

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

A G E N D A

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. PLEDGE OF ALLEGIANCE**
- IV. ORDERS OF THE DAY**
 - A. Excuse Absent Members(s)
 - B. Setting the Agenda
 - C. Approval of Minutes of August 5, 2025
- V. PUBLIC COMMENT**
- VI. NEW BUSINESS**
 - A. Approve: 313 W Main Street Property Lease Agreement
 - B. Approve: 1st Reading – Ordinance 410-25 Amending Home Businesses
 - C. Approve: Water Meter Auto Reads
- VII. UNFINISHED BUSINESS**
 - A. Bills
 - B. Account Balances and Check Register
 - C. Department Head Reports
- VIII. CITY MANAGER'S REPORT**
- IX. COUNCIL COMMENTS**
- X. ADJOURNMENT**

Jeaniene McClellan, City Clerk

**** MINUTES FOR THIS MEETING WILL BE AVAILABLE AT HUDSON CITY OFFICE ****
**** 121 N. CHURCH STREET, HUDSON, MI 49247 ****

NOTE: Anyone planning to attend the meeting who has a need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the city clerk's office at (517) 448-8983 forty-eight (48) hours prior to the meeting. Staff will be pleased to make the necessary arrangements to provide necessary reasonable accommodations.

**CITY COUNCIL
121 N CHURCH STREET, HUDSON, MI
REGULAR MEETING
August 5, 2025 at 7:00 pm**

748446:

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, Natalie Loop, Daniel Schudel, Carl Sword and Nicole Williams

ABSENT: Lisa Enerson

ALSO PRESENT: Sara Schudel, Bruce VanWieren, William Leon, Paula Austin, Cindy Corner, Rob Hall, Candi Best, Police Chief Ron Keck, DPW Superintendent Jay Best, WWTP Superintendent Josh Mattek, Barb Ireland – Hudson Post Gazette, City Manager Charles Weir and City Clerk Jeaniene McClellan

ORDERS OF THE DAY:**Excuse Absent Members:****748447:**

Motion by Brandi Clark, seconded by Natalie Loop **approve to excuse Lisa Enerson from the meeting.** CARRIED 5-1 by roll call (Schudel, Clark, Loop, Sword, Williams -yes Hillegas – no)

Approval of minutes dated July 15, 2025:**748448:**

Motion by Natalie Loop, seconded by Greg Hillegas **to approve minutes of July 15, 2025 and place on file.** CARRIED 6-0 by roll call

PUBLIC COMMENT:

Public Comments were heard.

NEW BUSINESS:**Approve: Variance 25-01 – 106 Jefferson Street – DayCare:**

Aislin Grundy from 106 Jefferson Street has filed a variance with the City to have a daycare in her home. The Planning Commission on July 28th approved this request and has forward this on to Council for their final approval.

748449:

Motion by Carl Sword, seconded by Greg Hillegas to **approve the variance 25-01 – 106 Jefferson Street for a daycare inside the home.** CARRIED 6-0 by roll call

Approve: Bid for Concrete Work:

We have areas of street curb, on Tiffin, Wilcox, Summit Streets and South Maple Grove Avenue that need to be replaced. The driveway approach on South Church Street at the Community Center driveway needs to be replaced as well.

Mr Best has requested quotes from four contractors for the work. Two of them did not return his repeated phone calls. One said it was too small of a job for them to consider. We received a bid from Tri State Concrete out of Pittsford Michigan.

Tri State Concrete bid price is \$11,600.00. The quote states that if all the repairs are approved with them, the price would be \$10,400.00

Tri State Concrete has done projects in the city previously.

Funds from Major and Local Streets budget lines will be used to pay the expense. The budget currently has \$150,000.00 in the Major Street Restoration line, and \$170,000.00 in the Local Streets. This will still leave enough money for the planned street paving projects planned this year.

The current combined cash balance in the Major and Local Street Fund is \$422,477.83.

748450:

Motion by Natalie Loop, seconded by Brandi Clark to **approve the concrete repair bid from Tri State Concrete for the repairs on Tiffin, Summit, South Church, and South Maple Grove Avenue, in the amount of \$10,400.00.** CARRIED 6-0 by roll call

Authorize: Purchase of Furnace and Air Conditioner Replacement:

2 bids received.

Mechanical Extremes, Cement City

1. \$10,975 Carrier, 96.5% Efficient one stage furnace and air conditioner.
2. \$12,250 Carrier, 97% Efficient two stage furnace and air conditioner.

Note: Mechanical Extremes inspected our units and said they would need to be adjustments to bring it up to the current code. This was considered in their pricing.

Excel, Hudson

1. \$10,245 Payne, 95% Efficiency, one stage furnace and air conditioner.
2. \$12,690 Payne, 96% Efficiency two stage furnace and air conditioner.

Note: Excel has been used for all our repairs and/or maintenance requirements for the past several years.

Both items are in the City's Capital Improvement Plan. The HPD building maintenance budget line is \$2,500.00. If approved by the Council, a mid FY budget amendment would be made with the General Fund. The current cash balance in the General Fund is \$908,980.71.

748451:

Motion by Greg Hillegas, seconded by Nicole Williams to **authorize a purchase to replace the furnace and air conditioner unit with Mechanical Extremes in the amount of \$12,250.00.**

CARRIED 5-1 by roll call (Schudel, Clark, Hillegas, Sword, Williams – yes Loop – no)

Approve: Street Paving:

The city has budgeted \$150,000 for Major Streets and \$170,000 for repairs/reconstruction FY 2025-2026.

At the July 15th Council meeting the Council approved a bid from Belson Asphalt Paving Inc. to pave the boulevard section of N. Maple Grove for \$92,716.00.

The west section of Mechanic Street from St. Giles to the bridge, School Street from S. Maple Grove to Spring Street, and Wood Street from Johnson to East Main Street are in very poor condition and need repaving.

We have bids from two contractors for the paving of these streets.

K & B Asphalt Sealcoating Inc. \$156,611.80

Belson Asphalt Paving Inc. \$166,115.00

The bid from Belson is higher but logistically is in a better position to get the paving done sooner due to having the street milling machine scheduled to be in the city August 13th for the N. Maple Grove section. Once N. Maple Grove is milled, it can move on to the other streets immediately. We tried to contact K & B for a start time if approved but did not receive a response.

We asked Belson for a price to repave the driveway back to the Wastewater Treatment Plant which was quoted at \$23,922.00. We did not get a price from K & B on the driveway.

748452:

Motion by Natalie Loop, seconded by Brandi Clark to **approve the paving of Wood, School, and Mechanic Streets along with the WWTP driveway in the amount of \$190,037.00.** CARRIED 6-0 by roll call

Approve: City Manager Position and Public Survey Questionnaire:

The new City Manager search committee has had two meetings. In the process Mr Weir had found some old documentation on a previous city manager search done in 2009 by a search firm. He was able to get some useful information for the city's efforts for this search.

