

**CITY COUNCIL
121 N CHURCH STREET, HUDSON, MI
REGULAR MEETING
October 6, 2026 at 7:00 pm**

748759:

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, Diane Mills, Carl Sword and Nicole Williams

ABSENT: None

ALSO PRESENT: Lisa Enerson, Cindy Corner, Janice Wilson, Alec Mansfield, Devin Sandahl, Bruce VanWieren, Kimberly Adams, Pam Smoke, Police Chief Ron Keck, WWTP Superintendent Josh Mattek, DPW Superintendent Jay Best, Ambulance Director Jim Stevens, City Manager Jeremiah Davies, and City Clerk Jeaniene McClellan.

ORDERS OF THE DAY:**Setting the Agenda:****748760:**

Motion by Brandi Clark, seconded by Nicole Williams **to add “cash summary by fund dated 9/11/2026 to 9/21/2026” under Unfinished Business Item B.** CARRIED 7-0 by roll call

Approval of minutes dated September 1, 2026:**748761:**

Motion by Greg Hillegas, seconded by Carl Sword **to approve the minutes from September 1, 2026 and place on file.** CARRIED 7-0 by roll call

PUBLIC COMMENT (agenda items):

No Public Comments were received

NEW BUSINESS:**First Reading on Ordinance #411-26 “Amending Purchasing Ordinance”:**

The Council amended the original purchasing ordinance back on August 15, 2023, but we need more clarification in Section 2-87 and 2-88. Also we need to insert the word “be” in Section 2-89.

The changes will be as follows;
(The italic will be the changes, adding to the ordinances)

Section 2-87 No prior Council approval for purchase \$5,000 or less and may be made by the city manager. *However, purchase of \$1,000 through \$4,999.99 require prior approval of the City Manager and verification that sufficient budgeted funds are available. Informal bids are not required; however, the City Manager may require bids when it is practical or advantageous to the City.*

Section 2-88 Purchases more than \$5,000.00 but less than \$10,000.00 shall receive prior council approval even though such purchase may be provided for in the budget. If practical, such purchases shall be made after obtaining at least three informal bids. *If three informal bids cannot be obtained, the reason shall be documented in writing. Purchases shall not be divided or structured to avoid the requirements of this section.*

Section 2-89 All purchases for an amount exceeding \$10,000.00 shall have prior council approval even though such purchase may be provided for in the budget. All such purchases shall be made only after specifications have been issued and formal sealed bids have been received, provided however, that the city council may authorize purchases without sealed bids and/or specification when an emergency exists, or it is to the city’s advantage to do so. Sealed bids shall *be* received at city hall and be subject to final approval or rejection by the city council.

748762:

Motion by Barb Ireland, seconded by Nicole Williams to **approve the first reading and waive the actual reading of Ordinance #411-26, amending Purchasing Ordinance.** CARRIED 7-0 by roll call

Appointment: Board of Review:

We have an empty seat on the Board of Review that needs to be filled.

Clenneth J Russell also known as CJ has filled out an application for the Board of Review. This seat will be for a partial term expiring on January 2028. If approved, Mr Russell will have enough time to receive some training before the March’s meetings.

He meets the requirements to be appointed to the Board of Review.

748763:

Motion by Nicole Williams, seconded by Greg Hillegas to **appoint Clenneth J Russell to the Board of Review for a partial term expiring January 2028.** CARRIED 7-0 by roll call

UNFINISHED BUSINESS:**Bills:**

Bills to Council
September 15 and October 6, 2026

Bills to be Approve

Total	\$0.00	

Bills to be Confirmed

Lenawee County Drian Commission	\$16,839.39	Culvert Install on State Street
Nickel & Saph	\$26,145.80	Liability Insurance
Total	\$42,985.19	

748764:

Motion by Carl Sword, seconded by Greg Hillegas **approve to pay the bills.** CARRIED 7-0 by roll

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

The Check Register and Account Balances dated 9/3/2026 to 9/11/2026 were sent to the Council members by email since the September 15th meeting was cancelled. In the original packet the clerk enclosed the 9/3/2026 to 9/11/2026 and 9/21/2026 to 10/02/2026. It was brought to the City Manager's attention that the staff missed the following dates in the packet, 9/11/2026 to 9/21/2026.

