

CITY COUNCIL
121 N CHURCH STREET, HUDSON, MI
REGULAR MEETING
February 6, 2024 at 7:00 P.M.

AGENDA

- 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 January 16, 2024
- V. PUBLIC COMMENT**
- VI. NEW BUSINESS**
 - A. Approve: 5 Year Service Award – Willis Terrill
 - B. Approve: 5 Year Service Award – Robert Kirkendall
 - C. Resolution – Watson Clark
 - D. Approve: Conditional Use Permit – 209 Lafayette Street
 - E. Conditional Use Permit – 370 Wilcox Street
- VII. UNFINISHED BUSINESS**
 - A. Employee Handbook
 - B. Bills
 - C. Account Balances and Check Register
- VIII. MINUTES FROM OTHER BOARDS AND COMMISSIONS**
 - A. Planning Commission dated January 22, 2024
- IX. CITY MANAGER’S REPORT**
- X. COUNCIL COMMENTS**
- XI. 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
January 16, 2024 at 7:00 p.m.**

748033:

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, Teresa Frantz, Sherry Kirkland, Natalie Loop, Rick Moreno and Carl Sword

ABSENT: None

ALSO PRESENT: DPW Superintendent Jay Best, Candi Best, Sara Schudel, Barb Ireland – Hudson Post Gazette, Ambulance Director Jim Stevens, City Manager Charles Weir and City Clerk Jeaniene McClellan

ORDERS OF THE DAY:

Approval of Minutes of December 19, 2023:

748034:

Motion by Lisa Enerson, seconded by Natalie Loop to approve the minutes of December 19, 2023 and place on file. CARRIED 7-0 by roll call

Approval of Minutes of January 8, 2024:

748035:

Motion by Carl Sword, seconded by Natalie Loop to approve the minutes of January 8, 2024 and place on file. CARRIED 7-0 by roll call

PUBLIC COMMENT:

No Comment received

NEW BUSINESS:

Approve: Reappointment to the Board of Review:

Ted Minton's current 3-year appointment to the Board of Review expired last month.

Mr Minton has requested to be reappointed to the Board for a 3-year term to expire in December 2027.

Mr Minton meets all the requirements to be reappointed to the Board of Review.

748036:

Motion by Natalie Loop, seconded by Sherry Kirkland **reappoint Ted Minton to the Board of Review for a 3-year term expiring in December 2027.** CARRIED 7-0 by roll call

Approve: Appointment to the Planning Commission:

We have an empty seat on the Planning Commission that needs to be filled.

George Race has filled out an application for the Planning Commission. This seat will be for 3 year term and will end on July 2027.

He meets the requirements to be appointed to the Planning Commission.

748037:

Motion by Lisa Enerson seconded by Rick Moreno **appoint George Race to the Planning Commission for 3-year term expiring in July 2027.** CARRIED 7-0 by roll call

Standby Generator at Station 2:

Four bid requests were sent out for labor and material to install a whole building standby generator at station 2. Minimum specs included: at least 24k generator with 220-amp automatic transfer switch and all necessary material and labor for installation.

Of the four request two were not returned. The returned bids are as follows:

- Newell Electric, 5700 E. Squawfield Road, Osseo MI 49266 \$8,250.00
- Superior Ind Sales & Service, 116 N State St., Jackson MI 49201 \$8,512.00

Payment Plan: Payment will come out of the Capital Improvement Line Item after transferring the returned bond payment cash total of \$7,226.00 to the fund. This results in an actual impact of \$1,024.00 to the 2023-24 budget.

748038:

Motion by Natalie Loop seconded by Sherry Kirkland **approve the bid from Newell Electric from Osseo, MI, in the amount of \$8,250.00.** CARRIED 7-0 by roll call

Discussion – Employee Handbook:

The draft updated/revised employee handbook is ready for City Council review. The document has highlighted changes and additions in various locations in the document. Nothing highlighted is what has existed since 2000 or the 2018 revision date changes.

Council members discussed a few changes to the handbook. After the city staff makes the changes the handbook will come back to Council for approval on February 6th.

UNFINISHED BUSINESS:

Bills:

Bills to Council
January 16, 2024

Bills to be Approve

	\$0.00	
Total	\$0.00	

Bills to be Confirmed

Shea Tax Consulting	\$11,934.89	2022-2023 FY Audit
Nickel & Saph	\$13,956.00	3 rd install on two policies
Stevens Disposal	\$10,645.00	Monthly Refuse
Total	\$36,535.89	

748039:

Motion by Lisa Enerson, seconded by Natalie Loop **to approve to pay the bills.** CARRIED 7-0
by roll call

Account Balances and Check Register:

Account Balances:

General Fund	\$667,880.14
Cemetery Trust Fund	\$ 0.00
Major Street Fund	\$240,812.76
Local Street Fund	\$ 64,433.04
Fire Department Fund	\$ 77,130.36
Recreation Fund	\$ 2,561.55
Cemetery Foundation	\$ 23,855.07
Ambulance	\$161,084.02
Community Center	\$ 31,755.03
Income Tax Fund	\$ 37,867.78

Downtown Development	\$ 43,170.76
L D F A	\$ 0.00
Thompson Museum Fund	\$ 23,757.33
Museum Fund	\$ 884.16
Industrial Park Fund	\$ 17,727.78
2021 Capital Improvement Bond Fund	\$114,262.07
Water and Sewer Fund	\$165,358.42
Motor Veh and Equip Fund	\$ 91,299.51
Property Tax Collection	\$ 67,758.79
Payroll Fund	\$ 27,330.19
Sidewalk Fund	\$ 16,530.86

