



# 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, October 1, 2024

7:30 PM

Town Hall  
27 East Main Street

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### 1. Call to Order

Mayor Anzevino 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; Mr. Pitchford, City Solicitor & Special Counsel; Mrs. Wheeler, Clerk of Council; Mr. Hannan, Community Development Director; Mr. Leiter, HCTV Production Assistant; and Mr. Varnes, Fire/EMS Chief.*

### 4. Approval of the Minutes

#### A. [24-0092](#)

#### **Minutes of Previous Council Meetings**

**Brief Description:** Draft minutes of previous meetings are provided for City Council's review and approval.

**Attachments:** [September 17, 2024 Council Meeting Minutes - Draft](#)  
[September 24, 2024, Council Workshop Minutes - Draft](#)

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

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

## 5. Proclamations

- A. [24-0093](#) **Special Recognition of National Colonial Heritage Month**  
**Brief Description:** Mayor Anzevino will proclaim the month of October, 2024, as “National Colonial Heritage Month” in Hudson.  
**Attachments:** [Colonial Heritage Month 2024](#)

Mayor Anzevino read the proclamation in its entirety.

- B. [24-0094](#) **Special Recognition of the 175th Anniversary of the Hudson Fire Department**  
**Brief Description:** Mayor Anzevino will proclaim and recognize the 175th Anniversary of the Hudson Fire Department. Fire Chief Jerry Varnes will be in attendance to accept this Proclamation.  
**Attachments:** [Hudson Fire Department 175th Anniversary](#)

*Mr. Foster thanked Chief Varnes for his service.*

Mayor Anzevino read the proclamation in its entirety.

## 6. Public Hearing

- A. [24-86](#) **AN ORDINANCE PERMITTING FUNDS-IN-LIEU OF SIDEWALKS CITYWIDE AND REAFFIRMING THE CITY’S COMMITMENT TO NON-VEHICULAR CONNECTIVITY IN THE CITY OF HUDSON.**  
**Brief Description:** The Council of the City of Hudson seeks to clarify conflicting variance precedents granted by the Board of Zoning & Building Appeals.  
**Attachments:** [Ordinance No. 24-86 \(as revised 7-16-2024\)](#)  
[PC 24-842 Decision - LDC amendment - Sidewalk Funds-in-Lieu](#)

Mayor Anzevino opened the public hearing at 7:38 p.m. There being no public comments, Mayor Anzevino closed the public hearing at 7:39 p.m.

## 7. Public Comments

*Ms. Susan Newman, 2694 Stonebridge Ct., read a letter to Council on behalf of the Hudson Heritage Association, stating that the Leadership Hudson project to install a "Hudson" sign on the Hudson Green would not be a good fit or appropriate fixture.*

## 8. Correspondence and Council Comments

*Mrs. Kowalski provided a summary of the Fire/EMS Study meeting that occurred on Monday. She stated that the group reviewed the scope of services, an assessment of facility and equipment would be performed, a report of initial findings would be available by the end of October, a first draft of the report is scheduled for*

*mid-December and a final presentation to Council would be at the last workshop in January 2025. Mrs. Kowalski further stated that the Fire/EMS open house is October 14th from 5:30 p.m. to 8:30 p.m. and the first 100 residents to bring in an expired fire extinguisher can exchange it for a new one.*

*Mr. Sutton provided a Tree Commission update, stating that the spotted lantern fly is primarily attacking maple, oak, and trees of heaven and has the potential for significant damage. The group also reviewed the draft of the Downtown Plan and discussed the plantings noted. Mr. Sutton also stated that the arborist thinks the Hudson greens are at-capacity for memorial plantings and requested a discussion item on how to best use the money collected for said plantings.*

*Mr. Banweg shared an update on the Economic Growth Board and how they are engaging with local merchants, announced the business appreciation lunch on November 21st, and stated concerns about lawn maintenance crew parking creating unsafe hazards. He also made additional comments about the introduction to the project plan of the Fire/EMS study and how to make capabilities available to the public.*

*Dr. Bird stated that the Personnel Advisory and Appeals Board finished reviewing minor changes to the employee handbook and it will come back to Council in the next month for approval.*

*Mr. Foster reminded Councilmembers about the special meeting on Saturday, October 5th for Charter Review Commission applicants. He also explained that Mrs. Heater had an unexpected absence due to a flight cancellation.*

*Mayor Anzevino stated that there is a ribbon cutting on October 2nd at Barrio at noon, and the 63rd annual Parade of Bands is on Saturday, October 5th at Hudson High School.*

## **9. Report of Manager**

*Mr. Sheridan congratulated the fire department on its 175th anniversary, announced that the last farmer's market is Saturday, October 5th, an eWorks recycling event is taking place at City Hall on Saturday, October 12th, an open house for safety services is on October 14th, and thanked members of the Comprehensive Plan Steering Committee for all their hard work.*

