

**CITY OF HUDSON  
121 N. CHURCH STREET, HUDSON, MI 49247  
REGULAR MEETING  
September 02, 2014 7:00 P.M.**

**745749:**

The regular meeting 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, Bruce VanWieren, Lee Daugherty, and Rick Moreno  
ABSENT: Tyler Mattison

ALSO PRESENT: WWTP Superintendent Ted Hutchison, Carl Sword, Dan Cherry, County Commissioner Jim Driskill, Librarian Joann Crater, Ed Engle Jr, Joanne Kimling – Library Board, Jenny Beal – Library Board, Cindy Corner – Library Board, Wes Boyd, Raymond & Ruth Feltzer, Donald McGranahan, City Treasurer Marcia Willett, Fire Chief Jerry Tanner Jr., Bert Fenby – Community Action Agency, Police Chief Charlie Weir, City Manager Steve Hartsel and City Clerk Jeaniene McClellan.

**ORDERS OF THE DAY:****745750:****Excuse Absent Member:**

Motion by Namrata Carolan, seconded by Bruce VanWieren to **excuse Tyler Mattison from the meeting**, CARRIED: 6-0 by roll call vote

**745751:****Setting the Agenda:**

Motion by Namrata Carolan, seconded by Bruce VanWieren to **add item G under New Business, Approve Rental Rehabilitation Grant Agreement**, CARRIED: 6-0 by roll call vote

**745752:**

Motion by Namrata Carolan, seconded by Bruce VanWieren to **add item H under New Business, approve Firefighter Turnout Gear Purchase**, CARRIED: 6-0 by roll call vote

**Approval of Minutes:****745753:**

Motion by Namrata Carolan, seconded by Bruce VanWieren to **approve the minutes of August 19, 2014 and place on file**, CARRIED: 6-0 by roll call vote.

**PUBLIC COMMENT:**

**County Commissioner Jim Driskill** – October 5th will be the Legislative Dinner and MilkSource will be there to tell them their story. He reminded residents to take their tires to the Lenawee County Fairgrounds on September 13th. The old M & S plant in Morenci will be taking packing peanuts and bubble wrap for recycling. C & R Motors in Hudson will be having a fundraiser “Beat the Heat” on October 18th for the Lenawee Health Department and is hoping to raise \$1,000.

**PRESENTATION:**

**Housing Rehab and Weatherization Grants- Bert Fenby, Community Action Agency-** There are grants available for residents who need financial help in fixing their homes. The rehabilitation grants are up to \$35,000 and emergency grants are up \$ 2,500. Homes must be located in Lenawee County and be occupied as a principal place of residence. Defective plumbing, heating & electrical systems: roofs, windows & doors: walls & floors: baths, kitchens; siding, soffits & porches; and other miscellaneous repairs are allowed in accordance with program guidelines. Lenawee residents may call 517-263-7861 or 800-438-1845. [www.caajlh.org](http://www.caajlh.org)

**The Standard Rehabilitation Loan-** this loan is used to rehabilitate the entire home to meet code requirements of the program.

1. The maximum amount is \$35,000.
2. A lien is placed against the property for the amount borrowed and repayment of the load is required based upon total household income.
3. If total household income is at or below 60% of Area Median Income (AMI) the recipient would be eligible for a 0% deferred loan with no monthly payment.
4. The loan is repaid to the County when the property is sold, refinanced, or the title of the property is transferred to another person.
5. If household income is between 61% and 80% AMI:
  1. ½ of the amount borrowed would be a 0 % deferred loan.
  2. The other ½ of the amount borrowed would be repaid monthly at a 0 % rate of interest for a period of 15 years or paid in full.

**Emergency Repair Grant** – This activity allows for a one-time repair to correct an item that poses an immediate threat to the health and safety of the occupants. The maximum amount is \$2,500.00. No lien is placed against the assisted property and no repayment is required.

**Weatherization Program** – This program is designed to address the energy efficiency of your home.

- Attic or wall insulation
- Window repair (not replacement)
- Air leak repair
- Weather striping
- Furnace, fridge, and hot water heater testing
- Refrigerator upgrades to meet efficiency standards

They will also help with utility bills; call 211 for assistance.

**NEW BUSINESS:****APPROVE: No Parking – Hudson High School Homecoming Parade**

The Hudson High School Homecoming Parade will be held on Friday, October 03, 2014. 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. The City is requesting that Council authorize “no parking” in the 200 and 300 Block of W. Main Street from approximately 5:30 p.m. to 6:30 p.m. 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/or 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 p.m., they will do so.

**745754:**

Motion by Namrata Carolan, seconded by Rick Moreno to **authorize “No Parking” in the 200 and 300 Block of W. Main Street from 5:30 p.m. until 6:30 p.m. on Friday, October 03, 2014 for the Hudson High School Homecoming Parade, CARRIED 6-0 by roll call vote.**

**APPROVE: Show Cause Hearing – Article III Dangerous Structures – 207 E. Main St**

Section 5-56 of the City Code (attached) governs the procedures for dealing with properties deemed by the City building inspector to be dangerous buildings. On May 8, 2014, Ray Taylor, the City building inspector, has deemed 207 E. Main Street to be a dangerous structure. Despite obtaining a building permit to repair the building within the 90 days allowed by the building inspector, no progress is evident. On August 30, 2014, the 90 day period elapsed, and the building inspector again deemed 207 E. Main Street to be a dangerous structure.

