



City of Hudson, Ohio

Meeting Minutes - Draft City Council

*Jeffrey L. Anzevino, Mayor
Vacant (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, November 18, 2025

7:30 PM

Town Hall
27 East Main Street

City Council Meeting to begin at 7:30 p.m.; followed by Regular Workshop

Regular Meeting

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: 5 - Dr. Bird, Dr. Goetz, Mrs. Heater, Mrs. Kowalski and Mr. Sutton

Absent: 1 - Mr. Banweg

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

4. Approval of the Minutes

A. [25-0129](#)

Minutes of Previous Council Meetings

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

Attachments: [October 21, 2025 Council Meeting Minutes - Draft](#)
[October 28, 2025 Council Workshop Minutes - Draft](#)

A motion was made by Dr. Bird, seconded by Dr. Goetz, that the minutes be approved as submitted. The motion passed by the following vote:

Aye: 5 - Dr. Bird, Dr. Goetz, Mrs. Heater, Mrs. Kowalski and Mr. Sutton

Absent: 1 - Mr. Banweg

5. Public Hearing

- A. [25-110](#) **AN ORDINANCE AMENDING CHAPTER 1206 OF THE LAND DEVELOPMENT CODE RELEVANT TO REMOVE ASSISTED LIVING, CONTINUING CARE RETIREMENT COMMUNITIES, AND INSTITUTIONAL RESIDENTIAL FROM ALLOWED USES WITHIN THE COMMERCIAL-FOCUSED DISTRICTS.**

Brief Description: Proposed amendment to the Land Development Code to remove Assisted Living, Continuing Care Retirement Communities, and Institutional Residential from allowed uses within the commercial focused districts.

Attachments: [Exhibit A and B](#)
[City Council memo July 8 2025 workshop](#)
[EMS One Mile Buffer](#)
[Signed PC Decision](#)
[Map of Existing Facilities](#)
[LDC draft 10.24.25 with PC Recommendation](#)
[Ordinance No. 25-110](#)

Mayor Anzevino opened the public hearing at 7:32 p.m.

Mrs. Sarah Norman, Chair of the Planning Commission, 2212 Edgeview Dr., explained why the Planning Commission recommendation language changed so much from the legislation that was introduced, taking into consideration the overlay district and balancing the development of Hudson.

There being no further comments, Mayor Anzevino closed the public hearing at 7:36 p.m.

A public hearing was held on Ordinance No. 25-110.

6. Public Comments

Mr. Cody Conley, 5430 Sullivan Road, introduced himself as an applicant for the Ward 2 vacancy.

7. Correspondence and Council Comments

Dr. Goetz stated that she attended the Veterans' Day event and thanked Mrs. Kowalski and Mrs. Heater for their work on Council.

Dr. Bird also thanked Mrs. Kowalski and Mrs. Heater for their work on Council.

Mrs. Kowalski thanked staff, Council, the Mayor, and her family for a rewarding experience to serve the community.

Mrs. Heater stated that it was an honor and privilege to serve the last four years. She thanked Mr. Sheridan and staff members.

Mayor Anzevino thanked Mrs. Kowalski, Mrs. Heater, and acknowledged Mr. Banweg and former Council President Foster, for their service to the City. He also attended a ribbon cutting ceremony for Denim and Design, Foil Hair Co., Essentials Garden and Outdoor Living. He announced the annual business breakfast on Friday, November 21.

A. Discussion: Ward 2 Vacancy

Mayor Anzevino provided background on the Ward 2 vacancy and how it is to be filled, per the City Charter.

Mrs. Kowalski called for a point of order, stating that the discussion items for the Ward 2 vacancy and the election to fill the unexpired term of the Council President seemed out of order. Mr. Sutton disagreed and noted that, as the requestor of the discussion item, it was placed on the agenda as a procedural discussion and not an appointment. Mrs. Kowalski responded that it was not her intention to imply an appointment would be made but that it is the Council President's prerogative to do so, per Mr. Pitchford's memo to Council.

