

**CITY COUNCIL  
121 N CHURCH STREET, HUDSON, MI  
REGULAR MEETING  
April 16, 2024 at 7:00 p.m.**

**748086:**

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

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

ABSENT: Rick Moreno

ALSO PRESENT: Tammy Jewell, WWTP Superintendent Joshua Mattek, DPW Superintendent Jay Best, Ambulance Director Jim Stevens, Police Chief Ron Keck, Treasurer Megan Thompson, Neil Coates, Sara Schudel, Rachel Villarreal, Adam Stockford, Barb Ireland, Greg Hillegas, City Manager Charles Weir and City Clerk Jeaniene McClellan

**ORDERS OF THE DAY:**

**Excuse Absent Members:**

**748087:**

Motion by Lisa Enerson, seconded by Carl Sword **to excuse Rick Moreno from being tardy.**  
CARRIED 6-0 by roll call

\*\*\*\*\* Rick Moreno arrives 7:01 pm \*\*\*\*\*

**Setting the Agenda:**

**748088:**

Motion by Sherry Kirkland, seconded by Lisa Enerson **to remove Item A under Minutes from other Boards and Commissions.** CARRIED 7-0 by roll call

**Approval of Minutes of March 19, 2024:**

**748089:**

Motion by Natalie Loop, seconded by Brandi Clark **to approve the minutes of March 19, 2024 and place on file.** CARRIED 7-0 by roll call

**PUBLIC COMMENT:**

Adam Stockford – Mayor of Hillsdale introduced himself to the Council and is asking for their vote as he will be on the ballot for the 35<sup>th</sup> district representative seat.

**NEW BUSINESS:****Show Cause Hearing: Article III Dangerous Structures – 207 Washington 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 was sent from our building inspector to the owner to fix the property. Then again on March 4, 2024 a second letter was sent. The property now is in bad shape but the City Staff still 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 assess as a lien on the property.

*Ms Rachel Villarreal was present at the meeting and she has someone to fix the roof and other items that need fixing. But wanted to make sure they had enough time to get everything done.*

**748090:**

Motion by Natalie Loop, seconded by Brandi Clark to **have Rachel Villarreal report back to the Council on May 21<sup>st</sup> on her progress.** CARRIED 7-0 by roll call

**Show Cause Hearing: Article III Dangerous Structures – 210 West 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 March 4, 2024 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 item in the letter still has not been addressed. This was the second letter to this property, the first letter was back on August 9, 2018. At that time, the owners promised to fix the property when their income taxes came back. The repairs were not done.

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.

*Ms Stefani Smith was not present at the meeting.*

**748091:**

Motion by Lisa Enerson, seconded by Carl Sword to **approve the resolution to have the garage at 210 West Street to be fixed or demolished within 10 days.** CARRIED 7-0 by roll call

**Show Cause Hearing: Article III Dangerous Structures – 138 Lafayette 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 March 4, 2024 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 have 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.

*Ms Valain Coxon was not present at the meeting.*

**748092:**

Motion by Carl Sword, seconded by Sherry Kirkland **approve the resolution to have the property cleaned up at 138 Lafayette Street within 10 days.** CARRIED 7-0 by roll call

**Approve: 30 Year Service Award – Tim Jewell:**

On behalf of the citizens of Hudson, the Hudson City Council extends its appreciation for Tim Jewell's thirty (30) years of dedicated service in the City of Hudson from May 8, 1990 to April 8, 2016 when he retired from the City. On December 16, 2019, Tim was pulled out of retirement and now on December 16, 2023 to January 16, 2024, Tim has a total accumulative of 30 years of service to the City.

In accordance with our personnel practices the 30 Year Service Award includes a check in the amount of \$500.00.

**748093:**

Motion by Natalie Loop, seconded by Lisa Enerson **present 30-Year Service Award to Tim Jewell.** CARRIED 7-0 by roll call

**Authorize: 5K Run Event – Road Closure:**

Sacred Heart School will be having their annual 5K run on May 25<sup>th</sup> this year. The route will be the same as the previous years, and are asking council to authorize street closures for this event. The first race is planned to start at 8:30 am and all races will be completed by 11:00 am.

They are requesting to have S Market Street, Pleasant Street, Church from Pleasant to Fayette Streets, Fayette Street from Church Street to S Market Street, Mechanic Street and St. Giles closed for the entirety of the race. In addition, they are requesting to have one lane of the route dedicated to the race until the last participant has passed through.

The school will conduct clean-up, and have volunteers posted along the course.

**748094:**

Motion by Natalie Loop, seconded by Rick Moreno **authorize the closure of S Market Street, Pleasant Street, Church from Pleasant to Fayette Street, Fayette Street from Church to S. Market Streets, Mechanic Street and St Giles closed on Saturday, May 25, 2024 for the Sacred Heart School 5K race.** CARRIED 7-0 by roll call

**Authorize: Cars for Kids:**

The 23<sup>rd</sup> annual Cars for Kids event will be held again at the eastern side of the Market House parking lot. The proceeds of this event goes to needy children in our community around Christmas time. We request that Council authorize the closure of Lane Street between Main and Railroad Streets on Saturday, June 15, 2024 from 7:00 am – 4:00 pm. The event runs from 9 am to 3 pm, with the extra time to allow for set-up and break-down/cleanup before and after the event.

