



# 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*

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Tuesday, November 19, 2024

6:45 PM

Town Hall  
27 East Main Street

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**Executive Session to begin at 6:45 p.m.; Council Meeting to follow 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.

**Present:** 7 - Mr. Banweg, Dr. Bird, Mr. Foster, Dr. Goetz, Mrs. Heater, Mrs. Kowalski and Mr. Sutton

### 2. Executive Session

A motion was made by Mr. Banweg, seconded by Mrs. Heater, to enter into executive session to discuss the appointment of public officials. Invited to executive session were all members of Council. The motion carried by the following roll call vote:

**Aye:** 7 - Mr. Banweg, Dr. Bird, Mr. Foster, Dr. Goetz, Mrs. Heater, Mrs. Kowalski and Mr. Sutton

*Executive session ended at 7:15 p.m. Mr. Foster resumed the regular meeting at 7:30 p.m.*

### 3. Pledge of Allegiance to the Flag

### 4. Roll Call

**Present:** 7 - Mr. Banweg, Dr. Bird, Mr. Foster, Dr. Goetz, Mrs. Heater, Mrs. Kowalski and Mr. Sutton

*Staff in Attendance: Mr. Sheridan, City Manager; Mr. Pitchford, City Solicitor & Special Counsel; Ms. Wheeler, Clerk of Council; Mr. Comeriato, Assistant City Manager - Operations; Mr. Griffith, Management/Budget Director; Mr. Hannan, Community Development Director; Mr. Knoblauch, Assistant City Manager - Financial/Special Projects; and Mr. Leiter, HCTV Production Assistant.*

## 5. Approval of the Minutes

- A. [24-0112](#) **Minutes of Previous Council Meetings**  
**Brief Description:** Draft minutes of previous meetings are provided for City Council's review and approval.

**Attachments:** [November 12, 2024 Combined Council Meeting & Workshop Minutes - Draft](#)

**A motion was made by Mr. Banweg, seconded by Mrs. Heater, that the minutes be approved as submitted. The motion carried by the following vote:**

**Aye:** 7 - Dr. Bird, Mr. Foster, Dr. Goetz, Mrs. Heater, Mrs. Kowalski, Mr. Sutton and Mr. Banweg

## 6. Honorary Resolution

- A. [24-134](#) **A RESOLUTION THANKING MR. FRANK COMERIATO, JR. FOR HIS SERVICE TO THE CITY OF HUDSON.**  
**Brief Description:** This Resolution provides recognition and thanks to Frank Comeriato, Jr. for his dedicated service as Assistant City Manager of Operations.

**Attachments:** [Resolution No. 24-134](#)

*Councilmembers thanked Mr. Comeriato for his service to the City.*

**A motion was made by Dr. Bird, seconded by Mr. Banweg, that Resolution No. 24-134 be adopted. The motion carried by the following vote:**

**Aye:** 7 - Mr. Foster, Dr. Goetz, Mrs. Heater, Mrs. Kowalski, Mr. Sutton, Mr. Banweg and Dr. Bird

## 7. Public Hearing

- A. [24-131](#) **A RESOLUTION ACCEPTING THE CITY MANAGER'S RECOMMENDATION NOT TO IMPLEMENT THE GROWTH MANAGEMENT RESIDENTIAL DEVELOPMENT ALLOCATION SYSTEM DURING CALENDAR YEAR 2025.**  
**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 2025.

Attachments: [GM Report memo to Council for YR2025](#)  
[Resolution No. 24-131](#)

**A public hearing was held for Resolution No. 24-131.**

*Mr. Foster opened the public hearing at 7:38 p.m. There being no comments, Mr. Foster closed the public hearing at 7:39 p.m.*

## **8. Public Comments**

*None.*

## **9. Correspondence and Council Comments**

*Mr. Sutton announced that the Fiber to the Home Subcommittee had its final meeting today and will present to Council next week.*

*Dr. Goetz stated that the team that worked on College St. culvert did an excellent job and they were helpful to the residents that live there.*

*Mr. Banweg stated that the Economic Growth Board will come to Council with their goals in December and reminded attendees that the business appreciation breakfast is November 21st.*

*Mr. Foster provided a Planning Commission update.*

## **10. Report of Manager**

*Mr. Sheridan stated that the Public Works plan will come before Council in December, City offices are closed November 28th and November 29th, and that leaf collection is a few days behind schedule. He also recognized Mr. Comeriato's time and service to the City.*