748040:

Motion by Rick Moreno, seconded by Teresa Frantz **to accept the account balances and check register and place on file.** CARRIED 7-0 by roll call

Department Head Reports:**748041:**

Motion by Rick Moreno, seconded by Carl Sword **to accept department head reports and place on file.** CARRIED 7-0 by roll call

CITY MANAGER'S REPORT:

- On January 11, 2024, Mr Weir had a second Zoom meeting with Lenawee Now, REI Global and the Michigan Economic Development Corporation (MEDC) and REI Global has chosen the City of Hudson's Industrial Park as the potential location for their new facility. REI Global will contact the city soon with dates to meet with the city to introduce themselves and explain their manufacturing process and answer any questions. This is a 120 million dollar investment and create 25 plus jobs. There is still more work to be done to bring this to fruition.
- The MDARD Grant application for the SCADA upgrades has been submitted. Award notification is expected in April.
- Mr Weir will be speaking the the City Attorney this week for a full update on the 218 and 225 Grove Street dangerous structures. The owner of 109 Mechanic Street has not responded to his emails and a certified letter is "not deliverable" at the point.
- We have a free trial new video camera system being sent to the city to be placed at the water treatment plant. This is for security purposes for the staff and city property. The Police Department has some cameras as well for trial and is working with the DDA on replacing the cameras in the downtown area and parking lots.
- The overhead door was damaged by the vactor truck when pulling out of warm storage garage to fix a water main break on Meridian Road. We had the door checked and replacement parts are on order. We do not have a cost yet, but may turn into an insurance claim depending on the price. The good news is that the water main break was fixed in two hours by our DPW staff.

COUNCIL COMMENTS:

ADJOURNMENT:

748042:

Motion by Lisa Enerson, seconded by Rick Moreno to **adjourn the meeting at 7:44 pm**

APPROVED: _____
Daniel Schudel, Mayor

ATTEST: _____
Jeaniene McClellan, City Clerk



AGENDA ITEM - REVIEW FORM

ITEM: 5-year Service Award for Willis Terrill	SUBMITTED BY: Charles Weir City Manager
ACTION REQUESTED: Present Willis Terrill with a 5-year Certificate of Appreciation Service Award.	DEPARTMENT: City Office DATE: February 6, 2024
SUMMARY: Per the City of Hudson Employee Handbook, employees are to receive a Certificate of Appreciation Service Award for five years of service in the City of Hudson. On behalf of the citizens of Hudson, the Hudson City Council extends its appreciation for Willis Terrill for five (5) years of dedicated service in the City of Hudson from February 1, 2018 to February 1, 2023	
RECOMMENDATION: Present the 5-year Certificate of Appreciation to Willis Terrill.	
SIGNATURE: 	TITLE: City Manager

CITY OF HUDSON
5 YEAR SERVICE AWARD
PRESENTED TO
WILLIS TERRILL

On behalf of the citizens of Hudson, the Hudson City Council extends its appreciation for your five (5) years of dedicated service in the City of Hudson from February 1, 2018 to February 1, 2023.

The City Council realizes the value of experience on the job and familiarity with the ongoing problems and needs of the community. Only by retaining qualified and dedicated employees can we assure a high quality of service to the citizens of Hudson.

We thank you for your efforts over the last five (5) years and look forward to a continuation of that service in the years ahead.

We are grateful for a job well done!

Daniel Schudel, Mayor

Sherry Kirkland, Mayor Pro Tem

Lisa Enerson, Council Member

Teresa Frantz, Council Member

Natalie Loop, Council Member

Rick Moreno, Council Member

Carl Sword, Council Member



AGENDA ITEM - REVIEW FORM

ITEM: 5-year Service Award for Robert Kirkendall	SUBMITTED BY: Charles Weir City Manager
ACTION REQUESTED: Present Robert Kirkendall with a 5-year Certificate of Appreciation Service Award.	DEPARTMENT: City Office DATE: February 6, 2024
SUMMARY: Per the City of Hudson Employee Handbook, employees are to receive a Certificate of Appreciation Service Award for five years of service in the City of Hudson. On behalf of the citizens of Hudson, the Hudson City Council extends its appreciation for Robert Kirkendall for five (5) years of dedicated service in the City of Hudson from February 1, 2018 to February 1, 2023	
RECOMMENDATION: Present the 5-year Certificate of Appreciation to Robert Kirkendall.	
SIGNATURE: 	TITLE: City Manager

CITY OF HUDSON
5 YEAR SERVICE AWARD
PRESENTED TO

ROBERT KIRKENDALL

On behalf of the citizens of Hudson, the Hudson City Council extends its appreciation for your five (5) years of dedicated service in the City of Hudson from February 1, 2018 to February 1, 2023.

The City Council realizes the value of experience on the job and familiarity with the ongoing problems and needs of the community. Only by retaining qualified and dedicated employees can we assure a high quality of service to the citizens of Hudson.

We thank you for your efforts over the last five (5) years and look forward to a continuation of that service in the years ahead.

We are grateful for a job well done!

