

# CITY COUNCIL MINUTES

City of Hillsdale  
January 6, 2025  
7:00 P.M.

Regular Meeting

## Call to Order and Pledge of Allegiance

Mayor Pro tem Joshua Paladino opened the meeting with the Pledge of Allegiance.

## Roll Call

Mayor Pro tem Josh Paladino called the meeting to order. Clerk Price took roll call.

Council Members present: Joshua Paladino, Mayor Pro tem  
Jacob Bruns, Ward 1  
William Morrissey, Ward 2  
Matthew Bentley, Ward 2  
Gary Wolfram, Ward 3  
Robert Socha, Ward 4

Council Members absent: R Greg Stuchell, Ward 1  
Bob Flynn, Ward 3

Also Present: David Mackie (City Manager), Attorney Tom Thompson, Katy Price (City Clerk), Jason Blake (DPS Director), Kristen Bauer (City Engineer), Brandon Janes (IT), Steve Boyd (Airport), Jack McLain, Sheri Ingles, Doug Ingles, Mark Nichols, CJ Toncray, Dan Poole (HCFD), Abe Dane, Shannon Gainer, Adam Bentley, Zach Steiger and Scott Sessions.

## Approval of Agenda

City Manager Mackie requested adding Communication items; Kristen Townsend Memorial Grant from Hillsdale Co. Community Foundation, Shannon Gainer Letter, and Economic Development Partnership of Hillsdale County in support of the Airport.

Motion by Councilman Morrissey, support by Councilman Socha, to add Communication item F. Townsend Grant Award, Item G. Shannon Gainer and Item H. EDP support letter.

All ayes. Motion carried.

Motion by Councilman Morrissey, support by Councilman Socha, to approve the agenda as amended.

All ayes. Motion carried.

## Public Comment

Jack McLain, Hillsdale Twp., spoke on Road Diet meeting.

Shannon Gainer, Ward four, spoke on airport hangar doors and capital improvement plan.

Scott Sessions, 102 Coldsprings Cir., spoke on filling vacancy for Mayor in favor of an election.

## Consent Agenda

- A. Approval of Bills
  - 1. City and BPU Claims of December 12, 2024: \$1,292,947.49
  - 2. Payroll of December 19, 2024: \$205,680.93
- B. City Council Minutes of December 16, 2024
- C. Finance Minutes of December 16, 2024
- D. Operations & Governance Minutes of December 12, 2024
- E. Board of Review December 2024 Minutes
- F. Airport Land Lease

Motion by Councilman Morrissey, support by Councilman Socha, to approve the consent agenda as

presented.

All ayes. Motion carried.

### Communication/Petitions

- A. Natural Christmas Tree Collection
- B. Help Shape Your City- Road Diet Flyer
- C. Press Release: Hillsdale Hospital Community Needs Assessment
- D. Comcast Programming Letter
- E. Hillsdale County Commissioner Update – Doug Ingles

Doug Ingles, Hillsdale County Commissioner reported Courthouse restoration project is ending scaffolding is down and project is wrapping up. Ingles spoke briefly on the Hillsdale County Jail and stated there was an organizational meeting for Material Management Planning Committee.

### Introduction and Adoption of Ordinances/Public Hearings

#### Old Business

#### New Business

- A. Mayoral Vacancy Election

City Charter Section 5.4(b) states, “Mid-term vacancies in the offices of mayor and council member shall continue to be filled for the unexpired portion of the term by election at the next regular state election.” Additionally, Section 641(1) of the Michigan Election Law [MCL 168.641(1)] provides that: “(1) Except as otherwise provided in this section, an election held under this act shall be held on 1 of the following regular election date: (a) The May regular election date, which is the first Tuesday after the first Monday in May. (b) The August regular election date, which is the first Tuesday after the first Monday in August. (c) The November regular election date, which is the first Tuesday after the first Monday in November.”

Upon legal review the City Attorney’s opinion is that the next regular state election is May 2025. Subsequently, the second state election would be August 2025. This opinion was followed up with a question of what happens if there are more than two candidates running for office. The City Attorney’s opinion on that question is that a primary election would be required if more than two candidates are running in order to get the candidate count down to two, based upon review of Section 3.12 of the City Charter and Section 321(1) of the General Election Law [MCL 168.321].

