

CITY COUNCIL MINUTES

City of Hillsdale

June 15, 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 Joshua Paladino, Ward 4
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Council Members absent:	Robert Socha, Ward 4
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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), Tina Bumpus (Finance), Olivia Smith (Planning/Zoning), Mark Becker (BPU WWTP Operator), Clark Judge, Penny Swan, Mark Nichols, Jill Hardway, Amber Yoder, Amy Manifold, Lance Manifold, Cathy Kelemen, E. Bianchi, Joseph Hendee.

Approval of Agenda

Motion by Councilman Morrissey, supported by Councilman Flynn to amend the agenda to add under the Consent Agenda TCO amendment 2026-20, TCO amendment 2026-21, Police Academy Kellogg Community College Police Invoice for Gimenez. Remove Communication item D. Commission Ingles Report.

All ayes. Motion carried.

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

All ayes. Motion carried.

Public Comment

Mayor Sessions read the rules requesting name and address.

Meeting attendee (Lance Lashaway) refused to give name. Mayor Sessions read the current council rules of procedure aloud, Sessions called to order; Mayor Sessions asked Lashaway to sit down for refusal to state name, with Lashaway not complying, Mayor Sessions asked sergeant of arms for removal of Lashaway from the Council Chambers. Lashaway was removed.

Jill Hardway.

Consent Agenda

- A. Approval of Bills
 - 1. City and BPU Claims of May 28, 2026: \$1,117,623.56
 - 2. Payroll of June 4, 2026: \$222,963.02
- B. City Council Minutes of June 1, 2026
- C. Finance Minutes of June 1, 2026
- D. Light up Parade Right of Way Permit Approval

- E. Light up Parade Use Agreement
- F. BPU- Renew Milsoft Licensing
- G. BPU- South St Water Tower Mixer
- H. BPU- Eaton Water Meter Nodes
- I. BPU- Aerator Gearbox
- J. BPU- Ferrous Chloride Storage Tank WWTP
- ~~K. BPU- Vector Truck moved to New Business E.~~
- L. TCO 2026-20 Amendment
- M. TCO 2026-21 Amendment
- N. Police Academy Kellogg College Gimenez

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

Roll Call:

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

Motion passed 8-0

Communication/Petitions

- A. USSBA Disaster Loan Information
- B. 2026 Summer Special Assessment Roll
- C. 2026 Summer Tax Warrant
- D. HUD OIG Letter
- E. Safety Fair Flyer
- F. Hillsdale 250 Celebration Flyer
- ~~G. Hillsdale County Commissioner Update- Doug Ingles~~

Sarah Edwards reported and gave information on US SBA Disaster Loans.

Introduction and Adoption of Ordinances/Public Hearings

Old Business

- A. Keefer House Hotel, LLC OPRA Resolution Amendment

On April 1, 2019, the City of Hillsdale approved Resolution #3372, granting Keefer House Hotel, LLC an Obsolete Property Rehabilitation Exemption Certificate (OPRA) for property located at 96, 100, 102, 104 N. Howell Street, Hillsdale, Michigan. This certificate was approved for a period of 12 years, beginning December 31, 2019, and ending December 30, 2032, pursuant to the provisions of Public Act 146 of 2000, as amended.

Resolution #3372 originally required that the rehabilitation of the facility be completed by December 31, 2021. Following its approval, the developer faced significant delays caused by the COVID-19 pandemic, labor and material shortages, cost increases, and major water/foundation issues. As a result, on December 15, 2025, Hillsdale City Council approved an amendment to extend the project’s completion date to June 30, 2026.

Lengthy discussion on the current progress of the Keefer House Hotel.

Motion by Councilman Bentley, support by Councilman Bruns, to decline the extension of the OPRA Abatement to Keefer House Hotel, LLC.

