

Council Chambers  
Hillsdale City Hall  
97 N. Broad St.  
Hillsdale, MI 49242

October 5, 2015  
7:00 p.m.  
(517)437-6441  
[www.cityofhillsdale.org](http://www.cityofhillsdale.org)

**CITY COUNCIL MINUTES**

City of Hillsdale  
Regular Meeting

**Call to Order and Pledge of Allegiance**

Mayor Scott Sessions opened the meeting with the pledge of allegiance.

Mayor Sessions reported he had received correspondence from Councilperson Stack-Davis stating she might be late or possibly absent from the October 5, 2015 Regular Meeting.

Motion by Councilperson Watkins, supported by Councilperson Kinney, to excuse a tardy/absence of Councilperson Stack-Davis from the October 5, 2015 Regular Meeting.

All Ayes.

**Roll Call**

Mayor Scott Sessions called the meeting to order with the following Council members present: Councilmembers Brian Watkins and Adam Stockford representing Ward One; Councilmember Sally Kinney representing Ward Two; Council member Bruce Sharp representing Ward Three; and Councilmembers Mary Beth Bail and Patrick Flannery representing Ward Four.

Also present were: City Manager David Mackie, City Clerk Michelle Loren, City Attorneys John Lovinger and Thomas Thompson, Kay Freese (HR), Bonnie Tew (Finance), Alan Beeker (Planning/Zoning), Julie Beeker (Treasurer), Kimberly Thomas (Assessor), Mary Wolfram (HPG), Chief Scott Hephner (HCPD), Keith Richard (DPS), Shirley VanArsdalen, Alexis Kozub, Jeff King, Tom Voelly (Collegian), Bruce Shaneour, Kris Shaneour, Tom Heerlyn, Penny Swan, James Scheibner, Lawrence Peter, Dave Wheeler, Quinton Lockwood, Michael Mitchell, Jim Pruitt, Tom Spratt.

**Approval of Agenda**

City Manager David Mackie requested *New Business Item F. Repair of Terminal and Hanger Roofs* be added to the agenda.

Motion by Councilperson Kinney, supported by Councilperson Stockford, to approve the October 5, 2015 Council Agenda as amended.

All ayes.

Motion carried.

**Public Comment**

None

**Consent Agenda**

- A. Approval of Bills from claims of September 24, 2015; Payroll of \$91,644.01; Claims of \$91,829.99.
- B. Committee Reports (Pending Approval)
- C. Council Minutes of September 21, 2015
- D. August 2015 Financial Reports
- E. MI Tax Tribunal August 2015 Report

Motion by Councilperson Watkins, supported by Councilperson Flannery, to approve the Consent Agenda as presented. Roll call: Councilpersons Flannery – yes; Kinney – yes; Sharp – yes; Stockford – yes; Watkins – yes; Mayor Sessions – yes; Bail – yes.

Motion carried 7-0.

**Communications and Petitions**

None

**Introduction and Adoption of Ordinances/Public Hearings**

- A. Public Hearing: OPRA Application Marvo Properties, LLC. City Assessor Kimberly Thomas reported that “Application for Obsolete Property Rehabilitation Exemption Certificate “was filed with the City Clerk’s office by Marvo Properties, LLC for property located at 115 E. Bacon

P. H .  
OPRA  
MARVO  
PROPERTIES  
RESOLUTION  
3243

St. The estimated cost of the project is \$751,000. Ms. Thomas reported the applicant purchased the property in August with the aid of a Community Development Block Grant and has plans for renovation and expansion for production of the Lucky Buck brand of supplements and food plot seed it produces.

Mayor Session opened the podium to receive public comment. None given. Brief discussion was held among councilmembers.

Motion by Councilperson Kinney, supported by Councilperson Sharp, to adopt Resolution No. 3243 and approve the OPRA application for a period of twelve (12) years beginning December 31, 2015 and expiring December 30, 2027 with a required completion date of December 20, 2016. Roll call: Councilpersons Kinney – yes; Sharp – yes; Stockford – yes; Watkins – yes; Mayor Sessions – yes; Councilpersons Bail – yes; Stack-Davis – yes; Flannery – yes.

Motion carried 8-0.

**Unfinished Business**

- A. BPU: Repair Engines/Generators #5 & #6. Interim Board of Public Utilities Director Mike Barber explained the repair of generator engines #5 & #6 is a budgeted capitol project (\$600,000) and that, in making the repairs, backup generation would be approximately 10-11 Megawatts in an emergency situation. Capacity credits from MISO would also be received Providing income based upon the MISO capacity market.

