



City of Hudson, Ohio

Meeting Minutes - Draft City Council

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

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

Tuesday, December 9, 2025

6:45 PM

Town Hall
27 East Main Street

Special Meeting to begin at 6:45 p.m.; followed by Regular Workshop at 7:30 p.m.

Special Meeting

1. Call to Order

Mayor Anzevino called to order the special 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.

2. Pledge of Allegiance

3. Oath of Office for At-Large Councilmember Brezovec

The oath of office of Kyle Brezovec, At-Large Councilmember, was performed by Mayor Anzevino .

4. Roll Call

Staff in Attendance: Mr. Sheridan, City Manager; 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; Mr. Leedham, Innovation & Technology Director; Mr. Leiter, HCTV Production Assistant; and Mr. Varnes, Fire/EMS Chief.

Present: 5 - Dr. Bird, Ms. D'Eramo, Dr. Goetz, Mr. Sutton and Dr. Weinstein

5. Public Comments

None.

6. Executive Session

A motion was made by Dr. Bird, seconded by Dr. Goetz, to enter into executive session to interview an applicant for the Ward 2 Council vacancy. Invited to the executive session were all members of Council, the Mayor, and the applicant. The motion carried by the following roll call vote:

Aye: 4 - Dr. Bird, Ms. D'Eramo, Dr. Goetz and Dr. Weinstein

Absent: 1 - Mr. Sutton

Mayor Anzevino recessed the special meeting at 6:52 p.m. to enter into executive session. He resumed the special meeting at 8:22 p.m.

Mr. Sutton entered the meeting at 7:20 p.m.

7. Ward 2 Vacancy Discussion and Action

Dr. Bird nominated Dan White to fill the Ward 2 Council vacancy. A motion was made by Dr. Goetz, seconded by Dr. Weinstein, to appoint Dan White to fill the Ward 2 Council vacancy. The motion carried by the following vote:

Aye: 4 - Ms. D'Eramo, Dr. Goetz, Dr. Weinstein and Dr. Bird

Nay: 1 - Mr. Sutton

8. Adjournment

There being no further business, Mayor Anzevino adjourned the special meeting at 8:25 p.m.

Regular Workshop

9. Call to Order

Mayor Anzevino called to order the workshop of Hudson City Council at 8:26 p.m., in accordance with the Sunshine Laws of the State of Ohio, O.R.C. Section 121.22, and he handed the workshop over to President of Council Bird, in accordance with Council Rules.

Present: 5 - Dr. Bird, Ms. D'Eramo, Dr. Goetz, Mr. Sutton and Dr. Weinstein

Others & Staff in Attendance: Councilmember-Elect Brezovec; Mr. Sheridan, City Manager; Mr. Griffith, Assistant City Manager; Mr. Hannan, Community Development Director; Mr. Knoblauch, Assistant City Manager - Financial/Special Projects; Mr. Kosco, City Engineer; Mr. Leedham, Innovation & Technology Director; Mr. Leiter, HCTV Production Assistant; and Mr. Varnes, Fire/EMS Chief.

10. Correspondence and Council Comments

Mayor Anzevino reminded residents that this is the final week to drop off items for the Cold Weather Clothing Drive at City Hall. To conclude the drive, a special drive-thru collection will take place on Saturday, December 13th, from 10:00 a.m. to 2:00 p.m. in the rear parking lot of City Hall. He also announced that the Christkindlmarkt will run from Friday, December 12th through Sunday, December 14th at the Clocktower

Green.

Dr. Goetz extended an invitation to the community for the Western Reserve Community Band's Christmas concert, scheduled for Sunday, December 14th at 4:00 p.m. at Hudson Middle School.

11. Discussion Items

- A. [25-0138](#) **Discussion: Turnpike Bridge Widening on Prospect St.**
Brief Description: City Staff will give a brief history on the Turnpike Bridge Widening on Prospect St. project and reason for the termination of the contract with the Ohio Turnpike.

Attachments: [Exhibit \(Hines Hill Valley View Middleton Rd\) 2025](#)
[Project History](#)

Mr. Griffith noted that the City has cancelled the turnpike bridge widening on Prospect Street and provided background information on the project, reason for the cancellation, and costs associated. Brief Council discussion followed.

This matter was discussed.

- B. [25-0139](#) **Discussion: Ravenna Street Sidewalk Contract Award**
Brief Description: A discussion on the Ravenna Street Sidewalk Project and the award of the contract.

Attachments: [Ravenna Street Exhibit \(Full Project\)](#)
[Sidewalk Comments from Residents](#)

Mr. Sheridan reported that bids for the project were received on December 2, 2025. Following receipt of a letter from the attorney representing a proposed development at the corner of Ravenna Street and Stow Road, he outlined three options for how to proceed. Council discussion followed that included possibility of tearing up sidewalk for utility installation, location of utility extensions, background information on proposed timeline for sidewalk installation, and resident concerns with delaying the project. Dr. Bird requested a discussion with the City Solicitor in January regarding the pending court case.

