

CITY COUNCIL
121 N CHURCH STREET, HUDSON, MI
REGULAR MEETING
February 6, 2024 at 7:00 p.m.

748043:

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, Teresa Frantz, Sherry Kirkland, Natalie Loop, Rick Moreno and Carl Sword

ABSENT: None

ALSO PRESENT: Julie Laughlin, Watson Clark, Linda Ruggles, Luke Brady, Mike Brady, George Race, Gabrielle Paletis, John Enerson, Ryan Isenhower, Devon & Sierra Sandahl, Paster Wes Rowan, Rich & Carolyn Halliwill, Will Terrill, Teri Moreno, Donna Dossett, Carmel Camp, Sherry Byers, Joseph & Rachel Yeider, Tim & Laura Stanley, DPW Superintendent Jay Best, Ambulance Director Jim Stevens, Sara Schudel, Barb Ireland – Hudson Post Gazette, Deputy Clerk Linda Cross, City Manager Charles Weir and City Clerk Jeaniene McClellan

ORDERS OF THE DAY:**Approval of Minutes of January 16, 2024:****748044:**

Motion by Lisa Enerson, seconded by Teresa Frantz **to approve the minutes of January 16, 2024 and place on file.** CARRIED 7-0 by roll call

PUBLIC COMMENT:

Barb Ireland – Supports the City in having all home businesses having permits through the City. She also supports the Produce Stand on Wilcox Street.

Tim Stanley – Supports what Barb Ireland stated and also supports the Yeider family and their produce stand.

Donna Dossett – Supports the Yeider family and their produce stand. All Agendas need to be on facebook for more people to see what the council will be deciding. Would like to see the City do

something about the Hudson Laundry Mat to have the owners clean up their building. It appears that the homeless is using the building as their wash room and sleeping quarters.

Joseph Yeider – Ask the council members what is the difference between retail and hobby? Their produce stand is a hobby for their daughter and ask the members to grant their request to continue to have the produce stand.

Julie Laughlin - Supports the Yeider family and their produce stand. Having a produce stand for the daughter is good way to teach the youth. Agrees with Donna Dossett that the Laundry Mat is very dirty and something needs to be done. The Community Center needs a refrigerator for the community to use, so the City needs to have one available for the renters to use. Also the City needs to look into the person who is throwing their cigarettes on the parking lot ground.

Mike Brady - Supports the Yeider family and their produce stand.

Pastor Wes Rowan - Supports the Yeider family and their produce stand.

Teri Moreno - Supports the Yeider family and their produce stand.

Carloyn Halliwill - Supports the Yeider family and their produce stand. The City needs to focus on the real problems in the City like the roads and other business.

Rich Halliwill - Supports the Yeider family and their produce stand.

NEW BUSINESS:

5 year Service Award for Willis Terrill:

Per the City of Hudson Employee Handbook, employees are to receive a Certificate of Appreciation Service Award for five years of service in the City of Hudson.

On behalf of the citizens of Hudson, The Hudson City Council extends its appreciation for Willis Terrill for five (5) years of dedicated service in the City of Hudson from February 1, 2018 to February 1, 2023.

748045:

Motion by Lisa Enerson, seconded by Natalie Loop **Present the 5-year Certificate of Appreciation to Willis Terrill.** CARRIED 7-0 by roll call

5 year Service Award for Robert Kirkendall:

Per the City of Hudson Employee Handbook, employees are to receive a Certificate of Appreciation Service Award for five years of service in the City of Hudson.

On behalf of the citizens of Hudson, The Hudson City Council extends its appreciation for Robert Kirkendall for five (5) years of dedicated service in the City of Hudson from February 1, 2018 to February 1, 2023.

748046:

Motion by Sherry Kirkland, seconded by Rick Moreno **Present the 5-year Certificate of Appreciation to Robert Kirkendall.** CARRIED 7-0 by roll call

Approve: Resolution – Watson Clark:

Watson Clark has served on the City of Hudson Planning Commission from June 17, 2014 to December 15, 2023, contributing to the prosperous and orderly development of the City.

Therefore, the City recommends that Council adopt the resolution for Watson Clark, officially commending him for his loyal efforts and dedicated service to the City of Hudson.

748047:

Motion by Teresa Frantz seconded by Lisa Enerson **Adopt the Proclamation acknowledging Watson Clark, commending him for his years of dedicated service to the City of Hudson.** CARRIED 7-0 by roll call

Approve: Conditional Use Permit – 209 Lafayette Street:

The Planning Commission held a Public Hearing on Monday, January 22, 2024 to consider a request from William & Carmel Camp from 209 Lafayette Street to have a Day Care under Section 19-63 Residential Districts of the City Code to allow a daycare at their residence – 209 Lafayette Street. Carmel Camp has had a daycare here for over 30 years but since the recent questions about home businesses, she is making sure she has the approval of the council to continue.

The City did not receive any comments or complaints about Mrs Camp having a daycare. At the regular meeting on January 22, 2024 the Planning Commission recommended to forward this permit to Council for approval to allow the conditional use permit 24-01 to have a day care at 209 Lafayette Street.

748048:

Motion by Natalie Loop seconded by Teresa Frantz **approve the Conditional Use Permit 24-01 to have a daycare at 209 Lafayette Street.** CARRIED 7-0 by roll call

Conditional Use Permit – 370 Wilcox Street:

The Planning Commission held a Public Hearing on Monday, January 22, 2024 to consider a request from Joseph and Rachel Yeider at 370 Wilcox Street to have a home business under Section 19-63 Residential Districts of the City Code to allow a Produce Stand at their residence – 370 Wilcox Street. Rachel Yeider has had a stand here for a few years but since the recent question about home businesses, she is asking for approval.

