



# 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, July 18, 2023

7:00 PM

Town Hall  
27 East Main Street

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**Executive Session will begin at 7:00 p.m. Council meeting to begin at 7:30 p.m. Council workshop to immediately follow.**

### Regular Council Meeting:

#### 1. Call to Order

Mayor Anzevino called to order the meeting of Hudson City Council at 7:00 p.m., in accordance with the Sunshine Laws of the State of Ohio, O.R.C. Section 121.22.

#### 2. Executive Session

A motion was made by Mr. Sutton, seconded by Mr. Foster, to enter into executive session to interview an applicant for the Board of Tax Review. Mayor Anzevino recessed the meeting at 7:01 p.m. after the motion carried by the following vote:

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

*Mayor Anzevino adjourned the executive session at 7:15 p.m. and reconvened the regular meeting at 7:30 pm.*

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

#### 4. Roll Call

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

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*Staff in Attendance: Mr. Sheridan, City Manager; Mr. Kolesar, City Solicitor; Ms. Wheeler, Clerk of Council; Mrs. Slagle, Acting Clerk of Council; Mrs. Behnke, Economic Development Manager; Mr. Griffith, Management/Budget Director; Mr. Hannan, Community Development Director; Mr. Kosco, City Engineer; and Mr. Leiter, HCTV Production Assistant.*

## 5. Approval of the Minutes

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

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

## 6. Public Comments

*Mr. George Vizmeg, 2903 Barlow Rd., asked that Council consider amending Ordinance No. 23-76 to reflect a closer proximity of 1,200 feet, instead of 2,640 feet. He said that the Ordinance as written would further kill development. He commented that the water buffer map needed to be updated for Little Tikes, and that many residents are not aware of how this will affect their properties.*

## 7. Correspondence and Council Comments

*Mr. Ruffer said that input for the Comprehensive Plan Community Survey is due by July 19th. He encouraged anyone interested to provide input.*

*Mr. Banweg said that the Military & Veterans' Commission conducted an after-action on Memorial Day events and is working to improve future events; they are also developing an annual plan, including objectives and goals, for Council review; and they expressed thanks to the Boosters for their help with Memorial Day events.*

*Mr. Foster provided an update from the July 17th Planning Commission meeting at which members considered the Western Reserve Academy's application for a lighted practice field.*

*Mayor Anzevino reported on recent events, including the Chalk Fest, National Ice Cream Day, and recognition certificates presented to two Hudson High School students from the men's volleyball team. He noted that he will meet on July 24-25 with Primrose School students, and he reminded the community that the annual HUDSONmART is planned for July 30th.*

## 8. Report of Manager

*None.*

## 9. Appointments

*There were no appointments; however, Mr. Foster said that Council is in the process of conducting interviews for current openings and is still accepting applications for the Economic Growth Board, Board of Tax Review, and Tree Commission. He encouraged interested residents to submit an application.*

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

**A motion was made by Mr. Sutton, seconded by Mrs. Heater, 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:** 7 - Mrs. Heater, Mrs. Kowalski, Mr. Ruffer, Ms. Schlademan, Mr. Sutton, Mr. Banweg and Mr. Foster

## Approval of the Consent Agenda

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

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

- A. [23-0064](#) **A Motion to Acknowledge the Timely Receipt of the June 2023 Monthly Financial Report**  
***Brief Description:*** Financial summaries are provided each month for Council's review.  
***Attachments:*** [June 2023 Financial Report](#)

Motion No. 23-0064 was passed on the Consent Agenda.

- B. [23-85](#) **AN ORDINANCE AMENDING ORDINANCE NO. 22-143, MAKING APPROPRIATIONS FOR THE CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF HUDSON DURING THE FISCAL YEAR ENDING DECEMBER 31, 2023 BY MAKING ADDITIONAL AND/OR AMENDED APPROPRIATIONS RELATED TO THE SECOND QUARTER OF 2023.**  
***Brief Description:*** This Ordinance will amend the 2023 budget for additional and/or amended appropriations as listed in the attached Exhibit A.  
***Attachments:*** [2nd Quarter Exhibit A](#)  
[2022 General Fund Carryover](#)  
[Ordinance No. 23-85](#)

Ordinance No. 23-85 was passed on the Consent Agenda.