With the information gathered and the discussions with the committee members, the two documents were drafted. The one document is the advertising document for the position and the other is a public survey document getting input from the public on what they think are important skills/attributes for the new City Manager. The committee members thought the survey may be helpful to the city in the selection process.

If these documents are approved by the Council, Mr Weir will post the position opening on the City, MML, Indeed, LinkedIn, and Zip Recruiter websites. The Public Survey questionnaire will be sent out with next month's utility bills.

If approved, both documents are to be returned to City Hall by September 15, 2025.

748453:

Motion by Greg Hillegas, seconded by Carl Sword to **approve the posting of the city manager position and the public survey.** CARRIED 6-0 by roll call

UNFINISHED BUSINESS:**Bills:**

Bills to Council
August 5, 2025

Bills to be Approve

	\$0.00	
Total	\$0.00	

Bills to be Confirmed

Wolverine	\$13,200.00	Crack Sealing
County National Bank	\$28,204.72	Vactor Truck Payment
Total	\$41,404.72	

748454:

Motion by Carl Sword, seconded by Natalie Loop to **approve to pay the bills.** CARRIED 6-0 by roll call

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

General Fund	\$908,980.71
Cemetery Trust Fund	\$ 0.00
Major Street Fund	\$380,583.65
Local Street Fund	\$ 41,393.72
Fire Department Fund	\$137,755.30
Recreation Fund	\$ 482.11
Cemetery Foundation	\$ 27,945.79
Ambulance	\$ 53,374.63
Community Center	\$ 34,875.86
Income Tax Fund	\$209,645.62
Downtown Development	\$ 19,151.29
Thompson Museum Fund	\$ 0.00
Library Fund	\$ 0.00
Thompson Library Fund	\$ 0.00
Museum Fund	\$ 10,184.28
Industrial Park Fund	\$ 10,132.28
2021 Capital Improvement Bond Fund	\$ 5,171.34
Water and Sewer Fund	\$286,999.23
Motor Veh and Equip Fund	\$225,452.49
Property Tax Collection	\$ 51,360.19
Payroll Fund	\$ 30,327.15
Sidewalk Fund	\$ 17,730.72

748455:

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

MINUTES FROM OTHER BOARDS AND COMMISSIONS:**Recreation Advisory Board Minutes dated June 23, 2025:****748456:**

Motion by Brandi Clark, seconded by Greg Hillegas to **accept the Recreation Advisory Board Minutes dated June 23, 2025 and place on file.** CARRIED 6-0 by roll call

Planning Commission Minutes dated June 23, 2025 & July 28, 2025**748457:**

Motion by Carl Sword, seconded by Natalie Loop to accept the Planning Commission Minutes dated June 23, 2025 & July 28, 2025 and place on file. CARRIED 6-0 by roll call

COUNCIL COMMENTS:

Council comments were heard.

MANAGER'S REPORT:

- The MDOT traffic light upgrade at Church and Main Street scheduled for the summer in 2027 is moving forward. They will be replacing the lights and poles with what they call a "box span design" using galvanized poles. Mr Weir inquired about using a "mast arm" design with powder coated black poles to blend in better with the historic downtown. The city would be responsible for the difference in cost. The estimated cost is \$125,000.00. This is not likely possible unless alternative funding can be realized. There will be some sidewalk considerations that will need to be considered as well.
- Mr Weir received an email response from the Reading Emergency Unit about the fee schedule agreement that he proposed to them, which was fair and equitable to both REU and Hudson ALS. REU advised that their legal counsel advised them not to sign an agreement until after the Hillsdale County Ambulance Services Contract is renewed December 2025. He advised the REU that the Hudson Ambulance Service will continue to invoice them and fully intend to collect at some point at the direction of the City Council.
- Mr Weir received an email update from the Department on Aging that at the end of September they will have occupancy and move into the kitchen at the new Adrian site. They anticipate that at the end of October they will begin moving their inventory and equipment to the new location. The Department on Aging will still be using the Community Center but will no longer be prepping meals in Hudson.
- The FY 2024-2025 audit by Shea & Associates started on Monday July 28. Due to Megan's organizational skills, it only took them a day and half instead of the usual scheduled full week to get the first part of the audit done. Good job Megan. The audit report will be completed and presented to the Council September/October.
- On August 6th Mr Best and Mr Weir will be attending a preconstruction meeting for the dump truck build. This will bring everyone together to make sure all the details are worked out before the building begins.
- At the July 28th Planning Commission meeting the Commissioners worked on the ordinance changes regarding daycares and home-based businesses in the residential districts. Mr Weir will have it on the August 19th Council meeting agenda for review and the first reading.

ADJOURNMENT:

748458:


Motion by Brandi Clark, seconded by Nicole Williams to **adjourn the meeting at 7:42 pm**

APPROVED: _____
Daniel Schudel, Mayor

ATTEST: _____
Jeaniene McClellan, City Clerk



AGENDA ITEM **REVIEW FORM**

<u>ITEM:</u> 313 W. Main Street Property Lease Agreement	<u>SUBMITTED BY:</u> Charles Weir
<u>ACTION REQUESTED:</u> Discussion and approval of the property lease agreement renewal.	<u>DEPARTMENT:</u> City Manager <u>DATE:</u> August 19, 2025
<u>SUMMARY:</u> 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. I had some discussion with Mrs. Bailey asking if she would be interested in purchasing the building but declined at this time. I advised Mrs. Bailey that the rent will be increased to \$550.00 a month at the time of the lease renewal. Mrs. Bailey advised me 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.	
<u>RECOMMENDATION:</u> 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.	
<u>SIGNATURE:</u> 	<u>TITLE:</u> City Manager

City of Hudson

PROPERTY LEASE

313 W. Main Street,
Hudson, MI 49247

The City of Hudson, a Michigan Municipal Corporation, of 121 N. Church Street, Hudson, Michigan, Lessor, and Kelly Bailey, 2817 Munson Hwy., Hudson, Michigan, Lessee, enter into this Lease subject to the following conditions:

