

**CITY COUNCIL MINUTES**

City of Hillsdale  
October 4, 2021  
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. 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 Bill Zeiser, Ward 3 Raymond Briner, Ward 4 Robert Socha, Ward 4
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Council Members absent:	Bruce Sharp, Ward 3
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Also Present: Attorney Tom Thompson, Katy Price (City Clerk), Scott Hephner (HCPD/HCFD), Jake Hammel (DPS Director), Chris McArthur (BPU Director), Kelly LoPresto (Economic Development), Penny Swan, Mike Prince, James Galloway, Josh Hypes, Olivia Hajicek, Stephanie Myers, Julie Boyce, and Corey Murray (HDN).

**Approval of Agenda**

Motion by Council Member Morrissey, seconded by Council Member Socha to approve the agenda as presented

By a voice vote, the motion passed unanimously.

**Public Comment**

None

**Consent Agenda**

- A. Approval of Bills
  - 1. City and BPU Claims of September 16, 2021: \$602,387.94
  - 2. Payroll of September 16, 2021: \$196,258.75
- B. City Council Minutes of September 20, 2021
- C. Stock's Park Minutes of August 8, 2021
- D. TIFA Minutes of July 20, 2021, August 17, 2021
- E. TIFA Targeted Development Minutes of August 30, 2021
- F. Planning Commission Minutes of August 18, 2021

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

Roll call:

Council Member Vear	Aye
Council Member Briner	Aye
Council Member Morrissey	Aye
Council Member Pratt	Aye
Council Member Stuchell	Aye
Mayor Stockford	Aye

Council Member Socha	Aye
Council Member Zeiser	Aye

Motion passed 8-0

**Communications/Petitions**

- A. MI HOPE 2021 Recipients Press Release: Hillsdale Community Library \$15,000.00
- B. BPU Hydrant Flushing Begins October 4, 2021
- C. MRC September 2021 Newsletter
- D. Airport Fuel Sales Report

All items presented for the purpose of information only.

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

- A. Public Hearing: Commercial Rehabilitation Exemption: Eric Hoffman Trust #1 (3890 W. Carleton Rd)

Mayor Stockford opened podium at 7:12 p.m. for public comment.

James Galloway asked about what determines the maximum abatement time and reasoning for the full maximum abatement years given in this tax abatement.

Mayor Stockford replied that the City encourages business and expanding businesses and the maximum allotted time is usually what is given.

Mayor Stockford closed podium at 7:13 p.m.

Motion by Council Member Socha, seconded by Council Member Vear to approve the CRE exemption to Eric Hoffman Trust #1 **Resolution #3475.**

Roll call:

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

Motion passed 8-0

**Old Business**

- A. Confirmation of Final Special Assessment Rolls of SAD 21-01, 21-02, 21-04 and SAD 21-04 Resolution

Jake Hammel (Public Services Director) reported that two of the three projects came out below the expected amount. The projects went exceptionally well.

Council Member Stuchell thanked Mr. Hammel on a great job well done. He also asked if there were more residents interested in special assessment districts to have more street work done. Mr. Hammel replied that there were residents that reached out and inquired about doing their streets.

Council Member Socha asked about the contributions that he along with Council Member Morrissey has recently implied for special assessments to help the residents.

City Attorney Thompson stated to mark contributions for specific use, such as streets, special assessment.

Motion by Council Member Morrissey, seconded by Council Member Socha to adopt **Resolution #3476** confirming approval of Williams Court Special Assessment District SAD 21-04. To set public hearing for final confirmation of SAD 21-01, 21-02, 21-04 for October 18, 2021. Also to have Assessor Thomas place assessment roll on file with the Clerk’s office, direct Clerk to publish public hearing notice and direct Assessor to mail notice to effected property owners.

Roll call:

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

Motion passed 8-0

**B IFT Agreement with DDP Specialty Electronic Materials US/DuPont**

Motion by Council Member Stuchell, seconded by Council Member Socha to approve the IFT agreement with DDP Specialty Electronic Materials US/DuPont.

Roll call:

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

Motion passed 8-0

**New Business**

**A. 2022 Police Interceptor Utility Bid**

Chief Hephner reviewed the police interceptor bid request and the bidders. The Police Department continues to purchase the explorers because they are great vehicles for the use they are looking for.

Motion by Council Member Stuchell, seconded by Council Member Briner to award bid to Stillwell Ford Lincoln in the amount of \$34,132.38.

Roll call:

Council Member Vear	Aye
Council Member Briner	Aye
Council Member Morrissey	Aye
Council Member Pratt	Aye
Council Member Stuchell	Aye
Mayor Stockford	Aye

Council Member Socha	Aye
Council Member Zeiser	Aye

Motion passed 8-0

B. MERS 2021 Officers and Employee Delegates

The 75th annual MERS meeting is scheduled for October 7-8 in Grand Rapids, Michigan. The City has historically sent two representatives (an officer delegate and an employee delegate) to at least one day of the conference to ensure that we remain abreast of the latest changes to the MERS program. The conference provides interactive educational sessions, resources for our members and an overview of the future needs.

This year the employee delegate is Frank Engle. Laura Sergent, Human Resources Director has offered to be the management delegate.

