

**CITY COUNCIL
121 N CHURCH STREET, HUDSON, MI
REGULAR MEETING
December 16, 2025 at 7:00 pm**

748569:

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, Barbara Ireland, Natalie Loop, Daniel Schudel and Nicole Williams

ABSENT: Carl Sword

ALSO PRESENT: Cindy Corner, City Receptionist Samantha Gerig, Melanie Gerig, Devin & Sierra Sandahl, Peter Marowelli – Addison School student, WWTP Superintendent Joshua Mattek, Police Chief Ron Keck, City Manager Charles Weir, City Manager Jeremiah Davies and City Clerk Jeaniene McClellan

ORDERS OF THE DAY:**Excuse Absent Members:****748570:**

Motion by Greg Hillegas, seconded by Brandi Clark **approve to excuse Carl Sword from the meeting.** CARRIED 4-2 by roll call (Clark, Hillegas, Ireland, Williams – yes Schudel, Loop – no)

Approval of minutes dated December 2, 2025:**748571:**

Motion by Greg Hillegas, seconded by Brandi Clark **to approve minutes of December 2, 2025 with corrections and place on file.** CARRIED 6-0 by roll call

PUBLIC COMMENT:

No Public Comments received.

NEW BUSINESS:**Resolution: Darwin Vandevender:**

Darwin Vandevender has served on the City of Hudson DDA from the very beginning on October 28, 2004 to October 2025.

Therefore, we recommend that Council adopt the resolution for Darwin Vandevender, officially commending him for his loyal efforts and dedicated service to the City of Hudson.

748572:

Motion by Natalie Loop, seconded by Nicole Williams to **Adopt the Proclamation acknowledging Darwin Vandevender, commending him for his years of dedicated service to the City of Hudson.** CARRIED 6-0 by roll call

Appoint: Christen Stump to the DDA:

We have a couple of empty seats on the Downtown Development Authority that needs to be filled.

Christen Stump has filled out an application for the Downtown Development Authority. This seat will be for a full term expiring on October 2029.

She meets the requirements to be appointed to the Downtown Development Authority.

748573:

Motion by Nicole Williams, seconded by Natalie Loop to **appoint Christen Stump to the Downtown Development Authority for a full term expiring.** CARRIED 6-0 by roll call

Approve: 225 Grove Street from Lenawee County:

Michigan's Public Act 123 states that after the County's auctions, any property still unsold must be offered to the local City or Village. The City has until December 30, 2025, to respond in writing to the County Treasurer accepting or rejecting the unsold property in our jurisdiction, at 225 Grove Street, Hudson, MI 49247. If there is no communication with the County before December 30th, the property will be automatically deeded to the City of Hudson.

748574:

Motion by Natalie Loop, seconded by Greg Hillegas to **accept in writing, from the County Treasurer, the deed for the property at 225 Grove Street, Hudson MI 49247.** CARRIED 6-0 by roll

Approve: Annual Guideline Resolution for Poverty Exemption:

Each year the Department of Treasury will send the new guidelines for the Board of Review to follow to allow exemptions on property taxes. The State requires an approved Resolution by every governing body.

748575:

Motion by Greg Hillegas, seconded by Nicole Williams to **approve the Resolution adopting the 2026 Annual Guidelines for Poverty Exemptions.** CARRIED 6-0 by roll

Election of Mayor and Mayor Pro Tem:

At the last council meeting we had a citizen ask why the council does not have private votes for the mayor and mayor pro tem. We know the council has the power to either keep this procedure or change it for the future. We have not found this procedure in writing anywhere so if the council would rather have the votes private.

748576:

Motion by Barb Ireland, seconded by Natalie Loop to **elect the Mayor and Pro tem through a secret / private ballot.** CARRIED 6-0 by roll

UNFINISHED BUSINESS:**Bills:**

Bills to Council
December 16, 2025

Bills to be Approve

	\$0.00	
Total	\$0.00	

Bills to be Confirmed

	\$0.00	
Total	\$0.00	

NO BILLS TO BE APPROVED

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

General Fund	\$1,289,941.24
Cemetery Trust Fund	\$ 0.00
Major Street Fund	\$240,537.39
Local Street Fund	\$ 2,940.88
Fire Department Fund	\$ 90,094.96
Recreation Fund	\$ 489.90
Cemetery Foundation	\$ 52,466.25
Ambulance	\$ 32,627.73

Community Center	\$ 35,071.69
Income Tax Fund	\$134,897.51
Downtown Development	\$ 19,151.29
Thompson Museum Fund	\$ 0.00
Library Fund	\$ 0.00
Thompson Library Fund	\$ 0.00
Museum Fund	\$ 8,730.23
Industrial Park Fund	\$ 8,234.54
CWSRF	\$ 17,370.28
2021 Capital Improvement Bond Fund	\$ 57,911.81
2025 Capital Improvement Bond Fund	\$507,525.00
Water and Sewer Fund	\$139,283.81
Motor Veh and Equip Fund	\$235,435.58
Property Tax Collection	\$ 46,707.99
Payroll Fund	\$ 33,292.85
Sidewalk Fund	\$ 18,016.04

748577:

Motion by Nicole Williams, 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:**748578:**

Motion by Barb Ireland, 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:

- A busy and productive first week focused on listening and learning.
- Met with staff and toured various departments to gain an initial bird's-eye view of departmental operations.
- On Tuesday, December 9th, participated in the Meet & Greet hosted at Main Street Perk, an excellent opportunity to connect with business owners and residents and engage in positive conversations regarding community issues and concerns. Thank you to the council members who attended as well.
- Attended the Hudson Kiwanis meeting on Tuesday, another great opportunity to meet local residents and continue building relationships within the community.
- Toured the CSI building with Dan Rogers and Dr. Osborne and learned about the many great initiatives underway in the school district. Also attended the Robotics Competition there on Wednesday, December 10th.

- Attended the Chamber of Commerce meeting held at Karen's Uptown Kafe.
- Spent the week diving into current projects, the budget, and overall city operations.

Overall, it was a great first week. City staff were fantastic to work with and helped make the transition extremely smooth. Mr Davies will be reaching out to council members this week to schedule one-on-one meetings so he can better understand your expectations and hear directly about what drives you and your vision for the City of Hudson.

Jeremiah Davies

ADJOURNMENT:

748579:

Motion by Natalie Loop, seconded by Nicole Williams to **adjourn the meeting at 7:33 pm**

APPROVED: _____
Daniel Schudel, Mayor

ATTEST: _____
Jeaniene McClellan, City Clerk