

CITY COUNCIL MINUTES

City of Hillsdale
 October 16, 2017
 7:00 P.M.

Regular Meeting

Call to Order and Pledge of Allegiance

Mayor Scott Sessions opened the meeting with the Pledge of Allegiance.

Roll Call

Mayor Scott Sessions called the meeting to order.

Council Members present:	Scott M. Sessions, Mayor Adam Stockford, Ward 1 Timothy Dixon, Ward 2 William Morrissey, Ward 2 Bruce Sharp, Ward 3 William Zeiser, Ward 3 Matthew Bell, Ward 4 Patrick Flannery, Ward 4
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Council Members absent:	Brian Watkins, Ward 1
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Also present were: City Manager David Mackie, City Clerk Stephen M. French, City Attorney John Lovinger, City Attorney Tom Thompson, Mark Hawkins (HCFD), Jake Hammel (DPS), Mike Barber (BPU), Chris McArthur (BPU), Corey Murray (Hillsdale Daily News), Nic Rowan (Hillsdale Collegian), Shadrach Streble (Hillsdale Collegian), Lisa Pelc, Samantha Vreeland, Peter Merritt, Andrew Gezler, Alison McDowell, Ruth Brown, Ray Briner, Ted Jansen, Dennis Wainscott, and Penny Swan.

Approval of Agenda

City Manager Mackie requested the following two items be added to the meeting agenda:

1. Old Business Item C: Request to schedule a Public Hearing to reconsider adoption of Ordinance 2017-02
2. New Business Item E: Request to schedule a Public Hearing regarding a proposed 425 Agreement with Fayette Township.

Council Member Zeiser, seconded by Council Member Flannery, moved to amend the agenda as requested by City Manager Mackie. By a voice vote, the motion carried unanimously.

Council Member Bell, seconded by Council Member Flannery, moved to approve the October 16, 2017 agenda as amended. By a voice vote, the motion carried unanimously.

Public Comment

Mr. Dennis Wainscott, 34 Garden Street, voiced support for the White Cane Proclamation and stated that he was legally blind and had nearly been struck by passing motorists when carrying his white cane. Mr. Wainscott also encouraged the city to keep the existing city logo and not select the new logo that had been proposed by the city's marketing consultant.

Mr. Ted Jansen, 104 Hillsdale Street, encouraged the city to provide free Dial-a-Ride Transportation to the polling location on Election Day for city residents. Mr. Jansen also objected to the city staff recommendation to authorize an additional goose hunt at Baw Beese Park and questioned the long-term effectiveness of the hunt on controlling the goose population. Mr. Jansen finalized his

comments by voicing support for the 2017 Zombie Walk that would encourage residents to visit the downtown area.

Ms. Lisa Pelc, Teacher Consultant for the Blind & Visually Impaired & Orientation & Mobility Specialist at the Hillsdale Intermediate School District (ISD), thanked the city for the White Cane proclamation. Ms. Pelc was joined at the podium by many of her students and family members.

Ms. Penny Swan, 192 South West Street, encouraged the city to keep the old city logo and stated she had posted a Facebook survey earlier in the day, which had resulted in an overwhelming number of residents who also wanted to retain the original logo.

Mr. Jack McLain, 1440 Bunn Road, discussed the second public hearing that was requested by the Planning Commission in regards to Ordinance 2017-02 and argued the recommendations of the Planning Commission had not been presented accurately to the City Council by city staff. Mr. McLain offered to pay for the city's costs associated with the second Public Hearing if the expenses of the hearing was a detriment to the city.

Consent Agenda

- A. Approval of Bills
 - 1. City Claims of October 5, 2017: \$203,413.18
 - 2. BPU Claims of October 5, 2017: \$324,731.83
 - 3. Payroll of October 5, 2017: \$157,086.49
- B. City Council Minutes of October 2, 2017 Regular Meeting
- C. September 2017 Code Enforcement Report
- D. Planning Commission Minutes of August 15, 2017
- E. BPU Board Meeting Minutes of September 12, 2017
- F. Hillsdale Policy Group Monthly Report of September 2017
- G. 2017 "Zombie Walk" Right of Way Application

Council Member Flannery, seconded by Council Member Dixon, moved to approve the Consent Agenda as presented.

Roll call:	Council Member Bell	Aye
	Council Member Dixon	Aye
	Council Member Flannery	Aye
	Council Member Morrissey	Aye
	Council Member Sharp	Aye
	Council Member Stockford	Aye
	Council Member Zeiser	Aye
	Mayor Sessions	Aye

Motion passed 8-0.

Communications/Petitions

- A. White Cane Awareness Day Proclamation

Mayor Sessions proclaimed October 15, 2017 as "White Cane Awareness Day" in the City of Hillsdale. Ms. Lisa Pelc, in addition to students and family members, were present to accept the proclamation.