9/3/2026 to 9/11/2026

General Fund	\$ 911,298.92
Cemetery Trust Fund	\$ 0.00
Major Street Fund	\$ 379,101.06
Local Street Fund	\$ 46,197.58
Fire Department Fund	\$ 196,878.84
Recreation Fund	\$ 0.00
Cemetery Foundation	\$ 75,005.48

Ambulance	\$ 338,107.40
Community Center	\$ 44,654.72
Income Tax Fund	\$ 25,364.13
Downtown Development	\$ 21,564.64
Thompson Museum Fund	\$ 0.00
Library Fund	\$ 0.00
Thompson Library Fund	\$ 0.00
Museum Fund	\$ 13,644.56
Industrial Park Fund	\$ 7,770.81
CWSRF	\$ 37,543.74
2021 Capital Improvement Bond Fund	\$ 13,590.14
2025 Capital Improvement Bond Fund	\$ 86,308.46
Water and Sewer Fund	\$ 362,929.77
Motor Veh and Equip Fund	\$ 170,592.60
Property Tax Collection	\$ 630,974.17
Payroll Fund	\$ 10,112.33
Sidewalk Fund	\$ 18,512.82

(Additional) 9/11/2026 to 9/21/2026

General Fund	\$ 1,330,757.78
Cemetery Trust Fund	\$ 0.00
Major Street Fund	\$ 379,101.06
Local Street Fund	\$ 46,197.58
Fire Department Fund	\$ 189,897.52
Recreation Fund	\$ 0.00
Cemetery Foundation	\$ 73,087.48
Ambulance	\$ 340,143.85
Community Center	\$ 44,231.97
Income Tax Fund	\$ 31,749.12
Downtown Development	\$ 21,564.64
Thompson Museum Fund	\$ 0.00
Library Fund	\$ 0.00
Thompson Library Fund	\$ 0.00
Museum Fund	\$ 13,545.11
Industrial Park Fund	\$ 7,770.81
CWSRF	\$ 37,543.74
2021 Capital Improvement Bond Fund	\$ 13,590.14
2025 Capital Improvement Bond Fund	\$ 86,308.46
Water and Sewer Fund	\$ 392,090.79
Motor Veh and Equip Fund	\$ 170,734.16
Property Tax Collection	\$ 215,939.19

Payroll Fund	\$ 10,213.84
Sidewalk Fund	\$ 18,512.82

9/21/2026 to 10/2/2026

General Fund	\$ 1,332,172.02
Cemetery Trust Fund	\$ 0.00
Major Street Fund	\$ 375,500.56
Local Street Fund	\$ 39,716.71
Fire Department Fund	\$ 186,393.10
Recreation Fund	\$ 0.00
Cemetery Foundation	\$ 72,652.44
Ambulance	\$ 347,711.16
Community Center	\$ 43,450.17
Income Tax Fund	\$ 31,987.26
Downtown Development	\$ 21,564.64
Thompson Museum Fund	\$ 0.00
Library Fund	\$ 0.00
Thompson Library Fund	\$ 0.00
Museum Fund	\$ 13,424.06
Industrial Park Fund	\$ 7,632.75
CWSRF	\$ 37,543.74
2021 Capital Improvement Bond Fund	\$ 13,590.14
2025 Capital Improvement Bond Fund	\$ 86,308.46
Water and Sewer Fund	\$ 390,649.72
Motor Veh and Equip Fund	\$ 175,017.64
Property Tax Collection	\$ 224,673.42
Payroll Fund	\$ 2.32
Sidewalk Fund	\$ 18,512.82

748765:

Motion by Nicole Williams, seconded by Brandi Clark **to accept the account balances and check register and place on file.** CARRIED 7-0 by roll call

Department Head Reports:

The department head reports were sent to the Council members by email since the September 15th meeting was cancelled. This packet has the same reports for the Council to accept and put on file.

748766:

Motion by Brandi Clark, seconded by Greg Hillegas **to accept the department head reports and place on file.** CARRIED 7-0 by roll call

MINUTES FROM OTHER BOARDS AND COMMISSIONS:**Planning Commission minutes dated July 27, 2026:****748767:**

Motion by Brandi Clark, seconded by Greg Hillegas **to accept the Planning Commission minutes dated July 27, 2026 and place on file.** CARRIED 7-0 by roll call

Recreation Advisory Board minutes dated August 18, 2026:**748768:**

Motion by Carl Sword, seconded by Nicole Williams **to accept the Recreation Advisory Board minutes dated August 18, 2026 and place on file.** CARRIED 7-0 by roll call

MANAGER'S REPORT dated September 21, 2026:

- **Police Chief Succession Planning:**

Following the announcement of Chief Keck's retirement, effective December 30, 2026, the Chief and City Manager have begun planning for the transition. The tentative recruitment and selection timeline is as follows:

September 17th: Post the position across multiple platforms, including the Michigan Municipal League, municipal career sites, City social media, and local media.

October 15th: Close the application period, review candidates, and schedule interviews.

October 19th - 23rd: Conduct interviews.

October 26th – 30th: Conduct interviews (if necessary)

Following the completion of the interview process and a thorough, satisfactory background check, the City Manager anticipates recommending a candidate to the City Council for approval at either the November 3rd or 17th meeting.