- C. [23-86](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ADVERTISE FOR BIDS AND TO ENTER INTO A CONTRACT FOR THE CLAIRHAVEN/COLONY STORM SEWER IMPROVEMENT PROJECT PHASE 1 AND PHASE 2, WITH THE LOWEST AND BEST BIDDER.**  
***Brief Description:*** The Clairhaven/Colony Storm Sewer Improvement Project Phase 1 and Phase 2 involves the installation of a new storm collection system along the easterly sections of Clairhaven Road and Colony Drive from Village View Place to Sunset Drive.  
***Attachments:*** [Project Area Map](#)  
[Resolution No. 23-86](#)

Resolution No. 23-86 was passed on the Consent Agenda.

- D. [23-87](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER'S DESIGNEE TO ACCEPT THE OHIO BUREAU OF WORKERS' COMPENSATION SAFETY INTERVENTION GRANT ON BEHALF**

**OF HUDSON EMERGENCY MEDICAL SERVICES.**

**Brief Description:** The Ohio Bureau of Workers' Compensation awards Safety Intervention Grant funding for the purpose of substantially reducing or eliminating injuries associated with a particular task or operation. The City received \$25,298.70 in grant funding for the purchase of two stair chairs for Hudson Emergency Medical Services. The funding requires a 3 to 1 (OBWC/Local) match.

**Attachments:** [Resolution No. 23-87](#)

**Resolution No. 23-87 was passed on the Consent Agenda.**

- E. [23-88](#) **AN ORDINANCE AUTHORIZING HUDSON EMERGENCY MEDICAL SERVICES TO PURCHASE A THIRD POWERED STAIR CHAIR FROM STRYKER EMERGENCY CARE.**

**Brief Description:** The City of Hudson has received a \$25,298.70 grant from the Ohio Bureau of Workers' Compensation for the purchase of two powered stair chairs. Hudson EMS has three front line ambulances and needs a third stair chair to properly outfit all three units with the same equipment.

**Attachments:** [EMS QUOTE\\_10716149\\_2023-06-14 - 3 Xpedition Stair Chairs v1](#)  
[Ordinance No. 23-88](#)

**Ordinance No. 23-88 was passed on the Consent Agenda.**

## 11. Legislation

- A. [23-76](#) **AN ORDINANCE ESTABLISHING SECTION 1040.081 IN THE CODIFIED ORDINANCES, TO REQUIRE NEW DEVELOPMENTS TO UTILIZE CITY WATER SERVICES, 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 city water unless Council votes to exempt that development

**Attachments:** [ORD 1040.081 - New Development Requires City Water section 1040.81 as amended 5-24-23](#)  
[Water Buffer Map](#)  
[Ordinance No. 23-76](#)  
[Ordinance No 23-76 \(proposed amendment for 7-18-23\)](#)

*Mr. Foster said that this Ordinance would require new developments to utilize City water, it would not restrict individual land owners, and it would allow Hudson to be brought to the table for discussions concerning water expansion. Mr. Banweg said that he receives many inquiries from residents about why they have Akron water instead of Hudson. He also questioned what happens to developments outside of the 2,640-foot buffer. Mr. Sutton said that Council would keep the right of first refusal, and Council would make decisions on a case by case basis, noting that the Ordinance applies only to new developments.*

*Mrs. Kowalski questioned if approval by the Planning Commission would be more appropriate, as it reviews new developments. Mr. Banweg commented that it is more appropriate for such decisions to come before*

*Council, as they pertain to overall infrastructure development, not specific projects.*