**748095:**

Motion by Carl Sword, seconded by Natalie Loop **authorize the closure of Lane Street between Railroad and Main Streets on Saturday, June 15, 2024 from 7:00 am to 4:00 pm for the 23<sup>rd</sup> annual Cars for Kids event.** CARRIED 7-0 by roll call

**Approve: Rental Contract Renewal for the 217 W Main Street:**

The City has an existing lease with Jason & Rachel Sturmer from 317 E Congress Street, Morenci Michigan for the 217 West Main Street. The existing lease is for \$550.00 per month and it has expired. The renewal lease will be for the same amount per month and due on every 15<sup>th</sup>. This is a 36 month lease and will expire on April 16, 2027

**748096:**

Motion by Lisa Enerson, seconded by Rick Moreno **approve the rental lease renewal between the City of Hudson and Jason & Rachel Sturmer at 217 West Main Street for 36 months at \$550.00 per month.** CARRIED 6-1 by roll call (Schudel, Clark, Enerson, Kirkland, Moreno, Sword – yes Loop – no)

**Approve: D & P Facilities Easement Agreement:**

As the City Planning Commission and Council are aware of the fiber upgrade project of D & P Communications, and Easement Agreement has been drafted for the location on Munson Highway just south of M-34. The city and D & P Communications did not previously have an easement agreement on file for the use of the property.

The Facilities Easement Agreement has been drafted for the easement rights. The Easement Agreement has been reviewed by the City Attorney and Mr Weir and they requested one change be made in Item #7. D & P made the change in the document. The draft is ready for approval by the City Council.

Once approved, D & P Communications will file the easement with the Register of Deeds.

**748097:**

Motion by Lisa Enerson, seconded by Natalie Loop **approve the Facilities Easement Agreement with D & P Communications and authorize the City Manager to sign the agreement.**  
 CARRIED 7-0 by roll call

**Discussion: Budget FY 2024-2025:**

Review and discussion on the Fiscal Year budget 2024-2025.

**UNFINISHED BUSINESS:**

**Bills:**

Bills to Council  
 April 16, 2024

**Bills to be Approve**

Total	\$0.00	

**Bills to be Confirmed**

Stevens Disposal	\$10,657.00	Monthly Refuse
Total	\$10,657.00	

**748098:**

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

**Account Balances and Check Register:****Account Balances:**

General Fund	\$579,442.33
Cemetery Trust Fund	\$ 0.00
Major Street Fund	\$277,716.71
Local Street Fund	\$ 66,880.94
Fire Department Fund	\$100,835.88
Recreation Fund	\$ 1,689.15
Cemetery Foundation	\$ 19,436.15
Ambulance	\$127,701.71
Community Center	\$ 35,541.19
Income Tax Fund	\$ 89,814.40
Downtown Development	\$ 43,170.76
L D F A	\$ 0.00
Thompson Museum Fund	\$ 23,919.80
Museum Fund	\$ 519.79
Industrial Park Fund	\$ 17,775.51
2021 Capital Improvement Bond Fund	\$ 97,692.13
Water and Sewer Fund	\$285,561.02
Motor Veh and Equip Fund	\$103,162.38
Property Tax Collection	\$ 0.00
Payroll Fund	\$ 2,183.68
Sidewalk Fund	\$ 16,739.78

**748099:**

Motion by Natalie Loop, 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:****748100:**

Motion by Rick Moreno, seconded by Natalie Loop **to accept the department head reports and place on file.** CARRIED 7-0 by roll call

**MINUTES FROM OTHER BOARDS AND COMMISSIONS:****Planning Commission dated March 25, 2024****748101:**

Motion by Rick Moreno, seconded by Brandi Clark **to accept the Planning Commission minutes dated March 1, 2024 and place on file.** CARRIED 7-0 by roll call

**CITY MANAGER’S REPORT:**

- The three-year contract with the International Union of Operating Engineers OE324 and the DPW Union employees expires June 30, 2024. Mr Weir will be meeting with the Union Business representative and the DPW Union Steward on Thursday April 25<sup>th</sup> to start negotiations for the new three-year contract.
- On Monday April 15<sup>th</sup> the second phase of the city property appraisals will be underway by the city’s property and liability insurance carrier Nickle Saph. This process started last year because it has been several years since the city properties were reappraised to make sure they are adequately insured. In the first phase were discovered that the city was ensuring some property that was not the City’s responsibility and some of the city properties were undervalued. When the appraisals are done the city will have a clearer picture of it’s the assets and liabilities.
- We had eight (8) old trees taken down and the stumps ground. Three (3) trees were trimmed. It expanded as we started cutting with citizens calling in about dangerous trees. The invoice for this round of tree cutting and trimming came in at \$6,400.00. The remaining balance in the Forestry Line after the payment of this invo8ice is \$28,475.00. Public Works has a list of trees that need trimming and/or removal. This is ongoing indefinitely and will continue with available funding and manpower. Public Works employees assist with the tree cutting and trimming to keep costs lower.
- WWTP Superintendent Josh Mattek and Mr Weir met with Consumers Energy on Thursday April 11th regarding the electrical service upgrade to the S Church Street Lift Station. We will be running the electrical service from the power pole at the street underground which will eliminate the overhead wires and eliminate the unsafe leaning 6 x 6 post that the current electrical service is on. This work will likely be done in 8-10 weeks. Once this is done, Josh and his crew can get the rest of the lift station completed over the summer.
- We have a volunteer contractor that will re-roof the concession building if the city buys the material. The material cost for new metal roofs will be \$3,850.72. The city currently has \$22,951.00 in the Parks Line Item. Mr Weir approved the purchase of the material, and the roofs will be done very soon.

**COUNCIL COMMENTS:**

**ADJOURNMENT:**

**748102:**

Motion by Lisa Enerson, seconded by Rick Moreno to **adjourn the meeting at 9:03 pm**

APPROVED: \_\_\_\_\_  
Daniel Schudel, Mayor

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