

CITY COUNCIL
121 N CHURCH STREET, HUDSON, MI
REGUALR MEETING
August 15, 2023 at 7:00 p.m.

747928:

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, Rick Moreno, Daniel Schudel and Carl Sword

ABSENT: Sherry Kirkland and Natalie Loop

ALSO PRESENT: Ambulance Director Jim Stevens, WWTP Superintendent Ted Hutchison, Police Chief Ron Keck, City Treasurer Megan Thompson, Barb Ireland – Hudson Post Gazette, Sara & Aubree Schudel, Will Terrill, Bruce VanWieren, Teresa Frantz, Matt Shaffer, City Manager Charles Weir and City Clerk Jeaniene McClellan

ORDERS OF THE DAY:

Excuse Absent Members:

747929:

Motion by Lisa Enerson, seconded by Rick Moreno **to approve excuse absent members from the meeting.** CARRIED 5-0 by roll call

Approval of Minutes of August 1, 2023:

747930:

Motion by Rick Moreno, seconded by Daniel Schudel **to approve minutes of August 1, 2023 and place on file.** CARRIED 5-0 by roll call

PUBLIC COMMENT:

Teresa Frantz – concerns over the police coverage in the city.

NEW BUSINESS:**Approve: Reappointments to the Election Commission:**

Lou Ann Bryant and Mickie Chapman have served on the Election Commission for many years now. Their terms expired in June 2023. They both would like to continue to serve on the Election Commission.

747931:

Motion by Carl Sword, seconded by Rick Moreno **reappoint Lou Ann Bryant and Mickie Chapman to the Election Commission with a term to expire in June 2026.** CARRIED 5-0 by roll call

Approve: 1st Reading – Ordinance 402-23 Park’s Rules and Regulations:

At the Recreation Advisory Board on July 10, 2023, the board members motioned to approved the Rules and Regulations and forwarded to Council for their approval.

The Planning Commission also has looked at this ordinance and made a couple of minor suggestions. At the August 1st meeting with Council, it was discussed that adding a section about Other Power-Driven Mobility Devices would be a good addition.

747932:

Motion by Carl Sword, seconded by Daniel Schudel **approve the first reading and waive the actual reading of Ordinance No. 402-23, adding – City of Hudson’s Park Rules and Regulations Ordinance.** CARRIED 5-0 by roll call

Authorize: 4 x 4 Utility Crane Truck for WWTP:

Currently, the WWTP is in need of a service vehicle. The authorization to bid on a four-wheel drive pickup Utility Crane Truck will allow us to have our needed tools on one vehicle and will have the capabilities of lifting out and servicing our lift station pumps for service and/or replacement safely.

We are currently looking at a Utility Crane Truck on an online auction site Municibid. Looking at a 2008 Ford F-350 Utility Body Crane Truck (bid #58533989). Starting bid was \$1,200 and currently at \$6,000. This truck has some issues but can be fixed in-house.

If we feel this is not the truck we are looking for we would like to keep looking at other vehicles of same description and stay at \$25,000 or less.

The funds will come from Motor Vehicle Capital Outlay and Equipment Replacement or 444 budget line.

747933:

Motion by Carl Sword seconded by Lisa Enerson **authorize to bid on an Utility Crane Truck at an auction site and stay under \$25,000 or less.** CARRIED 5-0 by roll call

Purchasing Ordinance Amendment:

Under Article IV Finance in the City Ordinance Division 2. Purchasing, Contracts and Sales the current dollar amounts are as follows:

Section 2-87 States, no prior council approval for purchases \$1,000.00 or less and may be made by the city manager.

Section 2-88 States, purchases more than \$1,000 but less than \$5,000.00 shall receive prior council approval even though such purchase may be provided for in the budget. If practical, such purchases shall be made after obtaining at least three informal bids.

