

CITY COUNCIL MINUTES

City of Hillsdale
October 18, 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 Bruce Sharp, Ward 3 Bill Zeiser, Ward 3 Raymond Briner, Ward 4 Robert Socha, Ward 4
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Council Members absent:	None
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Also Present: David Mackie (City Manager), Attorney Tom Thompson, Katy Price (City Clerk), Scott Hephner (HCPD/HCFD), Jake Hammel (DPS Director), Chris McArthur (BPU Director), Kim Thomas (City Assessor), Kristin Bauer (City Engineer), Penny Swan, Dennis Wainscott, Todd Williams, Jean Heise, H. Kent Heise, Melissa Conklin, Sheri Ingles, Doug Ingles, Taryn Murphy, Jordan Adams, Buddy Ryder, Heather Lundahl, Josh Hypes and Corey Murray (HDN).

Approval of Agenda

City Manager Mackie requested that New Business item E. State Disaster Grant Resolution be added to the agenda.

Motion by Council Member Morrissey, seconded by Council Member Vear to add the State Disaster Grant resolution to the agenda as requested.

By a voice vote, the motion passed unanimously.

Motion by Council Member Morrissey, seconded by Council Member Vear to approve the agenda as amended.

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
	Council Member Sharp	Aye

Motion passed 9-0

Public Comment

Jack McLain, Hillsdale Twp, commented on the City Manager/BPU Director appointment, and wondered how it would be a cost saving measurement.

Lance Lashaway, Hillsdale County, commented on City Manager/BPU Director appointment. He handed Clerk Price copies of a lawsuit to hand to council members.

Jordan Adams, Ward 3, commented on City Manager/BPU Director appointment. Stated that the additional compensation should go to McArthur as he is really doing both jobs currently at BPU. Adams commented on the IFT exemption agreement for DuPont, stated he thinks they will do the community good but a competitive tax environment for all businesses across the board is good.

Consent Agenda

- A. Approval of Bills
 - 1. City and BPU Claims of September 30, 2021: \$1,956,388.56
 - 2. Payroll of September 30, 2021: \$177,782.93
- B. City Council Minutes of October 4, 2021
- C. Cemetery Minutes of October 6, 2021
- D. BPU: Electrical Service Upgrades to Power Plant
- E. BPU: Utility Pot Holing for 2022 Street Project

Motion by Council Member Morrissey, seconded by Council Member Briner 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
Council Member Sharp	Aye

Motion passed 9-0

Communications/Petitions

- A. 2021 Leaf Collection Schedule (October 25 – December 7)
- B. Trunk or Treat October 23, 2021 from 5-7pm (Flyer)
- C. Assessing Officer Reports for Property Tax Abatements on the 2021 City Tax Roll

All items presented for the purpose of information only.

Introduction and Adoption of Ordinances/Public Hearings

- A. Public Hearing: Confirmation of Final Special Assessment Rolls for SAD 21-01 (Hillcrest Area), SAD 21-02 (Riverdale Area), SAD 21-04 (Williams Court Area)

Mayor Stockford opened podium at 7:20 p.m. for public comment.

Heather Lundahl, River Street, asked Council what would happen if she cannot pay for special assessment.

Kim Thomas (Assessor) answered Ms. Lundahl's question. She stated that along with the special assessment bill there was a 10 year amortization table included. Thomas stated that first installment does not include interest that's due September 1, 2022. If not paid it will be put on the 2022 winter tax bill.

Mayor Stockford closed podium at 7:23 p.m.

Motion by Council Member Sharp, seconded by Council Member Morrissey to confirm the special assessment roll of Special Assessment District 21-01 (Hillcrest Area) **Resolution #3477.**

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
Council Member Sharp	Aye

Motion passed 9-0

Motion by Council Member Vear, seconded by Council Member Sharp to confirm the special assessment roll of Special Assessment District 21-02 (Riverdale Area) **Resolution #3478.**

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
Council Member Sharp	Aye

Motion passed 9-0

Motion by Council Member Vear, seconded by Council Member Stuchell to confirm the special assessment roll of Special Assessment District 21-04 (Williams Court Area) **Resolution #3479.**

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
Council Member Sharp	Aye

Motion passed 9-0

Old Business

A. IFT DuPont Amended Letter of Agreement and Amended Resolution

City Manager Mackie stated that DDP/DuPont recently became an LLC so that had to be reflected in the letter of agreement along with the resolution.

