

**CITY COUNCIL  
121 N CHURCH STREET, HUDSON, MI  
REGULAR MEETING  
August 5, 2025 at 7:00 pm**

**748446:**

The regular meeting was called to order by Mayor Daniel Schudel at 7:00 pm in the Council Chambers.

ROLL CALL: PRESENT: Brandi Clark, Greg Hillegas, Natalie Loop, Daniel Schudel, Carl Sword and Nicole Williams

ABSENT: Lisa Enerson

ALSO PRESENT: Sara Schudel, Bruce VanWieren, William Leon, Paula Austin, Cindy Corner, Rob Hall, Candi Best, Police Chief Ron Keck, DPW Superintendent Jay Best, WWTP Superintendent Josh Mattek, Barb Ireland – Hudson Post Gazette, City Manager Charles Weir and City Clerk Jeaniene McClellan

**ORDERS OF THE DAY:****Excuse Absent Members:****748447:**

Motion by Brandi Clark, seconded by Natalie Loop **approve to excuse Lisa Enerson from the meeting.** CARRIED 5-1 by roll call (Schudel, Clark, Loop, Sword, Williams -yes Hillegas – no)

**Approval of minutes dated July 15, 2025:****748448:**

Motion by Natalie Loop, seconded by Greg Hillegas **to approve minutes of July 15, 2025 and place on file.** CARRIED 6-0 by roll call

**PUBLIC COMMENT:**

Public Comments were heard.

**NEW BUSINESS:****Approve: Variance 25-01 – 106 Jefferson Street – DayCare:**

Aislin Grundy from 106 Jefferson Street has filed a variance with the City to have a daycare in her home. The Planning Commission on July 28<sup>th</sup> approved this request and has forward this on to Council for their final approval.

**748449:**

Motion by Carl Sword, seconded by Greg Hillegas to **approve the variance 25-01 – 106 Jefferson Street for a daycare inside the home.** CARRIED 6-0 by roll call

**Approve: Bid for Concrete Work:**

We have areas of street curb, on Tiffin, Wilcox, Summit Streets and South Maple Grove Avenue that need to be replaced. The driveway approach on South Church Street at the Community Center driveway needs to be replaced as well.

Mr Best has requested quotes from four contractors for the work. Two of them did not return his repeated phone calls. One said it was too small of a job for them to consider. We received a bid from Tri State Concrete out of Pittsford Michigan.

Tri State Concrete bid price is \$11,600.00. The quote states that if all the repairs are approved with them, the price would be \$10,400.00

Tri State Concrete has done projects in the city previously.

Funds from Major and Local Streets budget lines will be used to pay the expense. The budget currently has \$150,000.00 in the Major Street Restoration line, and \$170,000.00 in the Local Streets. This will still leave enough money for the planned street paving projects planned this year.

The current combined cash balance in the Major and Local Street Fund is \$422,477.83.

**748450:**

Motion by Natalie Loop, seconded by Brandi Clark to **approve the concrete repair bid from Tri State Concrete for the repairs on Tiffin, Summit, South Church, and South Maple Grove Avenue, in the amount of \$10,400.00.** CARRIED 6-0 by roll call

**Authorize: Purchase of Furnace and Air Conditioner Replacement:**

2 bids received.

Mechanical Extremes, Cement City

1. \$10,975 Carrier, 96.5% Efficient one stage furnace and air conditioner.
2. \$12,250 Carrier, 97% Efficient two stage furnace and air conditioner.

Note: Mechanical Extremes inspected our units and said they would need to be adjustments to bring it up to the current code. This was considered in their pricing.

Excel, Hudson

1. \$10,245 Payne, 95% Efficiency, one stage furnace and air conditioner.
2. \$12,690 Payne, 96% Efficiency two stage furnace and air conditioner.

Note: Excel has been used for all our repairs and/or maintenance requirements for the past several years.

Both items are in the City's Capital Improvement Plan. The HPD building maintenance budget line is \$2,500.00. If approved by the Council, a mid FY budget amendment would be made with the General Fund. The current cash balance in the General Fund is \$908,980.71.

**748451:**

Motion by Greg Hillegas, seconded by Nicole Williams to **authorize a purchase to replace the furnace and air conditioner unit with Mechanical Extremes in the amount of \$12,250.00.**

CARRIED 5-1 by roll call (Schudel, Clark, Hillegas, Sword, Williams – yes Loop – no)

**Approve: Street Paving:**

The city has budgeted \$150,000 for Major Streets and \$170,000 for repairs/reconstruction FY 2025-2026.

At the July 15<sup>th</sup> Council meeting the Council approved a bid from Belson Asphalt Paving Inc. to pave the boulevard section of N. Maple Grove for \$92,716.00.

The west section of Mechanic Street from St. Giles to the bridge, School Street from S. Maple Grove to Spring Street, and Wood Street from Johnson to East Main Street are in very poor condition and need repaving.

We have bids from two contractors for the paving of these streets.

K & B Asphalt Sealcoating Inc. \$156,611.80

Belson Asphalt Paving Inc. \$166,115.00

The bid from Belson is higher but logistically is in a better position to get the paving done sooner due to having the street milling machine scheduled to be in the city August 13<sup>th</sup> for the N. Maple Grove section. Once N. Maple Grove is milled, it can move on to the other streets immediately. We tried to contact K & B for a start time if approved but did not receive a response.

We asked Belson for a price to repave the driveway back to the Wastewater Treatment Plant which was quoted at \$23,922.00. We did not get a price from K & B on the driveway.

