

**CITY COUNCIL
121 N CHURCH STREET, HUDSON, MI
REGULAR MEETING
May 02, 2023 at 7:00 p.m.**

747851:

The regular meeting was called to order by Mayor Carmel Camp at 7:00 pm. in the Council Chambers.

ROLL CALL: PRESENT:Carmel Camp, Lisa Enerson, Sherry Kirkland,
Natalie Loop, Rick Moreno, Daniel Schudel and Carl Sword
ABSENT: None

ALSO PRESENT: Dolor Konja – 109 Mechanic Street, Will Terrill, Sarah Schudel, Darlene VandeZande, Barb Ireland – Hudson Post Gazette, Larry Jones – LRS, Kevin Shipman & Bonnie Tejki - Stevens Disposal & Recycling Service Inc., Ambulance Supervisor Jim Stevens, DPW Superintendent Jay Best, Candi Best, Richard & Carolyn Halliwill, Police Chief Ronald Keck, Mike Sessions, City Treasurer Megan Thompson, City Manager Charles Weir and City Clerk Jeaniene McClellan

ORDERS OF THE DAY:

Approval of Minutes of April 18 and April 20, 2023:

747852:

Motion by Natalie Loop, seconded by Lisa Enerson **to approve minutes of April 18 and 20, 2023 and place on file.** CARRIED 7-0 by roll call

PUBLIC COMMENT:

Darlene VandeZande – Ask Council to explain why Ready to Serve is being billed to empty properties? What is the definition of Ready to Serve?

Barb Ireland – Has been very impressed with the Road Construction on Main Street.

Carolyn Halliwill – Presented DPW with a basket of goodies in appreciation of all the hard work to clean the City of the storm damage.

NEW BUSINESS:**Show Cause Hearing: Article III Dangerous Structures – 225 Grove Street:**

On April 4, 2023 the Section 5-56 of the City Code (attached) governs the procedures for dealing with properties deemed by the City building inspector to be dangerous buildings. On April 4, 2023 a letter of Order of Unsafe Structure was sent to the owner to fix the property. The City Staff has not heard from the property owner and the items in the letter still has not been addressed.

Per City Code, the next step is for Council to hold a hearing to hear facts and officially determine whether the building in question is unsafe, and if so, to issue an order requiring the owner to repair or demolish the building within 10 days. If the owner fails to comply, the City then has the authority to refer the matter to the City Attorney to have the building demolished and the costs assessed as a lien on the property.

Sec. 5-56. - City council hearing.

(a) Upon receipt of a report of the building inspector, as provided for in [section 5-55](#), the city clerk shall give written notice to the owner, occupant, mortgagee, lessee, agent and all other persons having an interest in such building, as shown by the land records of the county, to appear before the city on the date specified in the notice to show cause why the building or structure reported to be a dangerous building should not be repaired, vacated or demolished in accordance with the statement of particulars set forth in the building inspector's notice provided for in [section 5-55](#).

(b) On the date provided the city council shall hold a hearing and hear such testimony as the building inspector or the owner, occupant, mortgagee, lessee or any other person having an interest in such building shall offer relative to the dangerous building.

(c) The city council shall make findings of fact from the testimony offered as to whether or not the building in question is a dangerous building within the terms of this article which the clerk shall reduce to writing.

(d) The city council shall issue an order based upon findings of fact made pursuant to subsection (c) of this section commanding the owner, occupant, mortgagee, lessee, agent and all other persons having an interest in such building, as shown by the land records of the register of deeds of the county, to repair, vacate or demolish any building found to be a dangerous building within the terms of this article and provided that any person so notified, except the owners, shall have the privilege of either vacating or repairing such dangerous building; or any person not the owner of such building may demolish such dangerous building at his own risk to prevent the acquiring of a lien by the city against the land upon which such dangerous building stands, as provided in subsection (e) of this section.

