

**CITY COUNCIL
121 N CHURCH STREET, HUDSON, MI
REGULAR MEETING VIA TELEPHONE CONFERENCE
February 16, 2021 at 7:00 p.m.**

747229:

The regular meeting was called to order by Mayor Carmel Camp at 7:00 p.m.

ROLL CALL: PRESENT: Carmel Camp, Lee Daugherty, Carl Sword, Pam Ely, Lee Ann Minton and Darlene VandeZande

ABSENT: Rick Moreno

ALSO PRESENT: City Treasurer Benjamin Farley, Police Chief Charlie Weir, City Manager Steven Hartsel and City Clerk Jeaniene McClellan

ORDERS OF THE DAY:

Excuse Absent Members:

747230:

Motion by Pam Ely, seconded by Lee Ann Minton **to excuse Rick Moreno from the meeting,** DENIED: 1-5 by roll call vote. (Ely – yes Camp, Daugherty, Minton, Sword, VandeZande-no)

Approval of Minutes of February 2, 2021:

747231:

Motion by Carl Sword, seconded by Lee Ann Minton **to approve the minutes of February 2, 2021, and place on file,** CARRIED: 6-0 by roll call vote.

PUBLIC COMMENT:

None Received

NEW BUSINESS:

APPROVE: Fiscal Year 2020-21 Budget Amendments:

As recommended by the City's Auditor, we are to periodically review our budget and make necessary adjustments when needed.

Many of these changes are being made in order to maintain a balanced budget. A detailed list of requested budget amendments was provided to Council. The first amendment is due to obtaining a large donation for our police and fire departments for equipment in our last fiscal year; however, the actual purchases were done in this fiscal year. Second, the forestry budget line item had gone over due to a series of trees needing to be trimmed and taken care of following storms. Due to the majority of the N Maple Grove reconstruction happening during this fiscal year and not last year most of the expenses happened in the current fiscal year. This changed not only the street restoration line item but also the income tax transfer in the current year. As we did not know when we would have the sale of one of the old fire trucks we had not originally budgeted for that incoming revenue. Lastly the franchise fee from Comcast and D&P Communications were much larger than we originally anticipated.

With these amendments made this will bring our financial position in line with the changes this year has brought.

As required by the Michigan Department of Treasury, these amendments need to be approved by the Hudson City Council.

***** *Rick Moreno called in at 7:07 pm* *****

747232:

Motion by Lee Ann Minton, seconded by Darlene VandeZande to **approve the requested budget amendments for the Fiscal Year ending June 30, 2021**. CARRIED 7-0 by roll call vote.

APPROVE: Resolution- Refuse Collection Regulations:

City staff is aware of repeated instances of some property owners bringing rubbish into the City from outside and placing it at curbside for collection. Some owners of multiple properties in town have also been observed moving refuse from one property to another within the City and placing it at curbside for collection.

Chapter 9 of the Code of Ordinances governs the placement and collection of garbage, refuse and rubbish. It specifies the authority of Council to add additional regulations by resolution. The resolution prohibits bringing items into the City for collection, and requires items placed for collection to come from the property where placed.

If approved, the regulations would take immediate effect, and would be enforced for the upcoming Spring City-wide trash pickup.

747233:

Motion by Carl Sword, seconded by Rick Moreno to **approve the Resolution adding regulations regarding the placement and collection of refuse, garbage and rubbish within the City**. CARRIED 7-0 by roll call vote.

APPROVE: Industrial Park Farmland Lease:

The current lease between the City and Mr. Gregory Plassman of Waldron to farm the undeveloped land at the Industrial Park expires on March 1st. Mr. Plassman has farmed the land for several years, and is noted for his excellent stewardship of the land. Last July, Council approved a motion to offer Mr. Plassman a non-expiring lease for the same \$60,00 per acre amount as the current lease.

The \$60 per acre lease renews annually, with the provision that either party may end the lease with six-months' prior written notice.

747234:

Motion by Lee Ann Minton, seconded by Rick Moreno to **approve the lease with Gregory Plassman of Waldron in the of \$60.00 per acre to farm the undeveloped City-owned land at the Industrial Park, and authorize City Manager Steven Hartsel to sign the lease on behalf of the City.** CARRIED 7-0 by roll call vote

APPROVE: 217 W. Main Lease:

Rachel Sturmer of Morenci is an artist who is currently employed at a tattoo studio in Montpelier. She and her husband Jason wish to open an art and tattoo studio in Hudson, and they desire to enter into a lease agreement with the City to rent the first floor of 217 W. Main St., adjacent to the Hudson Museum.

