

CITY COUNCIL MINUTES

City of Hillsdale

March 15, 2021

7:00 P.M.

Regular Meeting

Electronic Meeting (COVID-19)

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. Clerk Price took roll call.

Council Members present: Adam Stockford, Mayor
R Greg Stuchell, Ward 1
Anthony Vear, Ward 1
William Morrissey, Ward 2
Cynthia Pratt, Ward 2
Bruce Sharp, Ward 3
William Zeiser, Ward 3
Robert Socha, Ward 4
Raymond Briner, Ward 4

Council Members absent: None

Also Present: David Mackie (City Manager), Attorney Tom Thompson, Katy Price (City Clerk), Scott Hephner (HCPD/HCFD), Bonnie Tew (Finance Director), Kristin Bauer (City Engineer), Jake Hammel (DPS Director), Eric Moore, Ginger Moore, Jack McLain, Jill Draper, Eric Keiber, Christina Bruns, Karlee Embech, George Tamblyn, Dan Lambright, Patricia Lambright, Terry Reed, Sue Reed, Melissa Conklin, Art Hilgendorf, Georgeann Hilgendorf, Richard Stephenson, Kristine Stephenson, Mike Flynn, John Taylor, Dave Martin, Margaret Scott, Warren Miller, CJ Toncray, Sheri Lemke, Andrew Wiegand, Laura Smith, Brian Howland, Desiree Howland, Dustin Adams, Karla Adams, Roger Sparks, Lance Lashaway and Penny Swan.

Present electronically: Kim Thomas (City Assessor), Jason Blake (DPS Foreman), Dennis Wainscott, Ruth Brown, Richard Curtis, Jack Moyer, Jackie Linebrink, Gloria Gripman and Sue Postle.

Approval of Agenda

Request by City Manager Mackie to add New Business items B. Design/Build Contract for Transfer Station as well as moving Consent Agenda item C. Amendment of Traffic Control Order 1989-10 to New Business as item C.

Motion by Council Member Morrissey, seconded by Council Member Socha to amend the agenda and add New Business items B. Design/Build Contract for Transfer Station as well as moving Consent Agenda item C. Amendment of Traffic Control Order 1989-10 to New Business as item C.

Roll call:

| | |
|--------------------------|-----|
| Council Member Briner | Aye |
| Council Member Morrissey | Aye |
| Council Member Sharp | Aye |
| Council Member Stuchell | Aye |
| Council Member Pratt | Aye |
| Council Member Zeiser | Aye |
| Mayor Stockford | Aye |
| Council Member Socha | Aye |
| Council Member Vear | Aye |

Motion passed 9-0.

Motion by Council Member Morisey, seconded by Council Member Socha to approve the amended agenda.

Roll call:

| | |
|-------------------------|-----|
| Council Member Briner | Aye |
| Council Member Morrisey | Aye |
| Council Member Sharp | Aye |
| Council Member Stuchell | Aye |
| Council Member Pratt | Aye |
| Council Member Zeiser | Aye |
| Mayor Stockford | Aye |
| Council Member Socha | Aye |
| Council Member Vear | Aye |

Motion passed 9-0.

Public Comment

None

Consent Agenda

- A. Approval of Bills
 - 1. City and BPU Claims of February 18, 2021: \$124,032.32
 - 2. Payroll of February 18, 2021: \$177,042.53
- B. City Council Minutes of March 1, 2021
- C. Rescind Traffic Control Order 1991-9
- D. Hillsdale College Noise Variance Request

Motion by Council Member Morrisey, seconded by Council Member Pratt to approve the Consent agenda as presented.

Roll call:

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|-------------------------|-----|
| Council Member Briner | Aye |
| Council Member Morrisey | Aye |
| Council Member Sharp | Aye |
| Council Member Stuchell | Aye |
| Council Member Pratt | Aye |
| Council Member Zeiser | Aye |
| Mayor Stockford | Aye |
| Council Member Socha | Aye |
| Council Member Vear | Aye |

Motion passed 9-0.

Communications/Petitions

- A. American Legion 2.5k and 5k
- B. 2021 Spring Brush Collection
- C. BPU Semi Annual Fire Hydrant Flushing
- D. Special Assessment District Project Information

All items presented for the purpose of information only.

Introduction and Adoption of Ordinances/Public Hearings

A. Public Hearing: Special Assessment District 21-01

Mayor Stockford opened podium at 7:14 p.m.

