

**CITY COUNCIL
121 N CHURCH STREET, HUDSON, MI
REGULAR MEETING
August 2, 2022**

747636:

The regular meeting was called to order by Mayor Carmel Camp at 7:00 pm. at the Community Center.

ROLL CALL: PRESENT: Carmel Camp, Lee Daugherty, Pam Ely, Natalie Loop, Rick Moreno and Carl Sword

ABSENT: Lee Ann Minton

ALSO PRESENT: John Irvine, Matt Shaffer, Will Terrill, Dan Schudel, Joann Simmons, Rich & Carolyn Halliwill, Lisa Enerson, Jack Ely, Judith K Minton, Police Chief Ronald Keck, DPW Superintendent Jay Best & Candi Best, WWTP Superintendent Ted Hutchison, City Manager Charles Weir and City Clerk Jeaniene McClellan

ORDERS OF THE DAY:**Excuse Absent Members:****747637:**

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

Setting the Agenda:**747638:**

Motion by Rick Moreno, seconded by Pam Ely **to add Library Millage under New Business Item J.** CARRIED 6-0 by roll call

Approval of Minutes of July 5, 2022:**747639:**

Motion by Carl Sword, seconded by Natalie Loop **to approve the minutes from July 5, 2022 and place on file.** CARRIED 6-0 by roll call

PUBLIC COMMENT:

Judith K Minton – Commented on the service of her sister Lee Ann and former manager Steven Hartsel. She also commented on her thoughts of City Council and City Staff.

CORRESPONDENCE:

Mayor Carmel Camp read Lee Ann Minton's letter.

Lee Ann Avaneil Minton
326 S. Wood St.
Hudson, MI 49247

July 15, 2022

Dear Mayor Camp and City Council Members,

It is with regret that I must inform you of my decision to resign from my position as a Member of the Hudson City Council after nearly two decades of service, effective August 3, 2022.

I am proud of the many accomplishments of the City Council, working together with the City Administration, especially with former City Managers Frank Goodroe and Steve Hartsel. Unlike many surrounding communities, Hudson is still a thriving small town, largely because of the common goals of Council and these two Managers. Despite the unfortunate circumstances of 2021, I hope that my constituents will remember that many positive accomplishments occurred through the collaboration of Council and City staff over the previous fifteen years.

Hudson applied for and received millions (yes, millions!) of dollars of Federal and State grant funding for street and sewer repairs, parking lot restoration, water system upgrades, downtown building façade and upstairs apartment renovations, and miles of city-wide trails that have added an entirely new dimension to life in Hudson. The Center for Science and Industry arose out of the City's continued embrace of manufacturing while many communities abandoned this sector. The Industrial Park was completed, and the City's largest employer expanded and (along with other local manufacturers) added hundreds of new jobs. Even COVID couldn't stagger the City, which planned ahead for the crisis better than the State and National governments, and the City continued to provide all normal services every single day of the pandemic. All of the successes happened because Council and City Staff worked as a team. The years 2009-2021, under the management of Commander Steve Hartsel, were truly Renaissance years in the history of the City of Hudson.

Allow me a note of pride. I'm proud of the fact I spearheaded the 175th Anniversary Tree Program. Nearly 175 donors chose to honor the birthday of the City of Hudson by giving a gift of one or more trees. If these trees are cared for, they should be here when the City turns 200. I'm also extremely proud of the fact that I spearheaded a public movement to express the truth behind the referendum on marijuana stores and that our voters rejected them by a 2 to 1 majority. And finally, I am proud of the Community Christmas Tree- a dream of former Councilman, my great-nephew, Tyler Mattison. It took 3 years to realize that dream, but it is not yet complete. The lights, which were given in memory of my parents, Tedroe and Avaneil Minton, do not quite cover the tree. There is a vacant spot on that tree. It needs more lights. Just as my "spot" on Council needs filling, so does that. Please accept the enclosed donation for that purpose. For me and others, the Tree is a Beacon of hope for Hudson. From my perspective, for all of Mankind.

It has been a privilege and an honor to serve this community. May God's Grace continue to shine upon it.

