

CITY COUNCIL
121 N CHURCH STREET, HUDSON, MI
REGULAR MEETING
January 07, 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 December 17, 2024
- V. PUBLIC COMMENT**
- VI. NEW BUSINESS**
 - A. Sewer Rates Outside City Limits
 - B. Lots for Sale
- VII. UNFINISHED BUSINESS**
 - A. Bills
 - B. Account Balances and Check Register
- VIII. MINUTES FROM OTHER BOARDS AND COMMISSIONS**
 - A. PC Minutes from December 23, 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
December 17, 2024 at 7:00 p.m.**

748270:

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, Sherry Kirkland, Natalie Loop, Greg Hillegas and Carl Sword

ABSENT: Lisa Enerson

ALSO PRESENT: DPW Superintendent Jay Best, Candi Best, Police Chief Ron Keck, WWTP Superintendent Joshua Mattek, Barb Ireland – Hudson Post Gazette, Sara Schudel, Steve Rogers, Devin & Sierra Sandal, City Manager Charles Weir and City Clerk Jeaniene McClellan

ORDERS OF THE DAY:

Excuse Absent Members:

748271:

Motion by Carl Sword, seconded by Natalie Loop to excuse Lisa Enerson from the meeting. CARRIED 6-0 by roll call

Approval of minutes dated December 3, 2024:

748272:

Motion by Natalie Loop, seconded by Carl Sword to approve minutes of December 3, 2024 and place on file. CARRIED 6-0 by roll call

PUBLIC COMMENT:

Public Comments were heard.

NEW BUSINESS:**Approve: Poverty Exemption:**

PA 191 allows local units to grant a 75% partial poverty exemption, in addition to the previously allowed 100%, 50%, and 25%, without prior approval by the State Tax Commission. But the City Council must adopt the attached resolution for this exemption.

748273:

Motion by Natalie Loop seconded by Brandi Clark to **approve the resolution adopting the 2025 Annual Guidelines for Poverty Exemptions.** CARRIED 6-0 by roll call

Approve: Merchant, Solicitor License Fee:

The Council requested that the city should look at the fees charged for Merchant, Solicitor license fees charged by the city. The current fees are \$5.00 for the application and \$15.00 for the License. The license is good for 12 months from issuance.

The application process started with City Hall staff and then Mr Weir turns it over to HPD to follow up investigation of the individual(s) and business. Once this investigation is completed the application is turned back over to City Hall where the applicant is contacted and advised if the license is issued or denied. The completed application is kept on file at City Hall until the expiration of the license. The applicant is also given a copy.

Mr Weir has spoken with Chief Keck about the average time spent on an investigation for an itinerant license application, and he also factored the City Hall staff time to calculate an estimated cost. The estimated average cost totaled \$25.02.

Mr Weir has also requested information from other communities in Lenawee County what their fees are. He received two responses. One was \$50.00 and the other was \$100.00 annually.

748274:

Motion by Natalie Loop seconded by Greg Hillegas to **approve to change the merchant fee from \$20.00 to \$50.00 annually and then revisit this next year.** CARRIED 6-0 by roll call

Approve: Sewer Rates Outside of the City:

The City Council requested a review of the 200% 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.

Background History: The agreement for sewer services for Leffingwell was signed June 1979 and originally was going to charge \$46.10 per quarter per trailer for the service. On April 6, 1982, at a Council meeting, Mr Ron Leffingwell requested that the per trailer fee be eliminated and he had no objection to paying double rate for sewer services. The Council approved the change. Ordinance No. 382.08 effective May 31, 2008, is the first time 200% is specifically spelled out in an ordinance.

Regarding the 16 other services outside the city limits, Mr Weir did not see any agreements regarding charges for sewer services, but his assumption is that the Council at the time would have used the same billing schedule. He was advised by a representative from Michigan Rural Water, and he stated that legally all charges would have to be uniform with all customers outside of the city limits.

Jeaniene and Mr Weir looked at the outside the city limits usage for the FY 2023 and estimated what the reduction in revenue would have been if the customers were charged the same rate as in the city. The reduction in revenue would have been \$13,713.50.

Note: City residents pay the City Income Tax which subsidizes the sewer system, and those outside of the city do not.

