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CITY COUNCIL

**121 N CHURCH STREET, HUDSON, MI**

**PUBLIC HEARING**

**May 21, 2024 at 7:00 p.m.**

**748123:**

The Public Hearing was called to order by Mayor Daniel Schudel at 7:00 p.m. in the Council Chambers.

ROLL CALL: PRESENT: Daniel Schudel, Lisa Enerson, Sherry Kirkland, Rick Moreno and Brandi Clark

ABSENT: Natalie Loop and Carl Sword

ALSO PRESENT: Will Terrill, Fire Chief Jerry Tanner Jr, Sara Schudel, Rachel Villarreal, Mitchell & Sierra Sandahl, City Treasurer Megan Thompson, Neil Coates, DPW Superintendent Jay Best, Candi Best, WWTP Superintendent Joshua Mattek, Barb Ireland – Hudson Post Gazette, Bruce VanWieren, City Manager Charles Weir and City Clerk Jeaniene McClellan

**ORDERS OF THE DAY:**

**2024-2025 Fiscal Year Budget and Millage Rate:**

*No Comments received.*

Adjourn sine die.

CITY COUNCIL

**121 N CHURCH STREET, HUDSON, MI**

**REGULAR MEETING**

**May 21, 2024 immediately after the Public Hearing**

**748124:**

The regular meeting was called to order by Mayor Daniel Schudel at 7:01 pm. in the Council Chambers.

ROLL CALL: PRESENT: Daniel Schudel, Lisa Enerson, Sherry Kirkland, Rick Moreno and Brandi Clark

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ABSENT: Natalie Loop and Carl Sword

ALSO PRESENT: Will Terrill, Fire Chief Jerry Tanner Jr, Sara Schudel, Rachel Villarreal, Mitchell & Sierra Sandahl, City Treasurer Megan Thompson, Neil Coates, DPW Superintendent Jay Best, Candi Best, WWTP Superintendent Joshua Mattek, Barb Ireland – Hudson Post Gazette, Bruce VanWieren, City Manager Charles Weir and City Clerk Jeaniene McClellan

**ORDERS OF THE DAY:**

**Excuse Absent Members:**

**748125:**

Motion by Lisa Enerson, seconded by Rick Moreno **to approve excuse absent members from the meeting.** CARRIED 5-0 by roll call

**Setting the agenda:**

**748126:**

Motion by Brandi Clark, seconded by Rick Moreno **to add Concrete Work Around City Hall & Civic Pocket Park under New Business Item F.** CARRIED 5-0 by roll call

**Approval of Minutes of May 7, 2024:**

**748127:**

Motion by Lisa Enerson, seconded by Sherry Kirkland **to approve minutes of May 7, 2024 and place on file.** CARRIED 5-0 by roll call

**Approval of Minutes of May 9, 2024:**

**748128:**

Motion by Lisa Enerson, seconded by Brandi Clark **to approve minutes of May 9, 2024 and place on file.** CARRIED 5-0 by roll call

**PUBLIC COMMENT:**

Will Terrill – Would like to know how the Fire Department can get a 1% mileage like the ALS. Would also like to know if the City is supporting the Fire Department as much as the townships.

Jay Best – Responded to the previous council meeting comments about the budget and employees.

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**NEW BUSINESS:**

**Show Cause Hearing: Article III Dangerous Structure – 207 Washington Street - update:**

Section 5-56 of the City Code governs the procedures for dealing with properties deemed by the City building inspector to be dangerous buildings. On April 4, 2023 a letter was sent from our building inspector to the owner to fix the property. Then again on March 4, 2024 a second letter was sent. On April 16th of this year Ms Villarreal told Council she had a contractor ready to repair the roof and asked for 30 days to get the repairs done.

On May 7th, a reminder letter was sent to her to return to the Council with a progress report on the work that has been done.

