

CITY COUNCIL MINUTES

City of Hillsdale
October 20, 2025
7:00 P.M.

Regular Meeting

Call to Order and Pledge of Allegiance

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

Roll Call

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

Council Members present:	Joshua Paladino, Mayor Pro Tem
	R Greg Stuchell, Ward 1
	William Morrissey, Ward 2
	Matthew Bentley, Ward 2
	Gary Wolfram, Ward 3
	Bob Flynn, Ward 3

Council Members absent:	Jacob Bruns, Ward 1
	Robert Socha, Ward 4

Also Present: David Mackie (City Manager), Attorney Tom Thompson, Katy Price (City Clerk), Jason Blake (DPS Director), Brandon Janes (IT), Sam Fry (Assistant City Manager), Larry Walworth, Penny Myers, Cindy Pratt, Frank Payne Jr, Howard Spence, Shoshanna Finegan, Eric Lewis, Corinna Lewis, Luke Robison, Colm Maines, Cathy Kelemen, Mark Nichols, Elias McConnell, Sarah Maier, Michelle Hebert, Melissa DesJardin, Brian DesJardin, James Thomas, Joseph Hendee.

Motion by Councilman Bentley, support by Councilman Flynn, to excuse Councilmen Bruns and Socha's absences.

Voice vote, approved unanimously.

Approval of Agenda

Councilman Bentley requested to add Communication item C. Share the Warmth Update to the agenda. Mayor Pro Tem Paladino requested moving EDP Sponsorship from Consent to New Business item B.

Motion by Councilman Bentley, support by Councilman Flynn, to make the changes as presented to the agenda.

Voice vote, approved unanimously.

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

Voice vote, approved unanimously.

Public Comment

Michelle Hebert, 390 W Carleton St., commented on Camp Hope and Council’s authorization of tearing down the tent for the homeless.

Jack McLain, Hillsdale Twp., appreciated Council taking action on Camp Hope, but stated zoning ordinances need to be enforced across the board.

James Thomas, 2200 Barr St., commented on demolition of Camp Hope, stated multiple fire and police runs happened over the last few years there. Thomas commented on Mr. Beckwith and ice cream.

Consent Agenda

Motion by Council Member Flynn seconded by Council Member Morrissey to approve the Consent Agenda.

Roll Call:

Councilman Flynn	Aye
Councilman Stuchell	Aye
Councilman Wolfram	Aye
Mayor Pro Tem Paladino	Aye
Councilman Bentley	Aye
Councilman Morrissey	Aye

Motion passed 6-0

Communication/Petitions

- A. Airport Update – Travis Stableton
- B. Hillsdale County Commissioner Verbal Update – Doug Ingles
- C. Share the Warmth Update – Penny Myers

Airport Manager Stableton gave an update on the airport. Reviewed revenues, projects and hangar update.

Email update was read aloud from Commissioner Ingles.

Penny Myers, Executive Director gave an update on Share the Warmth, starting it opens doors on November 1, 2025 and goes until March 31, 2026.

Introduction and Adoption of Ordinances

- A. Public Hearing OPRA- Hillsdale Renaissance LLC – 16 S Howell St.

Sam Fry, Assistant City Manager, reported the City Clerk’s Office is in receipt of an Application for Obsolete Property Rehabilitation Act (OPRA) Exemption Certificate for property located at 16 S. Howell Street, Hillsdale, owned by Hillsdale Renaissance, LLC. The total cost of the project reported by the applicant is \$947,003.08.

Mayor Pro Tem Paladino opened podium at 7:44 pm.

James Thomas, 2200 Barr St., in favor of project and commented on the 12 year abatement.

With no other public comments Mayor Pro Tem Paladino closed podium at 7:48 pm.

Motion by Council Member Morrisey, seconded by Council Member Wolfram to approve the OPRA abatement as presented for Hillsdale Renaissance LLC located at 16 S. Howell St. **Resolution #3652.**

Roll Call:

Councilman Morrisey	Aye
Councilman Stuchell	Aye
Councilman Wolfram	Aye
Mayor Pro Tem Paladino	Aye
Councilman Bentley	Aye
Councilman Flynn	Aye

Motion passed 6-0

B. Public Hearing OPRA – MT Maier Properties LLC – 70-72 N. Howell St

Sam Fry, Assistant City Manager, reported the City Clerk’s Office is in receipt of an Application for Obsolete Property Rehabilitation Act (OPRA) Exemption Certificate for property located at 70-72 N. Howell Street, Hillsdale, owned by MT Maier Properties, LLC. The application is for tax abatement on the rehabilitation of the building. The total cost of the project reported by the applicant is \$280,000.