A motion was made by Mrs. Kowalski, seconded by Dr. Goetz, to switch the order of the discussion items under Section 7 of the agenda. The motion carried by the following vote:

Aye: Dr. Goetz, Mrs. Kowalski, and Dr. Bird

Nay: Mrs. Heater and Mr. Sutton

Dr. Bird, Dr. Goetz, and Mrs. Kowalski stated their preference was to advertise for the vacancy, accept applications, and interview applicants to fill the vacancy by January 4, 2026.

Mr. Pitchford stated that if Council did not fill the vacancy by January 4, 2026, Council must put a resolution on the agenda to put the vacancy on the ballot for the May 5, 2026 election. Discussion followed regarding special elections and the cost thereof.

Mr. Sutton and Mrs. Heater preferred sending the vacancy to the ballot.

A simple majority requested applications from interested residents and interviews. Mr. Sheridan stated that the applications would be accepted from November 19th until noon on November 25th, with an executive session to review on December 2nd.

This item was discussed.

B. Discussion: Election to Fill the Unexpired Term of the President of Council

Mayor Anzevino provided background on the Council President vacancy, as well as the distinction between an absence versus a vacancy and the distinction between a meeting chair versus Interim Council President.

Dr. Bird stated that his preference would be to elect a chair for the meetings and wait on the election of a new Council President after new members are seated.

Mr. Sutton noted that it was important to have a Council President in order to continue with the operations of the City and nominated himself for Interim Council President. Mrs. Heater seconded his nomination.

Dr. Goetz nominated Dr. Bird for Interim Council President. Mrs. Kowalski seconded the nomination. Dr. Bird

accepted the nomination.

Ms. Wheeler called the roll on nominations for Interim Council President:

Mrs. Heater - Sutton

Mrs. Kowalski - Bird

Mr. Sutton - Sutton

Dr. Bird - Bird

Dr. Goetz - Bird

With only three (3) affirmative votes for Dr. Bird, an Interim Council President was not elected.

Mrs. Kowalski nominated Dr. Bird for Interim Council President. Dr. Goetz seconded the nomination. Dr. Bird accepted the nomination.

Mrs. Heater nominated Mr. Sutton for Interim Council President. Mr. Sutton seconded the nomination.

Ms. Wheeler called the roll a second time on nominations for Interim Council President:

Mrs. Kowalski - Bird

Mr. Sutton - Sutton

Dr. Bird - Bird

Dr. Goetz - Bird

Mrs. Heater - Sutton

With only three (3) affirmative votes for Dr. Bird, an Interim Council President was not elected.

In a third round, Mrs. Kowalski nominated Dr. Bird for Interim Council President. Dr. Goetz seconded the nomination. Dr. Bird accepted the nomination.

Mrs. Heater nominated Mr. Sutton for Interim Council President. Mr. Sutton seconded the nomination.

Ms. Wheeler called the roll on nominations for Interim Council President:

Mr. Sutton - Sutton

Dr. Bird - Bird

Dr. Goetz - Bird

Mrs. Heater - Sutton

Mrs. Kowalski - Bird

With only three (3) affirmative votes for Dr. Bird, an Interim Council President was not elected.

Mayor Anzevino decided to close the vote on this topic.

This item was discussed.

8. Report of Manager

Mr. Sheridan thanked Mrs. Kowalski and Mrs. Heater for their service to the City.

9. Appointments

A. Council Liaisons to Volunteer Fire Fighter Dependent Fund Board

Appointments were not made to the Volunteer Fire Fighter Dependent Fund Board, however, a discussion followed on the timeline. Further discussion followed if the Council President has sole discretion over appointments.

10. Suspension of the Rules for the Consent Agenda

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

Aye: 5 - Dr. Bird, Dr. Goetz, Mrs. Heater, Mrs. Kowalski and Mr. Sutton

Absent: 1 - Mr. Banweg

Approval of the Consent Agenda

A motion was made by Dr. Bird, seconded by Dr. Goetz, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 5 - Dr. Goetz, Mrs. Heater, Mrs. Kowalski, Mr. Sutton and Dr. Bird

Absent: 1 - Mr. Banweg

- A. [25-0130](#) **A Motion Directing the Clerk to Send Notice to the Ohio Division of Liquor Control Indicating No Request for a Hearing Regarding an Application to Change the Membership in an Issued Liquor Permit to Sell Alcoholic Beverages for Aladdins Eatery of Hudson, LLC, 44 Park Lane, Hudson.**

Brief Description: The Clerk is in receipt of the attached Notice to Legislative Authority dated *October 20, 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 *November 9, 2025*. An extension to *December 9, 2025* was granted.

