

CITY COUNCIL MINUTES

City of Hillsdale

June 3, 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
William Morrissey, Ward 2
Bruce Sharp, Ward 3
Gary Wolfram, Ward 3
Robert Socha, Ward 4

Council Members absent: Cynthia Pratt, Ward 2
Joshua Paladino, Ward 4

Also Present: David Mackie (City Manager), Tom Thompson (City Attorney), Katy Price (City Clerk), Jason Blake (DPS Director), Sam Fry (EDC Coordinator), Jake Hammel (BPU Electric Superintendent), Scott Hephner (Chief HCPD/HCFD), Brandon Janes (I.T.), Richard Smith, Sheri Ingles, Doug Ingles, Brenda Rigdon, Betsy Lackey, Bonnie McCosh, Jim McCosh, Cheryl Maier, Jean Heise, Dave McConnell, Dan Poole (HCFD), Carol Lackey, Louise Worms, Scott Sessions, Jackie Smook, Ken Todd, Steven Allen, George Allen, Ron Spence, Russel Picek, Lori Zeiler, and Andrew Gelzer.

Approval of Agenda

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

All ayes. Motion carried.

Councilman Paladino entered meeting at 7:02 p.m

Public Comment

Joe Mason, Hillsdale County, spoke on the Mitchell Research Center and Friends of the Mitchell and ask council not to approve a 5 year lease for building as the building maintenance/condition needs addressed. Mason suggested selling building and or connecting the Mitchell building to the new library.

George Allen, Ward four, shared his concerns on the solar energy project contract.

Brenda Rigdon, MI Historic Preservation Network, stated with the Friends of the Mitchell on funding options.

Sara Yacks, W4, shared her concerns on the solar energy project contract, would like to see more information on the project.

Elizabeth Webb, Osseo, MI, gave some historic information on the Mitchell building and library and share information on the Hillsdale Historic tour which has the Mitchell Research Center at the top of list.

Jean Heise, Ward four, spoke on the solar energy project contract.

Ken Todd, Litchfield Township, commented on the Mitchell Research Center and services offered and mentioned that organizations are struggling to stay afloat. He stated that other smaller municipalities and communities aren't able to support services like the Mitchell Research Center.

Louise Worms, Fayette St., commented on the Mitchell Research Center and suggested using the donated funds from the library and connect the buildings. Worms suggested a better sound system for council.

Stephen Allen, Ward four, commented on the solar energy project contract, suggested council to vote it down.

Scott Sessions, 102 Coldsprings Cir, stated his is related to Harriet Mitchell. Suggested some of the funds that were donated to the library be used to help maintain the Mitchell building.

Consent Agenda

- A. Approval of Bills
 - 1. City and BPU Claims of May 16, 2024 - \$848,218.21
 - 2. Payroll of May 23, 2024 - \$193,469.99
- B. City Council Minutes of May 20, 2024
- C. Ratification of Signatures Mrs. Stock's Park Use Agreement

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

Roll Call:

Councilman Paladino	Aye
Councilman Wolfram	Aye
Councilman Sharp	Aye
Councilman Socha	Aye
Councilman Stuchell	Aye
Councilman Vear	Aye
Mayor Stockford	Aye
Councilman Morrisey	Aye

Motion passed 8-0

Communications/Petitions

- A. CDC Meeting- Richard Smith MRC Suggested Information
- B. July 3rd Parade Participant Registration
- C. Hillsdale County Commissioner Update – Doug Ingles

Commissioner Ingles, reported the courthouse reconstruction project is on schedule for completion in late summer/early fall. The top section scaffolding will be coming down soon.

Introduction and Adoption of Ordinances/Public Hearings

None.

Old Business

- A. AMP Neer DG Michigan Solar Project Contract (Resolution)

David Mackie, City Manager reviewed item was carryover from May 20th meeting. The 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.

The project resolution and AMP Contract No. C-12-2005-4628 was included for council to review. The BPU Board and staff recommended the City Council approve both documents. The documents have be reviewed and approved, as to form, by the City Attorney.

Much deliberation and council discussion ensued.