Motion by Council Member Briner, seconded by Council Member Zeiser to approve the amended

IFT letter of agreement with DDP/DuPont along with the amended resolution. **Resolution #3480.**

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
Council Member Sharp	Aye

Motion passed 9-0

B IBEW Union Contract

Chris McArthur (BPU Director) stated that after it was presented at the last council meeting there were a few numbers that needed addressed along with some boot expense.

Motion by Council Member Sharp, seconded by Council Member Stuchell to approve the IBEW Union contract as presented for October 18, 2021 through 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
Council Member Sharp	Aye

Motion passed 9-0

C Joint City Manager/BPU Director Appointment

On September 7th the Council discussed the possibility of a joint City Manager / BPU Director appointment to save money in the General Fund. Council recommended sending the idea to the O&G Committee for further discussion and to make a recommendation back to the full Council for consideration. On October 14th the O&G Committee met to discuss the concept with members of the BPU Personnel Committee. Those present at the meeting: Councilman Morrissey, Councilman Sharp, Councilman Briner, BPU board member Howard and BPU board member Hodshire. The attached information was requested from the City Manager and discussed by the Committee. The O&G Committee motioned to recommend to the full Council implementing the joint position as recommended with a 40% City, 60% BPU cost split based on the attached City Manager / BPU Director Contract. Results of combining the positions will be reviewed in June 2022 and bi-annually thereafter.

Council Member Morrissey reported the consideration of the joint appointment of the two positions will help save money in the General Fund and will assist the General Fund in maintaining the City's current level of services. Savings totaling \$150,000 per year are needed in the General Fund.

Further Council discussion ensued.

Motion by Council Member Morrissey, seconded by Council Member Socha to approve the merger and appointment of David Mackie as City Manager/BPU Director with a wage salary of \$158,600.00 annually along with benefits.

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
Council Member Sharp	Aye

Motion passed 9-0

D Hillsdale College Barber Drive Sidewalk/Terrace Project Agreement

As discussed at the October 4, 2021 meeting, 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, landscape, and crosswalk signage in perpetuity. An agreement between the City and the College has been drafted by the City Attorney stating as such. It will be recorded with the Register of Deeds upon signature.

Motion by Council Member Socha, seconded by Council Member Vear to approve the Hillsdale College Barber Drive Sidewalk/Terrace Project Agreement.

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
Council Member Sharp	Aye

Motion passed 9-0

New Business

A. Bid Award for Manufacturing & Technology Park and Airport Farm Land Leases

The City advertised 156.32 acres in the Manufacturing & Technology Park and 213.32 acres at the Airport of tillable farmland for a three-year lease. Two bids were received, one was the current lease holder, Mr. Brian Fix of Pittsford with a bid of \$151.00 per acre. Mr. Fix's current lease expires December 31, 2021. The second bid was Wonders Farms of Pittsford with a bid of \$111.00 per acre.

Motion by Council Member Briner, seconded by Council Member Socha to award bid for the Manufacturing & Technology Park and Airport Farm land leases to Brian Fix and approve the three year land leases as presented at \$151.00 per acre.

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
Council Member Sharp	Aye

Motion passed 9-0

B. PACE Special Assessment Agreement

City Manager Mackie reviewed the PACE Special Assessment Agreement for the Keefer House Hotel. The Council received a presentation on this financing component of the project previously. The City Attorney has reviewed the agreement.

Lean and Green representatives, Todd Williams and Eric Paterson state the PACE Special Assessment Agreement is part of the financing package for the Keefer House Hotel LLC. The Assessment is needed to final out the package and needs Council approval.

Mayor Stockford inquired why the agreement was with the City of Hillsdale and not just TIFA.

Williams stated that the agreement is with the City of Hillsdale and not TIFA due to the special assessment needed which would be granted from Council.

Motion by Council Member Stuchell, seconded by Council Member Socha to approve the PACE Special Assessment agreement between the City of Hillsdale, Keefer House Hotel LLC, CL Keefer Operations LLC, PLG Finance 1, LLC.