(e) If the owner, occupant, mortgagee or lessee fails to comply with the order provided for in subsection (d) of this section within ten days, the building inspector shall cause such building or structure to be repaired, vacated or demolished as the facts may warrant, under the standards provided for in this article and shall, with the assistance of the city attorney, cause the costs of such repair, vacation, or demolition to be charged against the land on which the building existed as a special assessment against the land upon which the building stands or did stand in accordance with chapter 14 of this Code, or to be recovered in a suit at law against the owner, provided that in cases where such procedure is desirable and any delay thereby caused will not be dangerous to the health, morals, safety or general welfare of the people of this city, the city manager may notify the city attorney to take legal action to force the owner to make all necessary repairs or demolish the building.

(f) The city clerk shall report to the city attorney the names of all persons not complying with the order provided for in subsection (d) of this section.

The Property Owner: NO SHOW

747853:

Motion by Daniel Schudel, seconded by Sherry Kirkland **to approve the resolution to order the owner to repair or demolish the building within 10 days at 218 Grove Street.** CARRIED 7-0 by roll call

Show Cause Hearing: Article III Dangerous Structures – 109 Mechanic Street:

Section 5-56 of the City Code governs the procedures for dealing with properties deemed by the City building inspector to be dangerous buildings. On April 4, 2023 a letter of Order of Unsafe Structure was sent to the owner to fix the property.

Per City Code, the next step is for Council to hold a hearing to hear facts and officially determine whether the building in question is unsafe, and if so, to issue an order requiring the owner to repair or demolish the building within 10 days. If the owner fails to comply, the City then has the authority to refer the matter to the City Attorney to have the building demolished and the costs assessed as a lien on the property.

Mr Konja was present at the meeting and explain what his difficulties were with the property after the local teenagers destroyed the building and the contents with a fire. Also he stated that he didn't prosecute the teenagers or their parents because he didn't want to destroy their lives. Mr Konja has had contact with EPA with possible financial assistance and continuing to work on a solution for the cleanup and securing the windows.

747854:

Motion by Lisa Enerson seconded by Daniel Schudel **to have Mr Konja come back in 30 days to report back to the Council with a progress report.** CARRIED 7-0 by roll call

Show Cause Hearing: Article III Dangerous Structures – 218 Grove Street:

Section 5-56 of the City Code governs the procedures for dealing with properties deemed by the City building inspector to be dangerous buildings. Notices has been sent to the owner to fix the property and the City Staff has not heard from the owner on what his intentions are. Also the utility bill was not paid so the DPW has fixed the water valve and the water has been turned off. Also at the same time of the water being turned off the sewer was bubbling up through the ground and running down the alley way.

Per City Code, the next step is for Council to hold a hearing to hear facts and officially determine whether the building in question is unsafe, and if so, to issue an order requiring the owner to repair or demolish the building within 10 days. If the owner fails to comply, the City then has the authority to refer the matter to the City Attorney to have the building demolished and the costs assessed as a lien on the property.

The Property Owner: NO SHOW

747855:

Motion by Daniel Schudel, seconded by Natalie Loop **to approve the resolution to order the owner to repair or demolish the building within 10 days at 5 218 Grove Street.** CARRIED 7-0 by roll call

Approve: Employee Health Insurance:

The ad-hoc employee health insurance committee looked at two Health Savings Account options to reduce premium costs to the city and still provide good BC/BS health insurance benefits for the employees.

The two plan proposals were from IBEX our current medical insurance carrier, and Gurdjian Insurance Group. Both companies overall pricing is almost identical which is common with Blue Cross and Blue Shield plans. The current plan is costing the city \$416,175.00 annually. Under the Health Saving Account Plan proposals are as follows:

IBEX: \$325,749.84 a \$90,425.16 savings
Gurdjian: \$325,092.12 a \$91,082.88 savings

City Manager, Charles Weir attached the proposal documents. The differences in plans are deductible amounts, maximum out of pocket costs, co-insurance and cost after deductible is met.