Sincerely,



Lee Ann Avaneil Minton

747640:

Motion by Natalie Loop, seconded by Carl Sword **to attach Lee Ann Minton's letter in the minutes.** CARRIED 6-0 by roll call

The Council was also given the following letter:

July 16, 2022

City of Hudson
Attn: Jeaniene McClellan
121 N. Church St.
Hudson, MI 49247

Dear Mrs. McClellan,

In regard to your letter(s) dated July 8, 2022; Lisa Kast is living at my property at 319 Grove St. However, when she moved into the home in March 2021; my son, Brad Minton and I informed you that she is not renting the home. Lisa is purchasing the home on a land contract; therefore, we do not need a rental inspection nor the paperwork that you enclosed with your letter.

After we informed you in March 2021, I spoke to the Register of Deeds at the Lenawee County Courthouse. They informed me that we do not need to register our land contract with you nor the county.

I would like to consider this matter closed. Please discontinue sending letters and requests regarding this situation. If you have any questions, please don't hesitate to contact my son, Brad Minton.

Thank you for your concern and all of your diligent work.

Regards,

George Minton, Brad Minton

Cc: Lisa Kast, Hudson city council

NEW BUSINESS:**Approve: Lenawee County Bi Centennial:**

Lenawee County Michigan was officially formed in 1821. To commemorate the 200-year anniversary of Lenawee County, local governments, businesses, schools, non-profit organizations, and citizens in Lenawee County are invited to participate in the Bi Centennial celebration. Each community in Lenawee plays an important integral part to the County as a whole.

747641:

Motion by Carl Sword, seconded by Rick Moreno **approve the resolution commemorating the Bi Centennial of Lenawee County Michigan.** CARRIED 6-0 by roll call vote.

Approve: Master Plan:

On June 27th, the Planning Commission reviewed the 2017 Master Plan and has decided there was not enough changes to warrant the cost to update the master plan. They voted to recommend Council to approve the 2017 Master Plan as is with no changes at this time. At the July 5, 2022, Council wanted to review the Master Plan in more detail before deciding to make changes to the plan or reapprove the current plan.

At the June 27th Planning Commission meeting, Region 2 Planning Commission Principal Planner Grant Bauman, advised that Master Plans are required to be reviewed every five years. If the local governing body chooses not to make any changes to the plan, it should be noted that it was reviewed as required.

747642:

Motion by Natalie Loop, seconded by Pam Ely **approve the review of the 2017 Master Plan and approve as it is written with no changes at this time.** CARRIED 6-0 by roll call vote.

Approve: Labor Attorney:

There are matters involving city employees that need to be addressed and Mr Weir has consulted with the City Attorney, Eric White, of White, Hotchkiss & Falahee and he advised that the city would be better served by firm with labor attorneys when dealing with labor/employee questions and concerns.

Mr. Weir was referred to Fahey, Schultz, Burzych and Rhodes in Okemos Michigan. He spoke with attorney Helen Mills of the firm about their services and the city's potential need. Helen advised that if the city chose to use their services it would not require a contract or retainer fees and can be utilized on a as needed basis. All that would be required is a signed letter of engagement agreement.

Helen advised that the billing rate is \$150.00 - \$260.00 per hour depending on the issue and the attorney assigned to the case. Her firm would assign the attorney that is the most knowledgeable with the issue and economical.

After my consultation with Ms. Mills, Mr. Weir spoke with Mr. Eric White and he advised that Fahey, Schultz, Burzych and Rhodes have a good reputation, and their rates are reasonable.

747643:

Motion by Natalie Loop, seconded by Carl Sword **approve the agreement with Fahey, Schultz, Burzych & Rhodes for labor attorney legal services, and authorizing the city manager to sign the agreement.** CARRIED 6-0 by roll call vote.

Approve: Mosquito Spray Purchase:

Public Works Superintendent Jay Best received a quote from Clarke for a 55-gallon drum of Biomist 4+4 55 gallon drum for mosquito spraying. Jay advised that roughly 5 gallons of spray is used for each application.

Jay advised that the price quoted (\$1,739.10) is about half of what it usually costs and suggest that the city purchase two barrels.

If two barrels are purchased the cost would be \$3,478.20. \$4,000.00 has been budgeted for mosquito spraying in the new budget.

