

**CITY COUNCIL
121 N CHURCH STREET, HUDSON, MI
REGULAR MEETING
August 19, 2025 at 7:00 pm**

748459:

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, Lisa Enerson, Daniel Schudel, Carl Sword and Nicole Williams

ABSENT: Natalie Loop

ALSO PRESENT: Sara Schudel, Cindy Corner, Kelly Bailey, Katie Engle, Ron Rayba, Nicole Chase, DPW Superintendent Jay Best, Barb Ireland – Hudson Post Gazette, City Manager Charles Weir and City Clerk Jeaniene McClellan

ORDERS OF THE DAY:**Excuse Absent Members:****748460:**

Motion by Carl Sword, seconded by Lisa Enerson **approve to excuse Natalie Loop from the meeting.** CARRIED 6-0 by roll call

Approval of minutes dated August 5, 2025:**748461:**

Motion by Carl Sword, seconded by Greg Hillegas **to approve minutes of August 5, 2025 and place on file.** CARRIED 6-0 by roll call

PUBLIC COMMENT:

Public Comments were heard.

NEW BUSINESS:**Approve: 313 W Main Street Property Lease Agreement:**

The lease with Kelly Bailey for the 313 W. Main Street property is up for renewal September 1, 2025. Mrs. Bailey is currently paying \$350.00 a month for rent. There has been some informal

discussion with the Council about the sale of the building and/or the amount of the rent being adjusted.

Mr. Weir had some discussion with Mrs. Bailey asking if she would be interested in purchasing the building but declined at this time. He advised Mrs. Bailey that the rent will be increased to \$550.00 a month at the time of the lease renewal. Mrs. Bailey advised him that she does want to continue to lease the building. The \$550.00 a month rent will match the rental price of the other city building at 217 W. Main Street.

The lease term is for 3 years (36 months) and will expire August 31, 2028.

748462:

Motion by Brandi Clark, seconded by Nicole Chase to **approve the 3-year lease agreement at 313 W. Main Street with Kelly Bailey in the amount of \$550.00 a month and authorize the city manager to sign the lease agreement.** CARRIED 6-0 by roll call

Approve: 1st Reading – Ordinance 410-25 Amending Home Businesses:

Starting in the fall of 2023 there was some discussion about home-based occupations operating in the residential districts and how the current city ordinance was very restrictive on what types of home occupations are allowed.

The Planning Commission is recommending the ordinance be amended to allow residents the ability to operate a broader range of home-based occupations. Any occupation(s) not specifically noted as a permitted principle use in the ordinance, residents would still have to go through the variance process for review and recommendation by the Planning Commission and forwarded to the City Council for approval.

The proposed ordinance amendments were sent to the Council members and it is also online.

Mr. Weir sent the proposed amendments to the City Attorney, and with a few changes, he has advised there are no issues with the amendments.

748463:

Motion by Lisa Enerson, seconded by Greg Hillegas to **approve the first reading and waive the actual reading of Ordinance No. 410-25 amending Chapter 19, residential districts residential home occupations.** CARRIED 6-0 by roll call

Approve: Water Meter Auto Reads:

DPW would like Council to consider the purchase of 64 Smartpoint 510M single port meter transceiver. This is an auto-read feature we have to read meters in the city. The Smartpoints have been in service for 10 years and have a shelf life of the same. These units are not serviceable but discarded after they fail.

We would like to install 54 and have 10 on the shelf for failures in the future. The units are \$210.00 a unit. With the installation of the units, it will cut labor hours per month for reading times and

have units on the shelf for replacements. The city started replacing these 10 plus years ago with the goal of having them city wide. There are currently 369 of these in service. The city has 982 meters in the system.

We have budgeted (\$15,000) money for the replacements from the capital improvement line item. DPW requests the purchase of 64 510 M Smartpoints for use in the city.