- B. BPU Director Barber Retirement Announcement

The communication was received by Council.

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C. Communication received from Mr. Ted Jansen

The communication was received by Council.

D. The Great Give: Giving Day 2017

The communication was received by Council.

Introduction and Adoption of Ordinance/Public Hearing

A. Resolution #3325: Resolution to Approve an Obsolete Property Rehabilitation Exemption Certificate Application, PA 146 of 2000, as Amended

Mayor Sessions opened a public hearing at 7:18 p.m. to receive citizen comments on an Obsolete Property Rehabilitation Exemption Certificate Application, PA 146 of 2000, as Amended, for a project located at 115 E. Carleton.

Mr. Andrew Gelzer, 115 E. Carleton Road, detailed the plans for the project, which would rehabilitate an obsolete building and allow for the relocation of Gelzer's Hardware from 56 N. Howell Street to the site. Mr. Gezler stated the current facility on N. Howell Street would be reutilized for a different purpose once the E. Carleton Road site was completed.

Being no further public comments, Mayor Sessions closed the public hearing at 7:27 p.m.

Council Member Bell thanked Mr. Gezler for attending the meeting and for addressing issues that had been raised at the previous Council meeting. Council Member Bell discussed the involvement of the Gelzer family business in the City of Hillsdale and thanked Mr. Gelzer for the continued investment in the community.

Council Member Zeiser also thanked Mr. Gelzer for his investment in the community and discussed the unique customer service found at Gelzer's Hardware that was not found at large, retail establishments.

Council Member Sharp also commented in regards to the helpful employees at Gelzer's and the employee's knowledge of the products.

Council Member Stockford stated he had been an employee at Gelzer's Hardware years prior and commended the Gelzer family for their contributions to the City of Hillsdale.

Mayor Sessions also discussed the helpful employees at the hardware store and thanked Gelzer's for their assistance with various home-repair projects.

Council Member Bell, seconded by Council Member Dixon, moved to adopt Resolution #3325: "Resolution to Approve an Obsolete Property Rehabilitation Exemption Certificate Application, PA 146 of 2000 as Amended"

Roll call:	Council Member Bell	Aye
	Council Member Dixon	Aye
	Council Member Flannery	Aye
	Council Member Morrisey	Aye
	Council Member Sharp	Aye
	Council Member Stockford	Aye
	Council Member Zeiser	Aye
	Mayor Sessions	Aye

Motion passed 8-0.

Unfinished Business

There were no unfinished business on the meeting agenda.

Old Business**A. 2017 State of the City**

City Manager Mackie encouraged any Council Member or resident to contact his office with any questions regarding the 2017 "State of the City" presentation made at the October 2, 2017 meeting.

B. Branding for the City

Mayor Sessions read a statement received by Council Member Watkins who noted support for the taglines "Where Tradition, Education and Innovation Thrive" and "Preserving the Past, Embracing the Future."

City Manager Mackie stated the branding had been completed by Mr. Ben Muldrow from Arnett Muldrow, using a grant received from the Michigan Economic Development Corporation (MEDC). City Manager Mackie stated the new logo would not replace the existing city seal, but would work in harmony with the existing city seal in marketing solutions and on the city's new website design.

Mayor Sessions recommended the adoption of the tagline "Where Tradition, Education and Innovation Thrive."

Council Member Bell warned that the new logo could eventually replace the existing seal to represent the city, and voiced support for using the existing seal as the logo to be used in the new marketing materials for the city. Council Member Bell also supported the use of the tagline "Where Tradition, Education and Innovation Thrive."

Council Member Sharp also voiced support for using the existing city seal and for using the tagline "Where Tradition, Education and Innovation Thrive."

Council Member Morrissey supported the motto: "Preserving the Past, Embracing the Future."

Council Member Stockford stated his preference would be "Preserving the Past, Embracing the Future" however, the tag-line was already being used as the motto for Henderson, Kentucky.

Council Member Bell questioned if the existing seal could be inserted into the new branding scheme in place of the proposed logo.

Council Member Flannery questioned if a motto was truly necessary for the city's marketing materials. Council Member Flannery also encouraged Council to development rules or guidelines for using the city seal and/or new logo.

Council Member Dixon voiced support for the new branding scheme using the existing city logo in place of the new design. Council Member Dixon also stated the taglines "Preserving the Past, Embracing the Future" and "Where Tradition, Education and Innovation Thrive" were his preferences.

Council Member Zeiser noted the city motto or tag-line could be used to communicate the most positive attributes of the city towards people who are not from the area and are not aware of the City of Hillsdale.

Council Member Bell, seconded by Council Member Zeiser, moved to table discussion of the city branding scheme to a future Council meeting. By a voice vote, the motion passed unanimously.