Deductibles:	Gurdjian \$1,500.00 - \$3,000.00	IBEX \$2,000.00 - \$4,000.00
Max Out of Pocket:	\$4,500.00 - \$9,000.00	\$3,000.00 - \$6,000.00
Co-Insurance	20%	0%
Costs after Deductible met:	20%	0%

The funding of the Health Savings Accounts is based on the Deductible amounts that apply to the employee. The committee talked about the city fully funding the employees Health Savings Accounts or the city and the employee funding 50/50. If half funded by the employee, the city would save an additional \$28,000.00. Overall, the IBEX option is the most beneficial to the employee and their families.

747856:

Motion by Daniel Schudel, seconded by Sherry Kirkland **to approve to fully fund the employee HSA's this fiscal year and revisit employee contributions to the HSA next fiscal year**
CARRIED 7-0 by roll call

Approve: Refuse Contract:

At the February 7th, Council meeting, Council met with LRS representatives and requested a quote for weekly curbside pickup, recycling, and the city wide clean up 1 x or 2 x a year.

The City Staff did receive another refuse quote from Stevens Disposal the morning of April 27th for the same services. Based on the numbers provided in an email by LRS, the Council decided to go with the pricing of weekly curbside pickup and only one spring citywide clean up.

Based on this information, below are the following monthly dollar amounts from each company.

Lakeshore Recycling Service:	\$18.05 per month
Stevens Disposal and Recycling Service	\$12.00 per month

The LSR, 1 citywide cleanup charge of \$2.05 a month is factored into the monthly price of \$18.05.

The Stevens Disposal, 1 citywide cleanup charge is a flat fee of \$1,200.00 per truck. The amount of material collected would determine the cost.

You will see in the Stevens Disposal quote, with weekly recycling added the price would be \$18.50 per month which is only .45 more a month than the LSR quote with no recycling. Mr Weir spoke with Stevens Disposal about the price difference if the city went bi-weekly recycling and they advised him that it would be \$4.00 a month. With bi-weekly recycling and weekly curbside refuse pickup the price would be \$16.00 a month.

City Manager attached pricing sheets from both companies for comparisons. The rest of the Refuse Contract Agreement, which he previously sent to the Council, remains the same except for the dates and the pricing. The refuse contract is for three years, with up to two 12-month extensions.

747857:

Motion by Lisa Enerson, seconded by Natalie Loop **to approve the quote from Stevens Disposal and Recycling Service for weekly curbside trash and 1 time spring clean up. In one year revisit to look at adding curbside recycling. This will be a three year contract.**
CARRIED 7-0 by roll call

Discussion: Fiscal Year 2023-2024 Draft Budget:

This draft budget presented is balanced but has some considerations that will have to be addressed with Council before final adoption, specifically water and sewer rates, employee health care costs and the renewing of the City refuse contract.

Per the City Charter the Council shall adopt the budget before May 31st each year.

Utilities will increase 2 – 3 % per year.

Approve: Set Public Hearing Date for the 2023-2024 Fiscal Year Budget:

The City needs to set a Public Hearing date for the adoption of the Fiscal Year 2023/24 City Budget and the Truth in Taxation setting of the City Millage rate.

Mr Weir has recommended to set the Public Hearing for Tuesday, May 16, 2023.

747858:

Motion by Sherry Kirkland, seconded by Daniel Schudel **to set the Public Hearing for adoption of the Fiscal Year 2023/2024 City Budget and the Truth In Taxation setting of the City Millage rate for Tuesday, May 16, 2023 . CARRIED 7-0 by roll call**

UNFINISHED BUSINESS:

Bills:

Bills to Council
May 2, 2023

Bills to be Approve

Total	\$0.00	

Bills to be Confirmed

Renius & Renius	\$1,512.50	Assessing Fees
Consumers	\$2,533.49	Water Plant
Modern Waste	\$9,718.68	Refuse Contract
Consumers	\$3,633.06	WWTP
Jones & Henry	\$8,587.77	SRF Project Plan