This matter was discussed.

- C. [25-0140](#) **2026 Budget and Five-Year Plan Discussion**
Brief Description: Staff will give an overview of the 2026 budget and Five-Year Plan.

Attachments: [Council Memo - Five Year Plan Highlights Dec 9](#)

Mr. Knoblauch provided an overview of the 2026 budget and Five-Year Plan that included income tax revenue, capital expenditures for annual street program and storm water projects and estimated debt service for various large projects, personnel expenditures, operating expenditures, Fire Department expenses, Connectivity and General Fund carryover balance. He further noted that he will report to Council in January, in accordance with Ordinance No. 24-152 that was passed last year, to discuss with Council where to program the excess fund balance.

This matter was discussed.

12. Proposed Consent Agenda for December 16, 2025, Council Meeting**A. [TMP-8397](#) A Motion to Acknowledge the Timely Receipt of the November 2025 Monthly Financial Report**

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

Attachments: [November 2025 Financial Report](#)

This Motion was forwarded for further consideration at the December 16, 2025, Council meeting.

B. [TMP-8343](#) A RESOLUTION AUTHORIZING THE ACCEPTANCE OF A SHARED ACCESS AGREEMENT/EASEMENT ALONG THIRTY ACRES DRIVE AND TO AUTHORIZE THE CITY MANAGER TO EXECUTE ANY NECESSARY DOCUMENTATION.

Brief Description: The City of Hudson would be a beneficiary of an amended and restated Driveway Agreement/Easement for all official business and/or safety purposes along a private drive known as Thirty Acres Drive.

Attachments: [Carse and Thirty Acres - Amended and Reinstated Driveway Easement - DRAFT](#)
[Map of Easement](#)
[Draft Resolution](#)

Mr. Hannan provided background information on Thirty Acres and explained that the request originated from the owner of an 18-acre parcel located behind the development. He noted that the proposed easement is necessary to provide adequate fire access to that property. He added that, for the project to proceed, the easement would need to be signed by the property owners along Thirty Acres. Chief Varnes provided an explanation on the need for this for proper fire access. Dr. Goetz commented that residents of Thirty Acres have expressed concerns regarding this request.

This Resolution was forwarded for further consideration at the December 16, 2025, Council meeting.

C. [TMP-8376](#) A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT WITH HURRICANE LABS FOR A VULNERABILITY ASSESSMENT AND NETWORK SECURITY ARCHITECTURE REVIEW FOR THE WATER AND ELECTRIC UTILITIES IN AN AMOUNT NOT TO EXCEED \$46,150; AND DECLARING AN EMERGENCY

Brief Description: This contract is to assess the current network and security architecture of the city's water and electric utilities, identify vulnerabilities and potential threats, and provide actionable recommendations to improve security and operational efficiencies.

Attachments: [Draft Resolution](#)

Mr. Sheridan and Mr. Leedham provided information on what this software would be utilized for and what it does.

This Resolution was forwarded for further consideration at the December 16, 2025, Council

meeting.

- D. [TMP-8373](#) **AN ORDINANCE AMENDING ORDINANCE NO. 24-127, MAKING APPROPRIATIONS FOR THE CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF HUDSON DURING THE FISCAL YEAR ENDING DECEMBER 31, 2025 BY MAKING ADDITIONAL AND/OR AMENDED APPROPRIATIONS.**

Brief Description: This Ordinance will amend the 2025 budget for additional and/or amended appropriations as listed in the attached Exhibit A.

Attachments: [2025 3rd Appropriations Exhibit A - 12.9.25](#)

[Draft Ordinance](#)

Mr. Knoblauch provided an explanation on what this Ordinance is for and how often they are brought to Council.

This Ordinance was forwarded for further consideration at the December 16, 2025, Council meeting.

- E. [TMP-8400](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PURCHASE AGREEMENT WITH PFUND SUPERIOR SALES CO., INC. FOR A NEW AMBULANCE VEHICLE FOR USE BY THE EMERGENCY MEDICAL SERVICE; AND DECLARING AN EMERGENCY.**

Brief Description: EMS is replacing their 2018 Ambulance # 4012. Our vehicle replacement committee has evaluated similar models from four major ambulance manufacturers and have unanimously chosen the 2027 Ford, Life Line Type 1 “Custom Superliner” as the lowest priced and best option.

Attachments: [Purchase Agreement](#)

[Draft Resolution](#)

Responding to a question, Chief Varnes explained the lead time for the delivery of the ambulance and expected cost to be received for old ambulance.

This Resolution was forwarded for further consideration at the December 16, 2025, Council meeting.

- F. [TMP-8398](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE HUDSON COMMUNITY FOUNDATION FOR THE PURPOSE OF DEVELOPING A COMMUNITY CALENDAR; AND DECLARING AN EMERGENCY.**

Brief Description: This Resolution authorizes the City Manager to enter into an agreement with Hudson Community Foundation (HCF) in order to participate in the agency’s community calendar.

