



City of Hudson, Ohio

Meeting Minutes - Draft City Council Workshop

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

Tuesday, September 10, 2024

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 Foster, in accordance with Council Rules.

Others & Staff in Attendance: Mr. Sheridan, City Manager; Mr. Comeriato, Assistant City Manager - Operations; Mr. Hannan, Community Development Director; Mr. Knoblauch, Assistant City Manager - Financial/Special Projects; Mr. Kosco, City Engineer; Mr. Leiter, HCTV Production Assistant; and Mr. Wash, Assistant Public Works Director.

2. Correspondence and Council Comments

Mrs. Kowalski provided an update from the Environmental Awareness Committee that included the following upcoming events: Rain Barrel Workshop on September 25, 2024 from 6:00 p.m. to 8:00 p.m., E-Waste Collection Event on October 12, 2024 from 10:00 a.m. to 1:00 p.m., and a Green Certification Webinar in October with a date to be determined. She further stated that she will be hosting an Open Forum on October 30, 2024 at the Hudson Library from 6:00 p.m. to 8:00 p.m.

Mr. Banweg provided an update on the Military and Veterans' Commission meeting that was held on September 6, 2024.

Mayor Anzevino stated that the Case-Barlow Farm Fall Fest will be held Sunday, September 15, 2024 from noon to 5:00 p.m. and that he will be speaking at the first meeting for the Junior Leadership Hudson on Monday, September 16, 2024.

Mr. Foster provided an update on the Planning Commission meeting that was held on September 9, 2024. He further stated that he would like to create an Ad-Hoc Committee consisting of all 3 At-Large Council members for the Fire and EMS Facility Needs Study, and stated that interviews for the Charter Review are upcoming and asked all Council members to provide a list of 14 applicants to the Clerk of Council and the top two-thirds will be interviewed.

3. Discussion Items

- A. [24-0083](#) **An update of the Hudson WWI Memorial Restoration Project**
Brief Description: Mr. Chris Bach will update the City Council on the progress and timelines for the completion of the restoration of the WWI Memorial located on the Boy Scout Green in the downtown.

Attachments: [Hudson WWI Memorial Restoration_LR](#)
[MVC Support Letter_9.5.24](#)

Mr. Chris Bach provided background information on the WWI Memorial located at the Boy Scout Green in downtown Hudson, along with the details on the proposed restoration and location of the memorial. He further stated that they have received \$8,500 in donations of the \$25,500 needed, and plans to reach out to more donors within the next week. Council requested that staff look at having the service department assist with setting the base for the memorial.

This matter was discussed.

- B. [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](#)
[Hudson Comprehensive Plan 2024 - Draft Appendix](#)
[Ordinance No. 24-76](#)
[PC 24-820 Decision Comprehensive Plan Recommendation \(FINAL\)](#)

Ms. Rebecca Leiter, Chair of Comprehensive Plan Steering Committee, and Mr. Hannan, were present to answer any questions that Council may have. Council discussion followed that included availability of housing stock inventory, timeline for updating descriptions of the land use categories, definition of passive open space, and limitations of development at the former Youth Development Center with Vision statement.

This matter was discussed.

- C. [TMP-7488](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH RYCON CONSTRUCTION, INC. IN THE AMOUNT OF TWO MILLION SEVEN-HUNDRED FORTY-FOUR THOUSAND FIVE HUNDRED NINETY-FOUR DOLLARS AND ZERO CENTS (\$2,744,594.00) FOR THE ELLSWORTH MEADOWS GOLF COURSE CLUBHOUSE PROJECT; AND DECLARING AN EMERGENCY.**

Brief Description: The project will include the construction of approximately 6000 square foot clubhouse and exterior patio, cart staging area and cart paths around the building. Project bids were received and were in excess of the amount previously budgeted.

Attachments: [Bid Tab - Ellsworth Meadows Clubhouse bid 1 2024.04.16](#)
[Bid Tab - Ellsworth Meadows Clubhouse bid 2 2024.07.16](#)
[Bid Tab - Ellsworth Meadows Clubhouse bid 3 2024.08.20](#)
[Draft Resolution](#)

Mr. Sheridan explained that the project was put out for bid three times, and that staff worked with the architect to reduce costs by moving luxury items to alternates, explained that the bids were competitive, and staff is recommending the inclusion of one alternate. He further stated that the base bid items were evaluated and determined that performing the clearing, grubbing, and demolition in-house could save costs, which could be implemented through a change order after the award.

Mr. Wash explained the reasons for the multiple re-bids, the intention to include the outdoor dining alternate, and mentioned that while the Golf Course has invested in the course itself, there has been minimal investment in the operational aspects. He noted that the current clubhouse would be available for public event rentals.

Mr. Knoblauch provided details on the debt service for the new clubhouse, the 5-year financial forecast accounting for the additional costs, and the plan to repay the General Fund for previous advances.

Brief discussion followed with a comment made to remove the outdoor dining porch in order to bring the project into budget. Responding to a question, Mr. Wash stated that when the scope of work was changed, a women's changing area was not added and the men's was eliminated.

This matter was discussed.

D. [24-63](#) A RESOLUTION AUTHORIZING THE CITY MANAGER TO APPROVE A NEW PARK FACILITY RESERVATION POLICY.

Brief Description:

The purpose of the new policy is to limit facility reservations so that ample usage remains for the public and does not restrict availability.

