

CITY COUNCIL MINUTES

City of Hillsdale

June 17, 2024

7:00 P.M.

Regular Meeting

Call to Order and Pledge of Allegiance

Mayor Stockford opened the meeting with the Pledge of Allegiance.

Roll Call

Mayor Stockford called the meeting to order. Clerk Price took roll call.

Council Members present:	Adam Stockford, Mayor
	Anthony Vear, Ward 1
	R Greg Stuchell, Ward 1
	Cynthia Pratt, Ward 2
	William Morrissey, Ward 2
	Bruce Sharp, Ward 3
	Gary Wolfram, Ward 3
	Joshua Paladino, Ward 4

Council Members absent:	Robert Socha, Ward 4
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Also Present: David Mackie (City Manager), Tom Thompson (City Attorney), Katy Price (City Clerk), Jason Blake (DPS Director), Sam Fry (EDC Coordinator), Mark Hawkins (HCFD), Brandon Janes (I.T.), Drew Homovec, Keith O'Neil, Shannon Clevenger, Ted Jansen, Mark Nichols, Penny Myers, Josiah Lippincott, Dennis Wainscott, Stephanie Stockford, Casey Sullivan, Michelle Lippincott and Doug Ingles.

Approval of Agenda

Motion by Councilman Morrissey, support by Councilman Vear, to approve the agenda as presented.

All ayes. Motion carried.

Public Comment

Dennis Wainscott, 34 Garden St., commented on the Homeless Taskforce Report. Mentioned that he has helped those at the Drop in Center.

Ted Jansen, 104 Hillsdale St., commented on the Homeless Taskforce Report and mentioned that lack of housing is a huge issue for people.

Consent Agenda

- A. Approval of Bills
 - 1. City and BPU Claims of May 30, 2024 - \$1,049,076.75
 - 2. Payroll of June 6, 2024 - \$201,348.01
- B. City Council Minutes of June 3, 2024
- C. Finance Minutes of June 3, 2024
- D. Operations & Governance Minutes of May 30, 2024
- E. BPU-Renew Microsoft Software Assurance Licensing
- F. BPU-Renew Milsoft Licensing
- G. BPU- Q-Mation/AVENA SCADA Licensing/Maintenance Agreement
- H. BPU- Carleton Lift Station Bypass Pump
- I. BPU- Carleton Lift Station Upgrade
- J. BPU- Carleton Lift Station Standby Generator
- K. BPU- Trim/Remove Vegetation Markris Bid

Motion by Councilman Morrisey, support by Councilman Vear, to approve the Consent Agenda.

Roll Call:

Councilman Paladino	Aye
Councilman Wolfram	Aye
Councilman Sharp	Aye
Councilwoman Pratt	Aye
Councilman Stuchell	Aye
Councilman Vear	Aye
Mayor Stockford	Aye
Councilman Morrisey	Aye

Motion passed 8-0

Communications/Petitions

- A. 2024 Summer Code Enforcement Liens
- B. July 3, 2024 Independence Day Parade
- C. Reading Emergency Unit- Keith O'Neil
- ~~D. Keefer House Hotel Construction Update~~
- E. Hillsdale County Commissioner Update – Doug Ingles

Keith O'Neil gave a report on the response times for calls and reported with other emergency information.

No Keefer House Update.

Commissioner Ingles, reported on attending a North American Active Assailant Conference. He would like to see some of the protocols and procedures implemented in Hillsdale County with a playbook or handbook in case of a drastic situation.

Introduction and Adoption of Ordinances/Public Hearings

Public Hearing: Revoke IFE Certificate 2017-181 Corecoyle Composites LLC

Mayor opened podium at 7:29 p.m.

Sam Fry, EDC Coordinator reported on January 4, 2016, Council adopted Resolution #3258 to establish a Plant Rehabilitation District encompassing the property located at 221 Industrial Drive, which had been vacant for approximately 10 years. The property was purchased by Two2One, LLC, on December 15, 2016, for occupation by Corecoyle Composites, LLC. On July 26, 2017, Corecoyle Composites, LLC, submitted an application for an Industrial Facilities Tax Exemption (IFE) Certificate for its rehabilitation project, started March 1, 2017, with a projected end date of December 15, 2020. The total cost of the building and improvements reported by the applicant was \$1,308,638. On September 15, 2017, Council adopted Resolution #3319 approving the application. On October 25, 2017, Corecoyle Composites, LLC, entered into an Industrial Facilities Exemption Certificate – Letter of Agreement pursuant to the IFE application submitted to the City of Hillsdale. A copy of the IFE Agreement is attached. Certificate 2017-181 was issued on December 12, 2017, by the State Tax Commission with an expiration of December 30, 2032.

Section 15(2) of Public Act 198 of 1974 addresses requests for revocation initiated by the local governmental unit. This section lists specific reasons why an IFE Exemption Certificate may be revoked by the local governmental unit.

If the company does not request revocation, the local governmental unit may find the facility's compliance with utilizing the real and/or personal property for which the exemption was granted is not being met and should adopt a resolution revoking the IFE certificate.

In the IFE application submitted to the City of Hillsdale in 2016, Corecoyle Composites, LLC, stated it would create 12-25 new jobs at the facility within two years of completion. The primary purpose in granting IFE certificates from an economic development standpoint is seeing manufacturing jobs created or retained by the applicant, not just money invested in the facility. Information received by the City does not indicate that production has commenced within the subject facility nor that Corecoyle Composites, LLC, has hired any new employees in connection with such production.

