

CITY COUNCIL MINUTES

City of Hillsdale
Council Chambers
August 20, 2018
7:00 P.M.

Regular Meeting

Call to Order and Pledge of Allegiance

Mayor Adam Stockford opened the meeting with the Pledge of Allegiance.

Roll Call

Mayor Adam Stockford called the meeting to order.

Council Members present:	Adam Stockford, Mayor
	R. Gregory Stuchell, Ward 1
	Timothy Dixon, Ward 2
	William Morrissey, Ward 2
	Bruce Sharp, Ward 3
	William Zeiser, Ward 3
	Matthew Bell, Ward 4
	Raymond Briner, Ward 4

Council Members absent:	None
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Also present were: City Manager David Mackie, City Clerk Stephen M. French, City Attorney John Lovinger, Attorney Thomas Thompson, Chris McArthur (BPU), Jake Hammel (DPS), Bonnie Tew (Finance), Kay Freese (HR), Mary Hill (Library), Pete Merritt (Treasurer), Amy & Tiffany Slade (Housing Commission), Sgt. Corey Dow (HCPD), Mary Wolfram (Hillsdale Policy Group), Eric Lewis (Precision Gage, LLC), Dennis Wainscott, Jack McLain, Joseph Hendee, and Penny Swan.

Approval of Agenda

Mayor Stockford requested the following items be added to the agenda:

1. Consent Agenda Item G: Approval of the City Council Special Meeting minutes of August 1, 2018
2. Correspondence Item E: Correspondence received from Mr. Pete Jennings regarding his candidacy for Ward 1

Council Member Morrissey, seconded by Council Member Dixon, moved to approve the August 20, 2018 agenda as amended.

Roll call:	Council Member Bell	Aye
	Council Member Briner	Aye
	Council Member Dixon	Aye
	Council Member Morrissey	Aye
	Council Member Sharp	Aye
	Council Member Stuchell	Aye
	Council Member Zeiser	Aye
	Mayor Stockford	Aye

Motion passed 8-0.

Public Comment

Mr. Jack McLain, 1445 South Bunn Road, questioned the accuracy of Economic Development Corporation minutes of August 2, 2018. Mr. McLain noted the staff report for the IFT request for Precision Gage stated the EDC had recommended approval of the certificate; however, the minutes of August 2nd did not contain any mention of that discussion. Mr. McLain also discussed the staff memo for the Dawn Theater which identified Mary Wolfram as a city staff member; Mr. McLain questioned if Ms. Wolfram was an employee of the city or if the memo was incorrect.

Mr. Joseph Hendee, 181 Rea Street, noted the minutes for the June 21, 2018 EDC meeting were included in the Council packet that over two months after the EDC meeting. Mr. Hendee encouraged Council to have board and committee meetings presented on a more timely basis. Mr. Hendee also voiced support for the IFT certificate to Precision Gage, as the company would add well paying jobs to the Hillsdale area.

Consent Agenda

- A. Approval of Bills
 - 1. City Claims of August 10, 2018: \$256,534.87
 - 2. BPU Claims of August 10, 2018: \$141,403.01
 - 3. Payroll of August 10, 2018: \$171,857.68
- B. Fiber Committee Minutes of June 26, 2018
- C. EDC Minutes of June 21, 2018
- D. EDC Architectural Control Committee Minutes of June 29, 2018
- E. EDC Business Review Committee Minutes of August 2, 2018
- F. Indiana Outboard Races Agreement
- G. City Council Minutes – August 1, 2018 Special Meeting

Council Member Morrissey, seconded by Council Member Bell, moved to approve the Consent Agenda.

Roll call:	Council Member Bell	Aye
	Council Member Briner	Aye
	Council Member Dixon	Aye
	Council Member Morrissey	Aye
	Council Member Sharp	Aye
	Council Member Stuchell	Aye
	Council Member Zeiser	Aye
	Mayor Stockford	Aye

Motion passed 8-0.

Communications/Petitions

- A. Hillsdale Garden Club Correspondence dated July 20, 2018
- B. Comcast Correspondence dated August 1, 2018
- C. Medical Marijuana Zoning Information from Mika Meyers
- D. Amy Slade, Director of Hillsdale Housing Commission
- E. Communication from Mr. Pete Jennings dated August 20, 2018

The communications were received for informational purposes only.