Haviland	\$2,052.80	Treatment Chemicals
Michigan Gas	\$1,053.20	107 W Mechanic
Horst Tire	\$1,720.00	Kubota Service Call
Quadient	\$1,000.00	Postage
Total	\$31,811.50	

2507

747859:

Motion by Rick Moreno, seconded by Natalie Loop **to approve pay the bills.** CARRIED 7-0 by roll call

Account Balances and Check Register:

Account Balances:

General Fund	\$355,335.04
Cemetery Trust Fund	\$ 2,262.45
Major Street Fund	\$150,115.83
Local Street Fund	\$ 66,317.59
Fire Department Fund	\$ 81,801.43
Recreation Fund	\$ 3,523.44
Cemetery Foundation	\$ 38,337.08
Ambulance	\$139,716.57
Community Center	\$ 20,225.90
Thompson Museum Fund	\$ 57,662.33
Library Fund	\$ 0.00
Thompson Library Fund	\$ 0.00
Museum Fund	\$ 40,047.39
Downtown Development	\$ 43,670.76
Industrial Park Fund	\$ 11,105.69
L D F A	\$ 0.00
2021 Capital Improvement Bond Fund	\$118,222.53
Sidewalk Fund	\$ 6,065.98
Utilities Fund	\$ 97,387.95
Motor Veh and Equip Fund	\$221,819.45
Property Tax Collection	(\$ 1,504.70)
Income Tax Fund	\$ 77,772.94
Payroll Fund	\$ 3,967.06

747860:

Motion by Daniel Schudel, seconded by Rick Moreno **to accept the account balances and check register and place on file.** CARRIED 7-0 by roll call

CITY MANAGER’S REPORT:

- At the Planning Commission meeting on Monday April 24th there was discussion about the Readiness to Serve Charge for water on inactive accounts. There are questions to why residents are being charged the RTS charge if they do not use the water service and do not intend to ever use the water service at the locations in question. These are properties that have no living spaces connected to the system. The city ordinance does not address these circumstances but is clear that the RTS charge applies to all locations where water infrastructure is present.
- The first MDOT M34 / Main Street construction meeting was held on Tuesday April 25th. The concrete work is progressing, and a few items of concern were addressed. The mill and overlay work will begin mid-May and the city will be advised a few days in advance before the work starts. The downtown area will have little to no parking for about three days. Businesses and patrons will have to park in the four city lots.
- Mr Weir attended an employee hiring and retention webinar on April 27th for insight to prepare for anticipated city employee retirements in the next 3-5 years.
- Mr Weir met with the DPW Union Operating Engineers 324 on Friday April 28th for the wage reopener per the contract.
- The DWSRF/CWSRF Project Plan has been submitted to EGLE. We will not know if the projects will be approved and fundable until October 2023. EGLE has notified me that the City of Hudson projects have been categorically overburdened by the taxable value per capita. Due to this, the project plan will score higher for possible funding.
- Mr Weir contacted DMK for an update on the Tractor Supply Company project land purchase and was advised that things are moving forward, and they will likely request an extension for the drafting of plans. Per the purchase agreement, they can request up to three consecutive 60-day extensions before the closing.
- Starting next month, DPW will be picking up brush from the curb side the first Monday of each month. DPW was spending 15-20 hours a week cleaning up brush taking them away from other needed duties. We are notifying the public in the newsletter they receive in their utility bills. We also reminding them of the public brush bins where they can deposit their own brush as well. Storm damage brush will continue to be removed by DPW when necessary.

COUNCIL COMMENTS:

ADJOURNMENT:

747861:

Motion by Rick Moreno, seconded by Natalie Loop to **adjourn the meeting at 8:40 pm**

APPROVED: _____

Carmel Camp, Mayor

ATTEST: _____

Jeaniene McClellan, City Clerk