The Readiness to Serve charge and the Sewer Bond charge are the same inside or outside the city limits.

This was a discussion only, will need more information and possible options to bring back to council for approval.

UNFINISHED BUSINESS:

Bills:

Bills to Council
December 17, 2024

Bills to be Approve

	\$0.00	
Total	\$0.00	

Bills to be Confirmed

Stevens Disposal	\$11,108.24	Refuse for the City – December 2024
Consumers Energy	\$8,068.14	Electricity for the City – December 2024
Total	\$19,176.38	

748275:

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

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

General Fund	\$1,086,218.43
Cemetery Trust Fund	\$ 0.00
Major Street Fund	\$287,945.75
Local Street Fund	\$ 96,884.38
Fire Department Fund	\$ 92,745.31
Recreation Fund	\$ 688.21
Cemetery Foundation	\$ 7,736.11
Ambulance	\$ 40,769.35
Community Center	\$ 37,485.39
Income Tax Fund	\$ 74,406.98
Downtown Development	\$ 42,170.76
Thompson Museum Fund	\$ 0.00
Library Fund	\$ 0.00
Thompson Library Fund	\$ 0.00
Museum Fund	\$ 11,333.34
Industrial Park Fund	\$ 13,332.31
2021 Capital Improvement Bond Fund	\$ 93,106.56
Water and Sewer Fund	\$206,356.84
Motor Veh and Equip Fund	\$146,004.61
Property Tax Collection	\$ 60,511.27
Payroll Fund	\$ 35,389.21
Sidewalk Fund	\$ 17,298.41

748276:

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

Department Head Reports:**748277:**

Motion by Carl Sword, seconded by Sherry Kirkland **to accept the department head reports and place on file.** CARRIED 6-0 by roll call

MINUTES FROM OTHER BOARDS AND COMMISSIONS**Planning Commission Minutes Dated November 25, 2024:****748278:**

Motion by Carl Sword, seconded by Natalie Loop to accept the Planning Commission minutes dated November 25, 2024 and place on file. CARRIED 6-0 by roll call

MANAGER'S REPORT:

- The city has been named in the remaining slip and fall lawsuit. Mr Weir will be meeting the legal team of Gordon Rees Scully, Mansukhani of Bloomfield Hills, Michigan. The will be representing the city through the process on Monday the 16th. This is covered by the city liability insurance carrier Nickle & Saph.
- We will be starting on the mid-year budget amendments and will likely have them to Council in January 2025 for review and approval.
- The Department Heads and Mr Weir have been working on the Capital Improvement Plan for the FY 2025-206 budget and five years out. He anticipates getting the draft CIP to the Planning Commission in February and then to the Council in March.
- The new 6" water service line will be put in starting Wednesday December 18th. This will solve the fire suppression deficiency at Alpine Manufacturing and loop the water system to services in that area.
- In February 2025, under the new ESTA law (Earned Sick Time Act) employers will be required to provide sick time hours to all employees at a 30 to 1 ratio. For every 30 hours worked the employee will accrue 1 hour of sick time. Mr Weir has been consulting with the City Labor Attorney for guidance. The City will have to develop a policy for this. It is unknown at this point how it will affect the current budget and subsequent budgets.

COUNCIL COMMENTS:

- Lighting of the Christmas Trees went very well
- Have Mr Weir get a value on the vacant properties (Tiffin and Railroad)
- Would like to find a graduate from U/M to come and do a mural
- Would like to see having the Christmas Star up in the Tree at the corner of Main and Munson
- Hudson Festival will be June 28 and 29 next year at the Hudson Area School grounds

ADJOURNMENT:

748279:


