

CITY COUNCIL MINUTES

City of Hillsdale

February 7, 2022

7:00 P.M.

Regular Meeting

Call to Order and Pledge of Allegiance

Mayor Adam Stockford opened the meeting with the Pledge of Allegiance.

Roll Call

Mayor Adam Stockford called the meeting to order. Clerk Price took roll call.

Council Members present: Adam Stockford, Mayor
R Greg Stuchell, Ward 1
Anthony Vear, Ward 1
William Morrissey, Ward 2
Cynthia Pratt, Ward 2
Bruce Sharp, Ward 3
Raymond Briner, Ward 4

Council Members absent: Bill Zeiser, Ward 3
Robert Socha, Ward 4

Also Present: David Mackie (City Manager), Attorney Tom Thompson, Katy Price (City Clerk), Scott Hephner (HCPD/HCFD), Jake Hammel (DPS Director), Karen Lancaster (Interim Finance Director), Penny Swan, Lance Lashaway, David Hambleton, Terry Vear, Colm Maines, Samantha Gordon and Sean Callaghan.

Approval of Agenda

Motion by Council Member Morrissey, seconded by Council Member Briner to approve the agenda as presented.

By a voice vote, the motion passed unanimously.

Public Comment

Penny Swan, commented on TIFA appointment and stated she is in favor of David Hambleton being appointment.

Consent Agenda

- A. Approval of Bills
 - 1. City and BPU Claims of January 6, 2022: \$295,528.63
 - 2. Payroll of January 6, 2022: \$187,139.78
- B. City Council Minutes of January 18, 2022
- C. Library Minutes of December 16, 2021
- D. Airport Advisory Committee Minutes of January 21, 2022
- E. Operations & Governance Committee Unborn Sanctuary Information

Council Member Stuchell expressed his gratitude for the Operations and Governance Committee reviewing the unborn sanctuary information and thanked Council Member Tony Vear for bringing the ordinance forward, along with Charles Vear from the Right to Life organization. Stuchell received a letter from gentlemen from Canada that asked to keep the fight up for the unborn.

Motion by Council Member Morrissey, seconded by Council Member Stuchell to approve the Consent agenda as presented.

Roll call:

Council Member Stuchell	Aye
Council Member Morrisey	Aye
Mayor Stockford	Aye
Council Member Vear	Aye
Council Member Sharp	Aye
Council Member Briner	Aye
Council Member Pratt	Aye

Motion passed 7-0

Communications/Petitions

- A. Hillsdale County Senior Center Annual Report – Terry Vear
- B. Junior Achievement Crazy Bowl Sponsorship Information
- C. 2021 Tree City USA Award
- D. 2022 Tentative Equalization Ratios & Estimated SEV Multipliers Email
- E. 2022 Spring City Newsletter

Terry Vear, Senior Center Director presented an annual report for the senior center and reviewed most of the 30 programs the center offers. The senior center staffs 44 employees and has served 1892 individuals throughout county for fiscal year 2021. Vear thanked Council and residents for continued support of the center and thanked our seniors.

All items presented for the purpose of information only.

Introduction and Adoption of Ordinances/Public Hearings

Old Business

New Business

- A. Budget Amendments for the FY 2022 Budget

Karen Lancaster, Interim Finance Director (WoodHill Group) reviewed the budget amendments for FY 2022. The Uniform Budget and Accounting Act of 1968, as amended, requires the City to make amendments to the budget when appropriations exceed the current budget. These amendments must be approved by the City Council.

In the General Fund, the City Council adopts a budget for each department so the amendments address any budget needs by department, rather than by fund total. For all non-General Funds, a budget amendment is only necessary if the City finds the total fund appropriation will exceed the budget adopted by Council.

