

**CITY COUNCIL
121 N CHURCH STREET, HUDSON, MI
REGULAR MEETING
January 7, 2025 at 7:00 p.m.**

748280:

The regular meeting was called to order by Mayor Daniel Schudel at 7:00 pm. in the Council Chambers.

ROLL CALL: PRESENT: Daniel Schudel, Lisa Enerson, Sherry Kirkland, Greg Hillegas and Carl Sword

ABSENT: Brandi Clark and Natalie Loop

ALSO PRESENT: Police Chief Ron Keck, WWTP Superintendent Joshua Mattek, Barb Ireland – Hudson Post Gazette, Sara Schudel, City Manager Charles Weir and City Clerk Jeaniene McClellan

ORDERS OF THE DAY:

Excuse Absent Members:

748281:

Motion by Lisa Enerson, seconded by Sherry Kirkland **to excuse Brandi Clark from the meeting.** CARRIED 3-2 by roll call (Lisa Enerson, Greg Hillegas, Sherry Kirkland – yes Daniel Schudel, Carl Sword – no)

Excuse Absent Members:

748282:

Motion by Sherry Kirkland, seconded by Lisa Enerson **to excuse Natalie Loop from the meeting.** CARRIED 5-0 by roll call

Approval of minutes dated December 17, 2024:

748283:

Motion by Carl Sword, seconded by Lisa Enerson **to approve minutes of December 17, 2024 and place on file.** CARRIED 5-0 by roll call

PUBLIC COMMENT:

No Public Comments Received.

NEW BUSINESS:

Sewer Rates Outside City Limits:

The City Council requested a review of the 200% (Double) usage rate charge for sewer customers outside of the city limits. There are currently 109 services outside of the city. This is Leffingwell Estates, and the services that are on the west side of Meridian Road.

At the December 17, 2024, Council meeting the Council discussed the sewage usage rate of customers outside of the city limits and wanted it brought back for further consideration due to not coming to a consensus on the solution of an acceptable level of a possible reduction in the cost.

At the meeting on the 17th of December, Mr Weir advised the Council that based on 2023 outside of the city sewage usage numbers he advised Council that the city would have collected \$13,000.00+ less revenue if the customers outside of the city limits paid the same rate as in the city customers.

Using the same 2023 data, we broke down what the revenue loss would be at lower percentages of the 200% collected. 2022-2023 rate \$11.22 per 1000 gallons = 1 unit. 2,549 units.

2022 -2023	Revenue	2024-2025	Revenue
200%=\$11.22	\$28,599.78	200%=\$11.76	\$29,976.24
175%=\$ 9.82	\$25,031.18	175%=\$10.29	\$26,229.21
150%=\$ 8.41	\$21,437.09	150%=\$ 8.82	\$22,482.18
100%=\$ 5.61	\$14,299.89	100%=\$ 5.88	\$14,988.12

748284:

Motion by Sherry Kirkland seconded by Carl Sword to **customers outside the city limits will be the same as the customers inside the city limits on the water and sewer rate will start on July 1, 2025.** CARRIED 5-0 by roll call

Lots for Sale:

At the December 17th Council meeting, during public comments, a citizen asked the Council members to consider setting a sale price on the two vacant city lots. One on Railroad Street and the other on Tiffin Street. The Council wanted to get an estimate or an appraisal for the vacant lots.

The cost for an appraisal was going to be \$400.00-\$400.00 per lot. Mr Weir spoke with Randy Darr of Darr Real Estate and Randy said that he could do a market analysis on the lots. Randy had some difficulty finding comparable properties to the lots in question but was able to provide the following information:

Tiffin Street Property: Three comparable lots in Morenci sold for \$12,500.00 each.
 One lot in Adrian is currently for sale for \$7,500.00.

Railroad Street Property: One comparable lot on Railroad Street Hudson sold in 2022 for \$14,000.00.

Note: Mr Darr did not charge the city for his work on this and said he is happy to assist the City of Hudson.

748285:

Motion by Lisa Enerson seconded by Greg Hillegas to **offer the Tiffin Street lot for \$12,500 and the Railroad Street property for \$45,000.** CARRIED 5-0 by roll call

UNFINISHED BUSINESS:

Bills:

Bills to Council
 January 7, 2025

Bills to be Approve

	\$0.00	
Total	\$0.00	

Bills to be Confirmed

SCADA	\$8,912.50	Lift Station Upgrades
Total	\$8,912.50	

748286:

Motion by Carl Sword, seconded by Lisa Enerson **to approve to pay the bills.** CARRIED 5-0 by roll call

Account Balances and Check Register:

Account Balances:

General Fund	\$1,100,897.25
Cemetery Trust Fund	\$ 0.00
Major Street Fund	\$277,629.53
Local Street Fund	\$ 92,168.35
Fire Department Fund	\$ 90,101.13
Recreation Fund	\$ 690.83
Cemetery Foundation	\$ 5,593.63
Ambulance	\$ 16,104.40
Community Center	\$ 35,207.58
Income Tax Fund	\$ 63,042.29
Downtown Development	\$ 42,170.76
Thompson Museum Fund	\$ 0.00
Library Fund	\$ 0.00
Thompson Library Fund	\$ 0.00
Museum Fund	\$ 11,302.33
Industrial Park Fund	\$ 13,382.45
2021 Capital Improvement Bond Fund	\$ 83,022.80
Water and Sewer Fund	\$210,063.13
Motor Veh and Equip Fund	\$149,092.50
Property Tax Collection	\$ 0.00
Payroll Fund	\$ 56,436.57
Sidewalk Fund	\$ 17,363.51

748287:

Motion by Lisa Enerson, seconded by Sherry Kirkland **to accept the account balances and check register and place on file.** CARRIED 5-0 by roll call

MINUTES FROM OTHER BOARDS AND COMMISSIONS**Planning Commission Minutes Dated December 23, 2024:****748288:**

Motion by Lisa Enerson, seconded by Sherry Kirkland **to accept the Planning Commission minutes dated December 23, 2024 and place on file.** CARRIED 5-0 by roll call

MANAGER'S REPORT:

- At the December 23,2024, Planning Commission meeting the Commission had a discussion about tiny houses being allowed in the City. This would require an in depth review of the current zoning ordinances and further potential action by the Planning Commission and the City Council.
- Mr Weir reviewed the statistics on blight complaints for 2024 and found that City Hall initiated 61 blight complaints. He spoke with Chief Keck and found that HPD handled an

additional 26 complaints for a total of 87. Out of those 87 complaints 15 citations were issued for non-compliance. Most of the residents come into compliance without a citation being issued but it is an ongoing process and a percentage of them are repeat offenders.

- Mr Weir will be meeting with Lisa DuRussel of DuRussel Landscape Architect PLCC this month to analyze the public survey results. We received a total of 96 surveys returned. The information gathered from the survey will be helpful to the Planning Commission and City Council regarding housing and other aspects to be considered for the City Master Plan update.
- The water main replacement on McKenzie/School Street to Alpine Manufacturing is almost completed. Pressure testing and bacterial testing is expected to be completed the week of January 5th. Once completed the new water main will be put in service.

COUNCIL COMMENTS:

ADJOURNMENT:

748289:

Motion by Lisa Enerson, seconded by Sherry Kirkland to **adjourn the meeting at 7:41 pm**

APPROVED: _____
Daniel Schudel, Mayor

ATTEST: _____
Jeaniene McClellan, City Clerk