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

APPROVED: _____
Daniel Schudel, Mayor

ATTEST: _____
Jeaniene McClellan, City Clerk




**AGENDA ITEM
REVIEW FORM**

<p><u>ITEM:</u> Sewer Rates Outside of the City</p>	<p><u>SUBMITTED BY:</u> Charles Weir</p>																				
<p><u>ACTION REQUESTED:</u> Discussion, tentative resolution for adjusting sewer rates outside of the city limits.</p>	<p><u>DEPARTMENT:</u> City Manager <u>DATE:</u> January 7, 2025</p>																				
<p><u>SUMMARY:</u> 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.</p> <p>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.</p> <p>At the meeting on the 17th of December, I advised the Council that based on 2023 outside of the city sewage usage numbers I 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.</p> <p>Using the same 2023 data, we broke down what the revenue loss would be at lower percentages of the 200% collected. 2022-2023 rate was \$11.22 per 1000 gallons = 1unit. 2,549 units.</p> <table border="0" data-bbox="228 1333 1268 1501"> <thead> <tr> <th>2022-2023</th> <th>Revenue</th> <th>2024-2025</th> <th>Revenue</th> </tr> </thead> <tbody> <tr> <td>200% = \$11.22</td> <td>\$28,599.78</td> <td>200% = \$11.76</td> <td>\$29,976.24</td> </tr> <tr> <td>175% = \$9.82</td> <td>\$25,031.18</td> <td>175% = \$10.29</td> <td>\$26,229.21</td> </tr> <tr> <td>150% = \$8.41</td> <td>\$21,437.09</td> <td>150% = \$8.82</td> <td>\$22,482.18</td> </tr> <tr> <td>100% = \$5.61</td> <td>\$14,299.89</td> <td>100% = \$5.88</td> <td>\$14,988.12</td> </tr> </tbody> </table>		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
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																		
<p><u>RECOMMENDATION:</u> City Council's Discretion.</p>																					
<p><u>SIGNATURE:</u> </p>	<p><u>TITLE:</u> City Manager</p>																				



AGENDA ITEM
REVIEW FORM

<p><u>ITEM:</u> Sale Price of vacant City Lots on Railroad Street and Tiffin Street.</p>	<p><u>SUBMITTED BY:</u> Charles Weir</p>
<p><u>ACTION REQUESTED:</u> Set sale price of vacant city lots.</p>	<p><u>DEPARTMENT:</u> City Manager <u>DATE:</u> January 7, 2025</p>
<p><u>SUMMARY:</u></p> <p>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.</p> <p>The cost for an appraisal was going to be \$300.00-\$400.00 per lot. I 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:</p> <p>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</p> <p>Railroad Street Property: One comparable lot on Railroad Street Hudson sold in 2022 for \$14,000.00.</p> <p>Note: Mr. Darr did not charge the city for his work on this and said he is happy to assist The City of Hudson.</p>	
<p><u>RECOMMENDATION:</u></p> <p>City Council's Discretion.</p>	
<p><u>SIGNATURE:</u> </p>	<p><u>TITLE:</u> City Manager</p>

Bills to Council
Tuesday, January 7, 2025

Bills to be Approved

Total **\$0.00**

Bills to be Confirmed

SCADA \$8,912.50 LIFT STATION UPGRADES

Total **\$8,912.50**

FROM 12/17/2024 TO 01/03/2025

FUND: ALL FUNDS

CASH AND INVESTMENT ACCOUNTS

Fund	Description	Beginning Balance 12/17/2024	Total Debits	Total Credits	Ending Balance 01/03/2025
101	GENERAL FUND	1,076,923.56	150,093.00	126,119.31	1,100,897.25
151	CEMETERY TRUST FUND	0.00	0.00	0.00	0.00
202	MAJOR STREET FUND	287,945.75	1,230.30	11,546.52	277,629.53
203	LOCAL STREET FUND	96,884.38	345.52	5,061.55	92,168.35
206	FIRE DEPARTMENT FUND	92,745.31	284.83	2,929.01	90,101.13
208	RECREATION FUND	688.21	2.62	0.00	690.83
209	CEMETARY FOUNDATION	7,736.11	420.94	2,563.42	5,593.63
210	AMBULANCE	40,565.47	33,319.08	57,780.15	16,104.40
211	COMMUNITY CENTER	37,188.89	1,014.72	2,996.03	35,207.58
213	INCOME TAX FUND	74,653.22	2,997.17	14,608.10	63,042.29
248	DOWNTOWN DEVELOPMENT AUTHORITY	42,170.76	0.00	0.00	42,170.76
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	11,883.34	43.11	624.12	11,302.33
412	INDUSTRIAL PARK FUND	13,332.31	50.14	0.00	13,382.45
444	2021 CAPITAL IMPROVEMENT BOND FUND	93,106.56	311.25	10,395.01	83,022.80
592	WATER AND SEWER FUND	219,705.83	80,256.76	89,899.46	210,063.13
661	MOTOR VEH AND EQUIP FUND	145,984.34	10,669.82	7,561.66	149,092.50
703	PROPERTY TAX COLLECTION	108,116.02	141,581.35	249,697.37	0.00
704	IMPREST PAYROLL FUND	35,689.21	343,085.26	322,337.90	56,436.57
809	SIDEWALK FUND	17,298.41	65.10	0.00	17,363.51
TOTAL - ALL FUNDS		2,402,617.68	765,770.97	904,119.61	2,264,269.04