Daniel Schudel, Mayor

Sherry Kirkland, Mayor Pro Tem

Lisa Enerson, Council Member

Teresa Frantz, Council Member


Natalie Loop, Council Member

Rick Moreno, Council Member

Carl Sword, Council Member



AGENDA ITEM - REVIEW FORM

ITEM: RESOLUTION: Watson Clark	SUBMITTED BY: Charles Weir
ACTION REQUESTED: Adopt the Resolution acknowledging Watson Clark, commending him for his dedicated service to the City of Hudson.	DEPARTMENT: City Manager DATE: February 6, 2024
SUMMARY: Watson Clark has served on the City of Hudson Planning Commission from June 17, 2014 to December 15, 2023, contributing to the prosperous and orderly development of the City. Therefore, I recommend that Council adopt the resolution for Watson Clark, officially commending him for his loyal efforts and dedicated service to the City of Hudson.	
RECOMMENDATION: Adopt the Proclamation acknowledging Watson Clark, commending him for his years of dedicated service to the City of Hudson.	
SIGNATURE: 	TITLE: City Manager

RESOLUTION

WHEREAS, the City of Hudson depends on its citizens to carry out the process of government, and;

WHEREAS, the duties of serving the City of Hudson are becoming increasingly complex and time consuming, and;

WHEREAS, the quality and effectiveness of the governing process is determined by the capabilities, concerns, and enthusiasm of those who serve, and;

WHEREAS, the Hudson City Council wishes to acknowledge those who have served their community well.

NOW, THEREFORE, BE IT RESOLVED that **WATSON CLARK** be officially commended for his dedicated service in the City of Hudson and that it be known that **WATSON CLARK** served on the Hudson City Planning Commission from June 17, 2014 until December 15, 2023. Due to his loyal efforts, the City of Hudson has continued to grow and prosper.

Dated this 06th day of February 2024.

Daniel Schudel, Mayor

Sherry Kirkland, Mayor Pro Tem

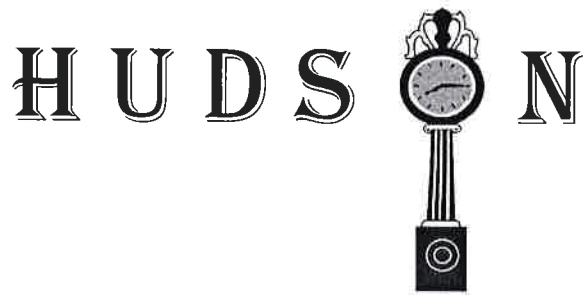
Lisa Enerson, Council Member

Teresa Frantz, Council Member


Natalie Loop, Council Member

Rick Moreno, Council Member

Carl Sword, Council Member



**AGENDA ITEM
REVIEW FORM**

<u>ITEM:</u> Approve: Conditional Use Permit – 209 Lafayette Street	<u>SUBMITTED BY:</u> Charles Weir
<u>ACTION REQUESTED:</u> Approve the Daycare at 209 Lafayette Street	<u>DEPARTMENT:</u> City Manager <u>DATE:</u> February 6, 2024
<u>SUMMARY:</u> The Planning Commission held a Public Hearing on Monday, January 22, 2024 to consider a request from William & Carmel Camp from 209 Lafayette Street to have a Day Care under Section 19-63 Residential Districts of the City Code to allow a daycare at their residence – 209 Lafayette Street. Carmel Camp has had a daycare here for over 30 years but since the recent questions about home businesses, she is making sure she has the approval of the council to continue. The City did not receive any comments or complaints about Mrs Camp having a daycare. At the regular meeting on January 22, 2024 the Planning Commission recommended to forward this permit to Council for approval to allow the conditional use permit 24-01 to have a day care at 209 Lafayette Street.	
<u>RECOMMENDATION:</u> Approve the Conditional Use Permit 24-01 to have a daycare at 209 Lafayette Street.	
<u>SIGNATURE:</u> 	<u>TITLE:</u> City Manager

CITY OF HUDSON APPLICATION FOR CONDITIONAL USE PERMIT

Application No: 2401

Site Plan Fee: \$75.00

PLEASE PRINT OR TYPE (Use back of application if more space is needed)

I/We Camel Camp of 809 Lafayette St. Hudson, NJ 07420, hereby requests a Conditional Use Permit.

Property Owner: William + Camel Camp

Telephone Number: (517) 448-7475

Address of Property Involved: 809 Lafayette St. Hudson NJ 07420

Legal Description: Single Family homes

I/We are requesting a Conditional Use Permit for the following reason(s): 1 Home for the Past 31 Years Run a Inhome Licensed Day Care Service Oriented

Dated: 10-30-2023

Carmel's Camp
Applicant Signature

(Do Not Write Below This Line)
FOR CITY OFFICE USE ONLY

At the meeting of the Planning Commission held on January 22, 2024, the above described Conditional Use Permit was considered and it was recommended that the Council:

Grant () Deny () Other: _____

For the following reasons: _____

At the meeting of the Council held on _____, the above described Conditional Use Permit was: () Granted () Denied () Other: _____

For the following reasons: _____

Copy to: Applicant
 City Clerk
 Building Inspector



January 5, 2024

Resident and/or Property Owner

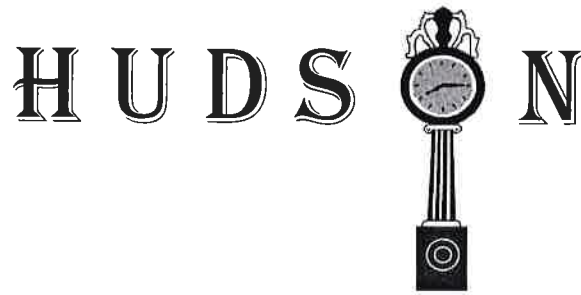
Re: 209 Lafayette Street – Day Care.

