

CITY COUNCIL
121 N. Church Street, Hudson, MI
PUBLIC HEARING
June 02, 2015 at 7:00 p.m.

745933:

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

ROLL CALL: PRESENT: Carmel Camp, Namrata Carolan, Lee Ann Minton, Lee Daugherty, Rick Moreno, and Carl Sword

ABSENT: Tyler Mattison

ALSO PRESENT: WWTP Superintendent Ted Hutchison, Police Chief Charlie Weir, Joann Crater – Hudson Carnegie District Library, Dan Cherry, City Manager Steven Hartsel and City Clerk Jeaniene McClellan.

ORDERS OF THE DAY:**IFT Application for Alpine Manufacturing Tech, Inc.:**

No Comments received.

Adjourn Sine Die

ADJOURN SINE DIE:

CITY COUNCIL
121 N CHURCH STREET, HUDSON, MI
REGULAR MEETING
June 02, 2015 (Immediately Following Public Hearing)

745934:

The regular meeting was called to order by Mayor Carmel Camp at 7:01 p.m. in the Council Chambers.

ROLL CALL: PRESENT: Carmel Camp, Namrata Carolan, Lee Ann Minton, Lee Daugherty, Rick Moreno, and Carl Sword

ABSENT: Tyler Mattison

ALSO PRESENT: WWTP Superintendent Ted Hutchison, Police Chief Charlie Weir, Joann Crater – Hudson Carnegie District Library, Dan Cherry, City Manager Steve Hartsel and City Clerk Jeaniene McClellan.

ORDERS OF THE DAY:**Excuse Absent Members:****745935:**

Motion by Namrata Carolan, seconded by Carl Sword to **excuse Councilmember Mattison from the meeting**, DENIED: 1-5 by roll call vote.

Approval of Minutes:**745936:**

Motion by Namrata Carolan, seconded by Rick Moreno to **approve the minutes of May 19, 2015 and place on file**, CARRIED: 6-0 by roll call vote.

PUBLIC COMMENT:

No Public Comment

NEW BUSINESS:**APPROVE: IFT Application for Alpine Manufacturing Tech, Inc.**

The City received an IFT Application from Alpine Manufacturing Tech Inc for a total of \$1,235,000 real & personal property (\$725,000 real property). If approved for the full 12 years this IFT would begin December 31, 2015 and expire December 30, 2027.

The real portion of the IFT covers new construction of facilities at 438 McKenzie St. They currently have a building permit for a 9,900 square foot warehouse estimated at a cost of \$558,000. On the IFT application they give a value for new construction of \$725,000.

The personal property portion of the application covers machines used in manufacturing processes. With the new personal property phase-out law in effect all personal property on this application should be exempt for 2016 (anything bought after 2012) and would not require an IFT. However, Kyt Hoover has received no information from the State Tax Commission regarding personal property on IFT applications. Since it appears the State does not have everything in place yet for the process of phasing out personal property taxes our assessor is asking the Council to approve the proposed personal property as a protection for Alpine Manufacturing.

The application states that 19 existing jobs at the plant will be retained and that 6 – 10 jobs will be created as a result of this project. Granting this IFT should have a positive impact on our community, encouraging a new facility for a company that has not been in Hudson for long and assuring continued employment that might otherwise be lost.

Kyt has attached 2 spreadsheets of the effect that granting this IFT would have on the city and other taxing authorities. One of these is for both the personal and real property. The other shows what effect the real property will have on taxes if it is not addressed by the State Tax Commission. If approved the city will receive an additional \$26,143.84 over the next 12 years and \$17,731.42 for real property only.

745937:

Motion by Namrata Carolan, seconded by Carl Sword to **approve the Resolution and IFT application from Alpine Manufacturing Technologies, Inc. in the amount of \$725,000 for the real property and \$510,000 for Personal Property**, CARRIED 6-0 by roll call vote.

AUTHORIZE: MDOT Fund Transfer

The City received a one-time disbursement from the Michigan Department of Transportation in April 2014 in the amount of \$10,842.87, to assist in expenses due to the hard winter of 2013. Due to the unexpected expense of DPW workers' overtime, this money was placed in the general fund. However, while performing the annual audit, Phil Rubley said that this money should be distributed to the appropriate street funds and made an adjusting entry to show this as a "Due To" liability (see balance sheet on back side).

- Authorize transfer from General Funds to Major Streets in the amount of \$7,914.72.

- Authorize transfer from General Funds to Local Streets in the amount of \$2,928.15.

745938:

Motion by Lee Ann Minton, seconded by Namrata Carolan to **authorize the City Treasurer to make the required interfund transfers from General Funds in the amount of \$7,914.72 to Major Streets and \$2,928.15 to Local Streets, CARRIED 6-0 by roll call vote.**

APPROVE: Postage Meter Lease

The five-year lease contract with Pitney Bowes (\$8,418.60) will expire on June 30, 2015. Due to the rising costs and fees associated with Pitney Bowes, the City Treasurer asked NeoPost USA to offer the City a contract for a similar unit.

