

CITY COUNCIL MINUTES

City of Hillsdale

June 19, 2023

7:00 P.M.

Regular Meeting

Call to Order and Pledge of Allegiance

Mayor Stockford opened the meeting with the Pledge of Allegiance.

Roll Call

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

Council Members present:	Adam Stockford, Mayor Greg Stuchell, Ward 1 Anthony Vear, Ward 1 William Morrissey, Ward 2 Cynthia Pratt, Ward 2 Bruce Sharp, Ward 3 Gary Wolfram, Ward 3 Joshua Paladino, Ward 4
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Council Members absent:	Robert Socha, Ward 4
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Also Present: David Mackie (City Manager), Attorney Tom Thomson, Katy Price (City Clerk), Jason Blake (DPS Director), Kristin Bauer (City Engineer), Jeff Gier (Water/Sewer Director), Karen Lancaster (Finance), Tara Scott, Jaminda Springer, Rev. Steven Allen, Ginger Novak, Jean Heise, Doug Ingles, Sheri Ingles, Dennis Wainscott, Stephanie Myers, Linda Fogarty, Laura Negus, John Brooks, Mark Nichols, George Allen, Kathryn Watkins, Jeremiah Regan, Lindy Jordan, Elizabeth Schleuter, Catherine Timmis, Joseph Hendee.

Approval of Agenda

Councilman Vear requested Consent item D. Right of Way Permit Fee Schedule be moved to New Business G. to discuss.

Motion by Councilman Paladino support by Council member Vear to move Consent items D. Right of Way Permit Fee Schedule to New Business G.

By a voice vote, the motion passed unanimously.

Motion by Councilman Vear support by Councilmember Pratt to approve the June 19, 2023 agenda as amended.

By a voice vote, the motion passed unanimously.

Public Comment

Ginger Novak, thanked Council for bringing Library Board Appointment to be acted on. In support of Laura Negus to board.

Sara Yacks Ward four, is in support of Library Board Appointment Laura Negus and thanked Council for their work.

Missy DesJardin, Ward three, commented on the Library Board and asked Council for diversity on the board and for all the boards to work together as a community.

Jean Heise, Ward four, is in support of Laura Negus to the Library Board she has the experience in Library science and is a great candidate for the position.

Jaminda Springer, Ward 4, is in support of Laura Negus knows her personally and would be a great

applicant for the board.

Kathryn Watkins, is not in favor of the candidate for the Library Board candidate and expressed concern over potential lawsuits.

Tara Scott, Ward two, asked council about the selection process for the Library Board. Spoke on banning books and curation process that could create potential costly lawsuits for the City she cautioned Council.

George Allen, Ward four, stated he was pleased to see Laura Negus on the agenda as a potential appointment for the Library board as she has library science knowledge.

Elizabeth Schleuter, Ward one, is in favor of Laura Negus to the Library board. Spoke on Hillsdale College and community.

Jack McLain commented on the assisted hearing devices from sound system.

Catherine Timmis, Ward one was pleased to see Laura Negus on the agenda for the Library board appointment.

Rev. Steven Allen, Ward four, state that Mrs. Negus was qualified to sit on the library board and approves of the appointment.

Consent Agenda

- A. Approval of Bills
 - 1. City and BPU Claims of June 1, 2023: \$1,237,010.30
 - 2. Payroll of May 25, 2023: \$172,622.05
- B. City Council Minutes of June 5, 2023
- C. Library Minutes of April 13, 2023, May 5, 2023
- D. July Parade TCO 2023-18 & Map
- E. July 3rd Fireworks Application & Noise Variance
- F. BPU Chlorine and Sulfur Dioxide Feed Equipment
- G. BPU Sewer Camera
- H. BPU New Service Truck Body

Motion by Council member Morrisey seconded by Council member Vear to approve the consent agenda as presented.

Roll Call:

Council Member Paladino	Aye
Council Member Pratt	Aye
Council Member Sharp	Aye
Council Member Wolfram	Aye
Council Member Stuchell	Aye
Council Member Vear	Aye
Mayor Stockford	Aye
Council Member Morrisey	Aye

Motion passed 8-0

Communications/Petitions

- A. Indefinite Blocking of Parking Space
- B. Mitchell Research Center Letter
- C. July 3rd Parade Flyer
- D. Jansen Letter

Information is presented for information only.