*Mr. Sheridan also provided an update to staff's efforts following the August 8th flood. He stated that staff has conducted 351 door- to-door discussions, Public Works has cleared 100 percent of debris, Summit County made improvements to the Brunswick pump station, and planned updates to the Brandywine and Tinkers Creek watersheds.*

*Further, Mr. Sheridan asked if there was interest in looking into backflow preventers for County sanitary sewer lines in basements. There was Council consensus to get more information on costs and options. Mr. Banweg asked if there was an official report on the failures of the sanitary pump stations. Mr. Sheridan reviewed what was known about the ones located in the City. He also communicated a request from the Utility Billing office, asking if residents affected by flooding can have their water and electric bills deferred.*

## **10. Appointments**

*No appointments were made but Mr. Foster announced full-term vacancies on several boards, starting January 1, 2025.*

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

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

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

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

- A. [24-118](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO BID AND AWARD FOR THE PRINTING SERVICES FOR THE FOCUS ON HUDSON NEWSLETTER.**  
**Brief Description:** This request is to enable the Communications Department to bid and award a multi-year printing and mailing services for the Focus on Hudson Newsletter.

**Attachments:** [Resolution No. 24-118](#)

Resolution No. 24-118 was approved on the Consent Agenda.

- B. [24-119](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT WITH GPD GROUP FOR THE DESIGN OF THE HINES HILL GRADE SEPARATION PROJECT (ODOT PID 121034).**  
**Brief Description:** The purpose of this request for proposal (RFP) was to solicit proposals from professional design, engineering and surveying consultants (Consultant) for the analysis, engineering, and detailed design of a Railroad Grade Separation Bridge on Hines Hill Road over the Norfolk Southern Railroad tracks. The project includes the study, design and necessary coordination for the new bridge, roadway and pedestrian improvements, drainage improvements, street lighting, and other miscellaneous design items as described in the formal Request for Proposals (RFP).

**Attachments:** [Resolution No. 24-119](#)

Resolution No. 24-119 was approved on the Consent Agenda.

- C. [24-120](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH OARNET FOR THE LICENSING OF VMWARE SOFTWARE FOR THE NEXT FIVE YEARS AND DECLARING AN EMERGENCY.**

**Brief Description:** This Resolution is for approval to enter into an agreement with OARnet to allow the City of Hudson to fix costs for the annual renewal of VMWare licensing for the next five-years.

**Attachments:** [City Of Hudson Ohio - VMware - 09.05.2024 - Quote 37740441](#)  
[Resolution No. 24-120](#)

Resolution No. 24-120 was approved on the Consent Agenda.

## 12. Legislation

### A. [24-76](#) AN ORDINANCE ADOPTING THE 2024 COMPREHENSIVE PLAN

**Brief Description:** The ordinance would adopt the City's update to the Comprehensive Plan.

**Attachments:** [Exhibit A: Hudson Comprehensive Plan 2024 - Draft Plan \(9.26.24\)](#)  
[Hudson Comprehensive Plan 2024 - Draft Appendix](#)  
[PC 24-820 Decision Comprehensive Plan Recommendation \(FINAL\)](#)  
[Ordinance No. 24-76](#)

*Mr. Sutton thanked everyone involved in drafting the Comprehensive Plan. Mr. Foster echoed Mr. Sutton's comments and added that there was a lot of community input.*

A motion was made by Mr. Sutton, seconded by Mr. Banweg, to pass Ordinance No. 24-76.

A motion was made by Mr. Sutton, seconded by Mrs. Kowalski, to substitute Exhibit A for the version dated September 26, 2024. The motion carried by the following vote:

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

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

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

### B. [24-86](#) AN ORDINANCE PERMITTING FUNDS-IN-LIEU OF SIDEWALKS CITYWIDE AND REAFFIRMING THE CITY'S COMMITMENT TO NON-VEHICULAR CONNECTIVITY IN THE CITY OF HUDSON.

**Brief Description:** The Council of the City of Hudson seeks to clarify conflicting variance precedents granted by the Board of Zoning & Building Appeals.

**Attachments:** [Ordinance No. 24-86 \(as revised 7-16-2024\)](#)  
[PC 24-842 Decision - LDC amendment - Sidewalk Funds-in-Lieu](#)

Mayor Anzevino read the title of Ordinance No. 24-86, which constituted its second reading.

### C. [24-103](#) A RESOLUTION ADOPTING IN CONCEPT THE 2024 SAFE ROUTES TO SCHOOL TRAVEL PLAN.

**Brief Description:** The Safe Routes to School Travel Plan was last updated in 2011. In 2023, the City received a grant from the Ohio Department of

Transportation (ODOT) to develop a new School Travel Plan. A core team was selected to guide the effort, consisting of representatives from Hudson City Schools, City Council, and City Staff. With the assistance of an engineering traffic safety consultant, the new School Travel Plan was recently completed. City staff will review the plan with City Council.