On January 22, 2024 the City of Hudson will have a public hearing on 209 Lafayette Street for the purpose of conditional use permit request. Carmel Camp is requesting to have a Day Care at her property. Mrs. Camp has had a day care here for 31 years but the city staff could not find a request on file. All comments will be heard at the Public Hearing on the 22nd in the Council Chambers at 6:30 pm.


Sincerely,

A handwritten signature in black ink that reads "Jeaniene McClellan". The signature is written in a cursive, flowing style.

Jeaniene McClellan
City Clerk



AGENDA ITEM
REVIEW FORM

<u>ITEM:</u> Conditional Use Permit – 370 Wilcox Street	<u>SUBMITTED BY:</u> Charles Weir
<u>ACTION REQUESTED:</u> 370 Wilcox – Produce Stand	<u>DEPARTMENT:</u> City Manager <u>DATE:</u> February 6, 2024
<u>SUMMARY:</u> The Planning Commission held a Public Hearing on Monday, January 22, 2024 to consider a request from Joseph and Rachel Yeider at 370 Wilcox Street to have a home business under Section 19-63 Residential Districts of the City Code to allow a Produce Stand at their residence – 370 Wilcox Street. Rachel Yeider has had a stand here for a few years but since the recent questions about home businesses. The City did not receive any comments or complaints about Mrs Yeider having a produce stand, but at the regular meeting on January 22, 2024 the Planning Commission denied the conditional use permit 24-03 to have a produce stand at 370 Wilcox Street. The City of Hudson Ordinances specifically states “No Retail in residential zoning”.	
<u>RECOMMENDATION:</u> Decide on the Conditional Use Permit 24-03 to have a Produce Stand at 370 Wilcox Street.	
<u>SIGNATURE:</u> 	<u>TITLE:</u> City Manager

CITY OF HUDSON

APPLICATION FOR CONDITIONAL USE PERMIT

Application No: 24-03

Site Plan Fee: \$75.00

PLEASE PRINT OR TYPE (Use back of application if more space is needed)

I/We Joseph & Rachel Yeider of Hudson, hereby requests a Conditional Use Permit.

Property Owner: Rachel & Joseph Yeider

Telephone Number: 517-300-3215 - 517-425-0045

Address of Property Involved: 370 Wilcox St

Legal Description: Self Serve Produce Stand

I/We are requesting a Conditional Use Permit for the following reason(s): Produce & Pumpkin Stand

Dated: 11-2-23

Rachel Yeider
Applicant Signature

(Do Not Write Below This Line)
FOR CITY OFFICE USE ONLY

At the meeting of the Planning Commission held on January 22, 2024, the above described Conditional Use Permit was considered and it was recommended that the Council:

() Grant (X) Deny () Other: _____

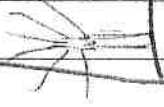
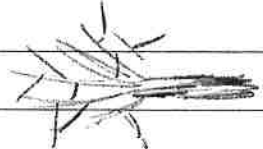
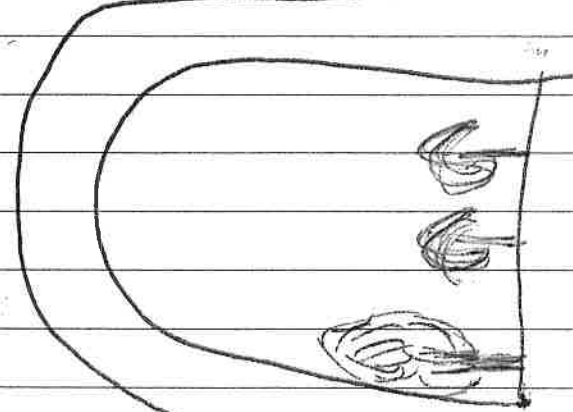
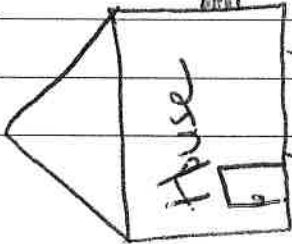
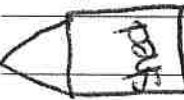
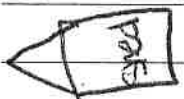
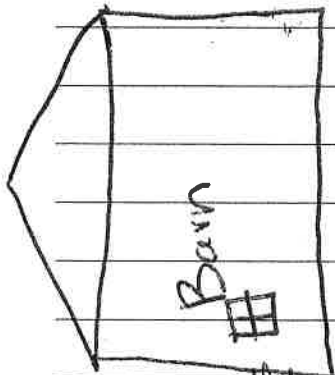
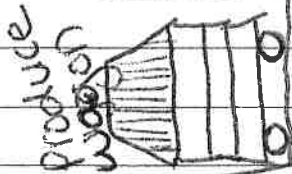
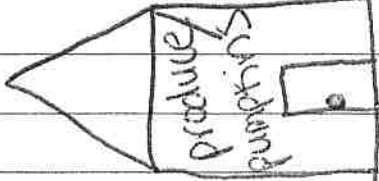
For the following reasons: Ordinance states no retail in residential

At the meeting of the Council held on _____, the above described Conditional Use Permit was: () Granted () Denied () Other: _____

For the following reasons: _____

Copy to: Applicant
City Clerk
Building Inspector

McClellan St



Wilcox St



January 5, 2024

Resident and/or Property Owner

Re: 370 Wilcox Street – Produce Stand.

On January 22, 2024 the City of Hudson will have a public hearing on 370 Wilcox Street for the purpose of conditional use permit request. Joseph & Rachel is requesting to have a Produce Stand at their property. All comments will be heard at the Public Hearing on the 22nd in the Council Chambers at 6:30 pm.