1. **Premises.** Lessor leases to Lessee the property located on the 1st floor and basement at 313 W. Main Street, Hudson, Michigan.
2. **Term.** The term of this Lease shall be Three (3) years, commencing on September 1, 2025.
3. **Rent.**
 - a. **Base Rent.** Lessee shall pay Lessor \$550.00 per month for the first 36 months. As base rent for the premises, commencing on September 1, 2025, monthly installments of rent shall be due and payable in advance on the first day of each month. Rent for any partial month of occupancy shall be prorated. Rent shall be paid to Lessor at the address shown above, or any other place designated in writing by Lessor.
 - b. **Additional Rent.** Lessee shall be responsible for the payment of all insurance, except property damage to the building, on the premises as required by this Lease and all utility services for the premises, including water, sewer, gas, electricity, heat, and other services delivered to the premises. Lessee shall pay for all other services contracted for by Lessee as soon as an invoice is presented so that no past-due accounts arise. In addition, any fees, costs, or expenses incurred by Lessor for enforcing Lessee's obligations under this Lease, including reasonable attorney fees, shall be additional rent owing under the Lease and shall be immediately due and payable by Lessee.
 - c. **Late Fee.** In addition to any rent required hereunder, Lessee shall pay a late payment penalty of 10% of the monthly rent for any payment that is received by Lessor more than ten (10) days after the due date. The late payment penalty shall be applied on the 26th of the month to the total amount of rent due on that date.
4. **Security Deposit.** Lessee shall pay to Lessor a security deposit of \$325.00 on signing this Lease and said sum shall be in addition to any monthly rent due under paragraph 3 above. If the security deposit from the parties' prior Lease is still on deposit, no additional payment shall be required. Lessor may hold the security deposit in any manner Lessor chooses. Lessor may commingle it with other funds and use it as Lessor determines. No interest shall be paid on the security deposit during the term of this Lease. At the end of the Lease term, the security deposit shall be returned to Lessee unless Lessee has defaulted under the security agreement signed on the same date as this Lease. If Lessee defaults under this Lease, the security deposit may be used to pay any costs or damages, direct or contingent, of Lessor

under this Lease. Otherwise, the security deposit shall be returned to Lessee.

5. **Signs.** All signs placed on the premises shall be in keeping with the character and decor of the premises. The term "signs" shall include signs placed on the exterior of any building or on the interior portion of any windows. All signs shall comply with applicable zoning requirements.
6. **Acceptance of Occupancy.** Lessee shall commence occupancy of the premises on the commencement date and begin paying rent as required by this Lease. Lessee acknowledges that the premises are in a state of repair that is acceptable for Lessee's intended use of the premises. Lessee accepts the premises as they are.
7. **Vacation of the Premises.** Lessee shall not vacate or abandon the premises during the term of this Lease. If Lessee abandons or vacates the premises or are dispossessed by process of law or otherwise, any of Lessee's personal property that is left on the premises shall be deemed abandoned by Lessee, at the option of Lessor.
8. **Use and Utilization.** The premises are to be used and occupied by Lessee for operating a dance studio and associated activities. No activity shall be conducted on the premises that do not comply with all state and local laws, including zoning.

Lessee shall maintain and operate a viable business on the premises with operating hours similar to other businesses located in the City of Hudson and, in addition, shall maintain an adequate inventory of merchandise reasonably necessary to conduct a viable business.

9. **Repairs and Maintenance.** Lessee shall be responsible for all maintenance and repair of the leased premises, including, but not limited to, the repair and maintenance of the outside and inside walls. Repairs to plumbing, heating, cooling, and electrical systems and components thereof up to \$150.00 are the Lessee's responsibility. Lessor shall be responsible for amounts over \$150 unless the repair is the result of Lessee's negligence or intentional acts or omissions. Lessee must repair and maintain the premises at Lessee's expense. The premises shall be kept in good and safe condition, including any plate glass windows, electrical wiring, plumbing, any other system or equipment on the premises, structural members of all buildings, and other improvements on the premises.

In the event Lessee shall fail to make any required repairs or maintenance, the cost of which exceeds \$500.00, Lessor shall have the right, upon ten (10) days advance written notice to Lessee, to do such repair and maintenance and the cost of same shall be additional rent owing under the Lease and shall be immediately due and payable by Lessee.

Lessor shall be responsible for maintenance of the roof, provided, however, that Lessee shall give immediate notice to Lessor of any leaks or other damage to the roof of which Lessee has knowledge.

Lessee shall not, without the prior written consent of Lessor, store, construct, or install any device or structure on the roof or penetrate the roof from above or below with vent pipes,

supply pipes, or electrical or telecommunication wiring.

10. **Surrender of the Premises.** Lessee shall surrender the premises to Lessor when this Lease expires, clean and in the same or better material condition as on the commencement date, except for normal wear and tear.
11. **Entry and Inspection.** Lessee shall permit Lessor or Lessor's agents to enter the premises at reasonable times and with reasonable notice, to inspect and repair the premises. During the ninety (90) days before the Lease expires, Lessee shall permit Lessor to place standard "For Lease" signs on the premises and permit persons desiring to lease the premises to inspect the premises.
12. **Taxes and Assessments.** Lessee shall pay all applicable personal property taxes and assessments levied against the premises during the term of this Lease. All taxes levied on personal property owned or leased by Lessee are the sole responsibility of Lessee.
13. **Alterations.** Lessee may remodel and improve the premises, however, any remodeling or improvements that significantly alter the premises or require an investment by Lessee in excess of \$5,000.00 shall require approval from Lessor. Such work shall be done without injury to any structural portion of the building. Any improvements constructed on the premises shall become the property of Lessor when this Lease terminates.
14. **Assignment and Subletting.** Lessee may not assign, sublet, or otherwise transfer or convey its interest or any portion of its interest in the premises without the written consent from Lessor. Lessor shall have total discretion on its approval of proposed assignments or subleases.

The prohibition against assignment shall not apply to an assignment by Lessee to a corporation or partnership in which they, or members of their immediate family, constitute the majority of shareholders or partners. Such assignment shall not relieve Lessee of their obligation under the Lease, nor shall it apply to a temporary subletting of 5 days or less.

15. **Trade Fixtures.** All trade fixtures and movable equipment installed by Lessee in connection with the business it conducts on the premises shall remain the property of Lessee and shall be removed when this Lease expires. Lessee shall repair any damage caused by the removal of such fixtures, and the premises shall be restored to the original condition.
16. **Insurance.** Lessor shall provide and pay for property damage insurance on the premises, including the building and Lessor's improvements for such amounts and under such conditions, as Lessor deems advisable. Lessee shall obtain and maintain in full force general liability and property damage insurance with coverage of not less than \$300,000.00 for injury or death to any one person, \$1,000,000.00 for injury or death to more than one person, and \$100,000.00 for property damage, covering all claims for injuries to persons occurring on or around the premises. Lessor must approve the amount and the issuing company of the insurance. Each insurance policy shall also contain a provision exempting

Lessor from any loss of coverage as an insured due to the acts of Lessee. Lessee shall give Lessor customary insurance certificates evidencing that the insurance is in effect during the term of the Lease. All policies must also provide for notice by the insurance company to Lessor of any termination or cancellation of a policy at least thirty (30) days in advance. All policies shall name both Lessees and Lessor as insured parties.

LESSEE SHALL PAY FOR AND PROVIDE INSURANCE FOR LESSEE'S PERSONAL PROPERTY, BUILDING IMPROVEMENTS, AND ANY OTHER RISKS OR COVERAGES DESIRED BY LESSEE.