*Having missed the opportunity during Public Comment, Mr. Eric "Rick" Nye came to the podium and spoke as the interested party regarding Resolution No. 24-133. He stated that the reservation strip is located across the street from his home, he understands the neighbors' concerns, and has no intentions to develop the property other than to work the land to grow grape vines and apple trees.*

## **11. Appointments**

**A motion was made by Mr. Foster, seconded by Mr. Sutton, to appoint Gregory Hall, Michael Ryan, Jennifer Spitalieri, Robert Kagler, and Jon Hoover to the Charter Review Commission. The motion carried by the following vote:**

**Aye:** 7 - Dr. Goetz, Mrs. Heater, Mrs. Kowalski, Mr. Sutton, Mr. Banweg, Dr. Bird and Mr. Foster

**A motion was made by Mr. Foster, seconded by Mr. Sutton, to appoint Chelsea McCoy and Sarah Norman to the Charter Review Committee. The motion carried by the following vote:**

**Aye:** 6 - Mrs. Heater, Mr. Sutton, Mr. Banweg, Dr. Bird, Mr. Foster and Dr. Goetz

**Abstain:** 1 - Mrs. Kowalski

**A motion was made by Mr. Foster, seconded by Mr. Banweg, to appoint Scott Trainor and Cheri Pagni-Griffith to the Charter Review Committee. The motion carried by the following vote:**

**Aye:** 4 - Mr. Sutton, Mr. Banweg, Mr. Foster and Mrs. Heater

**Nay:** 2 - Mrs. Kowalski and Dr. Goetz

**Abstain:** 1 - Dr. Bird

## 12. **Suspension of the Rules for the Consent Agenda**

**A motion was made by Mr. Sutton, seconded by Mr. Banweg, to suspend the rule requiring three readings, except Motion No. 24-0113 and Resolution No. 24-136. The motion carried by the following vote:**

**Aye:** 7 - Mr. Sutton, Mr. Banweg, Dr. Bird, Mr. Foster, Dr. Goetz, Mrs. Heater and Mrs. Kowalski

### **Approval of the Consent Agenda**

**A motion was made by Mr. Sutton, seconded by Mr. Banweg, to approve the Consent Agenda, except Motion No. 24-0113 and Resolution No. 24-136. The motion carried by the following vote:**

**Aye:** 7 - Mr. Banweg, Dr. Bird, Mr. Foster, Dr. Goetz, Mrs. Heater, Mrs. Kowalski and Mr. Sutton

**B. [24-0114](#) **A Motion to Appoint Councilmembers Foster and Sutton to Serve as Representatives to the Volunteer Fire Fighters' Dependents Fund Board for the 2025 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, and Councilmen Foster and Sutton have expressed interest in serving.

**Motion No. 24-0114 was approved on the Consent Agenda.**

**C. [24-135](#) **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 2025.

**Attachments:** [Resolution No. 24-135](#)

**Resolution No. 24-135 was approved on the Consent Agenda.**

**E. [24-137](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO****

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**ACCEPT GRANT FUNDING FROM THE HUDSON KIWANIS ON BEHALF OF HUDSON PARKS.**

**Brief Description:** The Hudson Kiwanis has offered a \$18,686.11 grant to the Hudson Parks towards the installation of a shade sail at the splash pad in Veterans Way Park.

**Attachments:** [shade sail diagram](#)

[Quote 106746-01-03 - City of Hudson - Veterans Way Park - Shade Canopy - Option 3](#)  
[Resolution No. 24-137](#)

**Resolution No. 24-137 was approved on the Consent Agenda.**

F. [24-138](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH KURTZ BROTHERS, INC. FOR 2024 LEAF DISPOSAL.**

**Brief Description:** This project involves the annual collection of leaf material from residences in Hudson and subsequent disposal of leaf material. Costs for the disposal of materials are predicted to exceed the City Manager's \$25,000 expenditure threshold and staff seek authorization for such expenditures above the threshold.

**Attachments:** [2024 Leaf Disposal](#)

[Resolution No. 24-138](#)

**Resolution No. 24-138 was approved on the Consent Agenda.**

G. [24-139](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACTS FOR THE 2025 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 2025 Annual Capital Maintenance Program. The program includes Line Striping, Crack Sealing, Concrete Replacement/Repair, Catch Basin Repair Program, and Asphalt Resurfacing and Patching Program. Award of these projects will be based upon the approved 2025 capital budget.