Motion by Council Member Briner, seconded by Council Member Vear to appoint Laura Sergent management delegate and Frank Engle as employee delegate.

By a voice vote, the motion passed unanimously.

C. Local Teamsters Union #214 Contract

Jake Hammel (DPS Director) reviewed the key points of the negotiated contract. The contract is for three-years. Items to note in the contract include:

Consolidate job duties and wages to General Laborer and Operator I. Remove Equipment Operator I and II as job categories.

Increase wages by \$1.00 an hour for the first year of the contract. Year two 2.5% and year 3 3% increases.

A \$750.00 signing bonus.

PTO (Paid Time Off) time for new hires versus separate vacation, sick and personal time of current employees.

Addition of Martin Luther King Day off as a holiday.

Council Member Stuchell stated that the benefits are extremely generous and the contract has hidden costs which is costly on the City.

Mr. Hammel stated that the contract is competitive and mentioned he has been losing good employees to local factories and other businesses in the area.

Further Council discussion ensued.

Motion by Council Member Morrissey, seconded by Council Member Vear to approve the Local Teamsters #214 contract for the time period of October 1, 2021 to June 30, 2024.

Roll call:

Council Member Vear	Aye
Council Member Briner	Aye
Council Member Morrissey	Aye
Council Member Pratt	Aye
Council Member Stuchell	Nay
Mayor Stockford	Aye
Council Member Socha	Aye
Council Member Zeiser	Aye

Motion passed 7-1

D. Local IBEW Union #876 Contract

Chris McArthur (BPU Director) reviewed the key points of the negotiated contract. The contract is for three-years. Items to note in the contract include:

Annual raises for the three year contract:

Lineman 5%, 4.5%, 4.5%

Apprentice wages 65/70/75/80/85/90/95 of Lineman wages

Service Tech 2%, 2.5%, 3%

Groundman 4%, 3%, 3%

Water Operator 4%, 2.5%, 3%

\$750 signing bonus

PTO (Paid Time Off) for new hires versus separate vacation, sick and personal time of current employees

Addition of Martin Luther King Day off as a holiday

Council discussion ensued.

Council Member Stuchell suggested a “golden handcuff” approach, looking into items like retirement package to retain good employees.

Motion by Council Member Morrissey, seconded by Council Member Vear to approve the Local IBEW #876 contract for the time period of October 1, 2021 to June 30, 2024.

Roll call:

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

Motion passed 8-0

E. Hillsdale College Barber Drive Sidewalk/Terrace Project- Discussion

On June 25, 2021 Hillsdale College submitted a Right of Way Permit Application for the installation of a sidewalk and retaining wall on Barber Drive from Hillsdale St. to Union St. A retaining wall is necessary due to the incline along the sidewalk, however, it will be within the City’s right of way. After discussion with the College, it has been agreed the College will maintain the sidewalk, retaining wall and landscape in perpetuity. An agreement between the City and the College is being drafted by the City Attorney stating as much as will be presented at the October 18, 2021 meeting for approval.

No action taken.

Miscellaneous Reports

- A. Proclamation – Pregnancy & Infant Loss Remembrance Day October 15, 2021
- National Disability Employment Awareness Month- October 2021

Mayor Stockford read each proclamation aloud.

Julie Boyce and Stephanie Myers spoke about what Key Opportunities is about and with the National Disability Employment Awareness proclamation approved in the City, Key Opportunities will continue to bring awareness to the community and support employers that employ people with disabilities.

Mayor Stockford thanked Boyce and Myers and everyone at Key Opportunities for doing what they do.

B. Appointments—None

C. Other – None

**General Public Comment**

Doug Ingles, 20 Vine St, Hillsdale County Commissioner, stated that Michigan Works Southeast is having a virtual expungement session October 8<sup>th</sup>, 2021 from 10am – 11am. Also an in person expungement fair on November 5<sup>th</sup>, 2021 from 10am – 2pm at the Hillsdale location. Registration is available on their website.

James Galloway, 9 Rippon Ave, stated he was doing research and looking for the master plan for the City. He has seen the one for 2015. He has a proposal to bring to the City and would like to see the updated master plan.

Penny Swan, Ward 4, thanked Council for renewing the union contracts the BPU line workers and Public Services crew are out in the worst weather and should be able to get what they can get.

**City Manager's Report**

None

**Council Comments**

Council Member Stuchell shared that the Heritage Association and with the good work from Mary Wolfram, received an art grant for \$15,000 that will help complete the stenciling work for the Dawn Theater.

Council Member Socha asked Council Member Briner to extend thanks for all the hard work to the fair board on a great and successful fair this year.

Council Member Zeiser stated that his two year old had a great time at the fair but wanted to see lions and tigers.

Council Member Briner mentioned the fair was a great event. The board consist of 28 volunteers and all put in many hours over the week. Lots of time and commitment is put in for the fair as it's the Most Popular Fair on Earth.

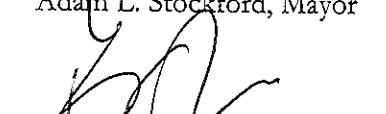
**Adjournment**

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

By a voice vote, the motion passed unanimously.

The meeting adjourned at 8:10 p.m.

  
Adam L. Stockford, Mayor

  
Katy Price, City Clerk