Section 2-89 States, All purchases for an amount exceeding \$5,000.00 shall have prior council approval even though such purchase may be provided for in the budget. All such purchases shall be made only after specifications have been issued and formal sealed bids have been received, provided however, that the city council may authorize purchases without sealed bids and/or specifications when an emergency exists, or it is to the city's advantage to do so. Sealed bids shall be received at city hall and be subject to final approval or rejection by the city council.

After the City Manager, Charles Weir researched the history of the spending limits over the years, he discovered that the dollar amounts have not been adjusted for over 21 years. Due to inflation over the years and the current economic status of the United States, he thinks these numbers need to be adjusted to do business more efficiently but still be fiscally responsible in spending.

The suggestion changes to the dollar amounts are as follows:

Section 2-87 - \$5,000

Section 2-88 - \$5,000 - \$10,000

Section 2-89 - \$10,000

747934:

Motion by Lisa Enerson seconded by Carl Sword **approve the suggested changes for Section 2-87 up to \$5,000.00, section 2-88 up to \$5,000.00 through \$10,000.00 and Section 2-89 up to \$10,000.00 for the City Manager.** CARRIED 5-0 by roll call

School Resource Officer – Tentative Agreement:

Hudson Schools applied and received a grant for a School Resource Officer, which must be a sworn police officer. Hudson Schools requested an SRO from the Hudson Police Department. Chief Keck received permission from the Council to continue to negotiate options to be brought back to the Council. He has attached documents for the council's review and consideration.

Pending Monday August 14, 2023 – Hudson Schools Superintendent Dr Osborne had been given an agreement for consideration to be reviewed by the School Board.

Options:

- A. Authorization: Hudson School Board agrees to move forward with the agreement for consideration.
- B. Further Discussion: Hudson School Board wishes to continue discussion on the SRO agreement.
- C. Denied: SRO Discussion Closed.

NOTE: Hudson Schools first day of school is August 28, 2023.

747935:

Motion by Daniel Schudel seconded by Rick Moreno **authorize Chief Keck to sign the agreement between the City of Hudson and Hudson School Board and approve the additional funding for the SRO position.** CARRIED 5-0 by roll call

Discuss: Industrial Park Survey:

The City's Industrial Park has a plat map showing some available lots that are currently being leased and farmed. These lots have not been surveyed and recorded with the Register of Deeds of Lenawee County. Before any land can be sold in the industrial park, it must be surveyed and filed with the County.

The city will have to determine if it should survey the lots that are noted on the plat map as written or make the lots larger or smaller? Spend the money now to survey and lay out the lots or wait until the city has a potential purchase agreement with a business for a certain amount of acreage and then pay for the survey to be done? City Manager spoke with Kevin Pickford of the Mannik Smith Group, and he noted considerations with utility easements as well. The Mannik Smith has done survey work in the industrial park previously.

We are developing an RFP (Request for Proposal) for commercial property brokers, to market the sale of the industrial park property to potential industrial businesses so the city needs to determine how and when to have the surveying done.

The survey companies he has spoken with say that they are back logged six months or more to perform the work. Unknown how this may or may not have a negative effect on potential sales.

Discussion only

UNFINISHED BUSINESS:**Bills:**

Bills to Council
August 15, 2023

Bills to be Approve

Borton's Sand & Gravel	\$5,000.00	Brush Disposal 2023-2024
Jones and Henry	\$8,564.01	DWAM Grant Implementation
MML- Workers Comp Fund	\$12,185.00	Quarterly Payment
Michigan Finance Authority	\$267,000.00	Project #5643.01
County National Bank	\$80,030.00	2021 Capital Improvement Bond Payment
Total	\$372,779.01	

Bills to be Confirmed

Consumers	\$1,924.15	Water Plant
HBC Lawn Service	\$2,600.00	6 th Payment Cemtery
Quadient Postage Funding	\$2,112.48	Postage
County National Bank	\$28,204.72	Vactor Truck Payment
Superior Industrial Sales	\$1,850.00	AntiFreeze, Coolant & Filters
Consumers	\$1,008.22	Fire and City Hall
Stevens Disposal	\$10,597.00	Refuse Monthly contract
Total	\$48,296.57	