*Ms Villarreal addressed Council that she is trying to get more help and has been approved for the application at Habitat for Humanity. She has removed the gutters from the house where they were falling down. If she could have more time, it would give the people at Habitat for Humanity time to see if they could help her with the repairs.*

**748129:**

Motion by Lisa Enerson seconded by Rick Moreno **give Rachel Villarreal another 30 day extension with supplying the documentation from Habitat for Humanity.** CARRIED 5-0 by roll call

**Approve: Interfund Loan Transfers:**

The interfund Loan Resolution for Fiscal Year 2024-2025, giving the City Manager the authority to make short-term loans between funds to cover temporary expenditures.

**748130:**

Motion by Rick Moreno seconded by Brandi Clark **approve the Interfund Loan Resolution for Fiscal Year 2024-2025, giving the City Manager the authority to make short-term loans between funds to cover temporary expenditures.** CARRIED 5-0 by roll call

**Approve: Intrafund Loan Transfers:**

The Intrafund Loan Resolution for Fiscal Year 2023-2024 gives the City Manager the authority to transfer up to $1,000 between appropriations within each fund, subject to confirmation by Council within 30 days of the transaction.

**748131:**

Motion by Rick Moreno, seconded by Lisa Enerson **to approve the Intrafund Loan Resolution for Fiscal Year 2024-2025, giving the City Manager the authority to transfer up to $1,000 between appropriations within each fund, subject to confirmation by Council within 30 days of the transaction.** CARRIED 5-0 by roll call

**Approve: City Master Plan Update (Grant Funded):**

To update the City Master Plan, Mr Weir reached out to Lisa Durussel for a quote for the Master Plan update. He met with Lisa initially in 2023 when she assisted the city with some preliminary work on the Spark Grant.

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Quoted price: $9,500.00.

He contacted McKenna and Associates that created the current outdated Master Plan and asked them for a price to update the Plan and they advised that it would be $12,000.00. This amount exceeds the MSHDA grant award of $10,000.00 that the city will be receiving.

He asked MSHDA if the city would have to seek competitive bids under the grant. MSHDA advised that the city was free to choose any contractor for the work.

**748132:**

Motion by Lisa Enerson seconded by Brandi Clark **approve the proposal from Lisa DeRussel Landscape Architect PLLC for the updating of the City of Hudson Master Plan for the quoted amount of $9,500.00 and authorize the City Manager to sign the proposal.** CARRIED 5-0 by roll call

**Resolution: 2024-2025 Fiscal Year Budget:**

The Resolution to adopt the Fiscal Year 2024-2025 Budget outlines the fact that the operational millage levy for the City of Hudson will be at 11.94 mills ($11.94 per $1,000 Taxable Value) to a total levy for the 2024-2025 fiscal year of 11.94 mills ($11.94 per $1,000 Taxable Value).

It further outlines that 1.0000 additional mill ($1.00 per $1,000 Taxable Value) be assessed for Advanced Life Support.

It further outlines that the water and sewer rates as of July 1, 2024 as the following:

Water Readiness to Serve (RTS): $21.95 per month

Sewer Readiness to Serve (RTS): $10.64 per month

Water Consumption per 1,000 Gallons $ 3.01 per thousand gallons

Sewer Consumption per 1,000 gallons $ 5.88 per thousand gallons

Sewer Bond: $22.45 per month

**748133:**

Motion by Sherry Kirkland, seconded by Rick Moreno **to approve the resolution to adopt the 2024-2025 Fiscal Year budget.** CARRIED 5-0 by roll call

**Concrete Work Around City Hall and Civic Pocket Park:**

As Mr Weir has mentioned at the last Council meeting, we were getting bids for some sidewalk work around City Hall. We also included some sidewalk, curb, and gutter work adjacent to the Civic Pocket Park across from City Hall and a portion of driveway approach and sidewalk in front of 122 N Church Street.

The City received some clarification that was requested on one of the bids this morning May 21, 2024, and now have three bids for the proposed work.