*Ms. Schlademan expressed opposition to the Ordinance as written, noting concerns about distance and staff recommendations. She favored postponing the Ordinance again to allow for further discussion to address resident concerns and 1040.081(c).*

*Mr. Sheridan noted that staff will edit the Water Buffer Map with regards to the Little Tikes parcel, as questioned during Public Comments.*

**A motion was made by Mr. Foster, seconded by Mrs. Heater, to accept the proposed amended language for Ordinance No. 23-76. The motion carried by the following vote:**

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

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

**Having received three previous readings, a motion was made by Mr. Sutton, seconded by Mr. Foster, to pass Ordinance No. 23-76 as amended. The motion carried by the following vote:**

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

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

**B. [23-77](#)**

**A RESOLUTION ADOPTING AND INSTRUCTING THE CITY MANAGER TO APPLY A TEMPORARY EVENTS FEE SCHEDULE, PURSUANT TO CH 872, TO ANY EVENT OR ORGANIZATION HOSTING SUCH AN EVENT, AND REMOVING ANY EXEMPTIONS PREVIOUSLY GRANTED, EFFECTIVE JANUARY 1, 2024.**

**Brief Description:** During 2023, City Council directed staff to review the special event fee structure. This legislation updates the special event fee structure put in place in 2016 to remove grandfathering of certain events and allow consistent application to all event organizers. Additionally, water hookup, electric hookup, and road closure fees have been decreased from the 2016 fee schedule.

**Attachments:** [Staff Report - Updated Special Event Fees Schedule 6.6.2023](#)  
[Resolution No. 23-77 \(Amended 6-20-23\)](#)

**A motion was made by Mr. Sutton, seconded by Mrs. Heater, to pass Resolution No. 23-77 on third reading, as amended on June 20, 2023. The motion carried by the following vote:**

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

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

**C. [23-82](#)**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PURCHASE AND SALE AGREEMENT WITH HUDSON DRIVE REALTY TO ACQUIRE REAL PROPERTY LOCATED AT 5431 HUDSON DRIVE, HUDSON, OHIO 44236 (PARCEL NOS. 30-01315 AND 30-01316) IN THE CITY OF HUDSON, OHIO, FOR PUBLIC PURPOSES AT A PRICE OF ONE MILLION NINE HUNDRED THOUSAND DOLLARS (\$1,900,000.00); AND DECLARING AN EMERGENCY.**

**Brief Description:** Authorizing the City Manager to enter into an agreement for the Purchase of Property for new Public Works/HPP Building Site location. The Site may house other departments in the future, which may be moved to this location at a future date. The cost of the property is \$1,900,000.00 for the two (2) Summit County, Ohio parcels 30-01315 and 30-01316, currently owned by Hudson Drive Realty, located at 23611 Chagrin Boulevard, Unit #200, Cleveland, Ohio 44122.

**Attachments:** [Purchase Contract for Property on Hudson Drive - City Response to Seller Redlines\\_MRD rev 053123](#)  
[Resolution No. 23-82](#)

*Mrs. Kowalski thanked staff for adding a project page to the City's website to provide information for residents. She was excited that the project is moving forward, as it is desperately needed.*

*Mr. Foster said that he initially preferred this project be placed in a different location, as area residents have expressed concerns about lighting. With the City's purchase of the property, it will be able to create better buffer zones and setbacks for neighboring properties than another developer would have provided.*

**A motion was made by Mrs. Heater, seconded by Mr. Banweg, to pass Resolution No. 23-82 on third reading. The motion carried by the following vote:**

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

**D. [23-84](#)**

**AN ORDINANCE AMENDING CHAPTERS 1205 “ZONING DISTRICTS-CITY OF HUDSON MAP” AND 1206 “USE REGULATIONS” OF THE LAND DEVELOPMENT CODE.**

**Brief Description:** Land Development Code text amendment to establish expanded regulations relevant to the blending of proposed density for residential development adjacent to existing development.