C. Scheduling a Public Hearing – Ordinance No. 2017-02

City Attorney Lovinger noted Council unanimously adopted Ordinance 2017-02 on September 18, 2017 which authorized the rezoning of multiple parcels within the City of Hillsdale and changes to the city’s Zoning Ordinances. City Attorney Lovinger noted the ordinance adoption followed a public hearing that was held by the Planning Commission on July 18, 2017. City Attorney Lovinger added the public notice printed in the Hillsdale Daily News for the public hearing was scheduled to be published on July 3, 2017, but was delayed by the newspaper until July 5, 2017 due to a change in policy and because of the holiday weekend. City Attorney Lovinger discussed the City Charter requirement that the notices for public hearings be published at least 15 days prior to the actual public hearing date; because of the publishing delay, this notice was published only 13 days prior to the Planning Commission meeting. City Attorney Lovinger stated that to comply with the City Charter requirement, staff recommended that Council hold a second public hearing on November 6, 2017 and reconsider adoption of Ordinance 2017-02 at the same meeting.

Council Member Bell, seconded by Council Member Sharp, moved to schedule a second public hearing on November 6, 2017 and reconsider adoption of Ordinance 2017-02 at the same meeting. By a voice vote, the motion passed unanimously.

New Business

A. Resolution 3326: Resolution to Approve a Transfer Application for Neighborhood Enterprise Zone New Certificate for Jeff Knapp Located at 310 Hidden Meadow Drive

City Manager Mackie noted the transfer application from Mr. Knapp involved a house that had been constructed by the Hillsdale County ISD and been approved for an Enterprise Zone in 2015. City Manager Mackie stated Mr. Knapp had purchased the home from the ISD in recent weeks.

Council Member Sharp, seconded by Council Member Zeiser, moved to adopt Resolution 3326: “Resolution to Approve a Transfer Application for Neighborhood Enterprise Zone New Certificate for Jeff Knapp Located at 310 Hidden Meadow Drive”

Roll call:	Council Member Bell	Aye
	Council Member Dixon	Aye
	Council Member Flannery	Aye
	Council Member Morrissey	Aye
	Council Member Sharp	Aye
	Council Member Stockford	Aye
	Council Member Zeiser	Aye
	Mayor Sessions	Aye

Motion passed 8-0.

B. Resolution 3327: Resolution to Approve an Application for a Neighborhood Enterprise Zone New Certificate for Hillsdale County Intermediate School District Located at 316 Hidden Meadow Drive

City Manager Mackie stated the Hillsdale County ISD had applied for a new Enterprise Zone certificate for the construction of a new home at 316 Hidden Meadow Drive.

Council Member Bell stated the Hillsdale County ISD home construction program was a very beneficial program that provided hands-on education for students who wanted to join the workforce following high school. Council Member Bell stated previous homes built during the program were of very high quality and soundly constructed.

Council Member Sharp also voiced support for the home construction class and stated the program had a valuable impact on the community.

Council Member Bell, seconded by Council Member Sharp, moved to adopt Resolution 3327: “Resolution to Approve an Application for a Neighborhood Enterprise Zone New Certificate for Hillsdale County Intermediate School District Located at 316 Hidden Meadow Drive”

Roll call:	Council Member Bell	Aye
	Council Member Dixon	Aye
	Council Member Flannery	Aye
	Council Member Morrissey	Aye
	Council Member Sharp	Aye
	Council Member Stockford	Aye
	Council Member Zeiser	Aye
	Mayor Sessions	Aye

Motion passed 8-0.

C. Land Division Application – Platted lots within the Gas Light Terrace Subdivision

City Manager Mackie detailed the land division application, which involved property of the former Jonesville Tool business that extended beyond the current site of Stillwell Ford. City Manager Mackie stated that if approved, the new parcel would have to be purchased by an adjoining property owner, or the new owner would have to make improvements to the platted roadway to allow vehicular access to the property.

Council Member Bell, seconded by Council Member Flannery, moved to approve the Land Division Act Application as submitted by Stephen Moore II dated September 21, 2017 involving parcel number 30-006-100-17.

Roll call:	Council Member Bell	Aye
	Council Member Dixon	Aye
	Council Member Flannery	Aye
	Council Member Morrissey	Aye
	Council Member Sharp	Aye
	Council Member Stockford	Aye
	Council Member Zeiser	Aye
	Mayor Sessions	Aye

Motion passed 8-0.

D. Extension of 2017 Goose Hunting Program at Baw Beese Park

DPS Director Hammel reviewed the staff recommendation to extend the 2017 Goose Hunting Program at Baw Beese Park by 4-6 days from 7:00 a.m. until 3:00 p.m. Mr. Hammel stated the hunters had requested additional hunting opportunities as the weather during the earlier dates was very warm which limited the successful hunting of the geese. Mr. Hammel stated the park usage had decreased, as all the boats had been removed from the docks and the weather had cooled.

