

**CITY COUNCIL  
121 N CHURCH STREET, HUDSON, MI  
PUBLIC HEARING  
October 17, 2023 at 7:00 p.m.**

**747964:**

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

ROLL CALL: PRESENT: Carmel Camp, Lisa Enerson, Natalie Loop, Sherry Kirkland, Rick Moreno, Daniel Schudel and Carl Sword

ABSENT: None

ALSO PRESENT: Kari Hickman, Carolyn Halliwill, Sara Schudel, Mike Mills, Jeff Vanderlooven, Teresa Frantz, Tammy Jewell, Nancy Jenkins-Arno – County Commissioner, Barb Ireland – Hudson Post Gazette, Ambulance Director Jim Stevens, WWTP Superintendent Ted Hutchison, Police Chief Ron Keck, DPW Superintendent Jay Best, City Manager Charles Weir and City Clerk Jeaniene McClellan

**ORDERS OF THE DAY:****800 N Maple Grove Ave – Conditional Use Permit**

*Barb Ireland – Council should allow the business to be there and also make the rest of the home businesses to go through the same process of the Conditional Use Permit. Everyone should be in compliance with the City's ordinances.*

Adjourn Sine Die

**CITY COUNCIL  
121 N CHURCH STREET, HUDSON, MI  
REGULAR MEETING  
October 17, 2023 immediately following the Public Hearing**

**747965:**

The regular meeting was called to order by Mayor Carmel Camp at 7:02 pm. in the Council Chambers.

ROLL CALL: PRESENT: Carmel Camp, Lisa Enerson, Natalie Loop, Sherry Kirkland, Rick Moreno, Daniel Schudel and Carl Sword

ABSENT: None

ALSO PRESENT: Kari Hickman, Carolyn Halliwill, Sara Schudel, Mike Mills, Jeff Vanderlooven, Teresa Frantz, Tammy Jewell, Nancy Jenkins-Arno – County Commissioner, Barb Ireland – Hudson Post Gazette, Ambulance Director Jim Stevens, WWTP Superintendent Ted Hutchison, Police Chief Ron Keck, DPW Superintendent Jay Best, City Manager Charles Weir and City Clerk Jeaniene McClellan

### **ORDERS OF THE DAY:**

#### **Approval of Minutes of October 3, 2023:**

##### **747966:**

Motion by Lisa Enerson, seconded by Rick Moreno to approve the minutes of October 3, 2023 and place on file. CARRIED 7-0 by roll call

### **PUBLIC COMMENT:**

Nancy Jenkins-Arno – Lenawee County has been working on their budget and doing a wage study to be more competitive. They also had the old Tecumseh Products property appraised and the appraisal was only \$440,000. The County paid 2.3 million and now they also have to clean up the property.

The County also passed a resolution that all alternative energy locations will remain at the local level. They do not agree that the State should be able to install alternative energy sources wherever they decide would be a good place.

### **NEW BUSINESS:**

#### **Approve: 800 N Maple Grove Ave – Conditional Use Permit:**

Kari Hickman asked the Planning Commission at their last meeting on Monday, September 25th to have the retail store at their old home at 788 N Maple Grove Ave. The Planning Commission advised her they could not approve the request since that would be spot zoning. Mrs. Hickman appeared before the City Council at the October 3, 2023, Council meeting and under public comment addressed the Council about changing the ordinance or re-consider her request. The Council instructed me to look into it further.

The 800 N Maple Grove location is where her family resides, and we could use a building on the property to have the store and she is between two businesses now. The planning commission wanted her to have the store in the downtown area, but she would have to rent space that is not economically feasible for her at this time.

After that meeting the city staff found 14 different suspected businesses in the residential zoning district where residents have started their own home business. Some are retail, most are service oriented. Searching local records, most of them I do not believe followed the conditional use permit process. Many of the existing businesses in these neighborhoods have not caused a noticeable disruption in their respective neighborhoods.

A public hearing notice was published and residents within 300 feet of the 800 N. Maple Grove address were mailed notices of the conditional use permit request, per the city ordinance.

Sec. 19-135.1 gives the City Council the authority to grant conditional use permits after review and recommendation by the planning commission.

**747967:**

Motion by Daniel Schudel, seconded by Rick Moreno **approve the conditional use permit to allow the Vintage and Décor Store at 800 N Maple Grove Avenue** CARRIED 6-1 by roll call (Camp, Enerson, Kirkland, Loop, Moreno, Schudel – yes Sword – no)

**Approve: City Credit Card Use:**

The State of Michigan, Treasury Credit Card Transactions Act 266 of 1995, requires local governments adopt by resolution, a Credit Card Use Policy that complies with the act.

The city does not have a written credit card use policy. City Manager has drafted a policy that complies with the provisions of the act. He has also included an attachment, a card holder agreement, that authorized city employees will have to sign before a city credit card is issued to them.

**747968:**

Motion by Carl Sword seconded by Daniel Schudel **Approve the City of Hudson Credit Card Use Resolution and Policy.** CARRIED 7-0 by roll call

**Approve: 2<sup>nd</sup> Reading – Ordinance 403-23 Amending Fence Ordinance**

At the Council meeting on October 3<sup>rd</sup>, Council approved the first reading for amending the fence ordinance. If Council approves the second reading it will be in effect on November 2<sup>nd</sup>.

