



City Council Agenda

October 6, 2025
7:00 p.m.

City Council Chambers
97 N. Broad Street
Hillsdale, MI 49242

- I. Call to Order and Pledge of Allegiance**
- II. Roll Call**
- III. Approval of Agenda**
- IV. Public Comments on Agenda Items**
- V. Consent Agenda**
 - A. Approval of Bills
 - 1. City and BPU Claims of September 11, 2025: \$1,678,796.16
 - 2. Payroll of September 11, 2025: \$200,466.05
 - B. City Council Minutes of September 15, 2025
 - C. Finance Minutes of September 15, 2025
 - D. Planning Commission Minutes of September 24, 2025
 - E. Public Services Committee Minutes of September 30, 2025
 - F. TCO- Train Events
 - G. MSCPA Alternate Appointment
 - H. AMP Safety Training
- VI. Communications/Petitions**
 - A. BPU Hydrant Flushing Notice
 - B. Fall Brush & Leaf Collection Information
 - C. Halloween- Trick or Treating Times
 - D. Hillsdale Railroad Festival Flyer
 - E. Chili Cook Off Event
 - F. Email of Complaint on Hallett St.
 - G. Hillsdale County Commissioner Verbal Update – Doug Ingles
- VII. Introduction and Adoption of Ordinances/Public Hearing**
 - A. Public Hearing- IFE – Cobra Moto LLC – 250 Industrial Dr.
- VIII. Old Business**
 - A. Camp Hope
 - B. Keefer House Hotel, LLC OPRA Resolution Amendment
- IX. New Business**
 - A. Appoint City Engineer
 - B. Set Public Hearing – Hillsdale Renaissance – OPRA Certificate
 - C. Set Public Hearing – MT Maier Properties OPRA Certificate
 - D. Land Division Request- 350 Hillsdale St.
 - E. Proposed 2026 SAD Street Projects

X. Miscellaneous Reports

- A. Proclamations: Public Power Week,
Pregnancy & Infant Loss Awareness Day
- B. Appointments: LAC DART – Lori Rodgers,
Planning Commission- Jeff Fazekas
Reappointment: EDC- Nolan Sullivan
- C. Other- None

XI. General Public Comment

XII. City Manager's Report

XIII. Council Comment

XIV. Adjournment

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INVOICE GL DISTRIBUTION REPORT FOR CITY OF HILLSDALE
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Page: 1/11

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 101 GENERAL FUND					
Dept 000.000					
101-000.000-123.000	MERS RETIREMENT - FYE 2026	MERS	RETIREMENT	863,877.25	1233
101-000.000-231.105	RETIREMENT - CONTRIBUTIONS	MERS	RETIREMENT - CONTRIBUTIONS	15,316.11	1233
Total For Dept 000.000				879,193.36	
Dept 175.000 ADMINISTRATIVE SERVICES					
101-175.000-802.000	ARUBA 2930F HARDWARE SOFTWARE SU	SONIT SYSTEMS, LLC	ARUBA 2930F HARDWARE SOFTWARE SUPPORT 1	194.40	111503
101-175.000-802.000	SONIT NET ADMIN AUG 25	SONIT SYSTEMS, LLC	SONIT NET ADMIN AUG 25	968.75	111503
101-175.000-806.000	LEGAL SERVICES	LOVINGER & THOMPSON, PC	LEGAL FEES	1,875.00	111481
Total For Dept 175.000 ADMINISTRATIVE SERVICES				3,038.15	
Dept 191.000 FINANCE DEPARTMENT					
101-191.000-801.000	ACCOUNTING SERVICES - JULY 2025	THE WOODHILL GROUP, LLC	ACCOUNTING SERVICES - JULY 2025	1,735.90	111510
101-191.000-801.000	AUDIT SERVICES FOR FYE 2025	YEO & YEO PC	AUDIT SERVICES FOR FYE 2025	16,500.00	111520
Total For Dept 191.000 FINANCE DEPARTMENT				18,235.90	
Dept 215.000 CITY CLERK DEPARTMENT					
101-215.000-801.000	PAPER SHREDDING SERVICE	ACCUSHRED, LLC	PAPER SHREDDING SERVICE	70.95	111440
Total For Dept 215.000 CITY CLERK DEPARTMENT				70.95	
Dept 253.000 CITY TREASURER					
101-253.000-726.000	TONER	CURRENT OFFICE SOLUTIONS	TONER	133.83	111456
101-253.000-801.000	CREDIT CARD PROCESSING FEES - AU	INVOICE CLOUD, INC.	CREDIT CARD PROCESSING FEES - AUG 2025	0.15	676
Total For Dept 253.000 CITY TREASURER				133.98	
Dept 257.000 ASSESSING DEPARTMENT					
101-257.000-850.000	MONTHLY VERIZON BILL - SEPT 25	VERIZON WIRELESS	MONTHLY VERIZON BILL - SEPT 25	20.02	111517
101-257.000-860.000	TRANSPORTATION & MILEAGE	WATKINS TRANSPORT INC	FUEL, TRANSPORTATION & MILEAGE	28.65	111519
Total For Dept 257.000 ASSESSING DEPARTMENT				48.67	
Dept 262.000 ELECTIONS					
101-262.000-801.000	REIMBURSEMENT TO COUNTY PRIMARY	HILLSDALE CO CLERK	REIMBURSEMENT TO COUNTY PRIMARY ELECTIC	4,015.29	111471
Total For Dept 262.000 ELECTIONS				4,015.29	
Dept 265.000 BUILDING AND GROUNDS					
101-265.000-726.000	WATER - CITY HALL	HEFFERNAN SOFT WATER SERV	WATER DELIVERY SERVICE	19.14	111470
101-265.000-726.000	CLEANING MATERIALS/SUPPLIES	KSS ENTERPRISES	CLEANING MATERIALS/SUPPLIES	50.00	111478
101-265.000-801.000	CH MOWING	BILL'S LAWN CARE, LLC	2025 CITY MOWING CONTACT EXTENSION	228.00	111447
101-265.000-801.000	MATS	CINTAS CORPORATION	MATS	27.20	111451
101-265.000-801.000	CONTRACTUAL SERVICES	CINTAS CORPORATION	CITIY HALL MATS	27.20	111451
101-265.000-801.000	CITY HALL CLEANING - AUG 2025	EAST 2 WEST ENTERPRISES, I	CITY HALL CLEANING - AUG 2025	675.00	111461
101-265.000-801.000-215060	MRC MOWING	BILL'S LAWN CARE, LLC	2025 CITY MOWING CONTACT EXTENSION	140.00	111447
101-265.000-850.000	TELEPHONE - CITY HALL	ACD.NET	TELEPHONE - CITY HALL	58.20	111441
101-265.000-850.000	OOMA FAXING EQUIP AUG 25	OOMA, INC.	OOMA FAXING EQUIP AUG 25	129.76	111489
101-265.000-850.000	OOMA FAXING EQUIP SEP 25	OOMA, INC.	OOMA FAXING EQUIP SEP 25	129.76	111489
Total For Dept 265.000 BUILDING AND GROUNDS				1,484.26	
Dept 301.000 POLICE DEPARTMENT					
101-301.000-726.000	SUPPLIES	CURRENT OFFICE SOLUTIONS	POLICE OFFICE SUPPLIES	43.73	111456
101-301.000-726.000	POLICE OFFICE SUPPLIES	CURRENT OFFICE SOLUTIONS	POLICE OFFICE SUPPLIES	19.23	111456
101-301.000-726.000	POLICE EVIDENCE BOXES 25 EA	ULINE, INC.	POLICE EVIDENCE BOXES 25 EA	81.16	111513
101-301.000-740.301	AUGUST POLICE GASOLINE	WATKINS TRANSPORT INC	AUGUST POLICE GASOLINE	2,558.78	111519
101-301.000-801.000	AUG 2025 TRU PERSON LOOKUP SEARC	TRANSUNION RISK AND ALTERM	AUG 2025 TRU PERSON LOOKUP SEARCH	75.00	111511
101-301.000-930.000	OIL CHANGE TIRE ROTATION	FRANK BECK CHEVROLET CO.	OIL CHANGE TIRE ROTATION	76.37	111466

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Page: 2/11

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 101 GENERAL FUND					
Dept 301.000 POLICE DEPARTMENT					
101-301.000-930.000	OIL CHANGE FOR UNIT 2-5	FRANK BECK CHEVROLET CO.	OIL CHANGE FOR UNIT 2-5	84.46	111466
101-301.000-930.000	NEW TIRES FOR POLICE UNIT 2-7	NORM'S TIRE & SERVICE	NEW TIRES FOR POLICE UNIT 2-7	686.00	111487
Total For Dept 301.000 POLICE DEPARTMENT				3,624.73	
Dept 336.000 FIRE DEPARTMENT					
101-336.000-726.000	CREDIT FOR SURCHARGE APPLY TO 70	CURRENT OFFICE SOLUTIONS	CREDIT FOR SURCHARGE APPLY TO 705406-00	(6.00)	111456
101-336.000-726.000	LABELS FOR FIRE DEPT	CURRENT OFFICE SOLUTIONS	LABELS FOR FIRE DEPT	22.26	111456
101-336.000-726.000	FIRE DEPT FASTERNERS & ANCHORS F	GELZER HJ & SON INC	FIRE DEPT FASTERNERS & ANCHORS FOR WORK	9.46	111467
101-336.000-726.000	RELAY FOR FIRE DEPT	PERFORMANCE AUTOMOTIVE	RELAY FOR FIRE DEPT	21.31	111493
101-336.000-726.000	HEADLIGHT RELAY INTERCHANGE FOR	PERFORMANCE AUTOMOTIVE	HEADLIGHT RELAY INTERCHANGE FOR FIRE DE	21.31	111493
101-336.000-740.000	GAS FOR FIRE AUGUST	WATKINS TRANSPORT INC	GAS FOR FIRE AUGUST	433.61	111519
101-336.000-930.000	OIL CHANGE FOR FIRE FORD F350	PARNEY'S CAR CARE, LLC	OIL CHANGE FOR FIRE FORD F350	48.75	111491
101-336.000-930.000	REPAIRS & MAINTENANCE	THE DOOR MAN	FIURE DEPT REPLACE HINGE ROLLER GARAGE	125.00	111509
Total For Dept 336.000 FIRE DEPARTMENT				675.70	
Dept 441.000 PUBLIC SERVICES DEPARTMENT					
101-441.000-726.000	SUPPLIES	AMAZON CAPITAL SERVICES, I	FILE FOLDERS, PAPER, SHEET PROTECTORS	146.22	111442
101-441.000-726.000	WATER - 149 WATERWORKS	HEFFERNAN SOFT WATER SERV	WATER DELIVERY SERVICE	12.76	111470
101-441.000-726.000	CLEANING MATERIALS/SUPPLIES	KSS ENTERPRISES	CLEANING MATERIALS/SUPPLIES	200.00	111478
101-441.000-726.008	MESH/FREIGHT	MORIARTY MACHINERY & SUPP	MESH/FREIGHT	221.50	111485
101-441.000-801.000	DPS MOWING	BILL'S LAWN CARE, LLC	2025 CITY MOWING CONTACT EXTENSION	140.00	111447
101-441.000-801.000	CONTRACTUAL SERVICES	CINTAS CORPORATION	MATS, SHOP TOWELS	35.99	111451
101-441.000-801.000	MATS, RAGS, MOP	CINTAS CORPORATION	MATS, RAGS, MOP	34.07	111451
101-441.000-850.000	MONTHLY VERIZON BILL - SEPT 25	VERIZON WIRELESS	MONTHLY VERIZON BILL - SEPT 25	42.90	111517
101-441.000-955.441	BOOT REIMBURSEMENT - FRANK ENGLE	FRANK ENGLE	BOOT REIMBURSEMENT - FRANK ENGLE	84.79	111464
Total For Dept 441.000 PUBLIC SERVICES DEPARTMENT				918.23	
Dept 567.000 CEMETERIES					
101-567.000-801.000	TRIMMING VARIOUS LOCATION	LONSBERRY, JEFFREY	CITYWIDE TREE TRIMMING/REMOVAL	4,750.00	111455
101-567.000-801.000	PORTA POT RENTAL	LAPEW SANITATION - THOMAS	PORTA POT RENTAL	110.00	111479
Total For Dept 567.000 CEMETERIES				4,860.00	
Dept 571.000 PARKING LOTS					
101-571.000-801.000	PARKING LOT MOWING	BILL'S LAWN CARE, LLC	2025 CITY MOWING CONTACT EXTENSION	1,092.00	111447
Total For Dept 571.000 PARKING LOTS				1,092.00	
Dept 595.000 AIRPORT					
101-595.000-740.000	DIESEL FUEL - AIRPORT	BRINER OIL CO, INC	DIESEL FUEL - AIRPORT	581.89	111448
101-595.000-802.000	AIRPORT TERMINAL NETWORK MOUNTS	AMAZON CAPITAL SERVICES, I	AIRPORT TERMINAL NETWORK MOUNTS	158.50	111442
101-595.000-802.000	AIRPORT TERMINAL NETWORK MOUNTS	AMAZON CAPITAL SERVICES, I	LANDLINE PHONE AND RAZOR BLADES	41.48	111442
101-595.000-802.000	AIRPORT NETWORK MISC	GELZER HJ & SON INC	AIRPORT NETWORK MISC	18.67	111467
101-595.000-802.000	DRILL BIT FOR AIRPORT ANTENNA IN	GELZER HJ & SON INC	DRILL BIT FOR AIRPORT ANTENNA INSTALL	17.49	111467
101-595.000-802.000	SILICONE TUBE AIRPORT ANTENNA	GELZER HJ & SON INC	SILICONE TUBE AIRPORT ANTENNA	5.97	111467
101-595.000-802.000	WIRE CLIPS AND ANCHORS	GELZER HJ & SON INC	WIRE CLIPS AND ANCHORS	11.98	111467
101-595.000-850.000	TELEPHONE - AIRPORT	ACD.NET	TELEPHONE - AIRPORT	38.81	111441
Total For Dept 595.000 AIRPORT				874.79	
Dept 701.000 PLANNING DEPARTMENT					
101-701.000-860.000	TRANSPORTATION & MILEAGE	WATKINS TRANSPORT INC	FUEL, TRANSPORTATION & MILEAGE	28.65	111519
Total For Dept 701.000 PLANNING DEPARTMENT				28.65	
Dept 728.000 ECONOMIC DEVELOPMENT					
101-728.000-956.200	EDP ANNUAL DINNER	ECONOMIC DVLPMNT PARTNERSH	EDP ANNUAL DINNER	80.00	111463