17. **Lessee's Liability.** All Lessee's personal property on the premises, including trade fixtures, shall be kept at Lessee's sole risk, and Lessor shall not be responsible for any loss of business or other loss or damage that is occasioned by the acts or omissions of persons occupying adjoining premises or any part of the premises adjacent to or connected with the premises.
18. **Destruction or Damage of the Premises.** If the premises are partially damaged or destroyed through no fault of Lessee or Lessee's agents, contractors, representatives, or invitees, Lessor shall, at its own expense, promptly repair and restore the premises. If the premises are partially damaged, rent shall not abate in whole or in part during the period of restoration. If the premises are totally destroyed through no fault of Lessee or Lessee's agents, contractors, representatives, or invitees, or if the premises cannot be repaired and restored within 180 days, either party may terminate this Lease effective the date of the destruction by giving the other party written notice of termination within ten (10) days after the destruction. If such a notice is given within that period, this Lease shall terminate and rent shall be adjusted between the parties to the date of the surrender of possession. If the notice is not given within the required period, this Lease shall continue, without abatement of rent, and Lessor shall repair the premises.
19. **Mutual Releases.** Lessor and Lessee, and all parties claiming under them, release each other from all claims and liabilities arising from or caused by any hazards covered by insurance on the leased premises or covered by insurance in connection with property or activities on the premises, regardless of the cause of the damage or loss. Lessor and Lessee shall each include appropriate clauses waiving subrogation against the other party, consistent with the mutual release in this provision, in their insurance policies on the premises.
20. **Condemnation.** If any part of the premises is taken for any public or quasi-public purpose pursuant to any power of an eminent domain, or by private sale in lieu of eminent domain, either Lessor or Lessee may terminate this Lease; effective the date the public authority takes possession.
21. **Indemnity.** Lessee agrees to indemnify and defend Lessor for any liability, loss, damage, cost, or expense (including attorney fees) based on any claim, demand, suit, or action by any party with respect to any personal injury (including death) or property damages, from any cause, with respect to the Lessee or the premises, except for liability resulting from the

intentional acts or gross negligence of Lessor or its employees, agents, invitees, or business visitors.

22. **Default and Reentry.** If Lessee fails to pay rent when due; if Lessee fails to perform any other obligations under this agreement within ten (10) days after receiving written notice of the default from Lessor; if Lessee makes any assignment for the benefit of creditors or a receiver is appointed for Lessee or their property; or, if any proceedings are instituted by or against Lessee for bankruptcy (including reorganization) or under any insolvency laws, Lessor may terminate this Lease, reenter the premises, and seek to re-let the premises on whatever terms Lessor thinks advisable. Notwithstanding reentry by Lessor, Lessee shall continue to be liable to Lessor for rent owed under this Lease and for any rent deficiency that results from re-letting the premises during the term of this Lease. Notwithstanding any re-letting without termination, Lessor may at any time elect to terminate this Lease for any default by Lessee by giving Lessee written notice of the termination.

In addition to Lessor's other rights and remedies as stated in this Lease, and without waiving any of those rights, if Lessor deems necessary any repairs that Lessee is required to make or if Lessee defaults in the performance of any of their obligations under this Lease, Lessor may make repairs or cure defaults in the amount of \$500.00 or more, per paragraph 9, and shall not be responsible to Lessee for any loss or damage that is caused by that action. Lessee shall immediately pay to Lessor, on demand, Lessor's costs for curing any defaults, as additional rent under this Lease.

In addition to Lessor's other rights and remedies as stated in this Lease, and without waiving any of those rights, Lessor shall also have all other rights and remedies provided by law.

23. **Notices.** Any notices required under this Lease shall be in writing and served in person or sent by registered or certified mail, return receipt requested, to the addresses of the parties stated in this Lease or to such other addresses as the parties substitute by written notice. Notices shall be effective on the date of the first attempted delivery.
24. **Lessee's Possession and Enjoyment.** As long as Lessee pays the rent as specified in this Lease and performs all obligations under this Lease, Lessee may peacefully and quietly hold and enjoy the premises for the term of this Lease.
25. **Holding Over.** If Lessee does not vacate the premises at the end of the term of this Lease, the holding over shall constitute a month-to-month tenancy at a monthly rental rate to be set by Lessor at its sole discretion.
26. **Entire Agreement.** This agreement, together with the security and option agreement entered into between Lessor and Lessees, contains the entire agreement of the parties with respect to its subject matter. This agreement may not be modified except by a written document signed by the parties.
27. **Waiver.** The failure of Lessor to enforce any condition of this Lease shall not be a waiver

of its right to enforce every condition of this Lease. No provision of this Lease shall be deemed to have been waived unless the waiver is in writing.

28. **No Partnership.** Lessor and Lessee expressly disclaim any intention to create a joint venture or partnership as a result of this Lease.
29. **Construction of Ambiguities.** This agreement shall not be construed more strongly against Lessor or Lessee regardless of who was more responsible for its preparation.
30. **Applicable Law.** This agreement shall be construed under the laws of the State of Michigan.
31. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which will be deemed to be an original copy of this Agreement and all of which, when taken together, will be deemed to constitute one and the same Agreement.
32. **Signatures/E-delivery.** A manually signed copy of this Agreement delivered by facsimile, email, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement.
33. **Waiver of Breach.** The waiver of any party of a breach or violation of any provision of this Agreement shall not operate as or be construed to be a waiver of any subsequent breach hereof.
34. **Binding Effect.** This agreement shall bind and benefit the parties and their successors and permitted assigns.
35. **Time is the Essence.** Time is of the essence in the performance of this Lease.
36. **Effective Date.** This Lease shall be effective on September 1, 2025.

IN WITNESS WHEREOF, the undersigned have made their signatures.

Lessor:

CITY OF HUDSON

Dated: _____

Charles A. Weir, City Manager

Dated: _____

Jeaniene McClellan, City Clerk


Lessee:

Dated: _____

Kelly Bailey



AGENDA ITEM **REVIEW FORM**

<u>ITEM:</u> First Reading Ordinance 410-25 Amending Chapter 19 of the Code of Ordinances.	<u>SUBMITTED BY:</u> Charles Weir
<u>ACTION REQUESTED:</u> Approve the first reading and waive the actual reading of Ordinance 410-25 to amend Home Occupations in the residential districts.	<u>DEPARTMENT:</u> City Manager <u>DATE:</u> August 19, 2025
<u>SUMMARY:</u> 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. I have attached the proposed ordinance amendments noting the changes. I have sent the proposed amendments to the City Attorney, and with a few changes, he has advised there are no issues with the amendments.	
<u>RECOMMENDATION:</u> Approve the first reading and waive the actual reading of Ordinance No. 410-25 amending Chapter 19, residential districts residential home occupations.	
<u>SIGNATURE:</u> 	<u>TITLE:</u> City Manager

Sec. 19-63. Residential districts.

