

**CITY COUNCIL  
121 N CHURCH STREET, HUDSON, MI  
REGULAR MEETING  
October 06, 2015 at 7:00 p.m.**

**746014:**

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, Lee Ann Minton, Lee Daugherty, Rick Moreno, and Carl Sword

ABSENT: Namrata Carolan and Tyler Mattison

ALSO PRESENT: WWTP Superintendent Ted Hutchison, Dan Cherry, DPW Superintendent Phil Goodlock, Ted Minton, City Auditor Phil Rubley, Bob Rathbun, City Treasurer Marcia Willett, Fire Chief Jerry Tanner Jr., City Manager Steven Hartsel and City Clerk Jeaniene McClellan.

**ORDERS OF THE DAY:****Excuse Absent Members:****746015:**

Motion by Lee Ann Minton, seconded by Carl Sword to **excuse Tyler Mattison and Namrata Carolan from the meeting**, CARRIED: 5-0 by roll call vote.

**Setting the Agenda:****746016:**

Motion by Lee Ann Minton, seconded by Rick Moreno to **remove item E under New Business, discussion on Fire Hydrant Flushing to the next meeting**, CARRIED: 5-0 by roll call vote.

**Approval of Minutes:****746017:**

Motion by Lee Daugherty, seconded by Lee Ann Minton to **approve the minutes of September 15, 2015 and place on file**, CARRIED: 5-0 by roll call vote.

**PUBLIC COMMENT:**

No public comment received

**NEW BUSINESS:****AUTHORIZE: Termination of Farmland Lease**

At the meeting on April 20, 2015, Council authorized the City Manager to sign a three (3) year lease with Jeremy Addleman of Addison to farm the undeveloped acreage at the Industrial Park, an area of approximately 50 acres. Mr. Addleman signed the lease on April 29<sup>th</sup> of this year.

The City has not received any of either the Spring or Summer rent due under the terms of the lease. No crops have been planted on the land, and the only activity visible at all this year has been two small areas of plowing on the south section of the Industrial Park during September. Concurrently, the person who

used to farm the land until 5 years ago, Greg Plassman, has requested to resume farming there for the same price as Mr. Addleman.

Due to the likely time and cost of pursuing legal action, the City Attorney has drafted a mutual agreement to dissolve the lease with Mr. Addleman. This would allow the City to enter into a lease with Mr. Plassman to farm the land again.

**746018:**

Motion by Lee Ann Minton, seconded by Rick Moreno to **approve the termination of the current farm lease at the Industrial Park with Jeremy Addleman, and authorize City Manager Steve Hartsel to sign the lease termination on behalf of the City, CARRIED 5-0 by roll call vote.**

**APPROVE: Industrial Park Farmland Lease**

The City has received a written offer from Mr. Gregory Plassman of Waldron to take over farming the undeveloped land at the Industrial Park for the same \$60.00 per acre amount as the most recent lease signed earlier this year.

Mr. Plassman is the same person who farmed the land for several years, until about 5 years ago. He was noted for his expert stewardship of the land. He had just gotten the soil in optimum condition when he lost out to a very high bidder who later breached the lease and departed. Mr. Plassman has requested to enter into a longer-term lease to guard against his happening again, and the City Manager recommends signing a 3-year lease with an option for Council to extend the lease for an additional 2 years.

**746019:**

Motion by Lee Ann Minton, seconded by Rick Moreno to **accept the offer from Gregory Plassman of Waldron in the amount of \$60.00 per acre for a three-year farm lease with a 2-year extension option to farm the undeveloped City-owned land at the Industrial Park, and authorize City Manager Steve Hartsel to sign the lease on behalf of the City, CARRIED 5-0 by roll call vote.**

**DISCUSSION: Fence at 116 West Main Street**

Council Members Mattison and Minton requested that this item be placed on the agenda for this Council meeting.

The fence in question is attached to the front (street-facing) side of the building along West Main Street. This parcel is zoned "Commercial".

Section 19-128 of the City Code of Ordinances regulates fences. Section (c)(6) directly pertains.

*Councilmember Minton stated that the original fence built back in 2008 was only supposed to be a small area. But over night it sprouted up with no permit in 2011. Now in 2015 it goes from sidewalk to sidewalk with no fence permit. Why is work being allowed in town without permits being issued. We must start giving penalties for the violations in town.*

*City Treasurer stated that in other cities if you started work without a permit there will be a stop work order. You would then need to go to the city office to pull a permit along with a penalty for working without a permit.*

**APPROVE: Request from Clayton Fire Department**

On September 8<sup>th</sup>, the City received the attached letter from Dover/Hudson-Clayton Fire Department Assistant Chief Joseph Garrow, and endorsed by their Fire Board, requesting Council to allow Hudson Fire Department personnel who hold medical licenses to also be employed by the Clayton Fire Department.

