

## CITY COUNCIL MINUTES

City of Hillsdale  
February 16, 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 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
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Council Members absent:	None
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Also Present: David Mackie (City Manager), Sam Fry (Assistant City Manager), Katy Price (City Clerk), Tom Thompson (City Attorney), Jason Blake (DPS Director), Kim Thomas (City Assessor), Rob Stiverson (City Engineer), Brandon Jill Hardway, Justin Rupert, Dennis Rupert, Mark Nichols, Penny Swan, Lori Devenport, Bret Devenport, Troy Sandy, Doug Matterson, Roxann Munsell, Jim Kohli-Roberts, Erin Harman, Cathy Kelemen, Larry Walworth, Scott Crosley, CJ Toncray, Neal Brady, Apel, Jonathon Meckel, Lance Lashaway, David Hambleton, Eric Coykendall, Doug Ingles.

Councilman Morrissey held the floor and suggested a moment of silence in honor of Mickey Craig.

### Approval of Agenda

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

All ayes. Motion carried.

### Public Comment Received From:

Jill Hardway, Lance Lashaway, Jeff Fazakas.

### Consent Agenda

- A. Approval of Bills
  1. City and BPU Claims of January 29, 2026: \$1,195,816.49
  2. Payroll of January 29, 2026: \$210,224.68
- B. City Council Minutes of February 2, 2026
- C. Finance Minutes of February 2, 2026
- D. BPU Holiday Decorations
- E. BPU Service Van Replacement

Brief council discussion on the holiday decorations and service van replacement.

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

Roll Call:

Councilman Bruns	Aye
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 9-0

**Communication/Petitions**

- A. Letter from Smith Haughey Rice & Roegge Attorneys at Law
- B. Hillsdale County Commissioner Update – Doug Ingles

Brief discussion on the Attorneys at Law letter. City Attorney Thompson advised not to hold discussion in open session until it is filed. Councilman Bentley added a few discussion points, Councilmen Stuchell and Flynn stated they are taking the attorney’s advice and will not discuss item.

County Commissioner Ingles gave an update on the County.

Items for information purposes only.

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

- A. Public Hearing: SAD 2026-01 Arch Ave.

City Staff members Sam Fry and Jason Blake reported at the January 20, 2026 City Council meeting a public hearing date of February 16, 2026 was set to consider any objections to the improvements under consideration for reconstruction of Arch Ave., Industrial Dr., and Proctor Dr. The total estimated cost for this project is \$1,316,500. By City policy adopted February 17, 2025, up to 50% of the total project costs may be covered through special assessment to the 40 parcels currently identified in the Arch Ave., Industrial Dr., and Proctor Dr. Special Assessment District (SAD 2026-1) which includes Arch Ave. from Mechanic St. to W. Carleton Rd. (M-99), Industrial Dr. from Mechanic Rd. to Beck Rd., and Proctor Dr. from Industrial Dr. to dead end.

The project cost split is in accordance with the City’s Policy on Special Assessment Districts for Street Projects updated at the February 17, 2025 meeting. It is important to note that the total assessed cost to the affected property owners will not go above the policy maximum assessment limits based on classification or 25% of the property value per Hillsdale Ordinance Chapter 2, Article V, Section 2-335, whichever is the lesser amount. Notice of the meeting was published once each week for two successive weeks in the local newspaper. Affected property owners were mailed information on the proposed district on February 4, 2026.

According to the City Charter, Sec. 2-335 Hearing procedure, “If more than 50% of the number of owners of privately owned real property to be assessed for such improvement shall object in writing to the proposed improvement, the improvement shall not be made without the affirmative vote of seven of the members of the council.”

Mayor Sessions opened the podium for public comment at 7:21 p.m.

Matt Patillo, 3220-3240 Will Carleton Rd., owner in the proposed SAD. Patillo submitted a petition of property owners not in favor of project within the district. Clerk Price and Assessor Thomas reviewed and verified signatures and owners. Clerk Price indicated there was more than 50% which oppose the SAD project.

Scott Crosley, ACT Test Panels property owner, stated he was not in favor of receiving a special assessment letter and is in opposition of SAD.

David Hambelton, 67 S. Howell St., is not in favor of Special Assessment Districts.

With no more public comment Mayor Session closed podium at 7:40 p.m.

Motion by Councilman Stuchell to approve the Special Assessment District 2026-01 Arch as presented.

With no second, motion dies.

B. Public Hearing: SAD 2026-02 South St.

City Staff members Sam Fry and Jason Blake reported at the January 20, 2026 City Council meeting a public hearing date of February 16, 2026 was set to consider any objections to the improvements under consideration for reconstruction of South St. The total estimated cost for this project is \$775,000. By City policy adopted February 17, 2025, up to 50% of the total project costs may be covered through special assessment to the 37 parcels currently identified in the South St. Special Assessment District (SAD 2026-2) which includes South St. from S. Broad St. (M-99) to Reading Ave.