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Page: 3/11

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Fund 101 GENERAL FUND					
Dept 728.000 ECONOMIC DEVELOPMENT					
Total For Dept 728.000 ECONOMIC DEVELOPMENT				80.00	
Dept 756.000 PARKS					
101-756.000-726.000	CONCRETE MIX - PAVILION 1 OWEN M	GELZER HJ & SON INC	CONCRETE MIX - PAVILION 1 OWEN MEMORIAI	33.96	111467
101-756.000-726.000	CLEANING SUPPLIES	KSS ENTERPRISES	CLEANING SUPPLIES	192.16	111478
101-756.000-726.000	CLEANING MATERIALS/SUPPLIES	KSS ENTERPRISES	CLEANING MATERIALS/SUPPLIES	1,184.40	111478
101-756.000-801.000	PARKS MOWING	BILL'S LAWN CARE, LLC	2025 CITY MOWING CONTACT EXTENSION	8,412.00	111447
101-756.000-801.000	TRIMMING - VARIOUS LOCATIONS	LONSBERY, JEFFREY	CITYWIDE TREE TRIMMING/REMOVAL	525.00	111455
101-756.000-801.000	CONCRETE MIX - PAVILION 1 OWEN M	GELZER HJ & SON INC	CONCRETE MIX - PAVILION 1 OWEN MEMORIAI	33.96	111467
101-756.000-801.000	PORTA POT RENTAL	LAPEW SANITATION - THOMAS	PORTA POT RENTAL	2,325.00	111479
101-756.000-801.000-215067	FITNESS PARK MOWING	BILL'S LAWN CARE, LLC	2025 CITY MOWING CONTACT EXTENSION	260.00	111447
Total For Dept 756.000 PARKS				12,966.48	
Total For Fund 101 GENERAL FUND				931,341.14	
Fund 202 MAJOR ST./TRUNKLINE FUND					
Dept 450.000 STREET SURFACE					
202-450.000-726.000	POTHOLE PATCH/HMA CUTOUTS MAJOR	GERKEN MATERIAL, INC	8.03 TN	298.80	111468
202-450.000-726.000	POTHOLE PATCH/HMA CUTOUTS LOCAL	GERKEN MATERIAL, INC	1.55 TN	82.95	111468
202-450.000-726.000	POTHOLE PATCH/HMA CUTOUTS LOCAL	GERKEN MATERIAL, INC	6.07 TN	278.64	111468
202-450.000-726.000	SIGN - ROAD CLOSED AHEAD	MORIARTY MACHINERY & SUPPI	ARROW BOARD, ROAD CLOSED SIGN, MEN WORK	897.00	111485
Total For Dept 450.000 STREET SURFACE				1,557.39	
Dept 450.500 TRUNKLINE SURFACE					
202-450.500-726.000	POTHOLE PATCH/HMA CUTOUTS	GERKEN MATERIAL, INC	8.03 TN	25.20	111468
Total For Dept 450.500 TRUNKLINE SURFACE				25.20	
Dept 460.000 R.O.W. MAINTENANCE					
202-460.000-801.000	MAJOR ROW MOWING	BILL'S LAWN CARE, LLC	2025 CITY MOWING CONTACT EXTENSION	824.00	111447
Total For Dept 460.000 R.O.W. MAINTENANCE				824.00	
Dept 460.500 TRUNKLINE R.O.W. MAINTENANCE					
202-460.500-801.000	TRUNKLINE MOWING	BILL'S LAWN CARE, LLC	2025 CITY MOWING CONTACT EXTENSION	348.00	111447
Total For Dept 460.500 TRUNKLINE R.O.W. MAINTENANCE				348.00	
Dept 470.000 TREES					
202-470.000-801.000	TRIMMING VARIOUS LOCATIONS	LONSBERY, JEFFREY	CITYWIDE TREE TRIMMING/REMOVAL	150.00	111455
Total For Dept 470.000 TREES				150.00	
Dept 490.000 TRAFFIC					
202-490.000-726.000	PAVEMENT MARKING	SWARCO INDUSTRIES LLC	PAVEMENT MARKING	297.12	111506
Total For Dept 490.000 TRAFFIC				297.12	
Total For Fund 202 MAJOR ST./TRUNKLINE FUND				3,201.71	
Fund 203 LOCAL STREET FUND					
Dept 450.000 STREET SURFACE					
203-450.000-726.000	POTHOLE PATCH /HMA CUTOUTS LOCAL	GERKEN MATERIAL, INC	8.03 TN	254.16	111468
203-450.000-726.000	POTHOLE PATCH/HMA CUTOUTS MAJOR	GERKEN MATERIAL, INC	1.55 TN	39.50	111468
203-450.000-726.000	POTHOLE PATCH/HMA CUTOUTS MAJOR	GERKEN MATERIAL, INC	1.99 TN	143.28	111468
203-450.000-726.000	POTHOLE PATCH/HMA CUTOUTS MAJOR	GERKEN MATERIAL, INC	6.07 TN	158.40	111468
203-450.000-726.000	SIGN - MEN WORKING AHEAD	MORIARTY MACHINERY & SUPPI	ARROW BOARD, ROAD CLOSED SIGN, MEN WORK	598.00	111485
Total For Dept 450.000 STREET SURFACE				1,193.34	

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Page: 4/11

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 203 LOCAL STREET FUND					
Dept 460.000 R.O.W. MAINTENANCE					
203-460.000-801.000	LOCAL ROW MOWING	BILL'S LAWN CARE, LLC	2025 CITY MOWING CONTACT EXTENSION	912.00	111447
Total For Dept 460.000 R.O.W. MAINTENANCE				912.00	
Dept 470.000 TREES					
203-470.000-801.000	TRIMMING VARIOIUS LOCATIONS	LONSBERRY, JEFFREY	CITYWIDE TREE TRIMMING/REMOVAL	1,400.00	111455
Total For Dept 470.000 TREES				1,400.00	
Dept 490.000 TRAFFIC					
203-490.000-726.000	BOLTS FOR SIGNS	GELZER HJ & SON INC	BOLTS FOR SIGNS	38.99	111467
Total For Dept 490.000 TRAFFIC				38.99	
Total For Fund 203 LOCAL STREET FUND				3,544.33	
Fund 204 MUNICIPAL STREET FUND					
Dept 905.000 DEBT SERVICE					
204-905.000-993.000	CAPITAL IMPROV BOND INTEREST	ARGENT INSTITUTIONAL TRUS	CAPITAL IMPROV BOND INTEREST	45,250.00	1232
Total For Dept 905.000 DEBT SERVICE				45,250.00	
Total For Fund 204 MUNICIPAL STREET FUND				45,250.00	
Fund 208 RECREATION FUND					
Dept 000.000					
208-000.000-263.000	SALES TAX - AUGUST 2025	STATE OF MICHIGAN	SALES TAX - AUGUST 2025	84.83	677
208-000.000-692.000	SALES TAX - AUGUST 2025	STATE OF MICHIGAN	SALES TAX - AUGUST 2025	(0.42)	677
Total For Dept 000.000				84.41	
Dept 751.000 RECREATION DEPARTMENT					
208-751.000-726.006	WATER - SANDY BEACH CONCESSION	HILLSDALE MARKET HOUSE, IN	WATER - SANDY BEACH CONCESSION	9.98	111472
208-751.000-726.006	CHIPS, ICE CREAM, - SANDY BEACH	HILLSDALE MARKET HOUSE, IN	CHIPS, ICE CREAM, - SANDY BEACH CONCESS	65.62	111472
208-751.000-726.006	CONCESSION SUPPLIES	SPRATT'S TRADING POST INC	PROPANE - SANDY BEACH	81.92	111504
Total For Dept 751.000 RECREATION DEPARTMENT				157.52	
Total For Fund 208 RECREATION FUND				241.93	
Fund 244 ECONOMIC DEVELOPMENT CORP FUND					
Dept 728.000 ECONOMIC DEVELOPMENT					
244-728.000-801.000	CITY SPOTLIGHT INTERVIEWS	MCKIBBIN MEDIA GROUP, INC.	CITY SPOTLIGHT INTERVIEWS	720.00	111482
Total For Dept 728.000 ECONOMIC DEVELOPMENT				720.00	
Total For Fund 244 ECONOMIC DEVELOPMENT CORP FUND				720.00	
Fund 247 TAX INCREMENT FINANCE ATH.					
Dept 900.000 CAPITAL OUTLAY					
247-900.000-801.000-215004	CONTRACTUAL SERVICES - BEAUTIFIC	HOOP LAWN & SNOW, LLC	TIFA DISTRICT WEED CONTROL	400.00	111473
Total For Dept 900.000 CAPITAL OUTLAY				400.00	
Total For Fund 247 TAX INCREMENT FINANCE ATH.				400.00	
Fund 271 LIBRARY FUND					
Dept 790.000 LIBRARY					
271-790.000-726.000	PACKING TAPE FOR MEL, COFFEE STI	AMAZON CAPITAL SERVICES, I	PACKING TAPE FOR MEL, COFFEE STIRRERS	20.55	111442
271-790.000-726.000	ELECTRONIC BALLAST & BULBS - LIB	AMERICAN COPPER AND BRASS,	ELECTRONIC BALLAST & BULBS - LIBRARY	271.32	111443
271-790.000-726.000	3 TUBE T8 ELECTRONIC RETURN	AMERICAN COPPER AND BRASS,	3 TUBE T8 ELECTRONIC RETURN	(152.32)	111443
271-790.000-801.000	LIBRARY MOWING	BILL'S LAWN CARE, LLC	2025 CITY MOWING CONTACT EXTENSION	120.00	111447

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Fund 271 LIBRARY FUND					
Dept 790.000 LIBRARY					
271-790.000-801.000	COPIER LEASE AND PRINTS	CURRENT OFFICE SOLUTIONS	COPIER LEASE AND PRINTS	170.40	111456
271-790.000-801.000	MONTHLY BATHROOM AND FOYER CLEAN	EAST 2 WEST ENTERPRISES, I	MONTHLY BATHROOM AND FOYER CLEANING	400.00	111461
271-790.000-801.000	WATER COOLER RENTAL - LIBRARY	HEFFERNAN SOFT WATER SERV	WATER COOLER RENTAL - LIBRARY	12.00	111470
271-790.000-802.000	ARUBA 2930F HARDWARE SOFTWARE SU	SONIT SYSTEMS, LLC	ARUBA 2930F HARDWARE SOFTWARE SUPPORT 1	43.20	111503
271-790.000-802.000	SONIT NET ADMIN AUG 25	SONIT SYSTEMS, LLC	SONIT NET ADMIN AUG 25	125.00	111503
271-790.000-815.000	LIBRARY OF THINGS ITEMS, INNOVAT	AMAZON CAPITAL SERVICES, I	LIBRARY OF THINGS ITEMS, INNOVATIVE GRF	1,011.72	111442
271-790.000-815.000	LIBRARY GRANT/DONATION EXPENDITU	AMAZON CAPITAL SERVICES, I	LIBRARY OF THINGS ITEM, INNOVATIVE GRAN	49.99	111442
271-790.000-815.000	LIBRARY OF THINGS UPKEEP ITEMS	AMAZON CAPITAL SERVICES, I	LIBRARY OF THINGS UPKEEP ITEMS	107.84	111442
271-790.000-815.000	LIBRARY OF THINGS UPKEEP ITEM	AMAZON CAPITAL SERVICES, I	LIBRARY OF THINGS UPKEEP ITEM	26.99	111442
271-790.000-850.000	TELEPHONE - LIBRARY	ACD.NET	TELEPHONE - LIBRARY	19.43	111441
271-790.000-850.000	OOMA FAXING EQUIP AUG 25	OOMA, INC.	OOMA FAXING EQUIP AUG 25	64.88	111489
271-790.000-850.000	OOMA FAXING EQUIP SEP 25	OOMA, INC.	OOMA FAXING EQUIP SEP 25	64.88	111489
271-790.000-880.000	NOV/DEC 1/4 AD	SIMPLY HERS MAGAZINE	NOV/DEC 1/4 AD	210.00	111502
271-790.000-982.000	BOOKS - AUG25 ADULT	INGRAM LIBRARY SERVICES	BOOKS - AUG25 ADULT	28.89	111475
271-790.000-982.000	BOOKS - AUG25 ADULT	INGRAM LIBRARY SERVICES	BOOKS - AUG25 ADULT	82.27	111475
271-790.000-982.000	BOOKS - SEP25 ADULT	INGRAM LIBRARY SERVICES	BOOKS - SEP25 ADULT	23.93	111475
271-790.000-982.002	LOST MEL BOOK	CAPITAL AREA DISTRICT LIBF	LOST MEL BOOK	16.54	111450
Total For Dept 790.000 LIBRARY				2,717.51	
Dept 792.000 LIBRARY - CHILDREN'S AREA					
271-792.000-982.000	BOOKS - AUG25 YOUTH	AMAZON CAPITAL SERVICES, I	BOOKS - AUG25 YOUTH	50.05	111442
271-792.000-982.000	BOOKS - AUG25 CHI	INGRAM LIBRARY SERVICES	BOOKS - AUG25 CHI	12.72	111475
271-792.000-982.000	BOOKS - SEP25 CHI	INGRAM LIBRARY SERVICES	BOOKS - SEP25 CHI	110.46	111475
271-792.000-982.000	BOOKS - AUG25 CHI	INGRAM LIBRARY SERVICES	BOOKS - AUG25 CHI	18.47	111475
Total For Dept 792.000 LIBRARY - CHILDREN'S AREA				191.70	
Total For Fund 271 LIBRARY FUND				2,909.21	
Fund 481 AIRPORT IMPROVEMENT FUND					
Dept 000.000					
481-000.000-263.000	SALES TAX - AUGUST 2025	STATE OF MICHIGAN	SALES TAX - AUGUST 2025	670.83	677
481-000.000-687.300	SALES TAX - AUGUST 2025	STATE OF MICHIGAN	SALES TAX - AUGUST 2025	(3.35)	677
Total For Dept 000.000				667.48	
Dept 900.000 CAPITAL OUTLAY					
481-900.000-970.000	REFRIGERATOR - AIRPORT TERMINAL	AMAZON CAPITAL SERVICES, I	REFRIGERATOR - AIRPORT TERMINAL	204.98	111442
481-900.000-970.000	SUPPLES AND DOOR STOPS	AMAZON CAPITAL SERVICES, I	SUPPLES AND DOOR STOPS	17.61	111442
481-900.000-970.000	TOILET PAPER HOLDER - AIRPORT TE	AMAZON CAPITAL SERVICES, I	TOILET PAPER HOLDER - AIRPORT TERMINAL	32.66	111442
481-900.000-970.000	MATS, TRASH CAN - AIRPORT TERMIN	AMAZON CAPITAL SERVICES, I	MATS, TRASH CAN - AIRPORT TERMINAL	192.89	111442
481-900.000-970.000	CHAIR, DESKS, FILE CABINET - AIR	AMAZON CAPITAL SERVICES, I	CHAIR, DESKS, FILE CABINET - AIRPORT TE	1,047.94	111442
481-900.000-970.000	PLANTER, MATS, TOLIET PAPER HOLD	AMAZON CAPITAL SERVICES, I	PLANTER, MATS, TOLIET PAPER HOLDER - AI	189.26	111442
Total For Dept 900.000 CAPITAL OUTLAY				1,685.34	
Total For Fund 481 AIRPORT IMPROVEMENT FUND				2,352.82	
Fund 582 ELECTRIC FUND					
Dept 000.000					
582-000.000-110.000	METER CL200 C2SXD 2S 3W	CANNON TECHNOLOGIES INC	60 - C2SXD ELECTRIC METERS	14,788.80	111449
582-000.000-110.000	ARM PIN	POWER LINE SUPPLY	INVENTROY	2,820.92	111495
582-000.000-110.000	FLAT WASHERS - 2 X 2 X 1/2"	POWER LINE SUPPLY	INVENTORY	2.39	111495
582-000.000-110.000	SECONDARY PEDESTAL	POWER LINE SUPPLY	SECONDARY PEDESTALS	1,663.92	111495
582-000.000-110.000	CUTOUT - 100 AMP 14.4KV	POWER LINE SUPPLY	INVENTORY	4,529.65	111495
582-000.000-110.000	POWER FUSE - 150 AMP 14.4KV	POWER LINE SUPPLY	FUSES SUBSTATION	3,489.03	111495

