



City of Hudson, Ohio

Meeting Minutes - Draft City Council Workshop

Jeffrey L. Anzevino, Mayor
Michael W. Bird, President of Council (Ward 4)
Kyle Brezovec, Council Member (At-Large)
Samantha D'Eramo, Council Member (At-Large)
Patricia L. Goetz, Council Member (Ward 1)
Skylar J. Sutton, Council Member (Ward 3)
Amanda Weinstein, Council Member (At-Large)
Dan White, Council Member (Ward 2)

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

Tuesday, May 26, 2026

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 Bird, in accordance with Council Rules.

Present: 6 - Dr. Bird, Mr. Brezovec, Ms. D'Eramo, Dr. Goetz, Mr. Sutton and Mr. White

Absent: 1 - Dr. Weinstein

Others & Staff in Attendance: Mrs. Behnke, Economic Development Manager; Mr. Ersing, Assistant IT Director; Mr. Griffith, Assistant City Manager; Mr. Hannan, Community Development Director; Mr. Knoblauch, Assistant City Manager - Financial/Special Projects; Mr. Kosco, City Engineer; Mr. Leedham, Innovation & Technology Director; Mr. Ferda, HCTV Production Assistant; Mr. Powell, Public Works Director; and Mr. Tabak, Chief of Police.

2. Correspondence and Council Comments

Dr. Goetz thanked City staff and the Military and Veteran's Commission for putting together the Memorial Day Parade. She also noted that the Hudson League of Service is seeking donations to help cover the costs of ice cream and trash clean-up for the Ice Cream Social, as they are no longer receiving support from Hershey's or Republic Services.

Mayor Anzevino expressed his appreciation to the 4th grade class at Eastwoods Intermediate School for inviting him to speak about the history of Hudson and the workings of local government. He also noted that he will be visiting Hudson Middle School to recognize students who set new Track and Field school records and reminded everyone that the last day of school is May 29. He also announced several upcoming community events: the first Farmer's Market of the season on Saturday, June 6; the Ice Cream Social, the Home and Garden Tour and the first Screen on the Green on June 12. He also noted dates and times for upcoming outdoor concerts and musical performances are available on the community calendar.

Dr. Bird also thanked everyone involved with the Memorial Day Parade. He further noted that a neighborhood feedback meeting will be held on Thursday, May 28 regarding Middleton Park.

3. Discussion Items

- A. [26-0041](#) **Tinkers Creek Watershed Study - Model and Final Draft Report**
Brief Description: Staff and the City's consultant, ms consultants, will present the Tinkers Creek Watershed Study development, findings and recommendations.

Attachments: [Tinkers Creek Watershed Study Council 5-26-26](#)
[Figures 4.5 - 4.6](#)
[Tinkers Creek Study Area](#)
[Website Comments](#)
[Email Comments](#)

Mr. Kosco provided brief background regarding the Tinkers Creek Watershed Study and introduced Mr. Chad Boyer, ms consultants, who presented the model and final draft report. Discussion followed that included interaction of storm sewer with sanitary sewer, cost estimates of projects, and how projects were prioritized.

This matter was discussed.

- B. [26-0042](#) **An Update on an Opt-In Natural Gas Program and Discussion Regarding Options to Move to an Opt-Out Program.**

Brief Description: Following our review and discussion with the City's energy broker regarding available options for an opt-in natural gas program-and given the lack of any viable alternatives-staff would like to discuss additional options with Council.

Attachments: [Ordinance-Ballot-Gas-Hudson May26](#)

Mr. Powell presented an update on the opt-in natural gas program and introduced Mr. Thomas Bellish, president of Buckeye Energy Brokers, who outlined the opt-out program and the proposed implementation timeline. Following discussion of the opt-out program details, the group reached consensus to proceed with placing legislation on the agenda to put the issue on the November ballot.

This matter was discussed.

- C. [TMP-8672](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH AMERICAN MUNICIPAL POWER TO PARTICIPATE IN A COMMUNITY ENERGY SAVINGS SMART THERMOSTAT PROGRAM**

Brief Description: This project involves participation in the Community Energy Savings Smart Thermostat Program; Hudson Public Power customers volunteer to participate in this energy savings effort by enrolling in a program that strategically alters temperature control settings during peak demand conditions.

Attachments: [CES Smart Thermostat Program Overview for Hudson Council May 26 ch](#)
[Draft Resolution](#)

Mr. Powell introduced Ms. Erin Miller, American Municipal Power (AMP), who provided information on AMP

as well as a Smart Thermostat program for Hudson Public Power customers. Discussion followed regarding how the Smart Thermostat Program works.

This matter was discussed.