Attachments: [Aladdins Eatery Membership Change](#)

Motion No. 25-0130 was approved on the Consent Agenda.

- B. [25-171](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PURCHASE AGREEMENT FOR A PREFABRICATED PUBLIC RESTROOM STRUCTURE FOR THE OAK GROVE PARK INCLUSIVE PLAYGROUND.**

Brief Description: Staff is seeking permission to purchase and install a prefabricated concrete public restroom structures for Oak Grove Park through CXT Concrete Buildings.

Attachments: [Resolution No. 25-171](#)

Resolution No. 25-171 was approved on the Consent Agenda.

- C. [25-172](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH ZUPKA & ASSOCIATES FOR FINANCIAL AUDIT SERVICES FOR THE CITY OF HUDSON FOR THE 2025-2029 AUDITS.**

Brief Description: This legislation authorizes the City Manager to enter into a contract for the City's annual audit for the years 2025-2029.

Attachments: [City of Hudson Award Letter](#)
[City of Hudson MOA-COC](#)
[City of Hudson 25-29 Zupka&Associates CostProposal](#)
[City of Hudson 25-29 Zupka&Associates Technical Proposal](#)
[Resolution No. 25-172](#)

Resolution No. 25-172 was approved on the Consent Agenda.

11. Legislation

- A. [25-110](#) **AN ORDINANCE AMENDING CHAPTER 1206 OF THE LAND DEVELOPMENT CODE RELEVANT TO REMOVE ASSISTED LIVING, CONTINUING CARE RETIREMENT COMMUNITIES, AND INSTITUTIONAL RESIDENTIAL FROM ALLOWED USES WITHIN THE COMMERCIAL-FOCUSED DISTRICTS.**

Brief Description: Proposed amendment to the Land Development Code to remove Assisted Living, Continuing Care Retirement Communities, and Institutional Residential from allowed uses within the commercial focused districts.

Attachments: [Exhibit A and B](#)
[City Council memo July 8 2025 workshop](#)
[EMS One Mile Buffer](#)
[Signed PC Decision](#)
[Map of Existing Facilities](#)
[LDC draft 10.24.25 with PC Recommendation](#)
[Ordinance No. 25-110](#)

Mr. Sutton stated that, while not entirely opposed to the Planning Commission's proposal, he was very concerned about adding additional non-residential uses in residential districts, especially in D2, when residents have very recently expressed a desire to keep it residential-focused.

Dr. Bird stated his intention to abstain due to a conflict and added that the legislation does not pertain to current facilities. He also requested current EMS staff continue work with staff at senior facilities to identify ways to reduce 911 calls for non-serious falls and injuries.

There was consensus amongst the other Councilmembers to postpone the vote on this legislation.

Mayor Anzevino read the title of Ordinance No. 25-110, which constituted its fourth reading.

A motion was made by Mr. Sutton, seconded by Dr. Goetz, to pass Ordinance No. 25-110 as introduced.

A motion was made by Mr. Sutton, seconded by Dr. Goetz, to postpone Ordinance No. 25-110 to the December 9, 2025, Council Workshop, and December 16, 2025 Council meeting. The motion carried by the following vote:

Aye: 4 - Mrs. Heater, Mrs. Kowalski, Mr. Sutton and Dr. Goetz

Absent: 1 - Mr. Banweg

Abstain: 1 - Dr. Bird

- B. [25-146](#) AN ORDINANCE AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF HUDSON AND CHAPTER 1205, CHAPTER 1206, AND CHAPTER 1213 OF THE LAND DEVELOPMENT CODE TO ESTABLISH ZONING DISTRICT 11.**

Brief Description: Proposed amendment to the Land Development Code to establish Zoning District 11 along the South Darrow Road Corridor.

Attachments: [Exhibit A: District 11 Regulations Draft 9.2.25](#)

[Zoning District 11 Boundary Map](#)

[Hudson Zoning Map - Proposed 9.16.25](#)

[South Darrow Subcommittee District 8 to Proposed District 11 Matrix 7.21.2025](#)

[City Council Memo - Subcommittee Research Summary](#)

[South Darrow Road Zoning Timeline 08.29.2025](#)

[Ordinance No. 25-146](#)

Mayor Anzevino read the title of Ordinance No. 25-146, which constituted its second reading.