Sincerely,


A handwritten signature in cursive script that reads "Jeaniene McClellan".

Jeaniene McClellan
City Clerk

CK# 1279
PAID
JAN 03 2024
City of Hudson



**AGENDA ITEM
REVIEW FORM**

<p><u>ITEM:</u> City of Hudson Employee Handbook Update</p>	<p><u>SUBMITTED BY:</u> Charles Weir</p>
<p><u>ACTION REQUESTED:</u> Discussion and possible motion to approve.</p>	<p><u>DEPARTMENT:</u> City Manager <u>DATE:</u> February 6, 2024</p>
<p><u>SUMMARY:</u> At the council meeting on January 16, 2024, the Council reviewed the draft updated Employee Handbook and the Council had asked for additional information regarding two items. One, being if part-time employees are eligible to participate in the city’s insurance plan, and two, if the city still has a “Retiree Group Health Plan” that is mentioned in the handbook.</p> <p>I had an email response from the city insurance carrier HUB, and they advised that the BC/BS plan is not available to part-time classification employees.</p> <p>The city can have a “Retiree Group Health Plan”, but the city will have to pay a minimum of 50% of the premium cost and will have to have at least one retiree enrolled. Once the retiree reaches the age of 65, they will have to enroll in Medicare and can continue to carry BC/BS as a supplemental insurance.</p> <p>The current wording in the Employee Handbook regarding Retiree Group Health Plan is not accurate regarding the city’s contributing or not contributing to the premium costs.</p>	
<p><u>RECOMMENDATION:</u> Council’s pleasure to make changes to section 317 Retiree Group Health Plan and approve the Employee Handbook update.</p>	
<p><u>SIGNATURE:</u> </p>	<p><u>TITLE:</u> City Manager</p>

317 HEALTH INSURANCE

effective date: 11/11/2013

The City of Hudson's health insurance plan provides employees and their dependents access to medical, dental, and vision care insurance benefits. Employees in the following employment classifications are eligible to participate in the health insurance plan:

- Regular full-time employees
- Qualified retired employees (** see requirements below)

Eligible employees may participate in the health insurance plan subject to all terms and conditions of the agreement between the City of Hudson and the insurance carrier.

A change in employment classification that would result in loss of eligibility to participate in the health insurance plan may qualify an employee for benefits continuation under the Consolidated Omnibus Budget Reconciliation Act (COBRA). Refer to the Benefits Continuation (COBRA) policy for more information.

Details of the health insurance plan are described in the Summary Plan Description (SPD). An SPD and information on cost of coverage will be provided in advance of enrollment to eligible employees. Contact the City Clerk for more information about health insurance benefits.

**** Retired employees may qualify for coverage under a Retiree Group Health Plan after accruing a minimum of 30 years of employment with the City of Hudson and reaching a minimum age of 62. The City is not required to contribute toward paying for this coverage. This coverage must be elected prior to the date of retirement. Exceptions to the employer contribution policy may be granted on a case-by-case basis by Resolution of City Council.**

318 LIFE INSURANCE

effective date: 12/12/2000

Life insurance offers you and your family important financial protection. The City of Hudson provides a basic life insurance plan for eligible employees. Additional supplemental and/or dependent life insurance coverage may also be purchased.

Accidental Death and Dismemberment (AD&D) insurance provides protection in cases of serious injury or death resulting from an accident. AD&D insurance coverage is provided as part of the basic life insurance plan.

Employees in the following employment classifications are eligible to participate in the life insurance plan:

- Regular full-time employees

Eligible employees may participate in the life insurance plan subject to all terms and conditions of the agreement between the City of Hudson and the insurance carrier.

Details of the basic life insurance plan including benefit amounts are described in the Summary Plan Description provided to eligible employees. Contact the City Clerk for more information about life insurance benefits.

Bills to Council
February 6, 2024

Bills to be Approved

No Bills to be Approved

Total \$0.00

Bills to be Confirmed

No Bills to be Confirmed

Total \$0.00

02/01/2024 09:27 AM
User: MEGAN
DB: Hudson

CHECK REGISTER FOR CITY OF HUDSON
CHECK DATE FROM 01/16/2024 - 02/01/2024

Page: 1/3

Check Date	Bank	Check	Vendor Name	Amount
Bank CNB - CNB- PROPERTY TAXES				
01/16/2024	CNB -	1302	LENAWEE INT SCHOOL DISTRICT	21,396.47
01/16/2024	CNB -	1303	LENAWEE COUNTY TREASURER PROP TAX	3,176.20
01/16/2024	CNB -	1304	LENAWEE COUNTY TREASURER PROP TAX W	5,794.56
01/16/2024	CNB -	1305	CITY OF HUDSON	4,987.45
01/16/2024	CNB -	1306	HUDSON AREA SCHOOLS	37,288.48
01/16/2024	CNB -	1307	HUDSON CARNEGIE DISTRICT LIBRARY	4,161.50
CNB - TOTALS:				
Total of 6 Checks:				76,804.66
Less 0 Void Checks:				0.00
Total of 6 Disbursements:				76,804.66