- **Get the Lead Out (GLO) Initiative:**

From August 12th – 14th, the GLO Technical Assistance Team hosted four community outreach events, engaging 67 residents and scheduling 18 service-line identification appointments. During door-to-door efforts conducted August 18th – 20th, the team visited 634 properties and gained access to 129 homes. A total of 118 service lines were identified: 104 copper, seven plastic, six galvanized steel, and one classified as "other". No lead service lines were identified. An additional 11 residents provided information about their service-line materials. The City will continue monitoring self-identification surveys, and DPW will evaluate properties requiring additional follow-up. We are currently scheduling another visit from the EPA teams in October to continue the identification process.

- **Water System Cybersecurity Assessment:**

The City is registering for a voluntary cybersecurity assessment recommended by EGLE for community water systems. After the recent cyberattack, it is extremely important that we continue to leverage every available resource. The assessment will evaluate the City's information technology and operational technology infrastructure, identify potential vulnerabilities, and review safeguards such as password security, system backups, incident response, threat detection, and recovery procedures. This will help strengthen our water system, establish a cybersecurity baseline, protect sensitive information, and support future eligibility for cyber insurance coverage.

- **Department of Public Works – Catch Basin Repairs:**

The Department of Public Works continues repairing and rebuilding catch basins in preparation for the road paving project scheduled for the end of the month. This work is an important component of the City's infrastructure maintenance efforts and will help ensure proper drainage and protect the long-term integrity of the newly paved streets.

MANAGER'S REPORT dated October 6, 2026:

- **Industrial Park Development:**

On Tuesday, September 29th, the City Manager, DPW Superintendent, and Wastewater Treatment Plant Superintendent met at the Hudson Industrial Park with representatives from Lenawee Now, the Detroit Regional Partnership, Consumers Energy, and a European Company exploring an expansion into North America. The meeting was productive and provided an opportunity to discuss the Industrial Park's capabilities and the company's potential infrastructure needs. This visit highlights the importance of the City's partnership with Lenawee Now and its continued efforts to market the industrial park. It also reinforces the need to prioritize infrastructure upgrades and improvements to ensure Hudson remains competitive and prepared for future development opportunities.

- **Road Improvement Project:**

The first phase of road improvements on Division, Center, and Maple Streets began Friday, with the City's contractor starting the pulverizing process. The project is expected to be completed during the second week of October, weather permitting. Minor traffic disruptions are expected while work is underway, but residents will still be able to access their homes.

- **Police Chief Transition:**

The City continues to receive interest in the Police Chief position and will continue reviewing applications as they are received. Chief Keck and City Manager remain engaged in ongoing

discussions regarding departmental operations, priorities, and other transition matters to help ensure continuity and a smooth leadership transition.

- **Proposed Development at 100 S Meridian Street:**

Mr Davies met with the owners of the property at 100 S Meridian Street, at the intersection of M-34 and US -127, regarding their plans to develop a gas station with a national restaurant chain. The owners are conducting an initial site survey and have contacted the appropriate state agencies. Once the site study is complete, they intend to submit engineered site plans to the Planning Commission for formal review and approval. The City has established open lines of communication with the property owners and will continue provide appropriate guidance as the proposal moves through the development process. This is encouraging progress for a property that has generated frequent interest and inquiries from residents.

- **USDA Rural Development Visit:**

On September 21st, Mr Davies joined school district leadership, the Lenawee County Administrator, and the County's Economic Development Coordinator in welcoming Dom Restuccia, Michigan State Director for USDA Rural Development, for a tour of CSI. The visit highlighted the goals of both the school district and the City, including improving housing opportunities, attracting new businesses, and strengthening our community's infrastructure. We also emphasized the importance of continued state and federal assistance in advancing these priorities. The meeting was highly productive, and we look forward to continuing our work with state and federal partners to support the future of the City of Hudson and the Hudson Area Schools.

- **Lead Service Line Inspections:**

As the City continues working with the EPA and GLO team to identify lead service lines, the GLO team will return for the second round of in-home inspections from October 12th – 14th. The team will also host a pop-up information booth at the Market House on Sunday, October 11th. A City employee will accompany the GLO team during all residential inspections. Residents who are not home during this round may still contact City Hall to schedule a free in-home inspection at a time convenient for them.

PUBLIC COMMENT:

Public comments were heard

COUNCIL COMMENTS:

Council comments were heard.

ADJOURNMENT:

748769:

Motion by Brandi Clark, seconded by Nicole Williams to **adjourn the meeting at 7:40 pm**

APPROVED: _____
Daniel Schudel, Mayor

ATTEST: _____
Jeaniene McClellan, City Clerk