**Attachments:** [Resolution No. 24-139](#)

**Resolution No. 24-139 was approved on the Consent Agenda.**

H. [24-140](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ADVERTISE FOR COMPETITIVE BIDS AND TO ENTER INTO A CONTRACT FOR HINES HILL ROAD AND VALLEY VIEW ROAD SIDEWALK PROJECT.**

**Brief Description:** The project includes the installation of a new 5-foot wide sidewalk along the west side of Valley View Road from Hunting Hollow Drive to Hines Hill Road, the east side of Valley View Road from Hines Hill

Road to Wethersfield Drive and the north side of Hines Hill Road from Granby Drive to Glastonbury Drive.

Attachments: [Exhibit - Location Map](#)  
[Resolution No. 24-140](#)

Resolution No. 24-140 was approved on the Consent Agenda.

- I. [24-141](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT WITH PAVEMENT MANAGEMENT GROUP FOR 2025 PAVEMENT ROAD RATINGS.**

**Brief Description:** Every 2 years the City hires a company to rate the estimated 151-centerline miles of roadway network. The City then utilizes this data to assist in developing the annual asphalt resurfacing program.

Attachments: [Resolution No. 24-141](#)

Resolution No. 24-141 was approved on the Consent Agenda.

- J. [24-142](#) **A RESOLUTION TO APPROVE A THEN AND NOW CERTIFICATE FOR A PURCHASE MADE; AND DECLARING AN EMERGENCY.**

**Brief Description:** Council authorization is required for payment of the invoice shown on this Resolution in excess of \$3,000, for which a commitment was made before a Purchase Order was generated. Approval required for : Labels & Letters -Focus on Hudson Newsletter, \$4501.82.

Attachments: [Resolution No. 24-142](#)

Resolution No. 24-142 was approved on the Consent Agenda.

### Removed from the Consent Agenda

- A. [24-0113](#) **A Motion to Acknowledge the Timely Receipt of the October 2024 Monthly Financial Report**

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

Attachments: [October 2024 Financial Report](#)

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

**Aye:** 7 - Dr. Bird, Mr. Foster, Dr. Goetz, Mrs. Heater, Mrs. Kowalski, Mr. Sutton and Mr. Banweg

*Responding to a comment, Mr. Sheridan stated that the budget for legal fees is higher this year due to a change in the employment structure of the City Solicitor as well as using outside counsel for litigation.*

**A motion was made by Mr. Banweg, seconded by Mrs. Heater, that Motion No. 24-0113 be approved. The motion carried by the following vote:**

**Aye:** 7 - Mr. Foster, Dr. Goetz, Mrs. Heater, Mrs. Kowalski, Mr. Sutton, Mr. Banweg and Dr. Bird

**D. [24-136](#) A RESOLUTION TO APPROVE THE FORM AND AUTHORIZE THE EXECUTION OF BLUE CREEK WIND SCHEDULE WITH AMERICAN MUNICIPAL POWER, INC. AND TAKING OF OTHER ACTIONS IN CONNECTION THEREWITH; AND DECLARING AN EMERGENCY**

**Brief Description:** American Municipal Power (AMP) has negotiated a power purchase agreement (PPA) for competitively priced green energy and capacity from the Blue Creek Wind Project located in Northwest Ohio. The City's power supply consultant is recommending Hudson purchase 3MW from the PPA to replace a portion of retired landfill green energy, and a small portion of its remaining requirements need.

**Attachments:** [Blue Creek Wind](#)  
[Future Renewable Postion](#)  
[Hudson 2025-010383-SCHED-Blue Creek Wind Member Ordinance Template - New ERA \(7.18 Energy Sources 2024-2025](#)  
[Energy Supply with BCW](#)  
[Resolution No. 24-136](#)

**A motion was made by Dr. Bird, seconded by Dr. Goetz, to suspend the rule requiring three readings. The motion carried by the following vote:**

**Aye:** 7 - Dr. Goetz, Mrs. Heater, Mrs. Kowalski, Mr. Sutton, Mr. Banweg, Dr. Bird and Mr. Foster

*Responding to a question, Mr. Comeriato explained the City's energy portfolio and goals over the next two years.*

**A motion was made by Mr. Sutton, seconded by Dr. Bird, that Resolution No. 24-136 be adopted with rule suspension. The motion carried by the following vote:**