**Attachments:** [LDC Update Residential Blending - City Council Memo 6.9.23](#)  
[Ordinance No. 23-84](#)  
[Ordinance No. 23-84 \(proposed amendment for 7-18-23\)](#)

**Mayor Anzevino read the title of Ordinance No. 23-84, which constituted its second reading.**

**A motion was made by Mr. Sutton, seconded by Mr. Foster, to accept the proposed amended language for Ordinance No. 23-84. The motion carried by the following vote:**

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

**A motion was made by Mr. Banweg, seconded by Mr. Sutton, to refer Ordinance No. 23-84 to the Planning Commission, pursuant to the Land Development Code, Section 1203.03. The motion carried by the following vote:**

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

**12. Recess**

*See below.*

### 13. Executive Session

*Mr. Sutton commented that the recess is necessary in order to allow staff adequate time to set-up the technology needed for the executive session in the Council Chambers.*

**A motion was made by Mr. Foster, seconded by Mr. Banweg, for a ten-minute recess and immediately thereafter to enter into executive session, pursuant to Codified Ordinances Section 206.02(g), to consider confidential information related to the specific business strategy of an applicant for economic development assistance, that involves public infrastructure improvements directly related to the project and that an executive session is necessary to protect the interests of the applicant or the possible investment or expenditure of public funds to be made in connection with the economic development project. Invited to the meeting are all members of Council, the Mayor, the City Manager, the City Solicitor, the Community Development Director, the Economic Development Manager, the Assistant Finance Director, and representatives of the applicant, in-person or via teleconference. Mayor Anzevino recessed the meeting at 8:08 p.m. after the motion carried by the following vote:**

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

*Mayor Anzevino reconvened the meeting at 9:23 p.m.*

### 14. Adjournment

**There being no further business, Mayor Anzevino adjourned the Council meeting at 9:23 p.m.**

**Regular Council Workshop:****15. Call to Order**

Mayor Anzevino called to order the workshop of Hudson City Council at 9:30 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:** 7 - Mr. Banweg, Mr. Foster, Mrs. Heater, Mrs. Kowalski, Mr. Ruffer, Ms. Schlademan and Mr. Sutton

*Others & Staff in Attendance:* Mr. Sheridan, City Manager; Mrs. Behnke, Economic Development Manager; Mr. Griffith, Management/Budget Director; Mr. Kosco, City Engineer; and Mr. Leiter, HCTV Production Assistant.

**16. Correspondence and Council Comments**

*None.*

**17. Discussion Items**

- A. [23-0065](#) **Excess General Fund Balance to Future Infrastructure Projects**  
**Brief Description:** This is a discussion on how the City can set aside a portion of the excess General Fund carryover balance into some type of reserve account/fund for future infrastructure projects.

**Attachments:** [Compliance Supplement - Reserve Accounts](#)

*Mr. Sheridan asked for Council direction on how this money should be spent. Council discussion followed on how to allocate excess funds, the percentage that should be set aside for each year, and how to utilize excess funds for 2023. Council requested that Mr. Kolesar put legislative language together that includes that each Council can decide the percentage that should be set aside each year for infrastructure projects, and that excess funds for 2023 will remain in the General Fund and be considered for the water expansion project.*

**This matter was discussed.**

**18. Proposed Consent Agenda for August 1, 2023, Council Meeting**

- A. [TMP-6717](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT WITH PAVEMENT MANAGEMENT GROUP FOR THE RATING OF ASPHALT ROADS WITHIN THE CITY LIMITS.**

**Brief Description:** This contract would allow Pavement Management Group (PMG) to review the City's roads and provide a road rating that is utilized by staff when determining which roads will be resurfaced in upcoming Annual Resurfacing Programs.

**Attachments:** [Draft Resolution](#)

This Resolution was forwarded for further consideration at the August 1, 2023, Council meeting.

