

**CITY COUNCIL
121 N CHURCH STREET, HUDSON, MI
PUBLIC HEARING
December 6, 2022**

747753:

The Public Hearing was called to order by Mayor Carmel Camp at 7:00 pm. in the Council Chambers.

ROLL CALL: PRESENT: Carmel Camp, Natalie Loop, Rick Moreno, Lisa Enerson, Sherry Kirkland, Daniel Schudel and Carl Sword

ABSENT:

ALSO PRESENT: Barb Ireland, Police Chief Ron Keck, DPW Superintendent Jay Best, Lynne Punnett, Brent Shea, Tyler Mattison, Lexi Mattison, City Clerk Jeaniene McClellan, Deputy City Clerk Linda Cross

ORDERS OF THE DAY:

Ordinance 399-22 Michigan Franchise Ordinance Update

Vacate Cedar Street

MEETING ADJOURNED SINE DIE

**CITY COUNCIL
121 N CHURCH STREET, HUDSON, MI
REGULAR MEETING
December 6, 2022**

747754:

The regular meeting was called to order by Mayor Carmel Camp at 7:10 pm. in the Council Chambers.

ROLL CALL: PRESENT: Carmel Camp, Natalie Loop, Rick Moreno, Lisa Enerson, Sherry Kirkland, Daniel Schudel and Carl Sword

ABSENT:

ALSO PRESENT: Barb Ireland, Police Chief Ron Keck, DPW Superintendent Jay Best, Lynne Punnett, Brent Shea, Tyler Mattison, Lexi Mattison, City Clerk Jeaniene McClellan, and Deputy City Clerk Linda Cross

ORDERS OF THE DAY:**Approval of Minutes of November 14, 2022:****747755:**

Motion by Carl Sword, seconded by Natalie Loop **to approve the minutes from November 14, 2022 and place on file.** CARRIED 7-0 by roll call

PUBLIC COMMENT:

Barb Ireland wanted to acknowledge the DPW for their efficiency and diligence for picking up all the leaves

PRESENTATIONS:

Lynne Punnett- Lenawee Community Foundation Housing- discussed the Housing Market Analysis being done in Lenawee County, explaining the impact and opportunity for Hudson.

Brent Shea CPA- Audit Report Fiscal Year 2021-2022. Brent shared the results of the annual audit. An unqualified opinion on the City of Hudson's financial statements has been issued. This means we have received the highest rate that can be rendered by the auditing firm.

NEW BUSINESS:**Approve: Lenawee Community Foundation Housing Lenawee**

Due to the mortgage crisis and recession of 2008 investment in housing has dropped off significantly. With the pandemic, supply chain issues, lack of skilled labor in the construction trades and materials costs, has made the situation worse for not having enough housing to meet the demand. Housing prices have gone up 84% since 2013. Rental cost has gone up 85% over the last twenty years.

There is a lack of detailed information about housing needs, what segments of population are most underserved, and what investments would make the most sense to help address the problem. Without clear information about the local housing market, new housing developers are less likely to invest in a community.

Housing Lenawee has already secured funding and started the process of developing a Target Market Analysis for all of Lenawee County. This analysis is to obtain detailed information about

housing in the Lenawee County communities. Once the Target Market Analysis is completed, the Lenawee Community Foundation will take this information farther and develop a Strategic

Plan for Lenawee County. Each participating community will have information specific to their community.

The cost for this is \$75,000.00, and split across all the participating cities, townships and villages of the county based on the population of the community. If Council approves the participation, the city's cost is \$1,685.00. Several Lenawee County communities are already on board.

This expenditure can come out of the Planning Commission Line for Contractual Services. The current balance in this line item is \$5,000.00.

Lynn Punnett of the Lenawee Community Foundation was at the meeting to explain the project in greater detail and answer any questions the Council may have. Council was provided with the documents.

747756:

Motion by Natalie Loop, seconded by Rick Moreno to **approve the participation with the Lenawee Community Foundation for the development of the Housing Strategic Plan, in the amount of \$2,000.00.** CARRIED 7-0 by roll call vote.