INVOICE GL DISTRIBUTION REPORT FOR CITY OF HILLSDALE
EXP CHECK RUN DATES 09/11/2025 - 09/11/2025
BOTH JOURNALIZED AND UNJOURNALIZED
PAID

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 582 ELECTRIC FUND					
Dept 000.000					
582-000.000-158.000-215016	INDUSTRIAL SUBSTATION GENERAL CO	KENT POWER UTILITY SERVICE	IND SUB GENERAL CONSTRUCTION 020-00414-	222,186.21	111477
582-000.000-158.000-215016	IND SUB ELECTRICAL CONSTRUCTION	KENT POWER UTILITY SERVICE	IND SUB ELECTRICAL CONSTRUCTION	172,624.02	111477
582-000.000-158.000-215063	25 KVA TRANSFORMERS FOR 3 MEADOW	T & R ELECTRIC SUPPLY COME	3 MEADOWS TRANSFORMERS	2,860.94	111507
582-000.000-202.100	4CCH	COLON, CASITY C	UB refund for account: 026202	35.56	111453
582-000.000-202.100	4CCH	DELCAMP, ADAM M	UB refund for account: 017321	86.00	111458
582-000.000-202.100	4CCH	DRAB TO FAB	UB refund for account: 304451	19.12	111460
582-000.000-202.100	4CCH	GRUBER, TRACI E	UB refund for account: 015203	199.94	111469
582-000.000-202.100	4CCH	MOSLEY, JACK M	UB refund for account: 012216	185.40	111486
582-000.000-202.100	4CCH	PANICACCI, GARY	UB refund for account: 021874	129.67	111490
582-000.000-202.100	4CCH	RODRIQUEZ, ORBE M	UB refund for account: 024711	58.00	111498
582-000.000-202.100	4CCH	SPRINGSTEAD, ROCHELLE L	UB refund for account: 013561	167.50	111505
582-000.000-202.100	4CCH	TROPIANO, RICKY A	UB refund for account: 305611	130.00	111512
582-000.000-249.100	OPERATION ROUND-UP - AUGUST 2025	COMMUNITY ACTION AGENCY	OPERATION ROUND-UP - AUGUST 2025	2,648.65	111454
582-000.000-249.100	LIEAF-6099 AUGUST 2025 P.A. 95	LARA - MI PUBLIC SERVICE (LIEAF-6099 AUGUST 2025 P.A. 95	5,317.58	111480
582-000.000-263.000	SALES TAX - AUGUST 2025	STATE OF MICHIGAN	SALES TAX - AUGUST 2025	48,327.48	677
582-000.000-692.200	SALES TAX - AUGUST 2025	STATE OF MICHIGAN	SALES TAX - AUGUST 2025	(301.83)	677
Total For Dept 000.000				481,968.95	
Dept 175.000 ADMINISTRATIVE SERVICES					
582-175.000-726.000	SUPPLES AND DOOR STOPS	AMAZON CAPITAL SERVICES, I	SUPPLES AND DOOR STOPS	33.46	111442
582-175.000-726.000	COPIES/CONTRACT BILLING - AUGUS	CURRENT OFFICE SOLUTIONS	COPIES/CONTRACT BILLING - AUGUST 2025	123.71	111456
582-175.000-801.000	AUGUST 2025 MOWING	BAXTER LAWN AND SNOW SERV	AUGUST 2025 MOWING	990.00	111445
582-175.000-801.000	MATS - 45 MONROE ST	CINTAS CORPORATION	MATS	2.50	111451
582-175.000-801.000	MATS - 45 MONROE ST	CINTAS CORPORATION	MATS	2.50	111451
582-175.000-801.000	COPIES/CONTRACT BILLING - AUGUS	CURRENT OFFICE SOLUTIONS	COPIES/CONTRACT BILLING - AUGUST 2025	138.12	111456
582-175.000-801.000	PRINTING/POSTAGE AND HANDLING -	DELAWARE SYSTEMS	PRINTING/POSTAGE AND HANDLING - AUGUST	1,393.74	111457
582-175.000-801.000	BPU CLEANING - AUGUST 2025	EAST 2 WEST ENTERPRISES, I	BPU CLEANING - AUGUST 2025	210.00	111461
582-175.000-801.000	WEB ACCESS/UTILITY EXCHANGE - AU	ONLINE INFORMATION SERVICE	WEB ACCESS/UTILITY EXCHANGE - AUGUST 20	68.28	111488
582-175.000-801.000	ACCOUNTING SERVICES - JULY 2025	THE WOODHILL GROUP, LLC	ACCOUNTING SERVICES - JULY 2025	867.96	111510
582-175.000-801.000	AUDIT SERVICES FOR FYE 2025	YEO & YEO PC	AUDIT SERVICES FOR FYE 2025	8,250.00	111520
582-175.000-801.000	CREDIT CARD PROCESSING FEES - AU	INVOICE CLOUD, INC.	CREDIT CARD PROCESSING FEES - AUG 2025	261.03	676
582-175.000-802.000	GPS ANTENNA WITH SMA MALE CONNEC	AMAZON CAPITAL SERVICES, I	GPS ANTENNA WITH SMA MALE CONNECTOR X4	35.98	111442
582-175.000-802.000	MONITOR RISER	AMAZON CAPITAL SERVICES, I	MONITOR RISER	13.99	111442
582-175.000-802.000	COAX CRIMPERS AND SMA COAX ENDS	AMAZON CAPITAL SERVICES, I	COAX CRIMPERS AND SMA COAX ENDS	18.88	111442
582-175.000-802.000	ARUBA 2930F HARDWARE SOFTWARE SU	SONIT SYSTEMS, LLC	ARUBA 2930F HARDWARE SOFTWARE SUPPORT 1	97.20	111503
582-175.000-802.000	SONIT NET ADMIN AUG 25	SONIT SYSTEMS, LLC	SONIT NET ADMIN AUG 25	421.87	111503
582-175.000-802.000	MILSOFT DISSPATCH LICENSE 9-25	MILSOFT	MILSOFT DISSPATCH LICENSE 9-25	275.63	111516
582-175.000-802.000	IVR POOLED MONTHLY OUTAGE SUB 9-	MILSOFT	IVR POOLED MONTHLY OUTAGE SUB 9-25	255.76	111516
582-175.000-850.000	TELEPHONE - POWER PLANT	ACD.NET	TELEPHONE - POWER PLANT	38.81	111441
582-175.000-850.000	FIBER - 45 MONROE STREET	ACD.NET	FIBER - 45 MONROE STREET	100.00	111441
582-175.000-850.000	OOMA FAXING EQUIP AUG 25	OOMA, INC.	OOMA FAXING EQUIP AUG 25	32.44	111489
582-175.000-850.000	OOMA FAXING EQUIP SEP 25	OOMA, INC.	OOMA FAXING EQUIP SEP 25	32.44	111489
582-175.000-850.000	MONTHLY VERIZON BILL - SEPT 25	VERIZON WIRELESS	MONTHLY VERIZON BILL - SEPT 25	951.59	111517
582-175.000-880.000	COMMUNITY PROMOTION - AUGUST 202	MCKIBBIN MEDIA GROUP, INC.	COMMUNITY PROMOTION - AUGUST 2025	125.00	111482
582-175.000-920.000	503214966 - 45 MONROE	MICHIGAN GAS UTILITIES	NATURAL GAS UTILITY - 45 MONROE	25.34	1231
Total For Dept 175.000 ADMINISTRATIVE SERVICES				14,766.23	
Dept 544.000 OPERATIONS					
582-544.000-726.000	OUTRIGGER PAD AND SCREWDRIVERS	AMAZON CAPITAL SERVICES, I	22MM AND 30MM COMBO WRENCH	26.58	111442
582-544.000-726.000	COPPER MCEH. LUG	AMERICAN COPPER AND BRASS,	COPPER MCEH. LUG	99.12	111443
582-544.000-726.000	REFILL JUGS - 201 WATERWORKS DR	HEFFERNAN SOFT WATER SERV	REFILL JUGS - 201 WATERWORKS DR	9.00	111470
582-544.000-726.000	SIGNS - UTILITY WORK AHEAD	MORIARTY MACHINERY & SUPP	SIGNS - UTILITY WORK AHEAD	525.00	111485
582-544.000-726.000	PRIME REDHT WHLB	PERFORMANCE AUTOMOTIVE	PRIME REDHT WHLB	39.20	111493

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INVOICE GL DISTRIBUTION REPORT FOR CITY OF HILLSDALE
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BOTH JOURNALIZED AND UNJOURNALIZED
PAID