Attachments: [Calendar Memo to Mayor-City Council 10-28-2025](#)

[Draft Resolution](#)

Addressing a question regarding how the calendar’s impacts will be measured, Mr. Sheridan stated that the initial year will operate as a pilot program, with a full evaluation to occur at the end of that year.

This Resolution was forwarded for further consideration at the December 16, 2025, Council

meeting.

- G. [TMP-8395](#) **A RESOLUTION TO REPEAL AND RESCIND RESOLUTION 25-143 ADOPTED OCTOBER 7, 2025 REGARDING THE ESTABLISHMENT OF A 90-DAY MORATORIUM ON THE ACCEPTANCE OF PRIVATE APPLICATIONS TO THE PLANNING COMMISSION WHICH ARE SUBJECT TO A PUBLIC HEARING; AND DECLARING AN EMERGENCY**
Brief Description: Repealing and rescinding the moratorium will provide City Council the opportunity to evaluate development activity in the community and review Planning Commission recommendations before prioritizing future Land Development Code amendments.
Attachments: [Draft Resolution](#)

This Resolution was forwarded for further consideration at the December 16, 2025, Council meeting.

- H. [TMP-8402](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENTS TO LEASES FOR SPACE AT 1769 AND 1566 GEORGETOWN ROAD FOR USE BY THE CITY PUBLIC WORKS DEPARTMENT THROUGH AUGUST 31, 2027; AND DECLARING AN EMERGENCY.**
Brief Description: The City currently leases space at 1769 and 1566 Georgetown Road, Hudson, Ohio, for use as administrative offices and operational space for the Public Works Department. While the City completes construction of its new Public Works facility, it is necessary to extend the leases on these spaces to ensure that the City maintains the minimal office and operational space required to carry out the responsibilities and services of the Public Works Department.
Attachments: [Draft Resolution](#)

Mr. Sheridan provided an explanation on the reason for the lease extension.

This Resolution was forwarded for further consideration at the December 16, 2025, Council meeting.

13. Proposed Legislation for December 16, 2025, Council Meeting

- 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](#)

In response to a question, Mr. Hannan explained that the Ordinance was being proposed for two primary reasons. First, it would remove Senior Living Facilities from Districts 6 and 8, which are commercial districts, in order to preserve land for income-tax-generating uses and to address ongoing challenges related to EMS service demands. He further clarified that, if adopted, the Ordinance would prevent a new Senior Living Facility from occupying a building in those districts should an existing facility close.

Ordinance No. 25-110 was forwarded for further consideration at the December 16, 2025, Council meeting.

B. [25-167](#) AN ORDINANCE AMENDING APPENDIX A OF THE LAND DEVELOPMENT CODE RELEVANT TO SUBMITTAL REQUIREMENTS.

Brief Description: Proposed amendment to the Land Development Code regarding the submittal requirements of Appendix A

Attachments: [Planning Commission Recommendation Submittal Requirements](#)
[Exhibit A: Redline Changes to Council](#)
[Planning Commission Decision](#)
[Ordinance No. 25-167](#)

Ordinance No. 25-167 was forwarded for further consideration at the December 16, 2025, Council meeting.

C. [25-168](#) AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE REGARDING THE TRANSFER OF LAND WHERE A CONDITIONAL USE PERMIT HAS BEEN RECENTLY ISSUED.

Brief Description: This ordinance will amend the Land Development Code to reasonably and temporarily limit the transfer (sale) of land where a conditional use permit has recently been issued.

Attachments: [PC Decision](#)
[Draft amendment as recommended the Planning Commission 11.10.25](#)
[Ordinance No. 25-168 \(as introduced\)](#)
[Ordinance No. 25-168 \(with Planning Commission redlines\)](#)

Mr. Hannan provided an explanation on this Ordinance.

Ordinance No. 25-168 was forwarded for further consideration at the December 16, 2025, Council meeting.

D. [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](#)

Resolution No. 25-169 was forwarded for further consideration at the December 16, 2025, Council meeting.

- E. [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](#)

Mr. Hannan provided an explanation on this Resolution.

Resolution No. 25-174 was forwarded for further consideration at the December 16, 2025, Council meeting.

- F. [25-180](#) **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](#)
[Resolution No. 25-180](#)
[Resolution No. 25-180 \(revised for 11-25-25\)](#)

Resolution No. 25-180 was forwarded for further consideration at the December 16, 2025, Council meeting.

14. Items to be Added to Future Agendas

None.

15. Adjournment

There being no further discussion, Dr. Bird adjourned the Council workshop meeting at 9:57 p.m.

Jeffrey L. Anzevino, Mayor

Aparna Wheeler, Clerk of Council

Dr. Michael Bird, 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 220.03(d) and Section 220.031 (a), Rules for Workshop Meetings.