- D. [26-0043](#) **Clinton Crossing Project Discussion**
Brief Description: City staff will provide an update discussion on the Clinton Crossing project including the upcoming Community Engagement to be led by our consultant RDL Architects

Attachments: [Memo - Clinton Crossing Update - 5.26.26 Mtg](#)
[Engagement Schedule 2026](#)

Mr. Griffith explained the updates made to the Comprehensive Plan map regarding Clinton Crossing. Ms. Jessie Obert, a member of the Comprehensive Steering Committee, clarified the intended purpose of the map and noted that it is based on percentages, which were unaffected by the location adjustments made by City staff. Mr. Griffith also outlined the upcoming public engagement meetings, and Mr. Hannan provided a timeline for Council discussions and the process of securing a development partner.

This matter was discussed.

- E. [26-0044](#) **Hudson Innovation Park Overview**
Brief Description: City Council requested an overview of the economic development site at 996 Hines Hill Road, now called Hudson Innovation Park. Included as attachments for this discussion are attachments from previous discussion topics. Staff intend to provide a narrative overview and address any questions.

Attachments: [Council Memo - Workshop 05.26.2026](#)
[996 Hines Hill Road Site History](#)
[Council Memo - JobsOhio Site Authentication Mar 2025](#)
[Hudson Innovation Park Conceptual Building Plan](#)

Ms. Behnke reviewed the history of Hudson Innovation Park and provided an overview of where it stands today. Discussion followed related to the relocation of the salt dome and types of buildings permitted within this zoning district.

This matter was discussed.

- F. [26-78](#) **AN ORDINANCE AMENDING CHAPTER 876 SHORT-TERM RENTAL OPERATIONS**
Brief Description: Following a discussion with City Council an ordinance to incorporate amendments to the short term rental policy and allowances currently regulated within Chapter 876 of the codified Ordinances.

Attachments: [City Council Memo Short Term Rentals and Maps 5.26..26](#)
[City Council memo short term rentals 5.5.26](#)
[City Council memo short term rentals 4.3.26](#)
[Exhibit A: Draft 876 redline amendment 4.3.26](#)
[City Council memo short term rentals 2.25.26](#)
[Chapter 876](#)
[Short-Term Rental Locations - 2026 Map](#)
[STR Comparison Chart of Peer Communities](#)
[Ordinance No. 26-78](#)

Mr. Griffith provided an update on bed tax, annual inspections, noise detectors, and the required buffer between short-term rentals. Discussion followed regarding buffer zone requirements, potential fee increases, and outreach to short-term rental owners for their input. Based on the discussion, staff will explore establishing caps by Zoning District rather than by Ward, consider setback requirements, and begin engagement with short-term rental owners and neighboring residents.

This matter was discussed.

- G. [26-0045](#) City Council Discussion and Update on Velocity Broadband and the Fiber to the Home Expansion Project.**
Brief Description: Staff is prepared to provide City Council with an annual update on the progress of the Fiber to the Home expansion Project, including a general overview, metrics, and what to expect over the next 8-12 months.

Mr. Leedham and Mr. Ersing provided an update on the progress of the Fiber to the Home expansion and what to expect in the next 8 to 12 months. Discussion followed on installing Velocity Fiber within neighborhoods where other fiber exists and the take rate for neighborhoods that have Velocity as well as Kinetic.

This matter was discussed.

4. Proposed Consent Agenda for June 2, 2026, Council Meeting

- A. [TMP-8692](#) A Motion to Concur with the City Manager's Appointment of Marshal M. Pitchford as the Acting City Solicitor and Special Counsel.**
Brief Description: This motion seeks the concurrence of Council for the appointment of Marshal Pitchford as Acting City Solicitor and Special Counsel as well as DiCaudo, Pitchford & Yoder, LLC as Special Counsel.

Dr. Bird stated that this motion is to extend Mr. Pitchford's contract through June 20, 2026 until the new contract goes into effect.

This Motion was forwarded for further consideration at the June 2, 2026, Council meeting.

- B. [TMP-8662](#) A RESOLUTION AUTHORIZING THE CITY MANAGER TO ADVERTISE FOR BIDS AND TO ENTER INTO A CONTRACT FOR FIBER CONSTRUCTION MATERIAL AND PROCUREMENT SERVICES FOR THE FIBER TO THE HOME SECOND YEAR BUILD-OUT PROJECT WITH THE LOWEST AND BEST BIDDER; AND DECLARING AN EMERGENCY**
Brief Description: This request will allow staff to bid and enter into contract

for the procurement of fiber and related material for use in the construction of the fiber to the home (FttH) network over the next year.

Attachments: [Draft Resolution](#)

Mr. Ersing provided an explanation on this contract.

This Resolution was forwarded for further consideration at the June 2, 2026, Council meeting.