- C. [25-157](#) AN ORDINANCE ESTABLISHING A RULE TO ALLOW THE EFFICIENT POSTPONEMENT OF A LEGISLATIVE ITEM; AND DECLARING AN EMERGENCY.**

Brief Description: City Council seeks to streamline and clarify its parliamentary process for postponing items to a date certain.

Attachments: [Ordinance No. 25-157](#)

Mayor Anzevino read the title of Ordinance No. 25-157, which constituted its third reading.

A motion was made by Mr. Sutton, seconded by Dr. Bird, to pass Ordinance No. 25-157.

A motion was made by Mrs. Kowalski, seconded by Dr. Goetz, to postpone Ordinance No. 25-157 to the December 9, 2025 Council Workshop and December 16, 2025 Council meeting agenda. The motion failed by the following vote:

Aye: 2 - Mrs. Kowalski and Dr. Goetz

Nay: 3 - Mr. Sutton, Dr. Bird and Mrs. Heater

Absent: 1 - Mr. Banweg

The motion to pass carried by the following vote:

Aye: 5 - Mr. Sutton, Dr. Bird, Dr. Goetz, Mrs. Heater and Mrs. Kowalski

Absent: 1 - Mr. Banweg

- D. [25-163](#) **AN ORDINANCE AMENDING SECTION 410.01, SCHEDULE I, “EXISTING POSTED SPEED LIMITS,” OF THE TRAFFIC CODE TO LOWER THE SPEED LIMIT FROM 45 MILES PER HOUR TO 35 MILES PER HOUR ON HINES HILL ROAD BETWEEN THE WESTERN CORPORATION LINE TO PROSPECT STREET; AND DECLARING AN EMERGENCY.**

Brief Description: During the preliminary design of the Hines Hill Road Bridge project, it was determined that the speed limit along Hines Hill Road from the western corporation line to Prospect Street should be lowered from 45 mph to 35 mph.

Attachments: [Resident Email #1](#)
 [Resident Email #2](#)
 [Resident Email #3](#)
 [Resident Email #4](#)
 [Ordinance No. 25-163](#)

Mayor Anzevino read the title of Ordinance No. 25-163, which constituted its second reading.

- E. [25-164](#) **A RESOLUTION ADOPTING IN CONCEPT THE CITY OF HUDSON FIVE-YEAR PLAN 2026-2030.**

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

Attachments: [Council Memo - Five Year Plan Highlights 2026- 2030](#)
 [Exhibit A Revised: 2026 - 2030 Five Year Plan - Final Draft 11-25-25](#)
 [Exhibit A: 2026 - 2030 Five Year Plan - Original Draft 10-14-2025](#)
 [Changes to 2026-2030 Five Year Plan 11-25-25](#)
 [Changes to 2026-2030 Five Year Plan \(for 10-21-25\)](#)
 [Schedule for 2026 - 2030 Five Yr Plan & Budget - 1-1-2025](#)
 [Resolution No. 25-164](#)

Mayor Anzevino read the title of Resolution No. 25-164, which constituted its second reading.

- F. [25-165](#) **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, 2026 AND ENDING DECEMBER 31, 2026**

Brief Description: This Ordinance establishes the City’s budget for 2026.

Attachments: [Ordinance No. 25-165](#)

Mayor Anzevino read the title of Ordinance No. 25-165, which constituted its second reading.

- G. [25-166](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A SETTLEMENT AGREEMENT WITH BEAVER**

EXCAVATING REGARDING THE USE OF PARCEL 3009781 AS A TEMPORARY CONSTRUCTION YARD.

Brief Description: Beaver Excavating is stating a need to utilize the current construction yard until July 5, 2026, the end date of the lease agreement. Since the City purchased the property while the lease from the previous owner was still in effect, the Solicitors office recommends a settlement agreement to allow the use of the property under the expired permit until the lease expiration and to require liquidated damages to ensure they vacate per the lease expiration in July and that the site be properly restored.