Mayor Stockford reviewed the correspondence received from Mr. Jennings, which requested that his name be removed from the General Election ballot in November 2018. City Attorney Lovinger reported the city staff continued to work with Hillsdale County and the State of Michigan to determine the appropriate course of action in regards to the Ward 1 vacancy.

Ms. Slade provided a brief update on the Hillsdale Housing Commission.

Introduction and Adoption of Ordinances/Public Hearings

A. Public Hearing for Resolution No. 3349: IFT Application for Precision Gage, LLC

Mayor Stockford stated he would abstain from this issue due to a conflict of interest on this matter. Mayor Stockford reported his employer was contracted with Precision Gage, LLC for temporary labor and staffing services.

Mayor Pro-Tem Morrissey opened a public hearing at 7:21 p.m. to receive public comments on an application for an IFT certificate for a project located at 221 Industrial Drive.

Mr. Dennis Wainscott, 34 Garden Street, questioned if a Council vote was necessary to permit Mayor Stockford from abstaining on the issue.

Mr. Eric Lewis, plant manager of Precision Gage, LLC, stated he was in attendance and offered to answer any comments or questions regarding this issue.

Ms. Penny Swan, 192 South West Street, voiced support for the proposed certificate.

Mayor Pro-Tem Morrissey closed the public hearing at 7:24 p.m.

Council Member Bell thanked Mr. Lewis for being in attendance at the meeting and for being available to answer any questions about the request.

Council Member Bell, seconded by Council Member Sharp, moved to adopt Resolution No. 3350: "Resolution Approving an IFT Application of Precision Gage LLC for Industrial Facilities Exemption Certificate for an Industrial Development District."

Roll call:	Council Member Bell	Aye
	Council Member Briner	Aye
	Council Member Dixon	Aye
	Council Member Morrissey	Aye
	Council Member Sharp	Aye
	Council Member Stuchell	Aye
	Council Member Zeiser	Aye
	Mayor Stockford	Abstain

Motion passed 7-0.

B. Public Hearing – Dawn Theater

Mayor Stockford opened a public hearing at 7:25 p.m. to receive public comments regarding the city's Community Development Plan and Community Development Block Grant (CDBG) Application for the Dawn Theater.

No public comments were offered.

Mayor Stockford closed the public hearing at 7:25 p.m.

Ms. Wolfram reviewed the staff recommendation to approve the Community Development Plan and authorize the plan to be submitted with the Dawn Theater Blight Elimination grant application. Ms. Wolfram also reviewed the proposed resolution that was included in the Council packet.

Council Member Sharp questioned Ms. Wolfram on the plan for the theater. Ms. Wolfram stated the theater would be rehabilitated to be used as a community theater and special event center.

Council Member Sharp, seconded by Council Member Dixon, moved to approve the Community Development Plan as submitted. The motion passed unanimously by a voice vote.

Council Member Bell, seconded by Council Member Sharp, moved to adopt Resolution No. 3351: "Resolution Approving the Submission of the Community Development Block Grant (CDBG) Grant Application for the Elimination of Blight for Historic Preservation and Rehabilitation of the Dawn Theater."

Roll call:	Council Member Bell	Aye
	Council Member Briner	Aye
	Council Member Dixon	Aye
	Council Member Morrissey	Aye
	Council Member Sharp	Aye
	Council Member Stuchell	Aye
	Council Member Zeiser	Aye
	Mayor Stockford	Aye

Motion passed 8-0.

Unfinished Business

There was no Unfinished Business on the agenda.

Old Business

There was no Old Business on the agenda.

New Business

A. BPU Bucket Truck Purchase

BPU Director McArthur reviewed the staff recommendation to purchase a bucket truck for the BPU at a price of \$225,176.00. Director McArthur stated the utility replaced the electrical line trucks on a 12-year basis, with a new truck purchased every three years.

Responding to a question from Council Member Stuchell, Director McArthur stated the trucks were replaced after 12 years, due to safety concerns and the increase costs of maintenance and repairs. Director McArthur stated the trucks were used extensively, often in poor weather conditions, which required their replacement after a 12-year lifespan. Director McArthur reported the purchase was included in the utility's FY2019 budget.

Council Member Bell, seconded by Council Member Sharp, moved to purchase a bucket truck for the BPU from Altec at a price of \$225,176.00.

Roll call:	Council Member Bell	Aye
	Council Member Briner	Aye
	Council Member Dixon	Aye
	Council Member Morrissey	Aye
	Council Member Sharp	Aye
	Council Member Stuchell	Aye
	Council Member Zeiser	Aye
	Mayor Stockford	Aye

Motion passed 8-0.

