top five priorities](#)
[Recreation Center Facility Matrix 1.15.25](#)
[Recreation Center Membership Rate Study](#)
[Recreation Center Recent Facility Summary](#)

Mr. Banweg and Dr. Bird presented the subcommittee and administration's research on the proposed recreation center which included financial feasibility and community needs based on the survey results from the Comprehensive Plan. Discussion included benefits you receive for the monthly fee, revenue loss of surrounding community recreation centers, what the estimated cost for the facility includes, addition of North Olmsted to the matrix, and inclusion of senior services. Mr. Sheridan provided information from past studies along with details about nearby community recreation centers and asked if Council intended to present this to voters in November 2025. Council expressed no interest in doing so. Mr. Sheridan stated that he will bring this item back to Council at a future date with items requested.

This matter was discussed.

D. [24-0116](#) Update of the W. Streetsboro Street (SR 303) Safety Improvements

Brief Description: City staff will update the Council on proposed improvements along West Streetsboro Street (State Route 303), between Boston Mills Road and Atterbury Boulevard. The update will also include recent correspondence with the Ohio Department of Transportation (ODOT) regarding the project and grant funding.

Attachments: [303 Striping Exhibit 2025.02.11](#)
[Existing Exhibit](#)
[ODOT Study Recommendations](#)
[ODOT Safety Improvements Study 2022](#)
[Final Design](#)

Mr. Sheridan stated that due to a meeting with ODOT and City staff being rescheduled, he requested to postpone the discussion of this item to the next workshop.

This matter was discussed.

11. Proposed Consent Agenda for February 18, 2025, Council Meeting

A. [TMP-7754](#) **A Motion to Acknowledge the Timely Receipt of the January 2025 Monthly Financial Report**

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

Attachments: [January 2025 Financial Report](#)

This Motion was forwarded for further consideration at the February 18, 2025, Council meeting.

B. [TMP-7747](#) **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 for Hudson Table LLC, 7542 Darrow Road, 1st Floor, from Tri M Inc., DBA Northend Market, 7542 Darrow Rd, 1st Floor, Hudson.**

Brief Description: The Clerk is in receipt of the attached Notice to Legislative Authority dated *January 31, 2025* from the Ohio Division of Liquor Control concerning the opportunity to request a hearing regarding this permit. The City's response must be postmarked no later than *February 28, 2025*.

Attachments: [Notice to Legislative Authority - Hudson Table LLC, 7542 Darrow Rd.](#)

This Motion was forwarded for further consideration at the February 18, 2025, Council meeting.

C. [TMP-7700](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER'S DESIGNEE TO SUBMIT AN APPLICATION TO APPLY FOR A REWORKS COMMUNITY ASSISTANCE RECYCLING GRANT AND ACCEPTING FUNDS IF AWARDED.**

Brief Description: Summit County Reworks awards a Community Recycling Assistance Grant to financially support residential infrastructure for recycling or organics diversion within Summit County communities. The City could receive \$22,000 in grant funding for personnel costs associated with annual leaf pick up.

Attachments: [Staff Report - Reworks - 2025](#)
[Draft Resolution](#)

This Resolution was forwarded for further consideration at the February 18, 2025, Council meeting.

- D. [TMP-7719](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH THE SUMMIT COUNTY PUBLIC DEFENDER’S OFFICE; AND DECLARING AN EMERGENCY.**

Brief Description: The City enters into an annual agreement with the Legal Defenders Office of Summit County for the defense of indigent defendants. This Resolution authorizes such an agreement during the year 2025.

Attachments: [Hudson contract for 2025](#)
[Draft Resolution](#)

This Resolution was forwarded for further consideration at the February 18, 2025, Council meeting.

- E. [TMP-7721](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO AMEND THE PURCHASE PRICE OF A LARGE CAPACITY ROUGH MOWER LISTED IN “EXHIBIT A” OF RESOLUTION NO. 24-149 DUE TO A LESSOR TRADE IN ALLOWANCE THAN EXPECTED.**

Brief Description: This Resolution would authorize an increase of \$3,272.49 due to a lower trade in allowance than expected.

Attachments: [Res. No. 24-149 Permission to bid and award](#)
[2025 Permission to Bid Award rev_1](#)
[Draft Resolution](#)

This Resolution was forwarded for further consideration at the February 18, 2025, Council meeting.

- F. [TMP-7748](#) **A RESOLUTION RENEWING THE DESIGNATION OF REPUBLIC SERVICES AS THE CITY’S PREFERRED TRASH AND RECYCLING VENDOR AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A SERVICE CONTRACT WITH REPUBLIC SERVICES; AND DECLARING AN EMERGENCY.**

Brief Description: This contract involves preferred pricing for trash and recycling services. City Council approved a preferred hauler contract in 2021 with an expiration date of March 31, 2025. This is a three-year extension of the services from the previous contract with an increase in the first year of 10.8% and the second and third years realizing 5% increases.

Attachments: [Renewal Tab \(comparison\) - Residential Refuse and Recycling Services 2.4.25](#)
[Draft Resolution](#)

This Resolution was forwarded for further consideration at the February 18, 2025, Council

meeting.