Attachments: [Stow Rd Executed Property Agreement](#)
 [Stow Rd Property Permit Extension Request #3 July 2025](#)
 [Resolution No. 25-166](#)

Mayor Anzevino read the title of Resolution No. 25-166, which constituted its second reading.

- H. [25-169](#) **A RESOLUTION AUTHORIZING THE CITY COUNCIL PRESIDENT TO ENTER INTO A RETROACTIVE AMENDMENT TO THE CITY MANAGER EMPLOYMENT CONTRACT WITH THOMAS J. SHERIDAN; AND DECLARING AN EMERGENCY.**

Brief Description: City Council will take action pertaining to City Manager Thomas Sheridan's Employment Agreement and his annual review.

Attachments: [Exhibit A: Sheridan Employment Contract Amendment - 2025](#)
 [Resolution No. 25-169](#)

Mayor Anzevino read the title of Resolution No. 25-169, which constituted its second reading.

- I. [25-170](#) **A RESOLUTION AUTHORIZING THE INSTALLATION OF A COMMEMORATIVE PLAQUE FOR PRESIDENT-ELECT ABRAHAM LINCOLN'S TRAIN STOP ON FEBRUARY 15, 1861, ON THE SITE OF THE FORMER HUDSON RAILROAD DEPOT.**

Brief Description: The City Administration discussed in August 2025 this commemorative plaque that was erected several years ago near the site of the former Hudson train depot commemorating President-Elect Abraham Lincoln's stop in Hudson on February 15, 1861 on his route to Washington D.C. for his first inauguration.

Attachments: [Abraham Lincoln Plaque](#)
 [Existing Site Location Map](#)
 [Historical Map](#)
 [Resolution No. 25-170](#)

Mayor Anzevino read the title of Resolution No. 25-170, which constituted its second reading.

- J. [25-173](#) **AN ORDINANCE AMENDING CHAPTER 220 OF THE CODIFIED ORDINANCES TO CREATE A "CLERK PRO TEMPORE."**

Brief Description: City Council seeks to create and define the role of a Clerk of Council Pro Tempore, who will serve in the absence or disability of the Clerk of Council.

Attachments: [Ordinance No. 25-173](#)

Mayor Anzevino read the title of Ordinance No. 25-173, which constituted its first reading.

K. [25-174](#) **A RESOLUTION ACCEPTING THE CITY MANAGER'S RECOMMENDATION NOT TO IMPLEMENT THE GROWTH MANAGEMENT RESIDENTIAL DEVELOPMENT ALLOCATION SYSTEM DURING CALENDAR YEAR 2026.**

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 2026.

Attachments: [GM Report memo to Council for YR2026](#)
[Resolution No. 25-174](#)

Mayor Anzevino read the title of Resolution No. 25-174, which constituted its first reading.

A motion was made by Mr. Sutton, seconded by Dr. Bird, to refer Resolution No. 25-174 to the Planning Commission. The motion carried by the following vote:

Aye: 5 - Dr. Bird, Dr. Goetz, Mrs. Heater, Mrs. Kowalski and Mr. Sutton

Absent: 1 - Mr. Banweg

12. Executive Session

Since a Chairperson is required to preside over executive session and the Workshop, Mayor Anzevino opened the floor to nominations.

Mr. Sutton rescinded his request for discussion of the City Manager's contract during executive session.

A motion was made by Dr. Goetz, seconded by Mrs. Kowalski, to elect Dr. Bird as the Chair of the November 18, 2025 executive session and the Council Workshop. The motion carried by the following vote:

Aye: 4 - Dr. Goetz, Mrs. Heater, Mrs. Kowalski and Dr. Bird

Nay: 1 - Mr. Sutton

Absent: 1 - Mr. Banweg

Executive Session

A motion was made by Dr. Bird, seconded by Dr. Goetz, to enter into executive session to discuss pending litigation. The motion carried by the following roll call vote:

Aye: 5 - Mrs. Heater, Mrs. Kowalski, Mr. Sutton, Dr. Bird and Dr. Goetz

Absent: 1 - Mr. Banweg

Mayor Anzevino recessed the regular meeting to enter into executive session at 9:16 p.m. He resumed the regular meeting at 10:02 p.m.

13. Adjournment

There being no further business, Mayor Anzevino adjourned the regular meeting at 10:02 p.m.