747644:

Motion by Carl Sword, seconded by Pam Ely **approve the purchase of two 55 gallon drums of Biomist 4+4 from Clarke in the amount of \$3,478.20.** CARRIED 6-0 by roll call vote.

Approve: 2020-2021 Assistance to Firefighters Grant:

When the 2020-2021 Assistance to Firefighters Grant Application was approved the total amount of the 10% match for Hudson's portion came out to be \$19,710.60. The initial payment of \$10,998.60 was paid to the City of Adrian in February of 2022. The remaining portion \$8,712.00 would be payable to Apollo Fire Equipment of Romeo Michigan who was the equipment supplier.

Morenci Fire Chief Lonis and Chief Tanner negotiated for payment of the remaining funds to Apollo Fire to be made in July 2022 to spread the cost over 2 fiscal years. Chief Tanner has recently received the Apollo Fire Equipment invoice for \$8,712.00. That will then complete the original Grant match for the SCBA grant.

747645:

Motion by Natalie Loop, seconded by Rick Moreno **approve the invoice payment to Apollo Fire Equipment in the amount of \$8,712.00.** CARRIED 6-0 by roll call vote.

Discussion: Utility Bills - Rentals:

The City ordinance Section 18-55 (a) states:

The department of public works is hereby authorized to enforce the payment of charges for **water** service to any premises by discontinuing the **water** service to such premises, and the payment of charges for sewage disposal service to any premises may be enforced by discontinuing either the **water** service or the sewage disposal service to such premises, or both, and, in addition, a suit to collect the unpaid charges may be instituted by the city against the customer. The charges for **water** service and sewage disposal service which, under the provisions of Act No. 94 of the Public Acts of Michigan of 1933 (MCL 141.101 et seq.), as amended, are made a lien on the premises to which furnished, are hereby recognized to constitute such lien, and the city treasurer shall, annually, by June 1, certify all delinquent unpaid charges for such services furnished to any premises, to the city assessor who shall place the charges on the next tax roll of the city. Such charges so assessed shall be collected in the same manner as general city taxes. In cases where the city is properly notified in writing, the notice to include a true copy of the lease of the affected premises, if there be one, in accordance with such Act No. 94 of 1933 that a tenant

is responsible for **water** or sewage service charges, no such service shall be commenced or continued to such premises until there has been deposited with the city the sum of \$200.00.

Section 18-55 (d) states:

The provisions of subsection (c) above shall not apply in any instance where a lease has been or is legally executed, containing a provision that the lessor shall not be liable for payment of water supply and/or sewer service bills, provided an affidavit with respect to the execution of such lease shall be filed with the city, and 20 days notice shall be given to the city by the lessor of any cancellation, change in or termination of the lease, whether said lease is in writing or not. In the event there is no written lease, and the lessor claims the lessee is liable for payment of water and/or sewer services, the affidavit shall also be signed by all lessees the lessor claims are liable for payment of water and/or sewer service bills.

We are not able to turn off the water at curb stops that doesn't work. I am suggesting to revise the ordinance to keep the utility bills in the property owners name. Even if the property is a rental, the city should not be involved with the leases and make the renter responsible. All unpaid bills will go on the winter and summer property taxes.

Approve: Used Hydro Bac Truck Purchase:

Council has been working on the potential purchase of a Hydro Bac truck since February 2022. This piece of equipment would be very beneficial to the city with improving and maintaining the cities infrastructure, more specifically, the water distribution and sewer assets. It will also be a necessary piece of equipment over the next several years with the State mandating the eventual replacement of lead service lines.

At the Council meeting June 21, 2022, there were two trucks that Council was interested in. One from Brown Equipment 2006 Vactor for \$145,000.00, Doheny 2008 Vactor for \$175,000.00. Both trucks were brought to Hudson for inspection by DPW staff and Charles Weir. After the inspections Council requested that City Manager to pursue negotiations on the price and financing with the local banks.

The consensus after the inspection of the two trucks was that the 2008 Vactor offered by Doheny is the better choice for the city. It is two years newer, has more capabilities, and has an automatic transmission which all the DPW employees are properly endorsed to drive. Doheny will train our staff on the operation as well. Doheny Company specializes in Hydro Vactor trucks.