Approve: Financial Audit Report for FY 2021-2022:

Brent Shea and his team have completed the FY 2021-2022 audit. This year's audit is much better than the previous year, and I'm happy to report that none of the funds were in a deficit that would require a deficit elimination plan to be submitted to the State Treasury as we had to do last year.

Mr. Shea was at the meeting to go over the audit with Council. Council was provided with a copy of the audit report for review prior to the Council meeting.

747757:

Motion by Lisa Enerson, seconded by Natalie Loop to **accept the audit findings of FY 2021-2022 Audit Report from Brent D. Shea CPA as presented.** CARRIED 7-0 by roll call vote.

Second Reading: Ordinance No. 399-22, Michigan Gas Franchise Ordinance Update

At the meeting on November 14, 2022, Council was presented with Ordinance No, 399-22: Michigan Gas Franchise Ordinance Update for review. At that meeting Council approved the first reading and waived the actual reading of the Ordinance No. 399-22.

If the second reading is approved at tonight's meeting, the Ordinance would become effective on December 22, 2022.

747758:

Motion by Carl Sword, seconded by Natalie Loop **Approve the second reading and waive the actual reading of Ordinance No. 399-22, Michigan Gas Franchise Ordinance Update.**
CARRIED 7-0 by roll call vote.

First Reading: Ordinance No. 400-22, Amending Chapter 18 Water and Sewer:

At the meeting on November 13, 2022, Council approved to go forward with the amending the Chapter 18 Section 18-43 (c) and Section 55 (a, b, d).

Section 1. Amending Section 18-54 (c)

Section 18-54 (c). of the Code of Ordinances, City of Hudson, Michigan (the "Code"), is hereby adding.

(c) All Utility bills will remain in the property owners name.

Section 2. Amending Section 18-55

Section 18-55. (a, b, d) of the Code of Ordinances, City of Hudson, Michigan (the "Code"), is hereby removing.

- (a) In cases where the city is properly notified in writing, the notice to include a true copy of the lease of the affected premises, if there be one, in accordance with such Act No. 94 of 1933 that a tenant is responsible for water or sewage service charges, no such service shall be commenced or continued to such premises until there has been deposited with the city the sum of \$200.00.
- (b) or except as to tenants as to whom notice of responsibility for such charges has been filed with the city, when any eight successive quarterly bills shall have been paid by such customer with no delinquency.
- (d) The provisions of subsection (c) above shall not apply in any instance where a lease has been or is legally executed, containing a provision that the lessor shall not be liable for payment of water supply and/or sewer service bills, provided an affidavit with respect to the execution of such lease shall be filed with the city, and 20 days notice shall be given to the city by the lessor of any cancellation, change in or termination of the lease, whether said lease is in writing or not. In the event there is

no written lease, and the lessor claims the lessee is liable for payment of water and/or sewer services, the affidavit shall also be signed by all lessees the lessor claims are liable for payment of water and/or sewer service bills.

747759:

Agenda item was postponed to after the first of the new year for further discussion.

Approve: Resolution to Vacate Cedar Street:

At the meeting on November 13, 2022, Council asked to have a resolution created to vacate Cedar Street and an easement for the City to maintain the water main.

If the resolution is approved at the meeting December 6, 2022, the City Clerk shall record the certified copy with the register of deeds within 30 days, giving the name of the plat or plats affected, and shall send a copy to the director of the department of energy, labor, and economic growth.

Also the street will be split in the center and the respective proprietors of the abutting lots will be notified and their legal description will have to be corrected at their own expense.

747760:

Motion by Daniel Schudel, seconded by Natalie Loop to **Approve the resolution** CARRIED 7-0 by roll call vote.

Approve: 2023 Council and Planning Commission Dates:

The proposed dates were given to council for the Council and Planning Commission meetings for 2023. These dates must be approved by Council and published in a paper of general circulation. The regular City Council meetings are usually at 7:00 p.m. the first and third Tuesday's of each month, and the regular Planning Commission meetings are at 6:30 p.m. on the fourth Monday of each month.