Regular Workshop

14. Call to Order

Mayor Anzevino called to order the workshop of Hudson City Council at 10:06 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 the workshop Chair Dr. Bird, in accordance with Council Rules.

Present: 5 - Dr. Bird, Dr. Goetz, Mrs. Heater, Mrs. Kowalski and Mr. Sutton

Absent: 1 - Mr. Banweg

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. Leiter, HCTV Production Assistant; Mr. Powell, Public Works Director; and Mr. Varnes, Fire/EMS Chief.

15. Nominations for Chair of November 18, 2025, Council Workshop

This matter was handled during the Council meeting.

16. Correspondence and Council Comments

None.

17. Discussion Items

18. Proposed Consent Agenda for November 25, 2025, Council Meeting

- A. [TMP-8334](#) A Motion to Acknowledge the Timely Receipt of the October 2025 Monthly Financial Report

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

Attachments: [October 2025 Financial Report](#)

This Motion was forwarded for further consideration at the November 25, 2025, Council meeting.

- B. [TMP-8328](#) A RESOLUTION AUTHORIZING THE CITY MANAGER TO ADVERTISE FOR COMPETITIVE BIDS AND TO ENTER INTO A

**CONTRACT FOR THE STOW ROAD SIDEWALK PROJECT
BETWEEN STATE ROUTE 303 AND RAVENNA STREET.**

Brief Description: The project includes the installation of a new 5' concrete sidewalk along the west side of Stow Road between SR 303 and Ravenna Street.

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

This Resolution was forwarded for further consideration at the November 25, 2025, Council meeting.

- C. [TMP-8324](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ADVERTISE FOR BIDS AND TO ENTER INTO CONTRACTS FOR THE INTERIOR RENOVATION OF THE EXISTING FIRE AND EMS BUILDING AND THE CONSTRUCTION OF A DETACHED GARAGE LOCATED AT 40 S. OVIATT STREET WITH THE LOWEST AND BEST BIDDER; AND DECLARING AN EMERGENCY.**

Brief Description: This Resolution would authorize the advertisement, receipt of bids and award of contracts for the interior renovation of the existing Fire and EMS Building as well as the construction of an outbuilding for use by the Fire Department located at 40 S. Oviatt Street.

Attachments: [Draft Resolution](#)

This Resolution was forwarded for further consideration at the November 25, 2025, Council meeting.

- D. [TMP-8338](#) **AN ORDINANCE AMENDING THE CITY'S PAY RANGE STRUCTURE AND PAY RANGE ASSIGNMENTS SCHEDULE ADOPTED BY ORDINANCE NO. 24-154; AND DECLARING AN EMERGENCY.**

Brief Description: This Ordinance authorizes an annual salary adjustment for the City's non-bargaining unit employees. The Pay Range Structure chart attached to the Ordinance has been adjusted by a factor of 1.03 over the 2025 Pay Range Structure figures. This Ordinance also amends the City's Pay Range Assignment Schedule.

Attachments: [Exhibit A - 2026 pay ranges - Non Union Final - City Council](#)
 [Exhibit B - 2026 Pay Range Assignment - City Council](#)
 [Draft Ordinance](#)

In response to a question, Mr. Griffith noted that if new hires fall into categories with starting wages under Ohio's minimum wage, they are always paid at or above the mandated level.

This Ordinance was forwarded for further consideration at the November 25, 2025, Council meeting.

- E. [TMP-8313](#) **AN ORDINANCE CREATING A FIRE STATION RENOVATION FUND (421).**

Brief Description: The purpose of this Ordinance is to establish a separate

fund to track the funding and construction costs of the renovations at the fire/EMS station.

Attachments: [Draft Ordinance](#)

In response to a question, Mr. Knoblauch explained that the City has allocated a \$5 million bond for this project, noting that maintaining a separate fund makes it easier to track.

This Ordinance was forwarded for further consideration at the November 25, 2025, Council meeting.

- F. [TMP-8326](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT WITH GPD GROUP FOR THE PURPOSE OF PERFORMING AN ARC FLASH STUDY.**

Brief Description: The proposed Arc Flash Study will evaluate Hudson Public Power's substations and distribution system's arc flash rating, safety requirements and clearances based on configuration, load and equipment. Arc Flash studies are performed on a 5-year cycle to account for changes in the operations and equipment utilized in the electrical system.

