

CITY COUNCIL MINUTES

City of Hillsdale

January 5, 2026

7:00 P.M.

Regular Meeting

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 William Morrissey, Ward 2 Matthew Bentley, Ward 2 Gary Wolfram, Ward 3 Bob Flynn, Ward 3 Robert Socha, Ward 4 Joshua Paladino, Ward 4
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Council Members absent:	Jacob Bruns, Ward 1
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Also Present: David Mackie (City Manager), Katy Price (City Clerk), Jason Blake (DPS Director), Michelle Loren (Parks & Recreation Director), Brandon Janes (IT), Carson Cooley, Jeanette Cooley, Penny Swan, Marie-Louise LaRue, Dan LaRue, Jonathan Meckel, Clark Judge, C. Winter, Kim More, Mark Nichols, Aidan Sullivan.

Approval of Agenda

City Manager Mackie requested removing Communication item B. County Commissioner Update from agenda as Commissioner Ingles was absent.

Councilman Paladino request New Business C. Solar Energy Project be added for discussion.

Motion by Councilman Socha, support by Councilman Morrissey, to amend the agenda removing Communication item B. and adding New Business C. to the agenda.

All ayes, Motion carried.

Motion by Councilman Socha, support by Councilman Flynn, to approve the amended agenda.

All ayes. Motion carried.

Public Comment Received From:

Jonathan Meckel- Ward 3.

Consent Agenda

- A. Approval of Bills
 - 1. City and BPU Claims of December 11, 2025: \$276,862.48
 - 2. Payroll of December 18, 2025: \$211,581.56
- B. City Council Committee of a Whole Minutes of December 8, 2025
- C. City Council Minutes of December 15, 2025
- D. Finance Minutes of December 15, 2025
- E. Operations & Governance Minutes of December 22, 2025
- F. Board of Review Minutes of December 9, 2025

Motion by Councilman Morrissey, support by Councilman Flynn, to approve the agenda as amended with the above changes.

Roll Call:

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

Motion passed 8-0

Communication/Petitions

A. 2026 Christmas Tree Recycling Program

Introduction and Adoption of Ordinances/Public Hearings

A. Ordinance Amendment – Rezoning of 244 E Bacon St

On October 28, 2025, Chase Residence LLC, owner of 244 E Bacon St, submitted a rezoning application to the City Planning Commission. The owner intends to convert the existing vacant single-family home into a 4-unit rental. The current zoning district of the property was for RD-1: One-Family and Two-Family Residential District which does not permit multi-family dwellings. The request is to rezone the property from RD-1 to RM-1 (Multiple-Family Residential). The Planning Commission held a public hearing at their December 17, 2025 meeting.

Robert Norton, developer presented the project and was present for questions.

Council discussion ensued with workforce housing, rentals, walkability and new roads and/or easements.

Motion by Council Member Flynn, seconded by Council Member Socha to approve the Ordinance Amended to rezone 244 E Bacon St as presented. **Ordinance 2026-1.**

Roll Call:

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

Motion passed 7-1

B. Ordinance Amendment – Rezoning of 350 Hillsdale St Parcel B

The City Planning Commission reviewed the request at their September 24, 2025 special meeting. The Planning Commission recommend the land division only be approved as presented with the condition that Parcel B must be rezoned to RD-1 prior to sale. The reason for the condition is as follows: 1. The minimum frontage for the B-1 zoning district was amended on 05/20/2025 by Ordinance # 2025-02 to be 104 feet. 2. The RD-1 district is adjacent to the west of this property. 3. The size of the proposed Parcel B meets the minimum size for a one-family residence in the RD-1 district, but does not meet the minimum size in the R-1 district (adjacent to the north). At their October 6, 2025 meeting, City Council approved the split with the condition that an application to amend the zoning ordinance to rezone the proposed Parcel B to RD-1 must be submitted and approved prior to sale.

Motion by Council Member Morrisey, seconded by Council Member Socha to approve the Ordinance Amended to rezone 350 Hillsdale St. Parcel B as presented. **Ordinance 2026-2.**

Roll Call:

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

Motion passed 8-0

Old Business

New Business

A. 5 Year Recreation Plan & Resolution

In order to apply for State and Federal funding for Parks and Recreation, it is required the City have an approved 5-year Recreation Plan in place. An updated Recreation Plan was been drafted for adoption by City Council. The Plan was approved by the City of Hillsdale Planning Commission (acting as the Recreation Advisory Commission) after a public hearing held on December 17, 2025. Once approved by Council, the Plan will then be submitted for approval by the State, allowing the City the ability to apply for both State and Federal funding for recreation programming and park improvements.

Motion by Council Member Flynn, seconded by Council Member Socha to approve the 5 year recreation plan as presented **Resolution #3664.**

Roll Call:

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

Motion passed 8-0

B. City Manager Contract Amendment

City Manager Mackie reported three years main on the combined City Manager / BPU Director employment contract. The proposed amendment, which was presented to the Board of Public Utilities (BPU), Operations & Governance Committee and Mayor, provides that Mackie would complete the remainder of the combined contract and, at its conclusion, transition out of the City Manager role to serve solely as BPU Director. The proposed amendment reduces the contract term by three months and reduces the annual salary increase from a discretionary 4% to a fixed 3%. The proposal provided both a clear leadership transition for the City and BPU and measurable cost savings over the next five years.

Motion by Council Member Morrisey, seconded by Council Member Socha to approve the Leadership Transition and Contract amendment as presented.

Roll Call:

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

Motion passed 7-1

C. Solar Energy Project

Council discussed the proposed Fayette Township solar energy project. Council requested the BPU to research what solar panels do to the environment as there are creeks and water sources around the area, etc.

Miscellaneous Reports

- A. Proclamations – None
- B. Appointment- Library Board – Daniel LaRue

Lengthy Council discussion ensued with the proposed appointment of Mr. LaRue to the Library board. Councilman Bentley asked Mayor Sessions about his thought process on presenting Mr. LaRue for the appointment. Mayor Sessions stated Mr. LaRue has extensive financial experience as what was asked for previously from the Director along with the Board.

Motion by Council Member Flynn, seconded by Council Member Wolfram to approve Daniel LaRue to the Library Board.

Roll Call:

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

~~Motion failed 4-4~~

In review of video and recording correction was made in Roll Call:

Roll Call:

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

Motion failed 3-5

C. Other - None

General Public Comment Received From:

Kim More- Ward 3, Penny Swan- Ward 4, and Robert Eichler- Scipio Twp.

City Manager Report

None

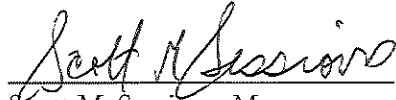
Council Comment

Council discussed proposed Special Assessment District project. Councilman Bentley thanked those that spoke during public comment.

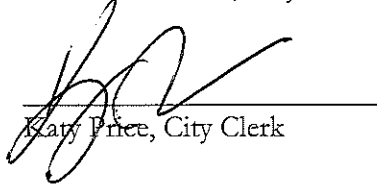
Adjournment

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

The meeting Adjourned at 8:20 p.m.



Scott M. Sessions, Mayor



Katy Price, City Clerk

View meeting online: [City Council Meeting January 5th, 2026](#)