BPU  
REPAIR  
ENGINES/  
GENERATORS  
#5 #6  
APPROVED

Motion by Councilperson Watkins, supported by Councilperson Kinney, to authorize the repair of Generator engines # 5 & #6 at a budgeted cost up to \$600,000. Roll call: Councilpersons Sharp – yes; Stockford – yes; Watkins – yes; Mayor Sessions – yes; Councilpersons Bail – yes; Stack-Davis – yes; Flannery – yes; Kinney – yes.

Motion carried 8-0.

**Old Business**

- A. Resolution – NEZ Brodbeck . On July 20, 2015 Council adopted Resolution No. 3233, approving an Application for Neighborhood Enterprise Zone Certificate for a property owned by William and Janet Brodbeck located at 216 N. Manning St. Since that time, Council had also amended its policy regarding NEZ's and various other tax incentives extending the length of time in which the abatements are granted if the investment were to be over \$500,000 from 10 years to 15 years. In doing so, City Assessor Kimberly Thomas recommended to Council that Resolution No. 3233, granted on July 20, 2015 for a period of 10 years and adopt Resolution No. 3244 granting the applicants abatement for 15 years.

NEZ  
BRODBECK  
RESCIND  
RES.  
3233

Motion by Councilperson Watkins, supported by Councilperson Kinney, to rescind Resolution #3233. Roll call: Councilpersons Watkins – yes; Mayor Sessions – yes; Councilpersons Bail – yes; Stack-Davis – yes; Flannery – yes; Kinney – yes; Sharp – yes; Stockford – yes.

Motion carried 8-0.

Motion by Councilperson Stack-Davis, supported by Councilperson Kinney, to adopt Resolution No. 3244 approving an Application for Neighborhood Enterprise Zone Certificate for William and Janet Brodbeck (216 N. Manning St.) for a period of 15 years expiring December 30, 2030. Roll call: Councilperson Stockford – yes; Watkins – yes; Mayor Sessions – yes; Councilpersons Bail – yes; Stack-Davis – yes; Flannery – yes; Kinney – yes; Sharp – yes.

NEZ  
CERTIFICATE  
BRODBECK  
RES.  
3244

Motion carried 8-0.

**New Business**

- A. NEZ Application Lucy Moye.

Motion by Councilperson Stack-Davis, supported by Councilperson Kinney, to adopt Resolution No. 3245, approving an Application for Neighborhood Enterprise Zone New Certificate for Lucy Moye (14 Foxtail Lane) for a period of eleven (11) years. Roll call: Councilpersons Watkins – yes; Mayor Sessions – yes; Councilpersons Bail – yes; Stack-Davis – yes; Flannery – Yes; Kinney – yes; Sharp – yes; Stockford – yes.

NEZ APP.  
MOYE  
RES.  
3245

Motion carried 8-0.

- B. Award of Airport Farmland Lease.

City Manager David Mackie made note that in this contract, Renter is responsible for paying Property taxes.

Motion by Councilperson Watkins, supported by Councilperson Kinney, to award the Airport Farmland Lease to Brian Fix for a period of three years with a total revenue to be realized in The amount of \$65,346.00 to be paid in annual installments of \$21,782.00 for the years 2016,

AIRPORT  
FARMLAND  
LEASE  
B. FIX  
APPROVED

2017, and 2018 and authorize signatures by the Mayor and Clerk. Roll call: Mayor Sessions – yes; Councilpersons Bail – yes; Stack-Davis – yes; Flannery – yes; Kinney – yes; Sharp – yes; Stockford – yes; Watkins – yes.

Motion carried 8-0.

C. Award of Industrial Park Farmland Lease.

Motion by Councilperson Kinney, supported by Councilperson Watkins, to award the Industrial Farmland Lease Agreement to Brian Fix for a period of three years. Total revenue to be realized is \$48,000.00 to be paid in annual installments of \$16,000.00 on or before January 1 of the years 2016, 2017, and 2018.

Motion by Councilperson Kinney, supported by Councilperson Watkins, award a three-year Industrial Park Farmland Lease Agreement to Mr. Brian Fix and authorize signatures by the Mayor and Clerk. Roll call: Stack – Davis – yes; Flannery – yes; Kinney – yes; Sharp – yes; Stockford – yes; Watkins – yes; Mayor Sessions – yes; Councilperson Bail – yes.

Motion carried 8-0.