Council Member Bell noted the alternatives to hunting geese were quite costly, while the hunt would require only minimal city costs.

Council Member Zeiser referenced correspondence received from Mr. Jansen and noted the DNR had recommended the city authorize a hunting period instead of alternate solutions to limit the impact of geese in the park. Council Member Zeiser noted that if a barrier of tall grass was constructed around the perimeter of the lake, for example, residents would not have access to the lake for recreational purposes like swimming or boating.

Council Member Bell, seconded by Council Member Dixon, moved to adopt a staff recommendation to extend the goose hunt at Baw Beese Park by 4-6 days from 7:00 a.m. until 3:00 p.m.

Roll call:	Council Member Bell	Aye
	Council Member Dixon	Aye
	Council Member Flannery	Aye
	Council Member Morrissey	Aye
	Council Member Sharp	Aye
	Council Member Stockford	Aye
	Council Member Zeiser	Aye
	Mayor Sessions	Aye

Motion passed 8-0.

E. Establishing a public hearing regarding a 425 Agreement with Fayette Township

City Manager Mackie reviewed the procedures for approving a 425 Agreement with Fayette Township that would provide electric, water, and wastewater services to the proposed Meijer's store location on M-99. City Manager Mackie noted Fayette Township and the City of Hillsdale were each required to hold a public hearing prior to approving a 425 Agreement taxing agreement. City Manager Mackie stated the intention of Meijer's was to complete the purchase of the property by the end of the calendar year.

Council Member Zeiser discussed the impact of additional development of businesses if a Meijer location was built in Hillsdale.

Council Member Stockford stated his employer had a contract with Meijer's for personnel services, and due to that potential conflict of interest, would abstain from voting on issues involving this new development.

Council Member Morrissey, seconded by Council Member Sharp, moved to schedule a public hearing on November 6, 2017 to receive public comments regarding a proposed 425 Agreement with Fayette Township. By a voice vote, the motion passed unanimously.

XI. Miscellaneous Reports

Council Member Bell, seconded by Council Member Flannery, moved to appoint Mr. Mark Maier to the Library Board and Ms. Margot Games to the Headwaters Recreational Authority. By a voice vote, the motion passed unanimously.

City Manager's Report

City Manager Mackie reported:

1. The new, larger, city entrance signs had been installed at the north and south city limits. City Manager Mackie stated one of the smaller signs that was replaced had been reinstalled on N. Hillsdale Street near Fields of Dreams.
2. A inter-fund loan recommendation would be presented to Council at an upcoming meeting to fund necessary repairs to the anaerobic digester at the BPU.
3. The construction of the new airport apron had been completed.
4. Appointments to the Airport Advisory Committee (AAC) would be presented to Council for approval in the near future.
5. The Hillsdale College Conservation Club had cleaned the walking path from the Family Video store to Logan Street.
6. The "Awesome Autumn" event would be held on October 17, 2017 from 5-8 p.m.

7. The "Great Give Event" would be held on November 28, 2017 and encouraged all city residents to participate in this very important effort.
8. A special City Council meeting would be held on November 13, 2017 at 8:00 p.m.

General Public Comment

Ms. Penny Swan encouraged the City Council to approve the phrase "It's the People" for the city motto.

Mr. Jack McLain questioned if the new city entrance signs could have been advertised for bid that would have possibly highlighted other institutions or deserving city residents. Mr. McLain also questioned if the 425 Agreement with Fayette Township would affect the city's Master Plan for the Meijer property.

Mr. Ted Jansen questioned what city department would be responsible for the costs associated with the construction of a new access road into the Three Meadows plat from East Bacon Street.

Ms. Alison McDowell encouraged all city residents to participate in the upcoming "Zombie Walk" special event on October 27, 2017.

Council Comments

Council Member Sharp thanked DPS Director Hammel for the timely response to issues that had been raised regarding various maintenance issues throughout the city. Council Member Sharp also noted the new fire truck was a very beneficial tool to the city's firefighters.

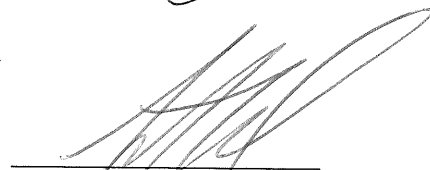
Mayor Sessions thanked BPU Director Barber for his 39 years of dedicated service to the BPU.

Adjournment

Council Member Bell, seconded by Council Member Flannery, moved to adjourn the meeting. By a voice vote, the motion passed unanimously.

The meeting adjourned at 8:35 p.m.


Scott M. Sessions, Mayor


Stephen M. French, City Clerk