Mayor Pro Tem Paladino opened podium at 7:55 pm.

James Thomas, 2200 Barr St., in favor of project stated owners are great members in the community.

With no other public comments Mayor Pro Tem Paladino closed podium at 7:57 pm.

Sarah Maier, owner reviewed the project plans with council.

Motion by Council Member Flynn, seconded by Council Member Morrisey to approve the OPRA abatement as presented for MT Maier Properties, LLC located at 70-72 N. Howell St. **Resolution #3653.**

Roll Call:

Councilman Stuchell	Aye
Councilman Wolfram	Aye
Mayor Pro Tem Paladino	Aye
Councilman Bentley	Aye
Councilman Flynn	Aye
Councilman Morrisey	Aye

Motion passed 6-0

C. Public Hearing IFE- Precision Gage LLC- 282 Industrial Dr.

Sam Fry, Assistant City Manager, reported Precision Gage, LLC has submitted an application for an Industrial Facilities Tax Exemption Certificate for their expansion project, started August 1, 2025 with a projected end date of July 31, 2028. The total cost of the building and improvements reported by the applicant is \$250,000.

Mayor Pro Tem Paladino opened podium at 8:01 pm.

James Thomas, 2200 Barr St., is in favor of the project, best paying jobs in the Industrial Drive, creating 40-70 more jobs. Stated Precision Gage is a big contributor in the community.

Eric Lewis, Plant Manager commented on the expansion and timeline of project.

Councilman Flynn Thanked Precision Gage for expanding in Hillsdale.

With no other public comments Mayor Pro Tem Paladino closed podium at 8:05 pm.

Motion by Council Member Stuchell, seconded by Council Member Flynn to approve the IFE abatement as presented for Precision Gage, LLC located at 282 Industrial Dr. **Resolution #3654.**

Roll Call:

Councilman Wolfram	Aye
Mayor Pro Tem Paladino	Aye
Councilman Bentley	Aye
Councilman Flynn	Aye
Councilman Morrisey	Aye
Councilman Stuchell	Aye

Motion passed 6-0

D. Adoption of Ordinance- Amend Sec. 36-143 Rezoning 124 S. Howell St.

Sam Fry, Assistant City Manager reported on July 8, 2025, Hospice of Hillsdale County, owner and occupant of 124 S Howell St, submitted a rezoning application to the Planning Commission. The property is currently zoned RD-1 (One and Two Family Residential District). However, having been utilized as an office for many years prior, it is legal nonconforming. The adjacent parcels are zoned RD-1 (One and Two Family Residential). The rezoning application requests the parcel be rezoned to B-1 (Local Business District). The B-1 district is an appropriate classification since it specifically allows for “offices for any of the following occupations; executive, administrative and professional,” (Code of Ordinances, Chapter 36, Article 3, Division 6-Local Business District) which corresponds with the property’s current and proposed use.

Motion by Council Member Morrisey, seconded by Council Member Flynn to approve the amendment to Section 36-143, rezoning of 124 S. Howell St. from RD-1 to B-1. **Ordinance 2025-05.**

Roll Call:

Mayor Pro Tem Paladino	Aye
Councilman Bentley	Aye
Councilman Flynn	Aye
Councilman Morrisey	Aye
Councilman Stuchell	Aye
Councilman Wolfram	Aye

Motion passed 6-0

Old Business

A. Code Enforcement Update- Camp Hope

David Mackie, City Manager, reviewed the history of code enforcements and council’s directive to deem the tent as unsafe/inhabitable and the demolition of the tent.

Jason Blake, DPS Director, gave an update of the demolition of Camp Hope located at 390 W. Carleton Rd. Blake made mention the staff of 16 were very professional and did the job well through the comments made throughout the day.