INDUSTRIAL  
PARK  
FARMLAND  
AGREEMENT  
B. FIX  
APPROVED

D. IAFF Collective Bargaining Agreement.

Motion by Councilperson Kinney, supported by Councilperson Watkins, to approve the IAFF Collective Bargaining Agreement as presented. Roll call: Councilpersons Flannery – yes; Kinney – yes; Sharp – yes; Stockford – yes; Watkins – yes; Mayor Sessions – yes; Councilpersons Bail – yes; Stack-Davis – yes.

Motion carried 8-0.

IAFF  
COLLECTIVE  
BARGAINING  
AGREEMENT

E. POAM Collective Bargaining Agreement.

Motion by Councilperson Kinney, supported by Councilperson Stack-Davis, to approve the POAM Collective Bargaining Agreement as presented. Roll call: Councilpersons Kinney – yes; Sharp – yes; Stockford – yes; Watkins – yes; Mayor Sessions – yes; Councilpersons Bail – yes; Stack-Davis – yes; Flannery – yes.

Motion carried 8-0.

POAM  
COLLECTIVE  
BARGAINING  
AGREEMENT

F. Repair Airport Terminal and Hanger Roofs.

Motion by Councilperson Stack-Davis, supported by Councilperson Watkins, to approve the bid submitted by Premier Builders LLC to repair the Hillsdale Municipal Airport's terminal and hanger roofs in an amount not to exceed \$9,200 and authorize signatures by the Mayor and Clerk. Roll call: Councilperson Sharp – yes; Stockford – yes; Watkins – yes; Mayor Sessions – yes; Councilpersons Bail – yes; Stack-Davis – yes; Flannery – yes; Kinney – yes.

Motion carried 8-0.

REPAIR  
OF AIRPORT  
TERMINAL &  
HANGER  
ROOFS  
APPROVED

Miscellaneous

Motion by Councilperson Watkins, supported by Councilperson Stack-Davis, to appoint Councilperson Stockford to the Airport Advisory Board to fill a vacancy – term ending November, 2016.

All ayes.

Motion carried.

APPT.

ADAM  
STOCKFORD  
AIRPORT

City Manager Report

City Manager David Mackie reported to Council that he would be attending a MERS Retirement Conference October 8 and 9 resulting in his absence both days.

City Manager Mackie invited DPS Director, Keith Richard to update Council on the annual leaf collection. Discussion took place and issues of concern were addressed and clarified for Council.

General Public Comment

Tom Heerlyn, Former Hillsdale Aero Employee, Delta Pilot addressed Council in support of James Scheibner, owner/operator Hillsdale Aero and former Airport Manager.

James Scheibner, Owner/Operator Hillsdale Aero and former Airport Manager addressed Council regarding his release from duties as Airport Manager.

Tom Spratt, renter at Hillsdale Airport, spoke in support of James Scheibner.

TOM  
HEERLYN

JAMES  
SCHEIBNER

TOM  
SPRATT

Quinton Lockwood addressed Council regarding James Scheibner.

QUINTON  
LOCKWOOD

Bruce Shaneour, former Hillsdale Aero owner, addressed Council in regard to the release of James Scheibner as Airport Manager and the impact the decision has made on Hillsdale Aero and the airport in general.

BRUCE  
SHANEOUR

Penny Swan, 205 N. Manning, addressed Council with regard to the manner in which James Scheibner was released from his duties as Airport Manager.

PENNY  
SWAN

**Council Comment**

Councilperson Watkins commented that Economic Development Consultant Mary Wolfram had sent information to Council prior to the previous meeting regarding the selection of the location for the City Center Senior Apartments. Several locations had been looked and did not qualify or were not suitable for the project.

Councilperson Stockford addressed James Scheibner regarding the changes at the airport and, while he sympathized with James, he knew the decision was not spur of the moment and supported City Manager David Mackie's decision to make the changes. Mr. Stockford also encouraged the public to get resumes and Declarations of Intent filed with the Clerk's or the City Manager's office.

Councilperson Sharp supported Councilperson Stockford's statements.

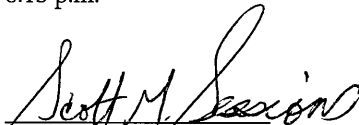
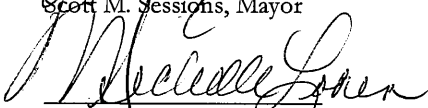
**Adjournment**

Motion by Councilperson Watkins, supported by Councilperson Stack-Davis, to adjourn.

All ayes.

Meeting adjourned.

8:15 p.m.

  
Scott M. Sessions, Mayor  
  
Michelle Loren, City Clerk