The State contract pricing offer from NeoPost USA has a discounted monthly rate for the first year of \$103.94 with the remaining 48 months at \$148.94 each. Total savings over the five-year period is only \$22.20 but is still appreciated with ever-rising cost associated with mailings.

745939:

Motion by Namrata Carolan, seconded by Rick Sword to **authorize the City Treasurer to sign a five-year lease with NeoPost USA in the amount of \$8,396.40, CARRIED 6-0 by roll call vote.**

APPROVE: Proposal for West Gateway Sign

MDOT has informed the City Manager that they do not own the parcel upon which the City wishes to place the City West Entrance Gateway Sign. They are completing a title search to verify that the City is clear to proceed with the sign at that location. The City has received the attached proposal from Universal Sign Systems for fabrication and installation of the new Gateway sign at the western entrance to the City. This is the same company that made and installed the Industrial Park sign at the eastern entrance to the City. The cost is \$11,455.00. This does not include the cost of the stone columns, which will be done separately later, as was the case at the Industrial Park.

745940:

Motion by Namrata Carolan, seconded by Carl Sword to **accept the proposal from Universal Sign Systems for fabrication and installation of the West Entrance Gateway Sign for \$11,455.00, and authorize the City Manager to sign the proposal, CARRIED 5-1 by roll call vote (Minton – no)**

APPROVE: Golf Cart Law

Michigan Public Act 491 took effect on January 13th. It allows cities with populations under 30,000 to allow, by resolution, the operation of golf carts on city streets, subject to several restrictions. Among these restrictions are a minimum age of 16 and being a licensed driver; a speed limit of 15 mph; no driving on state trunk line roads (except to cross) or roads with a speed limit above 30 mph; and no use between a half-hour before sunset and a half-hour after sunrise.

During the previous Council discussion of this law at the March 3, 2015 Council meeting, Council expressed a consensus to allow the Planning Commission the opportunity to gauge public opinion on this matter, and report back with their recommendation. The Planning Commission did so at the April 27th Planning Commission meeting. The Planning Commission voted to recommend that Council pass a resolution to allow golf carts to operate in the City with additional restrictions.

Council directed that the question of adopting the law be brought back to Council at this meeting.

745941:

Motion by Lee Ann Minton, seconded by Lee Daugherty to **pass on the State's offer to adopt the provisions of Public Act 491 of 2014**, CARRIED 5-1 by roll call vote (Sword – no).

UNFINISHED BUSINESS:**Bills:****Bills to be Approved for Payment: \$28,645.57**

Fleis & VandenBrink	\$ 4,537.80	April 2015 SRF Project Plan Work
HACH Company	\$ 5,985.92	WWTP Spectrophotometer (approved 5/5/15)
Fleis & VandenBrink	\$ 8,536.85	April 2015 Bridge Improvement Work
Fleis & VandenBrink	\$ 9,585.00	April 2015 I&I/Flow Study Work

Bills to be Confirmed: \$33,690.35

Consumer Energy	\$ 3,186.41	May 2015 WWTP Electricity
Modern Waste Systems	\$ 8,003.94	May 2015 Refuse Service
Old National Bank	\$22,500.00	2015 Annual Ambulance Loan Payment

745942:

Motion by Lee Ann Minton, seconded by Carl Sword to **approve to pay the bills**, CARRIED: 6-0 by roll call vote

CITY MANAGER'S REPORT:

- The demolition which has been occurring at 226 W. Main should be completed the weekend of May 29th, with the general contractors ready to begin the building-out of the 5 apartments in that building; the dumpster has finally been removed.
- The City has had notices placed in the paper regarding the sewer line smoke testing, which will occur this week. Fleis & VandenBrink Engineering has placed notices at residences and businesses which might be affected by the testing. The testing should be completed by the end of the week.
- The Police Contract has been signed by all parties, and will take effect on July 1st. City Manager, Steven Hartsel expects to meet with the Public Works Business Agent this week to begin negotiations on the new Department of Public Works Contract.
- Thanks to Council Member Carl Sword for roto-tilling the Dan Fike Community Garden. Also, Goodwill is going to be growing in two of the plots as a project for some of their members.
- Work on the Bender property is continuing, with Dean Cox donating 15 loads of gravel for the project. Parking blocks are being placed, and seeding has already been completed.
- Concord Excavating is expected to begin mobilizing for the Pleasant Street reconstruction project in late June. The City staff should be having the preconstruction meeting within the next two weeks.

ADJOURNMENT:

745943:

Motion by Namrata Carolan, seconded by Rick Moreno to **adjourn the meeting at 7:46 p.m.**

APPROVED: _____
Carmel Camp, Mayor

ATTEST: _____
Jeaniene McClellan, City Clerk

REVIEWED BY: _____
Denis F. Jodis, City Attorney
Dated: _____