The project cost split is in accordance with the City's Policy on Special Assessment Districts for Street Projects updated at the February 17, 2025 meeting. It is important to note that the total assessed cost to the affected property owners will not go above the policy maximum assessment limits based on classification or 25% of the property value per Hillsdale Ordinance Chapter 2, Article V, Section 2-335, whichever is the lesser amount. Notice of the meeting was published once each week for two successive weeks in the local newspaper. Affected property owners were mailed information on the proposed district on February 5, 2026.

According to the City Charter, Sec. 2-335 Hearing procedure, "If more than 50% of the number of owners of privately owned real property to be assessed for such improvement shall object in writing to the proposed improvement, the improvement shall not be made without the affirmative vote of seven of the members of the council."

Mayor Sessions opened the podium for public comment at 7:43 p.m.

Eric Coykendall- 74 S. Broad St., Jonathan Meckel, David Hambleton, Jonah Apel- 53 Budlong St, Russell Richardson- 70 E. South St. are all in opposition of the project.

With no more public comment Mayor Session closed podium at 7:56 p.m.

Councilman Flynn mentioned that staff recommends council not pass the SAD because the City received more than 50% opposition from property owners.

Mayor Sessions entertained a motion to approve the Special Assessment District 2026-02 South St.

No motion made. No Action taken.

C. Public Hearing: SAD 2026-03A Oak St.

City Staff members Sam Fry and Jason Blake reported at the January 20, 2026 City Council meeting a public hearing date of February 16, 2026 was set to consider any objections to the improvements under consideration for reconstruction of Oak St. The total estimated cost for this project is \$1,287,300. By City policy adopted February 17, 2025, up to 50% of the total project costs may be covered through special assessment to the 62 parcels currently identified in the Oak St. Special Assessment District (SAD 2026-3A) which includes Oak St. from St. Joe River (bike path) to E. College St.

The project cost split is in accordance with the City's Policy on Special Assessment Districts for Street Projects updated at the February 17, 2025 meeting. It is important to note that the total assessed cost to the affected property owners will not go above the policy maximum assessment limits based on classification or 25% of the property value per Hillsdale Ordinance Chapter 2, Article V, Section 2-335, whichever is the lesser amount. Notice of the meeting was published once each week for two successive weeks in the local newspaper. Affected property owners were mailed information on the proposed district on February 5, 2026.

According to the City Charter, Sec. 2-335 Hearing procedure, "If more than 50% of the number of owners of privately owned real property to be assessed for such improvement shall object in writing

to the proposed improvement, the improvement shall not be made without the affirmative vote of seven of the members of the council.”

City staff recommends council not pass the Special Assessment District because the City received more than 50% opposition from property owners.

Mayor Sessions opened the podium for public comment at 8:00 p.m.

Jeffrey Fazekas- 126 State St., asked about heavy usage on a street that deteriorates more than other streets and would owners be assessed more in the future.

Neal Brady- property owner, Jill Hardway- 157 Oak St, are not in favor of the special assessment district.

With no more public comment Mayor Session closed podium at 8:07 p.m.

Mayor Sessions entertained a motion to approve the Special Assessment District 2026-03A Oak St.

No motion made. No Action taken.

**Old Business**

None

**New Business**

- A. Library Carpet Replacement

Motion by Council Member Flynn, seconded by Council Member Socha to award the Library Carpet Replacement to Seelye Group Ltd in the amount of \$56,292.00 as presented.

Roll Call:

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

Motion passed 9-0

**Miscellaneous Reports**

- A. Proclamations – None
- B. Appointment- Anthony Vear- Board of Review
- C. Other –None

Motion by Council Member Morrissey, seconded by Council Member Stuchell to approve the appointment of Anthony Vear to the Board of Review.

All ayes. Motion carried.

**General Public Comment Received From:**

Penny Swan, Larry Walworth, Lance Lashaway, David Hambleton.

**City Manager Report**

Manager Mackie report the City’s bond rating.

**Council Comment**

Councilman Wolfram spoke on the loss of Mickey Craig and stated he will be missed by many.

Councilman Socha spoke on special assessments and mentioned council doesn't take decisions lightly.

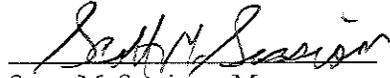
Councilman Flynn announced his run for Mayor this year and encouraged residents to get involved.

Councilman Bentley wished Flynn good luck. He spoke highly of Mickey Craig.

**Adjournment**

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

The meeting Adjourned at 8:41 p.m.



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Scott M. Sessions, Mayor



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Katy Price, City Clerk

View meeting online: [City Council Meeting February 16th, 2026](#) (YouTube Channel)