**Attachments:**     [Memo To Council 9-3-2024](#)  
                              [Exhibit A - 2024 Safe Routes School Travel Plan 9-3-2024](#)  
                              [2011 Safe Routes School Travel Plan](#)  
                              [Exhibit A - 08-27-2024](#)  
                              [Resolution No. 24-103](#)

*Mrs. Kowalski thanked everyone involved in the Safe Routes to School Travel Plan. Mr. Foster stated that this document tells the City what its priorities should be and would not support its passage. Mr. Banweg also did not appreciate the whole plan, but knowing the City is not obligated to follow it is sufficient for him to vote in favor of it.*

*Mrs. Kowalski stated that she also voiced concerns, however, a plan is required for State grant opportunities. Mr. Sheridan also clarified that with State funding, if something is not in the plan, then it is not eligible for grants.*

**Mayor Anzevino read the title of Resolution No. 24-103, which constituted its third reading. A motion was made by Mrs. Kowalski, seconded by Dr. Bird, to pass Resolution No. 24-103. The motion carried by the following vote:**

**Aye:** 5 - Mr. Sutton, Mr. Banweg, Dr. Bird, Dr. Goetz and Mrs. Kowalski  
**Nay:** 1 - Mr. Foster

**D.     [24-110](#)     AN ORDINANCE AMENDING CITY COUNCIL RULES TO ESTABLISH A PROCESS FOR THE REFERRAL OF MATTERS TO BOARDS AND COMMISSIONS EFFICIENTLY BY MOTION; AND DECLARING AN EMERGENCY.**

**Brief Description:** This ordinance simplifies the parliamentary procedure for City Council's referral of items or topics to City boards and commissions.

**Attachments:**     [Ordinance No. 24-110](#)

**Mayor Anzevino read the title of Ordinance No. 24-110, which constituted its second reading.**

**E.     [24-111](#)     AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$740,000 OF TAXABLE ECONOMIC DEVELOPMENT NONTAX REVENUE BOND ANTICIPATION NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING COSTS OF ACQUIRING APPROXIMATELY 4.0 ACRES OF REAL PROPERTY LOCATED NEAR THE SOUTHWEST CORNER OF OWEN BROWN STREET AND MORSE ROAD.**

**Brief Description:** This ordinance allows for the refinancing of existing financial obligations of the City. It allows for the rollover of note proceeds used to pay for the former Windstream property at 100 Owen Brown Street, purchased as part of the Downtown Phase II Project.

Attachments:     [Ordinance No. 24-111](#)

Mayor Anzevino read the title of Ordinance No. 24-111, which constituted its second reading.

- F.     [24-112](#)     **AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$925,000 OF TAXABLE ECONOMIC DEVELOPMENT NONTAX REVENUE BOND ANTICIPATION NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING COSTS OF ACQUIRING APPROXIMATELY 1.0 ACRE OF REAL PROPERTY LOCATED AT 94 OWEN BROWN STREET.**

**Brief Description:** This ordinance allows for the financing of the former Windstream property at 94 Owen Brown Street, purchased as part of the Downtown Phase II Project.

Attachments:     [Ordinance No. 24-112](#)

Mayor Anzevino read the title of Ordinance No. 24-112, which constituted its second reading.

- G.     [24-113](#)     **AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED \$7,300,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING COSTS OF IMPROVING CITY-OWNED PROPERTY LOCATED AT 5810 HUDSON DRIVE BY CONSTRUCTING, FURNISHING EQUIPPING AND OTHERWISE IMPROVING (i) A NEW SALT STORAGE FACILITY AND (ii) A NEW BUS MAINTENANCE AND STORAGE FACILITY AND CLEARING, IMPROVING AND EQUIPPING THE SITE.**

**Brief Description:** This ordinance allows for the refinancing of existing financial obligations of the City. It allows for the sale of notes to finance the cost of the new bus garage and salt storage facility.

Attachments:     [Fiscal Officer Certificate - 5810 Hudson Dr Salt Storage](#)  
                              [Ordinance No. 24-113](#)

Mayor Anzevino read the title of Ordinance No. 24-113, which constituted its second reading.