Check Date	Bank	Check	Vendor Name	Amount
Bank CNB-C CNB--COMBINED ACCOUNT				
01/16/2024	CNB-C	104003	GUNNAR SMITH	340.00
01/16/2024	CNB-C	104004	R & R FIRE TRUCK REPAIR	432.22
01/16/2024	CNB-C	104005	W S DARLEY & CO	212.95
01/16/2024	CNB-C	104013	CT TOLEDO	1,643.06
01/16/2024	CNB-C	104014	GOLDEN WEST INDUSTRIAL SUPPLY	587.63
01/16/2024	CNB-C	104015	EMERGENCY SOLUTIONS	149.00
01/16/2024	CNB-C	104016	SILVERSMITH DATA	2,623.00
01/16/2024	CNB-C	104017	HILLSDALE COUNTY TREASURER	20.00
01/16/2024	CNB-C	104018	FIRST BANKCARD	178.34
01/19/2024	CNB-C	104019	MAUMEE PRINT & GRAPHICS	426.00
01/19/2024	CNB-C	104020	HUDSON AMBULANCE BENEFIT FUND	541.50
01/19/2024	CNB-C	104021	PENN CARE	46.50
01/19/2024	CNB-C	104022	PENN CARE	202.00
01/19/2024	CNB-C	104023	PENN CARE	154.50
01/19/2024	CNB-C	104024	PENN CARE	675.00
01/19/2024	CNB-C	104025	UNIFIRST CORPORATION	55.88
01/19/2024	CNB-C	104026	FRONTIER	121.01
01/19/2024	CNB-C	104027	RENIUS & RENIUS	1,512.50
01/19/2024	CNB-C	104028	METAL METHODS MANUFACTURING	2,300.00
01/19/2024	CNB-C	104029	GRAINGER	124.71
01/19/2024	CNB-C	104030	GRAINGER	34.50
01/19/2024	CNB-C	104031	LENAWEE COUNTY TREASURER PROS.ATT.	964.03
01/22/2024	CNB-C	104032	BRINER OIL CO INC	885.92
01/22/2024	CNB-C	104033	ED BELLFY	143.36
01/22/2024	CNB-C	104034	HUDSON AUTO CENTER	66.57
01/22/2024	CNB-C	104035	TRI STATE CONCRETE	900.00
01/22/2024	CNB-C	104036	QUADIENT FINANCE USA, INC.	1,000.00
01/22/2024	CNB-C	104037	MICHIGAN GAS UTILITIES	1,328.85
01/22/2024	CNB-C	104038	KATY FLORES	200.00
01/24/2024	CNB-C	104039	ELHORN ENGINEERING COMPANY	760.00
01/24/2024	CNB-C	104040	BURNIPS EQUIPMENT COMPANY	22.99
01/24/2024	CNB-C	104041	RENIUS & RENIUS	55.00
01/24/2024	CNB-C	104042	GOLDSTAR PRODUCTS INC	573.15
01/24/2024	CNB-C	104043	WOLVERINE RENTAL & SUPPLY	1,057.20
01/24/2024	CNB-C	104044	WEST SHORE SERVICES INC	750.00
01/24/2024	CNB-C	104045	MICHIGAN GAS UTILITIES	285.13
01/24/2024	CNB-C	104046	DETROIT SALT COMPANY	2,894.12
01/24/2024	CNB-C	104047	SUB-AQUATICS, INC.	1,399.18
01/24/2024	CNB-C	104048	CHAD RODGERS	224.69
01/24/2024	CNB-C	104049	OAKLAND COUNTY (MICHIGAN)	814.00
01/24/2024	CNB-C	104050	MAUMEE PRINT & GRAPHICS	85.00
01/24/2024	CNB-C	104051	ROLLIN MATTHEWS JR	275.00
01/24/2024	CNB-C	104052	MAPLE CITY GLASS	600.00
01/24/2024	CNB-C	104053	SPENCER MANUFACTURING INC	628.45
01/24/2024	CNB-C	104054	EMERGENCY SOLUTIONS	300.00
01/24/2024	CNB-C	104055	GRAINGER	172.23
01/25/2024	CNB-C	104056	MICHIGAN GAS UTILITIES	2,857.41
01/25/2024	CNB-C	104057	BRINER OIL CO INC	334.48
01/25/2024	CNB-C	104058	BRINER OIL CO INC	416.64
01/25/2024	CNB-C	104059	BROWNS ADVANCED CARE	122.00
01/29/2024	CNB-C	104060	HUDSON AUTO CENTER	2.69
01/29/2024	CNB-C	104061	HUDSON AUTO CENTER	43.13
01/29/2024	CNB-C	104062	CITY OF HUDSON	532.71
01/29/2024	CNB-C	104063	ROLLIN MATTHEWS JR	715.00
01/29/2024	CNB-C	104064	JERRY TANNER JR	423.68
01/29/2024	CNB-C	104065	Irish Hills Overhead Door	190.00
01/29/2024	CNB-C	104066	DEB BACON	200.00
01/31/2024	CNB-C	104067	AXON ENTERPRISE INC	3,718.91
01/31/2024	CNB-C	104068	UNIQUE PAVING MATERIALS	1,961.76
01/31/2024	CNB-C	104069	TOBY S INSTRUMENT SHOP INC	325.00
01/31/2024	CNB-C	104070	FUEL OX LLC	408.55
01/31/2024	CNB-C	104071	JEWELL SAND AND GRAVEL LLC	450.00
01/31/2024	CNB-C	104072	JEWELL SAND AND GRAVEL LLC	450.00
01/31/2024	CNB-C	104073	USA BLUE BOOK	770.78
01/31/2024	CNB-C	104074	USA BLUE BOOK	159.30
01/31/2024	CNB-C	104075	PETTY CASH	34.43

CNB-C TOTALS:

Total of 66 Checks:	42,881.64
Less 0 Void Checks:	0.00
Total of 66 Disbursements:	42,881.64

