

CITY COUNCIL MINUTES

City of Hillsdale

August 5, 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
Gary Wolfram, Ward 3
Joshua Paladino, Ward 4
Robert Socha, Ward 4

Council Members absent: William Morrissey, Ward 2
Bruce Sharp, 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 (HCPD), Dan Poole (HCFD), Brandon Janes (I.T.), Jessica Miller, Russell Miller, CJ Toncray, Scott Session, Shannon Gainer, Maggi Monroe, Jeramy Monroe and Robert Eichler.

Approval of Agenda

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

All ayes. Motion carried.

Public Comment

Shannon Gainer, 134 S. Howell St., commented on the fee schedule. Specifically the beach admission increase and she spoke on the airport.

Jack McClain, Hillsdale Township, commented on the sale of property on Union St.

Consent Agenda

- A. Approval of Bills
 - 1. City and BPU Claims of July 11, 2024: \$418,606.32
 - 2. Payroll of July 18, 2024: \$206,232.08
- B. City Council Minutes of July 15, 2024
- C. Finance Minutes of July 15, 2024
- D. Board of Review Minutes of July 2024
- E. Airport Advisory Committee Minutes of July 13, 2024
- F. Traffic Control Order for Hillsdale College Freshman Convocation
- G. Hillsdale American Legion 53 Fun Walk/Run

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

All ayes. Motion carried.

Communications/Petitions

- A. Hillsdale Senior Center Verbal Update- Maggi Monroe
- B. Dial-A-Ride Bus Advertising Flyer
- C. Hillsdale Municipal Airport Fly-in Flyer
- D. Comcast Programming Letter
- E. Lawrence Peter Email
- F. MERS Annual Actuarial Report
- G. Hillsdale County Commissioner Update – Doug Ingles

Maggi Monroe, Senior Center Director reported on programs and services the Center offered this past year.

Commissioner Ingles, scaffolding is coming down from the Courthouse. Things are moving in a good fashion and reminded everyone to get out and vote tomorrow, Tuesday, August 6, 2024.

Introduction and Adoption of Ordinances/Public Hearings

- A. Intro to Adoption: Amend Section 18-172 Article II, Division 6 of Chapter 18 (Land Divisions/Subdivisions)

Alan Beeker, Zoning Administrator reported in order to encourage new single family housing in the City, the Planning Dept. acknowledged that the definition and requirements for dwellings were not realistic considering current construction costs. The Planning Commission has revised the dwelling requirements in Sec. 18-172.

Motion by Councilman Paladino, support by Councilman Vear to amend Section 18-172 Article II, Division 6 of Chapter 18 (Land Divisions/Subdivisions). **Ordinance 2024-07.**

All ayes. Motion carried.

- B. Intro to Adoption: Amend Section 36-5 Article I, Chapter 36 of Zoning Code (Dwellings)

Alan Beeker, Zoning Administrator reported in order to encourage new single family housing in the City, the Planning Dept. acknowledged that the definition and requirements for dwellings were not realistic considering current construction costs. The Planning Commission has revised the dwelling requirements in Sec. 36-5.

Motion by Councilman Paladino, support by Councilman Vear to amend Section 36-5 Article I, Chapter 36 of Zoning Code (Dwellings). **Ordinance 2024-08.**

All ayes. Motion carried.

Old Business

- A. Temporary TCO 2023-29

Police Chief Hephner, reviewed on July 13, 2023 a temporary traffic control order was issued authorizing the placement of stops signs for both north bound and south bound traffic on N. West Street at the intersection of Fayette Street. No issues were reported. Police department is looking to make it a permanent TCO.

Motion by Councilman Socha, support by Councilwoman Pratt to approve TCO 2023-29 as permanent. **Resolution #3611.**

All ayes. Motion carried.

New Business

- A. Capital Improvement Plan (Resolution)

Alan Beeker, Planning Administrator reported as part of Michigan Public Act 33 of 2008, the City is required to have a Capital Improvement Plan (CIP) that is updated annually. In addition to the City

Master Plan, the CIP is a coordinated spending plan that helps the City implement the adopted Master Plan along with other long-range physical goals. After meeting with City Department Heads and consolidating information. The plan must be reviewed by the City Planning Commission and the public must have an opportunity to review the plan at a public hearing.

The City Planning Commission held a public hearing during their regular meeting on July 17, 2024. Following the public hearing, the Commission moved to send the 2024 Capital Improvement Plan to City Council with a recommendation to adopt.

Motion by Councilman Vear, support by Councilman Socha to approve the Capital Improvement Plan as presented. **Resolution #3612.**

All ayes. Motion carried.

B. Dial-A- Ride Student Rates

In January 2024 Council approved a Resolution of Intent that is required by the Michigan Department of Transportation (MDOT) as part of the application process for the anticipated 2024-2025 budget, in the amount of \$399,646. The approved resolution reflected that the City would receive 18% (\$71,936) from Federal Sources, 40.2993% (\$161,055) from state sources. The remaining 41.7007% would come from local ticket fares (\$45,000) and the City's General Fund (\$121,655).