City Manager Hartsel met with Rachel and Jason and their children, and was impressed by their conscientiousness and desire to contribute to the prosperity of our town. Meeting and talking with them has convinced him that they will operate a respectable, properly-run, and prosperous business that will bring more people to our downtown. They are thoroughly familiar and compliant with the relevant regulations issued by the Lenawee County Health Department. They specifically chose Hudson as the place in which they wish to start their business. Mr. Hartsel has prepared a copy of our standard 3-year lease for this property, with a monthly rent of \$550.00, excluding utilities.

747235:

Motion by Darlene VandeZande, seconded by Lee Ann Minton to **approve a 3-year lease with Jason and Rachel Sturmer for the first floor of 217 W. Main Street at the rate of \$550.00 per month, and authorize the City Manager to sign the contract on behalf of the City.** CARRIED 7-0 by roll call vote

UNFINISHED BUSINESS:**Bills:****Bills to be Approved for Payment: \$46,922.27**

Mercury Displacement Industries Inc	\$2,433.50	Replacement WWTP Grinder Pump
Peerless Midwest Inc	\$3,391.83	Install two WTP Mercoid Switches and repair of SCADA system

Craig Wickham Tree Service	\$3,500.00	Tree Trimming & Stump Removal
MML Workers Comp Fund	\$5,383.00	4 th Quarter Policy Premium
BCBS of Michigan	\$32,213.94	Health Insurance Premiums for March

Bills to be Confirmed: \$21,255.24

Tri State Concrete	\$1,400.00	Concrete Work for Comm Ctr Generator
Consumers Energy	\$2,411.08	Electricity for Street Lights
Consumers Energy	\$2,633.18	Electricity for WTP
Consumers Energy	\$3,060.03	Electricity for WWTP
Newell Electric Inc	\$5,800.95	Interior Remodeling for ALS Building #2
BS&A Software	\$5,950.00	Utility Billing Software

747236:

Motion by Rick Moreno, seconded by Carl Sword to **pay the bills**, CARRIED: 7-0 by roll call vote.

Department Head Reports for January 2021:

747237:

Motion by Lee Ann Minton, seconded by Rick Moreno to **accept the Department Head Reports for January 2021, and place on file**, CARRIED: 7-0 by roll call vote.

Accounts Payable Report for January 2021:

747238:

Motion by Darlene VandeZande, seconded by Pam Ely to **accept the Accounts Payable Report for January 2021, and place on file**, CARRIED: 7-0 by roll call vote.

CITY MANAGER'S REPORT:

- The County held a tele-townhall last week that focused on COVID and vaccinations. According to Health Director Hall, the number of County cases is now one-third of the rate in December, although 30 people died of COVID in January. She said that only 10% of the vaccines requested by Lenawee County residents has been allocated to-date by the State.
- MDOT held a preconstruction conference for the pavement work on US-127 adjacent to the City. The project may start as early as April 19th and will be complete by July 2nd. The work will consist of a chip and seal with fog coat from the Ohio state line to Parker Court south of town, and then an asphalt overlay from there to north of where Railroad Street joins US-127. The project cost is estimated at \$1.2 million.
- Fleis & VandenBrink continues to work on final design for the Murdock Trailhead Project. The geotechnical work previously approved by Council has been completed, and

we and F&V have received the report from the firm. We expect to go out for bids in early spring, ahead of summertime construction.

- The rollout of the Roll-out refuse containers from Modern Waste went smoothly, with very few complaints received, apart from a few residents who learned that they did not receive containers because they were not paying for refuse collection.
- We are beginning the process of opening negotiations for our Police and Operating Engineers (DPW) labor agreements, which are both expiring at the end of June.
- Ambulance Supervisor Jim Stevens intends to move out of the rental pole barn east of Pittsford by the end of the month. If the renovated facility in Pittsford is not ready for occupancy by then, the crew will temporarily be based at the Jefferson township headquarters near M-99 and M-34.
- Treasurer Ben Farley has begun to put together the budget for the upcoming 2021-22 fiscal year. Our intention is to build the fund balances up this year and make few large expenditures, both to prepare for the next phase of N. Maple Grove reconstruction, and to face any revenue shortfalls due to the economic situation over the past year.
- The DPW and WWTP departments have been working with their Morenci counterparts both in Hudson and in Morenci for our mutual benefit. Ted was able to quickly troubleshoot and repair a grinder pump issue for Morenci last week, and Morenci brought a truck up to help DPW excavate the area near a water main break on McClellan. This type of cooperation saves time and money, and benefits both communities.

ADJOURNMENT:

747239:

Motion by Lee Ann Minton, seconded by Rick Moreno to **adjourn the meeting at 7:33 p.m.**

APPROVED: _____

Carmel Camp, Mayor

ATTEST: _____

Jeaniene McClellan, City Clerk

REVIEWED BY: _____

Denis F. Jodis, City Attorney

Dated: _____