Attachments: [Exhibit A: Park Reservation Policy \(for 9-17-24\)](#)

[Resolution No. 24-63](#)

Park Board members Linda O'Neil and Frank Griffiths presented the new Park Facility Reservation Policy. Council discussion followed that included language related to events only benefiting parks to the criteria section, clarification on use of tennis and pickleball courts when there are events, not allowing back to back events, charging a fee for use of Park personnel, need of applications coming back to Council for approval, allowing several courts open if event will be held over several days, clarification on number of events allowed each calendar year, and better notification to residents when courts will be closed for events.

There was Council consensus to make the following revisions; remove Council from approving the applications, move language related to events only benefiting parks to the criteria section, requiring a bank of 3 courts to remain open for public use during any event, and signage at courts to notify the public of an upcoming event.

This matter was discussed.

4. Proposed Consent Agenda for September 17, 2024, Council Meeting

A. [TMP-7482](#) A Motion to Acknowledge the Timely Receipt of the August 2024 Monthly Financial Report

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

Attachments: [Aug 2024 Financial Report](#)

This Motion was forwarded for further consideration at the September 17, 2024, Council meeting.

- E. [TMP-7488](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH RYCON CONSTRUCTION, INC. IN THE AMOUNT OF TWO MILLION SEVEN-HUNDRED FORTY-FOUR THOUSAND FIVE HUNDRED NINETY-FOUR DOLLARS AND ZERO CENTS (\$2,744,594.00) FOR THE ELLSWORTH MEADOWS GOLF COURSE CLUBHOUSE PROJECT; AND DECLARING AN EMERGENCY.**

Brief Description: The project will include the construction of approximately 6000 square foot clubhouse and exterior patio, cart staging area and cart paths around the building. Project bids were received and were in excess of the amount previously budgeted.

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[Bid Tab - Ellsworth Meadows Clubhouse bid 3 2024.08.20](#)

[Draft Resolution](#)

This Resolution was forwarded for further consideration at the September 17, 2024, Council meeting.

- F. [TMP-7485](#) **A RESOLUTION TO APPROVE A THEN AND NOW CERTIFICATE FOR PURCHASES 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 : Vizmeg Landscape -Landscape Enhancement, \$3650 and Fabrizi Trucking & Paving Co., Inc., \$3,208.75

Attachments: [Draft Resolution](#)

This Resolution was forwarded for further consideration at the September 17, 2024, Council meeting.

5. Proposed Legislation for September 17, 2024, Council Meeting

- A. [24-63](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO APPROVE A NEW PARK FACILITY RESERVATION POLICY.**

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Resolution No. 24-63 was forwarded for further consideration at the September 17, 2024, Council meeting.

- B. [24-76](#) **AN ORDINANCE ADOPTING THE 2024 COMPREHENSIVE PLAN**
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Comprehensive Plan.

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[Ordinance No. 24-76](#)
[PC 24-820 Decision Comprehensive Plan Recommendation \(FINAL\)](#)

Resolution No. 24-76 was forwarded for further consideration at the September 17, 2024, Council meeting.

- C. [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](#)

Resolution No. 24-86 was forwarded for further consideration at the September 17, 2024, Council meeting.

- D. [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](#)

Resolution No. 24-103 was forwarded for further consideration at the September 17, 2024, Council meeting.

- E. [TMP-7449](#) **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: [Draft Ordinance](#)

Mr. Sutton provided an explanation on the reason for this Ordinance.

This Ordinance was forwarded for further consideration at the September 17, 2024, Council meeting.

- F. [TMP-7472](#) **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: [Draft Ordinance](#)

This Ordinance was forwarded for further consideration at the September 17, 2024, Council meeting.

- G. [TMP-7473](#) **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: [Draft Ordinance](#)

This Ordinance was forwarded for further consideration at the September 17, 2024, Council meeting.

- H. [TMP-7474](#) **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](#)
[Draft Ordinance](#)

Responding to a question, Mr. Knoblauch stated that this has not been bonded as the intent to pay for the bond was to come from TIF proceeds that will be generated when the Downtown area is developed. He further stated that when a bond is issued, current funds would need to be utilized to pay the debt.

This Ordinance was forwarded for further consideration at the September 17, 2024, Council meeting.

- I. [TMP-7475](#) **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](#)
[Draft Ordinance](#)

This Ordinance was forwarded for further consideration at the September 17, 2024, Council meeting.

- J. [TMP-7476](#) **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](#)
[Draft Ordinance](#)

This Ordinance was forwarded for further consideration at the September 17, 2024, Council meeting.

- K. [TMP-7477](#) 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](#)
[Draft Ordinance](#)

This Ordinance was forwarded for further consideration at the September 17, 2024, Council meeting.

- L. [TMP-7478](#) 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](#)
[Draft Ordinance](#)

This Ordinance was forwarded for further consideration at the September 17, 2024, Council meeting.

6. Items to be Added to Future Agendas

The following items will appear on the September 17, 2024, Council meeting agenda: Proclamations for Vincent William Baran Day of Service, Constitution Week - September 17-23, Hike Hudson Day, and a public hearing for 2024 Comprehensive Plan.

Mr. Sutton requested a proclamation thanking the Comprehensive Plan Steering Committee. Mr. Foster requested a proclamation regarding Clayton Rakes, a fundraiser started by a resident whose father passed away last year from ALS.

7. Adjournment

There being no further discussion, Mr. Foster adjourned the Council workshop meeting at 8:45 p.m.

Christopher W. Foster, President of Council

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 220.031 (a), Rules for Workshop Meetings.