Price Negotiation: Charlie Weir spoke with Doheny Company, and they advised they are firm on the \$175,000.00 price. However, they agreed to give a \$2,500.00 parts and service credit.

Financing: Mr Weir requested information from Old National Bank and County National Bank about loan options for the purchase. County National Bank has approved the borrowing of \$125,000.00 for the purchase with financing up to five years at 4.1%. No penalties if the loan was to be paid off early, and the city can choose to pay monthly, quarterly, bi-annually, or annually. The city would have to allocate \$50,000.00 as a down payment. He did not receive a response from Old National Bank.

747646:

Motion by Carl Sword, seconded by Pam Ely **approve the purchasing agreement with Doheny Company for the 2008 Hydro Vactor Truck for \$175,000.00, and the approval to secure a loan from County National Bank in the amount of \$125,000.00 towards the purchase and allocate \$50,000.00 for the down payment and authorize the City Manager to sign the agreements and approve the resolution.** CARRIED 6-0 by roll call vote.

Approve: Property Tax and Water Payments at County National:

Being able to pay your Property Tax and/or Utility bill at the bank will be an added benefit for our residents. Besides the convenience of combining two stops into one, our residents will also be able to on Saturdays and any other time we are closed.

City Treasurer Megan Thompson spoke with Kim the manager at County National to see if this was a possibility. She is on board and will initiate a policy amongst her tellers if we proceed. This would only be implemented at the Hudson Branch of County National.

There is no cost to us. We would set up 2 deposit accounts, one titled UB paid at bank the other Tax paid at bank. When residents would go to the bank, they would need their slip. They can pay with either cash or check and the teller would then deposit the amount into the checking account that is associated with the payment. The teller would give the resident a receipt and print a second that would be staple to their payment coupon. These coupons with receipts would then be picked up with the daily deposit. Once a month City Treasurer will balance them to the account and then transfer the money to the proper accounts and mass enter them into the Cash Receipting system.

747647:

Motion by Natalie Loop, seconded by Rick Moreno **approve the opening of the two deposit accounts and allow residents to make Property Tax and Utility payments at the Hudson Branch of County National.** CARRIED 6-0 by roll call vote.

Discussion: Wastewater Treatment Plant Discharge Permit:

The council received the new discharge permit for the City Wastewater Treatment Plant. Mr Weir spoke briefly about it at the last Council meeting about how the State (EGLE) is requiring additional testing. Also, in the permit EGLE is requiring that the city submit an Inflow and Infiltration reduction plan in the spring of 2023.

Please review the permit, WWTP Superintendent Ted Hutchison will be at the meeting to go over the permit and answer any question Council may have.

Discuss: Library Millage:

Hudson Carnegie District Library Millage Renewal

Shall the Hudson Carnegie District Library, County of Lenawee, State of Michigan, be authorized to levy annually an amount not to exceed .75 mills (\$.75 on each \$1,000 of taxable value), of which 0.7446 mill is a renewal of the previously authorized millage rate that expires in 2023 and .0054 mill is new additional millage to restore the millage rate lost as a result of the Headlee Amendment millage reductions, against all taxable property within the Hudson Carnegie District Library district for a period of ten (10) years, 2023-2032 inclusive, for the purpose of providing funds for all district library purposes authorized by law? The estimate of the revenue the Hudson Carnegie District Library will collect in the first year of levy (2023) if the millage is approved and levied by the Library is approximately \$132,800.

1:18 PM
7/07/22
ash Basis

Hudson Carnegie District Library
Balance Sheet
As of August 1, 2014

	<u>Aug 1, 14</u>
ASSETS	
Current Assets	
Checking/Savings	
000003 - City - Library Checking	16,808.38
000004 - City - Special Memorials UBT	6,696.19
000005 - City - Special Memorials ONB	2,913.00
000006 - City - Town Clock Fund	12,828.99
000009 - City - Building Fund	1,052.87
001.000 - Library Checking - FF 2310	1,136.57
007.000 - Library Petty Cash	50.00
008.000 - Olive Lamb Trust - CNB 8A4...	1,093.20
Total Checking/Savings	<u>42,579.20</u>
Total Current Assets	42,579.20
TOTAL ASSETS	<u>42,579.20</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
000202 - Accounts Payable	-3.38
000257 - Accrued Payroll	1,617.13
000258 - Accrued Leave Time	116.00
Total Other Current Liabilities	<u>1,729.75</u>
Total Current Liabilities	1,729.75
Total Liabilities	1,729.75
Equity	
320.000 - Unrestricted Net Assets	43,599.44
Net Income	-2,749.99
Total Equity	<u>40,849.45</u>
TOTAL LIABILITIES & EQUITY	<u>42,579.20</u>