Council discussion ensued on if jobs were created and uncontrollable situations for the owner as he claims.

Mr. Homovec stated he has been at the podium three times in the past, and doesn't know where to begin. No manufacturing going on is from elements out of his control. Shared his amount of good faith he has put into the building.

Lengthy discussion from Mr. Homovec and council.

Mayor Stockford asked Mr. Homovec if he would allow the City and council to tour the building and see what progress has been made.

Council and City staff plan on touring the facility in question on July 9, 2024.

Councilman Sharp mentioned he was fed up with all the excuses given.

City Manager Mackie stated staff has done do diligences and feel the agreement is not being met on Mr. Homovec's end.

Motion by Councilman Sharp, support by Councilmember Pratt to adjourn the public hearing for the IFE Certificate from Corecoyle Composites LLC until July 15, 2024.

All ayes. Motion carried.

Motion by Councilman Wolfram, support by Councilmember Vear to reconvene the public hearing for the IFE Certificate from Corecoyle Composites LLC on July 15, 2024 at 7:00 p.m.

All ayes. Motion carried.

Old Business

None

New Business

A. City Council Rules and Procedure Update

On May 30, 2024, the O&G Committee held a public meeting. One of the items on their agenda was requests for opinions from the City Attorney. After discussion, the O&G Committee voted to recommend to the full Council adding the following section:

10.7 Legal Opinions. All legal opinions sought by a member or members of the Council shall first be approved by a majority vote of the Council at a regularly scheduled meeting.

Discussion ensued on how to go about seeking legal opinion. Questions that would require more in-depth research, outside Council meetings refer the information to City Manager Mackie and allow him to get it to attorney. Any correspondence with attorney the City Manager will also be included.

No action taken.

B. Employee Handbook Update

On May 13th and 30th the O&G Committee held public meetings. One of the items on their agenda was conflict of interest rules in the City's Employee Handbook. Specifically the discussion pertained to the Personal Relationships in the Workplace policy. After discussion and consultation with the City Attorney, the O&G Committee voted to recommend to Council updating the current policy mentioned previously.

Motion by Councilman Sharp, support by Councilman Vear, to approve the amended personal relationships policy as presented.

All ayes. Motion carried.

C. Transportation Alternative Program (TAP) Grant Resolution

Motion by Councilman Stuchell, support by Councilman Vear, to approve the Transportation Alternative Program (TAP) Grant. **Resolution #3607.**

All ayes. Motion carried.

D. International Brotherhood of Teamsters Local 214

The newly negotiated contract between the City of Hillsdale and the International Brotherhood of Teamsters Local 214 for City Council approval was presented. The contract is for three-years from July 1, 2024 – June 30, 2027. Items to note in the contract include:

Increase wages in Year 1 - 5%, Year 2 - 4% and year 3 - 3% increases.

Year 1 \$500.00 signing bonus. Years 2 and 3 \$500 retention bonus.

CDL training payback agreement for all employees that leave employment before 2-years of service.

Increase 8 hours to 10 hours of on-call pay.

Change Employer provided uniforms to approved clothing with City logo.

Addition of Juneteenth off as a holiday.

Discussion ensued with holiday paid and senior employee paid vacation.

Motion by Councilman Vear, support by Councilman Stuchell to approve the International Brotherhood of Teamsters Local 214 Agreement as presented.

All ayes. Motion carried.

E. Homelessness Taskforce Report and Policy Recommendations

The Homeless Task Force meet on Wednesday, June 5, 2024 to review information and come up with policy recommendations for homelessness. Stephanie Stockford, Chairperson and fellow Taskforce member Josiah Lippincott reviewed the report and gave recommendations to council.

No action taken.

Miscellaneous Reports

A. Proclamations – None

B. Appointment- None

C. Other- None

General Public Comment

Dennis Wainscott, 34 Garden St., read the Homelessness Taskforce report and stated it was good but disagrees with some of it. The Police can't do it all. It is a community issue.

Missy DesJardin, Hillsdale Community Thrift, commented on the homelessness and stated that the number one problem is no affordable housing available and gave some stats from other areas.

City Manager Report

Thanked everyone involved in putting the Train and Mrs. Stock's Park celebration together. It was a great weekend.

CBDG Projects are going on Willow/Marion St. area will be wrapping up in the next few weeks.

Westwood Project going strong and moving along.

W. St. Joe St. is coming along and the Airport terminal project is going to start shortly.

High numbers of participants from the Recreation Department for Baseball and Softball as well as T-ball and Coach pitch.

Council Comment

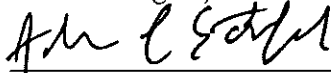
Councilman Morrissey stated when he read the Homelessness report it doesn't criminalize the homeless but the crimes.

Adjournment

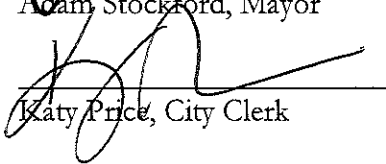
Motion by Councilmember Sharp, seconded by Councilmember Pratt to adjourn the meeting.

By a voice vote, the motion passed unanimously.

The meeting adjourned at 9:33 p.m.



Adam Stockford, Mayor



Katy Price, City Clerk