

CITY COUNCIL MINUTES

City of Hillsdale

August 7, 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
Anthony Vear, Ward 1
Greg Stuchell, Ward 1
Bruce Sharp, Ward 3
Gary Wolfram, Ward 3
Robert Socha, Ward 4
Joshua Paladino, Ward 4

Council Members absent: William Morrissey, Ward 2
Cynthia Pratt, Ward 2

Also Present: David Mackie (City Manager), Attorney Tom Thomson, Katy Price (City Clerk), Jason Blake (DPS Director), Scott Hephner (HCPD/HCFD), Sam Fry (Marketing Coordinator), Kristin Bauer (City Engineer), Rick Roth, Gary Barber, Mark Nichols, Chris Fund, Jennifer Weil, Jerry Wilhelm, Shane Spahr, Sheri Ingles, Doug Ingles, Shane Miller, Jennifer Miller, Andrew Gelzer, Jon Beckwith and Robert Eichler.

Approval of Agenda

Mayor Stockford requested the Potawatomi Hills Correspondence letter be added to Communications/Petitions.

Motion by Councilman Vear support by Council member Paladino to add Communications item G. Potawatomi Hills Letter.

By a voice vote, the motion passed unanimously.

Motion by Councilman Sharp support by Councilmember Vear to approve the August 7, 2023 agenda as amended.

By a voice vote, the motion passed unanimously.

Public Comment

Jennifer Weil, 2635 Winona Dr., commented on the Potawatomi Hills Letter and Waterworks Park and Sandy Beach traffic and other issues after dark.

Consent Agenda

- A. Approval of Bills
 - 1. City and BPU Claims of July 13, 2023: \$455,652.64
 - 2. Payroll of July 20, 2023: \$195,156.09
- B. City Council Minutes of July 17, 2023
- C. Finance Minutes of July 17, 2023
- D. Workforce Housing Development Application Revised Fee Schedule
- E. Hillsdale Business Association Summer in the City Street Closure
- F. Hillsdale College Freshman Convocation
- G. Hillsdale College Homecoming Right of Way/Noise Variance
- H. Hillsdale College Noise Variance Request

- I. Sozo Church Parking Lot Closure Request for Children’s Event
- J. July 2023 Board of Review

Council Member Socha asked about the revised fee schedule. He inquired about park fees and adding food trucks to the fee schedule.

Motion by Council member Socha seconded by Council member Sharp to approve the consent agenda as presented.

Roll Call:

Council Member Paladino	Aye
Council Member Vear	Aye
Council Member Sharp	Aye
Council Member Wolfram	Aye
Council Member Stuchell	Aye
Council Member Socha	Aye
Mayor Stockford	Aye

Motion passed 7-0

Communications/Petitions

- A. Hillsdale Senior Center Services
- B. Airport Fly-in Event
- C. Leaf Collection
- D. BPU Customer Survey
- E. TIFA Letter
- F. Jansen Letter
- G. Potawatomi Hill Letter- Jennifer Weil

Shane Spahr representative from Perennial Park shared about services offered through the Senior Center and gave a brief overview of last year’s successes. He included a packet for council members of all the services and senior information.

Andrew Gelzer TIFA Chairman, spoke on the TIFA letter pertaining to the Hillsdale College Communications Center building located at the corner of Howell and McCollum St. and their tax exempt status. The TIFA purpose is to increase the taxable value of the properties within the TIFA district. Gelzer reported he reached out to the College for discussion and suggested adding possible retail options to their operations such a satellite bookstore.

Mayor Stockford mentioned that he was in process of drafting a letter to the Hillsdale College asking for more retail opportunity in the Communication Center to help with the loss of tax revenue that can’t be capture. He also asked Council to review and sign the letter.

Council discussion ensued on a possible pilot with Hillsdale College and taxes not captured on their many properties.

Jennifer Weil reported on the Potawatomi Hills information letter and the traffic and public safety at Sandy Beach.

Information is presented for information only.

Introduction and Adoption of Ordinances/Public Hearings

Old Business

New Business

- A. NEZ Application- Commonwealth Developments

Sam Fry, Economic & Marketing Coordinator reported eight applications dated July 5, 2023 requesting Neighborhood Enterprise Zone Certificates were submitted to the City Clerk’s Office by Commonwealth Developments for proposed new facilities to be built on property the developer owns at 232, 233, 234, 235, 242, 243, 244, and 245 Auseon Court, located within NEZ #4, which was established by City Council resolution on November 18, 2019.

Motion by Councilman Socha support by Councilmember Sharp to approve the NEZ application for 232 Auseon Ct from Commonwealth Developments. **Resolution # 3564.**

By a voice vote, the motion passed unanimously.

Motion by Councilman Socha support by Councilmember Sharp to approve the NEZ application for 233 Auseon Ct from Commonwealth Developments. **Resolution # 3565.**

By a voice vote, the motion passed unanimously.

Motion by Councilman Socha support by Councilmember Vear to approve the NEZ application for 234 Auseon Ct from Commonwealth Developments. **Resolution # 3566.**

By a voice vote, the motion passed unanimously.

