

**PLANNING COMMISSION  
121 N. CHURCH STREET – HUDSON MI  
REGULAR MEETING  
March 23, 2026 at 6:30 pm**

The Regular Meeting was called to order by Chairperson Brad VandeZande at 6:36 p.m.

ROLL CALL: PRESENT: Jack Donaldson, Devin Sandahl, Brad VandeZande and Sean Williams

ABSENT: Rob Hall

OTHERS: Sierra Sandahl, City Manager Jeremiah Davies and City Clerk Jeaniene McClellan

**ORDERS OF THE DAY:**

**Excuse Absent Members:**

Motion by Sean Williams, seconded by Jack Donaldson to **approve Rob Hall from the meeting.**  
CARRIED by voice vote.

**Minutes dated December 22, 2025:**

Motion by Sean Williams, seconded by Devin Sandahl to **approve the minutes dated December 22, 2025 with corrections and place on file.** CARRIED by voice vote.

**Public Comment:**

No Public Comment was received.

**NEW BUSINESS:**

**Capital Improvement Plan 2026-2031:**

The attached Capital Improvement Plan has been revised to reflect the City’s current financial capacity and a more realistic, implementation-focused approach. The first year of the plan includes only those projects that are funded and expected to be completed, including the annual street program supported by Act 51 funding, completion of the dump truck equipment purchase, and the previously authorized boiler replacement funded through bond proceeds. Due to limited discretionary revenue, capital activity beyond street improvements is minimal, and most projects in the out-years are identified for planning purposes only and are dependent on grant fund, financing, or future budget capacity. This approach ensures the Capital Improvement Plan remains a practical and transparent planning tool rather than a list of unfunded projects.

**Plan Year 2026-2027:**

<b>Department</b>	<b>Project</b>	<b>Estimated Cost</b>	<b>Useful Life (Years)</b>	<b>Primary Funding Source</b>
DPW	Dump Truck Outfit (Phase 2)	\$110,000	10-15	Motor Vehicle Fund
Facilities	Boiler Replacement	\$250,000	20+	2025 CIP Bond Proceeds

Streets	Major & Local Streets Improvements	\$300,000	10-15	Major & Local Streets Fund
DPW	Lead Service Line Replacement (Ongoing Program)	\$40,000	50	Utility Fund / Grants
Sewer	Maple Grove Sewer	TBD	---	TBD (Grant/Future Financing)

**Total Fiscal Year 2026-2027: \$700,000<sup>+</sup>**

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**Plan Year 2027-2028:**

Department	Project	Estimated Cost	Useful Life (Years)	Primary Funding Source
Streets	Major & Local Street Improvements	\$300,000	10-15	Major & Local Street Fund
DPW	Water Meter Replacement	\$15,000	10	Utility Fund
DPW	Hydrant Replacement	\$15,000	25-50	Utility Fund
DPW	Lead Service Line Replacement (Ongoing Program)	\$40,000 <sup>+</sup>	50	Utility Fund / Grants
ALS	Ambulance Replacement	\$200,000	8-10	Grant / Financing
Sewer	Maple Grove Sewer	TBD	---	TBD

**Total Fiscal Year 2027-2028: \$570,000<sup>+</sup>**

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**Plan Year 2028-2029:**

Department	Project	Estimated Cost	Useful Life (Years)	Primary Funding Source
Streets	Major & Local Street Improvements	\$300,000	10-15	Major & Local Street Fund
Sidewalks	Sidewalk Program	\$30,000	10-15	General Fund (If Available)
Parks	Park Improvements	\$15,000	10-15	General Fund (If Available)
DPW	Equipment Replacement (Backhoe/Leaf Truck)	\$150,000- \$180,000	10-15	Motor Vehicle Fund/Financing
DPW	Lead Service Line Replacement (Ongoing Program)	\$40,000 <sup>+</sup>	50	Utility Fund / Grants
Sewer	Maple Grove Sewer	TBD	---	Grant/Financing

**Total Fiscal Year 2028-2029: \$565,000<sup>+</sup>**

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**Plan Year 2029-2030:**

Department	Project	Estimated Cost	Useful Life	Primary
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			(Years)	Funding Source
Streets	Major & Local Street Improvements	\$300,000	10-15	Major & Local Street Fund
Sidewalks	Sidewalk Program	\$30,000	10-15	General Fund (If Available)
Parks	Park Improvements	\$15,000	10-15	General Fund (If Available)
WWTP	Equipment/System Improvements	\$100,000+	15-25	Utility Fund / Grants
DPW	Lead Service Line Replacement (Ongoing Program)	\$40,000+	50	Utility Fund / Grants
Sewer	Maple Grove Sewer	TBD	---	Grant/Financing

**Total Fiscal Year 2029-2030: \$385,000+ (excluding major project funding)**

**Plan Year 2030-2031:**

Department	Project	Estimated Cost	Useful Life (Years)	Primary Funding Source
Streets	Major & Local Street Improvements	\$300,000	10-15	Major & Local Street Fund
Fire	Fire Truck Replacement	\$900,000	20	Financing/Millage/Grant
ALS	Ambulance / Equipment	TBD	8-10	Grant/Financing
DPW	Water System Improvement	TBD	---	Utility Fund/Grants
DPW	Lead Service Line Replacement (Ongoing Program)	\$40,000+	50	Utility Fund / Grants

**Total Fiscal Year 2030-2031: TBD**

Major Debt Components (for context)

- Wastewater Treatment Plant Bond
  - \$300,000+ annually (largest obligation)
- Capital Improvement Bond (2021)
  - \$97,000 annually
- Fire Truck (2019)
  - \$62,000 annually
- 2017 Ambulance
  - \$28,000 annually
- 2023 Ambulance
  - \$17,000 annually
- Vector Truck
  - \$28,000 annually

- State Revolving Fund (Water Project)
  - \$15,000 - \$18,000 annually
  
- 2025 Capital Improvement Bond (new)
  - \$40,000 annually

These ongoing obligations represent a substantial portion of the City’s available financial resources and significantly limit the ability to undertake additional capital projects without external funding sources such as grants or new financing.

Motion by Jack Donaldson, seconded by Devin Sandahl to **approve the Capital Improvement Plan for 2026-2031 as presented and forward to Council for their acceptance.** CARRIED by voice vote.

**Frontier Permit:**

Frontier has pulled permits to install new aerial and underground fiber cables around the city. City Manager Jeremiah Davies has asked the representative from Frontier to come to Council on the meeting of April 17<sup>th</sup> to let them know what they have planned for the city.

**Land Split:**

The parcel XH0-315-1440-00 has offered to split the property west of the garrison drain to join the parcel at XH0-315-1460-00. The zoning is presently Industrial and after the split they will ask the planning commission to rezone the additional property to residential.

*The commissioners stated that they do not see any problems with the split and rezoning the parcel to residential.*

The parcel XH0-305-8106-00 is asking to rebuild his primary home behind the current house due to his disability. He would like to stay in the current house until the new home could be built for his personal needs and then after he moves in, he would demolish the current house.

*The commissioners stated they would approve this but they need a timeline and surety bond of some kind to make sure the project stays on time.*

**COMMISSION COMMENTS:**

Commissioner Comments were heard

**ADJOURNMENT:**

**Adjourn the meeting at 8:17 p.m.**

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