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
Council Member Sharp	Aye

Motion passed 9-0

C. 23/25 North Broad Street

City Manager Mackie stated there are a number of renderings submitted by St. Anthony's Catholic Church, regarding their interest in acquiring 23/25 N. Broad Street which are in the packet. The lot is directly north of the Church. The City with the help of MEDC sought out private developers who might be interested in developing the lot. Unfortunately, no immediate interest was found. The City has approximately \$100,000 into the lot.

Council Member Morrissey stated that he would like to keep the property on the tax roll.

Council Member Sharp agreed with keeping the property on the tax roll.

Sent to Community Development Committee to discuss property development further.

D. MDOT Master Agreement 2022-0066 & Resolution

City Manager stated in order to receive state and federal grant funding from MDOT, the City is required to authorize and execute the master agreement 2022-0066. The following document needs to be signed by the Mayor and/or the City Clerk. The master agreement sets forth several conditions for accepting funding including procurement standards, financial reporting and other assurances. Jake Hammel (DPS Director) stated that this happens every year to receive funding for Dial-a-Ride.

Motion by Council Member Vear, seconded by Council Member Socha to approve MDOT Agreement 2022-0066 and resolution. **Resolution #3481.**

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
Council Member Sharp	Aye

Motion passed 9-0

E. State Disaster Contingency Fund Grant Resolution

City Manager Mackie reported the resolution is needed to apply for grant to help recover funds for the last severe storm. The City is requesting \$111,263.67 reimbursement state disaster contingency fund. If received the monies would be split between BPU electric and with Public Services departments.

Motion by Council Member Socha, seconded by Council Member Vear to approve the State Disaster Contingency Fund Grant resolution and execute Mayor and Clerk to sign. **Resolution #3482.**

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
Council Member Sharp	Aye

Motion passed 9-0

Miscellaneous Reports

A. Proclamation – None

B. Re-Appointments—Dennis Wainscott- Housing Commission
John Spiteri – TIFA Board

Motion by Council Member Briner, seconded by Council Member Sharp to approve both reappointments as presented.

C. Other – None

General Public Comment

Jean Heise, New residents, stated that she is in speaking on behalf of the sanctuary city for the

unborn proposed ordinance. She urged and implored the council to pass and approve the ordinance.

Jack McLain, Hillsdale Township, stated the microphones do not work, cannot hear council members. He asked about the \$30,000.00 residential blight grant. McLain asked if people were staying in Keefer House, as he doesn't think that is up to code and would be a safety issue. The TIFA board is supposed to have two informational meetings a year and not sure if that has been happening.

Taryn Murphy, 112 Williams Court, commented on the sanctuary city for the unborn proposed ordinance. She stated positive facts in favor for the ordinance.

Buddy Ryder, Howell Street, commented on Dial-A-Ride service. Asked Council why the buses are not running over the lunch hour and asked about rotating a lunch schedule. Supposed to be open 7:00am to 4:00pm. He stated the dispatcher doesn't answer phones and it's not beneficial for riders.

City Manager's Report

Governor Whitmer was in town and visited the Keefer House Hotel

Airport Taxiway project is coming along very well.

Dawn Theater is wrapping up and should be open in November 2021.

Transfer Station will be open at the beginning of November 2021. There was an electrical issues that needed to be addressed.

\$30,000.00 Residential Blight Grant, three residential properties were assisted and took part in the grant. The city was able to use about \$15,000 of the grant.

Council Comments

Council Member Stuchell shared that the ribbon cutting for Helping Hands for the new ultrasound equipment went well on Saturday, October 16, 2021.

Council Member Morrissey stated he received a letter from Bentley's which are worried about a few trees that are diseased and needed taken down.

Council Member Briner shared that TIFA gets audited every year it is included in the budget.

Mayor Stockford stated that the Governor was in Hillsdale to see the project renovations of the Keefer House and appreciated her effort coming to Hillsdale.

Council Member Morrissey stated that the Unborn Sanctuary proposed ordinance is being looked at and worked through at the Operations and Governance committee.

Adjournment

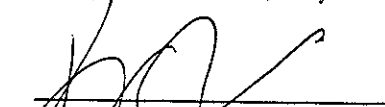
Council Member Sharp, seconded by Council Member Briner moved to adjourn the meeting.

By a voice vote, the motion passed unanimously.

The meeting adjourned at 8:35 p.m.



Adam L. Stockford, Mayor



Katy Price, City Clerk