Motion by Council Member Briner, seconded by Council Member Vear to approve the presented budget amendments for FY 2022 by resolution. **Resolution 3488.**

Roll call:

Council Member Stuchell	Aye
Council Member Morrisey	Aye
Mayor Stockford	Aye
Council Member Vear	Aye
Council Member Sharp	Aye
Council Member Briner	Aye
Council Member Pratt	Aye

Motion passed 7-0

- B. Financial Reports for Quarter Ending 12/31/21

Karen Lancaster, reviewed the quarter financial reports for the general fund and non-general funds.

No action taken.

C. 2022 Special Assessment District- SAD # 22-05 Uran St. (Set Public Hearing)

City Charter requires that once City Council directs the City Engineer to prepare plans, specifications and cost estimates for a proposed special assessment district and said project documents are completed a public hearing shall be set to hear support or objections for the Uran Street Special Assessment District #22-05.

The estimated cost for this project is \$320,000 with \$284,300 being paid by the City and \$35,700 being assessed to property owners. The project cost split is in accordance with the City's Policy on Special Assessment Districts for Street Projects presented to the City Council at their February 1, 2021 meeting. The total assessed cost to the affected property owners will not go above the policy maximum assessment limit of \$5,000 per parcel or 25% of the property value per Hillsdale Ordinance Chapter 2, Article V, Section 2-335, whichever is the lesser amount.

Motion by Council Member Morrisey, seconded by Council Member Sharp to set public hearing date for SAD #22-05 for February 21, 2022 at 7:00 p.m.

By a voice vote, the motion passed unanimously.

D. 2022 Special Assessment District- SAD # 22-06 Morry St., E & W Lynwood Blvd., S. Howell St. (Set Public Hearing)

City Charter requires that once City Council directs the City Engineer to prepare plans, specifications and cost estimates for a proposed special assessment district and said project documents are completed a public hearing shall be set to hear support or objections for said project. Attached are the City Engineer's plans, specifications and cost estimates for the Morry, Lynwood, S Howell Special Assessment District 22-06.

Streets	Estimate	City Cost Share	Assessed Share
Morry St. S. Howell to Walnut	\$ 230,000	\$ 212,800	\$ 17,200
W Lynwood Blvd S. Howell to Reading	\$ 390,000	\$ 226,850	\$ 163,150
S. Howell St. Hallett to south city limits	\$ 460,000	\$ 363,050	\$ 96,950
TOTALS	\$ 1,080,000	\$ 802,700	\$ 277,300

Motion by Council Member Sharp, seconded by Council Member Morrisey to set public hearing date for SAD #22-06 for February 21, 2022 at 7:00 p.m.

By a voice vote, the motion passed unanimously.

Miscellaneous Reports

A. Proclamation – None

B. Appointments—David Hambleton – TIFA Board

Discussion on David Hambleton to the TIFA board arose.

Mayor Stockford reviewed his plan with moving forward with appointments and interested applicants to the TIFA board. Stockford has four viable candidates/applications currently and would like to move forward with David Hambleton.

David Hambleton stated he was interested in serving on the TIFA board as he has purchased two store fronts on Howell Street which is Howell Street Holdings and Knowledge Emporium which he hopes to open in May 2022.

Council Member Stuchell asked Mr. Hambleton who requested him to apply as stated on his application. Mr. Hambleton replied that Lance Lashaway requested him to apply for TIFA. Stuchell stated that it was unprecedented to take someone off of TIFA that has done a great job and replace the person. He mentioned bringing forward new business owners would be great but after terms have been completed. Stuchell expressed his concern for additional low income housing issues in Hillsdale and is concerned with more housing like the Hope House in the downtown area.

More discussion arose on Wolfram and her ability to raise funds for TIFA projects.

Council Member Briner asked the Mayor about Wolfram’s term and when she was appointed. He also knows Mr. Hambleton and thinks he will do a good job on TIFA.

Council Member Vear reviewed the plan moving forward and stated it should be applicants that are in the downtown district that serve on TIFA.

Council Member Stuchell stated that there were three other applicants that are well known business owners wanting to serve. He asked the Mayor why isn’t he starting with the known business owners.