Motion by Councilman Socha support by Councilmember Vear to approve the NEZ application for 235 Auseon Ct from Commonwealth Developments. **Resolution # 3567.**

By a voice vote, the motion passed unanimously.

Motion by Councilman Socha support by Councilmember Vear to approve the NEZ application for 242 Auseon Ct from Commonwealth Developments. **Resolution # 3568.**

By a voice vote, the motion passed unanimously.

Motion by Councilman Socha support by Councilmember Vear to approve the NEZ application for 243 Auseon Ct from Commonwealth Developments. **Resolution # 3569.**

By a voice vote, the motion passed unanimously.

Motion by Councilman Socha support by Councilmember Vear to approve the NEZ application for 244 Auseon Ct from Commonwealth Developments. **Resolution # 3570.**

By a voice vote, the motion passed unanimously.

Motion by Councilman Socha support by Councilmember Sharp to approve the NEZ application for 245 Auseon Ct from Commonwealth Developments. **Resolution # 3571.**

By a voice vote, the motion passed unanimously.

B. Willow-Oak Storm Water Project

City Engineer Bauer stated in 2021 the City contracted with Tetra Tech, Inc. to complete an investigation of the storm water system in the area of the Willow and Oak Intersection. The existing building on the NE corner of this intersection was constructed over the storm sewer system. The study included re-routing the storm sewer around the building with options for increasing pipe sizes in an effort to increase the margin of safety to pass a larger storm event as this storm system carries water from a 113.4 acre drainage area. Designs and estimates were completed in early 2023 and bids were received on July 27, 2023 from 5 bidders to complete this construction project before June 30, 2024.

Motion by Councilman Sharp support by Councilmember Wolfram to award the bid to Parrish Excavating, Inc in the amount of \$144,240.00 with an additional contingency amount of \$10,760.00 for a total project cost of \$155,000.00.

Roll Call:

Council Member Socha	Aye
Council Member Stuchell	Aye
Council Member Vear	Aye
Council Member Wolfram	Aye
Mayor Stockford	Aye
Council Member Paladino	Aye
Council Member Sharp	Aye

Motion passed 7-0

C City of Hillsdale Section 3 Policy

The City of Hillsdale was awarded a grant from Michigan Economic Development Corporation (MEDC) for a water valve and sanitary improvement project. On March, 3, 2014, Council adopted a previous Section 3 Policy. This policy needs to be updated to align with revisions made by the MEDC in 2022 prior to the release of the grant funds.

Motion by Councilman Socha, support by Councilman Sharp, to approve the Section 3 Policy as presented.

By a voice vote, the motion passed unanimously.

D. Set Public Hearing for Special Assessment District 2024-08 (St Joe/Griswold)

Kristin Bauer, City Engineer stated 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.

The Special Assessment District (SAD# 2024-08) estimated cost for the overall construction project of W. St. Joe/Griswold Street is \$1,281,411.43. City funds will cover an estimated amount of \$1,118,911.43 (87%) of project costs with an estimated \$178,300.00 (14%) being covered through the special assessment to property owners, there are 44 parcels currently associated with this SAD. The project cost split is in accordance with the City's Policy on Special Assessment Districts for Street Projects presented to the City Council on February 1, 2021. It is important to note that 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.

According to the City Charter, Sec. 2-335 Hearing procedure, "If more than 50% of the number of owners of privately owned real property to be assessed for such improvement shall object **in writing** to the proposed improvement, the improvement shall not be made without the affirmative vote of seven of the members of the council."

Motion by Councilman Socha, support by Councilman Sharp, to set public hearing for Special Assessment District (SAD 2024-08) for Monday, August 21, 2023.

By a voice vote, the motion passed unanimously.

Miscellaneous Reports

- A. Proclamations – None
- B. Appointments- Brownfield Redevelopment Authority: John Condon

Motion by Councilman Socha, support by Council Member Vear, to approve the appointment as presented.

By a voice vote, the motion passed unanimously.

C. Other- None

General Public Comment

Jon Beckwith, Lake Wilson Rd, commented on the Meijer Store and creating an ice cream plant, development of partnership to produce and sell product. Beckwith added he would like to see life guard at Sandy Beach.

Robert Eichler, Scipio Twp., commented on the bike path and observed some poor road and sidewalk conditions.

City Manager's Report

City Manager Mackie reported social district launch on Friday, August 11, 2023.

City Staff is working with the Mitchell Research Center grant for a community building space.

BPU board will be paid as employees \$25 per meeting and BPU board is also working on a strategic plan for the electric department.

Sandy Beach will be closed after this weekend. Recreation Football registration is open and Recreation Coach Pitch and T-ball concluded with 240 children. September 8-10, 2023 Indiana Outboard Races will be on Baw Beese Lake. Hillsdale High School will host an 11 City Cross Country Run at Owen Memorial Park on August 30, 2023.

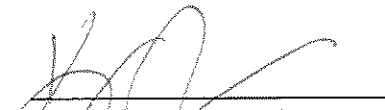
Council Comments

Adjournment

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

By a voice vote, the motion passed unanimously. The meeting adjourned at 8:46 p.m.



Adam Stockford, Mayor

Katy Price, City Clerk