(a) *Single-family residential district.*

- (1) *Purpose.* This district is designed to provide residential areas principally for moderate suburban densities where necessary urban services and facilities, including central sewerage and water supply systems, can be feasibly provided. In promoting the general purpose of this chapter, the specific intent is:
 - a. To encourage the construction of, and the continued use of the land for single-family dwellings.
 - b. To prohibit business, commercial or industrial use of the land, but ~~and to prohibit any other use~~, home occupation may be allowed on Planning Commission and Council approval which would not substantially interfere with development or continuation of single-family dwellings in the district.
 - c. To encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this chapter.
 - d. To discourage any land use which would generate traffic on minor or local streets other than normal traffic to serve the residences on those streets.
- (2) *Permitted principal uses.* The following uses are permitted in a single-family residential district. Any use not expressly permitted is prohibited.
 - a. Single-family detached dwellings.
 - b. Home occupations only in accordance with the regulations specified in section 19-127.
 - c. Publicly owned and operated museums, libraries, parks, playfields, playgrounds, recreation facilities and conservation.
 - d. Public, parochial or other private elementary, intermediate and/or high schools offering courses in general education, not operated for profit, with a minimum site size of ten acres.
 - e. Churches, Family Daycares.
 - f. Essential services, only in accordance with the regulations specified in section 19-130.
 - g. Accessory uses and buildings customarily incidental to the permitted principal uses of this subsection.
- (3) *Conditional uses.*
 - a. ~~Daycare facilities.~~ Group Daycare facilities and centers.
 - b. Professional offices.
 - c. Museums owned and operated by non-profit 501c(3) organizations, or any other non-profit tax-exempt organizations.

(b) *Two-family residential district.*

- (1) *Purpose.* The two-family residential district is designed to permit more intensive residential use of land and to provide a transition zone from single-family to multifamily development. This district will provide for higher density of use by permitting the conversion of existing single-family dwellings into two-family housing units. Hopefully, this district will help to provide flexibility to accommodate the housing needs of the different age and family groups in the community.

-
- (2) *Permitted principal uses.* The following uses are permitted in the two-family residential district. Any use not expressly permitted is prohibited.
- a. All permitted principal uses in the single-family residential district subject to the terms and conditions provided therein.
 - b. Two-family dwellings.
 - c. Churches, **Family Daycares.**
 - d. Hospitals.
 - e. Funeral homes.
 - f. Accessory uses and buildings customarily incidental to the permitted principal uses of this subsection.
 - g. **Home occupation based upon Planning Commission and Council approval.**
- (3) *Conditional uses.*
- a. ~~Daycare facilities.~~ **Group Daycare facilities and centers.**
 - b. Professional offices.
- (c) *Medium density residential district.*
- (1) *Purpose.* The medium density residential district is designed to permit a more intensive residential use of land primarily for various types of two-family dwellings, townhouses, and garden apartments with single-family dwellings permitted. This district will generally serve as a zone of transition between the nonresidential districts and the lower density single-family residential districts. This district will provide for various sizes of residential accommodations, owner and/or renter occupied, to meet the needs of the different age and family groups in the community.
- (2) *Permitted principal uses.* The following uses are permitted in a medium density residential district. Any use not expressly permitted is prohibited.
- a. All permitted principal uses in the two-family residential district subject to the terms and conditions provided therein.
 - b. Two-family dwellings.
 - c. Multiple-family dwelling units including townhouses, single-family attached dwellings, apartments and row or terrace dwellings.
 - d. Hospitals.
 - e. Funeral homes.
 - f. Convalescent and/or nursing homes, **Family Daycares.**
 - g. Essential services, only in accordance with the regulations specified in section 19-130.
 - h. Accessory uses and building customarily incidental to the permitted principal uses of this subsection.
 - i. **Home occupation based upon Planning Commission and Council approval.**
- (3) *Conditional uses.*
- a. ~~Daycare facilities.~~ **Group Daycare facilities and centers.**

Sec. 19-127. Home occupation.

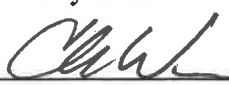
A home occupation shall be clearly incidental and secondary to the use of the dwelling unit for residential purposes. The following additional conditions shall be observed:

- (1) Such home occupation, as defined in section 19-22, shall be carried on within the dwelling or within a building accessory thereto and entirely by the inhabitants thereof.
- (2) No article shall be sold or offered for sale on the premises except such as is produced or procured within the dwelling or accessory building or is provided incidental to the service or profession conducted within the dwelling or accessory building.
- (3) There shall be no exterior storage of materials or equipment.
- (4) Adequate off-street parking shall be provided to avoid the necessity of on street parking.

(Ord. of 2-2-82, § 6.12)



AGENDA ITEM
REVIEW FORM

ITEM: Water Meter Auto reads	SUBMITTED BY: Jay Best
ACTION REQUESTED Approve the purchase of 64 Auto Reads for new installs and replacement readers	DEPARTMENT: DATE: 19 AUG 2025
SUMMARY: I Would like the 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 (\$15,000.00) money for the replacements from the capital improvement line item. DPW requests the purchase of 64 510M Smartpoints for use in the city. ETNA Supply is the city's vendor for Smartpoints and the meter reading software. C. Weir Note: The Smartpoints have been ordered accidentally before approval from the Council. If the Council does not approve the purchase, ETNA will take back the Smartpoints. Jay and I had a recap conversation about the city's spending policy. There is currently \$65,365.00 in the Capital Improvement Line for the purchase.	
RECOMMENDATION: Approve the purchase of 64 510M Smartpoint Auto reads from ETNA Supply in the amount of \$13,440.00	
SIGNATURES: Jay Best Concur: 	TITLE: DPW Superintendent City Manager



ETNA SUPPLY - GRAND RAPIDS
4901 CLAY AVENUE SW
GRAND RAPIDS MI 49548-3038
616 241 5414 Fax 616 241 4786

TO VIEW ONLINE GO TO:	etna.billtrust.com
USE THIS ENROLLMENT TOKEN:	GMB GWZ WQG
USE THIS ACCOUNT NUMBER:	7339

INVOICE DATE	INVOICE NUMBER
08/11/25	S106423720.001
REMIT TO:	PAGE
ETNA SUPPLY PO BOX 772107 DETROIT MI 48277-2107	1 of 1

BILL TO:

CITY OF HUDSON
121 N CHURCH ST
HUDSON MI 49247-1011

SHIP TO:

CITY OF HUDSON
40 JACKSON STREET
HUDSON MI 49247

CUSTOMER NUMBER		PURCHASE ORDER NUMBER		JOB NAME / RELEASE NUMBER		SALESPERSON		
7339		PER CHARLIE				Jason McClanahan		
WRITER		SHIP VIA		TERMS		SHIP DATE	ORDER DATE	
Dalton Potgeter		UPS GROUND		NET 25TH		08/11/25	08/11/25	
ORDER QTY	SHIP QTY	UOM	DESCRIPTION				UNIT PRICE	EXT PRICE
64	64	ea	SMARTPOINT 510M TC 1-PORT (LEAK); SENSUS MODEL 510M SINGLE PORT M2 METER TRANSCIEVER UNIT NON-PIT VERSION TOUCHCOUPLE INTREGAL TOUCHREAD HOURLY READS LEAK DETECTION 5396353751201MI				210.000E	13440.00

This Invoice is controlled by Seller's standard terms and conditions of sale found at
www.etnasupply.com/tcsale. All other terms are expressly rejected.