12:42 PM
7/07/22
Cash Basis

Hudson Carnegie District Library
Balance Sheet
As of May 1, 2022

	May 1, 22
ASSETS	
Current Assets	
Checking/Savings	
001.000 · Library Checking - FF 2310	253,989.02
002.000 · Special Funds - FF 0230	43,664.78
007.000 · Library Petty Cash	110.00
008.000 · Olive Lamb Trust - CNB 8A461D	29,021.54
011.000 · Thompson Fund - CNB 5154 - ...	12,973.06
014.000 · Thompson Fund - FF 3281 - MM	13,191.33
Total Checking/Savings	352,949.73
Total Current Assets	352,949.73
TOTAL ASSETS	352,949.73
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · *Accounts Payable	-0.75
Total Accounts Payable	-0.75
Total Current Liabilities	-0.75
Total Liabilities	-0.75
Equity	
313.000 · Perm. Restricted Net Assets	29,143.26
315.000 · Temp. Restricted Net Assets	25,911.20
320.000 · Unrestricted Net Assets	227,008.37
Net Income	70,887.65
Total Equity	352,950.48
TOTAL LIABILITIES & EQUITY	352,949.73

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UNFINISHED BUSINESS:

Bills:

Bills to Council
August 2, 2022

Bills to be Approve

BS & A	\$1,765.00	GL, AP, CR, & Payroll Annual Service Fees
Borton's Sand & Gravel	\$5,000.00	Brush Disposal
MML	\$2,207.00	MML Dues & Legal Defense Fund
City of Hudson	\$4,392.76	Summer Tax Bill for Steger Industrial Drive
City of Hudson	\$1,099.45	Summer Tax Bill for 313 W Main Street
Total	\$14,464.21	

Bills to be Confirmed

Dave Black	\$1880.00	Hudson Rental Inspections
Bill Deo	\$3,960.00	Cemetery Contractual Services
Consumers	\$1,529.84	Street Lights
Consumers	\$1,595.59	Led Lights
Xcel Heating & Cooling	\$1,085.00	Ran Gas Line to Power Washer & Installed new Regulator on Hanging Units
Nickel & Saph, Inc	\$26,426.20	New Insurance Policy Effective 7/1/22 – 7/1/23
D & P Communications	\$1,240.68	Internet & Phone for City Buildings
First National Bank	\$2,043.79	WWTP Visa Purchases
First National Bank	\$2,777.03	Police Visa Purchases
Triple K Irrigation	\$1,043.76	Tile Sealing Plug
Fleis & Vandenbrink	\$1,600.00	Bridge Inspection
Renius & Renius	\$1,512.50	Monthly Assessing Fee
Staples	\$1,034.52	Computer Parts HPD & Fire
CEI	\$1,186.37	Washington St Repair
Total	\$48,915.28	

747648:

Motion by Rick Moreno, seconded by Carl Sword **to pay the bills.** CARRIED 6-0 by roll call vote

Account Balances & Check Register:**Account Balances:**

General Fund	\$132,393.16
Cemetery Trust Fund	\$ 2,262.45
Major Street Fund	\$149,308.27
Local Street Fund	\$105,212.34
Fire Department Fund	\$ 97,287.53
Recreation Fund	\$ 5,017.13
Cemetery Foundation	\$ 1,800.75
Ambulance	\$ 90,369.81
Community Center	\$ 18,261.28
Thompson Museum Fund	\$ 57,662.33
Library Fund	\$ 0.00
Thompson Library Fund	\$ 0.00
Museum Fund	\$ 40,715.13
Downtown Development	\$ 10,135.38
Industrial Park Fund	\$ 12,259.29
L D F A	\$ 0.00
2021 Capital Improvement Bond Fund	\$121,707.42
Sidewalk Fund	\$ 2,565.98
Utilities Fund	\$215,342.09
Motor Veh and Equip Fund	\$222,422.41
Property Tax Collection	\$115,131.42
Income Tax Fund	\$165,908.52