Introduction and Adoption of Ordinances/Public Hearings

Old Business

New Business

A. FY 2023 Budget Amendments

Karen Lancaster, Finance Director reported 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 Councilman Stuchell, support by Councilman Vear to approve FY 2023 Budget Amendments as presented **Resolution # 3559**.

Roll Call:

Council Member Pratt	Aye
Council Member Sharp	Aye
Council Member Wolfram	Aye
Council Member Stuchell	Aye
Council Member Vear	Aye
Mayor Stockford	Aye
Council Member Morrissey	Aye
Council Member Paladino	Aye

Motion passed 8-0

B. CDBG-WRI Grant Project and Funding

Kristin Bauer, reported in 2022 the City applied for a Community Development Block Grant (CDBG) – Water-Related Infrastructure (WRI) funding. We were successful in receiving this grant with the below proposed budget, based on a 2022 engineers estimate.

Activity Costs	CDBG Grant Fund Request	Project Contingency	Proposed City Match Funds	Total
Water Valve Project	\$ 650,000	\$ 90,000	\$ 250,000	\$ 990,000
Sanitary Sewer Project	\$ 1,053,000	\$ 207,000	\$ 420,000	\$ 1,680,000
Environment Assessment			\$ 10,000	\$ 10,000
Grand Total	\$ 1,703,000	\$ 297,000	\$ 680,000	\$ 2,680,000

On May 23, 2023 we received 3 bids in response to our advertised Request for Bids for both the Water Valve and Sanitary Sewer projects, the bids are as presented below:

Bidder	Water Valve Project	Sanitary Sewer Project
Concord Excavating & Grading, Inc.	\$ 1,142,649.75	\$ 2,010,048.40
Bailey Excavating, Inc.	\$ 1,961,971.25	No Bid
Mead Brothers Excavating	\$ 2,379,170.00	\$ 2,375,785.50
Dunigan Bros., Inc.	No Bid	\$ 2,810,863.70

These estimates exceeded our engineer estimates. Talking with bidders they noted that, industry wide, they have seen large increases in prices of materials since 2022. Additionally the bidders noted that, due to increased infrastructure funding, there is a large number of available projects and they can be selective with the projects they choose to bid.

As a result of these higher bids the city will be required to cover the additional costs for this work the impacts of these higher bids are shown in the table below:

Activity Costs	Project Bid	Project Contingency Amount	Less Grant Amount	New Required City Match
Water Valve Project	\$ 1,142,649.75	\$ 114,264.98	(\$ 740,000.00)	\$ 516,914.73

(Water Fund)				
Sanitary Sewer Project	\$ 2,010,048.40	\$ 201,004.84	(\$ 1,260,000.00)	\$ 951,053.24
(Sewer Fund)				
GRAND TOTAL	\$ 3,152,698.15	\$ 315,269.82	\$ 2,000,000.00	\$ 1,467,967.97

Motion by Council Member Morrissey, seconded by Council Member Pratt to award the contract to the lowest bidder, Concord Excavating & Grading, Inc of Concord, MI for both projects contingent on approvals from the CDBG-WRI grant administrators at the Michigan Economic Development Corporation (MEDC) in the amount of Water Project \$1,142,649.75 plus contingency amount of \$114, 264.98 for total amount of \$1,256,914.73 and Sanitary Sewer Project in the amount of \$2,010,048.40 plus contingency amount of \$201,004.84 for total amount of \$2,211,053.24.

Roll call:

Council Member Sharp	Aye
Council Member Stuchell	Aye
Council Member Vear	Aye
Council Member Wolfram	Aye
Mayor Stockford	Aye
Council Member Morrissey	Aye
Council Member Paladino	Aye
Council Member Pratt	Aye

Motion passed 8-0

C Set Public Hearing for Workforce Housing PILOT Ordinance

Sam Fry, Marketing Coordinator, reported the City of Hillsdale’s Economic Development Corporation (EDC) signed a purchase agreement with Green Development Ventures, LLC, on March 21, 2023, to sell the EDC’s remaining land (approximately 25.75 acres) located in the Three Meadows Subdivision. The developer, Allen Edwin Homes, has proposed constructing workforce housing targeted at middle-income families. To keep the rents in these new single-family homes affordable for middle-income families, they are seeking to utilize legislation which enables developers of workforce housing projects to enter into PILOT (payment in lieu of taxes) agreements with local governing units. The City of Hillsdale needs to first adopt a workforce housing PILOT ordinance in order to allow the developer to apply for a workforce housing PILOT tax exemption.