Christina Bruns, 114 Orchard Ridge Parkway, commented that she objects to the special assessment. Bruns stated that she pays taxes and that should be the contribution to the roads. She mentioned she has a young family and the assessment would devastate their finances.

Dave Martin, 107 Lombard Street, commented that he opposes the special assessment, he has been waiting for his street to be finished for years and has saved up to get a new driveway put in when that happens and doesn't want to forfeit his funds.

Richard Curtis, 404 Wolcott Street, (electronically) comment that the roads are in poor condition and he and his wife are in favor of the special assessment so the roads can be done. Smith stated no one want to pay for roads but something has got to be done.

Andrew Wiegand, 108 Lombard Street, commented that he supported the special assessment to get the roads fixed as he has three young children and would like them safe as the current conditions are not. He is more than happy to support the proposal and assessment.

Warren Miller, 119 Orchard Ridge Parkway, commented on the special assessment and is concerned that the timing is not right for the assessment. He stated that many families are losing their jobs and have lost income due to the pandemic and economic situation we currently face. He believes the \$5000 would be too much for them to contribute.

Margaret Scott, 310 N. Wolcott Street, commented she is in favor of the special assessment as the roads are in such disrepair. She is happy to hear that something is finally moving forward and approves the plan for the special assessment.

John Taylor, 4 Crescent Court, commented on the special assessment and stated it is the best shot at fixing our streets and is fully on board and supports it. Taylor stated that it's an investment in our properties as the property values will go up and a great thing for the children in the neighborhood to enjoy. He thanked Council and staff for putting it together.

Laura Smith, 136 Hillcrest Drive, commented that she is in favor of the special assessment and stated no one wants to pay for the roads but sees that this is the only way it is going to get done. She has spent a lot of money on fixing vehicles over the years as the roads were in such poor condition. She encouraged Council to approve the Special Assessment District 21-01 and look for a lower interest rate for the \$5000.

Ginger Moore, 138 Hillcrest Drive, commented that she is in favor of the special assessment as the roads are embarrassing in their current condition and wants the roads done in her neighborhood.

Eric Moore, 138 Hillcrest Drive, commented that he is in favor of the special assessment he purchased his house 15 years ago and has been looking for the streets to be fixed. He stated that this is the last viable way to have the streets done. It's a sacrifice the residents will have to take to get them finished. He appreciates this program being put together for the city as he thinks it's the most sustainable method to get the streets done. He encouraged Council to vote to approve it.

Jill Draper, 105 Lombard Street, had a few questions on drainage issues that the street currently has and asked if having the street redone would improve it.

Kristin Bauer, City engineer addressed Ms. Draper's comment. Stating that it would level out the street but can't guarantee that it would stop it as they are not installing new storm drains, but leveling it out would help. Bauer stated she will look into it more and see what they can do to reduce the flooding.

Karla Adams, 60 W. St. Joe Street, commented that added expenses are not a good idea for residents.

Gloria Gripman, 102 Lombard Street, (electronically) commented and asked if property taxes will increase if the roads are fixed.

Kristin Bauer, City Engineer addressed Ms. Gripman’s comment. Bauer stated that it would not increase the property taxes and that by law improvements on a road cannot increase taxes.

Arthur Hilgendorf, 134 Hillcrest Drive, commented that it sounds like a loan, he asked what would happen if someone wanted to sell their property before the loan is paid for.

Kim Thomas, Assessor, addressed Mr. Hilgendorf’s comment. She stated that it is usually handled between buyer and seller when property is being sold.

Stephen Smith, 136 Hillcrest Drive, commented that he is in favor of the special assessment and that the positives for getting the roads fixed out way the negatives. Smith mentioned that the public safety concerns for the roads are a big deal for the children and elderly in the neighborhood.

CJ Toncray, 101 Riverdale Street, commented she just bought the property and notice that there was an increase in property taxes and then received the special assessment notice and doesn’t know how she will be able to pay for the special assessment.

No other public comment, Mayor Stockford closed podium at 7:51 p.m.

Motion by Council Member Stuchell, seconded by Council Member Vear to establish and approve the Special Assessment District 21-01 (Hillcrest area). **Resolution #3444.**

Roll call:

| | |
|--------------------------|-----|
| Council Member Morrissey | Aye |
| Council Member Sharp | Aye |
| Council Member Stuchell | Aye |
| Council Member Pratt | Aye |
| Council Member Zeiser | Aye |
| Mayor Stockford | No |
| Council Member Socha | No |
| Council Member Briner | No |
| Council Member Vear | Aye |

Motion passed 6-3.

