

# CITY COUNCIL MINUTES

City of Hillsdale  
November 17, 2025  
7:00 P.M.

## Regular Meeting

Reconvened from November 10, 2025 Meeting

### III. Oath of Office (Board of Canvassers to Certify Election after November 11, 2025)

Mayor – Scott M. Sessions

City Clerk Price administered Oath of Office to newly elected Mayor Sessions. Sessions took his seat with Council.

### V. Public Comment on Non-Agenda Items

Penny Swan, Ward 4, Congratulated Mayor Sessions.

### VI. Adjournment

Motion by Council Member Morrissey, seconded by Council Member Socha moved to adjourn the meeting.

By a voice vote, the motion passed unanimously. The meeting adjourned at 7:02 p.m.

Mayor ~~Stockford~~ called to order the November 17, 2025 regular council meeting.  
SESSIONS KP

### Call to Order and Pledge of Allegiance

Mayor Scott Sessions opened the meeting with the Pledge of Allegiance.

### Roll Call

Mayor Sessions called the meeting to order. Clerk Price took roll call.

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

Council Members absent:	None
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Also Present: David Mackie (City Manager), Attorney Tom Thompson, Katy Price (City Clerk), Jason Blake (DPS Director), Chief Scott Hephner (HCPD/HCFD), Brandon Janes (IT), Penny Swan, Ruth Brown, Lorri Sessions, Cathy Kelemen, Jonathan Meckel, James Joski, Ervin York, Ashley Kinsley, Brylee Sessions-Walworth, Mark Nichols.

### Approval of Agenda

Council discussion on appointment for TIFA Board.

Motion by Councilman Morrissey, support by Councilman Socha, to approve the agenda as presented.

All ayes. Motion carried.

**Public Comment**

Jonathan Meckel, Penny Swan and Matthew Kniffin commented on the F.A.I.R committee and potential committee members as well as streets.

Jack McLain, 1445 S. Bunn Rd., commented on TIFA Board appointment.

**Consent Agenda**

- A. Approval of Bills
  - 1. City and BPU Claims of October 30, 2025: \$1,060,832.76
  - 2. Payroll of November 6, 2025: \$204,787.26
- B. City Council Minutes of November 3, 2025
- C. City Council Minutes of November 10, 2025
- D. Finance Minutes of November 3, 2025
- E. Noise Variance- Hillsdale College Founding Fest

Motion by Councilman Morrisey, support by Councilman Socha, to approve the agenda as presented.

Roll Call:

Councilman Flynn	Aye
Councilman Morrisey	Aye
Councilman Socha	Aye
Councilman Stuchell	Aye
Councilman Wolfram	Aye
Councilman Paladino	Aye
Mayor Sessions	Aye
Councilman Bentley	Aye
Councilman Bruns	Aye

Motion passed 9-0

**Communication/Petitions**

- A. Comcast Letter
- B. Police/Fire Chief S. Hephner Resignation
- C. Hillsdale County Commissioner Update – Doug Ingles

Mayor Sessions read resignation from Chief Hephner. Council thanked the Chief for his many years of service. Chief Hephner thanked Council and stated he will remain around to help navigate the next few months for the budget process and other important police matters.

Doug Ingles, County Commissioner, spoke on Lifeway building update. Ingles gave an update on Parks grant funding for Lewis Emery Park. 2026 Dog licenses will only be available at the County Treasurer’s office no longer with city and township treasurer’s offices. Ingles congratulated Mayor Sessions.

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

None.

**Old Business**

**New Business**

- A. MDOT Performance Resolution

Jason Blake, DPS Director reported Each year it is necessary for the City to adopt a resolution which is required by the Michigan Department of Transportation for purposes of issuing individual permits to use its M-99 rights-of-way within the City boundaries. The Department of Public Services, the Board of Public Utilities, the Police Department and the Fire Department require use of the right-of-way from time to time (street maintenance, special events etc.). The resolution

authorizes the Director of DPS, BPU and Assistant City Manager to apply for an annual maintenance permit in addition to permits for various uses throughout the year.