12. Proposed Legislation for February 18, 2025, Council meeting

- A. [25-12](#) **AN AMENDMENT OF ORDINANCE NO. 99-44, THE CURRENT BACKFLOW PREVENTION PROGRAM, WITH UPDATED GUIDELINES, STANDARDS, AND LANGUAGE.**
Brief Description: An ordinance to amend the current Backflow Prevention Program with updated guidelines, standards, and language. Since the adoption of the existing program, various agencies providing backflow guidance have supplemented relevant information. This suggested amendment encompasses that information.
Attachments: [Ordinance No. 99-44](#)
[Exhibit A](#)
[Ordinance No. 25-12](#)

Ordinance No. 25-12 was forwarded for further consideration at the February 18, 2025, Council meeting.

- B. [25-19](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A LEASE TERMINATION AND ASSET PURCHASE AGREEMENT WITH DESTINATION HUDSON, INC. FOR THE PURCHASE OF CERTAIN PHYSICAL ASSETS, RETAIL INVENTORY AND FURNITURE FROM THE VISITOR CENTER; AND DECLARING AN EMERGENCY.**
Brief Description: As part of the termination of the Lease, DH desires and agrees to sell to City and City desires and agrees to purchase from DH, certain physical assets of DH, consisting exclusively of certain retail inventory and furniture from the Visitor Center and Gift Shop operated by DH.
Attachments: [Exhibit A - DH Lease Termination and Asset Purchase Agree - FINAL](#)
[Resolution No. 25-19](#)

Resolution No. 25-19 was forwarded for further consideration at the February 18, 2025, Council meeting.

- C. [25-22](#) **AN ORDINANCE CODIFYING THE RIGHT OF PUBLIC COMMENT AT ANY BOARD OR COMMISSION MEETING AND ESTABLISHING RULES FOR PUBLIC COMMENT.**
Brief Description: The City of Hudson is interested in defining an ordinance which requires boards/commissions to accept a comment from the public (provided the topic is relevant to the board), and also provide them with the tools to reject comments which are not relevant to them.
Attachments: [Ordinance No. 25-22](#)

Mrs. Kowalski expressed concerns with limiting public comment and asked for clarification. Mr. Sutton and Mr. Foster stated that this Ordinance would allow the public to speak at all boards and commission meetings.

Ordinance No. 25-22 was forwarded for further consideration at the February 18, 2025,

Council meeting.

- D. [25-23](#) **AN ORDINANCE CREATING SECTION 220.03(n) OF THE CODIFIED ORDINANCES OF THE CITY OF HUDSON IN ORDER TO STREAMLINE PARLIAMENTARY PROCEDURES FOR THE ADOPTION OF LEGISLATION WITH ANY AMENDMENTS OR SUBSTITUTIONS; AND DECLARING AN EMERGENCY.**

Brief Description: This new rule change is to reestablish prior practice of moving to adopt legislation with certain, specified amendments without having to first put the item up for discussion through a simple motion to adopt.

Attachments: [Ordinance No. 25-23](#)

Ordinance No. 25-23 was forwarded for further consideration at the February 18, 2025, Council meeting.

- E. [TMP-7730](#) **AN ORDINANCE AMENDING CHAPTER 1202.04(b)(3) OF THE LAND DEVELOPMENT CODE RELEVANT TO ARCHITECTURAL AND HISTORIC BOARD OF REVIEW ADVICE OF CONSULTANT**
- Brief Description:*** The AHBR utilizes the services of a consultant on several cases a year within the historic district. Proposed amendment would allow the board to consider consultants firms recognized by the state historic preservation office in addition to licensed architects.

Attachments: [LDC Amendment 1204.03\(b\)\(3\)](#)

[OHPO Historic Preservation Consultant List](#)

[Draft Ordinance](#)

This Ordinance was forwarded for further consideration at the February 18, 2025, Council meeting.

- F. [TMP-7744](#) **A RESOLUTION APPROVING THE APPLICATION FOR PLACEMENT OF LAND IN A CURRENT AGRICULTURAL USE DISTRICT FOR PURPOSES OF O.R.C. SECTION 929.02 FOR BROWN FARMS ONE, LLC, BROWN FARMS TWO, LLC, AND SHERYL J. BROWN, TRUSTEE, 34 WELLGATE DRIVE, HUDSON, OHIO.**

Brief Description: The Brown family has submitted a renewal Application for Placement of Farmland in an Agricultural District for five (5) properties, totaling approximately 63.02 acres, located off of Barlow Road and Seasons Road in Hudson.

Attachments: [Agricultural Use exemption application - Brown Farms](#)

[Brown Farms - subject parcels](#)

[Brown Farms CD Inspection 2.3.25](#)

[Draft Resolution](#)

This Resolution was forwarded for further consideration at the February 18, 2025, Council meeting.

13. Items to be Added to Future Agendas**14. Adjournment**

Mrs. Kowalski requested that recognition of Karen Farkas for her work on the Environmental Awareness Committee be added to a future agenda. She also mentioned that the Environmental Awareness Committee has asked about the best way to recognize Hudson Ace Hardware for their assistance with the Holiday Light Drive and donation of fire extinguishers.

Mr. Foster requested a Proclamation for Senator Roegner for her work in obtaining grant funding for the Hines Hill Road Grade Separation Project and for Senator Weinstein for his work in obtaining grant funding for the Inclusive Playground.

There being no further discussion, Mr. Foster adjourned the Council workshop meeting at 8:39 p.m.

Christopher Foster, President of Council

Aparna Wheeler, Clerk 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 220.03(d), Rules for Council Meetings and 220.031 (a), Rules for Workshop Meetings.