747649:

Motion by Carl Sword, seconded by Pam Ely **to accept the Account Balances & Check Register and place on file.** CARRIED 6-0 by roll call vote

Revenue Expenditure Report:**747650:**

Motion by Carl Sword, seconded by Natalie Loop **to accept the Revenue Expenditure Report and place on file.** CARRIED 6-0 by roll call vote

Department Head Reports:**747651:**

Motion by Rick Moreno, seconded by Carl Sword **to accept the Department Head Reports and place on file.** CARRIED 6-0 by roll call vote

MINUTES FROM OTHER BOARDS AND COMMISSIONS:**DDA minutes dated May 16, 2022:****747652:**

Motion by Lee Daugherty, seconded by Carl Sword **to accept the DDA minutes dated May 16, 2022 and place on file.** CARRIED 6-0 by roll call vote

MANAGER'S REPORT:

- Due to the resignation of Council Member Lee Ann Minton, an additional seat on Council will need to be filled.
- The 306 West Main Street building owned by the DDA is in the process of being sold to the current tenant.
- EGLE (Environment, Great Lakes, and Energy) is in the process of possibly helping the owner of 109 Mechanic Street secure funding for the cleanup of the debris from the fire that destroyed the building.
- The 225 Grove Street property was sold. The new owner has been advised that the property will have to be demolished due to it being deemed an unsafe structure. Building Inspector Ray Taylor will also contact the new owner as well.
- The Washington / Aldrich Street project has had a few issues. One being that a sanitary and storm sewer on Aldrich Street had damage due to D & P Cable installation that was done some years back. We found that the base of Washington Street was concrete. Pulverizing was no longer an option. Washington Street had to be milled. The section of Washington Street between Grove Street and Oak Street had a very soft spot that required addition base work before paving. The costs associated with the storm and sanitary damage will be covered by D & P Communications. The other two additional items (milling) and (additional road base Preparation) will be the city's responsibility. Total additional expenses are \$211,973.00. City \$17,061.00 D&P Communications \$4,912.00.
- The Community Center building repair is scheduled to take place the week of August 8th.
- The high service pumps at the water treatment plant will be replaced on Monday August 1st.
- Mr Weir attended the Michigan Municipal Executive summer workshop July 19-21. It was a good training opportunity and meet with several other managers from across the State. Two sessions that were particularly informative were about attracting development to your community and about bonding and financing projects.
- On July 14th Mr Weir met with John Waugh of Municipal Employees Retirement Systems (MERS) and discussed the City's retirement plans. MERS did a comparison

using our current plans and fund balances and it appears to be beneficial for the City and the employees to make the switch. He will forward the information to each Council member for their review and bring it back to Council tentatively at the August 16th Council meeting.

- The grease receptor has been replaced at the McDonalds restaurant. This will keep grease out of the wastewater lift station and the clarifiers at the Wastewater Treatment Plant and reduce the workload for the WWTP employees.
- The high service pumps at the Water Treatment Plant have been replaced with new pumps. The service life of the pumps is 20 years.
- The Jefferson Street sewer repair costs were higher than originally quoted due to total failure of the manhole structure along with the sewer main pipe repair. The original cost for the pipe replacement and roadway repair was \$28,920.82. Due to the manhole needing to be replaced, an additional expense of \$25,542.29 was added to the cost of the repair. Total expense for the repair is \$54,463.11.
- A developer has expressed interest in purchasing the old Thorn Hospital property that the City own, for a retail business. I anticipate having more information for the August 16th Council meeting.

COUNCIL COMMENTS:

ADJOURNMENT:

747653:

Motion by Pam Ely, seconded by Rick Moreno to **adjourn the meeting at 8:39 pm**

APPROVED: _____
Carmel Camp, Mayor

ATTEST: _____
Jeaniene McClellan, City Clerk