Check Date	Bank	Check	Vendor Name	Amount
Bank Count CNB INCOME TAX				
01/19/2024	Count	24461	BEST, JAY A	33.66
01/19/2024	Count	24462	CROSS, LINDA J	12.00
01/19/2024	Count	24463	ESCHEDOR, KRISTINA M	25.00
01/19/2024	Count	24464	HACKETT, JULIE M	10.00
01/19/2024	Count	24465	HOFFMAN, GLENN	4.97
01/19/2024	Count	24466	SESSIONS, MICHAEL S	20.00
01/19/2024	Count	24467	STEVENS, JAMES C	10.00
01/19/2024	Count	24468	THOMPSON, MEGAN M	46.00
01/19/2024	Count	24469	WAGNER, RODNEY W	10.00
01/19/2024	Count	24470	WEIR, CHARLES A	31.00
01/19/2024	Count	24471	MAUMEE PRINT & GRAPHICS	50.00
01/22/2024	Count	24472	AEROTEK I, INC	216.04

COUNT TOTALS:

Total of 12 Checks:	468.67
Less 0 Void Checks:	0.00
Total of 12 Disbursements:	468.67

REPORT TOTALS:

Total of 84 Checks:	120,154.97
Less 0 Void Checks:	0.00
Total of 84 Disbursements:	120,154.97

CASH SUMMARY BY FUND FOR CITY OF HUDSON

FROM 01/01/2024 TO 01/31/2024
 FUND: ALL FUNDS
 CASH AND INVESTMENT ACCOUNTS

Fund	Description	Beginning Balance 01/01/2024	Total Debits	Total Credits	Ending Balance 01/31/2024
101	GENERAL FUND	702,460.75	161,139.48	163,759.80	699,840.43
151	CEMETERY TRUST FUND	0.00	0.00	0.00	0.00
202	MAJOR STREET FUND	220,480.20	23,164.73	14,708.72	228,936.21
203	LOCAL STREET FUND	57,904.61	7,863.80	8,293.08	57,475.33
206	FIRE DEPARTMENT FUND	78,641.91	32,537.03	10,510.21	100,668.73
208	RECREATION FUND	2,561.55	10.35	50.00	2,521.90
209	CEMETARY FOUNDATION	23,651.65	2,258.51	1,987.42	23,922.74
210	AMBULANCE	162,881.39	86,066.40	61,854.71	187,093.08
211	COMMUNITY CENTER	31,796.80	5,577.31	4,632.45	32,741.66
213	INCOME TAX FUND	32,080.12	71,025.36	72,103.19	31,002.29
248	DOWNTOWN DEVELOPMENT AUTHORITY	43,170.76	0.00	0.00	43,170.76
250	LOCAL DEVELOPMENT FINANCE AUTHORITY	0.00	0.00	0.00	0.00
270	THOMPSON MUSEUM FUND	23,757.33	53.06	0.00	23,810.39
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	1,767.86	553.33	1,512.37	808.82
412	INDUSTRIAL PARK FUND	17,727.78	73.24	0.00	17,801.02
444	2021 CAPITAL IMPROVEMENT BOND FUND	114,262.07	472.08	0.00	114,734.15
592	WATER AND SEWER FUND	167,385.74	207,816.66	146,134.10	229,068.30
661	MOTOR VEH AND EQUIP FUND	92,174.04	7,935.09	10,075.88	90,033.25
703	PROPERTY TAX COLLECTION	136,294.89	117,413.16	213,099.55	40,608.50
704	IMPRESST PAYROLL FUND	1,636.51	414,770.84	414,078.99	2,328.36
809	SIDEWALK FUND	16,530.86	68.28	0.00	16,599.14
	TOTAL - ALL FUNDS	1,927,166.82	1,138,798.71	1,122,800.47	1,943,165.06

**PLANNING COMMISSION
121 N. CHURCH STREET – HUDSON MI
PUBLIC HEARING
January 22, 2024 at 6:30 pm**

The Public Hearing was called to order by Chairperson Brad VandeZande at 6:30 p.m.

ROLL CALL: PRESENT: Jack Donaldson, Rob Hall, George Race, Will Terrill and
Brad VandeZande

ABSENT: Sean Williams

OTHERS: Arthur Appelgren, City Manager Charles Weir and Deputy City Clerk Linda
Cross

ORDERS OF THE DAY:

- A. Conditional Use Permit: 209 Lafayette St**
- B. Conditional Use Permit: 600 Oak St**
- C. Conditional Use Permit: 370 Wilcox St**

No Comments Received

Adjourn Sine Die:

**PLANNING COMMISSION
121 N. CHURCH STREET – HUDSON MI
REGULAR MEETING
January 22, 2024 following the Public Hearing**

The Regular Meeting was called to order by Chairperson Brad VandeZande at 6:34 p.m.

ROLL CALL: PRESENT: Jack Donaldson, Rob Hall, George Race, Will Terrill and
Brad VandeZande

ABSENT: Sean Williams

OTHERS: Arthur Appelgren, City Manager Charles Weir and Deputy City Clerk Linda
Cross

ORDERS OF THE DAY:

Excuse Absent Members:

Motion by Rob Hall, seconded by Jack Donaldson, to **approve to excuse absent members from the meeting.** CARRIED by voice vote.

Setting the Agenda:

Add the Resignation of Watson Clark to New Business Item D

Motion by Will Terrill seconded by Jack Donaldson, to **add the resignation of Watson Clark to New Business Item D.** CARRIED by voice vote.

