

CITY COUNCIL MINUTES

City of Hillsdale

May 20, 2024

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
R Greg Stuchell, Ward 1
Cynthia Pratt, Ward 2
Bruce Sharp, Ward 3
Robert Socha, Ward 4
Joshua Paladino, Ward 4

Council Members absent: William Morrissey, Ward 2
Gary Wolfram, Ward 3

Also Present: David Mackie (City Manager), Tom Thompson (City Attorney), Katy Price (City Clerk), Jason Blake (DPS Director), Sam Fry (EDC Coordinator), Scott Hephner (Chief HCPD/HCFD), Kim Thomas (Assessor), Brandon Janes (I.T.), CJ Toncray, Dennis Wainscott, Andrew Gelzer, Richard Smith, Missy DesJardin, Robert Eichler and Rachael Johnson.

Approval of Agenda

Mayor Stockford asked to make Councilmember Socha Pro-Tem as he has to leave the meeting early.

Motion by Councilman Sharp, support by Councilwoman Pratt, to, approve Councilmember Soch as Mayor Pro-Tem for the meeting.

All ayes. Motion carried.

Motion by Councilman Sharp, support by Councilman Vear, to approve the agenda as presented.

All ayes. Motion carried.

Public Comment

Richard Smith, 63 S Broad St., commented on the CDC minutes and had suggestions on funding the Mitchell Research Center.

Consent Agenda

- A. Approval of Bills
 - 1. City and BPU Claims of May 2, 2024 - \$1,083,350.65
 - 2. Payroll of May 9, 2024 - \$195,503.54
- B. City Council Minutes of May 6, 2024
- C. Finance Minutes of May 6, 2024
- D. Community Development Committee Minutes of May 13, 2024
- E. Library Minutes of April 11, 2024
- F. Operations & Governance Minutes of May 13, 2024
- G. Traffic Control Order: Annual July 3rd Parade (Route)
- H. Traffic Control Order: Historic Steam-Powered Passenger Train Event
- I. Finance Monthly Investment Report
- J. MDOT AWOS Contract 2024-0328 Resolution #3598

Motion by Councilman Socha, support by Councilwoman Pratt, to approve the Consent Agenda.

Roll Call:

Councilman Paladino	Aye
Councilwoman Pratt	Aye
Councilman Sharp	Aye
Councilman Socha	Aye
Councilman Stuchell	Aye
Councilman Vear	Aye
Mayor Stockford	Aye

Motion passed 7-0

Communications/Petitions

- A. Historic Train & Mrs. Stock’s Park Celebration Event June 15, 2024
- B. Municipal Clerks Honor Roll
- C. Camp Hope Update: Missy DesJardin
- D. Hillsdale County Commissioner Update – Doug Ingles

Mayor Stockford read the information for the Train and Mrs. Stock’s Park celebration event and reviewed the Municipal Clerk Honor roll and congratulated Clerk Price on being one of 311 clerk’s that were on mentioned out of 38 states.

Missy DesJardin reported on Camp Hope. She has serviced 107 homeless of that number; 37 received housing, 5 went to rehab and then received housing, 2 jailed and 16 unknown. 21 children under the age of 18 and 2 pregnant women. DesJardin reviewed her plans for transitional housing.

Introduction and Adoption of Ordinances/Public Hearings

- A. Public Hearing- OPRA Application GSG Generations, LLC

Sam Fry, EDC Coordinator, reported the City Clerk was in receipt of an Application for Obsolete Property Rehabilitation Exemption Certificate for property located at 37 McCollum Street owned by GSG Generations, LLC. The application is for tax abatement on the rehabilitation of the former “Hillsdale Fire Department Engine House No. 1” building. The project has an estimated cost of \$500,000 in renovations to allow for retail space on the first floor and two residential apartment units on the second floor. A detailed description of the planned renovation is attached to the application. There are no delinquent taxes related to this facility and the owner is not currently a party to pending litigation against the city. The property is located within an OPRA district created in 2013.

Mayor opened podium at 7:33p.m.

With no public comments Mayor closed podium at 7:34 p.m.

Motion by Councilman Sharp, support by Councilman Socha, to approval the OPRA application from GSG Generation, LLC. **Resolution #3599.**

Roll Call:

Councilwoman Pratt	Nay
Councilman Sharp	Aye
Councilman Socha	Aye
Councilman Stuchell	Aye
Councilman Vear	Aye
Mayor Stockford	Abstain
Councilman Paladino	Aye

Motion passed 5-1

- B. Public Hearing- 2024-25 Fiscal Year City Budget

On April 3, 2024 Council and the public received the proposed 2024-25 fiscal year budget covering the period from July 1, 2024 – June 30, 2025.

In accordance with Section 8.3 of the City Charter, a public hearing must be held prior to the budget’s final adoption. The Public Hearing is the time set aside for members of the public to express their opinions regarding the budget, which has been available on the City’s website and with the City Clerk since April 3rd.

Mayor Stockford opened podium at 7:37 p.m.

Richard Smith 63 S. Broad St., asked about funds for the Library and the lower parking lot and the flooding that happens at the Center City Apartment area.

Dennis Wainscott, 34 Garden St., spoke on the Center City Apartment flooding issues.

With no more comments Mayor Stockford closed podium at 7:45 p.m.

Council discussion ensued on the library funds.

Motion by Councilman Paladino, support by Councilman Socha, to amend the budget to include in the library line \$13,800.

All ayes. Motion carried.