Mayor Stockford stated he knows Mr. Hambleton personally the best and knows what he can do to help the downtown.

Further discussion ensued.

Motion by Council Member Sharp, seconded by Mayor Stockford to appoint David Hambleton to the TIFA board.

By a voice vote, 5 ayes, 2 nays.

Roll call:

Council Member Stuchell	Nay
Council Member Morrissey	Aye
Mayor Stockford	Aye
Council Member Vear	Aye
Council Member Sharp	Aye
Council Member Briner	Nay
Council Member Pratt	Aye

Motion passed 5-2

C. Other – None

General Public Comment

Lance Lashaway, stated that he appreciated Council Member Stuchell’s comments which showed his stripes during the appointment section and mentioned he doesn’t have any room to say anyone is unprofessional.

Penny Swan, commented that the Hope House is necessary and is heartless to say anything negative against those people. Those people are trying to help themselves and Lashaway is as well. Swan is disheartened at the TIFA Board with the Keefer House, the construction has ceased since before Thanksgiving. Nothing has been done, there are broken windows, and fence has holes in it. CL Real Estate has other properties and are not completed. She mentioned she is glad Wolfram will not be reappointed.

David Hambleton thanked Council for disagreeing and having discussion as a whole and not just nodding to whatever the Mayor brings forth.

Scott Hephner wanted to acknowledge Officer Coty Craztenburg which was honored^d at a Red Wings game for his military service and service with the City of Hillsdale Police.

City Manager's Report

Manager Mackie address Council Member Vear's question on the total amount of streets that will be done in the special assessment districts for the year if passed. Uran is estimated at a total of .5 mile, .8 mile for Morry, Howell and Lynwood area for streets this coming year.

Thanked Public Services and Hamel of the Street and plowing over the past snow storm making streets passable.

Update on the industrial park land sales, city finalized negotiated items and waiting on signed addendum from the purchaser on the larger portion. City is working with Stoll on the plans for the condominiums as well. Estimated total around \$900,000.00 in land sales in the industrial park land among the two purchases.

Mr. Mackie was appointed as the chairman of the Michigan South Central Power Agency (MSCPA) board.

The Dawn Theater Open House Fundraiser, February 19, 2022 from 6p.m. – 9p.m. \$50 per ticket. A free open house is scheduled for March.

Mayor Stockford congratulated Manager Mackie on being appointed the chairperson of MSCPA.

Council Member Sharp thanked Public Services Department for all their hard work over the past few days during snow storm and weather.

Council Member Briner inquired about land sale addendum.

Council Comments

Council Member Stuchell mentioned he has own family that struggle with substance abuse issues and agrees the city needs to give people help but it is location of where that is located. He mentioned that the council has healthy debates, disagreements and thanked council. He wished Hambleton well on his business endeavors.

Council Member Sharp stated that Council isn't always going to agree.

Council Member Briner commented every vote he makes is for the City's best interest. He thinks Hambleton would be great on TIFA and hopes Wolfram will continue to serve the City in some other capacity. Briner stated he will not be running for Ward four (4) again and has other things he is looking at.

Council Member Morrissey inquired about the board terms. Such as the TIFA board.

City Attorney Thompson stated that TIFA and Planning Commission have specific statute that relates to creation of entity. Which mentions a member serves through their term and until a successor is appointed.

Adjournment

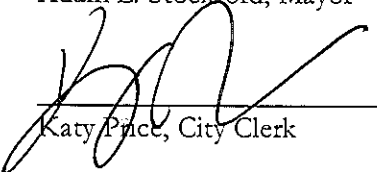
Motion by Council Member Briner, seconded by Council Member Vear moved to adjourn the meeting.

By a voice vote, the motion passed unanimously.

The meeting adjourned at 8:27 p.m.



Adam L. Stockford, Mayor



Katy Price, City Clerk