Page: 7/11

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 582 ELECTRIC FUND					
Dept 544.000 OPERATIONS					
582-544.000-726.000	10 YDS TOPSOIL	SHANNON EXCAVATING AND ASI	10 YDS TOPSOIL	340.00	111501
582-544.000-730.000	WIPER BLADES EQUINOX	PERFORMANCE AUTOMOTIVE	WIPER BLADES EQUINOX	49.87	111493
582-544.000-740.000	BPU AUGUST 2025 FUEL	WATKINS TRANSPORT INC	BPU AUGUST 2025 FUEL	2,158.21	111519
582-544.000-801.000	ENVIRONMENTAL SERVICES	AMERICAN MUNICIPAL POWER,	ENVIRONMENTAL SERVICES	660.00	111444
582-544.000-920.000	504504154 - 37 MONROE	MICHIGAN GAS UTILITIES	NATURAL GAS UTILITY - 37 MONROE	23.31	1226
582-544.000-920.000	504504154 - 37 MONROE	MICHIGAN GAS UTILITIES	NATURAL GAS UTILITY - 37 MONROE GEN SET	23.31	1230
582-544.000-930.025	SERVICE CALL POWER PLANT	RYAN & BRADSHAW, INC.	SERVICE CALL POWER PLANT	1,304.00	111500
Total For Dept 544.000 OPERATIONS				5,257.60	
Total For Fund 582 ELECTRIC FUND				501,992.78	
Fund 588 DIAL A RIDE					
Dept 596.000 DIAL-A-RIDE					
588-596.000-726.000	SUPPLIES	AMAZON CAPITAL SERVICES, I	FILE FOLDERS, PAPER, SHEET PROTECTORS	46.61	111442
588-596.000-726.000	CLEANING MATERIALS/SUPPLIES	KSS ENTERPRISES	CLEANING MATERIALS/SUPPLIES	100.00	111478
588-596.000-740.000	FUEL & LUBRICANTS	WATKINS TRANSPORT INC	FUEL	2,084.29	111519
588-596.000-801.000	DART MOWING	BILL'S LAWN CARE, LLC	2025 CITY MOWING CONTACT EXTENSION	420.00	111447
588-596.000-801.000	TIRES - #59	NORM'S TIRE & SERVICE	TIRES - #59	1,644.00	111487
588-596.000-801.000	SPARE TIRE REPAIRS - #60	NORM'S TIRE & SERVICE	SPARE TIRE REPAIRS - #60	67.00	111487
588-596.000-801.000	AIR CONDITIONING SERVICE #61	PHAT JAXX AUTOMOTIVE, LLC.	AIR CONDITIONING SERVICE #61	513.07	111494
Total For Dept 596.000 DIAL-A-RIDE				4,874.97	
Total For Fund 588 DIAL A RIDE				4,874.97	
Fund 590 SEWER FUND					
Dept 000.000					
590-000.000-158.000-215065	COLLEGE HOTEL SEWER WORK ENGINEE	TETRA TECH, INC	COLLEGE HOTEL SEWER WORK ENGINEERING A	4,960.88	111508
Total For Dept 000.000				4,960.88	
Dept 175.000 ADMINISTRATIVE SERVICES					
590-175.000-726.000	SUPPLES AND DOOR STOPS	AMAZON CAPITAL SERVICES, I	SUPPLES AND DOOR STOPS	16.72	111442
590-175.000-726.000	COPIES/CONTRACT BILLING - AUGUS	CURRENT OFFICE SOLUTIONS	COPIES/CONTRACT BILLING - AUGUST 2025	61.85	111456
590-175.000-801.000	AUGUST 2025 MOWING	BAXTER LAWN AND SNOW SERV	AUGUST 2025 MOWING	495.00	111445
590-175.000-801.000	MATS - 45 MONROE ST	CINTAS CORPORATION	MATS	1.25	111451
590-175.000-801.000	MATS - 45 MONROE ST	CINTAS CORPORATION	MATS	1.25	111451
590-175.000-801.000	COPIES/CONTRACT BILLING - AUGUS	CURRENT OFFICE SOLUTIONS	COPIES/CONTRACT BILLING - AUGUST 2025	69.06	111456
590-175.000-801.000	PRINTING/POSTAGE AND HANDLING -	DELAWARE SYSTEMS	PRINTING/POSTAGE AND HANDLING - AUGUST	696.87	111457
590-175.000-801.000	BPU CLEANING - AUGUST 2025	EAST 2 WEST ENTERPRISES, I	BPU CLEANING - AUGUST 2025	105.00	111461
590-175.000-801.000	WEB ACCESS/UTILITY EXCHANGE - AU	ONLINE INFORMATION SERVICE	WEB ACCESS/UTILITY EXCHANGE - AUGUST 20	34.14	111488
590-175.000-801.000	ACCOUNTING SERVICES - JULY 2025	THE WOODHILL GROUP, LLC	ACCOUNTING SERVICES - JULY 2025	433.97	111510
590-175.000-801.000	AUDIT SERVICES FOR FYE 2025	YEO & YEO PC	AUDIT SERVICES FOR FYE 2025	4,125.00	111520
590-175.000-801.000	CREDIT CARD PROCESSING FEES - AU	INVOICE CLOUD, INC.	CREDIT CARD PROCESSING FEES - AUG 2025	130.51	676
590-175.000-802.000	MONITOR RISER	AMAZON CAPITAL SERVICES, I	MONITOR RISER	7.00	111442
590-175.000-802.000	COAX CRIMPERS AND SMA COAX ENDS	AMAZON CAPITAL SERVICES, I	COAX CRIMPERS AND SMA COAX ENDS	9.44	111442
590-175.000-802.000	ARUBA 2930F HARDWARE SOFTWARE SU	SONIT SYSTEMS, LLC	ARUBA 2930F HARDWARE SOFTWARE SUPPORT 1	48.60	111503
590-175.000-802.000	SONIT NET ADMIN AUG 25	SONIT SYSTEMS, LLC	SONIT NET ADMIN AUG 25	210.94	111503
590-175.000-802.000	MILSOFT DISSPATCH LICENSE 9-25	MILSOFT	MILSOFT DISSPATCH LICENSE 9-25	137.81	111516
590-175.000-802.000	IVR POOLED MONTHLY OUTAGE SUB 9-	MILSOFT	IVR POOLED MONTHLY OUTAGE SUB 9-25	128.44	111516
590-175.000-850.000	TELEPHONE - WWTP 101 W GALLOWAY	ACD.NET	TELEPHONE - WWTP 101 W GALLOWAY	19.43	111441
590-175.000-850.000	FIBER - 45 MONROE STREET	ACD.NET	FIBER - 45 MONROE STREET	50.00	111441
590-175.000-850.000	OOMA FAXING EQUIP AUG 25	OOMA, INC.	OOMA FAXING EQUIP AUG 25	16.22	111489
590-175.000-850.000	OOMA FAXING EQUIP SEP 25	OOMA, INC.	OOMA FAXING EQUIP SEP 25	16.22	111489
590-175.000-850.000	MONTHLY VERIZON BILL - SEPT 25	VERIZON WIRELESS	MONTHLY VERIZON BILL - SEPT 25	137.01	111517

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Fund 590 SEWER FUND					
Dept 175.000 ADMINISTRATIVE SERVICES					
590-175.000-880.000	COMMUNITY PROMOTION - AUGUST 202	MCKIBBIN MEDIA GROUP, INC.	COMMUNITY PROMOTION - AUGUST 2025	62.50	111482
590-175.000-920.000	503214966 - 45 MONROE	MICHIGAN GAS UTILITIES	NATURAL GAS UTILITY - 45 MONROE	12.67	1231
590-175.000-993.000	CAPITAL IMPROV BOND INTEREST	ARGENT INSTITUTIONAL TRUST	CAPITAL IMPROV BOND INTEREST	45,500.00	1232
Total For Dept 175.000 ADMINISTRATIVE SERVICES				52,526.90	
Dept 546.000 OPERATIONS					
590-546.000-726.000	SIGNS - UTILITY WORK AHEAD	MORIARTY MACHINERY & SUPPL	SIGNS - UTILITY WORK AHEAD	262.50	111485
590-546.000-726.000	MISC LAB SUPPLIES	USAB	MISC LAB SUPPLIES	1,482.55	111515
590-546.000-726.000	DISTILLED LAB WATER - 101 W GALL	RUPERT'S CULLIGAN	DISTILLED LAB WATER - 101 W GALLOWAY	21.00	111499
590-546.000-727.800	SUPPLIES - CHEMICALS	WATER SOLUTIONS UNLIMITED	CHEMICALS	3,695.55	111518
590-546.000-730.000	VACTOR ELBOW REPAIR	ECKELBERRY'S WELDING	VACTOR ELBOW REPAIR	300.00	111462
590-546.000-730.000	VEH./EQUIP. MAINT. SUPPLIES	PERFORMANCE AUTOMOTIVE	PORTABLE GEN FUEL LINE	7.31	111493
590-546.000-740.000	BPU AUGUST 2025 FUEL	WATKINS TRANSPORT INC	BPU AUGUST 2025 FUEL	447.93	111519
590-546.000-801.000	FIRST AID KIT SERVICE	CINTAS CORPORATION	FIRST AID KIT SERVICE	106.52	111451
590-546.000-801.000	CONTRACT WASTEWATER LICENSE SERV	JG WASTEWATER SERVICE, LLC	CONTRACT WASTEWATER LICENSE SERVICE	2,500.00	111476
590-546.000-801.000	QUARTERLY BEF	MERIT LABORATORIES	QUARTERLY BEF	360.00	111483
590-546.000-801.000	BEF COMPLIANCE	MERIT LABORATORIES	BEF COMPLIANCE	4,974.00	111483
590-546.000-801.000	AMR INFLUENT	MERIT LABORATORIES	AMR INFLUENT	432.00	111483
590-546.000-801.000	AMR EFFLUENT	MERIT LABORATORIES	AMR EFFLUENT	1,183.00	111483
590-546.000-920.000	504904602 - 101 W GALLOWAY	MICHIGAN GAS UTILITIES	NATURAL GAS UTILITY - 101 W GALLOWAY DF	78.27	1224
590-546.000-920.000	504504154 - 135 BARBER ST	MICHIGAN GAS UTILITIES	NATURAL GAS UTILITY - 135 BARBER ST	43.39	1225
590-546.000-920.000	504504154 - 37 MONROE	MICHIGAN GAS UTILITIES	NATURAL GAS UTILITY - 37 MONROE	11.66	1226
590-546.000-920.000	504904602 - 101 W GALLOWAY	MICHIGAN GAS UTILITIES	NATURAL GAS UTILITY - 101 W GALLOWAY	1,468.45	1227
590-546.000-920.000	505161747 - 101 W GALLOWAY MN	MICHIGAN GAS UTILITIES	NATURAL GAS UTILITY - 101 W GALLOWAY MN	65.69	1228
590-546.000-920.000	504504154 - 37 MONROE	MICHIGAN GAS UTILITIES	NATURAL GAS UTILITY - 37 MONROE GEN SEI	11.66	1230
590-546.000-930.000	LIMESTONE	BECKER & SCRIVENS CONCRETE	LIMESTONE	328.13	111446
590-546.000-930.000	UNDERGROUND WIRING REPAIR	CLARK ELECTRIC INC.	UNDERGROUND WIRING REPAIR	5,209.26	111452
590-546.000-930.000	FASTENERS	FAMILY FARM & HOME	FASTENERS	27.34	111465
590-546.000-930.000	SERVICE FOR CHECK ENGINE LIGHT	FRANK BECK CHEVROLET CO.	SERVICE FOR CHECK ENGINE LIGHT	344.36	111466
590-546.000-930.000	BATTERIES	GELZER HJ & SON INC	BATTERIES	13.58	111467
590-546.000-970.000-215062	SEWER SPOT REPAIR CONTRACT	PARRISH EXCAVATING, INC.	SEWER REPAIRS- APPROVED BY BOARD/COUNCI	9,564.55	111492
Total For Dept 546.000 OPERATIONS				32,938.70	
Total For Fund 590 SEWER FUND				90,426.48	
Fund 591 WATER FUND					
Dept 175.000 ADMINISTRATIVE SERVICES					
591-175.000-726.000	SUPPLES AND DOOR STOPS	AMAZON CAPITAL SERVICES, I	SUPPLES AND DOOR STOPS	16.72	111442
591-175.000-726.000	COPIES/CONTRACT BILLING - AUGUS	CURRENT OFFICE SOLUTIONS	COPIES/CONTRACT BILLING - AUGUST 2025	61.86	111456
591-175.000-801.000	AUGUST 2025 MOWING	BAXTER LAWN AND SNOW SERV	AUGUST 2025 MOWING	495.00	111445
591-175.000-801.000	MATS - 45 MONROE ST	CINTAS CORPORATION	MATS	1.25	111451
591-175.000-801.000	MATS - 45 MONROE ST	CINTAS CORPORATION	MATS	1.25	111451
591-175.000-801.000	COPIES/CONTRACT BILLING - AUGUS	CURRENT OFFICE SOLUTIONS	COPIES/CONTRACT BILLING - AUGUST 2025	69.07	111456
591-175.000-801.000	PRINTING/POSTAGE AND HANDLING -	DELAWARE SYSTEMS	PRINTING/POSTAGE AND HANDLING - AUGUST	696.87	111457
591-175.000-801.000	BPU CLEANING - AUGUST 2025	EAST 2 WEST ENTERPRISES, I	BPU CLEANING - AUGUST 2025	105.00	111461
591-175.000-801.000	WEB ACCESS/UTILITY EXCHANGE - AU	ONLINE INFORMATION SERVICE	WEB ACCESS/UTILITY EXCHANGE - AUGUST 20	34.14	111488
591-175.000-801.000	ACCOUNTING SERVICES - JULY 2025	THE WOODHILL GROUP, LLC	ACCOUNTING SERVICES - JULY 2025	433.97	111510
591-175.000-801.000	AUDIT SERVICES FOR FYE 2025	YEO & YEO PC	AUDIT SERVICES FOR FYE 2025	4,125.00	111520
591-175.000-801.000	CREDIT CARD PROCESSING FEES - AU	INVOICE CLOUD, INC.	CREDIT CARD PROCESSING FEES - AUG 2025	130.51	676
591-175.000-802.000	MONITOR RISER	AMAZON CAPITAL SERVICES, I	MONITOR RISER	7.00	111442
591-175.000-802.000	COAX CRIMPERS AND SMA COAX ENDS	AMAZON CAPITAL SERVICES, I	COAX CRIMPERS AND SMA COAX ENDS	9.44	111442
591-175.000-802.000	ARUBA 2930F HARDWARE SOFTWARE SU	SONIT SYSTEMS, LLC	ARUBA 2930F HARDWARE SOFTWARE SUPPORT 1	48.60	111503
591-175.000-802.000	SONIT NET ADMIN AUG 25	SONIT SYSTEMS, LLC	SONIT NET ADMIN AUG 25	210.94	111503

INVOICE GL DISTRIBUTION REPORT FOR CITY OF HILLSDALE
EXP CHECK RUN DATES 09/11/2025 - 09/11/2025
BOTH JOURNALIZED AND UNJOURNALIZED
PAID