Kim Thomas, Code Enforcement Official will give more detail to council pertaining to Hope Harbor plans through the Planning Commission in the upcoming weeks.

New Business

A. Liquor Control Commission for St. Joe Pizza, LLC Temporary Authorization

St. Joe's Pizza, LLC, dba St. Joe's Café, 92 N. Broad Street, Hillsdale, is seeking Temporary Authorization by the Michigan Liquor Control Commission to allow outdoor sales/consumption of alcohol on municipally-owned property during a special event. St. Joe's Pizza, LLC desires to participate in the Chili Cook-Off community event on Saturday, October 25, 2025 by operating a tented and cordoned off area with seating where alcoholic beverages will be served. St. Joe's Café would like to set up a service area on public right-of-way on N. Howell Street, between E. Bacon Street, and McCollum Street, in downtown Hillsdale. They propose to set up the service area using four parking spaces on the south side of N. Howell Street, adjacent to the Hillsdale County Courthouse.

Motion by Council Member Flynn, seconded by Council Member Wolfram to the Traffic Control Order and approve the Temporary Authorization for St. Joe's Pizza LLC for the event as presented.

Roll Call:

Councilperson Bentley	Aye
Councilman Flynn	Aye
Councilman Morrissey	Aye
Councilman Stuchell	Aye
Councilman Wolfram	Aye
Mayor Pro Tem Paladino	Aye

Motion passed 6-0

B. EDP Hillsdale County Sponsorship
City Manager Mackie reviewed the sponsorship and work done with the EDP. The Board of Utilities has been a member since the EDP started. Annually for over 10 years the BPU has sponsored the Economic Development Partnership (EDP) of Hillsdale County in the amount of \$15,000.

Council discussion ensued.

Motion by Council Member Flynn, seconded by Council Member Stuchell to approve the 2026 BPU sponsorship to the EDP in the amount of \$15,000.00.

Voice vote, approved unanimously.

Miscellaneous Reports

- A. Proclamations – None
- B. Appointments- Library Board – Elyse Apel, Planning Commission – Eric Coykendall

Motion by Council Member Bentley, seconded by Council Member Stuchell to approve appointments of Library Board, Elyse Apel and Planning Commission appointment of Eric Coykendall.

Voice vote, approved unanimously.

C. Other – None

General Public Comment

Missy DesJardin, Ward 3, spoke on Camp Hope demolition, and heatedly spoke to Council on their actions to demolish it. DesJardin spoke on zoning and code enforcement as well as Share the Warmth.

Shelley Hebert, 390 W. Carleton Rd., spoke on Camp Hope and the structure of the tent. She mentioned during the demolition there was not a rat to be found. She also stated Share the Warmth didn't have proper permits.

Howard Spence, Appplerun apts., spoke on the demolition of Camp Hope and thanked council for taking it down as it was not safe. Spence mentioned campers moved into the sorting building which isn't in compliance.

Joseph Hendee, 181 Rea St., commented on Camp Hope stated demolition was the right thing to do as not in compliance but need to enforce all violation in the City. Hendee spoke on TIFA, its boundaries and SADs.

James Thomas, 2200 Barr St., spoke on Share the Warmth mission is run through Sozo Church and is an arm of the nonprofit mission. Thomas also mentioned, zoning should be across the board.

City Manager Report

City Manager Mackie read an email aloud from Kim Thomas, Code Enforcement official regarding the Sozo Church and Share the Warmth as a temporary warming shelter.

Council Comment

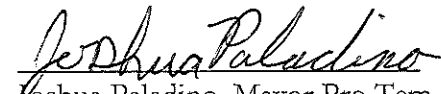
Councilman Flynn asked Attorney Thompson about the upcoming November election and Mayor Pro Tem position.

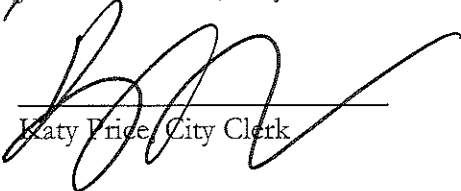
Adjournment

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

By a voice vote, the motion passed unanimously.

The meeting Adjourned at 8:50 p.m.


Joshua Paladino, Mayor Pro Tem


Katy Price, City Clerk