Past due invoices may be subject to a 1.70% Time Price Differential.

SUBTOTAL	13,440.00
S&H CHARGES	0.00
TAX	0.00
PAYMENTS	0.00
AMOUNT DUE	13,440.00

Bills to Council
Tuesday, August 19, 2025

Bills to be Approved

MICHIGAN FINANCE AUTHORITY	\$272,450.00	SEWER BOND PAYMENT
COUNTY NATIONAL BANK	\$83,565.00	CAPITAL IMPROVEMENT BOND PAYMENT
MICHIGAN MUNICIPLE LEAGUE	\$7,423.00	WORKERS COMPENSATION POLICY
ETNA	\$13,440.00	WATER METERS
Total	\$376,878.00	

Bills to be Confirmed

NICKEL & SAPH	\$22,285.60	LIABILITY INSURANCE
BORTONS SAND & GRAVEL	\$5,000.00	BRUSH DISPOSAL
Total	\$27,285.60	

Grand Total **\$404,163.60**

08/14/2025 11:58 AM
User: MEGAN
DB: Hudson

CHECK REGISTER FOR CITY OF HUDSON
CHECK DATE FROM 08/01/2025 - 08/13/2025

Page: 1/1

Check Date	Check	Vendor Name	Invoice Vendor	Amount
Bank CNB-C CNB--COMBINED ACCOUNT				
08/11/2025	82(E)	COUNTY NATIONAL BANK	COUNTY NATIONAL BANK	0.52
08/11/2025	83(E)	LOWES BUSINESS ACCOUNT	LOWES BUSINESS ACCOUNT	1,302.01
08/04/2025	106114	AT&T MOBILITY	AT&T MOBILITY	95.34
08/04/2025	106115	ATCO INTERNATIONAL	ATCO INTERNATIONAL	768.00
08/04/2025	106116	D & P COMMUNICATIONS INC.	D & P COMMUNICATIONS INC.	1,392.23
08/04/2025	106117	ELHORN ENGINEERING COMPANY	ELHORN ENGINEERING COMPANY	1,728.00
08/04/2025	106118	HILLSDALE COUNTY FIREFIGHTERS	HILLSDALE COUNTY FIREFIGHTERS	200.00
08/04/2025	106119	GOLDSTAR PRODUCTS INC	GOLDSTAR PRODUCTS INC	611.07
08/04/2025	106120	J McELDOWNEY INC	J McELDOWNEY INC	99.52
08/04/2025	106121	LENAAWEE COUNTY TREASURER	LENAAWEE COUNTY TREASURER	25.50
08/04/2025	106122	MACQUEEN EQUIPMENT	MACQUEEN EQUIPMENT	1,260.00
08/04/2025	106123	UNIFIRST CORPORATION	UNIFIRST CORPORATION	59.41
08/04/2025	106124	UNIFIRST CORPORATION	UNIFIRST CORPORATION	59.41
08/04/2025	106125	W S DARLEY & CO	W S DARLEY & CO	445.85
08/05/2025	106126	BORTONS SAND AND GRAVEL	BORTONS SAND AND GRAVEL	5,000.00
08/05/2025	106127	CEM SUPPLY, INC.	CEM SUPPLY, INC.	2,743.99
08/05/2025	106128	SNAP-ON TOOLS	SNAP-ON TOOLS	145.00
08/05/2025	106129	USA BLUE BOOK	USA BLUE BOOK	93.49
08/06/2025	106130	CONSUMERS ENERGY CITY HALL	CONSUMERS ENERGY CITY HALL	1,218.24
08/06/2025	106131	CONSUMERS ENERGY	CONSUMERS ENERGY	4,241.27
08/06/2025	106132	HUDSON POST GAZETTE	HUDSON POST GAZETTE	1,329.00
08/06/2025	106133	COUNTY NATIONAL BANK	COUNTY NATIONAL BANK	28,204.20
08/06/2025	106134	NICKEL & SAPH	NICKEL & SAPH	22,285.60
08/11/2025	106135	TYLER COX	TYLER COX	152.83
08/11/2025	106136	ANDREW HACKETT	ANDREW HACKETT	1,540.33
08/11/2025	106137	AT&T MOBILITY	AT&T MOBILITY	72.48
08/11/2025	106138	BRINER OIL CO INC	BRINER OIL CO INC	485.60
08/11/2025	106139	BURNIPS EQUIPMENT COMPANY	BURNIPS EQUIPMENT COMPANY	67.98
08/11/2025	106140	CONSUMERS ENERGY	CONSUMERS ENERGY	8,996.60
08/11/2025	106141	VOID		0.00 V
Void Reason: Created From Check Run Process				
08/11/2025	106142	EMERGENCY SOLUTIONS	EMERGENCY SOLUTIONS	149.00
08/11/2025	106143	ETNA SUPPLY	ETNA SUPPLY	3,300.00
08/11/2025	106144	GALLS	GALLS	131.99
08/11/2025	106145	GOLDSTAR PRODUCTS INC	GOLDSTAR PRODUCTS INC	622.10
08/11/2025	106146	HBC LAWN SERVICE, LLC	HBC LAWN SERVICE, LLC	2,333.33
08/11/2025	106147	HUDSON AUTO CENTER	HUDSON AUTO CENTER	109.98
08/11/2025	106148	METROPOLITAN COMPOUNDS INC	METROPOLITAN COMPOUNDS INC	664.30
08/11/2025	106149	PENN CARE, INC.	PENN CARE, INC.	225.29
08/11/2025	106150	SHRADER TIRE & OIL	SHRADER TIRE & OIL	2,238.18
08/11/2025	106151	STATE OF MICHIGAN EGLE	STATE OF MICHIGAN EGLE	583.00
08/11/2025	106152	STEVENS DISPOSAL	STEVENS DISPOSAL	11,553.25
08/11/2025	106153	TANNER AUTO REPAIR	TANNER AUTO REPAIR	50.60
08/11/2025	106154	THEE OLD MILL	THEE OLD MILL	41.88
08/11/2025	106155	WHITE, HOTCHKISS & FALAHEE, PI	WHITE, HOTCHKISS & FALAHEE, PI	390.00

CNB-C TOTALS:

Total of 44 Checks:	107,016.37
Less 1 Void Checks:	0.00
Total of 43 Disbursements:	107,016.37

