

**CITY COUNCIL MINUTES**

City of Hillsdale  
August 15, 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 Robert Socha, Ward 4
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Council Members absent:	Bill Zeiser, Ward 3
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Also Present: Attorney Tom Thompson, Katy Price (City Clerk), Penny Swan, George Planner, Stephanie Myers, Dennis Wainscott, Sheri Ingles, Doug Ingles, and Robert Eichler.

**Approval of Agenda**

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

By a voice vote, the motion passed unanimously.

**Public Comment**

None

**Consent Agenda**

- A. Approval of Bills
  - 1. City and BPU Claims of July 28, 2022: \$1,329,418.11
  - 2. Payroll of August 4, 2022: \$183,415.25
- B. City Council Minutes of August 1, 2022
- C. Pub N Grub End of Summer Street Party Use Agreement
- D. Hillsdale County Farmers Market Street Closure Agreement & Ratification of Signatures
- E. BPU: WWTP Channel Monster
- F. BPU: WWTP Lift Station Wavestart System

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

Roll call:

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

Motion passed 8-0

Communications/Petitions

- A. 2022 Fall City Newsletter

All items presented for the purpose of information only.

Introduction and Adoption of Ordinances/Public Hearings

- A. Public Hearing to Declare 36 Howder St a Public Nuisance

The property located at 36 Howder St. has been cited for multiple International Property Maintenance Code (IPMC) violations since 1997. The prior owner had received a Neighborhood Enhancement Program Grant (NEP) to help offset the costs of a new roof. In June of 2021, the property was purchased from the estate by the current owner. At that time, the new owner was informed of the multiple outstanding violations on the property and was offered an opportunity to receive the same grant as the previous owner. These violations included potential structural issues stemming from the roof having leaked for multiple years. The new owner was also informed that no one would be permitted to occupy the structure as a dwelling until the violations had been corrected and a Use & Occupancy permit had been acquired. In December of 2021, it was brought to the attention of the code official that the new owner had moved into the structure prior to the previous requirements. The owner was notified in January of 2022 that she would be required to vacate the structure and correct the violations prior to moving back in. In March 2022, a District Court judgement was ordered that the owner had 60 days to bring the property into compliance or vacate until such time as the property complied. The owner has missed the court ordered deadline and still resides at the property located at 36 Howder. It was determined that in consideration of the number of violations and the failure to comply with the court judgement, the property located at 36 Howder St. should be declared unsafe for human habitation.

Mayor Stockford opened podium at 7:16 p.m.

With no public comment Mayor Stockford closed podium at 7:17 p.m.

Council discussion ensued on the property and code enforcement.

Motion by Council Member Sharp, seconded by Council Member Socha to declare 36 Howder St. a public nuisance and to order abatement or demolition of the structure and authorize the expenditure of funds to complete the work. **Resolution # 3513.**

Roll call:

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

Motion passed 8-0

Old Business

New Business

- A. Street Closures for Train Tour Event- TCO 2022-31

Motion by Council Member Socha, seconded by Council Member Stuchell to approve the TCO 2022-31 for the upcoming train event.

By a voice vote, the motion passed unanimously.

B. Street Closures for Train Tour Event- TCO 2022-32

Motion by Council Member Socha, seconded by Council Member Stuchell to approve the TCO 2022-32 for the upcoming train event.

By a voice vote, the motion passed unanimously.

C. ICMA Retirement Plans Cancellation Notice

City Manager Mackie reported historically the City has offered two retirement plan providers to employees. They are MERS and ICMA. MERS provides the City's defined benefit plans and other individual retirement accounts and ICMA provides a 457 and 401 plans. The expiration of the ICMA plan is October 26, 2022 with automatic 1-year renewals if they are not notified of cancellation 60 days prior to expiration.

Mackie stated he would like Council's permission to issue that cancellation notice and to start working with Compliance 401K to bring forward an agreement to transition too. The biggest difference between the two plans is that ICMA is not a fiduciary and Compliance 401k is a fiduciary. Otherwise the fees and investment options are comparable.

Mr. Flanner from Compliance 401K addressed Council stating he is proposing and would like to upgrade employees to a more advantageous plan and educate them on retirement as well as taking on fiduciary duties of the City for the employees.

Motion by Council Member Vear, seconded by Council Member Socha to issue the ICMA cancellation notice for the current 457 and 401 retirement plans.

Roll call:

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

Motion passed 8-0

D. Hart MI Solar PPA Project VI

City Manager Mackie reported The Hillsdale BPU entered into an agreement as a member of the Michigan South Central Power Agency for bulk power purchasing originating in 1979. Under this agreement projects may be purchased to supplement the existing contract.

The MSCPA and City of Hillsdale have determined that the acquisition, construction, furnishing and equipping of the Hart Solar project (Project VI), a solar generating facility, located in Oceana County, Michigan, is necessary and in the best interests of the MSCPA and the City of Hillsdale. The City will receive up to an 18.6% entitlement share at 7.0MW of the 37.7MW of renewable solar power purchased by the MSCPA.

Council Member Socha inquired about the penalties if the City didn't purchase the supplemental power.

Mackie explained how power and capacity work and stated that the City has been using more and more power and energy the last few years, BPU is working on plans to going green. The City has to obtain power from the state of Michigan not from any other state as a rule. The state goes through MSCPA with the fines that then come down to the City if the City doesn't purchase supplemental power, etc.

Further council discussion ensued.

Motion by Council Member Sharp, seconded by Council Member Pratt to approve the Supplemental Power Sales Contract and the resolution approving the Hart Solar Project VI. **Resolution # 3514.**

Roll call:

Council Member Stuchell	Aye
Council Member Vear	Aye
Mayor Stockford	No
Council Member Sharp	Aye
Council Member Pratt	Aye
Council Member Morrissey	Aye
Council Member Socha	No
Council Member Briner	Aye

Motion passed 6-2

**Miscellaneous Reports**

- A. Proclamation – None
- B. Appointments- None
- C. Other- None

**General Public Comment**

Jack McLain, Hillsdale Twp., commented that Hillsdale made the news in Detroit.

**City Manager's Report**

Final movie in the park this Friday at Mrs. Stock's Park.

Uran Street project wraps up this week.

Morry St., Lynwood Ave. and S. Hillsdale St. project kicks off this week.

Air conditioning unit needs repaired. A valve blew off and lost all Freon. To repair the system would cost around \$8000. City isn't going to repair it, staff ordered portable window units ordered for City Hall as a new chiller system will be installed this fall.

Tackle Football registration is now open through Hillsdale Recreation.

Train event in downtown Hillsdale at the end of the month.

Council Members asked City Manager Mackie about street parking concerns on Summit St., Waldron St. between West St. and S. Howell St., and Budlong St. between Waldron St. and South St.

**Council Comments**

Council Member Sharp commented on S. Manning Street up by Bailey school and route to hospital. He stated it is terrible and needs to be added as a road project. Sharp mentioned work being done with the Meijer property.

Council Member Stuchell gave shout out to Eric Hoffman for work he is doing at Baw Beese.


Council Member Briner had a few comments on personal investments.

Council Member Socha thanked Mr. Mackie for not spending the \$8000 to repair the air conditioning unit.

**Adjournment**

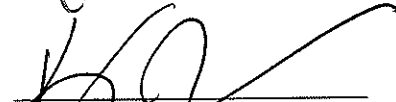
Motion by Council Member Sharp, seconded by Council Member Vear moved to adjourn the meeting.

By a voice vote, the motion passed unanimously. The meeting adjourned at 8:03 p.m.



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Adam L. Stockford, Mayor



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Katy Price, City Clerk