The City did not receive any comments or complaints about Mrs Yeider having a produce stand, but at the regular meeting on January 22, 2024 the Planning Commission denied the conditional use permit 24-03 to have a produce stand at 370 Wilcox Street. The City of Hudson ordinances specifically states “No Retail in residential zoning”.

748049:

Motion by Rick Moreno seconded by Sherry Kirkland **approve the Conditional Use Permit 24-03 to have a Produce Stand at 370 Wilcox Street.** CARRIED 7-0 by roll call

UNFINISHED BUSINESS:

Employee Handbook:

At the council meeting on January 16, 2024, the Council reviewed the draft updated Employee Handbook and the Council had asked for additional information regarding two items. One, being if part-time employees are eligible to participate in the city’s insurance plan, and two, if the city still has a “Retiree Group Health Plan” that is mentioned in the handbook.

We had an email response from the city insurance carrier HUB, and they advised that the BC/BS plan is not available to part-time classification employees.

The city can have a “Retiree Group Health Plan”, but the city will have to pay a minimum of 50% of the premium cost and will have to have at least one retiree enrolled. Once the retiree reaches the age of 65, they will have to enroll in Medicare and can continue to carry BC/BS as a supplemental insurance.

The current wording in the Employee Handbook regarding Retiree Group Health Plan is not accurate regarding the city’s contributing or not contributing to the premium costs.

748050:

Motion by Teresa Frantz seconded by Lisa Enerson **remove the section 317 Retiree Group Health Plan and approve the Employee Handbook update.** No vote taken

748051:

Motion by Teresa Frantz seconded by Natalie Loop **Remove the section 317 Retiree Group Health Plan effective immediately, if an employee has education to sign the agreement to be paid back a portion per year under section 314 and approve the rest of the Employee Handbook update as presented.** CARRIED 6-1 by roll call (Schudel, Frantz, Kirkland, Loop, Moreno, Sword – yes Enerson – no).

Bills:

Bills to Council
February 6, 2024

Bills to be Approve

	\$0.00	
Total	\$0.00	

Bills to be Confirmed

	\$0.00	
Total	\$0.00	

2602

No Vote Needed – No bills to be approved or confirmed

Account Balances and Check Register:

Account Balances:

General Fund	\$699,840.43
Cemetery Trust Fund	\$ 0.00
Major Street Fund	\$228,936.21
Local Street Fund	\$ 57,475.33
Fire Department Fund	\$100,668.73
Recreation Fund	\$ 2,521.90
Cemetery Foundation	\$ 23,922.74
Ambulance	\$187,093.08
Community Center	\$ 32,741.66
Income Tax Fund	\$ 31,002.29
Downtown Development	\$ 43,170.76
L D F A	\$ 0.00
Thompson Museum Fund	\$ 23,810.39
Museum Fund	\$ 808.82
Industrial Park Fund	\$ 17,801.02
2021 Capital Improvement Bond Fund	\$114,734.15
Water and Sewer Fund	\$229,068.30
Motor Veh and Equip Fund	\$ 90,033.25
Property Tax Collection	\$ 40,608.50
Payroll Fund	\$ 2,328.36
Sidewalk Fund	\$ 16,599.14

748052:

Motion by Rick Moreno, seconded by Teresa Frantz **to accept the account balances and check register and place on file.** CARRIED 7-0 by roll call

MINUTES FROM OTHER BOARDS AND COMMISSIONS:**Planning Commission minutes dated January 22, 2024:****748053:**

Motion by Rick Moreno seconded by Sherry Kirkland **accept the Planning Commission minutes dated January 22, 2024 and place on file.** CARRIED 7-0 by roll call

CITY MANAGER'S REPORT:

- We are working on budget amendments and expect to have them to the Council by the February 20th meeting.
- The Department Head employee evaluations have been completed. All the Department Heads are doing a great job in their rolls and the city is very fortunate to have such knowledgeable dedicated employees.
- REI Global has procured the services of Keller Williams Realty for the land acquisition in the Industrial Park. Mr Weir spoke with agent Michelle Bennett, and she advised that she will be preparing an offer for the purchase of the land and a purchase agreement.
- Jay and Mr Weir had a meeting with TSC finalizing the new water main plan. They advised that they plan on breaking ground in April or May.
- The overhead door is going to be fixed the week of February 4th. The city has received the \$2,100.00 check from the insurance company for the repair.
- The city and the property owner in the 100 block of Grove Street are in litigation from a slip and fall that occurred in October 2023. The city liability insurance company and the homeowner's insurance companies are in the process of handling the litigation with the plaintiff and his attorney.

Dangerous structures update:

- 109 Mechanic Street: The property owner has still not been served the Court Summons, but Mr Weir did received a call from the EPA whom they met with last year and was advised that they received some funding to clean up a portion of the property. Mr Weir was told that this will take place sometime over the next few months. We are still pursuing court action with the property owner for the full cleanup.
- 218 Grove Street: Mr Weir received verbal information from a person that he is in the process of purchasing 218 Grove Street and will be repairing it. Mr Weir gave him the building inspector's report on all the items that need attention. The gentleman purchasing the house owns a business, Old Work Building, that restores old homes. He is currently restoring another old house on Lafayette Street.
- 225 Grove Street: The city has a Judgement for Demolition for the property. The city will have to hire a contractor at some point to take down the building and will assess the cost of demolition to the property taxes of the property.
- 138 Lafayette Street: Mr Weir has contacted the building inspector to start the process of formal notification for the cleanup of the property.

COUNCIL COMMENTS:

ADJOURNMENT:

748054:

Motion by Rick Moreno, seconded by Natalie Loop to **adjourn the meeting at 8:07 pm**

APPROVED: _____
Daniel Schudel, Mayor

ATTEST: _____
Jeaniene McClellan, City Clerk