Tri State Concrete $ 8,400.00

Rock Hard Concrete $13,847.00

Chapman’s Restoration Contacting $18,525.00

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Funds will be used from the City Hall and Grounds Misc budget line, which will have a balance of $9,622.41 after the demolition of the 225 Grove Street house is billed.

**748134:**

Motion by Lisa Enerson, seconded by Brandi Clark **to approve the bid from Tri State Concrete in the amount of $8,400.00 for the concrete work per the bid document with funds from the City Hall and Grounds budget line.** CARRIED 5-0 by roll call

**UNFINISHED BUSINESS:**

**Bills:**

|  |
| --- |
| Bills to Council  May 21, 2024  **Bills to be Approve** |
| |  |  |  | | --- | --- | --- | | Total | $0.00 |  |     2496  **Bills to be Confirmed**   |  |  |  | | --- | --- | --- | | Stevens Disposal | $10,657.00 | Monthly Contract | | Total | $10,657.00 |  | |

**748135:**

Motion by Lisa Enerson, seconded by Rick Moreno **to approve to pay the bills.** CARRIED 5-0 by roll call

**Account Balances and Check Register:**

**Account Balances:**

General Fund $575,455.17

Cemetery Trust Fund $ 0.00

Major Street Fund $277,473.41

Local Street Fund $ 61,704.69

Fire Department Fund $102,327.32

Recreation Fund $ 804.17

Cemetery Foundation $ 16,205.12

Ambulance $120,433.58

Community Center $ 37,945.87

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Income Tax Fund $197,342.78

Downtown Development $ 43,170.76

Thompson Museum Fund $ 23,974.68

Library Fund $ 0.00

Thompson Library Fund $ 0.00

Museum Fund ($ 1,309.12)

Industrial Park Fund $ 16,612.52

2021 Capital Improvement Bond Fund $115,181.30

Water and Sewer Fund $289,330.91

Motor Veh and Equip Fund $110,857.42

Property Tax Collection $ 23.62

Payroll Fund $ 5,739.94

Sidewalk Fund $ 16,810.43

*City Treasurer Megan Thompson clarified that the Museum does have a positive balance but is it not linked to the cash account and it will be fixed and corrected.*

**748136:**

Motion by Rick Moreno, seconded by Brandi Clark **to accept the account balances and check register and place on file.** CARRIED 5-0 by roll call

**Department Head Reports:**

**748137:**

Motion by Rick Moreno, seconded by Sherry Kirkland **to accept the department head reports and place on file.** CARRIED 5-0 by roll call

**CITY MANAGER’S REPORT:**

* The City has received thirteen applications for the open Public Works and Wastewater positions. There are a few that are very good candidates. Interviews will start being done the week of May 20th.
* The Tractor Supply Company project is moving along. The site grading continues. They are cutting a swale along the north end of the property to the west side for the water to run to the culvert under Meridian Road. They will soon be digging for the footings. The new water main and valves are almost completed.
* The Recreation Advisory Board members and 50-60 students from the high school will be sprucing up the city parks and the downtown area May 21st ahead of the Holiday weekend. DPW will help coordinate the effort. Thank you to the Rec Board, Hudson schools students and staff for the assistance.
* On May 13th Mr. Weir had a meeting with DRP Detroit Regional Partnership and Lenawee Now regarding the Verified Industrial Properties project that the city entered in February this year. The 82-page report about the industrial park is almost completed and will be available on the VIP Portal with drone footage very soon. This will help market the industrial park to possible investors for development. This phase of the project has an estimated value of $16,000.00 which was done at no cost to the city.

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Phase two of the project is Physical Site Studies Support portion which includes surveys, Geotech services and a complete marketing package. If or when the city is selected for phase two, the city is expected to match 10-20% of the estimate 100K cost.

**COUNCIL COMMENTS:**

**ADJOURNMENT:**

**748138:**

Motion by Lisa Enerson, seconded by Rick Moreno to **adjourn the meeting at 7:42 pm**

APPROVED: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Daniel Schudel, Mayor

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