B. BPU Channel Monster Replacement Purchase

BPU Director McArthur reviewed the staff recommendation to purchase a new “channel monster” piece of equipment that was used at the wastewater treatment plant to shred fibrous materials that were found in the treatment process. Director McArthur stated the equipment had failed twice in the last few months and the manufacturer has recommended its immediate replacement.

Council Member Bell questioned how the purchase would be budgeted, as the equipment was not included in the FY2019 Capital budget. Director McArthur stated there was available funding for the purchase due to cost savings from other planned expenditures.

Council Member Briner, seconded by Council Member Bell, moved to purchase a replacement “Channel Monster” from JWC Environmental in the amount of \$19,313.00.

Roll call:	Council Member Bell	Aye
	Council Member Briner	Aye
	Council Member Dixon	Aye
	Council Member Morrissey	Aye
	Council Member Sharp	Aye
	Council Member Stuchell	Aye
	Council Member Zeiser	Aye
	Mayor Stockford	Aye

Motion passed 8-0.

C. BPU Distribution Automation and Monitoring Upgrades

BPU Director McArthur presented a staff recommendation to expend \$37,225.00 to purchase upgrades to the electric distribution automation and monitoring upgrades from the UIS Group. Director McArthur stated the upgrades would allow computers to monitor the various electric substations and provide alerts if certain parameters, such as low voltage and oil temperatures, were out of acceptable ranges.

Council Member Bell, seconded by Council Member Dixon, moved to purchase the upgrades for the SCADA system from the UIS Group in the amount of \$37,225.00

Roll call:	Council Member Bell	Aye
	Council Member Briner	Aye
	Council Member Dixon	Aye
	Council Member Morrissey	Aye
	Council Member Sharp	Aye
	Council Member Stuchell	Aye
	Council Member Zeiser	Aye
	Mayor Stockford	Aye

Motion passed 8-0.

D. Phase Two Network Upgrade Program

City Manager Mackie reviewed the recommendation to purchase a new storage area network and a second host server/domain controller to the city’s computer system. City Manager Mackie stated the new equipment would expand the storage capacity of the system, increase the speed of the system, and provide backup in case of a server failure. City Manager Mackie noted the costs would be split between the BPU, city, and library and would be based on the number of computers being used at each site.

Mayor Stockford questioned if the city anticipated any additional capital expenditures for computers in the near future. City Manager Mackie stated the purchase of the most expensive and vital pieces of equipment would be completed with the Phase Two program.

Responding to a question from Council Member Bell, City Manager Mackie stated city staff has been very pleased with the support received from Sonit Systems for the city’s computer-related issues.

Council Member Morrissey, seconded by Council Member Sharp, moved to purchase Phase II network equipment and labor installation costs from Sonit Systems in the amount of \$74,798.22.

Roll call:	Council Member Bell	Aye
	Council Member Briner	Aye
	Council Member Dixon	Aye
	Council Member Morrissey	Aye
	Council Member Sharp	Aye
	Council Member Stuchell	Aye
	Council Member Zeiser	Aye
	Mayor Stockford	Aye

Motion passed 8-0.

E. City Hall Exterior Repairs

DPS Director Hammel presented a staff recommendation for restoration work to the exterior of City Hall to include power washing, sealant replacement, repair of mortar joints, and stone patching. Director Hammel requested Council approval to have city staff meet with the two lowest bidders to review the project requirements and to inspect the necessary repairs.

Council Member Zeiser, seconded by Council Member Stuchell, moved to allow DPS Director Hammel to conduct post-bid interviews with National Restoration and Ohio Building Restoration in regards to the City Hall restoration project, and select the most responsive bidder with an amount not to exceed \$49,233.00.

Roll call:	Council Member Bell	Aye
	Council Member Briner	Aye
	Council Member Dixon	Aye
	Council Member Morrissey	Aye
	Council Member Sharp	Aye
	Council Member Stuchell	Aye
	Council Member Zeiser	Aye
	Mayor Stockford	Aye

Motion passed 8-0.

F. 2018 Street Preservation

DPS Director Hammel reviewed the 2018 Street Preservation project, which had been reduced in scope to meet the fiscal year budgeted levels. Director Hammel stated the 2018 project would limited to include work only along East and West Bacon Streets.

Council Member Morrissey, seconded by Council Member Briner, moved to contract with Thompson Construction for the 2018 Street Preservation Project in the amount of \$150,000.00.