**Aye:** 7 - Mrs. Heater, Mrs. Kowalski, Mr. Sutton, Mr. Banweg, Dr. Bird, Mr. Foster and Dr. Goetz

### 13. Legislation

**A. [24-104](#) AN ORDINANCE AMENDING CHAPTERS 1205.09 AND 1205.11 OF THE LAND DEVELOPMENT CODE RELEVANT TO DISTRICT REGULATION SETBACKS FOR ADJACENT RESIDENTIAL PROPERTIES.**

**Brief Description:** Land Development Code Amendment to require uses within D6 and D8 that are adjacent to residentially used properties to be increased to match the setbacks required when such uses are adjacent to residentially zoned properties.

**Attachments:** [LDC Amendment - 1205 D6 and D8 Setback to adjacent residential property](#)  
[Ordinance No. 24-104](#)

Mr. Foster read the title of Ordinance No. 24-104, which constituted its second reading.

- B. [24-105](#)      **AN ORDINANCE AMENDING CHAPTER 1206.05 OF THE LAND DEVELOPMENT CODE RELEVANT TO NON-CONFORMING RESIDENTIAL USES.**  
**Brief Description:** Land Development Code Amendment to provide greater ability of existing non-conforming residential properties to rebuild or expand an existing dwelling on an existing parcel.  
**Attachments:** [LDC Amendment - Section 1206.05\(4\)\(B\) Non-conforming residential use](#)  
[Ordinance No. 24-105](#)

Mr. Foster read the title of Ordinance No. 24-105, which constituted its second reading.

- C. [24-124](#)      **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO LICENSE AGREEMENTS FOR EAST HUDSON HILLS SIGNS TO BE PLACED WITHIN THE PUBLIC RIGHT OF WAY.**  
**Brief Description:** The East Hudson Hills Homeowners Association has requested to install a replacement subdivision sign that was previously located at the NE corner of Evergreen Dr and East Streetsboro Street. Additionally, the Homeowners Association would like to replace the existing sign at the NW corner of Harland Drive and East Streetsboro Street.  
**Attachments:** [EAST HUDSON LOCATION RENDERINGS](#)  
[Exhibit A: License Agmt Between Hudson and Hudson Hills HOA sign - Evergreen Dr](#)  
[Exhibit B: License Agmt Between Hudson and Hudson Hills HOA sign - Harland Dr](#)  
[Resolution No. 24-124](#)

A motion was made by Mr. Sutton, seconded by Mr. Banweg, that Resolution No. 24-124 be adopted on third reading. The motion carried by the following vote:

**Aye:** 7 - Mrs. Kowalski, Mr. Sutton, Mr. Banweg, Dr. Bird, Mr. Foster, Dr. Goetz and Mrs. Heater

- D. [24-125](#)      **AN ORDINANCE VACATING A PORTION OF THE UNIMPROVED RIGHT-OF-WAY KNOWN AS HARDING BOULEVARD WITHIN THE BOSTON PARK SUBDIVISION.**  
**Brief Description:** Request to vacate a 380 foot long section of the unimproved Harding Boulevard adjacent to Barlow Road and within the Boston Park Subdivision.



**Attachments:** [Exhibit A: Map of Harding Vacation](#)  
[Requested Vacation Consolidation with Legal Descriptions](#)  
[PC Decision - Harding Blvd](#)  
[PC Staff Report](#)  
[Original Boston Park Subdivision Plat](#)  
[Reference Maps](#)  
[Ordinance No. 24-125](#)

A motion was made by Mr. Banweg, seconded by Mrs. Heater, that Ordinance No. 24-125 be adopted on third reading. The motion carried by the following vote:

**Aye:** 7 - Mr. Sutton, Mr. Banweg, Dr. Bird, Mr. Foster, Dr. Goetz, Mrs. Heater and Mrs. Kowalski

**E. [24-126](#) A RESOLUTION ADOPTING IN CONCEPT THE CITY OF HUDSON FIVE-YEAR PLAN 2025-2029.**

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

**Attachments:** [Exhibit A: 2025 - 2029 Five Year Plan - Original Draft 10-08-24](#)  
[Changes to 2025-2029 Five Year Plan 11-19-2024](#)  
[Exhibit A: 2025 - 2029 Five Year Plan - Final Draft \(as amended for 11-19-24\)](#)  
[Resolution No. 24-126](#)

A motion to pass was made by Mr. Sutton, seconded by Mr. Banweg.

