

**CITY COUNCIL
121 N CHURCH STREET, HUDSON, MI
REGUALR MEETING
October 3, 2023 at 7:00 p.m.**

747952:

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, Rick Moreno, Daniel Schudel and Carl Sword

ABSENT: Natalie Loop

ALSO PRESENT: Brian Leibrandt and Steve Witte – Tractor Supply Company, Kari Hickman, George Race, Bruce VanWieren, Richie Wheaton, Lisa Whitehead, Maddy Whitehead, Carolyn Halliwill, Sara Schudel, Barb Ireland – Hudson Post Gazette, DPW Superintendent Jay Best, City Manager Charles Weir and City Clerk Jeaniene McClellan

ORDERS OF THE DAY:**Excuse Absent Members:****747953:**

Motion by Sherry Kirkland, seconded by Rick Moreno **to approve to excuse Natalie Loop from the meeting.** CARRIED 6-0 by roll call

Approval of Minutes of September 5, 2023:**747954:**

Motion by Carl Sword, seconded by Daniel Schudel **to approve minutes of September 5, 2023 and place on file.** CARRIED 6-0 by roll call

PUBLIC COMMENT:

Barb Ireland – Trick or Treating needs to be on October 31st.

Carolyn Halliwill - Trick or Treating needs to be on October 31st.

Lisa Whitehead - Trick or Treating needs to be on October 31st.

Kari Hickman – would like to have a retail store at her property “Hometown Vintage”, she did ask the Planning Commission but they turned her down because of the ordinance the City has. She is asking Council to reconsider the ordinance to allow people to have retail at their homes.

NEW BUSINESS:

Approve: Halloween Trick or Treat Time:

Halloween falls on a Tuesday this year. In the past several years we had Trick or Treating on the Saturday before Halloween so the kids would not have to get up for school the next morning.

The feedback from people is about 50 – 50 to keep on a Saturday. The 50% feels that Halloween is on the 31st period and that should be when trick or treating should be.

The time will remain the same from 5:30 pm to 7:30 pm.

747955:

Motion by Carl Sword, seconded by Sherry Kirkland **approve Trick or Treating to be on October 31, 2023 from 5:30 pm to 7:30 pm and have Trick or Treating permanently on October 31st.** CARRIED 5-1 by roll call (Camp, Enerson, Kirkland, Moreno, Sword – yes Schudel – no)

Approve: Hudson High School Homecoming Parade:

The Hudson High School Homecoming Parade will be held on Friday, October 13th. The parade line-up will originate on Tiffin Street at approximately 5:45 p.m. The parade will commence west on M-34 to US-127 turning north on US-127, and continue north to Tiger Drive at Thompson Field.

An advanced notice of permitted activity will be sent to MDOT for permission to close Main Street for the duration of the parade. We request that Council authorize “no parking” in the 200 and 300 block of W. Main Street from approximately 5:30 pm to 6:30 pm for the parade. This will allow for a safer environment for the children and others attending the parade. Allowing parking on Main Street causes people to stand in between the cars and/pr on the inside of the cars in the parade route.

If Council authorizes “no parking” in the 200 and 300 block of W. Main Street for the parade, DPW and HPD will take care of setting up and removing the appropriate barricades. In the event that parking can be opened up sooner than 6:30 pm, they will do so.

747956:

Motion by Daniel Schudel seconded by Rick Moreno **authorize “No Parking” in the 200 and 300 block of W. Main Street from 5:30 pm until 6:30 pm on Friday, October 13, 2023 from the Hudson High School Homecoming Parade.** CARRIED 6-0 by roll call

Approve: Rezoning Request: 458 Cross Street:

The Planning Commission voted on Monday, September 25th to recommend that Council approve a request from CBE LLC to rezone the property at 458 Cross Street from Office to Highway Commercial.

During the meeting there were no objections received. The request is being submitted to the City Council, acting as the Zoning Board of Appeals. Attached for Council's review is a copy of the Rezoning Request as well as the relevant Zoning Ordinance and supporting documents.

747957:

Motion by Lisa Enerson seconded by Daniel Schudel **approve the rezoning at 458 Cross Street from Office to Highway Commercial.** CARRIED 6-0 by roll call

Approve: Site Plan 458 Cross Street:

The Planning Commission voted on Monday, September 25th to recommend that Council approve the site plan for Tractor Supply Company at 458 Cross Street.

During the meeting there were no objections received. The plan is being submitted to the City Council. Attached for Council's review is a copy of the blue prints as well as the supporting documents.

747958:

Motion by Sherry Kirkland seconded by Daniel Schudel **approve the Site Plan for Tractor Supply Company at 458 Cross Street.** CARRIED 6-0 by roll call

Approve: 1st Reading – Ordinance 403-23 Amending Fence Ordinance:

At the Planning Commission meeting on September 25, 2023, the board members agreed to have the fence ordinance amended instead of doing a variance request.

At 458 Cross Street, Tractor Supply Company would like to have a 16 foot fence on the north side of the property. The amendment would read as follows; "Fences in the commercial and industrial districts in certain situations where greater height may be necessary for screening and security purposes, may be approved by the city."

The amendment would be under section 19-128 (c) Requirements: (3).