Motion by Council Member Morrissey, seconded by Council Member Socha moved to approve the MDOT Performance resolution as presented. **Resolution #3656.**

Roll Call:

Councilman Morrissey	Aye
Councilman Socha	Aye
Councilman Stuchell	Aye
Councilman Wolfram	Aye
Councilman Paladino	Aye
Mayor Sessions	Aye
Councilman Bentley	Aye
Councilman Bruns	Aye
Councilman Flynn	Aye

Motion passed 9-0

B. Hillsdale County Equalization Dept. Renewal of Contract for GIS Mapping Services

Sam Fry, Assistant City Manager stated Hillsdale County Equalization Department provides certain services to local units on a contract basis. The City of Hillsdale has contracted for GIS and parcel mapping for over 10 years. The contracts run for a period of 3 years, January 1, 2028 through December 31, 2028. The City participates under Option 1, and there is no change in the fee for that option for the contract period.

Motion by Council Member Flynn, seconded by Council Member Morrissey to approve the contract as presented.

Roll Call:

Councilman Socha	Aye
Councilman Stuchell	Aye
Councilman Wolfram	Aye
Councilman Paladino	Aye
Mayor Sessions	Aye
Councilman Bentley	Aye
Councilman Bruns	Aye
Councilman Flynn	Aye
Councilman Morrissey	Aye

Motion passed 9-0

C. FOIA Appeal

Mayor Sessions stated in 2016, the Hillsdale City Council created the Funding Alternatives Identification & Recommendation (F.A.I.R.) Committee made up of a cross-section of the community in order to research, study, and explore funding options for road and infrastructure improvements. The Committee’s recommendations led to the adoption of a local streets millage and the use of special assessments to accelerate the pace of infrastructure repair work.

Nearly a decade later, substantial progress has been made; however, much work remains. With ongoing discussions about the special assessment policy, and new funding sources at the state level, I believe it is time to reconvene the Committee. Its purpose will be to evaluate current funding mechanisms, evaluate potential alternatives, and build consensus around recommendations to help guide future infrastructure funding policy and sustain the momentum the City has achieved. Lengthy Council discussion ensued on committee membership and number of members.

Councilman Socha stated the committee would be unnecessary and or redundant as it could go to the Public Services Committee to discuss the streets further.

Councilman Bruns suggested having a Committee of the whole meeting for Council to review.

Motion by Council Member Flynn, seconded by Council Member Morrisey to hold a committee of the whole meeting for council on Monday, December 8, 2025 at 7pm.

Roll Call:

Councilman Stuchell	Aye
Councilman Wolfram	Aye
Councilman Paladino	Aye
Mayor Sessions	Aye
Councilman Bentley	Aye
Councilman Bruns	Aye
Councilman Flynn	Aye
Councilman Morrisey	Aye
Councilman Socha	Aye

Motion passed 9-0

D. Electric, Water & Sewer Cost of Service Studies

The BPU’s last Cost of Service (COS) studies were done in the spring of 2022 by Utility Financial Solutions (UFS). Given market changes over the last several years, the BPU Board and staff feel it’s important to update our COS models to ensure the BPU’s rate structures are appropriate and in line with the utilities’ needs.

Motion by Council Member Wolfram, seconded by Council Member Flynn to approve the COS studies in the amount of \$69,825.00 with UFS and have City Manager Mackie execute the agreements.

Roll Call:

Councilman Wolfram	Aye
Councilman Paladino	Aye
Mayor Sessions	Aye
Councilman Bentley	Aye
Councilman Bruns	Aye
Councilman Flynn	Aye
Councilman Morrisey	Aye
Councilman Socha	Aye
Councilman Stuchell	Aye

Motion passed 9-0

E. Tallgrass Energy Project

Tallgrass is a waste heat to power project along the Rockies Express (REX) pipeline in Indiana and Ohio. It’s recommended by American Municipal Power (AMP) that Hillsdale take up to 2.34 MWs of energy and capacity from the project to add to our energy portfolio. The project captures waste heat from compressor stations and converts the thermal energy to emissions-free electricity.

Paul Beckhusen, Amp CCO, reviewed the Tallgrass (waste to heat power), energy needs and other energy requirements.

Further council discussion ensued.

Motion by Council Member Flynn, seconded by Council Member Morrisey to approve the Tallgrass energy project as presented. **Resolution #3657.**

Roll Call:

Councilman Paladino	Aye
Mayor Sessions	Aye
Councilman Bentley	Aye
Councilman Bruns	Aye
Councilman Flynn	Aye
Councilman Morrissey	Aye
Councilman Socha	Aye
Councilman Stuchell	Aye
Councilman Wolfram	Aye

Motion passed 9-0

F. Kearsarge Solar Project

Kearsarge Solar is a seven location solar energy project located in Michigan and connected to Consumers Energy's distribution system. It's recommended by American Municipal Power (AMP) that Hillsdale take up to 8.10 MWs of energy and capacity from the project to add to our energy portfolio.