Council discussion with the City attorney ensued on election dates and waiting for full council to review at the next meeting.

No action taken.

- B. Proposed 2025 Special Assessment District Construction Plans

City Engineer Bauer gave a brief presentation on road funding, street reconstruction and Special Assessment Districts.

One of City Council’s primary goals is to address the declining quality of the city’s street and infrastructure systems. City staff has utilized the Special Assessment process as delineated in the City of Hillsdale’s Code of Ordinances, Article V.-Finances, Division 3.-Special Assessments and any other applicable sections of the City Charter and/or Code of Ordinances to facilitate these projects. The Department of Public Services (DPS) Director, City Engineer and City Manager respectfully present the construction drawings and engineer estimates for the following proposed Special Assessment Districts (SAD) for the 2025 calendar year.

Proposed SAD 2025-9 – Arch Avenue – from Carleton Road (M-99) to Mechanic Road  
0.34 miles (Estimated 15 parcels in the SAD) – Engineering Est.: \$369,000

Proposed SAD 2025-10 – Monroe Street – from West Street to Hillsdale Street  
0.22 miles (Estimated 13 parcels in the SAD) – Engineering Est.: \$738,000

Proposed SAD 2025-11 – Barry Street – from Broad Street (M-99) to West Street  
 0.30 miles (Estimated 30 parcels in SAD)  
 Engineering Est. (Street): \$382,000  
 Engineering Est. (Water/Sanitary): \$226,000, not included in possible SAD

Council will set the public hearing in a few weeks.

No action taken.

#### C. Airport Hangar Repairs

City Manager Mackie reported many county businesses use the airport and the airport is an economic driver for our area.

In an effort to move the Airport towards self-sufficiency, at the encouragement of City Council, the Airport's staff prepared a detailed budget to repair all the remaining hangars and existing terminal at the Airport. Like the successful renovation of Corp. Hangar #2, previously approved by the City Council, the work would be handled by Airport staff for a not-to-exceed amount of \$105,000 from the Capital Improvement Fund - Facilities Improvement. The repairs will allow the Airport to increase rents and provide for a 2-4 year payback period per Option #1. Upon completion of the repairs and increasing of the rents it's believed the Airport can gradually reduce its' dependence on the General Fund to achieve total self-sufficiency over the next 3 years.

Steve Boyd, Airport Services, reviewed the condition of the current hangars. He stated that he would be able to fix them personally, with cost saving measurements for the City. The hangars are old and need fixed to get better rent from pilots and renters, etc. This is a much needed purchase.

Council member Bruns wants to see a plan of self-sufficiency, revenues and expenditures.

Public Services Committee to meet and review the best option to return to Council for approval.

#### Miscellaneous Reports

A. Proclamations – None

B. Reappointments- Airport Advisory Committee – David Hambleton

Motion by Council Member Socha, seconded by Council Member Morrisey to approve David Hambleton to the Airport Advisory Committee.

By a voice vote, the motion passed unanimously.

#### General Public Comment

Jack McLain, Hillsdale Twp., commented on airport being self-sufficient and also the Comcast franchise fee.

Shannon Gainer, ward four, commented on the airport, street funds, special assessments and airport hangars.

#### City Manager Report

Manager Mackie clarified the \$2 million dollars for the airport in the capital improvement plan are provided by the federal government in grants and funding, and a small portion of that is funded by the City and state.

#### Council Comment

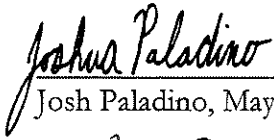
Councilman Socha stated Happy New Year.

Councilman Bentley asked about the Road Diet Meeting, January 16, 2025 at 6:00 p.m. at the Hillsdale Community Library.

**Adjournment**

Motion by Councilmember Socha, seconded by Councilmember Morrisey to adjourn the meeting. By a voice vote, the motion passed unanimously.

The meeting Adjourned at 8:48 p.m.



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Josh Paladino, Mayor Pro-Tem



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Katy Price, City Clerk