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 591 WATER FUND					
Dept 175.000 ADMINISTRATIVE SERVICES					
591-175.000-802.000	MILSOFT DISSPATCH LICENSE 9-25	MILSOFT	MILSOFT DISSPATCH LICENSE 9-25	137.81	111516
591-175.000-802.000	IVR POOLED MONTHLY OUTAGE SUB 9-	MILSOFT	IVR POOLED MONTHLY OUTAGE SUB 9-25	128.44	111516
591-175.000-850.000	TELEPHONE - WTP 401 HILLSDALE ST	ACD.NET	TELEPHONE - WTP 401 HILLSDALE STREET	19.43	111441
591-175.000-850.000	FIBER - 45 MONROE STREET	ACD.NET	FIBER - 45 MONROE STREET	50.00	111441
591-175.000-850.000	OOMA FAXING EQUIP AUG 25	OOMA, INC.	OOMA FAXING EQUIP AUG 25	16.22	111489
591-175.000-850.000	OOMA FAXING EQUIP SEP 25	OOMA, INC.	OOMA FAXING EQUIP SEP 25	16.22	111489
591-175.000-850.000	MONTHLY VERIZON BILL - SEPT 25	VERIZON WIRELESS	MONTHLY VERIZON BILL - SEPT 25	137.01	111517
591-175.000-880.000	COMMUNITY PROMOTION - AUGUST 202	MCKIBBIN MEDIA GROUP, INC.	COMMUNITY PROMOTION - AUGUST 2025	62.50	111482
591-175.000-920.000	503214966 - 45 MONROE	MICHIGAN GAS UTILITIES	NATURAL GAS UTILITY - 45 MONROE	12.67	1231
591-175.000-993.000	CAPITAL IMPROV BOND INTEREST	ARGENT INSTITUTIONAL TRUST	CAPITAL IMPROV BOND INTEREST	52,500.00	1232
Total For Dept 175.000 ADMINISTRATIVE SERVICES				59,526.92	
Dept 543.000 OPERATIONS					
591-543.000-726.000	SIGNS - UTILITY WORK AHEAD	MORIARTY MACHINERY & SUPPL	SIGNS - UTILITY WORK AHEAD	262.50	111485
591-543.000-727.800	SODIUM HYPOCHLORITE	UNIVAR SOLUTIONS USA INC	SODIUM HYPOCHLORITE	3,992.98	111514
591-543.000-730.000	TRUCK SERVICE 2022 GMC	PARNEY'S CAR CARE, LLC	TRUCK SERVICE 2022 GMC	124.57	111491
591-543.000-740.000	BPU AUGUST 2025 FUEL	WATKINS TRANSPORT INC	BPU AUGUST 2025 FUEL	447.93	111519
591-543.000-801.000	MAINTENANCE INSPECTION	DIXON ENGINEERING & INSPEC	MAINTENANCE INSPECTION	4,000.00	111459
591-543.000-801.000	MAINTENANCE INSPECTION	DIXON ENGINEERING & INSPEC	MAINTENANCE INSPECTION	4,000.00	111459
591-543.000-801.000	CCC PROGRAM SERVICE	HYDROCORP, LLC	CCC PROGRAM SERVICE	1,564.50	111474
591-543.000-920.000	504504154 - 37 MONROE	MICHIGAN GAS UTILITIES	NATURAL GAS UTILITY - 37 MONROE	11.66	1226
591-543.000-920.000	504558065 - 401 HILLSDALE	MICHIGAN GAS UTILITIES	NATURAL GAS UTILITY - 401 HILLSDALE	46.63	1229
591-543.000-920.000	504504154 - 37 MONROE	MICHIGAN GAS UTILITIES	NATURAL GAS UTILITY - 37 MONROE GEN SET	11.66	1230
591-543.000-930.000	CUTTING TOOL	AMERICAN COPPER AND BRASS,	CUTTING TOOL	13.66	111443
591-543.000-930.000	BATTERY CHARGERS	FAMILY FARM & HOME	BATTERY CHARGERS	159.98	111465
591-543.000-930.000	SERVICE FOR CHECK ENGINE LIGHT	FRANK BECK CHEVROLET CO.	SERVICE FOR CHECK ENGINE LIGHT	344.36	111466
591-543.000-930.000	FASTENERS	GELZER HJ & SON INC	FASTENERS	3.80	111467
591-543.000-930.000	PLUMBING	GELZER HJ & SON INC	PLUMBING	4.74	111467
591-543.000-930.990	CONTRACTED LSL REPLACEMENTS	RJT CONSTRUCTION CO.	FYE 2026 LEAD SERVICE LINE REPLACEMENTS	425.00	111497
591-543.000-930.990	CONTRACTED LSL REPLACEMENTS	RJT CONSTRUCTION CO.	FYE 2026 LEAD SERVICE LINE REPLACEMENTS	7,217.50	111497
591-543.000-956.000	TRAINING & SEMINARS	MICH DEPT OF ENVIRONMENTAL	TRAINING	275.00	111484
Total For Dept 543.000 OPERATIONS				22,906.47	
Total For Fund 591 WATER FUND				82,433.39	
Fund 640 REVOLVING MOBILE EQUIP. FUND					
Dept 443.000 MOBILE EQUIPMENT MAINTENANCE					
640-443.000-726.000	IMPACT WRENCH W/ANVIL KIT	AMAZON CAPITAL SERVICES, I	IMPACT WRENCH W/ANVIL KIT	429.00	111442
640-443.000-726.000	THREAD CHECKERS, NUT & BOLTSIZE	AMAZON CAPITAL SERVICES, I	MECHANIC SHOP MATERIALS/DUSTER EJECTOR-	184.37	111442
640-443.000-726.000	SUPPLIES	CINTAS CORPORATION	MATS, SHOP TOWELS	7.35	111451
640-443.000-726.000	MATS, RAGS, MOP	CINTAS CORPORATION	MATS, RAGS, MOP	9.27	111451
640-443.000-726.000	FUEL/LUBE #28	PERFORMANCE AUTOMOTIVE	FUEL/LUBE #28	85.08	111493
640-443.000-726.000	ACETYLENE, IND GAS, MAINTENANCE	PURITY CYLINDER GASES, INC	ACETYLENE, IND GAS, MAINTENANCE FEE	81.98	111496
640-443.000-730.000	OIL FILTER - #28	PERFORMANCE AUTOMOTIVE	OIL FILTER - #28	19.74	111493
640-443.000-730.000	NEW ARROW BOARD - #25	PERFORMANCE AUTOMOTIVE	NEW ARROW BOARD - #25	12.09	111493
640-443.000-730.000	AIR FILTER, FUEL FILTER	PERFORMANCE AUTOMOTIVE	AIR FILTER, FUEL FILTER	97.17	111493
640-443.000-730.000	GREASE FITTING - #26	PERFORMANCE AUTOMOTIVE	GREASE FITTING - #26	4.95	111493
640-443.000-730.000	AIR SPRING #41	PERFORMANCE AUTOMOTIVE	AIR SPRING #41	103.64	111493
640-443.000-730.000	MALE ELBOW #41	PERFORMANCE AUTOMOTIVE	MALE ELBOW #41	3.87	111493
640-443.000-730.000	OIL FILTERS - #2	PERFORMANCE AUTOMOTIVE	OIL FILTERS - #2	74.97	111493
640-443.000-740.000	FUEL	WATKINS TRANSPORT INC	FUEL, TRANSPORTATION & MILEAGE	2,493.92	111519
640-443.000-970.000	ARROW BOARD	MORIARTY MACHINERY & SUPPL	ARROW BOARD, ROAD CLOSED SIGN, MEN WORK	5,500.00	111485

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User: lsergent
DB: Hillsdale

INVOICE GL DISTRIBUTION REPORT FOR CITY OF HILLSDALE
EXP CHECK RUN DATES 09/11/2025 - 09/11/2025
BOTH JOURNALIZED AND UNJOURNALIZED
PAID

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
<hr/>					
Fund 640	REVOLVING MOBILE EQUIP. FUND				
Dept 443.000	MOBILE EQUIPMENT MAINTENANCE				
		Total For Dept 443.000	MOBILE EQUIPMENT MAINTENANCE	9,107.40	
				<hr/>	
		Total For Fund 640	REVOLVING MOBILE EQUIP. FUND	9,107.40	
				<hr/>	

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User: lsergent
DB: Hillsdale

INVOICE GL DISTRIBUTION REPORT FOR CITY OF HILLSDALE
EXP CHECK RUN DATES 09/11/2025 - 09/11/2025
BOTH JOURNALIZED AND UNJOURNALIZED
PAID

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund Totals:					
			Fund 101 GENERAL FUND	931,341.14	
			Fund 202 MAJOR ST./TRUNK	3,201.71	
			Fund 203 LOCAL STREET F	3,544.33	
			Fund 204 MUNICIPAL STRE	45,250.00	
			Fund 208 RECREATION FUNI	241.93	
			Fund 244 ECONOMIC DEVEL	720.00	
			Fund 247 TAX INCREMENT I	400.00	
			Fund 271 LIBRARY FUND	2,909.21	
			Fund 481 AIRPORT IMPROVI	2,352.82	
			Fund 582 ELECTRIC FUND	501,992.78	
			Fund 588 DIAL A RIDE	4,874.97	
			Fund 590 SEWER FUND	90,426.48	
			Fund 591 WATER FUND	82,433.39	
			Fund 640 REVOLVING MOBII	9,107.40	
Total For All Funds:				1,678,796.16	

CITY COUNCIL MINUTES

City of Hillsdale
September 15, 2025
7:00 P.M.

Regular Meeting

Call to Order and Pledge of Allegiance

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

Roll Call

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

Council Members present:	Joshua Paladino, Ward 4 Mayor Pro Tem R Greg Stuchell, Ward 1 Jacob Bruns, Ward 1 Matthew Bentley, Ward 2 Gary Wolfram, Ward 3 Bob Flynn, Ward 3 Robert Socha, Ward 4
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Council Members absent:	William Morrissey, Ward 2
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Also Present: David Mackie (City Manager), Attorney Tom Thompson, Katy Price (City Clerk), Jason Blake (DPS Director), Scott Hephner (HCPD/HCFD), Sam Fry (Economic Development), Rebekah Dobski (HCL), Brandon Janes (IT Dept), Mark Nichols, Lance Lashaway, Scott Sessions, Jean Heise Cathy Kelemen, Nick Fox, Brant Cohen, David Hambleton, Josiah Hambleton, Joshua Waechter.

Approval of Agenda

Mayor Pro Tem Paladino requested New Business item F. Resolution of Support for Hillsdale Renaissance to redevelopment of 16 Hillsdale St. and removed Communication item E. Hillsdale County Commissioner update as Commissioner Ingles wasn't in attendance.

Motion by Councilman Socha, support by Councilman Flynn, to add resolution of support and removed county commissioner update.

Voice vote, approved unanimously.

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

Voice vote, approved unanimously.

Public Comment

Joshua Waechter, 304 Scenic Dr., commented on the Special Council Meeting on Road Diet Discussion.

David Hambleton, 67 S Howell St., commented on Special Assessments.

Consent Agenda

- A. Approval of Bills
 - 1. City and BPU Claims of August 14, 2025: \$1,025,983.61
August 28, 2025: \$2,107,702.97
 - 2. Payroll of August 14, 2025: \$216,199.26
August 28, 2025: \$206,162.49
- B. City Council Minutes of August 18, 2025
- C. Special Council Minutes of September 10, 2025
- D. Finance Minutes of August 18, 2025 & September 3, 2025
- E. HBA Light Up Parade Agreement
- F. Hillsdale Community Schools Homecoming Parade

- G. Annual Fair Parade Traffic Control Order
- H. Parking Restrictions & Traffic Control Order for Fair Week
- I. 2025 Hillsdale County Parade (Fair) Agreement
- J. Annual Bow Hunt within City Limits
- K. 2025 MERS Actuarial Valuation Report

Discussion ensued on parade fees.

Motion by Council Member Flynn seconded by Council Member Socha to approve the Consent Agenda as presented.

Roll Call:

Councilman Bruns	Aye
Councilman Flynn	Aye
Councilman Socha	Aye
Councilman Stuchell	Aye
Councilman Wolfram	Aye
Mayor Pro Tem Paladino	Aye
Councilman Bentley	Aye

Motion passed 7-0

Communication/Petitions

- A. 2024-25 Fiscal Year Library Annual Report
- B. 2025 Special Assessment Installment Report
- C. Staffing Update
- D. Comcast Letter

Rebekah Dobski, Library Director, gave the Library Annual Report.

David Mackie, City Manager, gave a brief update on staffing.

The items of communications were received for informational purposes only.

Introduction and Adoption of Ordinances/Public Hearings

None

Old Business

- A. CLRED's OPRA Discussion

Brant Cohen, CL Representative, gave a brief overview of plans and stated why an extension of the OPRA abatement is important for them moving forward.

Nick Fox, Keefer House Project Manager, gave a construction update of the hotel and completion timeline.

Council discussion ensued on timeline of project.

No action taken.

New Business

- A. Set Public Hearing for IFE Application – 250 Industrial Dr.

Motion by Council Member Socha, seconded by Council Member Stuchell to set public hearing for the IFE Application from Cobra Moto LLC on Monday, October 6, 2025 at 7:00 p.m.

Voice vote, approved unanimously

- B. Abandon Property for Accelerated Forfeiture Act (Resolution)

Motion by Council Member Socha, seconded by Council Member Flynn to approve the Abandon Property for Accelerated Forfeiture Act. **Resolution #3648.**

Roll Call:

Councilman Flynn	Aye
Councilman Socha	Aye
Councilman Stuchell	Aye
Councilman Wolfram	Aye
Mayor Pro Tem Paladino	Aye
Councilman Bruns	Aye
Councilman Bentley	Aye

Motion passed 7-0

C. WoodHill Group Contract Amendment

Motion by Council Member Flynn, seconded by Council Member Socha to approve the WoodHill Group Contract amendment as presented.

Roll Call:

Councilman Socha	Aye
Councilman Stuchell	Aye
Councilman Wolfram	Aye
Mayor Pro Tem Paladino	Aye
Councilman Bruns	Aye
Councilman Bentley	Aye
Councilman Flynn	Aye

Motion passed 7-0

D. Library Budget Amendment

The Library Board of Trustees suggested to add a new position to its staff to work alongside the existing Program Coordinator. The Junior Services Librarian would work primarily in ordering juvenile books as well as maintaining the current collection. Part time hours around 20 hours/week.

Council discussed if the position was a need or a want and how many hours a week.

Motion by Council Member Bentley, seconded by Council Member Bruns to approve the budget amendment for a part time Junior Services as presented.