748464:

Motion by Greg Hillegas, seconded by Lisa Enerson to **approve the purchase of 64 510M Smartpoint Auto reads from ETNA Supply in the amount of \$13,440.00.** CARRIED 5-1 by roll call (Clark, Enerson, Hillegas, Sword, Williams – yes Schudel – no).

UNFINISHED BUSINESS:

Bills:

Bills to Council
August 19, 2025

Bills to be Approve

Michigan Finance Authority	\$272,450.00	Sewer Bond Payment
County National Bank	\$83,565.00	Capital Improvement Bond Payment
Michigan Municipal League	\$7,423.00	Workers Compensation Policy
Etna	\$13,440.00	Water Meters
Tri State	\$11,200.00	Concrete Repair Work
Total	\$388,078.00	

Bills to be Confirmed

Nickel & Saph	\$22,285.60	Liability Insurance
Bortons Sand & Gravel	\$5,000.00	Brush Disposal
Total	\$27,285.60	

748465:

Motion by Lisa Enerson, seconded by Nicole Williams to **approve to pay the bills.** CARRIED 6-0 by roll call

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

General Fund	\$878,345.60
Cemetery Trust Fund	\$ 0.00
Major Street Fund	\$406,166.99
Local Street Fund	\$ 47,766.89
Fire Department Fund	\$126,544.37
Recreation Fund	\$ 483.71
Cemetery Foundation	\$ 25,394.57
Ambulance	\$ 45,712.84
Community Center	\$ 36,953.82
Income Tax Fund	\$ 87,753.98
Downtown Development	\$ 19,151.29
Thompson Museum Fund	\$ 0.00
Library Fund	\$ 0.00
Thompson Library Fund	\$ 0.00
Museum Fund	\$ 9,944.19
Industrial Park Fund	\$ 8,965.73
2021 Capital Improvement Bond Fund	\$ 88,753.16
Water and Sewer Fund	\$375,501.93
Motor Veh and Equip Fund	\$202,830.07
Property Tax Collection	\$ 5,760.05
Payroll Fund	\$ 5,916.23
Sidewalk Fund	\$ 17,788.38

748466:

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

Department Head Reports:**748467:**

Motion by Lisa Enerson, seconded by Brandi Clark to **accept the Department Head Reports and place on file.** CARRIED 6-0 by roll call

COUNCIL COMMENTS:

Council comments were heard.

MANAGER'S REPORT:

- The closing on the sale of the 400 Railroad Street property to Marry Properties LLC was done on Friday August 15th. \$24,675.00 has been deposited in the city bank account. Marry Properties LLC will be responsible for the maintenance of the property going forward.
- The street paving projects FY 2025-2026 are underway and expected to be completed August 20th. The north end on North Maple Grove Avenue has been completed. Wood, School, and Mechanic Streets are well underway, and partial paving has been done at this point. The concrete projects are approximately 60% completed as well. If all goes well and the weather permits, the projects will be completed by the 23rd of August.
- Manager search update: The job posting has been placed on the city, MML, Indeed and Zip Recruiter websites. Mr Weir had a problem with LinkedIn. Indeed, and Zip Recruiter sites are the most frequently used sites for employers and job seekers. These sites use the job description and qualifications to help build a pool of applicants. The total costs for advertising on these sites for the time frame \$1,299.00. We have received several resumes but have currently identified 18 potential candidates thus far that have varying education and experience with management and finances. 4 of the 18 have local government experience. The city has received 21 electronic responses to the City Manager survey that was put out. After September 15th, the City Manager Search Committee will meet and review the resumes and surveys.
- 138 Lafayette Street pre-trial court date has been set again for September 29, 2025. Mr Weir is trying to set up a time and he can personally talk with the Judge about the case to see if it can be expedited.

ADJOURNMENT:**748468:**

Motion by Lisa Enerson, seconded by Brandi Clark to **adjourn the meeting at 7:33 pm**

APPROVED: _____
Daniel Schudel, Mayor

ATTEST: _____
Jeaniene McClellan, City Clerk