01/02/2025 12:33 PM
User: MEGAN
DB: Hudson

CHECK REGISTER FOR CITY OF HUDSON
CHECK DATE FROM 12/15/2024 - 01/02/2025

Page: 1/4

Check Date	Check	Vendor Name	Invoice Vendor	Amount
Bank CIVIC CIVIC PROMOTIONS-COUNCIL				
12/23/2024	511	BRANDI CLARK	BRANDI CLARK	69.61
12/30/2024	512	DAN SCHUDEL	DAN SCHUDEL	385.70
CIVIC TOTALS:				
Total of 2 Checks:				455.31
Less 0 Void Checks:				0.00
Total of 2 Disbursements:				455.31

01/02/2025 12:33 PM
 User: MEGAN
 DB: Hudson

CHECK REGISTER FOR CITY OF HUDSON
 CHECK DATE FROM 12/15/2024 - 01/02/2025

Check Date	Check	Vendor Name	Invoice Vendor	Amount
Bank CNB - CNB- PROPERTY TAXES				
12/18/2024	1384	LENAWEE INT SCHOOL DISTRICT	LENAWEE INT SCHOOL DISTRICT	28,921.13
12/18/2024	1385	LENAWEE COUNTY TREASURER PROP	LENAWEE COUNTY TREASURER PROP	2,099.50
12/18/2024	1386	LENAWEE COUNTY TREASURER PROP	LENAWEE COUNTY TREASURER PROP	8,979.61
12/18/2024	1387	CITY OF HUDSON	CITY OF HUDSON	3,760.30
12/18/2024	1388	HUDSON AREA SCHOOLS	HUDSON AREA SCHOOLS	49,686.06
12/18/2024	1389	HUDSON CARNEGIE DISTRICT LIBRA	HUDSON CARNEGIE DISTRICT LIBRA	5,799.42
01/02/2025	1390	LENAWEE INT SCHOOL DISTRICT	LENAWEE INT SCHOOL DISTRICT	65,582.72
01/02/2025	1391	LENAWEE COUNTY TREASURER PROP	LENAWEE COUNTY TREASURER PROP	1,432.10
01/02/2025	1392	LENAWEE COUNTY TREASURER PROP	LENAWEE COUNTY TREASURER PROP	17,306.69
01/02/2025	1393	CITY OF HUDSON	CITY OF HUDSON	3,326.10
01/02/2025	1394	HUDSON AREA SCHOOLS	HUDSON AREA SCHOOLS	49,434.25
01/02/2025	1395	HUDSON CARNEGIE DISTRICT LIBRA	HUDSON CARNEGIE DISTRICT LIBRA	13,369.49

CNB - TOTALS:

Total of 12 Checks:	249,697.37
Less 0 Void Checks:	0.00
Total of 12 Disbursements:	249,697.37