Roll Call:

Councilman Stuchell	Nay
Councilman Wolfram	Aye
Mayor Pro Tem Paladino	Aye
Councilman Bentley	Aye
Councilman Bruns	Aye
Councilman Flynn	Nay
Councilman Socha	Aye

Motion passed 5-2

E. Proposed 2026 Special Assessment Districts for Street Projects

Proposed SAD 2026-12 – South Street (0.44 miles, estimated 45 parcels in SAD):
South Street from M-99/Broad Street to South Norwood Avenue

Proposed SAD 2026-13 – Willow Street & Lake Street (0.23 miles, estimated 31 parcels in SAD):
 Willow Street from Oak Street to Logan Street
 Lake Street from Willow Street to East Carleton Road

In addition, staff requests that City Council select one of the following projects for construction in 2027-28. This decision is needed so staff can apply for FY 27-29 Small Urban funds; the project not selected would be deferred to the 2030-31 construction year.

Proposed SAD 202#-## – Oak Street (0.69) miles: Oak Street from East Carleton Road to East Fayette Street

Proposed SAD 202#-## – Reading Avenue (0.67 miles): Reading Avenue from South Street to south city limits

Council discussion on Oak Street and Reading Avenue along with sending item to the Public Services Committee to discuss.

Motion by Council Member Flynn, seconded by Council Member Stuchell to direct City Engineer to prepare plans, specifications, and cost estimates for SAD 2026-12 South Street and SAD 2026-13 Willow St & Lake St.

Roll Call:

Councilman Wolfram	Aye
Mayor Pro Tem Paladino	Aye
Councilman Bentley	Aye
Councilman Bruns	Aye
Councilman Flynn	Aye
Councilman Socha	Aye
Councilman Stuchell	Aye

Motion passed 7-0

Motion by Council Member Bentley, seconded by Council Member Bruns to send the proposed SAD of Oak Street and Reading Avenue to the Public Services Committee to discuss project options.

Voice vote, approved unanimously.

F. Resolution of support for redevelopment for 16 Hillsdale St.

Motion by Council Member Socha, seconded by Council Member Flynn to approve resolution of support for redevelopment of 16 Hillsdale St from Hillsdale Renaissance. **Resolution # 3649.**

Roll Call:

Mayor Pro Tem Paladino	Aye
Councilman Bentley	Aye
Councilman Bruns	Aye
Councilman Flynn	Aye
Councilman Socha	Aye
Councilman Stuchell	Aye
Councilman Wolfram	Aye

Motion passed 7-0

Miscellaneous Reports

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

General Public Comment

Jean Heise, Ward four (4), spoke on the Hillsdale Fly In at the Airport and she spoke highly of former manager Ginger Moore stated she put Hillsdale Airport on the map.

Lance Lashaway, commented on special council meeting and city council.

City Manager Report

City Manager Mackie presented a written report which was in packet.

Council Comment

Councilman Flynn state Exchange Club offers the breakfast for the Fly In event every year at the airport.

Councilman Bentley spoke on the candle light vigil for Charlie Kirk at the courthouse.

Adjournment

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

By a voice vote, the motion passed unanimously.

The meeting Adjourned at 9:02 p.m.

Joshua Paladino, Mayor Pro Tem

Katy Price, City Clerk

CITY OF HILLSDALE FINANCE COMMITTEE

Place: City Hall Second Floor Conference Room

Date: September 15, 2025

Time: 6:30 PM

PRESENT:

COMMITTEE: Gary Wolfram, Matt Bentley, Jacob Bruns

STAFF: Jason Blake (Director of Public Services), David Mackie (City Manager),
Scott Hephner (Police Chief)

PUBLIC: Karen Lancaster

Sam Fry

BOARD OF PUBLIC UTILITIES AND CITY OF HILLSDALE ACCOUNTS PAYABLE
INVOICE GL DISTRIBUTION REPORT FOR CITY OF HILLSDALE

Questions asked on Invoice Distribution Report by Finance Committee:

Fund 101

Department 441: Shipping costs for safety gear

Fund 214

Department 905: Capital improvement fund for Westwood project

Fund 582

Department 000: Pay low energy assistant fund

Fund 590

Department 000: Hillsdale College will reimburse the city

Karen Lancaster of Woodhill Group discussed the renewal of their contract with the city

Sam Fry discussed vehicle procurement for the city

Motioned by Wolfram and seconded by Bentley to approve

Motioned passed 3-0

Motioned by Wolfram and seconded by Bruns to adjourn

Motion passed 3-0

Adjournment 6:47 PM

Minutes prepared by Gary Wolfram

I. Call to Order 5:30 pm

A. Pledge of Allegiance

B. Roll Call

All Present

II. Public Comment Any agenda item – 3 min. limit

III. Consent Items

A. Approval of agenda

B. Approval of Planning Commission August 20, 2025 minutes

a. Motion to approve Winters

b. Second Laycock

c. All in favor

d.

IV. Public Hearing

V. Old Business

A. Reschedule Public Hearing – 124 S. Howell Street Rezoning

First Laycock

Second Morrissey

All in favor

C. Recreation Plan Update – Verbal Progress Report

a. Some discussion regarding the plan and when it will come to a vote.

VI. New Business

A. Land Division – 350 Hillside Street VII. Zoning Administrator Report

a. Motion to approve pending rezoning from B1 to Residential by Laycock.

b. Second: Morrissey

i. All in favor

VII. Zoning Administrator Report

Olivia Smith promoted to Planning and Zoning Administrator

VII. Commissioner' Comments

Comments from Commissioner Laycock and Chair Moore regarding lack of quorum at last meeting.

IX. Public Comment Any Commission related item – 3 min. limit

Motion to adjourn: Chair Moore

Second Winters

All in favor.

Public Services - 9/30/2025

Will Morrissey Chair - Socha Motion - Bentley Second

Attendance: Councilmen Morrissey, Bentley, Socha
City Manager Mackie, Sam Fry, Jason Blake
Public - one

Call to order at 5:30 PM

Public Comment: none

Agenda

Reading Ave. or Oak St. -
Small Urban Grant - \$420,000 - City of Hillsdale eligibility not until 2030.

2026 - Arch Ave. - Mechanic to W. Carleton Rd. {0.33 Miles \$425,000 Appropriation in Law}
- Estimated total cost over \$600,000.

2026 - South St. - M99 to Reading Ave. {0.4 to Reading 0.04 on to Norwood St. Tentative}

2026 - Oak St. - Willow to Fayette St. {0.525 to Fayette plus 0.14 to College St. Tentative}

2027 - Industrial Ave. - Mechanic to Beck Rd.

2027 - M99 Resurface - Steamburg to Mechanic (Road Diet from Steamburg to E. Carleton and E. Carleton from M99 to Oak St.)

2027 - Reading Ave. - South St. to south City Limits

2028 - Galloway Dr. - West to Culvert east of WWTP

2028 - Luke St. W. Carleton to Willow St.

2028 - Willow St. - Oak St to Logan St.

2030 - Manning St. from W. Carleton (M99 to Hallett St.)

Street repair is approximately \$1.2M/mile.

Move to send to council recommendation to direct the City of Hillsdale to prepare plans, costs, and specifications for Oak St. project for 2026.

Motion by Councilman Bentley Second by Councilman Morrissey = unanimous

Move to adjourn by Councilman Bentley, second by Councilman Morrissey - unanimous

Adjourned 6:07 PM

City of Hillsdale

Agenda Item Summary

Meeting Date: October 6, 2025

Agenda Item: Consent Agenda

Subject: Fall Train Event

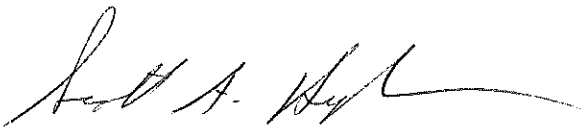
Background:

The EDC has submitted application for the temporary closure of Hillsdale St. between E. Carleton Rd. and Monroe Street for the fall train events. Closures will be on Saturday October 18 from 8:00 a.m. to 9:00 p.m. and Friday, Saturday, and Sunday October 17, 18, and 19 from 8:00 a.m. to 3:30 p.m.

Recommendation:

Approval is recommended as this is an annual event.

Scott A. Hephner

A handwritten signature in black ink, appearing to read 'Scott A. Hephner', with a long horizontal flourish extending to the right.

Chief of Police / Fire Chief

TRAFFIC CONTROL ORDER

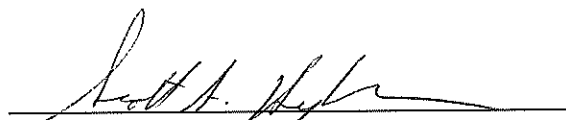
2025-46

Pursuant to the applicable provisions of the Uniform Traffic Code for Cities, Townships, and Villages this traffic control order is hereby issued. All traffic control devices shall comply with mandates set forth according to the Michigan Manual of Uniform Traffic Control Devices as issued by the Michigan Department of Transportation.

Temporary closure of Hillsdale Street between E. Carleton Road and Monroe Street from 8 a.m. to 9 p.m. on Saturday, Oct. 11, 2025, for the arrival of a historic steam-powered passenger train bringing approximately 400 visitors to downtown Hillsdale.

Temporary closure of Hillsdale Street between E. Carleton Road and Monroe Street from 8 a.m. to 3:30 p.m. on Friday through Sunday, Oct. 17, 18 and 19, 2025, for the arrival of a historic steam-powered passenger train bringing approximately 400 visitors to downtown Hillsdale.

This Traffic Control Order shall have immediate effect as a temporary Traffic Control Order and shall become a permanent Traffic Control Order upon approval by the Hillsdale City Council.



Chief of Police

10/02/2025
Date

Received for filing in the office of the City Clerk at _____ a.m. on the _____ day
of _____, 2025.

City Clerk

Date

RESOLUTION # _____

IT IS HEREBY RESOLVED that effective immediately the above Traffic Control Order is made permanent.

Passed in open Council this _____ day of _____, 2025.

Joshua Paladino, Mayor

Attest:

Katy B. Price, City Clerk

Received by ML
Date _____
Amount Rec' _____
Check # _____

Permit # 4512



Please Note: Contractors must submit this permit application at least 72 hours in advance of work to avoid additional fees. Event permit applications must be submitted at least 90 days in advance of the event to avoid additional fees.

CITY OF HILLSDALE

City Hall
97 N. Broad St.
Hillsdale, Michigan 49242
(517) 437-6490
www.cityofhillsdale.org

**APPLICATION FOR PERMIT
OCCUPANCY OF OR WORK WITHIN STREET RIGHT-OF-WAYS**

TYPE:

- ☒ APPLICATION FOR PERMIT
☐ APPLICATION FOR BLANKET ANNUAL PERMIT
☐ REQUEST TO COMMENCE WORK

**Post a copy of the
Permit on-site**

Applicant's Name San Fry - EDC		Date 10/2/2025	Contractor's Name		Date
Mailing Address 97 N Broad St			Mailing Address		
City Hillsdale	State MI	Zip Code 49242	City	State	Zip Code
Telephone Number			Telephone Number		

DESCRIPTION OF WORK OR USE:

Annual passenger train event bringin 400-500 people to Hilsdale Passengers disembark at Hillsdale/Monroe Streets

LOCATION: (Drawing to be provided)

Hillsdale Street, between E. Carleton Road and Monroe Streets

FACILITIES, STRUCTURES, OR EQUIPMENT TO BE INSTALLED:

Traffic Control required for temporary street closure

TIME PERIOD:

COMMENCING DATE: _____ TIME: _____ ENDING DATE: _____ TIME: _____
Saturday, Oct. 11 8 a.m. - 9 p.m.; Fri, Sat, Sun, Oct. 17, 18, 19 8 a.m. - 3:30 p.m.

THE FOLLOWING MUST BE SUBMITTED PRIOR TO PERMIT ISSUANCE:

- ☐ Certificate of Insurance ☐ Performance Bond \$ _____
☐ Construction Plan ☐ Subcontractor's Names
☐ Other

NOTE: THIS APPLICATION BECOMES A VALID PERMIT ONLY UPON APPROVAL BY THE DIRECTOR, DEPARTMENT OF PUBLIC SERVICES AND/OR CHIEF OF CITY POLICE.

Staff Use Only

Recommendation for Issuance

☐ Approved ☐ Denied

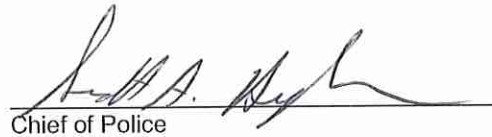
Director Comments:

Director, Department of Public Services

Recommendation for Issuance

☒ Approved ☐ Denied

Chief of Police Comments:



Chief of Police

Bond Received \$ _____

Fee Received \$ _____

City Clerk

Note: All payments must be received and recorded before permit is valid.

Return Application to:
Department of Public Services
149 Waterworks Drive
Hillsdale, MI 49242

or

City of Hillsdale Clerk
97 N. Broad St.
Hillsdale, MI 49242

Or email to: jblake@cityofhillsdale.org

**INSPECTIONS MUST BE SCHEDULED
MINIMUM 2 HOURS PRIOR TO
COMMENCEMENT OF WORK.**

This image shows a full page of blank graph paper. The grid consists of small, equal-sized squares formed by thin black lines. There are 20 columns and 20 rows of squares, creating a total of 400 square units. The grid covers the entire area of the page, leaving no margins or other markings.

CITY OF HILLSDALE
RULES AND REGULATIONS
PERMITS FOR OCCUPANCY OF AND WORK WITHIN STREET RIGHT-OF-WAYS

SECTION 1 – AUTHORITY

- A. These rules and regulations are promulgate pursuant to the provisions of Section 30-55 of Chapter 30 of the Hillsdale Municipal Code.