Roll Call:

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

Motion failed 3-5

Motion by Councilman Bentley, support by Councilman Bruns, to adopt the resolution to extend the OPRA Abatement to Keefer House Hotel, LLC. **Resolution #3681.**

Roll Call:

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

Motion passed 6-2

New Business

A. FY 2025-26 Budget Amendments

	Revenues	Expenditures
General (Fund 101)	40,000	47,258
Tree Restitution Fund (Fund 211)		2,065
Tax Increment Finance Authority (Fund 247)		37,218
Contributions & Donations Fund (Fund 252)		2,065
Library (Fund 271)		32,724
Stock’s Park (Fund 409)		700
Airport Improvement Fund (Fund 481)	753,997	832,912

Motion by Council Member Flynn, seconded by Council Member Stuchell to approve the resolution for the FY 2025-26 Budget Amendments presented. **Resolution #3682.**

Roll Call:

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

Motion passed 8-0

B. Purchase of Liquor License for TIFA Board

Olivia Smith Zoning Administrator, reported the 2021 *Liquor License Purchase Agreement* entered into by Keefer House Hotel, LLC and the City of Hillsdale Tax Increment Finance Authority (TIFA) included an “Obligation to Reconvey License” as follows:

“In the event that Purchaser ceases to be the entity that leases, occupies, and operates the Dawn Theater or in the event that Keefer House Hotel, LLC loses authority to serve alcohol on said premises or is prohibited from serving alcohol on said premises, Purchaser shall take all necessary steps to reconvey the Liquor Licenses that are the subject of this Agreement to Seller for a sum not to exceed Twenty Thousand (\$20,000.00) Dollars.”

The Keefer House Hotel, LLC no longer leased, occupied, or operated the Dawn Theater effective June 10, 2025.

Council discussion ensued on the purchase and the agreement.

Motion by Council Member Flynn, seconded by Council Member Stuchell to approve the liquor license purchase in the amount of \$20,000 as presented in the agreement.

Roll Call:

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

Motion passed 6-2

C. Elevator Contract Amendment- Dawn Theater

Jason Blake DPS Director, reviewed the contract amendment from Schindler Elevator Corporation which included the elevator, wheelchair lift (WCL-SS47644) located at the Dawn Theater, 110 N. Broad St. adding to the City’s current maintenance contract. The proposed amendment will increase current monthly pricing from \$262.62 to \$340.62 and will cover inspections (no parts, test etc.) per State of Michigan Requirements, Bureau of Construction Codes, Elevator Section (408.7025 – semiannual maintenance).

During the June 2, 2026 TIFA Board Meeting, the Board voted in favor to approve the attached contract amendment and to cover the \$78.00 monthly increase. The City’s current maintenance contract expires April 30, 2028.

Motion by Council Member Stuchell, seconded by Council Member Wolfram to approve the amendment to Schindler Elevator Corporation contract as presented.

Roll Call:

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

Motion passed 7-1

D. July 6, 2026 Council Meeting Discussion

Motion by Council Member Bentley, seconded by Council Member Morrissey to cancel July 6, 2026 Council meeting.

Roll Call:

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

Motion passed 8-0

E. BPU Vactor Truck Purchase

The current Sewer Cleaning Combo Truck is due for replacement. BPU Planned to sell the old one to the Public Services Department in the amount of \$100,000.00. The water and sewer departments will each pay \$300,000.00 with electric paying \$9,318.16. Funds were budgeted from the Capital Improvement fund.

Council discussed on the current condition and need for the Vactor truck.

Motion by Council Member Bentley, seconded by Council Member Morrissey to approve the Vactor truck purchase to Jack Doheny Company (JDC) in the amount of \$609,318.16.

Roll Call:

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

Motion passed 8-0

Miscellaneous Reports

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

General Public Comment

Robert Eichler, Amber Yoder

City Manager Report

City Manager Mackie gave the report.

Council Comment

June 15, 2026

City Council Minutes

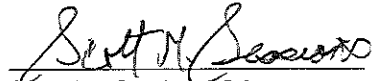
Councilman Bentley commented on Juneteenth, the Elks Parking Lot and patching of streets.

Adjournment

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

All ayes. Motion carried.

The meeting Adjourned at 8:19 p.m.



Scott M. Sessions, Mayor



Katy Price, City Clerk

View meeting online: [City Council Meeting June 15th, 2026](#) (YouTube Channel)