Motion by Councilman Vear, support by Councilman Socha, to approve the budget as amended. **Resolution #3600.**

Councilwoman Pratt	Aye
Councilman Sharp	Aye
Councilman Socha	Aye
Councilman Stuchell	Aye
Councilman Vear	Aye
Mayor Stockford	Aye
Councilman Paladino	Nay

Motion passed 6-1

Old Business

None

Mayor Stockford exited meeting and gave gavel to Mayor Pro-tem Socha.

New Business

A. Noise Variance – York Wedding

Motion by Councilman Sharp, support by Councilwoman Pratt, to approval the Noise Variance for the York Wedding on June 1st, 2024.

All ayes. Motion carried.

B. 3rd Quarter Finance Report

The financial report was submitted to Council for the 3rd quarter ending March 31, 2024. The statements cover the period beginning July 1, 2023, and ending March 31, 2024.

Motion by Councilman Vear, support by Councilman Stuchell, to approval the 3rd quarter finance report as presented.

All ayes. Motion carried.

C. Share the Warmth of Hillsdale County Gaming License Approval

Clerk Price reported the Share the Warmth of Hillsdale County has requested Council's approval to submit for a Gaming License from the State of Michigan for their Purse Bingo event held on June 21, 2024 at 7:00 p.m.

Motion by Councilman Stuchell, support by Councilwoman Pratt, to approval the Share the Warmth's request to submit for a bingo & gaming license from the State of Michigan for their Purse Bingo event. **Resolution #3601.**

All ayes. Motion carried.

D. AMP Neer DG Michigan Solar Project Contract (Resolution)

City Manager Mackie reviewed that Michigan South Central Power Agency (MSCPA) with the assistance of the American Municipal Power (AMP) have been working on a joint solar project that will be located in the communities of Coldwater and Marshall, MI. The project will consist of 9.75 MW of capacity and energy that will be split accordingly: Clinton - .7MW, Coldwater – 3.6MW, Hillsdale – 1.2 MW and Marshall – 4.75 MW. The base price of the capacity and energy is \$68.75 / MWh, which is reasonable based on current market rates. The project will go towards our upcoming State of Michigan green energy requirements.

Council discussion ensued on solar energy requirements and technology.

Motion by Mayor Pro Tem Socha support by Councilman Stuchell, to table item until the next meeting as more council members will be present.

All ayes. Motion carried.

E. Resolution of Support of Grant Application for Funds from TEDF-B (Chip Seal)

Kristin Bauer, City Engineer reported The Michigan Department of Transportation – Transportation Economic Development Fund (TEDF-B) is providing grant funds to cities and villages of 10,000 or less for road construction work. The program requires a "Resolution of Support" in the form of official action by the Governing Body.

The City is completing this grant application, due on June 12, 2024, for a preventative maintenance project including a leveling slurry seal layer, overlain by a single course chip seal, topped by a Micro-surfacing Cape Seal on approximately 75,000 Square Yards (4.56 miles) of various city streets.

Through this grant application, for State of Michigan Fiscal Year (FY) 2025 funds, staff is requesting \$250,000 in grants funds together with matching funds of \$517,418.07 for a total estimated project cost of \$767,418.07.

Motion by Councilman Sharp, support by Councilman Vear, to approve the grant application for TEDF-B funds for chip seal. **Resolution #3602.**

All ayes. Motion carried.

F. Resolution of Support Grant Application for Funds from TEDF-B (Monroe St.)

Kristin Bauer, City Engineer reported the Michigan Department of Transportation – Transportation Economic Development Fund (TEDF-B) is providing grant funds to cities and villages of 10,000 or less for road construction work. The program requires a "Resolution of Support" in the form of official action by the Governing Body.

The City is completing this grant application, due on June 12, 2024, for a complete reconstruction of Monroe Street between Hillsdale Street and N. West Street, 0.218 miles. Reconstruction will include the removal of the existing Asphalt/Brick roadway and unsuitable base materials followed by the reconstruction including storm sewer upgrades, new concrete curb & gutter, new road base aggregate, new 5" asphalt paving and ADA sidewalk ramp upgrades.

Through this grant application, for State of Michigan Fiscal Year (FY) 2025 funds, we are requesting \$250,000 in grants funds together with matching funds of \$454,465.24 for a total estimated project cost of \$704,465.24.

Motion by Councilman Sharp, support by Councilwoman Pratt, to approve the grant application for TEDF-B funds for Monroe Street. **Resolution #3603.**

All ayes. Motion carried.

Clerk Price asked City Manager Mackie about the budget levy resolution from the public hearing as it wasn't acted on during the public hearing section.

Council addressed the budget levy resolution.

Motion by Councilwoman Pratt, support by Councilman Stuchell, to approve the budget levy resolution as presented. **Resolution #3604.**

All ayes. Motion carried.

Miscellaneous Reports

- A. Proclamations – None
- B. Appointment- None
- C. Other- None

General Public Comment

Robert Eichler, Scipio Twp, thanked Missy DesJardin for all the commendable efforts and work accomplished for the homeless, he also inquired about ordinances online.

City Manager Report

City Manager David Mackie stated Meijer Store was open and running smoothly as well as Ethan Donuts on Broad Street.

Keefer House Hotel project was still going strong and not shut down.

Council Comment

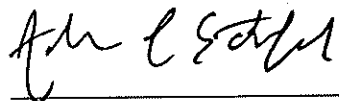
Councilman Paladino commented that the City shouldn't offer the Friends of the Mitchell a 5 year lease rather the organization should pay for the building repairs or pay for the building upkeep.

Adjournment

Motion by Councilmember Sharp, seconded by Councilmember Pratt to adjourn the meeting.

By a voice vote, the motion passed unanimously.

The meeting adjourned at 8:30 p.m.



 Adam Stockford, Mayor



 Katy Price, City Clerk