SECTION 2 – APPLICATION PROCEDURES

- A. Applicants for permits shall complete the permit form provided by the Department of Public Services and shall return the completed form to the **Public Services Building, 149 Waterworks Drive** or the **Clerk's Office, City Hall, 97 N. Broad Street**, together with such additional information which is required pursuant to Chapter 30 of the Hillsdale Municipal Code and these rules and regulations.
- B. Each application shall be reviewed by the Director of Public Services, or his designee, for compliance with the provisions of Chapter 30 and these rules and regulations. In addition, the following persons shall receive written notification that an application has been received and they shall be provided an opportunity to review the application prior to its approval: Director of Utilities, Police Chief, Fire Chief, and City Forester.
- C. If, in the opinion of the Director of Public Services, the application complies with the applicable provisions of Chapter 30 and these rules and regulations, then he shall notify the applicant that the application has been approved. If the application fails to comply with Chapter 30 and these rules and regulations, then the Director shall notify the applicant that the application has been denied. The Director may permit the applicant to submit additional information or to revise information previously submitted so as to cause the application to comply with Chapter 30 and these rules and regulations.
- D. If an application is approved, the Director shall prepare the necessary permit and shall determine the amount of any fees which the applicant must pay. The permit and the statement of fees shall be delivered to the City Clerk.
- E. Upon payment of the fees as determined by the Director of Public Services, the City Clerk shall deliver the permit to the applicant and shall notify the Director of Public Services that the permit has been issued.

SECTION 3 – REQUEST TO COMMENCE WORK

- A. Any person, firm, or corporation to whom an annual blanket permit has been issued shall apply to the Director of Public Services for permission to commence work pursuant to the annual blanket permit by submitting a request to commence work on the forms provided by this purpose. Such request to commence work shall be submitted in accordance with applicable provisions of Chapter 30.
- B. Each request to commence work shall be reviewed by the Director of Public Services to determine its compliance with the provisions of Chapter 30, these rules and regulations, and the annual blanket permit. The Director shall notify the following persons and shall provide them an opportunity to comment upon the request to commence work: Director of Utilities, Police Chief, Fire Chief, and City Forester.
- C. If, in the opinion of the Director, the request to commence work is in compliance with the applicable provisions of Chapter 30, these rules and regulations, and the annual blanket permit, then he shall approve the request and notify the applicant of such approval. If the request is not in compliance, then the request shall be denied and the applicant shall have the opportunity to submit a request to commence work which is in compliance. The Director may permit the applicant to submit additional information or to revise information previously submitted so as to cause the application to comply with Chapter 30 and these rules and regulations.

SECTION 4 – STREET CLOSINGS AND STREET OCCUPANCIES

- A. If an application or request to commence work approved pursuant to these rules and regulations requires the closing of a street to vehicular traffic, then the applicant shall notify the Chief of Police not less than twenty-four (24) hours prior to commencing the work which will necessitate the closing of the street of the dates and times when such street is required to be closed.
- B. Streets shall be closed only pursuant to directives issued by the Chief of Police in accordance with the provisions of the Uniform Traffic Code and shall be evidenced by temporary traffic control orders and/or by the Police Chief's endorsement on the permit, or, in the case of an annual blanket permit, on the request to commence work form.
- C. The Director may issue permits for the temporary occupancy or use of portions of the street right-of-way when such occupancy or use does not significantly impair the utilization of such right-of-way for vehicular or pedestrian traffic or when such occupancy or use is for a short duration. In reviewing applications for such permits, the Director shall consider the public safety and aesthetic considerations associated with such occupancy or use as well as the public benefit which such occupancy or use provides. If such occupancy or use involves a significant restriction on vehicular traffic, other than closing, the permit, or, in the case of an annual blanket permit, the request to commence work form, shall be endorsed by the Police Chief prior to issuance.

SECTION 5 – STREET OPENINGS AND RIGHT-OF-WAY CONSTRUCTION

- A. It shall be the responsibility of the applicant to contact "Miss Dig" prior to commencing any construction activities within the right-of-way so that all public utilities and other facilities can be located.
- B. It shall be the responsibility of the applicant to provide all necessary warning signs, barricades, flagmen and the like in accordance with the current Manual on Uniform Traffic Control Devices (MUTCD) Part 6 to insure that the public is safe from injury or damage to vehicles as a result of the construction activities.
- C. The applicant, upon completion of any construction, shall restore the right-of-way areas to a condition which is as good as or better than the condition which existed prior to the commencement of construction activities.
- D. The applicant shall provide and place the necessary sheeting, shoring and bracing required to prevent caving, loss or settlement of foundation material supporting the pavement, or any other street installation such as sewers, culverts, etc. the applicant shall assume the full responsibility for this protection and shall not proceed with construction or excavation activities prior to receiving the approval of the Department of Public Services for the methods to be used. The applicant shall dispose of all surplus or unsuitable material outside of the limits of the streets.
- E. All trenches, holes and pits shall be filled with gravel, placed in successive layers not more than nine inches in depth, loose measure, and each layer shall be thoroughly compacted by mechanical tamping. Restoration shall be such that it will provide a condition equal to or better than the original condition.
- F. Street openings will be properly maintained by the applicant until the street surface is replaced.
- G. Bituminous surfaces must be replaced with bituminous materials compacted at a minimum of two lifts. Concrete surfaces must be replaced with concrete materials flush with the existing surface and properly finished.
- H. Materials used in construction, backfilling and repair operations shall comply with the State of Michigan, Department of Transportation specifications. These include the following:
 - 1. Aggregate types for backfilling..... 22A and 23
 - 2. Asphalt type for replacement of street surface.....20AA
 - 3. Concrete type for replacement of concrete surface....Type 35P
- I. All vegetative areas shall be restored using top soil which is free of weeds and shall be seeded and protected from erosion.
- J. Street openings shall be made in such manner and with such tools as to produce straight edges. All such openings shall be rectangular in shape unless conditions warrant an irregular shape.

SECTION 6 – SIDEWALK CONSTRUCTION REPAIR AND REPLACEMENT

- A. All sidewalk work shall consist of constructing the sidewalk in a single course on a prepared subgrade.
- B. All sidewalks shall project one inch above finished grade and shall slope one quarter inch per foot toward the drainage side. Sidewalks shall be four inches thick except at driveway crossings which shall be six inches thick. Sidewalks shall be a minimum of five feet wide and a maximum of six feet wide. All walks shall meet the requirements of the Americans with Disabilities Act (ADA).
- C. All unstable subgrade material shall be removed and replaced with a minimum of four inches granular material or sand, compacted.
- D. Forms shall be clean and straight, composed of wood or metal. The forms shall be staked to line and grade in a manner that will prevent deflection or settlement. Forms shall be oiled before placing concrete. If the line of the sidewalk conflicts with trees adjacent to the sidewalk, the applicant shall notify the City Forester and Director prior to proceeding with the installation of forms.
- E. The base shall be thoroughly wetted and the concrete deposited thereon to the proper depth. It shall be spaded along the forms compressed and struck-off flush with the top of the forms. The surface shall be floated, edges and joints properly tooled, and finished with a brush to provide a non-slip surface.
- F. The applicant shall insure the use of appropriate materials which shall comply with the following specification:
- G. Expansion joints shall be placed every fifty feet or more often if required to prevent cracking of the sidewalk. Grooved joints a minim of on-half inch in depth shall be placed every five feet.
- H. Sidewalks and sidewalk ramps shall be constructed in accordance with the standard specifications of the Michigan Department of Transportation (MDOT).
- I. Driveway approaches shall be a minimum of ten feet in width and shall be constructed of concrete a minimum of six inches thick. Expansion joints shall be placed where the approach meets a sidewalk or street. Approaches shall be constructed in accordance with standards provided in Section 6E.

SECTION 7 – INSPECTIONS

- A. It shall be the responsibility of the applicant to contact the Department of Public Services at such times as inspections are required pursuant to these rules and regulations and in accordance with sound construction practices.
- B. At a minimum inspections shall be required at the following times”
 - 1. Sidewalks
 - a) After installing forms and prior to pouring concrete.
 - b) Upon completion of work and restoration of the area.
 - 2. Street Openings
 - a) Prior to commencing backfilling.
 - b) Prior to commencing restoration of the street surfaces.
 - c) Upon completion of work and restoration of the area.
 - 3. Other Construction
 - a) Upon completion of work and restoration of the area.
 - b) At such other times as determined by the Director of Public Services.

SECTION 8 – TREES

- A. The applicant shall not remove, trim, cut roots from, or otherwise damage any tree growing within the street right-of-way without first having obtained the endorsement of the City Forester on the permit or, in the case of an annual blanket permit, on the request to commence work form.
- B. If during the course of any activities conducted pursuant to a permit granted in accordance with these rules and regulations the applicant finds that there is the possibility of interference with trees growing in the street right-of-way, the applicant shall immediately contact the Director of Public Services and the City Forester.

SECTION 9 – INSURANCE AND BONDS

- A. Any applicant proposing to conduct any activities involving construction within the right-of-way of streets in the City of Hillsdale shall provide evidence of liability insurance covering personal injury and property damage in the amount of not less than \$1,000,000 combined single limit. The applicant shall provide an endorsement naming the City of Hillsdale as an additional insured.
- B. The applicant shall keep such insurance in effect during all times that the applicant is conducting activities within the street right-of-ways.
- C. If the applicant is self-insured for personal injury and/or property damage risks, the applicant shall provide documentation of such self-insurance program and shall further agree to indemnify and hold the City harmless from any and all liability arising out of any activities conducted pursuant to the permit.
- D. If an applicant utilizes subcontractors in performing some or all of the work which is covered by a permit, each such subcontractor shall be required to comply with the provisions of this Section.
- E. Pursuant to the provisions of Section 30-37 of the Hillsdale Municipal Code, the Director shall determine the amount of the performance bond or cash deposit which shall be provided by the applicant prior to the issuance of the permit. In no case shall the amount of such performance bond or cash deposit required for a permit for construction activities within the traveled portion of any street be less than \$10,000.
- F. If an applicant provides a blanket bond to cover all bond requirements during a specified period of time, the amount of such bond shall be maintained at least equal to the amount required to satisfy the terms of all permits issued during that period of time.

SECTION 10 – FEES

- A. The following schedule shall be the fees as established for permits issued pursuant to these rules and regulations:

Application Fee.....	\$75.00
Commence work prior to obtaining permit (ATF Fee = after the fact fee).....	\$100.00
Annual Blanket Permit.....	\$500.00
Sidewalk under 25 square feet.....	\$50.00 with terrace
Sidewalk over 25 square feet.....	\$75.00 with terrace
Driveway Approach Permit.....	\$75.00 with terrace
Street Opening.....	\$150.00, plus \$10,000 bond
Terrace Preparation.....	\$35.00
Storm Sewer Connection fee.....	\$160.00
Use of Traffic Control.....	\$25.00 min., up to 3 days

(Example: 2 ADA panels or 10 cones or 6 class 1)

(Traffic control fee will be based on number of days required, above 3 days, and amount required)

Curb Cut/Repair/Extension.....	\$60.00 < than 20 linear feet
	\$100.00 > than 20 linear feet

Events

Dumpster in Right-of-Way*.....	\$25.00 plus traffic control
Parking Lot Closure*.....	\$150.00 traffic control
Single Block Closure*.....	\$200.00 traffic control
Greater Than Single Block Closure*.....	\$325.00 traffic control

Traffic control map, for vehicle and pedestrian closures, to be supplied by applicant. Pending availability DPS will deliver and/or set up required temporary traffic control for the total of 100% of the labor and vehicle rates required for the task.

Labor per hour*		Vehicle rental per hour*		
DPS	\$33.97	Pickup Truck	\$19.39	Trailer \$13.42
BPU Water	\$37.19	Pickup Truck	\$19.39	
BPU Electric	\$60.61	Pickup Truck	\$19.39	
Police	\$44.95	Squad Car	\$50/hour or \$200/day	
Fire Dept.	\$28.09	Fire Truck	\$75/hour or \$300/day	

\$500 Up front deposit required for special events. Once application, permit, temporary traffic control, deliver/setup and any other additional charges have been covered the applicant will be refunded the remaining balance or be sent an invoice for any charges the deposit didn't cover. This includes going towards covering the cost of any lost or damaged temporary traffic control devices used for the event.

*If available

- B. In addition to the fees indicated above, all work requiring inspections after 3:00 p.m. or on Weekends shall be subject to an additional fee of \$75.00 per hour (Minimum 2 hour charge) or portion thereof with personnel availability.
- C. All permit fees are non-refundable.