This request would require a policy change, as the Hudson Fire Department Standard Operating Guide prohibits Hudson Fire Department personnel from belonging to another fire department.

Fire Chief Tanner consulted with his Officers and provided the attached letter recommending against changing current policy.

The City Manager concurs with Chief Tanner's recommendation.

**746020:**

Motion by Lee Ann Minton, seconded by Lee Daugherty to **maintain current Hudson Fire Department policy regarding outside affiliation or employment, and respectfully disapprove the request of the Dover/Hudson-Clayton Fire Department to employ Hudson Fire Department personnel who hold medical licenses**, CARRIED 5-0 by roll call vote

**APPROVE: Fiscal Year 2014/15 Financial Audit Report**

Philip Rubley, City Auditor, has prepared the financial statement of accounts for the fiscal year period of July 1, 2014 to June 30, 2015. The auditor reviewed his opinion with the Council. The audit is an unqualified audit which is the highest standard given by auditors.

Council reviewed the audit findings and gave close consideration to the financial position of the City.

**746021:**

Motion by Lee Daugherty, seconded by Rick Moreno to **accept the audit report from City Auditor Phil Rubley**, CARRIED 5-0 by roll call vote.

**UNFINISHED BUSINESS:**

**Bills:**

**Bills to be Approved for Payment: \$32,040.00**

Elhorn Engineering Co.	\$ 1,420.00	120 gal. Aquadene Chemical for WTP
Fleis & VandenBrink	\$ 2,300.00	Sept 2015 Bridge Improvement Project
Rowley Inc.	\$ 5,480.00	West Gateway Sign Masonry Columns
MI Unemployment Agency	\$ 7,240.00	2014 Tanner Unemployment Claim
Fleis & VandenBrink	\$ 7,550.00	Aug 2015 Bridge Improvement Project
Phil Rubley CPA	\$ 8,050.00	FYE June 2015 Annual Audit

**Bills to be Confirmed: \$44,476.39**

Consumers Energy	\$ 2,016.94	Sept 2015 WTP/DPW Electricity
Consumers Energy	\$ 4,408.95	Sept 2015 WWTP Electricity
Modern Waste Systems	\$ 8,003.94	Sept 2015 Refuse Service
Fleis & VandenBrink	\$ 9,800.00	Pleasant St II Engineering July 2015
Blue Cross Blue Shield	\$ 20,246.56	Oct 2015 Employee Health Ins. Premium

**746022:**

Motion by Rick Moreno, seconded by Carl Sword to **approve to pay the bills**, CARRIED: 5-0 by roll call vote

**CITY MANAGER'S REPORT:**

- The City Manager has received notification from the DEQ that the City will be eligible for this year's round of SAW grants, in the amount of \$600,000. The City can expect to receive the grant agreement in November. This grant is for the purpose of creating Asset Management Plans for the Sanitary Sewer and Wastewater Systems.
- The City received notification from the Michigan Forestry and Parks Association that we have been approved for this year's Consumers Energy Tree Grant, for the full requested amount of \$2,000.
- The DEQ has now approved both required permits to allow work to proceed to repair the sewer crossing under the Bean Creek. The contractor will not be able to start on the repairs until the 26<sup>th</sup> of October. The insurance company is not expected to decide on approving the claim until the repair work has begun and evidence reveals the complete extent of damage to the sewer line caused by the fallen tree.
- City Manager and City Treasurer had a meeting with our employee health care policy representative on Monday to receive details of this December's annual health care plan renewal. Initial calculations show a single-digit percentage increase for the next health care plan year.
- The City has been in contact with the Berlin Family regarding planning for the Berlin Trail dedication. It appears that the dedication will occur on Thursday, October 15<sup>th</sup>, at 3 p.m., at the junction of the Berlin and Engle Trails. This time and date has not been firmly determined yet, however.
- The Connecting Lenawee Non-motorized Plan has now been completed, as has the MDOT Non-motorized Plan for the surrounding University Region. Both the Hudson Trail system link to the Hudson State Recreation Area and to adjacent regional and State trail systems has been included in the approved plans.
- Siena Heights University will be sponsoring The International Performance Group over the upcoming year. The first group is from Turkey, and they will appear in Hudson on Thursday, November 5<sup>th</sup>, the day before they perform at the Croswell Opera House. The City will be coordinating with SHU and Hudson Area Schools, where the performance will be held at 1:30 and 6:30 that day.

**ADJOURNMENT:****746023:**

Motion by Rick Moreno, seconded by Carl Sword to **adjourn the meeting at 8:.05 p.m.**

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

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

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