B. Public Hearing: Special Assessment District 21-02

Mayor Stockford opened podium at 8:04 p.m.

Sue Postle, 85 Arbor View Court, (electronically) commented that while she is not in favor of the 6% interest rate she is in favor of the special assessment so the roads can be done as they are awful.

Jack McLain, Hillsdale Township, commented on the street improvement and special assessment guideline policy.

Dennis Wainscott, 34 Garden Street, commented that the 6% interest rate is high. But mentioned that residents could get home improvement loans through their financial institutions at a lower interest rate and pay the \$5000 off.

Ruth Brown, 45 Applerun Lane, (electronically) commented she was in favor for special assessments 10 years ago when she was on Council. She asked that there would be a maintenance plan included for the roads.

No other public comment Mayor Stockford closed podium at 8:16 p.m.

Motion by Council Member Stuchell, seconded by Council Member Vear to establish and approve the Special Assessment District 21-02 (Riverdale area). **Resolution #3445.**

Roll call:

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|-------------------------|-----|
| Council Member Sharp | Aye |
| Council Member Stuchell | Aye |

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|--------------------------|-----|
| Council Member Pratt | Aye |
| Council Member Zeiser | Aye |
| Mayor Stockford | No |
| Council Member Socha | No |
| Council Member Briner | No |
| Council Member Vear | Aye |
| Council Member Morrissey | Aye |

Motion passed 6-3.

C. Public Hearing: Special Assessment District 21-03

Mayor Stockford opened podium at 8:20 p.m.

With no public comment, Mayor Stockford closed podium at 8:21 p.m.

Mayor Stockford opened podium back up for resident at 8:22 p.m.

Brian Howland, 2 Elm Court, stated that he is not necessarily not in favor of the Special Assessment. Holland recognized the road is in bad shape and needs to be addressed but he isn't in favor of the 6% interest rate as he has a young growing family.

No other comment, Mayor Stockford closed podium at 8:25 p.m.

Council discussed the lack of feedback from residents in favor or against the special assessment in this proposed district (SAD 21-03).

Motion by Council Member Vear, seconded by Council Member Stuchell to establish and approve the Special Assessment District 21-03 (Elm Court area).

Roll call:

| | |
|--------------------------|-----|
| Council Member Stuchell | No |
| Council Member Pratt | No |
| Council Member Zeiser | No |
| Mayor Stockford | No |
| Council Member Socha | No |
| Council Member Briner | No |
| Council Member Vear | Aye |
| Council Member Morrissey | Aye |
| Council Member Sharp | No |

Motion failed 2-7.

Old Business

A. Councilman Socha's Constitutional Government Resolution with O & G Committee Review

Councilman Socha explained how the Operations and Governance committee discussed and modified the resolution.

Councilman Stuchell asked how the resolution was going to change anything in our government. He believed that it is a feel good resolution. Stuchell stated he took his oath seriously when he was sworn into Council and doesn't need to reaffirm that by this resolution.

Further Council discussion ensued on the resolution.

Motion by Council Member Socha, seconded by Council Member Morrissey to approve the City

Council Constitutional Government Resolution. **Resolution 3446.**

Roll call:

| | |
|--------------------------|-----|
| Council Member Pratt | Aye |
| Council Member Zeiser | Aye |
| Mayor Stockford | Aye |
| Council Member Socha | Aye |
| Council Member Briner | Aye |
| Council Member Vear | Aye |
| Council Member Morrissey | Aye |
| Council Member Sharp | No |
| Council Member Stuchell | No |

Motion passed 7-2.

New Business

- A. Grant Application Support for Funds from the Rural Business Development Grant Program (Resolution)

Motion by Council Member Vear, seconded by Council Member Socha to approve and support the Rural Business Development Grant application submittal. **Resolution 3447.**

Roll call:

| | |
|--------------------------|-----|
| Council Member Briner | Aye |
| Council Member Morrissey | Aye |
| Council Member Sharp | Aye |
| Council Member Stuchell | Aye |
| Council Member Pratt | Aye |
| Council Member Zeiser | Aye |
| Mayor Stockford | Aye |
| Council Member Socha | Aye |
| Council Member Vear | Aye |

Motion passed 9-0.

- B. Design/Build Contract: Award Bid for Transfer Station

Jake Hammel, DPS Director reported on the poor condition the transfer station is currently in he stated it is in need of much needed repair and construction.

Motion by Council Member Vear, seconded by Council Member Sharp to approve the transfer station design/build contract to Foulke Construction in the amount of 305,597.00 with an additional contingency amount of \$33,000.00.