747959:

Motion by Daniel Schudel, seconded by Rick Moreno **approve the first reading and waive the actual reading of Ordinance No. 403-23, amending the Fence Ordinance under Section 19-128.** CARRIED 6-0 by roll call

UNFINISHED BUSINESS:

Bills:

Bills to Council
October 3, 2023

Bills to be Approve

| | | |
|-------|--------|--|
| | 0.00 | |
| Total | \$0.00 | |

Bills to be Confirmed

| | | |
|---------------------|-------------|---|
| Stevens | \$10,597.00 | Monthly Contract |
| Nofziger Door Sales | \$13,500.00 | DPW Door |
| Kenn Feld Group | \$11,237.69 | Fire Battery Donation purchase |
| Nickel & Staph | \$12,690.65 | 2 nd Installment on Package |
| Nickel & Staph | \$11,732.35 | 2 nd Installment on Property |
| Total | \$59,757.69 | |

747960:

Motion by Lisa Enerson, seconded by Rick Moreno **to approve to pay the bills.** CARRIED 6-0 by roll call

Account Balances and Check Register:

Account Balances:

| | |
|----------------------|--------------|
| General Fund | \$539,620.79 |
| Cemetery Trust Fund | \$ 2,290.86 |
| Major Street Fund | \$190,141.47 |
| Local Street Fund | \$ 59,797.08 |
| Fire Department Fund | \$152,388.92 |
| Recreation Fund | \$ 2,820.86 |
| Cemetery Foundation | \$ 11,444.47 |

| | |
|------------------------------------|--------------|
| Ambulance | \$173,432.50 |
| Community Center | \$ 28,464.73 |
| Thompson Museum Fund | \$ 58,083.80 |
| Library Fund | \$ 0.00 |
| Thompson Library Fund | \$ 0.00 |
| Museum Fund | \$ 40,272.18 |
| Downtown Development | \$ 43,170.76 |
| Industrial Park Fund | \$ 17,447.63 |
| L D F A | \$ 0.00 |
| 2021 Capital Improvement Bond Fund | \$112,456.63 |
| Sidewalk Fund | \$ 16,269.77 |
| Utilities Fund | \$399,798.12 |
| Motor Veh and Equip Fund | \$ 85,089.68 |
| Property Tax Collection | \$ 28,555.56 |
| Income Tax Fund | \$ 85,409.13 |
| Payroll Fund | \$ 7,522.73 |

747961:

Motion by Daniel Schudel, seconded by Rick Moreno **to accept the account balances and check register and place on file.** CARRIED 6-0 by roll call

MINUTES FROM OTHER BOARDS AND COMMISSIONS:**Planning Commission minutes dated September 25, 2023****747962:**

Motion by Carl Sword, seconded by Rick Moreno **to accept the Planning Commission minutes dated September 25, 2023 and place on file.** CARRIED 6-0 by roll call

CITY MANAGER'S REPORT:

- The school resource officer position has not been filled yet. Hudson Area Schools and Chief Keck are still looking for a qualified person to fill the position. Chief Keck does have a couple applicants to possibly fill some open officer positions at HPD.
- During the Industrial Park water tower cleaning and inspection, it was discovered that there is a part involving the cathodic protection system that needs some repair. It is still working but will need to be fixed the next time the tank is drained. The leaking pipe inside of the tank I mentioned July 18th was investigated further and will have to be replaced. We should have a cost estimate for the replacement before the October 18th Council meeting.
- The Habitat for Humanity Rock the Block was a success. Three properties on Grove, Lafayette and Oak Street took part in the Rock the Block program this year. Habitat for Humanity will be back in Hudson again next year. Property owners will have another opportunity then to get assistance with cleaning up and minor repairs to their properties.
- Mr Weir has been advised by EGLE that the city did not qualify for the DWSRF this round. Even though the city did not qualify for the CWSRF or the DWSRF grant, the project plan by Jones and Henry can be used to reapply over the next five years. We have a meeting scheduled October 6th

with Bakertilly, the city’s municipal advisor, to look at possible funding opportunities with the USDA as another funding option.

- City receptionist Kris Eschedor is attending grant writing training to assist the city with future grant opportunities. Kris has some grant writing experience. She is also very good at research, correspondence and creating professional documents.
- The cemetery maintenance building has been repainted by two dedicated city employees Jeaniene McClellan and Linda Cross. The upper windows on the north and south end of the building will have to be replaced due to dry rot. We have purchased the replacement windows and will be putting them in soon. The replacement windows were \$50.00 each.
- Dangerous structures update:
 1. 225 Grove Street, the city attorney is filing an Affidavit and Default with the Court and once that is entered, he will then file a Motion to enter an order for the property to be brought into compliance.
 2. 218 Grove Street, the city attorney has filled a Summons and Complaint with the Circuit Court and the property owner will be served with a notice and have 21 days to respond to the Court, with a hearing scheduled for January 8, 2024.
 3. 109 Mechanic Street, the city attorney is filing a Summons and Complaint with the Circuit Court due to very little to no cleanup of the property by the owner. We do not know if the property was sold at auction at this point. We have sent an email to the property owner.
- The concrete floor in the Fire Department has been poured and is expected to be back in service next week.
- The automatic renewal of the City Manager Contract will be renewed December 7, 2023. Per the contract, the contract will be renewed for successive one-year periods. Per Section 2 (b) Mr Weir is to notify the Council of the automatic renewal date in writing. Please accept this as written notification.

COUNCIL COMMENTS:

ADJOURNMENT:

747963:

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

APPROVED: _____
Carmel Camp, Mayor

ATTEST: _____
Jeaniene McClellan, City Clerk