- B. [TMP-6738](#) AN ORDINANCE PERMITTING THE INSTALLATION AND ENFORCEMENT OF NO TURN ON RED SIGNS AT THE INTERSECTION OF MIDDLETON ROAD AND STOW ROAD PER CHAPTER 414.03(C)4 OF THE CODIFIED ORDINANCES; AND DECLARING AN EMERGENCY.

**Brief Description:** Per Chapter 414.03(c).4, this Ordinance would allow for the installation and enforcement of NO RIGHT TURN ON RED signs at the intersection of Middleton Road and Stow Road.

**Attachments:** [Draft Ordinance](#)

*Council asked staff the reasoning behind the need for this sign. Mr. Sheridan stated that there is still a sight distance issue at this intersection. Mr. Kosco stated that with the installation of new sidewalks in this area and the new traffic light, that pedestrian usage will increase, and the installation of No Turn on Red will increase safety for pedestrians. Council requested staff provide a summary of the crash data for this intersection, provide information on restricting the No Turn on Red during specific hours, and to move this item to Legislation.*

This Ordinance was forwarded for further consideration at the August 1, 2023, Council meeting.

- C. [TMP-6739](#) AN ORDINANCE AMENDING SECTION 410.11, SCHEDULE XI OF THE TRAFFIC CODE TO AMEND THE LIST OF STREETS DESIGNATED AS PARKING TIME LIMITED IN DESIGNATED PLACES AND SECTION 410.10 SCHEDULE X OF THE TRAFFIC CODE TO AMEND THE LIST OF STREETS DESIGNATED AS PARKING PROHIBITED AT ALL TIMES IN DESIGNATED PLACES; AND DECLARING AN EMERGENCY.

**Brief Description:** This Ordinance amends the Traffic Code to address a change in parking on both sides of the roadway on E. Barlow Road between Ogilby Drive and Terex Road and along the west side of the roadway on N. Hayden Parkway near two school entrances and the school board building.

**Attachments:** [N Hayden Pkwy Exhibit](#)

[Barlow - Exhibit](#)

[Draft Ordinance](#)

*Mr. Kosco provided background information on the need for these signs. Council members stated that they have heard from numerous residents along Barlow Road that are in favor of the No Parking signs.*

This Ordinance was forwarded for further consideration at the August 1, 2023, Council meeting.

## 19. Proposed Legislation for August 1, 2023, Council Meeting

- A. [TMP-6718](#) AN ORDINANCE AMENDING CHAPTER 1421, "EROSION AND SEDIMENT CONTROL," OF THE BUILDING CODE.

**Brief Description:** The City of Hudson's Storm Water Management Plan

(SWMP) was developed to address the Environmental Protection Agencies (EPA) National Pollutant Discharge Elimination System (NPDES) requirements for storm water quality regulations. In 2018, the City adopted Codified Ordinance Chapter 1421, "Erosion and Sediment Control", in order to comply with the EPA's requirements. As the Ohio EPA has updated its NPDES requirements, the City must amend its Chapter 1421 to meet the latest EPA's standards.

Attachments: [Exhibit A Chapter 1421 - Erosion and Sediment Control - Redlined 6-29-2023 Draft Ordinance](#)

*Mr. Kosco outlined the proposed changes and the reason for the changes.*

**This Ordinance was forwarded for further consideration at the August 1, 2023, Council meeting.**

## **20. Items to be Added to Future Agendas**

*Responding to a question, Mr. Sheridan stated that discussion regarding the Economic Development Agreement with Summit County will be brought forward to the August 15, 2023, Council workshop.*

## **21. Adjournment**

**There being no further discussion, Mr. Foster adjourned the Council workshop meeting at 10:18 p.m.**

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**Jeffrey L. Anzevino, Mayor**

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**Aparna Wheeler, Clerk of Council**

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**Christopher W. Foster, President of Council**

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

*Meeting Minutes prepared by Aparna Wheeler, Clerk of Council, and 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) and Section 220.031 (a), Rules for Workshop Meetings.*