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.

Motion by Namrata Carolan, seconded by Lee Ann Minton to **hear facts regarding the building at 207 E. Main Street and determine whether it is a dangerous building, and if so, approve the resolution to order the owner to repair or demolish the building within 10 days, No roll call taken.**

**745755:**

Motion by Lee Daugherty, seconded by Bruce VanWieren to **postpone this hearing until the owners at 207 E Main Street: secure the house by 1 week, remove all the junk and weeds around the house within 2 weeks, and return to council on October 21st to give a timeline on when the home will be repaired or demolished, CARRIED 6-0 by roll call vote.**

**APPROVE: Show Cause Hearing – Article III Dangerous Structures – 105 Lincoln St**

Section 5-56 of the City Code (attached) governs the procedures for dealing with properties deemed by the City building inspector to be dangerous buildings. On July 11, 2014, Ray Taylor, the City building inspector, has deemed 105 Lincoln Street to be a dangerous structure. Despite multiple requests by the City for the owner to communicate plans for the building’s future, he has yet to do so.

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.

**745756:**

Motion by Lee Daugherty, seconded by Lee Ann Minton to **postpone this hearing until October 7th so the owner has time to remove any personal belongings and then give the Council a date for demolition**, CARRIED 6-0 by roll call vote.

**APPROVE: City Financial Support Policy for Hudson Carnegie District Library**

The discussion on the Library at the last Council meeting focused on a request by the Hudson Carnegie District Library (HCDL) for the City to continue to provide financial support until this December, when the initial millage revenue will be received.

To assist Council members in arriving at a decision, enclosed is an opinion from the City Attorney on what the District Library Agreement specifies regarding municipal financial support during this period; and a current and projected financial status of the HCDL provided by the City Treasurer. Given the City Attorney's opinion that financial support ceased being mandatory on August 5th, but may still be voluntarily provided until the millage revenue is received, Council should decide whether the funding available to the HCDL between now and December warrants providing continued City financial support.

**745757:**

Motion by Lee Ann Minton, seconded by Bruce VanWieren **that at this time it is unnecessary to fund the District Library with additional City funds**, CARRIED: 5-1 by roll call vote (Daugherty – no)

**745758:**

Motion by Lee Ann Minton, seconded by Bruce VanWieren to **reassure the Hudson District Library Board that before the end of the calendar year if additional funds seem to be needed, a hearing will be held to help financially**, CARRIED: 6-0 by roll call vote

**AUTHORIZE: New video equipment bids for New Patrol Vehicle**

Attached are three bids from three different video companies. All three systems will meet our needs and are very close in price. The Digital Ally system comes with a five-year warranty. Police Chief Weir has seen all three systems. Another local department uses the Digital Ally system and is very satisfied with their products and service.

Digital Ally                    \$4,620.00 (Low Bid)

Watch Guard                 \$4,820.00

Kustom Signals             \$4,952.70

**745759:**

Motion by Lee Ann Minton, seconded by Namrata Carolan to **approve the purchase of the Digital Ally DVM-800 system in the amount of \$4,620.00. Funds for the purchase coming from line item 101-301-977.100 Police Car Replacement Fund**, CARRIED 6-0 by roll call vote

**APPROVE: Hudson Township Renewal Agreement with Hudson Area Ambulance**

A renewal of the 1% millage for Advanced Life Support Services between Hudson Area Ambulance and Hudson Township was approved by the voters during the August 5th election. The new agreement is attached, and will expire on November 30, 2018.

**745760:**

Motion by Rick Moreno, seconded by Namrata Carolan to **approve the agreement between Hudson Township and Hudson Area Ambulance to provide Advanced Life Support Services, to expire on November 30, 2018, CARRIED 6-0 by roll call vote.**

**APPROVE: Rental Rehabilitation Grant Agreement**

The Michigan State Housing Development Authority (MSHDA) notified the City last week that they have been approved for a Community Development Block Grant for Downtown Rental Rehabilitation in the amount of \$514,493.00. Of this total, \$421,893.00 is for the rehabilitation or construction of 14 downtown apartment units. The remainder is earmarked for administrative costs. \$140,259.00 in private funds will be spent, for a total project cost of \$654,752.00. The City was able to receive a copy of the forthcoming original grant agreement today, which is attached and requires Council approval, along with updated copies of the previously-approved Program Guidelines and 3rd-Party Grant Administrator Plan. With Council approval of these documents, funds can be released by the State and work on the actual housing projects can begin.