- H.     [24-114](#)     **AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED \$3,295,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING COSTS OF ACQUIRING REAL PROPERTY IDENTIFIED BY THE SUMMIT COUNTY FISCAL OFFICER AS PERMANENT PARCEL NOS. 30-01315 AND 30-01316 AND CONSISTING OF APPROXIMATELY 31 ACRES KNOWN AS 5431 HUDSON DRIVE IN THE CITY FOR THE PURPOSE OF PROVIDING A FACILITY HOUSING FUNCTIONS OF THE CITY'S DEPARTMENT OF PUBLIC WORKS AND CONSTRUCTING, FURNISHING AND EQUIPPING THAT FACILITY AND CLEARING, EQUIPPING AND IMPROVING**

**THAT SITE**

**Brief Description:** This ordinance allows for the financing of the purchase of the Hudson Drive property that will be used for the new Public Works facility as well as financing the cost of design of the new facility.

**Attachments:** [Fiscal Officer Certificate - 5431 Hudson Drive Public Works](#)  
[Ordinance No. 24-114](#)

Mayor Anzevino read the title of Ordinance No. 24-114, which constituted its second reading.

- I. [24-115](#) **AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED \$2,700,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING COSTS OF CONSTRUCTING, FURNISHING AND EQUIPPING A NEW CLUBHOUSE AT THE CITY'S ELLSWORTH MEADOWS GOLF CLUB AND CLEARING, IMPROVING AND EQUIPPING ITS SITE.**

**Brief Description:** This ordinance allows for the financing a portion of the new clubhouse at Ellsworth Meadows Golf Club. The total cost is estimated at \$3.1 million. The balance of the project cost will be paid from the golf course fund balance.

**Attachments:** [Fiscal Officer Certificate - Ellsworth Meadows Golf Club](#)  
[Ordinance No. 24-115](#)

Mayor Anzevino read the title of Ordinance No. 24-115, which constituted its second reading.

- J. [24-116](#) **AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED \$1,750,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING COSTS OF IMPROVING THE CITY'S RECREATIONAL FACILITIES BY INSTALLING AND IMPROVING A MULTIPURPOSE TRAIL ALONG BOSTON MILLS ROAD BETWEEN TIMBERLINE TRAIL AND LAKE FOREST DRIVE.**

**Brief Description:** This ordinance allows for the financing of the trail along Boston Mills Road from Timberline Trail (Reserve at River Oaks) to Lake Forest Drive as part of the connectivity plan.

**Attachments:** [Fiscal Officer Certificate - Boston Mills Rd Trail](#)  
[Ordinance No. 24-116](#)

Mayor Anzevino read the title of Ordinance No. 24-116, which constituted its second reading.

- K. [24-117](#) **AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED \$1,000,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING COSTS OF IMPROVING THE CITY'S RECREATIONAL FACILITIES BY INSTALLING AND IMPROVING A**

**MULTIPURPOSE TRAIL ALONG VALLEY VIEW ROAD BETWEEN STATE ROUTE 91 AND HUNTING HOLLOW DRIVE AND CONTINUING ON HUNTING HOLLOW DRIVE TO PROSPECT ROAD.**

**Brief Description:** This ordinance allows for the financing of the trail along Valley View Road between SR 91 and Hunting Hollow Drive and on Hunting Hollow Drive to Prospect Road as part of the connectivity plan.

**Attachments:** [Fiscal Officer Certificate - Valley View Rd Trail](#)  
[Ordinance No. 24-117](#)

Mayor Anzevino read the title of Ordinance No. 24-117, which constituted its second reading.

- L. [24-121](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PURCHASE AND SALE AGREEMENT WITH NORFOLK SOUTHERN RAILWAY COMPANY FOR THE PURCHASE OF APPROXIMATELY 10.77 ACRES LOCATED AT PARCEL NO. 30-04145 IN THE CITY OF HUDSON, OHIO, FOR PUBLIC PURPOSES.**

**Brief Description:** The City Manager is requesting City Council authorize him to enter into an agreement for the Purchase of Property for future rails to trail project. (See the attached map.) The cost of the property is \$510,000 for a portion of Summit County, Ohio parcel 30-04145, currently owned by Norfolk Southern Railway Company, located at 650 W. Peachtree Street NW, Atlanta, Georgia 30308, and an additional \$30,000 for abandonment of the railroad, for a total cost of \$540,000.

**Attachments:** [Exhibit A: Map of RR Purchase Area Sept 2024](#)  
[Resolution No. 24-121](#)

Mayor Anzevino read the title of Resolution No. 24-121, which constituted its first reading.

**13. Executive Session**

A motion was made by Mr. Foster, seconded by Mr. Sutton, to enter into executive session to discuss imminent and pending litigation. Invited to executive session were all members of Council, the Mayor, the City Manager, outside legal counsel, and the City Solicitor. The motion carried by the following roll call vote:

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

**14. Adjournment**

*Mayor Anzevino recessed the regular meeting at 8:32 p.m. and reconvened the regular meeting at 9:39 p.m.*

**There being no further business, Mayor Anzevino adjourned the regular meeting at 9:39 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.*