Check Date	Check	Vendor Name	Invoice Vendor	Amount
Bank CNB-C CNB--COMBINED ACCOUNT				
12/18/2024	63 (E)	FRONTIER	FRONTIER	315.20
12/30/2024	64 (E)	COMCAST	COMCAST	273.51
12/19/2024	105290	LOST NATIONS BEEKEEPERS ASSOCI	LOST NATIONS BEEKEEPERS ASSOCI	50.00
12/19/2024	105291	HEATHER OSMUN	HEATHER OSMUN	200.00
12/19/2024	105292	TYLER COX	TYLER COX	42.39
12/19/2024	105293	SAMANTHA GERIG	SAMANTHA GERIG	36.17
12/19/2024	105294	BRINER OIL CO INC	BRINER OIL CO INC	548.38
12/19/2024	105295	BURNIPS EQUIPMENT COMPANY	BURNIPS EQUIPMENT COMPANY	82.20
12/19/2024	105296	CRAIG WICKHAM TREE SERVICE	CRAIG WICKHAM TREE SERVICE	3,100.00
12/19/2024	105297	CITY OF ADRIAN	CITY OF ADRIAN	54.00
12/19/2024	105298	ELAN FINANCIAL SERVICES	ELAN FINANCIAL SERVICES	571.97
12/19/2024	105299	ELAN FINANCIAL SERVICES	ELAN FINANCIAL SERVICES	116.66
12/19/2024	105300	ELAN FINANCIAL SERVICES	ELAN FINANCIAL SERVICES	1,254.31
12/19/2024	105301	ELAN FINANCIAL SERVICES	ELAN FINANCIAL SERVICES	1,145.19
12/19/2024	105302	ELAN FINANCIAL SERVICES	ELAN FINANCIAL SERVICES	3,582.95
12/19/2024	105303	EMERGENCY SOLUTIONS	EMERGENCY SOLUTIONS	149.00
12/19/2024	105304	ETNA SUPPLY	ETNA SUPPLY	1,856.00
12/19/2024	105305	FIRE PROS	FIRE PROS	47.68
12/19/2024	105306	FIRST ADVANTAGE CORPORATION	FIRST ADVANTAGE CORPORATION	319.89
12/19/2024	105307	HILLSDALE DOOR & OPERATOR	HILLSDALE DOOR & OPERATOR	375.00
12/19/2024	105308	HUDSON AUTO CENTER	HUDSON AUTO CENTER	49.01
12/19/2024	105309	JEWELL SAND AND GRAVEL LLC	JEWELL SAND AND GRAVEL LLC	1,175.00
12/19/2024	105310	RENIUS & RENIUS	RENIUS & RENIUS	1,512.50
12/19/2024	105311	SNAP-ON TOOLS	SNAP-ON TOOLS	90.00
12/19/2024	105312	DTMB	DTMB	180.00
12/19/2024	105313	LENAWEE COUNTY FIRE CHIEFS ASS	LENAWEE COUNTY FIRE CHIEFS ASS	1,500.00
12/19/2024	105314	USA BLUE BOOK	USA BLUE BOOK	331.40
12/19/2024	105315	ADRIAN SIGN SHOP	ADRIAN SIGN SHOP	4,256.00
12/23/2024	105316	BRETT SCHAEGLER	BRETT SCHAEGLER	200.00
12/23/2024	105317	BRINER OIL CO INC	BRINER OIL CO INC	764.76
12/23/2024	105318	BRINER OIL CO INC	BRINER OIL CO INC	458.17
12/23/2024	105319	JACK DOHENY COMPANY	JACK DOHENY COMPANY	213.66
12/23/2024	105320	MISS DIG SYSTEMS INC	MISS DIG SYSTEMS INC	1,043.11
12/23/2024	105321	ODP BUSINESS SOLUTIONS, LLC	ODP BUSINESS SOLUTIONS, LLC	104.98
12/23/2024	105322	QUADIENT FINANCE USA, INC.	QUADIENT FINANCE USA, INC.	900.00
12/23/2024	105323	SCADA	SCADA	8,912.50
12/23/2024	105324	UNIFIRST CORPORATION	UNIFIRST CORPORATION	62.22
12/23/2024	105325	USA BLUE BOOK	USA BLUE BOOK	264.04
12/23/2024	105326	POSITIVE ELECTRIC	POSITIVE ELECTRIC	4,853.56
12/30/2024	105328	STATE OF MICHIGAN EGLE	STATE OF MICHIGAN EGLE	798.20
12/30/2024	105329	FORREST AUTO SUPPLY	FORREST AUTO SUPPLY	143.48
12/30/2024	105330	HUDSON AUTO CENTER	HUDSON AUTO CENTER	31.94
12/30/2024	105331	LENAWEE COUNTY TREASURER PROS.	LENAWEE COUNTY TREASURER PROS.	912.98
12/30/2024	105332	LENAWEE COUNTY FIRE CHIEFS ASS	LENAWEE COUNTY FIRE CHIEFS ASS	820.94
12/30/2024	105333	MICHIGAN GAS UTILITIES	MICHIGAN GAS UTILITIES	3,158.40
12/30/2024	105334	MARKET HOUSE	MARKET HOUSE	480.00
01/02/2025	105335	BRINER OIL CO INC	BRINER OIL CO INC	319.80
01/02/2025	105336	D & P COMMUNICATIONS INC.	D & P COMMUNICATIONS INC.	1,328.40
01/02/2025	105337	FIRE PROS	FIRE PROS	15.75
01/02/2025	105338	FIRE PROS	FIRE PROS	23.62
01/02/2025	105339	FIRE PROS	FIRE PROS	363.63
01/02/2025	105340	CITY OF HUDSON	CITY OF HUDSON	488.02
01/02/2025	105341	HUDSON POST GAZETTE	HUDSON POST GAZETTE	429.00
01/02/2025	105342	LENAWEE COUNTY TREASURER	LENAWEE COUNTY TREASURER	539.75