**748452:**

Motion by Natalie Loop, seconded by Brandi Clark to **approve the paving of Wood, School, and Mechanic Streets along with the WWTP driveway in the amount of \$190,037.00.** CARRIED 6-0 by roll call

**Approve: City Manager Position and Public Survey Questionnaire:**

The new City Manager search committee has had two meetings. In the process Mr Weir had found some old documentation on a previous city manager search done in 2009 by a search firm. He was able to get some useful information for the city's efforts for this search.

With the information gathered and the discussions with the committee members, the two documents were drafted. The one document is the advertising document for the position and the other is a public survey document getting input from the public on what they think are important skills/attributes for the new City Manager. The committee members thought the survey may be helpful to the city in the selection process.

If these documents are approved by the Council, Mr Weir will post the position opening on the City, MML, Indeed, LinkedIn, and Zip Recruiter websites. The Public Survey questionnaire will be sent out with next month's utility bills.

If approved, both documents are to be returned to City Hall by September 15, 2025.

**748453:**

Motion by Greg Hillegas, seconded by Carl Sword to **approve the posting of the city manager position and the public survey.** CARRIED 6-0 by roll call

**UNFINISHED BUSINESS:****Bills:**

Bills to Council  
August 5, 2025

**Bills to be Approve**

|       |        |  |
|-------|--------|--|
|       | \$0.00 |  |
| Total | \$0.00 |  |

**Bills to be Confirmed**

|                      |             |                      |
|----------------------|-------------|----------------------|
| Wolverine            | \$13,200.00 | Crack Sealing        |
| County National Bank | \$28,204.72 | Vactor Truck Payment |
| Total                | \$41,404.72 |                      |

**748454:**

Motion by Carl Sword, seconded by Natalie Loop to **approve to pay the bills.** CARRIED 6-0 by roll call

**Account Balances and Check Register:****Account Balances:**

|                                    |              |
|------------------------------------|--------------|
| General Fund                       | \$908,980.71 |
| Cemetery Trust Fund                | \$ 0.00      |
| Major Street Fund                  | \$380,583.65 |
| Local Street Fund                  | \$ 41,393.72 |
| Fire Department Fund               | \$137,755.30 |
| Recreation Fund                    | \$ 482.11    |
| Cemetery Foundation                | \$ 27,945.79 |
| Ambulance                          | \$ 53,374.63 |
| Community Center                   | \$ 34,875.86 |
| Income Tax Fund                    | \$209,645.62 |
| Downtown Development               | \$ 19,151.29 |
| Thompson Museum Fund               | \$ 0.00      |
| Library Fund                       | \$ 0.00      |
| Thompson Library Fund              | \$ 0.00      |
| Museum Fund                        | \$ 10,184.28 |
| Industrial Park Fund               | \$ 10,132.28 |
| 2021 Capital Improvement Bond Fund | \$ 5,171.34  |
| Water and Sewer Fund               | \$286,999.23 |
| Motor Veh and Equip Fund           | \$225,452.49 |
| Property Tax Collection            | \$ 51,360.19 |
| Payroll Fund                       | \$ 30,327.15 |
| Sidewalk Fund                      | \$ 17,730.72 |

**748455:**

Motion by Carl Sword, seconded by Brandi Clark to **accept the account balances and check register and place on file.** CARRIED 6-0 by roll call

**MINUTES FROM OTHER BOARDS AND COMMISSIONS:****Recreation Advisory Board Minutes dated June 23, 2025:****748456:**

Motion by Brandi Clark, seconded by Greg Hillegas to **accept the Recreation Advisory Board Minutes dated June 23, 2025 and place on file.** CARRIED 6-0 by roll call

**Planning Commission Minutes dated June 23, 2025 & July 28, 2025****748457:**

Motion by Carl Sword, seconded by Natalie Loop to accept the Planning Commission Minutes dated June 23, 2025 & July 28, 2025 and place on file. CARRIED 6-0 by roll call

**COUNCIL COMMENTS:**

Council comments were heard.

**MANAGER'S REPORT:**

- The MDOT traffic light upgrade at Church and Main Street scheduled for the summer in 2027 is moving forward. They will be replacing the lights and poles with what they call a “box span design” using galvanized poles. Mr Weir inquired about using a “mast arm” design with powder coated black poles to blend in better with the historic downtown. The city would be responsible for the difference in cost. The estimated cost is \$125,000.00. This is not likely possible unless alternative funding can be realized. There will be some sidewalk considerations that will need to be considered as well.
- Mr Weir received an email response from the Reading Emergency Unit about the fee schedule agreement that he proposed to them, which was fair and equitable to both REU and Hudson ALS. REU advised that their legal counsel advised them not to sign an agreement until after the Hillsdale County Ambulance Services Contract is renewed December 2025. He advised the REU that the Hudson Ambulance Service will continue to invoice them and fully intend to collect at some point at the direction of the City Council.
- Mr Weir received an email update from the Department on Aging that at the end of September they will have occupancy and move into the kitchen at the new Adrian site. They anticipate that at the end of October they will begin moving their inventory and equipment to the new location. The Department on Aging will still be using the Community Center but will no longer be prepping meals in Hudson.
- The FY 2024-2025 audit by Shea & Associates started on Monday July 28. Due to Megan's organizational skills, it only took them a day and half instead of the usual scheduled full week to get the first part of the audit done. Good job Megan. The audit report will be completed and presented to the Council September/October.
- On August 6th Mr Best and Mr Weir will be attending a preconstruction meeting for the dump truck build. This will bring everyone together to make sure all the details are worked out before the building begins.
- At the July 28th Planning Commission meeting the Commissioners worked on the ordinance changes regarding daycares and home-based businesses in the residential districts. Mr Weir will have it on the August 19th Council meeting agenda for review and the first reading.

**ADJOURNMENT:**

**748458:**

Motion by Brandi Clark, seconded by Nicole Williams to **adjourn the meeting at 7:42 pm**

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

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