

## CITY COUNCIL MINUTES

City of Hillsdale  
September 15, 2025  
7:00 P.M.

Regular Meeting

### Call to Order and Pledge of Allegiance

Mayor Pro Tem Joshua Paladino opened the meeting with the Pledge of Allegiance.

### Roll Call

Mayor Pro Tem Josh Paladino called the meeting to order. Clerk Price took roll call.

Council Members present:	Joshua Paladino, Ward 4 Mayor Pro Tem
	R Greg Stuchell, Ward 1
	Jacob Bruns, Ward 1
	Matthew Bentley, Ward 2
	Gary Wolfram, Ward 3
	Bob Flynn, Ward 3
	Robert Socha, Ward 4

Council Members absent:	William Morrissey, Ward 2
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Also Present: David Mackie (City Manager), Attorney Tom Thompson, Katy Price (City Clerk), Jason Blake (DPS Director), Scott Hephner (HCPD/HCFD), Sam Fry (Economic Development), Rebekah Dobski (HCL), Brandon Janes (IT Dept), Mark Nichols, Lance Lashaway, Scott Sessions, Jean Heise Cathy Kelemen, Nick Fox, Brant Cohen, David Hambleton, Josiah Hambleton, Joshua Waechter.

### Approval of Agenda

Mayor Pro Tem Paladino requested New Business item F. Resolution of Support for Hillsdale Renaissance to redevelopment of 16 Hillsdale St. and removed Communication item E. Hillsdale County Commissioner update as Commissioner Ingles wasn't in attendance.

Motion by Councilman Socha, support by Councilman Flynn, to add resolution of support and removed county commissioner update.

Voice vote, approved unanimously.

Motion by Councilman Socha, supported by Councilman Flynn to accept the amended agenda.

Voice vote, approved unanimously.

### Public Comment

Joshua Waechter, 304 Scenic Dr., commented on the Special Council Meeting on Road Diet Discussion.

David Hambleton, 67 S Howell St., commented on Special Assessments.

### Consent Agenda

- A. Approval of Bills
  - 1. City and BPU Claims of August 14, 2025: \$1,025,983.61  
August 28, 2025: \$2,107,702.97
  - 2. Payroll of August 14, 2025: \$216,199.26  
August 28, 2025: \$206,162.49
- B. City Council Minutes of August 18, 2025
- C. Special Council Minutes of September 10, 2025
- D. Finance Minutes of August 18, 2025 & September 3, 2025
- E. HBA Light Up Parade Agreement
- F. Hillsdale Community Schools Homecoming Parade

- G. Annual Fair Parade Traffic Control Order
- H. Parking Restrictions & Traffic Control Order for Fair Week
- I. 2025 Hillsdale County Parade (Fair) Agreement
- J. Annual Bow Hunt within City Limits
- K. 2025 MERS Actuarial Valuation Report

Discussion ensued on parade fees.

Motion by Council Member Flynn seconded by Council Member Socha to approve the Consent Agenda as presented.

Roll Call:

Councilman Bruns	Aye
Councilman Flynn	Aye
Councilman Socha	Aye
Councilman Stuchell	Aye
Councilman Wolfram	Aye
Mayor Pro Tem Paladino	Aye
Councilman Bentley	Aye

Motion passed 7-0

**Communication/Petitions**

- A. 2024-25 Fiscal Year Library Annual Report
- B. 2025 Special Assessment Installment Report
- C. Staffing Update
- D. Comcast Letter

Rebekah Dobski, Library Director, gave the Library Annual Report.

David Mackie, City Manager, gave a brief update on staffing.

The items of communications were received for informational purposes only.

**Introduction and Adoption of Ordinances/Public Hearings**

None

**Old Business**

- A. CLRED's OPRA Discussion

Brant Cohen, CL Representative, gave a brief overview of plans and stated why an extension of the OPRA abatement is important for them moving forward.

Nick Fox, Keefer House Project Manager, gave a construction update of the hotel and completion timeline.

Council discussion ensued on timeline of project.

No action taken.

**New Business**

- A. Set Public Hearing for IFE Application – 250 Industrial Dr.

Motion by Council Member Socha, seconded by Council Member Stuchell to set public hearing for the IFE Application from Cobra Moto LLC on Monday, October 6, 2025 at 7:00 p.m.