Motion by Councilman Vear, support by Councilman Sharp, to approve the AMP Neer DG solar project contract and resolution as presented. **Resolution #3605.**

Roll Call:

Councilman Paladino	Nay
Councilman Sharp	Aye
Councilman Socha	Nay
Councilman Stuchell	Aye
Councilman Vear	Aye
Mayor Stockford	Nay
Councilman Morrissey	Aye
Councilman Wolfram	Aye

Motion passed 5-3

New Business

A. Q4 Budget Amendments (Resolution)

Motion by Councilman Vear, support by Councilman Sharp, to approve the Q4 budget amendments as presented. **Resolution #3606.**

Roll Call:

Councilman Sharp	Aye
Councilman Socha	Aye
Councilman Stuchell	Aye
Councilman Vear	Aye
Mayor Stockford	Aye
Councilman Morrissey	Aye
Councilman Wolfram	Aye
Councilman Paladino	Aye

Motion passed 8-0

B. Set Public Hearing – Revoke IFT Certificate 2017-181 (Corecoyle Composites, LLC)

Sam Fry, Economic Development, reported during its regular meeting on October 16, 2023, City Council considered the adoption of a resolution to revoke Industrial Facilities Exemption Certificate 2017-181 issued to Corecoyle Composites, LLC, as recommended by city staff.

Mr. Drew Homovec, owner of Corecoyle Composites, LLC, appeared at the meeting and addressed Council on the status of the company’s operations at the facility located at 221 Industrial Drive, Hillsdale.

Council discussed giving Corecoyle Composites, LLC, another six months to commence production and hiring of employees. No action to revoke the IFE certificate was taken at the October 16, 2023, meeting.

City staff requested updates from Mr. Homovec on January 9, 2024, and May 13, 2024, concerning any recent progress made to commence production and hire employees, as required by the IFE Certificate and IFE Agreement. Mr. Homovec’s correspondence was attached for council to review.

Motion by Councilman Morrissey, support by Councilman Sharp, to set a public hearing for consideration to revoke IFT Certificate 2017-181 for Corecoyle Composites, LLC on June 17, 2024 at 7:00 p.m..

All ayes. Motion carried.

C. CDC Mitchell Building Recommendation

The Community Development Committee (CDC) met on May 13th to discuss the Mitchell Building Lease/Funding. After considerable discussion and public input the CDC approved recommending to the full City Council giving the Mitchell Research Center a five-year lease for \$500 per month.

The idea behind the CDC’s recommendation to approve a five-year lease is that it would give the Mitchell Research Center time to fundraise and develop a long term operational plan.

Lengthy council discussion ensued regarding selling building, condition of the building, historic value to community, using potential library funds to build a hallway to connect the library and Mitchell building and the five-year leasing option.

Motion by Councilman Sharp, support by Councilman Vear, to approve the five-year lease option with the Friends of the Mitchell as presented.

All ayes. Motion carried.

Miscellaneous Reports

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

General Public Comment

Richard Smith, spoke about the 1999 plan for the Mitchell building, and stated it was reconfigured to provide additional programing space and to house the library’s historical and genealogical collections. The Mitchell Building is considered the library with a lot of residents.

Dave McConnelly, stated he was the chair of the Library board during 1999 and shared his experience and knowledge about the Mitchell building and services it does and mentioned that library’s generally offer in other communities.

Russell Picek 150 State St., shared his concerns and experience on the boat launch condition at Baw Beese Lake, Picek asked Council to take a look at it.

City Manager Report

None

Council Comment

Councilman Socha thanked Friends of the Mitchell for doing great work. He asked and encouraged community members to help support the great organization by making a contribution. He commented on the solar project contract and his concern about mandates.

Councilman Sharp stated the Mitchell building has always been the library and to him will always be the library. Preserving it is important.

Councilman Wolfram was pleased to see that the community values and council the historic buildings.

Councilman Stuchell stated he spoke with Keefer House Hotel project manager and is pleased with the project. Late August or September, currently framing in rooms.

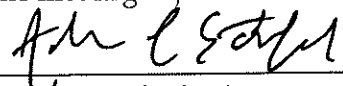
Mayor Stockford, commented on the Dial-a-Ride ridership increase.

Adjournment

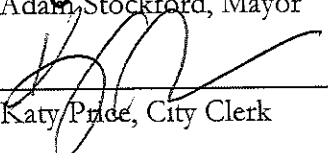
Motion by Councilmember Sharp, seconded by Councilmember Socha to adjourn the meeting.

By a voice vote, the motion passed unanimously.

The meeting adjourned at 8:59 p.m.



Adam Stockford, Mayor



Katy Price, City Clerk