747936:

Motion by Lisa Enerson, seconded by Rick Moreno **to approve to pay the bills.** CARRIED 5-0
by roll call

Account Balances and Check Register:

Account Balances:

General Fund	\$138,946.72
Cemetery Trust Fund	\$ 2,262.45
Major Street Fund	\$181,268.77
Local Street Fund	\$ 61,952.24
Fire Department Fund	\$106,511.80
Recreation Fund	\$ 2,913.79
Cemetery Foundation	\$ 23,729.04
Ambulance	\$121,525.47
Community Center	\$ 24,734.17
Thompson Museum Fund	\$ 57,910.31
Library Fund	\$ 0.00
Thompson Library Fund	\$ 0.00
Museum Fund	\$ 40,179.98
Downtown Development	\$ 43,170.76
Industrial Park Fund	\$ 18,513.42
L D F A	\$ 0.00
2021 Capital Improvement Bond Fund	\$112,182.94
Sidewalk Fund	\$ 16,229.00
Utilities Fund	\$218,695.44
Motor Veh and Equip Fund	\$ 90,926.48
Property Tax Collection	\$ 45,567.96
Income Tax Fund	\$246,366.56
Payroll Fund	\$ 32,307.61

747937:

Motion by Rick Moreno, seconded by Daniel Schudel **to accept the account balances and check register and place on file.** CARRIED 5-0 by roll call

Department Head Reports:**747938:**

Motion by Rick Moreno, seconded by Carl Sword **to accept the department head reports and place on file.** CARRIED 5-0 by roll call

MINUTES FROM OTHER BOARDS AND COMMISSIONS:**Planning Commission dated July 24, 2023:****Recreation Advisory Board dated July 10, 2023:****747939:**

Motion by Lisa Enerson, seconded by Rick Moreno **to accept the Planning Commission minutes dated July 24, 2023 and Recreation Advisory Board minutes dated July 10, 2023 and place on file.** CARRIED 5-0 by roll call

CITY MANAGER’S REPORT:

- The Hudson Museum is having the brick wall on the south side repointed to resolve the interior leaking problem that has been occurring for the past few years when we receive heavy rain falls. We have this same issue at the Community Center occasionally which we will need to address soon. This expense was covered by donations to the museum.
- The Fire Department floor was opened, and a void was discovered under sinking floor as suspected. There appears to be other voids under the adjacent slabs as well. We also discovered that the exterior walls and roof support beams are sitting on open cement blocks and not a solid pier. City Manager will be meeting with a structural engineer on Monday to further asses the situation. Public works and Wastewater staff televised, flushed, and cleaned the existing cast iron drains that are functional but not optimum by any means.
- Office staff is currently working on updating the employee handbook and we expect to have it ready to bring to Council for review over the next month or two.
- DDA meeting scheduled for 6:00 pm on August 22nd. There will be discussion about some projects in the downtown area that the DDA will potentially fund with the proceeds from the sale of 306 West Main Street.
- Jay Best and Charles Weir met with Matt Biolette of Fleis & Vandenbrink who has been recently hired by Fleis & Vandenbrink. Matt is responsible for researching and facilitating funding opportunities through grants for local governments. It was a good meeting, and he will be keeping the city informed of grant opportunities for different potential projects.
- The empty downtown building at 308 West Main has been sold and the city is working with the new owner to reconnect the water service to the building.
- The property owner of the “dangerous structure” at 225 Grove Street has been served and a pretrial hearing is scheduled for November 20, 2023, in the 39th Circuit Court of Lenawee County.

COUNCIL COMMENTS:**ADJOURNMENT:****747940:**Motion by Rick Moreno, seconded by Lisa Enerson to **adjourn the meeting at 8:03 pm**APPROVED: _____
Carmel Camp, MayorATTEST: _____
Jeaniene McClellan, City Clerk