

**CITY COUNCIL
121 N CHURCH STREET, HUDSON, MI
REGULAR MEETING
September 1, 2026 at 7:00 pm**

748751:

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

ROLL CALL: PRESENT: Daniel Schudel, Brandi Clark, Greg Hillegas, Barbara Ireland, Diane Mills, Carl Sword and Nicole Williams

ABSENT: None

ALSO PRESENT: Alec Mansfield, Debbie Davis, Devin & Sierra Sandahl, Dani Schudel, Lenawee County Commissioner David Augunst, Mike Ash, Bruce VanWieren, Kimberly Adams, Pam Smoke, Fire Chief Jerry Tanner, Police Chief Ron Keck, WWTP Superintendent Josh Mattek, DPW Superintendent Jay Best, Ambulance Director Jim Stevens, City Manager Jeremiah Davies, and City Clerk Jeaniene McClellan.

ORDERS OF THE DAY:**Setting the Agenda:****748752:**

Motion by Nicole Williams, seconded by Greg Hillegas **to add “No parking on Main Street for the Homecoming Parade” under New Business Item B.** CARRIED 7-0 by roll call

Approval of minutes dated August 18, 2026:**748753:**

Motion by Carl Sword, seconded by Brandi Clark **to approve the minutes from August 18, 2026 and place on file.** CARRIED 7-0 by roll call

PUBLIC COMMENT:

Public Comments were heard.

NEW BUSINESS:**City Owned Residential Lots:**

The City currently owns vacant residential properties at the following locations:

- 500 Tiffin Street Block
- 225 Grove Street
- Two lots located on the 200 block of North Market Street

These three locations, comprising four individual lots, are not currently used for municipal purposes and require ongoing maintenance by the City.

Before the properties are marketed, staff will verify each parcel's legal description, zoning classification, dimensions, utility availability, easements, and suitability as an independently buildable lot. Staff will also obtain reasonable market-value information and confirm the appropriate sale procedure with the City Attorney. Depending on the size and buildability of each parcel, the properties may be marketed for residential development or offered to adjoining property owners for possible lot combinations.

Section 12.1 of the City Charter requires the affirmative vote of at least four members of the City Council for the sale of City-owned real estate. Therefore, any purchase agreement or proposed conveyance resulting from the marketing process will be returned to the City Council for final approval.

748754:

Motion by Brandi Clark, seconded by Greg Hillegas to **authorize the city Manager to solicit and select a qualified licensed real estate broker with experience in vacant residential land and municipal or comparable public-sector property transactions. The selected broker will assist with valuation, marketing, and the solicitation of offers. The City will reserve the right to reject any or all offers, and any final sale will remain subject to City Council approval and all applicable Charter, ordinance, and statutory requirements. Also go through Planning Commission before bringing it back to Council.** CARRIED 7-0 by roll call

No Parking on Main Street during the Hudson High School Homecoming Parade:

The Hudson High School Homecoming Parade will be held on Friday, September 18th. The parade line-up will originate on Tiffin Street at approximately 5:45 p.m. The parade will commence west on M-34 to US 127 turning north on US 127 and continue north to Tiger Drive at Thompson Field.

An advanced notice of permitted activity will be sent to MDOT for permission to close Main Street for the duration of the parade. We request that Council authorize "no parking" in the 200 and 300 block of W. Main Street from approximately 5:30 p.m. to 6:30 p.m. for the parade. This will allow for a safer environment for the children and others attending the parade. Allowing parking on Main Street causes people to stand in between the cars and/or on the inside of the cars in the parade route.

If Council authorizes “no parking” in the 200 and 300 block of W. Main Street for the parade, DPW and HPD will take care of setting up and removing the appropriate barricades. In the event that parking can be opened up sooner than 6:30 p.m., they will do so.

748755:

Motion by Nicole Williams, seconded by Diane Mills to **authorize “No Parking” in the 200 and 300 block of W. Main Street from 5:30 p.m. until 6:30 p.m. on Friday, September 18, 2026 for the Hudson High School Homecoming Parade.** CARRIED 7-0 by roll call

UNFINISHED BUSINESS:

Bills:

Bills to Council
September 1, 2026

Bills to be Approve

Total	\$0.00	

Bills to be Confirmed

County National Bank	\$13,695.00	2021 Capital Improvement Bond Interest
Huntington National Bank	\$12,099.99	2025 Capital Improvement Bond Interest
Stryker	\$9,180.00	Pediatric Restraints
Total	\$34,974.99	

748756:

Motion by Nicole Williams, seconded by Greg Hillegas **approve to pay the bills.** CARRIED 7-0 by roll

Account Balances and Check Register:

Account Balances:

General Fund	\$ 876,395.63
Cemetery Trust Fund	\$ 0.00
Major Street Fund	\$ 322,437.20
Local Street Fund	\$ 49,722.51
Fire Department Fund	\$ 199,540.38

Recreation Fund	\$ 0.00
Cemetery Foundation	\$ 77,137.95
Ambulance	\$ 343,049.71
Community Center	\$ 44,304.60
Income Tax Fund	\$ 10,309.92
Downtown Development	\$ 21,554.24
Thompson Museum Fund	\$ 0.00
Library Fund	\$ 0.00
Thompson Library Fund	\$ 0.00
Museum Fund	\$ 13,279.73
Industrial Park Fund	\$ 7,747.23
CWSRF	\$ 37,568.74
2021 Capital Improvement Bond Fund	\$ 13,548.90
2025 Capital Improvement Bond Fund	\$ 87,738.33
Water and Sewer Fund	\$ 602,449.11
Motor Veh and Equip Fund	\$ 162,544.48
Property Tax Collection	\$ 123,006.42
Payroll Fund	\$ 34,060.90
Sidewalk Fund	\$ 18,456.69

748757:

Motion by Carl Sword, seconded by Brandi Clark **to accept the account balances and check register and place on file.** CARRIED 7-0 by roll call

MANAGER'S REPORT:**Police Chief Retirement and Succession Planning:**

- Chief Ronald Keck has formally notified the City of his intention to retire as Chief of Police, effective December 30, 2026. His retirement letter is included with this report. Mr Davies would like to thank Chief Keck for his dedicated service, leadership, and commitment to the safety of the Hudson community. Over the coming months, Mr Davies will work closely with Chief Keck to ensure an orderly transition and begin developing a succession plan that maintains continuity within the Police Department.

Street Paving Preparation:

- DPW continues to repair and rebuild catch basins along Maple, Center, and Division Streets in preparation for the paving project approved at the last Council meeting. Staff is coordinating with the contractor to ensure all necessary maintenance is completed before paving begins later this month. Residents will be notified in advance to help minimize disruptions.

COUNCIL COMMENTS:

Council comments were heard.

ADJOURNMENT:

748758:

Motion by Brandi Clark, seconded by Nicole Williams to **adjourn the meeting at 7:35 pm**

APPROVED: _____
Daniel Schudel, Mayor

ATTEST: _____
Jeaniene McClellan, City Clerk