- C. [TMP-8660](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AMENDED CONTRACT WITH ZAYO FOR DEDICATED INTERNET SERVICE AND INCREASING BANDWIDTH.**

Brief Description: This request will enable Velocity Broadband to amend and renew its contract with Zayo (formally Crown Castle Fiber) for a three year term while also increasing the allotted bandwidth to 10Gbps which will match our other upstream circuits.

Attachments: [SOF - City of Hudson Renewal & Upgrade to 10 Gig - PRO146367](#)
[Draft Resolution](#)

Mr. Ersing provided an explanation on this contract.

This Resolution was forwarded for further consideration at the June 2, 2026, Council meeting.

- D. [TMP-8663](#) **A RESOLUTION AMENDING RESOLUTION 25-183 AND AUTHORIZING THE CITY MANAGER TO PURCHASE EQUIPMENT, MATERIALS, SUPPLIES, AND SERVICES FOR THE CITY'S VELOCITY BROADBAND OPERATIONS DURING THE YEAR 2026; AND DECLARING AN EMERGENCY.**

Brief Description: This resolution requests permission allowing staff to make purchases of equipment, materials, supplies, and services in the operations area of Velocity Broadband that will not exceed a new limit of \$300,000.

Attachments: [Draft Resolution](#)

Mr. Ersing provided the reason for this increase in funding.

This Resolution was forwarded for further consideration at the June 2, 2026, Council meeting.

- E. [TMP-8668](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT WITH CHAGRIN VALLEY ENGINEERING, LTD. FOR THE DESIGN OF THE DARROW ROAD PARK STORM WATER MANAGEMENT POND, PHASE 1.**

Brief Description: This project includes the design of a new storm water management pond inside Darrow Park to help alleviate flood flows to downstream properties off Tamarisk and Lascala Drive at a cost not to exceed \$135,857.70, which includes a 10% contingency.

Attachments: [Darrow Park Location Map](#)
[Draft Resolution](#)

Mr. Kosco provided an explanation on this project.

This Resolution was forwarded for further consideration at the June 2, 2026, Council meeting.

- F. [TMP-8669](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AMENDED AGREEMENT WITH THE OHIO RAIL DEVELOPMENT COMMISSION FOR THE HINES HILL ROAD GRADE SEPARATION PROJECT THROUGH THE OHIO GRADE CROSSING ELIMINATION PROGRAM.**

Brief Description: The City was originally awarded a grant from the Ohio Rail Development Commission (ORDC) in the amount of \$2,886,174. ORDC has recently awarded the City additional contingency funds bringing the total grant amount to \$4,290,000.

Attachments: [Funding Breakdown](#)

[Hudson - Res Auth Amend Grant Agree with ORDC for the Hines Hill Rd Grade Separation Project](#)

Mr. Kosco provided an explanation on the additional grant funding received.

This Resolution was forwarded for further consideration at the June 2, 2026, Council meeting.

- G. [TMP-8678](#) **A RESOLUTION AMENDING RESOLUTION NO. 26-8 TO INCREASE FUNDING FOR THE FRANKLIN STREET WATERLINE PROJECT; AND DECLARING AN EMERGENCY.**

Brief Description: Work will include the replacement of the waterline along Franklin Street between Aurora Street and the Middle school. Staff is requesting an increase in funding in the amount of \$17,051.00.

Attachments: [Bid Tabulation - Franklin Street Waterline 2026.05.19](#)

[Draft Resolution](#)

Mr. Kosco provided the reason for these additional funds.

This Resolution was forwarded for further consideration at the June 2, 2026, Council meeting.

- H. [TMP-8664](#) **A RESOLUTION AFFIRMING ACCEPTANCE BY THE CITY MANAGER OF THE GREATEST AMERICAN CLEANUP GRANT BY KEEP AMERICA BEAUTIFUL.**

Brief Description: The City Manager has accepted a Keep America Beautiful Grant in the amount of \$5,000 to fund plantings to complete a recommended area of beds within downtown Hudson. The grant does not require a match.

Attachments: [Grant Contract - Signed](#)

[Garden Bed Proposal](#)

[Downtown Beautification Map](#)

[Draft Resolution](#)

This Resolution was forwarded for further consideration at the June 2, 2026, Council meeting.

I. [TMP-8672](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH AMERICAN MUNICIPAL POWER TO PARTICIPATE IN A COMMUNITY ENERGY SAVINGS SMART THERMOSTAT PROGRAM**

Brief Description: This project involves participation in the Community Energy Savings Smart Thermostat Program; Hudson Public Power customers volunteer to participate in this energy savings effort by enrolling in a program that strategically alters temperature control settings during peak demand conditions.