747761:

Motion by Natalie Loop, seconded by Rick Moreno to **approve the 2023 Council and Planning Commission meeting dates.** CARRIED 7-0 by roll call vote.

Resolution: Sue Minton:

Sue Minton has served on the City of Hudson Planning Commission from July 22, 1997 to July 2022, contributing to the prosperous and orderly development of the City.

Therefore, it is recommended that Council adopt the resolution for Sue Minton, officially commending her for her loyal efforts and dedicated service to the City of Hudson.

747762:

Motion by Daniel Schudel, seconded by Rick Moreno to **adopt the Proclamation acknowledging Sue Minton, commending her for her years of dedicated service to the City of Hudson.** CARRIED 7-0 by roll call vote.

Approve: Purchase Inflow and Infiltration Reduction Program:

The State of Michigan EGLE is requiring our WWTP Department to develop an Inflow and Infiltration reduction program. Council was provided with the documents explaining. There are 3 quotes to compare costs:

Feildenviromental @ a cost of \$2,569.91, loggers only

YSI company @ a cost of \$4,991.70

Solinst Canada Ltd @ a cost of \$2,283.00- would like this one

747763:

Motion by Sherry Kirkland, seconded by Lisa Enerson **to approve the purchase from Solinst Canada LTD in the amount of \$2,283.00,** CARRIED 7-0 by roll call vote.

Approve: Renew Contract with Corrpro Cathodic:

This is a renewal of the Cathodic protection for the (2) water towers for the city. The contract includes the Annual inspection of the tanks, along with ongoing tech support. Cathodic protection is a vital component for the health of the towers and from corrosion of the water towers.

747764:

Motion by Carl Sword, seconded by Rick Moreno **to Approve the continued contract with Corrpro for the cathodic protection of the water towers.** CARRIED 6-0 by roll call vote.

UNFINISHED BUSINESS:**Bills:**

Bills to Council
December 6, 2022

Bills to be Approve

Total	0
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Bills to be Confirmed

Consumers	\$2,952.77	WWTP
Consumers	\$2,343.77	Water plant
MML	\$11,751.00	Quarterly Policy Premium
Wolverine	\$1,068.44	Filters and Oil
First Bank Card	\$1,063.05	WWTP CC Charges
Haviland	\$1,651.20	Ferric Chloride
Total	\$20,830.23	

747765:

Motion by Rick Moreno, seconded by Lisa Enerson **to pay the bills.** CARRIED 7-0 by roll call vote

Account Balances & Check Register:

Account Balances:

General Fund	\$558,535.04
Cemetery Trust Fund	\$ 2,262.45
Major Street Fund	\$148,797.49
Local Street Fund	\$ 74,538.70
Fire Department Fund	\$ 50,697.68
Recreation Fund	\$ 3,715.62
Cemetery Foundation	\$ 25,829.35
Ambulance	\$ 53,091.80
Community Center	\$ 20,061.91
Thompson Museum Fund	\$ 57,662.33
Library Fund	\$ 0.00
Thompson Library Fund	\$ 0.00
Museum Fund	\$ 39,829.58

Downtown Development	\$ 43,670.76
Industrial Park Fund	\$ 11,105.69
L D F A	\$ 0.00
2021 Capital Improvement Bond Fund	\$108,548.53
Sidewalk Fund	\$ 2,565.98
Utilities Fund	\$ 34,256.11
Motor Veh and Equip Fund	\$221,235.64
Property Tax Collection	\$ 18,595.37
Income Tax Fund	\$ 67,919.80

747766:

Motion by Carl Sword, seconded by Rick Moreno **to accept the Account Balances & Check Register, and the Revenue and Expenditure Report and place on file.** CARRIED 7-0 by roll call vote

ADJOURNMENT:

747766:

Motion by Rick Moreno, seconded by Sherry Kirkland to **adjourn the meeting at 8:29 pm**

APPROVED: _____
Carmel Camp, Mayor

ATTEST: _____
Linda J Cross, Deputy City Clerk