On March 8, 2024, the City was notified that the reimbursement percentages that were included in the FY 2025 annual application instructions (40.2993%, provided by MDOT) were not the adjusted percentages (approximate 30.9021%) that were calculated to reflect the reduction of a onetime funding that was previously included in the 2024 budget. Unfortunately, the error was not realized until MDOT received budgets from many municipalities. MDOT sent a final estimate on July 24, 2024 of a reimbursement rate of 35.0085%. (5.2908%, \$21,144.74 decrease).

To help offset previous estimated 9.397% (\$37,000) decrease in the States reimbursement rate, a \$0.50 increase to all current Dial-A-Ride (DART) fares was approved in the 24/25 fiscal year budget. The increase would help fund the shortfall by an estimated \$13,385.50 (please see attached sheet for previous and new rates).

During the process of evaluating rate increases, it was found that riders that are utilizing DART services for Will Carleton Academy were paying in town rates (\$1.50) instead of the out of town rate (\$2.25).

DART services an average of 15-30 (30-38 fares) students per day, pending activities, programs etc., with an estimated revenue to Dial-A-Ride of \$45-\$57, with many fares paid for by the school or other organizations for riders (fares) going to activities, programs, etc. throughout the day. DART spends an average of 3.25 hours daily to service the request to and from Will Carleton. Due to the low clearance of the Hallett St. bridge all trips to Will Carleton, Three Meadows, etc. must be routed around to Lake Wilson Rd, causing additional delays and time spent. Due to cost of running the buses (\$67.42 per hour per bus), increased general fund contributions (from \$121,655 to \$142,799) and outside of city limits and time spent for service, fare rates were adjusted to the out of town rate in addition to the \$0.50 increase. DART fare increases, in addition to Will Carleton's out of town increase, were presented and discussed at the June 25, 2024 Public Service Committee Meeting. No action was taken but during discussion, in an attempt to keep fares as low as possible and to fund the remaining shortfall, the City is also looking into renting advertisement space on three of the DART buses.

Due to the lack of ridership, operational cost and with Meijer being located within DART's regular service area, City Staff, in addition to the Public Service Committee, recommended to eliminate Walmart trips from DART's Out of Town Service with the exception of November and December if needed.

Lengthy council discussion ensued.

No action taken.

C. Parking Lot Preservation Project

City owned parking lots are on a 5 year cycle to clean pavement cracks and apply over band crack filling in addition to applying two coats of sealer and reestablishing existing pavement markings.

Sealed bids were returned and opened on July 8, 2024 with the following bids:

- K& B Asphalt \$101,052.80
- Wolverine Sealcoating \$33,190.00
- Thompson Construction Co. \$77,080.00

Parking lots Included in Project: Parking Lot F – 39 N. Manning St.
 Parking Lot I – 11 N. Manning St.
 Parking Lot K – 20 North St.
 Field of Dreams – 3000 N. Hillsdale St.
 DNR Boat Launch – Waterworks Ave.
 Owens Park – Waterworks Ave.
 Kekoose Park – 25 Logan St.

Motion by Councilman Stuchell, support by Councilman Socha, to approve the contract to the lowest bidder Wolverine Sealcoating in the amount of \$33,190.00.

Roll Call:

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

Motion passed 7-0

D. Pavement Marking Project

The Department of Public Services and the City Engineer solicited bids for applying 353,026 LF of pavement markings (lane lines) throughout the city. Pavement markings are traditionally budgeted and installed biannually.

Sealed bids were returned and opened on July 8, 2024 with the following bids:

- M & M Pavement Markings Inc. \$38,271.42
- PK Contracting \$35,338.76

Motion by Councilman Socha, support by Councilwoman Pratt, to approve the contract to the lowest bidder PK Contracting in the amount of \$35,338.76.

Roll Call:

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

Motion passed 7-0

Miscellaneous Reports

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

General Public Comment

Shannon Gainer, 134 S. Howell St., commented on the Capital Improvement Plan, The airport and Hillsdale College as well as Dial-A-Ride services as she expressed her displeasure for it.

Scott Sessions, 102 Cold Springs Circle, commented on the Mayor's article for the Hillsdale Collegian, the mayor accepting donations for his campaign and a political donation process.

Robert Eichler, Scipio Township, commented on the millages as he is not in favor of them.

Matt Kniffin, W3, commented on the Capital Improvement Plan and special assessments.

Russell Miller, 9 Lake St., thanked Council for looking at his driveway a few weeks ago.

City Manager Report

None.

Council Comment

Councilman Socha took offense to Mayor campaign donation comment previously made in public comment.

Councilman Paladino commented on the sale of the Union Street property.

Adjournment

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

By a voice vote, the motion passed unanimously.

The meeting adjourned at 8:33 p.m.



Adam Stockford, Mayor



Katy Price, City Clerk