Roll call:

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|--------------------------|-----|
| Mayor Stockford | Aye |
| Council Member Socha | Aye |
| Council Member Vear | Aye |
| Council Member Morrissey | Aye |
| Council Member Sharp | Aye |
| Council Member Stuchell | Aye |
| Council Member Pratt | Aye |
| Council Member Zeiser | Aye |
| Council Member Briner | No |

Motion passed 8-1.

C. Amendment to Traffic Control Order 1989-10 (Resolution)

Police Chief Hephner reported that TCO 1989-10 needs amended and a new resolution approved to remove signage for the Mauck School diagram A from the Traffic Control Order as it is no longer utilized as a school.

Motion by Council Member Socha, seconded by Council Member Briner to amend Traffic Control Order 1989-10 to remove Mauck School from the order and remove proper signage. **Resolution 3443.**

By a voice vote, the motion passed unanimously.

Miscellaneous Reports

- A. Proclamation – None
- B. Appointments—None
- C. Other – None

General Public Comment

Jack McLain, Hillsdale County, commented on the neighborhood enhancement poverty program grant to help fix up residents houses and properties and asked where someone could get an application for it.

Sue Reed, 93 N. Norwood Avenue, presented code enforcement violations on 86 N. Norwood Avenue. Reed stated that her neighbor doesn't follow rules and nothing has been done to stop him, she mentioned it is a safety hazard and is making property values go down in the neighborhood.

Dan Lambright, 89 N. Norwood Avenue commented on the blight issues in the city and agrees with Sue Reed as it has been an ongoing issue with the neighbor at 86 N. Norwood Avenue. He stated that enforcement should be looked into more to take care of the blight in the city.

Bonnie Tew, Finance Director stated she is retiring on March 26, 2021 after 29 years of service. She thanked Council and residents and stated it was a privilege and honor to serve the city. Tew mentioned she has seen a lot of good things over her 29 years. She stated she mentioned that she has worked with some great people and staff members.

Penny Swan, Ward 4, stated that at the TIFA meeting tomorrow morning CL Enterprises is going to ask for an extension on pay for the Keefer Hotel.

Roger Sparks, Hillsdale County, stated he is a contractor that redid the steps at city hall in 2010 and worked with Bonnie Tew on that project. He mentioned the steps need a coat of finish, he stated that he would like to contribute the coat of finish to the city and thanked Bonnie for her service.

Karla Adams, 60 W. St. Joe Street, commented that resolutions are important to have and spoke on the 2nd amendment and citizens rights.

City Manager's Report

Manager Mackie stated May 24 2021 will be opening day for baseball ages 8-14, 6 week season. Registrations will be out soon for a few adult programs through the Recreation department as well.

There is a Transportation Asset Management meeting on March 30th, 2021 from 9:00 a.m. to noon if council would like to attend electronically.

Manager Mackie thanked Eric Potes from the Rotary club on doing a running challenge that raised \$2000 for Sandy Beach project.

Manager Mackie thanked Bonnie Tew on her retirement and wished her well. There is a retirement celebration on March 26, 2021 from 1:00 p.m. until 3:00 p.m. in the Council Chambers.

Brush collection starts April 5, 2021.

The City is working with the American Legion on a summer celebration possibly located at the Owen Memorial park.

Council Comments

Council member Sharp, stated that there is a blight issue on Norwood Avenue, and we should enforce the rules. Council should get behind the Code Enforcement officer and back him and take care of the blight around the city.

Council member Morrissey, asked for more information on the Neighborhood Enhancement Grant Program.

Council member Zeiser, asked about enforcement on properties.

Council member Morrissey stated that he would like to see the blight and enforcement issues sent to Public Services Committee to review and come up with a report on how to address it.

Council member Socha stated that with the example of what Roger Sparks gave on philanthropy on the steps being refinished, he and his wife will be joining in and contributing the \$5000 to the Special Assessment for the roads.

Council member Morrissey, stated that he will join in on contributing to the Special Assessment for the roads as well. He also thanked Bonnie Tew for her service and would like to put a retirement resolution together for her.

Council member Sharp, thanked Bonnie Tew for her many years of service and he enjoyed working with her on the Finance committee.

Adjournment

Council Member Briner, seconded by Council Member Pratt moved to adjourn the meeting.

By a voice vote, the motion passed unanimously.

The meeting adjourned at 9:27 p.m.


Adam L. Stockford, Mayor


Katy Price, City Clerk