CASH SUMMARY BY FUND FOR CITY OF HUDSON
FROM 08/01/2025 TO 08/15/2025
FUND: ALL FUNDS
CASH AND INVESTMENT ACCOUNTS

Fund	Description	Beginning Balance 08/01/2025	Total Debits	Total Credits	Ending Balance 08/15/2025
101	GENERAL FUND	971,736.57	51,085.52	150,951.83	871,870.26
151	CEMETERY TRUST FUND	0.00	0.00	0.00	0.00
202	MAJOR STREET FUND	382,153.52	26,112.17	2,098.70	406,166.99
203	LOCAL STREET FUND	41,701.49	8,566.06	1,770.92	48,496.63
206	FIRE DEPARTMENT FUND	138,032.51	0.00	4,987.15	133,045.36
208	RECREATION FUND	483.71	0.00	0.00	483.71
209	CEMETERY FOUNDATION	28,663.93	252.00	3,521.36	25,394.57
210	AMBULANCE	80,789.32	10,527.38	50,118.99	41,197.71
211	COMMUNITY CENTER	35,250.85	3,162.11	1,277.84	37,135.12
213	INCOME TAX FUND	216,706.66	17,796.44	38.62	234,464.48
248	DOWNTOWN DEVELOPMENT AUTHORITY	19,151.29	0.00	0.00	19,151.29
250	LOCAL DEVELOPMENT FINANCE AUTHORITY	0.00	0.00	0.00	0.00
270	THOMPSON MUSEUM FUND	0.00	0.00	0.00	0.00
271	LIBRARY FUND	0.00	0.00	0.00	0.00
272	THOMPSON LIBRARY FUND	0.00	0.00	0.00	0.00
273	MUSEUM FUND	10,144.62	0.00	202.43	9,942.19
412	INDUSTRIAL PARK FUND	12,211.52	0.00	3,245.79	8,965.73
444	2021 CAPITAL IMPROVEMENT BOND FUND	5,188.16	0.00	0.00	5,188.16
592	WATER AND SEWER FUND	320,634.48	35,197.79	52,264.13	303,568.14
661	MOTOR VEH AND EQUIP FUND	212,600.53	22,180.01	31,135.93	203,644.61
703	PROPERTY TAX COLLECTION	115,429.89	195,342.13	114,354.78	196,417.24
704	IMPREST PAYROLL FUND	(11,372.83)	156,745.04	137,807.31	7,564.90
809	SIDEWALK FUND	17,788.38	0.00	0.00	17,788.38
TOTAL - ALL FUNDS		2,597,294.60	526,966.65	553,775.78	2,570,485.47



Offense Code	Description	Incident Count
1313	Assault/ Battery/Simple (Incl Domestic and Police Officer	3
2202	B&E - Burglary - Forced Entry - Residence - Home Invasion	1
2299	Burglary -Other Forced Entry	1
2309	Larceny - From Yards (Grounds Surrounding a Building)	1
2404	Vehicle Theft UDAA (reported by your jurisdiction)	2
2602	Fraud - Swindle	1
2699	Fraud (Other)	1
2903	Damage to Property - Public Property - MDOP	1
4877	Fleeing or Eluding Police (Penal Code)	1
5015	Failure to Appear (FTA)	5
5586	Animals -Cruelty to	1
7070	Runaway	1
7310	Animal Ord - Other Violation	1
C2840	Juvenile - Malicious Mischief	1
C2899	Juvenile - All Other	2
C2934	Vehicle Insurance - None / Expired	2
C2935	DWLS 2nd OPS License Suspended / Revoked	1
C3010	Felony Arrest Warrant (Originating Agency)	2
C3103	Crash, Head On-Left Turn	1
C3105	Crash, Rear End	1
C3145	Property Damage Traffic Crash PDA	2
C3150	Property Damage H&R Traffic Crash	1
C3158	Pedestrian - Personal Injury Traffic Crash	1
C3170	Private Property Traffic Crash	4
C3208	Death Investigation - Cause Unknown	1
C3299	Welfare Check	12
C3310	Family Trouble	5
C3312	Neighborhood Trouble	2
C3314	Missing Persons	2
C3324	Suspicious Circumstances	17
C3326	Suspicious Vehicles	2
C3328	Suspicious Persons	3
C3330	Assist Other Law Enforcement Agency	12
C3331	Assist Medical	2
C3332	Assist Fire Department	1
C3333	Assist Motorist	1
C3337	Assist Citizen - Vehicle Lockout	2
C3355	Civil Matter - Other	5
C3357	Protective Services Referral (CPS/APS)	4
C3392	Miscellaneous Investigation	2
C3704	Traffic Complaint / Abandoned Auto	1
C3728	Traffic Complaint / Parking Complaint	1
C3730	Traffic Complaint / Traffic Miscellaneous A Complaint	1
C3799	Miscellaneous Traffic Complaint	1
C3804	Animal Complaint	3
C3806	Animal Alive - Put to Sleep	1
C3808	Animal Bite / Scratch	1

**CLEAR-1018 Verified Offense By Date****Between 06/01/2025 Thru 08/01/8202****Agency: HN**

Offense Code	Description	Incident Count
C3902	Burglary Alarm	2
C3907	Panic Alarm	1
C3999	Alarms All Other	1
C4041	Speeding Citation	1
L3512	Warrant Attempt - HN	2
L3517	Subpoena Service - HN	1
L3524	Freedom of Information - HN	4
L3527	Special Detail - HN	1
L3531	Fireworks Complaints - HN	2
L3536	Opened in Error - HN	1
L3543	Purchase Permit - HN	6
L3544	Background/Records Check - HN	8
L3552	Noise Complaint - HN	1
L3562	Animal - Stray Canine - HN	1
L3580	Unfounded CAD Call - HN	7
L3585	Trespass Warning - HN	2
L3590	Traffic Stop - HN	17
L3596	Ordinance Violation - No Report - HN	3
L3597	Ordinance Violation -HN	11
L6018	Vin Inspection - HN	2
Sum:		194

Report from the Main Office July 2025

4 building and 2 mechanical permits were issued in July.

5 Garage Sale permits this month.

Community Center had 5 rentals and 6 park shelter reservations.

We sold 2 dog tags (1 was a replacement) and 1 chicken permit.

Sold two grave sites at the Maple Grove Cemetery this month.

Sent 9 code violation letters in July for tall grass, burning, too many chickens and junk.

9 Rental property inspections were completed and 9 properties passed with certificate of compliance issued. One property was a duplex.

In the utilities, the office billed \$122,488.39 in July and with an additional \$4,180.93 in late charges.

The City Office staff received 195 summer property tax payments in the total amount of \$276,314.01. Out of the total amount the City will keep \$105,281.99, \$2,730.44 in administration fees and \$448.17 in a delinquent utility bill.