CNB-C TOTALS:

Total of 54 Checks:	80,845.32
Less 0 Void Checks:	0.00
Total of 54 Disbursements:	80,845.32

01/02/2025 12:33 PM
User: MEGAN
DB: Hudson

CHECK REGISTER FOR CITY OF HUDSON
CHECK DATE FROM 12/15/2024 - 01/02/2025

Page: 4/4

Check Date	Check	Vendor Name	Invoice Vendor	Amount
Bank Count CNB INCOME TAX				
12/17/2024	25117	TOMLIN, THERESA	TOMLIN, THERESA	3.00
12/19/2024	25118	KIMBERLY RONEY	KIMBERLY RONEY	79.50 V
12/19/2024	25119	KIMBERLY RONEY	KIMBERLY RONEY	79.50 V
12/20/2024	25120	ELAN FINANCIAL SERVICES	ELAN FINANCIAL SERVICES	79.50
01/02/2025	25121	INNOVATIVE SOFTWARE SERVICES	INNOVATIVE SOFTWARE SERVICES	4,057.47

COUNT TOTALS:

Total of 5 Checks:	4,298.97
Less 2 Void Checks:	159.00
Total of 3 Disbursements:	4,139.97

REPORT TOTALS:

Total of 73 Checks:	305,296.97
Less 2 Void Checks:	159.00
Total of 71 Disbursements:	305,137.97

**PLANNING COMMISSION
121 N. CHURCH STREET – HUDSON MI
REGULAR MEETING
December 23, 2024 at 6:30 pm**

The Regular Meeting was called to order by Chairperson Brad VandeZande at 6:38 p.m.

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

ABSENT: None

OTHERS: City Manager Charles Weir and City Clerk Jeaniene McClellan

ORDERS OF THE DAY:

Minutes dated November 25, 2024:

Motion by Rob Hall seconded by Will Terrill, to **approve the minutes dated November 25, 2024 with corrections and place on file.** CARRIED by voice vote.

NEW BUSINESS:

Tiny Homes:

The City Office received a phone call asking if the City has any ordinances on Tiny Home Communities.

Discussion only – This topic should be included in the master plan in case someone is serious about having a piece of property with several tiny homes on it. Our ordinance does allow a home as small as 520 and 600 square feet but it should follow the State of Michigan’s guidelines.

VISITORS BEFORE COMMISSION:

No Visitors

COMMISSION COMMENTS:

Comments made that Council should review the ordinances on “Chickens in town and Businesses in private homes”.

ADJOURNMENT:

Motion by Will Terrill, seconded by Jack Donaldson, to **adjourn the meeting at 6:58 p.m.**

ATTEST: _____

Jeaniene McClellan, City Clerk



City Manager Report

January 7, 2025

- 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.
- I reviewed the statistics on blight complaints for 2024 and found that City Hall initiated 61 blight complaints. I 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.
- I will be meeting with Lisa DuRussel of DuRussel Landscape Architect PLLC 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.

Charlie