Voice vote, approved unanimously

- B. Abandon Property for Accelerated Forfeiture Act (Resolution)

Motion by Council Member Socha, seconded by Council Member Flynn to approve the Abandon Property for Accelerated Forfeiture Act. **Resolution #3648.**

Roll Call:

Councilman Flynn	Aye
Councilman Socha	Aye
Councilman Stuchell	Aye
Councilman Wolfram	Aye
Mayor Pro Tem Paladino	Aye
Councilman Bruns	Aye
Councilman Bentley	Aye

Motion passed 7-0

#### C. WoodHill Group Contract Amendment

Motion by Council Member Flynn, seconded by Council Member Socha to approve the WoodHill Group Contract amendment as presented.

Roll Call:

Councilman Socha	Aye
Councilman Stuchell	Aye
Councilman Wolfram	Aye
Mayor Pro Tem Paladino	Aye
Councilman Bruns	Aye
Councilman Bentley	Aye
Councilman Flynn	Aye

Motion passed 7-0

#### D. Library Budget Amendment

The Library Board of Trustees suggested to add a new position to its staff to work alongside the existing Program Coordinator. The Junior Services Librarian would work primarily in ordering juvenile books as well as maintaining the current collection. Part time hours around 20 hours/week.

Council discussed if the position was a need or a want and how many hours a week.

Motion by Council Member Bentley, seconded by Council Member Bruns to approve the budget amendment for a part time Junior Services as presented.

Roll Call:

Councilman Stuchell	Nay
Councilman Wolfram	Aye
Mayor Pro Tem Paladino	Aye
Councilman Bentley	Aye
Councilman Bruns	Aye
Councilman Flynn	Nay
Councilman Socha	Aye

Motion passed 5-2

#### E. Proposed 2026 Special Assessment Districts for Street Projects

Proposed SAD 2026-12 – South Street (0.44 miles, estimated 45 parcels in SAD):  
South Street from M-99/Broad Street to South Norwood Avenue

Proposed SAD 2026-13 – Willow Street & Lake Street (0.23 miles, estimated 31 parcels in SAD):  
Willow Street from Oak Street to Logan Street  
Lake Street from Willow Street to East Carleton Road

In addition, staff requests that City Council select one of the following projects for construction in 2027-28. This decision is needed so staff can apply for FY 27-29 Small Urban funds; the project not selected would be deferred to the 2030-31 construction year.

Proposed SAD 202#-### – Oak Street (0.69) miles: Oak Street from East Carleton Road to East Fayette Street  
Proposed SAD 202#-### – Reading Avenue (0.67 miles): Reading Avenue from South Street to south city limits

Council discussion on Oak Street and Reading Avenue along with sending item to the Public Services Committee to discuss.

Motion by Council Member Flynn, seconded by Council Member Stuchell to direct City Engineer to prepare plans, specifications, and cost estimates for SAD 2026-12 South Street and SAD 2026-13 Willow St & Lake St.

Roll Call:

Councilman Wolfram	Aye
Mayor Pro Tem Paladino	Aye
Councilman Bentley	Aye
Councilman Bruns	Aye
Councilman Flynn	Aye
Councilman Socha	Aye
Councilman Stuchell	Aye

Motion passed 7-0

Motion by Council Member Bentley, seconded by Council Member Bruns to send the proposed SAD of Oak Street and Reading Avenue to the Public Services Committee to discuss project options.

Voice vote, approved unanimously.

F. Resolution of support for redevelopment for 16 Hillsdale St.

Motion by Council Member Socha, seconded by Council Member Flynn to approve resolution of support for redevelopment of 16 Hillsdale St from Hillsdale Renaissance. **Resolution # 3649.**

Roll Call:

Mayor Pro Tem Paladino	Aye
Councilman Bentley	Aye
Councilman Bruns	Aye
Councilman Flynn	Aye
Councilman Socha	Aye
Councilman Stuchell	Aye
Councilman Wolfram	Aye

Motion passed 7-0

Miscellaneous Reports

- A. Proclamations – None
- B. Appointments- None
- C. Other - None

**General Public Comment**

Jean Heise, Ward four (4), spoke on the Hillsdale Fly In at the Airport and she spoke highly of former manager Ginger Moore stated she put Hillsdale Airport on the map.

Lance Lashaway, commented on special council meeting and city council.

**City Manager Report**

City Manager Mackie presented a written report which was in packet.

**Council Comment**

Councilman Flynn state Exchange Club offers the breakfast for the Fly In event every year at the airport.

Councilman Bentley spoke on the candle light vigil for Charlie Kirk at the courthouse.


**Adjournment**

Motion by Councilmember Flynn, seconded by Councilmember Socha to adjourn the meeting.

By a voice vote, the motion passed unanimously.

The meeting Adjourned at 9:02 p.m.

  
Joshua Paladino, Mayor Pro Tem

  
Katy Price, City Clerk