Jeaniene McClellan
City Clerk



Phone (517) 448-4701
E-Mail: wwtp@ci.hudson.mi.us

Monthly Report of Operations at the
Wastewater Treatment Plant for June 2025

	24-Jul	24-June	
Rain	4.47	3.11	Inches
Average Influent Flow	0.356	0.241	MGD
Max Influent Flow	0.714	0.348	MGD
Total Influent Flow	10.673	7.471	MG
Average Primary Sludge Pumped	5,173	5,173	Gal/day
Total Primary Sludge Pumped	160,362	160,362	Gallons
Average Secondary Sludge Pumped	471,000	348,387	Gal/day
Total Secondary Sludge Pumped	14,130,000	10,800,000	Gallons
Average Sludge Wasted	12,435	13,656	Gal/day
Total Sludge Wasted	360,623	409,669	Gallons
Average Ferrous Feed	74	69	lbs/day
Total Ferrous Feed	2,206	2,148	lbs
Average Electrical Usage	979	847	Kilowatt hrs/day
Total Electrical Usage	29,360	26,264	kilowatt hrs
Average Natural Gas Usage	15	13	M cu ft/day
Total Natural Gas Usage	459	388	M cu ft



Respectfully Submitted

Joshua M Mattek

City of Hudson WWTP Superintendent.

CITY OF HUDSON



40 Jackson St.
Hudson, MI 49247
517-448-6101
hudsondpw@hotmail.com

Jay Best
DPW Superintendent
Phone #517-403-9216

Water:

1. Total 6,780,000 Max Day:281,000 Ave. Day: 218,000 Min Day: 161,000
2. Chlorine Deliveries
3. Monthly testing and labs water samples

Distribution:

1. Meter reads
2. Curb box repairs
3. Miss digs
4. Meter repairs for no reads corrected
5. 2 LSL replacements
6. Turn offs and Turn Ons
7. Curb box repair N maple grove
8. Curb box repair Hill Street
9. Repair/Replace water service Madison Street
10. Hydrants painted this month

Streets:

1. 5 catch basins repaired/rebuilt this month
2. 60 plus street signs installed this month
3. Spray weeds
4. Clean catch basins
5. Sweep streets
6. Large Miss Digs on State School Munson and Mechanic streets this month
7. State street and alleyways graded
8. Brush pick up

Parks:

1. Mow and trim parks

2. Spray weeds
3. Roofs replaced
4. Picnic tables repaired
5. Set and tear down outfield fences for Ball tournament's
6. Parking lots graded
7. Brush and limb pick up

Misc:

1. We have begun working with Dand P communications on the new fiber work in the city. It is time consuming venture for the city due the extent of the amount of Miss Dig tickets involved. But is going well with D and P and the contractor
2. RTV Kubota was in for fall service.
3. Issue with one of the mowers and was in for an extended amount of time, the city has a downtime guarantee with the company and was given a mower to use free of charge till ours was repaired at no cost to the city. And the repairs were at no charge also due to the age and hours on the mower.
4. Council members went thru the plant and DPW on a tour of the department

Summary:

We are in the process of repairing services and catch basins and curbs and summer maintenance items as we move thru the month and getting equipment serviced. Can say enough for the staff and the commitment they have everyday to making the city better. Thanks Jay

Monthly Ambulance Department Head Report

July 2025

	<u>2025</u>	<u>2024</u>	<u>Difference</u>
Dispatches for the Month	<u>88</u>	<u>85</u>	<u>3</u>
Dispatches Year to Date	<u>714</u>	<u>611</u>	<u>103</u>

Average Overall Response Time (Dispatch to Arrival, Minutes)	<u>July 2025</u>	<u>9.74</u>	Year to Date <u>10.80</u>
Fractile Response Time Percentage (Percentage of response times made at or below goal for each response area)	<u>July 2025</u>	<u>96</u>	Year to Date <u>97.18</u>
Number of mutual aide responses	<u>July 2025</u>	<u>10</u>	Year to Date <u>126</u>

Roster Information			
Number of Personnel on Current Roster	<u>14</u>	Number of Members Active this Month	<u>14</u>
Number of Members with Extended Inactivity	<u>0</u>	Number of New Hires Year to Date	<u>2</u>
Number of Members on Leave	<u>0</u>	Number of Members that have left the Service	<u>4</u>
Number of Members Ineligible for Primary Response		<u>0</u>	

General Notes

**Hudson Fire Department
Department Head Report
Month JULY Year 2025**

**MONTHLY RUN TOTAL: 17
BREAKDOWN BY SERVICE AREA**

2025 YEAR TO DATE CALLS 117

CITY OF HUDSON 5 YTD 35
HUDSON TWP. 1 YTD 19
PITTSFORD TWP. 3 YTD 26
MEDINA TWP. 0 YTD 2

**2024 YEAR END TOTALS 162
2023 YEAR END TOTALS 222
2022 YEAR END TOTALS 218
2021 YEAR END TOTALS 241
2020 YEAR END TOTALS 208**

ASSIST TO:

CLAYTON 0 YTD 4 WALDRON 0 YTD 3
ADDISON 2 YTD 9 HUDSON AMBULANCE 0 YTD 3
MORENCI 1 YTD 4 SOMERSET 0 YTD 0
JEFFERSON 4 YTD 11 OTHER 1 YTD 1

TRAINING/ACTIVITY/OTHER

TRAINING #1 TOPIC Ground Ladder Safety/Carries/Drills FIREFIGHTERS ATTENDED 18 HRS TOTAL 3

TRAINING #2 TOPIC Pump Operation FIREFIGHTERS ATTENDED 18 HRS TOTAL 2

TRAINING #3 TOPIC Hydrant Operation FIREFIGHTERS ATTENDED 18 HRS TOTAL 2

OTHER ACTIVITIES:

Issued 2 Burning permits for July. YTD= 47 2024 total permits issued was 113.

Truck Check was held 7/16/2025 at 1800 hrs. Firefighters attended 16 Total Hours 2

C-1 Attended the Lenawee County Fire Chiefs Association meeting on 7/10/25 and the Hillsdale County Fire Association meeting on 7/20/25. At both meetings communication was had with the DNR Forrest Fire Supervisor and potential grants and free training.

C-1 applied for a Michigan DNR matching Grant for Turnout Gear or Dry hydrant system and a Grant from a company called Drip Drop that makes a sugar free drink mix that replaces multiple key vitamins and electrolytes lost during firefighting operations. It's like 3 times the amount of Gatorade without any of the bad stuff.

We completed our NFPA mandatory Flow Testing of our SCBA's and Mask on the 11th of July and then on the 16th we completed our NFPA mandatory Ladder Testing of all in service ground ladders for each Engine. Passing marks all around.

One of our Junior Firefighters completed a week's long fire/police camp for Future Female First Responders hosted in Jackson MI. Congratulations Kaylee Dermeyer on your hard work.

Jerry Tanner



City Manager Report

August 19, 2025

- 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 Ave. 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. I 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.
I 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. I am trying to set up a time that I can personally talk with the Judge about the case to see if it can be expedited.

Charlie