

CITY COUNCIL MINUTES

City of Hillsdale
October 17, 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 Bruce Sharp, Ward 3 Bill Zeiser, Ward 3 Raymond Briner, Ward 4 Robert Socha, Ward 4
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Council Members absent:	Cynthia Pratt, Ward 2
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Also Present: Attorney Tom Thompson, Katy Price (City Clerk), Jason Blake, Scott Hephner (HPD/HFD), Penny Swan, Doug Ingles, Sheri Ingles, Corey Murray (HDN), Josh Hypes, Troy Balsler, Jill Hardway, Sean Fagan and Allison Nimtz.

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 September 15, 2022: \$1,252,908.16
 - 2. Payroll of September 29, 2022: \$179,469.94
- B. City Council Minutes of October 3, 2022
- C. Election Commission Minutes of October 6, 2022
- D. Hillsdale College Request for Partial Street Closure for Half Marathon

Motion by Council Member Morrissey, seconded by Council Member Socha 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 Socha	Aye
Council Member Briner	Aye
Council Member Zeiser	Aye
Council Member Morrissey	Aye

Motion passed 8-0

Communications/Petitions

- A. Proposed Mural Email
- B. Cohen Email- Keefer House Updates

All items presented for the purpose of information only.

Introduction and Adoption of Ordinances/Public Hearings

- A. Public Hearing for Industrial Tax Exemption Certificate – Cambria Tool & Machine, Inc

Cambria Tool & Machine Inc. has submitted an application for an Industrial Facilities Tax Exemption Certificate for their expansion project, started March 31, 2022 with a projected end date of March 31, 2024. The total cost of the building and improvements reported by the applicant is \$164,229.74. Mr. Balser (owner) request abatement for 12 years.

Mayor Stockford opened the podium at 7:06 p.m

No public comment

Mayor Stockford closed the podium at 7:07 p.m.

Motion by Council Member Sharp, seconded by Council Member Socha to approve the IFT abatement for Cambria Tool & Machine, Inc for 12 years. **Resolution #3520.**

By a voice vote, the motion passed unanimously.

- B. Public Hearing for Obsolete Property Rehabilitation Exemption Certificate- JB Office Buildings LLC

The clerk’s office is in receipt of an “Application for Obsolete Property Rehabilitation Exemption Certificate” for property located at 30 & 32 North Howell Street owned by JB Office Building, LLC. The application is for tax abatement on the rehabilitation of the former Nash Drugs building. The project has an estimated cost of \$97,500.00 for new bathroom on 2nd floor, new ceiling, resurface walls, HVAC, painting, repair multiple roof leaks, repair plumbing leaks, seal brick on the exterior in back of building, rehabilitate entire blighted space on 2nd floor and convert to office and living space. The property in question lies within an OPRA district created in 2013.

Ms. Hardway reviewed plans for the property with Council.

Mayor Stockford opened the podium at 7:07 p.m

Mayor Stockford closed the podium at 7:09 p.m.

Motion by Council Member Morrissey, seconded by Council Member Sharp to approve the OPRA to JB Office Buildings LLC for 10 years. **Resolution #3521.**

By a voice vote, the motion passed unanimously.

Old Business

- A. Road Improvement Special Assessment District Policy

City Manager Mackie reviewed the current SAD Policy with Council. He represented the policy from February 15, 2021 as there was some confusion that was expressed during the last City Council meeting’s SAD hearing.

No action taken.

New Business

A. South Street Water Tower Access and Use Agreement

City Manager Mackie reviewed the negotiated South Street Water Tower Access and Use Agreement with DMCI Broadband, LLC with Council. DMCI currently has nine antennas on the water tower. Under this Agreement DMCI would be \$300 a month for each installed antenna. The Agreement has been approved by DMCI, the BPU Board and City Attorney for adoption.

Council Member Stuchell asked about local businesses and the increases for this agreement.

City Attorney Thompson reviewed some leasing clarifications on public property.

Further Council discussion ensued.

Motion by Council Member Morrisey, seconded by Council Member Sharp to approve the South Street Water Tower Access and Use Agreement with DMCI Broadband, LLC.

By a voice vote, the motion passed, Socha- abstained.

B. Order of BPU Water/Sewer Dump Truck

Public Services Director Blake, stated budgeted to replace a 2000 Ford 5 yard dump truck and a 2004 F550 dump truck. Both are very rusty, rough mechanically, and doubtful to pass the next DOT inspection. With the unstable market, we can order through MI Deals at a current price of \$97,485 each. This price could see a 10% increase upon delivery in 12 to 20 months. Staff has capitalized \$150,000 in this budget year and \$70,000 in the 2024 capital budget for these purchases.

Mr. Mackie stated that no moneys will go down to place the order and get on the list to get the trucks as there is a supply chain issue the country is facing.

Blake suggested ordering one vehicle from each vendor, Signature Ford and Lindco in hopes that one will come sooner than the 24 month anticipated time frame.

Motion by Council Member Briner, seconded by Council Member Sharp to approve purchase of two (2) BPU F550 dump truck one from Signature Ford/ MI Deal pricing and Lindco Sourceful Pricing.

Roll call:

Council Member Stuchell	Aye
Council Member Vear	Aye
Mayor Stockford	Aye
Council Member Sharp	Aye
Council Member Socha	Aye
Council Member Briner	Aye
Council Member Zeiser	Aye
Council Member Morrisey	Aye

Motion Passed 8-0

C. DPS Dump Truck Purchases

Public Services Director Blake reported the department is requesting two new Ford F550, 4x4 dumb trucks with front plows, stainless steel boxes and salt spreaders. These trucks are used heavily throughout the entire year. The department is asking to place an order for the second truck due to current lead time of approximately 480-510 days.

Council comment ensued.

Motion by Council Member Sharp, seconded by Council Member Socha to approve purchase of two (2) DPS F550 dump plow truck in the total amount of \$233,346.00. One ordered from Signature Ford/ MI Deal pricing and one ordered from Lindco Sourceful Pricing.

Roll call:

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

Motion Passed 8-0

Miscellaneous Reports

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

General Public Comment

Penny Swan, thanked the Police Department for all their hard work as its National Police Week.

Doug Ingles, County Commissioner, gave a brief update on Courthouse construction. He also mentioned the Board of Commissioners are actively seeking candidates for vacant position.

Robert Eichler, mentioned there is a lot of cost for engineering services and to the reconstruction of the Courthouse. The terms of the Road Commission should be by elected position not appointed.

City Manager's Report

Hillsdale Historical Society is honoring rehabilitation of the Dawn Theater at the Courthouse at their next meeting on October 24th at 7:00 p.m.

Bond Council will have the Bond Call tomorrow on the Westwood area project.

Howell, Lynwood, Morry Street project will be completed at the end of October. The traffic control signs have been disregarded by numerous motorists at this construction zone. It's a public safety issues. Manager Mackie will be in contact with the Police Department.


Council Comments

Council Member Socha mentioned that Dr. Horton donated \$50,000 to the Dawn Theater to start on the restoration of the organ the Friends of the Dawn were able to acquire matching funds as well.


Adjournment

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

By a voice vote, the motion passed unanimously. The meeting adjourned at 8: 09 p.m.



Adam L. Stockford, Mayor



Katy Price, City Clerk