Attachments: [CES Smart Thermostat Program Overview for Hudson Council May 26 ch Draft Resolution](#)

This Resolution was forwarded for further consideration at the June 2, 2026, Council meeting.

5. **Proposed Legislation for June 2, 2026, Council Meeting**

A. [26-78](#) **AN ORDINANCE AMENDING CHAPTER 876 SHORT-TERM RENTAL OPERATIONS**

Brief Description: Following a discussion with City Council an ordinance to incorporate amendments to the short term rental policy and allowances currently regulated within Chapter 876 of the codified Ordinances.

Attachments: [City Council Memo Short Term Rentals and Maps 5.26..26](#)
[City Council memo short term rentals 5.5.26](#)
[City Council memo short term rentals 4.3.26](#)
[Exhibit A: Draft 876 redline amendment 4.3.26](#)
[City Council memo short term rentals 2.25.26](#)
[Chapter 876](#)
[Short-Term Rental Locations - 2026 Map](#)
[STR Comparison Chart of Peer Communities](#)
[Ordinance No. 26-78](#)

Ordinance No. 26-78 was forwarded for further consideration at the June 2, 2026, Council meeting.

B. [26-79](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH HUDSON COMMUNITY FOUNDATION REGARDING A SENIOR TRANSPORTATION PROGRAM AND ACCEPTING A DONATION FOR A PASSENGER VAN.**

Brief Description: This initiative arose in 2025 when the Hudson Senior Network Foundation (HSN) and Hudson Community Foundation (HCF) raised funds for a Senior project. The Senior Transportation Program was recognized as a need in the community. The HSN began researching a program in an adjacent community that provides a similar service and they along with HCF began collecting donations. To date, the groups have raised

the needed costs for a passenger van (estimated State Bid Cost \$58,000) and are asking the City to accept the donation to purchase the van and provide a senior transportation program to Hudson residents over the age of 65 years of age.

Attachments: [SCAT Information on service 5-1-26](#)
 [SCAT_Memo - Reviews 5-1-26](#)
 [Senior Van Costs](#)
 [Guidelines City of Hudson Senior Transportation Program - DRAFT 04-22-2026](#)
 [Application City of Hudson Senior Transportation Program - DRAFT](#)
 [Waiver & Release of Liability City of Hudson Senior Transportation Program](#)
 [Six Mile Radius Map](#)
 [HSN Van Survey Results](#)
 [Resolution No. 26-79](#)

Resolution No. 26-79 was forwarded for further consideration at the June 2, 2026, Council meeting.

- C. [26-85](#) **AN ORDINANCE AMENDING SECTION 206.07 OF THE CODIFIED ORDINANCES FOR THE PURPOSE OF UPDATING SPECIFIC INFORMATION.**

Brief Description: The Codified Ordinances' Council meeting notification provision is outdated and must be updated.

Attachments: [Ordinance No. 26-85](#)

Ordinance No. 26-85 was forwarded for further consideration at the June 2, 2026, Council meeting.

- D. [26-86](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ADVERTISE FOR BIDS AND TO ENTER INTO A CONTRACT FOR THE INSTALLATION OF HYDRANTS ALONG MIDDLETON ROAD AND STOW ROAD.**

Brief Description: This project includes the installation of 14 fire hydrants on the City of Akron watermain along Middleton Road and Stow Road.

Attachments: [Hydrant Location Map](#)
 [Resolution No. 26-86](#)

Resolution No. 26-86 was forwarded for further consideration at the June 2, 2026, Council meeting.

- E. [TMP-8691](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER A LEASE AGREEMENT WITH NORTHSTAR TOWERS II, LLC.**

Brief Description: Consideration of a long term lease agreement between the City of Hudson and Northstar Towers II, LLC for the lease of City-owned property for the construction, installation, and operation of a telecommunications (cell) tower and related communications equipment to

benefit the southern portion of the City.

Attachments: [Cell phone tower location](#)
[Draft Resolution](#)

Responding to a question, Mr. Knoblauch stated they have up to 3 years to build the cell tower.

This Resolution was forwarded for further consideration at the June 2, 2026, Council meeting.

6. Items to be Added to Future Agendas

Dr. Goetz expressed her intention to introduce an Ordinance to hire a full-time City Solicitor and explained the rationale behind the proposal. A motion was made by Dr. Goetz, seconded by Ms. D'Eramo, to place this item on the agenda for the June 2, 2026 Council meeting.

Dr. Bird stated that a Proclamation for Hudson Days will appear on the June 2, 2026, Council agenda.

7. Adjournment

There being no further discussion, Dr. Bird adjourned the Council workshop meeting at 10:41 p.m.

Michael Bird, President of Council

Jeffrey Knoblauch, Assistant 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.