

**CITY COUNCIL
121 N CHURCH STREET, HUDSON, MI
REGULAR MEETING
May 5, 2026 at 7:00 pm**

748645:

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, Carl Sword and Nicole Williams

ABSENT: Natalie Loop

ALSO PRESENT: Devin Sandahl, Tammy Jewell, Bruce VanWieren, Cindy Corner, Alec Mansfield, DPW Superintendent Jay Best, Police Chief Ron Keck, Ambulance Director Jim Stevens, WWTP Superintendent Joshua Mattek, City Manager Jeremiah Davies, City Clerk Jeaniene McClellan and others.

ORDERS OF THE DAY:

Excuse Absent Members:

748646:

Motion by Barb Ireland, seconded by Greg Hillegas **to approve to excuse Natalie Loop from the meeting.** CARRIED 6-0 by roll call

Setting the Agenda:

748647:

Motion by Brandi Clark, seconded by Nicole Williams **to add DPW Union Negotiations under New Business Item F when the Council is in the Closed Session.** CARRIED 6-0 by roll call

Approval of minutes dated April 21, 2026:

748648:

Motion by Carl Sword, seconded by Greg Hillegas **to approve minutes of April 21, 2026 and place on file.** CARRIED 6-0 by roll call

PUBLIC COMMENT:

Public Comments were heard.

NEW BUSINESS:**Authorize: Street Closure for the 25th Annual Cars for Kids Event:**

The 25th Annual Cars for Kids event will be held again at the eastern side of the Market House parking lot. The proceeds of this event goes to needy children in our community around Christmas time. We request that Council authorize the closure of Lane Street between Main and Railroad Streets on Saturday, June 20, 2026 from 7:00 am – 4:00 pm. The event runs from 9 am to 3 pm, with the extra time to allow for set-up and break-down/cleanup before and after the event.

748649:

Motion by Carl Sword, seconded by Greg Hillegas **authorize the closure of Lane Street between Railroad and Main Streets on Saturday, June 20, 2026 from 7:00 am to 4:00 pm for the 25th annual Cars for Kids event.** CARRIED 6-0 by roll call

Approve: Agreement with Department on Aging:

The agreement between Lenawee County Department of Aging and the City of Hudson has expired.

No changes have been made to the new agreement and the monthly rent will remain at \$850.00. This agreement will expire on May 2030.

748650:

Motion by Brandi Clark, seconded by Carl Sword **to approve the agreement between Lenawee County Department on Aging and the City of Hudson's Community Center and authorize the City Manager to sign the agreement.** CARRIED 6-0 by roll call

Approve: Rezoning Vacant Lot from Industrial to Residential:

Bruce Isendower is the owner of 400 E Main and the vacant lot 145 in the First Addition to Assessor's Plat No 3. Currently the vacant lot is zoned Industrial and he is asking to have the lot 145 to be rezoned to Residential.

At the Planning Commission on April 27, 2026 the commissioners had a public hearing and approved his request to have this lot rezoned. We are asking for the final approval by the Council to grant the request to rezone the vacant lot.

748651:

Motion by Carl Sword, seconded by Barb Ireland **to approve to rezone Lot 145 in the First Addition to Assessor's Plat No 3 from Industrial to Residential.** CARRIED 6-0 by roll call

Set the Public Hearing for the 2026-2027 Budget:

Currently, there are still minor edits to the budget being made and the budget subcommittee meeting has been changed to May 7th at 3pm.

The City needs to set a Public Hearing date for the adoption of the FY 2026/27 City Budget and the Truth In Taxation setting of the City Millage rate.

The recommendation to set the Public Hearing will be Tuesday, May 19, 2026. If council recommends any further budget changes at the public hearing, we will then set a special meeting for the final budget adoption.

748652:

Motion by Brandi Clark, seconded by Nicole Williams **to set the Public Hearing for adoption of the FY 2026/2027 City Budget and the Truth In Taxation setting of the City Millage rate for Tuesday, May 19, 2026.** CARRIED 6-0 by roll call

EXECUTIVE SESSION: OMA Sec. 8 (a) City Manager Performance Evaluation:

Jeremiah Davies has submitted a written request to enter into Executive Session in order to complete his 90 day performance evaluation. Each Council member was given an evaluation form to complete and discuss during the executive session.

EXECUTIVE SESSION: OMA Sec. 8 (c) DPW Union Negotiation:

The City is currently engaged in ongoing labor discussions with Operating Engineers Local 324. These discussions involve negotiation strategy, contract terms, and related considerations that are exempt from open meeting requirements under state law. Entering into Executive Session will allow Council to receive updates, provide direction, and discuss negotiation parameters in a confidential setting.