Motion by Council Member Flynn, seconded by Council Member Stuchell to approve the Kearsarge Solar Project, the associated energy schedule and the MSCPA's supplemental agreement as presented. **Resolution #3658.**

Roll Call:

Mayor Sessions	Aye
Councilman Bentley	Nay
Councilman Bruns	Nay
Councilman Flynn	Aye
Councilman Morrissey	Aye
Councilman Socha	Nay
Councilman Stuchell	Aye
Councilman Wolfram	Aye
Councilman Paladino	Nay

Motion passed 5-4

Miscellaneous Reports

A. Proclamations – None

B. Appointment- TIFA Board – Chris Sumnar, Felicia Ray Finch  
Housing Commission – Cami Emerson

Motion by Councilman Bentley, seconded by Councilman Morrissey moved to approve Chris Sumnar to the TIFA Board

Roll Call:

Councilman Socha	Aye
Councilman Stuchell	Aye
Councilman Bruns	Aye
Councilman Wolfram	Aye
Mayor Sessions	Aye
Councilman Morrissey	Aye
Councilman Paladino	Aye
Councilman Bentley	Aye
Councilman Flynn	Aye

Motion passed 9-0

Motion by Councilman Flynn, seconded by Councilman Socha moved to approve Camie Emerson to the Housing Commission

Council discussed ensued on residency and need to fill position.

Roll Call:

Councilman Bruns	Nay
Councilman Flynn	Aye
Councilman Morrisey	Aye
Councilman Socha	Aye
Councilman Stuchell	Aye
Councilman Wolfram	Aye
Councilman Paladino	Nay
Mayor Sessions	Aye
Councilman Bentley	Nay

Motion passed 6-3

Motion by Councilman Socha, seconded by Councilman Stuchell moved to approve Felicia Ray-Finch to the TIFA Board

Roll Call:

Councilman Bruns	Aye
Councilman Flynn	Aye
Councilman Morrisey	Aye
Councilman Socha	Aye
Councilman Stuchell	Aye
Councilman Wolfram	Aye
Councilman Paladino	Aye
Mayor Sessions	Aye
Councilman Bentley	Aye

Motion passed 9-0

**General Public Comment**

Jack McLain, 1445 S. Bunn Rd., spoke on Collegian on election and Mayoral candidates.

**City Manager Report**

None

**Council Comment**

Councilman Morrisey thanked both Mayoral candidates for running.

Councilman Socha stated two (2) council members paid for streets as someone had mentioned no one wants to pay for streets.

Councilman Bentley thanked Councilman Morrisey for his kind words. Congratulated Mayor Sessions on his win. Bentley stated Sessions wouldn't meet in public forum, he also asked the Mayor to speak on his run on negative culture and chain of command.

Mayor Sessions gave his email, [mayor\\_scott\\_sessions@yahoo.com](mailto:mayor_scott_sessions@yahoo.com) to council and asked council to go through him and copy city manager for the chain of command.

Councilman Bentley stated with all due respect he won't be going through the chain of command and thanked Mayor Pro Tem Paladino for doing a good job for the past year.

Mayor Sessions thanked the people of Hillsdale for voting for him. He loves Hillsdale, it's the best place to live. Sessions met the public and made appearances at the Farmer's Market on Saturday mornings. He mentioned to Councilman Bentley, the negativity was found in the resignation letters from previous directors of the City.

Further discussion ensued between Councilman Bentley and Mayor Sessions.

**Adjournment**

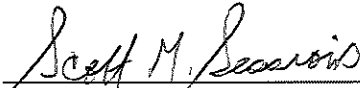
Motion by Councilman Flynn, seconded by Councilman Morrissey to adjourn the meeting.  
Voice vote failed.

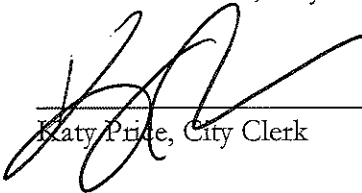
Roll Call:

Councilman Morrissey	Aye
Councilman Socha	Nay
Councilman Stuchell	Aye
Councilman Wolfram	Aye
Councilman Paladino	Nay
Mayor Sessions	Aye
Councilman Bentley	Nay
Councilman Bruns	Nay
Councilman Flynn	Aye

Motion passed 5-4

The meeting Adjourned at 9:13 p.m.

  
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Scott M. Sessions, Mayor

  
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Katy Price, City Clerk