Roll call:	Council Member Bell	Aye
	Council Member Briner	Aye
	Council Member Dixon	Aye
	Council Member Morrissey	Aye
	Council Member Sharp	Aye
	Council Member Stuchell	Aye
	Council Member Zeiser	Aye
	Mayor Stockford	Aye

Motion passed 8-0.

G. Council Meeting Date Change (Labor Day)

Council Member Sharp, seconded by Council Member Dixon, moved to re-schedule the next City Council meeting to Tuesday, September 4, 2018 at 7:00 p.m., due to the Labor Day holiday. With a voice vote, the motion passed unanimously.

H. Resolution to Revoke Commercial Rehabilitation Exemption Certificate C2015-009, Roger Lee Boyd Family Trust

City Manager Mackie presented the draft resolution that would revoke the CRE Certificate for the Roger Lee Boyd Family Trust for the Market House store located at 210 West Carleton Road. City Manager Mackie stated the recommended revocation would allow the property to be reassessed by city staff, which was expected to low the property value of the site. City Manager Mackie noted the property value of the site could not be reduced lower than the value that was established when the certificate was granted in 2015.

Council Member Briner, seconded by Council Member Bell, moved to adopt Resolution No. 3352 “Resolution Revoking Commercial Rehabilitation Exemption Certificate C2015-009 for Roger Lee Boyd Family Trust.”

Roll call:	Council Member Bell	Aye
	Council Member Briner	Aye
	Council Member Dixon	Aye
	Council Member Morrissey	Aye
	Council Member Sharp	Aye
	Council Member Stuchell	Aye
	Council Member Zeiser	Aye
	Mayor Stockford	Aye

Motion passed 8-0.

General Public Comment

Mr. Joseph Hendee encouraged the city’s Hospital Finance Authority to schedule a public meeting to review the legal actions that had been alleged against Hillsdale Hospital in recent court documents.

Miscellaneous Reports

City Manager Mackie provided an update on the Infrastructure Capacity Enhancement (ICE) grant project on Garden, Vine, Mead, and Rippon Streets. Director Hammel reported the trees on Rippon Street were required to be removed in the early Spring of 2018 so that a migratory bat population did not take shelter in the area and thereby delay the project for another year. City Manager Mackie also reported it was financial prudent for the city and contractor to have all of the roads milled at one time at the start of the project, rather than having to pay for additional mobilization costs throughout the construction. City Manager Mackie noted the project continued to be on-schedule, with the completion date set for the end of October 2018.

City Manager Mackie also:

1. Reported himself, Chief Hephner, Sgt. Thad Doty, Council Member Stuchell, and Council Member Briner attended a day-long session regarding the recreational marihuana question that was included on the November 2018 General Election ballot. City Manager Mackie stated the handouts from the session would be made available to all Council Members.

2. Noted a recent article from the Hillsdale Daily News that detailed information on the proposal by the Michigan South Central Power Authority (MSCPA) to purchase an office building in Coldwater.
3. Stated a number of the city's advisory boards and committees meet on a bi-monthly or an as-needed basis, which meant some minutes of these boards were presented to Council some weeks or months after the actual meeting.

Responding to a question from Council Member Sharp, City Manager Mackie stated a Request for Proposal (RFP) would be released in the upcoming week for residential trash collection and the operation of the city's transfer station.

Council Member Morrisey questioned the clean-up of the brush and tree limbs left by BPU contractors on West Fayette Street. BPU Director McArthur stated the removal of the downed limbs were the responsibility of the property owners.

Council Comments

Council Member Sharp noted Mr. Pete Jennings received the most votes for Ward 1 during the August primary, even though he was ruled an ineligible candidate by Council less than a week before the election. Council Member Sharp encouraged the remaining candidates to meet with the voters in Ward 1 and introduce themselves to their potential constituents.

Mayor Stockford reported he would attend the City of Adrian's kick-off event for the "Rising Tides Initiative" during the week of August 27th.

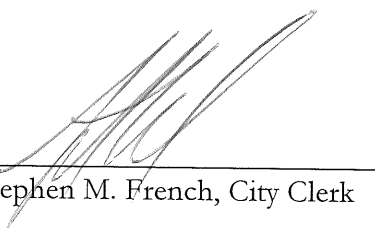
Adjournment

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

The meeting adjourned at 8:43 p.m.



Adam L. Stockford, Mayor



Stephen M. French, City Clerk