Motion by Councilman Sharp, support by Councilman Socha, to set a public hearing on Monday, July 17, 2023 at 7:00 p.m. for the Workforce Housing PILOT ordinance.

By a voice vote, the motion passed unanimously.

D. Social District Local Approval

Sam Fry, Marketing Coordinator, reported City Council approved the establishment of a social district in Hillsdale on May 1, 2023. City staff have since been informed by the Michigan Liquor Control Commission (MLCC) that they have approved the district management and maintenance plan the City of Hillsdale filed, and the City can now begin installing signage. Qualified licensees may now apply to the MLCC for a Social District Permit. In order to do so, the qualified licensees are required to first obtain local government approval. Two qualified licensees — **Happy Pants, LLC (dba Hillsdale Brewing Company)** and **Skin of My Teeth, LLC (dba Here’s To You Pub and Grub)**.

Motion by Councilman Vear, support by Councilman Stuchell, to approve the social district resolution for Happy Pants, LLC, Hillsdale Brewing Company. **Resolution # 3560.**

By a voice vote, the motion passed unanimously.

Motion by Councilman Vear, support by Councilman Stuchell, to approve the social district resolution for Skin of My Teeth, LLC, Here’s To You Pub and Grub. **Resolution # 3561.**

By a voice vote, the motion passed unanimously.

E. BPU Board Discussion – Mayor Stockford

Mayor Stockford led discussion on the BPU Board compensation and qualifications.

Council discussed sending the item to the Operations and Governance Committee to review and bring back to Council.

No action taken.

F. Council Meeting – July 3, 2023

Mayor Stockford led discussion about canceling the meeting on July 3, 2023 due to the holiday and the parade on that day.

Council agreed.

Motion by Councilman Stuchell, support by Councilmember Pratt, to cancel the July 3, 2023 meeting due to the Holiday and Parade.

By a voice vote, the motion passed unanimously.

Miscellaneous Reports

A. Proclamations – None

B. Appointments- Zoning Board of Appeals: Matt Kniffin, Amber Yoder
Library Board: Laura Negus

Motion by Councilman Morrissey, support by Councilman Vear, to approve the Zoning Board of Appeal candidates (Matt Kniffin and Amber Yoder) as presented.

By a voice vote, the motion passed unanimously.

Motion by Councilman Stuchell, support by Councilman Morrissey, to approve the Library Board candidate (Laura Negus) as presented.

Roll Call:

Council Member Pratt	Nay
Council Member Sharp	Nay
Council Member Wolfram	Aye
Council Member Stuchell	Aye
Council Member Vear	Aye
Mayor Stockford	Aye
Council Member Morrissey	Aye
Council Member Paladino	Aye

Motion passed 6-2

C. Other- None

General Public Comment

Doug Ingles, County Commissioner reported that the County received notice back for the State Disaster director on the damage of the ice storm that Hillsdale County had. The letter mentioned that the County will not be receiving aid for that disaster, the state didn't see it as a state of emergency. Ingles thanked the City for their cooperative support and work in this.

Joseph Hendee, 181 Rea St., stated that Mr. Hodshire is in violation serving on the Board of Public Utilities as he is not a City resident, and mentioned that he could be negotiating the electric rates.

City Manager's Report

City Manager Mackie thanked all that were involved and volunteered on the successful train event.

July 3rd parade is Monday, asked for participants to email or submit registration to Sam Fry. Will also have onsite registration.

Public Services Department along with Key Opportunities are doing work to the Concession stand at Sandy Beach.

Recreation Department has a full season for T-ball and Coach Pitch teams, registered 250 children.

Exchange Club is looking to install fishing dock at Baw Beese Lake.

BPU Board members do not negotiates rates. There is a third party that handles that.

Council Comments

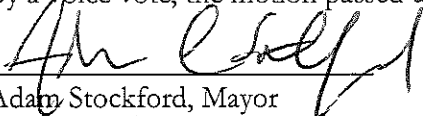
Council Member Stuchell thanked all that were involved in the Train event it was a great day for the event, specifically thanked Sam Fry from the Economic Development office.

Mayor Stockford apologized to Dan LaRue, Stephanie Myers and Laura Negus for all the personal negative comments against them for the Library board appointment.

Adjournment

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

By a yoice vote, the motion passed unanimously. The meeting adjourned at 8:36 p.m.


Adam Stockford, Mayor


Katy Price, City Clerk