Attachments: [Draft Resolution](#)

Mr. Sheridan stated that this is done every 5 years and explained the reason for the study.

This Resolution was forwarded for further consideration at the November 25, 2025, Council meeting.

19. **Proposed Legislation for November 25, 2025, Council Meeting**

- A. [25-146](#) **AN ORDINANCE AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF HUDSON AND CHAPTER 1205, CHAPTER 1206, AND CHAPTER 1213 OF THE LAND DEVELOPMENT CODE TO ESTABLISH ZONING DISTRICT 11.**

Brief Description: Proposed amendment to the Land Development Code to establish Zoning District 11 along the South Darrow Road Corridor.

Attachments: [Exhibit A: District 11 Regulations Draft 9.2.25](#)
 [Zoning District 11 Boundary Map](#)
 [Hudson Zoning Map - Proposed 9.16.25](#)
 [South Darrow Subcommittee District 8 to Proposed District 11 Matrix 7.21.2025](#)
 [City Council Memo - Subcommittee Research Summary](#)
 [South Darrow Road Zoning Timeline 08.29.2025](#)
 [Ordinance No. 25-146](#)

Ordinance No. 25-146 was forwarded for further consideration at the November 25, 2025, Council meeting.

- B. [25-163](#) **AN ORDINANCE AMENDING SECTION 410.01, SCHEDULE I,**

“EXISTING POSTED SPEED LIMITS,” OF THE TRAFFIC CODE TO LOWER THE SPEED LIMIT FROM 45 MILES PER HOUR TO 35 MILES PER HOUR ON HINES HILL ROAD BETWEEN THE WESTERN CORPORATION LINE TO PROSPECT STREET; AND DECLARING AN EMERGENCY.

Brief Description: During the preliminary design of the Hines Hill Road Bridge project, it was determined that the speed limit along Hines Hill Road from the western corporation line to Prospect Street should be lowered from 45 mph to 35 mph.

Attachments: [Resident Email #1](#)
[Resident Email #2](#)
[Resident Email #3](#)
[Resident Email #4](#)
[Ordinance No. 25-163](#)

Ordinance No. 25-163 was forwarded for further consideration at the November 25, 2025, Council meeting.

C. [25-164](#) **A RESOLUTION ADOPTING IN CONCEPT THE CITY OF HUDSON FIVE-YEAR PLAN 2026-2030.**

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

Attachments: [Council Memo - Five Year Plan Highlights 2026- 2030](#)
[Exhibit A Revised: 2026 - 2030 Five Year Plan - Final Draft 11-25-25](#)
[Exhibit A: 2026 - 2030 Five Year Plan - Original Draft 10-14-2025](#)
[Changes to 2026-2030 Five Year Plan 11-25-25](#)
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[Schedule for 2026 - 2030 Five Yr Plan & Budget - 1-1-2025](#)
[Resolution No. 25-164](#)

In response to a question, Mr. Knoblauch outlined options for approving the budget as new Council members take office. Mr. Sheridan described the process by which the budget approval could be managed and suggested having a budget discussion at a workshop once the new members are seated .

Resolution No. 25-164 was forwarded for further consideration at the November 25, 2025, Council meeting.

D. [25-165](#) **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, 2026 AND ENDING DECEMBER 31, 2026**

Brief Description: This Ordinance establishes the City’s budget for 2026.

Attachments: [Ordinance No. 25-165](#)

Ordinance No. 25-165 was forwarded for further consideration at the November 25, 2025, Council meeting.

- E. [25-166](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A SETTLEMENT AGREEMENT WITH BEAVER EXCAVATING REGARDING THE USE OF PARCEL 3009781 AS A TEMPORARY CONSTRUCTION YARD.**

Brief Description: Beaver Excavating is stating a need to utilize the current construction yard until July 5, 2026, the end date of the lease agreement. Since the City purchased the property while the lease from the previous owner was still in effect, the Solicitors office recommends a settlement agreement to allow the use of the property under the expired permit until the lease expiration and to require liquidated damages to ensure they vacate per the lease expiration in July and that the site be properly restored.