**747969:**

Motion by Lisa Enerson seconded by Daniel Schudel **approve the second reading and waive the actual reading of Ordinance No. 403-23, Amending the Fence Ordinance under Section 19-128.** CARRIED 7-0 by roll call

**Discuss: Employee Health Plan Renewal:**

The Michigan Municipal League - League Employee Benefit Services has submitted the 2024 Blue Cross Blue Shield of Michigan rates, effective as of December 1<sup>st</sup>. The renewal didn't change the

deductible but the out of pocket went from \$3,000 to \$4,500 for the individual and from \$6,000 to \$9,000 for the family plan. The Prescription drug plan changed also, for the non-Preferred Brand (\$50 more), Preferred Specialty (\$100 more max) and the Non-Preferred Specialty (\$200 more max).

The proposed 2024 Plan renewal has a premium increase of 4.33 %. We did budget for 5% so we are ok for budget purposes. Council decided to fully fund this year’s deductible of \$2,000 for singles and \$4,000 for the family plan. Since the out of pocket has increase 50% for the employees to have to pay and some of the prescriptions increase 50% also. The employees are asking if their HSA will be fully funded this year?

*There will be another sub-committee meeting to review the options on October 27<sup>th</sup> at 3:30 pm.*

**Executive Session: OMA Section 8 (a) City Manager Performance Evaluation:**

Mr Weir has submitted a written request to enter into Executive Session in order to complete this year’s performance appraisal. Each Council member was given an evaluation form to complete and discuss during the executive session.

**747970:**

Motion by Rick Moreno, seconded by Lisa Enerson **to enter into Closed Session pursuant to OMA Section 8 ( a ) for the City Manager’s Performance Appraisal.** CARRIED 7-0 by roll call

\*\*Entered executive session at 7:26 pm

\*\*Returned to open session at 7:44 pm

**747971:**

Motion by Daniel Schudel, seconded by Rick Moreno **that Charlie has performed above satisfactory in his current position. We will conduct another performance review in one year.** CARRIED 7-0 by roll call

**UNFINISHED BUSINESS:**

**Bills:**

Bills to Council  
October 17, 2023

**Bills to be Approve**

	0.00	
Total	\$0.00	

**Bills to be Confirmed**

West Shore Services Inc	\$28,281.14	Fire Turnout Gear
Tri State Concrete	\$7,100.00	Fire Station Floor Repair
Wolverine Rental & Supply	\$5,555.00	Lane Shark
Stevens	\$10,609.00	Trash Service
Total	\$51,545.14	

**747972:**

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

**Account Balances and Check Register:**

**Account Balances:**

General Fund	\$516,447.45
Cemetery Trust Fund	\$ 2,290.86
Major Street Fund	\$203,227.48
Local Street Fund	\$ 64,275.37
Fire Department Fund	\$108,587.93
Recreation Fund	\$ 2,679.31
Cemetery Foundation	\$ 6,468.86
Ambulance	\$141,621.98
Community Center	\$ 28,745.29
Thompson Museum Fund	\$ 58,128.46
Library Fund	\$ 0.00
Thompson Library Fund	\$ 0.00
Museum Fund	\$ 40,707.57
Downtown Development	\$ 43,170.76
Industrial Park Fund	\$ 17,509.24
L D F A	\$ 0.00
2021 Capital Improvement Bond Fund	\$112,853.69
Sidewalk Fund	\$ 16,327.20
Utilities Fund	\$126,258.16
Motor Veh and Equip Fund	\$ 79,834.64
Property Tax Collection	\$ 6,719.24
Income Tax Fund	\$ 93,332.30
Payroll Fund	\$ 5,778.86

**747973:**

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

**Department Head Reports:**

**747974:**

Motion by Sherry Kirkland, seconded by Daniel Schudel **to accept the Department Head Reports and place on file.** CARRIED 7-0 by roll call

**CITY MANAGER’S REPORT:**

- The City received notification from the DNR that the city Spark Grant application was not recommended by the DNR Director. The reason, according to the email, was due to the volume of applications received and the available funding.
- Mr Weir met with Andy Campbell of Bakertilly financial about the CWSRF/DWSRF grants that the city did not score high enough to be funded through EGLE. He sent Andy the Project Plans drafted by Jones & Henry to review for possible funding through the USDA. Most USDA grants cover 50% - 75% of projects. Bakertilly will provide the city with some information about the USDA option at a Council meeting tentatively in November or December.
- Mr Weir had Jones & Henry send in the Intent to Apply (ITA) documents to EGLE to stay in the running for the CWSRF/DWSRF grant for the 2025 grant cycle as well. This allows the city both potential funding options for the clean water and drinking water projects.
- Chief Keck has hired two part-time officers. Cad Rodgers who is currently a full-time officer with the City of Tecumseh, and Blane Tanner who is a current full-time officer in Morenci. Chief Keck is currently in the process with another officer to fill the full-time officer position. Chief Keck and the Hudson Schools Superintendent are still working on filling the SRO position.
- Jay and Mr Weir will be having a meeting with Steve Witte again about the TSC project and suggested improvements to the water main at the site. The existing water main is suspected to be 60 years old and thought that now would be the time to consider improvements.

**COUNCIL COMMENTS:**

**ADJOURNMENT:**

**747975:**

Motion by Rick Moreno, seconded by Natalie Loop **to adjourn the meeting at 7:58 pm**

APPROVED: \_\_\_\_\_  
Carmel Camp, Mayor

ATTEST: \_\_\_\_\_  
Jeaniene McClellan, City Clerk