A motion was made by Mr. Sutton, seconded by Mr. Banweg, that Resolution No. 24-126 be substituted and amended to the version dated November 19, 2024. The motion carried by the following vote:

**Aye:** 7 - Mr. Banweg, Dr. Bird, Mr. Foster, Dr. Goetz, Mrs. Heater, Mrs. Kowalski and Mr. Sutton

The motion to pass as amended carried by the following vote:

**Aye:** 7 - Dr. Bird, Mr. Foster, Dr. Goetz, Mrs. Heater, Mrs. Kowalski, Mr. Sutton and Mr. Banweg

**F. [24-127](#) 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, 2025 AND ENDING DECEMBER 31, 2025.**

**Brief Description:** This Ordinance establishes the City's budget for 2025.

**Attachments:** [Ordinance No. 24-127](#)  
[Ordinance No. 24-127 \(as amended for 11-19-24\)](#)

A motion to pass was made by Dr. Bird, seconded by Mr. Sutton.

A motion was made by Mr. Sutton, seconded by Mr. Banweg, that Ordinance No. 24-127 be

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substituted and amended to the version dated November 19, 2024. The motion carried by the following vote:

**Aye:** 7 - Mr. Foster, Dr. Goetz, Mrs. Heater, Mrs. Kowalski, Mr. Sutton, Mr. Banweg and Dr. Bird

The motion to pass as amended carried by the following vote:

**Aye:** 7 - Dr. Goetz, Mrs. Heater, Mrs. Kowalski, Mr. Sutton, Mr. Banweg, Dr. Bird and Mr. Foster

- G.**      [24-131](#)      **A RESOLUTION ACCEPTING THE CITY MANAGER'S RECOMMENDATION NOT TO IMPLEMENT THE GROWTH MANAGEMENT RESIDENTIAL DEVELOPMENT ALLOCATION SYSTEM DURING CALENDAR YEAR 2025.**  
***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 2025.  
***Attachments:***      [GM Report memo to Council for YR2025](#)  
   [Resolution No. 24-131](#)

Mr. Foster read the title of Resolution No. 24-131, which constituted its second reading.

- H.**      [24-132](#)      **A RESOLUTION ADOPTING IN CONCEPT THE 2026-2030 WALK AND BIKE HUDSON PLAN.**  
***Brief Description:*** The draft Walk and Bike Hudson Plan has been prepared for Council discussion.  
***Attachments:***      [Walk and Bike Plan 2026-2030 11.21.24 - For Adoption in concept](#)  
   [Walk and Bike Plan Appendices A B C D 11.21.24 For Adoption in concept](#)  
   [Staff Memo](#)  
   [Walk & Bike Plan Update - October 2024](#)  
   [Walk and Bike Plan 2026-2030 - Draft](#)  
   [Appendices A B C](#)  
   [Resolution No. 24-132](#)

Mr. Foster read the title of Resolution No. 24-132, which constituted its second reading.

- I.**      [24-133](#)      **AN ORDINANCE RELEASING THE RESERVATION STRIP WITHIN THE PINE TRAILS SUBDIVISION.**  
***Brief Description:*** Request to remove the reservation strip within the Pine Trails Subdivision to provide access to the abutting 18.16 acres which is no longer anticipated for extension of the subdivision.

Attachments: [Applicant letter 9.23.24](#)  
[Nye 18 Acre Boundary Survey](#)  
[Pine Trails Phase I](#)  
[Exhibit A: Pine Trails - GIS Overview](#)  
[Ordinance No. 24-133](#)

Mr. Foster read the title of Ordinance No. 24-133, which constituted its second reading.

#### 14. Executive Session

A motion was made by Mr. Sutton, seconded by Mr. Banweg, to enter into executive session to discuss the promotion and/or appointment of a public employee, and to discuss matters that are required to be kept confidential by law. Invited to executive session were all members of Council, the Mayor, the City Solicitor, and the City Manager. The motion carried by the following roll call vote:

Aye: 7 - Mrs. Heater, Mrs. Kowalski, Mr. Sutton, Mr. Banweg, Dr. Bird, Mr. Foster and Dr. Goetz

*Executive session ended at 8:43 p.m.*

#### 15. Adjournment

There being no further business, Mr. Foster adjourned the regular meeting at 8:43 p.m.

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**Christopher W. Foster, Acting 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.*