Minutes dated November 27, 2023:

Motion by Rob Hall, seconded by George Race, to **approve the minutes dated November 27, 2023 and place on file.** CARRIED by voice vote.

*****Sean Williams arrived at 6:35*****

NEW BUSINESS:

Conditional Use Permit 24-01: 209 Lafayette St – Day Care:

The City has received a request from Carmel Camp at 209 Lafayette Street to have a Day Care. She has had the current daycare for 31 years.

Commissioners stated that Daycares are specifically noted in the ordinance as an acceptable conditional use.

Motion by Rob Hall, seconded by Will Terrill to **recommend to forward to Council to approve the Conditional Use Permit 24-01 to have a Day Care at 209 Lafayette Street.** CARRIED by voice vote.

Conditional Use Permit 24-02: 600 Oak St - Twisted Timber:

The City has received a request from Arthur D Appelgren at 600 Oak Street to have a home based service business out of his home. He has had the business here since 1998. He was informed upon purchasing the home/property that it was designated for a business as there had been an insurance business there prior.

Motion by George Race, seconded by Robb Hall to **postpone the decision for the Conditional Use Permit 24-02 to have a service business at 600 Oak St - requiring further clarification of the zoning.** CARRIED by voice vote.

Conditional Use Permit 24-03: 370 Wilcox Street – Produce Stand:

The City has received a request from Rachel and Joseph Yeider at 370 Wilcox Street to have a Seasonal Produce Stand.

Commissioners stated that it appeared to them to be retail in nature, which is not an acceptable conditional use.

Motion by Rob Hall, seconded by George Race to **deny the Conditional Use Permit 24-03 to have a seasonal produce stand at 370 Wilcox Street- as it specifically states in the ordinance ‘No Retail in residential zoning’.** CARRIED by voice vote.

Resignation of Watson Clark from the Planning Commission:

Dated December 15, 2023, the City received the following resignation from Watson L. Clark:

Please accept my resignation from the City of Hudson Planning Commission effective immediately. I am unable to continue my appointment to the commission to the best of my ability. I want to give you time to find a replacement for 2024, as I know the city is already short 1 commissioner. Please thank all who have appointed and re-appointed me over the past several years.

Sincerely yours, Watson L. Clark

Motion by Robb Hall seconded by George Race **to accept the resignation of Watson Clark with deepest regret and present him with a certificate of appreciation at a City Council meeting.**

CARRIED by voice vote.

CITY MANAGER'S REPORT:

- On January 11, 2024, I had a second zoom meeting with Lenawee Now, REI Global and the Michigan Economic Development Corporation (MEDC) and REI Global has chosen the City of Hudson's Industrial Park as the potential location for their new facility. REI Global will contact the city soon with dates to meet with the city to introduce themselves and explain their manufacturing process and answer any questions. This is a 120-million-dollar investment and will create 25 plus jobs. There is still more work to be done to bring this to fruition.
- The MDARD Grant application for the SCADA upgrades has been submitted. Award notification is expected in April.
- I had a meeting scheduled with a representative from the USDA who came to the city to look at the burnt down properties, 109 Mechanic and 138 Lafayette. We discussed possible funding sources for the cleanup of the sites. The cleanup is still the property owner's responsibility at this point.

VISITORS BEFORE COMMISSION:

No Visitors

COMMISSION COMMENTS:

They requested that going forward, the Conditional Use Permits include a space for the 'Site Plan' (Section 19-120), and a reference to Ordinance section 19-63 regarding Conditional Use Permits in a residential zone- so residents have a clearer understanding of the ordinance.

ADJOURNMENT:

Motion by Jack Donaldson, seconded by Sean Williams, to **adjourn the meeting at 7:15 p.m.**

ATTEST: _____

Linda J Cross, Deputy City Clerk



City Manager Report

February 6, 2024

- We are working on budget amendments and expect to have them to the Council by the February 20th meeting.
- The Department Head employee evaluations have been completed. All the Department Heads are doing a great job in their rolls and the city is very fortunate to have such knowledgeable dedicated employees.
- REI Global has procured the services of Keller Williams Realty for the land acquisition in the Industrial Park. I spoke with agent Michelle Bennett, and she advised that she will be preparing an offer for the purchase of the land and a purchase agreement.
- Jay and I had a meeting with TSC finalizing the new water main plan. They advised that they plan on breaking ground in April or May.
- The overhead door is going to be fixed the week of February 4th. The city has received the \$2,100.00 check from the insurance company for the repair.
- The city and the property owner in the 100 block of Grove Street are in litigation from a slip and fall that occurred in October 2023. The city liability insurance company and the homeowner's insurance companies are in the process of handling the litigation with the plaintiff and his attorney.
- **Dangerous structures update:**
- 109 Mechanic Street: The property owner has still not been served the Court summons, but I received a call from the EPA whom we met with last year and was advised that they received some funding to clean up a portion of the property. I was told that this will take place sometime over the next few months. We are still pursuing court action with the property owner for the full cleanup.
- 218 Grove Street: I have received verbal information from a person that he is in the process of purchasing 218 Grove Street and will be repairing it. I gave him the building inspector's report on all the items that need attention. The gentleman purchasing the house owns a business, Old World Building, that restores old homes. He is currently restoring another old house on Lafayette Street
- 225 Grove Street: The city has a Judgement for Demolition for the property. The city will have to hire a contractor at some point to take down the building and will assess the cost of demolition to the property taxes of the property.
- 138 Lafayette Street: I contacted the building inspector to start the process of formal notification for the cleanup of the property.

Charlie