**745761:**

Motion by Lee Ann Minton, seconded by Namrata Carolan to **approve the Grant Agreement with MSHDA for Rental Rehab CDBG MSC-2013-6476-HO, and the associated Program Guidelines and 3rd-Party Grant Administrator Plan, CARRIED 6-0 by roll call vote.**

**APPROVE: Firefighter Turnout Gear Purchase**

During the Budget preparation for 2014-2015, \$15,000.00 was placed in a line item for purchasing turnout gear. In preparation for purchase a Gear Committee was assigned of 8 active Firefighters and Officers to evaluate and make recommendations on the gear. Vendors were brought in to demonstrate different manufacturer's turnout gear over a three week period. Hudson Fire Department also evaluated Waldron Fire Department gear that they had recently purchased. Three Manufacturer's Turnout was demonstrated; Globe, Quaker Safety, and Fire-Dex. All three varieties of Manufacturer's gear was of similar style (Assault/Performance style) to our current gear, all three exceed the minimum NFPA guidelines for Thermal Barriers, Moisture Barriers, and Flame Resistance. After evaluation of our department's needs, evaluation of all gear demonstrated, evaluating the pricing and evaluating the performance measures of each manufacturer the gear committee by unanimous vote recommended the purchase of the Fire-Dex FX-R Custom gear in the specs that the committee decided on from West Shore Fire.

Quotes received are as follows:

Time Emergency Equipment for Globe GXT gear: Turnout Coat \$962.40, Turnout Pant \$732.19. Total \$1,694.59 per set.

Time Emergency Equipment for Quaker Safety model 9K73-6: Turnout Coat \$982.88, Turnout Pant \$622.01. Total \$1,604.89 per set.

West Shore Fire for Fire-Dex FX-R Custom: Turnout Coat \$851.00, Turnout Pant \$631.00. Total \$1,482.00 per set.

**745762:**

Motion by Rick Moreno, seconded by Bruce VanWieren to **approve the purchase of 10 sets of Firefighter Turnout Gear (Fire-Dex FX-R Custom) from West Shore Fire in the amount of \$14,820.00. Funds are available from line item 206.336.965.663, the Fire Equipment Turnout Gear Replacement Fund, CARRIED 6-0 by roll call vote.**

**UNFINISHED BUSINESS:****Bills:****Bills to be Approved for Payment: \$9,602.00**

Alexander Chemical Co	\$ 1,282.00	WWTP Treatment Chemicals
Elhorn Engineering Co	\$ 1,420.00	WTP 120 gal Aquadene
Unique Paving Material	\$ 1,900.00	Water Dept 19 ton Cold Patch
Borton's Sand & Gravel	\$ 5,000.00	Annual Charge for Brush Disposal

**Bills to be Confirmed: \$12,282.49**

Consumer Energy	\$ 4,278.55	WWTP Electricity Aug 2014
Modern Waste Systems	\$ 8,003.94	August 2014 Refuse Service

**745763:**

Motion by Namrata Carolan, seconded by Bruce VanWieren to **pay the bills, CARRIED: 6-0 by roll call vote**

**Blight Report:****745764:**

Motion by Lee Daugherty, seconded by Lee Ann Minton to **receive the 2014 property code ordinance violation letters report and place on file, CARRIED: 6-0 by roll call vote**

**CITY MANAGER'S REPORT:**

- Invitations for the Grand Opening of the Southern Michigan Center for Science and Industry will be Tuesday, September 9th have been sent out, including to members of City Council. The press conference will be held at 11 a.m. with the Grand Opening festivities to run from noon to 7 p.m. The Center is aiming for heavy media exposure throughout the region.
- The City has been officially approved for our \$421,000.00 Rental Rehabilitation Grant by the Michigan State Housing Development Authority. As a reminder, this grant is for 4 different properties downtown, resulting in 14 rental units.
- The demolition of the Tiger's Den is expected to actually happen starting at the end of September, with completion required by the end of October.

- Because of the loss of two musical acts in a row at the 11th hour and the passing of the deadlines for prior newspaper advertising, this year’s truncated Bean Creek Heritage Festival was regrettably cancelled. However, the festival will return next year with a new date (due to the new State Fair happening in Brooklyn that weekend) and many new events. The first planning meeting for next year’s festival will be next month.
- City Auditor Phil Rubley has completed our Fiscal Year 2013-14 Audit. Mr. Rubley will be able to conduct his presentation on the audit results later this month, which is earlier than in previous years.
- A few of us attended a tour of the MilkSource Dairy last week, and the progress on the facility since last month is significant. The Hudson Dairy will be featured during the MilkSource kickoff presentation next month at the biggest Global Dairy Industry Expo in Wisconsin. Our tour turned out to be an all-senses experience for two of our group, and the Dairy is probably going to procure sets of splash-guards before expanding the tours to the general public in the future.
- When Steve Hartsel stopped at the main gas station down in Fayette, Ohio on Thursday evening, August 28th. A man in a heated discussion was issuing from the speakers throughout the station, and he realized the Hudson-Addison football game was being broadcast and enjoyed by the employees and patrons. Our Hudson-area community may extend further than we think.

**ADJOURNMENT:**

**745765:**

Motion by Rick Moreno, seconded by Namrata Carolan to **adjourn the meeting at 9:08 p.m.**

APPROVED: \_\_\_\_\_  
Carmel Camp, Mayor

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

REVIEWED BY: \_\_\_\_\_  
Denis F. Jodis, City Attorney  
Dated: \_\_\_\_\_