Attachments: [Stow Rd Executed Property Agreement](#)
 [Stow Rd Property Permit Extension Request #3 July 2025](#)
 [Resolution No. 25-166](#)

Resolution No. 25-166 was forwarded for further consideration at the November 25, 2025, Council meeting.

- F. [25-169](#) **A RESOLUTION AUTHORIZING THE CITY COUNCIL PRESIDENT TO ENTER INTO A RETROACTIVE AMENDMENT TO THE CITY MANAGER EMPLOYMENT CONTRACT WITH THOMAS J. SHERIDAN; AND DECLARING AN EMERGENCY.**

Brief Description: City Council will take action pertaining to City Manager Thomas Sheridan's Employment Agreement and his annual review.

Attachments: [Exhibit A: Sheridan Employment Contract Amendment - 2025](#)
 [Resolution No. 25-169](#)

Dr. Bird remarked that this item might need to be postponed until a Council President has been elected.

Resolution No. 25-169 was forwarded for further consideration at the November 25, 2025, Council meeting.

- G. [25-170](#) **A RESOLUTION AUTHORIZING THE INSTALLATION OF A COMMEMORATIVE PLAQUE FOR PRESIDENT-ELECT ABRAHAM LINCOLN'S TRAIN STOP ON FEBRUARY 15, 1861, ON THE SITE OF THE FORMER HUDSON RAILROAD DEPOT.**

Brief Description: The City Administration discussed in August 2025 this commemorative plaque that was erected several years ago near the site of the former Hudson train depot commemorating President-Elect Abraham Lincoln's stop in Hudson on February 15, 1861 on his route to Washington D.C. for his first inauguration.

Attachments: [Abraham Lincoln Plaque](#)
[Existing Site Location Map](#)
[Historical Map](#)
[Resolution No. 25-170](#)

Resolution No. 25-170 was forwarded for further consideration at the November 25, 2025, Council meeting.

H. [25-173](#) **AN ORDINANCE AMENDING CHAPTER 220 OF THE CODIFIED ORDINANCES TO CREATE A “CLERK PRO TEMPORE.”**

Brief Description: City Council seeks to create and define the role of a Clerk of Council Pro Tempore, who will serve in the absence or disability of the Clerk of Council.

Attachments: [Ordinance No. 25-173](#)

Ordinance No. 25-173 was forwarded for further consideration at the November 25, 2025, Council meeting.

I. [TMP-8325](#) **A RESOLUTION SUBMITTING TO THE ELECTORS OF THE CITY THE QUESTION OF THE RENEWAL OF AN EXISTING 2.9 MILL TAX LEVY AND AN INCREASE OF 0.6 MILL, FOR A TOTAL OF 3.5 MILLS IN EXCESS OF THE TEN-MILL LIMITATION, FOR THE PURPOSE OF SUPPORTING THE FREE PUBLIC LIBRARY OF THE HUDSON LIBRARY AND HISTORICAL SOCIETY; AND DECLARING AN EMERGENCY.**

Brief Description: This legislation formally refers the Hudson Library’s request for the renewal of the 2.9 mill and an increase of an additional 0.6 mill, for a total of a 3.5 mill levy, to the Summit County Board of Elections to be placed on the May 5, 2026 ballot. If adopted, the levy would last five years.

Attachments: [Hudson Library Certificate of Estimated Property Tax Revenue](#)
[Draft Resolution](#)

In response to a question, Mr. Knoblauch explained that a levy involves two steps: first, the adoption of a resolution of necessity, and second, a resolution to place the levy on the ballot.

This Resolution was forwarded for further consideration at the November 25, 2025, Council meeting.

20. Items to be Added to Future Agendas

Mayor Anzevino noted that a discussion will need added to the November 25, 2025, Council meeting, for the consideration of a Council President, as well as the addition of a Proclamation for Red Kettle Day for the December 2, 2025, Council meeting.

21. Adjournment

There being no further discussion, Dr. Bird adjourned the Council workshop meeting at 10:27 p.m.

Jeffrey L. Anzevino, Mayor

Aparna Wheeler, Clerk of Council

Dr. Michael Bird, Chair of Council Workshop

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 and Section 220.031 (a), Rules for Workshop Meetings.