748653:

Motion by Brandi Clark, seconded by Carl Sword **to go into executive session per OMA Section 8 (a) for the City Manager's performance evaluation and OMA Section 8 (c) for the DPW Union Negotiations.** CARRIED 6-0 by roll call

In : 7:26 pm
Out : 7:57 pm

748654:

Motion by Brandi Clark, seconded by Nicole Williams **give Jeremiah Davies a satisfactory evaluation and to give compensation of 3% along with the rest of the staff.** CARRIED 6-0 by roll call

748655:

Motion by Brandi Clark, seconded by Barb Ireland **to proceed with negotiation as discussed in the closed session.** CARRIED 6-0 by roll call

UNFINISHED BUSINESS:**Bills:**

Bills to Council
April 21, 2026

Bills to be Approve

Total	\$0.00	

Bills to be Confirmed

Lenawee County Treasurer	\$14,271.30	Delinquent Taxes for 225 Grove St
DVM Utilities	\$167,771.16	Maple Grove Sewer Rehab Pymt
Jones & Henry	\$14,118.19	CWSRF Fees
Total	\$196,160.65	

748656:

Motion by Nicole Williams, seconded by Greg Hillegas **to pay the bills.** CARRIED 6-0 by roll call

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

General Fund	\$1,133,494.47
Cemetery Trust Fund	\$ 0.00
Major Street Fund	\$272,316.40
Local Street Fund	(\$ 19,715.11)
Fire Department Fund	\$ 90,938.94
Recreation Fund	\$ 303.55
Cemetery Foundation	\$ 41,322.47
Ambulance	\$258,898.80
Community Center	\$ 37,668.16
Income Tax Fund	\$279,400.34
Downtown Development	\$ 18,151.29
Thompson Museum Fund	\$ 0.00
Library Fund	\$ 0.00
Thompson Library Fund	(\$ 129.18)
Museum Fund	\$ 5,133.20

Industrial Park Fund	\$ 8,188.27
CWSRF	\$ 24,517.17
2021 Capital Improvement Bond Fund	(\$ 11,142.48)
2025 Capital Improvement Bond Fund	\$252,502.57
Water and Sewer Fund	\$232,833.98
Motor Veh and Equip Fund	\$132,116.12
Property Tax Collection	\$1,359.31
Payroll Fund	\$ 1,534.48
Sidewalk Fund	\$ 18,245.21

748657:

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

MINUTES FROM OTHER BOARDS AND COMMISSIONS:**Planning Commission minutes dated March 23, 2026 & April 27, 2026:****748658:**

Motion by Barb Ireland, seconded by Greg Hillegas **to accept the Planning Commission minutes dated March 23rd & April 27, 2026 and place on file.** CARRIED 6-0 by roll call

Recreation Advisory Board minutes dated March 30, 2026 and April 27, 2026**748659:**

Motion by Brandi Clark, seconded by Nicole Williams **to accept the Recreation Advisory Board minutes dated March 30th & April 27, 2026 and place on file.** CARRIED 6-0 by roll call

COUNCIL COMMENTS:

Council comments were heard.

MANAGER'S REPORT:**Infrastructure & Utilities:****Fiber Installation – D & P Communications-**

- D & P Communications has begun underground work related to the installation of new fiber infrastructure throughout the City.
- Staff has established direct lines of communication with project managers to ensure coordination and allow for real-time resolution of any issues that may arise during construction activities.

Wastewater System Improvements-

- Several unplanned but necessary upgrades have recently been completed at the wastewater treatment facility.
- Josh and his crew are to be commended for their responsiveness and strong budget management, which allowed these improvements to be completed using already allocated funds.
- Completed work includes:
 - Sludge circulating pump replacement
 - Automated wasting valve installation
 - New shaft bearings on the oxidation ditch
 - Installation of a 4" plug valve on the RAS line

Regulatory & Environmental:**EPA "Get the Lead Out" (GLO) Initiative-**

- Representatives from the EPA's GLO Initiative team were on-site last week for a three-hour kickoff meeting.
- This meeting marks the beginning of a reexamination of the City's lead service line replacement plans.
- This partnership is expected to provide valuable technical and administrative support moving forward and strengthen the City's long-term compliance efforts.

Community Standards & Enforcement:**Code Enforcement – Blight Reduction-**

- The City has begun ramping up enforcement of code violations, with a targeted focus on addressing blight.
- The goal of this effort is to achieve compliance and improve overall community standards through consistent and fair enforcement.

Administration:**FOIA Request – Income Tax-**

- The City has received a detailed FOIA request related to the City's Income Tax.
- This request comes during an already demanding and aggressive tax season for staff.
- Staff is working diligently to respond while maintaining normal operations.
- We will continue to monitor the situation and keep Council informed should this develop beyond a standard request.

Budget:**Budget Subcommittee Meeting-**

- The Budget Subcommittee meeting has been rescheduled for **Thursday, May 7th, at 3:00 PM.**

ADJOURNMENT:

748660:

Motion by Brandi Clark, seconded by Nicole Williams to **adjourn the meeting at 8:21 pm**

APPROVED: _____
Daniel Schudel, Mayor

ATTEST: _____
Jeaniene McClellan, City Clerk