Traffic TTC		
Key	Code	Sign
1	W20-3	Road Closed Ahead
2	W20-2	Detour Ahead
3	M4-9 St	Detour Arrow
4	M4-9 Rt	Detour Arrow
5	M4-9 Lt	Detour Arrow
6	M4-8a	Detour Ends
7	R11-2	Road Closed
8	R11-4	Road Closed to Thru Traffic
9	M4-10 Rt	Detour (large)
10	M4-10 Lt	Detour (large)
11	D3-1	Street Name Plaque
12		High Intensity Type III Barricade
13		HIP Sawhorse Type I Barricade
14		Road Work Ahead
15		Right Lane Closed
16		Left Lane Closed
17		One Lane Road
18		Flagger Symbol
19		Be Prepared to Stop

Pedestrian TTC		
Key	Code	Sign
1	R9-11L	Sidewalk Closed Ahead - Cross Here Left
2	R9-11R	Sidewalk Closed Ahead - Cross Here Right
3		Sidewalk Closed Ahead
4	R9-9	Sidewalk Closed
5	M4-9bR	Detour Right Arrow
6	M4-9bL	Detour Left Arrow
7		Pedestrian Barricade

Bleeding

TashCans

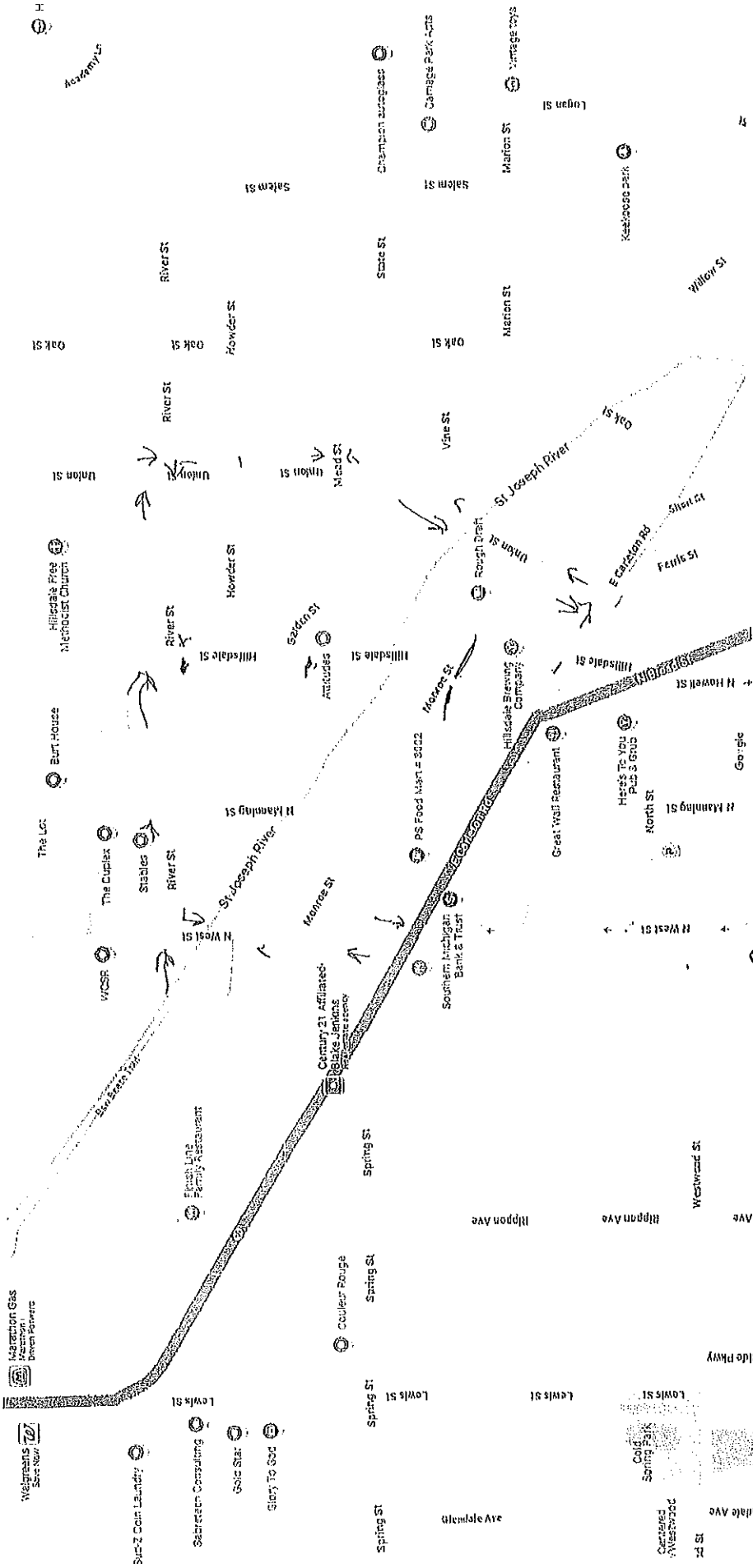
Wine Creek Hills (California)

4 Hills/Morbo-1

15/12/2023

Feb 1943

Train Event



update Row & TCO
 11:AM - 3:30PM
 AM Setup close
 Setup Cleanup
 Both Days
 Volunteers set up
 in section
 meet again week
 before
 June 14 & 15
 Pickie - 4 tables Felix's
 + Trash cans.
 Hills/carbon / Monroe
 Business open begin
 - Food Trucks

City of Hillsdale

Agenda Item Summary

Meeting Date: **October 6, 2025**

Agenda Item: **Consent Agenda Item**

SUBJECT: **MSCPA Alternate Representative**

BACKGROUND PROVIDED BY: **City Manager / BPU Director – David Mackie**

As a member of the Michigan South Central Power Agency (MSCPA) the City of Hillsdale is allowed a primary voting member on the Board of Directors and an alternate. In the absence of the primary voting member the alternate member has full voting authority. Upon Jake Hammel's resignation from the BPU, as Electric Superintendent, the alternate position is vacant. I'm recommending that Sam Fry be appointed alternate to the MSCPA Board.

RECOMMENDATION:

BPU Board recommend to City Council approval of Sam Fry as the City's alternate to the MSCPA Board.

City of Hillsdale

Agenda Item Summary

MEETING DATE: October 6, 2025

AGENDA ITEM: Consent Agenda Item

SUBJECT: Schedule to AMP Services Agreement for Safety and Training Services

BACKGROUND PROVIDED BY: David Mackie, City Manager / Utilities Director

The City of Hillsdale and American Municipal Power, Inc. (AMP) have a Master Services Agreement whereby AMP provides certain services to Hillsdale related to its' generation, transmission and distribution of electric power and energy. The BPU desires to participate in AMP's Safety and Training services. To participated in AMP's programs the City of Hillsdale must amend its' Master Services Agreement with AMP. The attached Schedule to Master Services Agreement allows the BPU to participate in AMP'S Safety and Training services.

RECOMMENDATION:

BPU Board recommend to the City Council approval of AMP's Safety and Training Schedule to the Master Services Agreement.

SCHEDULE TO MASTER SERVICES AGREEMENT
FOR PARTICIPATION IN
SAFETY AND TRAINING PROGRAMS

WHEREAS, the City of Hillsdale, Michigan (herein “Municipality”) owns and operates a municipal electric system that provides electric power and energy to its customers; and

WHEREAS, American Municipal Power, Inc. (“AMP”) is a private, not for profit, corporation that provides various services and training opportunities to its members, directly or indirectly through various affiliated entities, including, but not limited to, Municipal Energy Services Agency (all such affiliated entities referred to collectively as “Affiliated Entities” and together with AMP, the “AMP Entities”); and

WHEREAS, the Municipality is a member of AMP and has executed a Master Services Agreement with AMP, designated as Contract No. C-12-2005-4628 (the “Master Services Agreement”); and

WHEREAS, AMP and/or its Affiliated Entities conduct, at various times during the year, safety and training programs (each, a “Program”) for AMP’s members and their employees; and

WHEREAS, the Master Services Agreement contemplates the purchase of other services pursuant to subsequent schedules and the Municipality desires to participate and to have its employee(s) participate in the Programs pursuant to this Schedule to Master Services Agreement for Participation in Safety and Training Programs (this “Schedule”); and

NOW THEREFORE, in consideration of the conditions, terms and covenants herein, the Parties agree as follows:

Section 1. Training

The Municipality understands and agrees that no employees of the Municipality will be able to participate in the Programs unless this Schedule has been executed by the Municipality and is on file with AMP prior to its employees’ participation in any Program. This Schedule, once executed and delivered to AMP, will remain on file and be effective for the duration of the Master Services Agreement or any extension thereof.

The Municipality understands and agrees that the AMP Entities, within their sole discretion, have the right to cancel, reschedule, or relocate any Program for any reason.

Municipality understands and agrees that any employee of the Municipality may be prohibited from participating in a Program if the person conducting the Program on behalf of AMP Entities determines, in his or her sole discretion, that the employee:

- a. is not qualified to participate in the Program due to insufficient experience or prior training;
- b. is not in sufficient health, mentally or physically, to participate in the Program;
- c. appears to be under the influence of alcohol or illegal drugs;
- d. appears to be under the influence of any medication, prescribed or otherwise, that affects the employee's motor coordination, judgment, or ability to understand and follow directions; or
- e. refuses to comply with all rules and regulations regarding the conducting of the Program.

Program registration must be submitted by Municipality in conjunction with the Programs. Registration may be submitted to AMP either electronically, via an AMP approved online registration service, or by completing and returning the attached Appendix A, "Program Registration Form", which may be updated by AMP from time to time. Registration shall be submitted for each Program in which Municipality desires to participate on or prior to the registration deadline noted by the AMP Entity hosting the Program.

Section 2. Liability and Indemnification

The Municipality agrees and understands that some Programs being provided by the AMP Entities, no matter how controlled the environment and how many safety devices are employed, are inherently risky activities that may result in serious injury or death to an employee of the Municipality or another person.

AMP's and/or its Affiliated Entities' liability for any injury or damage that is caused by the actions or omissions of AMP or its Affiliated Entities in the provision of any Program, is limited to the limits of applicable insurance, excluding umbrella coverage, maintained by AMP,

irrespective of whether such damages arise out of negligence, gross negligence, recklessness, intentional acts or omissions, or strict liability, and irrespective of whether the theory of recovery of such damages sounds in tort, contract, or any other legal theory.

Notwithstanding the foregoing, in the event that AMP does not maintain insurance applicable to the aforementioned injury or damage, AMP's and/or its Affiliated Entities' liability shall be limited to two times (2x) the amount paid for Programs hereunder, or \$50,000, whichever is greater.

This Section 2 shall survive the voluntary or involuntary termination of the Master Services Agreement, this Schedule, or any extension of either.

Section 3. Fees

The billing and invoicing terms and conditions set forth in the Master Services Agreement shall be applicable to any fees payable for a Program. Charges, if any, for participation in a Program shall be accepted by Municipality in writing, either in Program registration materials or otherwise, prior to participation in the Program.

Section 4. Municipality's Representations and Warranties

Municipality represents and warrants to AMP and its Affiliated Entities that:

- a. each employee at the time the employee participates in a Program will be qualified, have the training and experience, and be in sufficient health, mentally and physically, to participate;
- b. while participating in any Program, each employee will be acting within the scope of his/her employment with the Municipality;
- c. Municipality provides workers compensation coverage for its employees as required by applicable law and will provide a waiver of subrogation in favor of AMP where permitted by law;
- d. Municipality and its employees will comply with all applicable safety rules which may be issued by an AMP Entity or any governmental entity from time to time in connection with any Program;

- e. if required by AMP or an Affiliated Entity for any Program, it will have at least one supervisor present at all times during the Program who will have sufficient knowledge and experience in the area of the training activities being undertaken to adequately and appropriately supervise the Municipality's employee(s);
- f. all employees who participate in any Program involving pole top training are qualified utility pole climbers or will utilize a fall restraint system;
- g. all employees who participate in any Program have the qualifications specified in writing by AMP or an Affiliated Entity in the Program registration materials; and
- h. any site, facility, poles, safety equipment, or other equipment provided or supplied by the Municipality to be used in any Program are in good condition, safe, adequate, and appropriate for use in the Program.

Section 5. Disclaimers

Municipality agrees and understands that AMP and its Affiliated Entities make no representations or warranties regarding the condition of the site, facility, poles, safety equipment, or other equipment to be used by Municipality's employee(s) during any Program.

[Signature Page Follows]

IN WITNESS WHEREOF, the Parties have executed this Schedule to Master Services Agreement for Participation in Safety and Training Programs. Each individual executing this Schedule represents and warrants that he/she has the authority to bind the Party through the execution of this Schedule.

CITY OF HILLSDALE, MICHIGAN

By: _____
Name: _____
Title: _____

Date

APPROVED AS TO FORM

Title: _____

AMERICAN MUNICIPAL POWER, INC.

For itself and as agent on behalf of its Affiliated Entities

Adam Ward
SVP, Member Services, Environmental
Affairs, & Policy

Date

APPROVED AS TO FORM

Lisa McAlister
SVP & General Counsel

Schedule to be returned to:
American Municipal Power, Inc.
c/o Legal Operations Specialist
1111 Schrock Road, Suite 100
Columbus, Ohio 43229
Telephone No. 614-540-1111

**AMERICAN MUNICIPAL POWER, INC.
PROGRAM REGISTRATION FORM**

Section A – Course Registration

The City of Hillsdale registers its employees for:

Program Title: _____

Program Date(s): _____

Section B – Employees Participating

The following employees will participate (attach additional sheet if necessary):

Participant Name	Job Title	T-shirt Size	P.O. # (if needed)

Cancellation Policy – If you are unable to attend the training, please notify AMP as early as possible. For fee-based classes, you may send a written request for a class fee refund. Cancellations made less than 30 days prior to start of a fee-based class will be charged a \$250.00 cancellation fee.

Evidence of Municipality's current Workers' Compensation coverage must be submitted with this form.

Signature of Person Authorized by Municipality
To Register Employees for Program

Date

Send confirmation to: Phone: _____

Fax / E-mail: _____

Please send completed form to: Jennifer Flockerzie
1111 Schrock Road, Suite 100
Columbus, OH 43229
FAX (614) 540-1081
jflockerzie@amppartners.org

Questions should be directed to Michelle Palmer at (614) 540-1111 or mpalmer@amppartners.org.



Citywide Hydrant Flushing to Begin October 12, 2025

HILLSDALE, Mich. — The Hillsdale Board of Public Utilities will begin its fall hydrant flushing program on Sunday, October 12, 2025.

Crews will flush hydrants daily from 8 a.m. to 2 a.m. the next day, until the flushing program has been completed. Flushing the entire system is expected to take about a week.

What does “hydrant flushing” mean?

The hydrant network provides fire protection to homes and businesses. Keeping each hydrant in proper working order calls for regular maintenance. Each spring and fall, BPU performs a preventative action known as hydrant flushing, which verifies the system has adequate water flow. It also serves a secondary purpose in removing sediment that naturally accumulates in water mains. Flushing it out of the system helps uphold the high water standards the city strives to maintain.

Will I see a drop in water pressure due to the flushing?

Most customers will not see a drop in water pressure. If a change in water pressure occurs, it usually lasts for only a short time.

Will hydrant flushing in my area cause cloudiness or sediment in my water?

The flushing process can stir up sediments and minerals in the water mains, which could occasionally result in some short-term cloudy water conditions. The temporary discoloration only affects the appearance of the water and does not pose any health risk. If you experience discolored water, flushing cold water from the tap for a few minutes until the water is clear again should alleviate this condition.

When will you flush the hydrant near my home or business?

Due to crews working in multiple areas, it is not possible to provide a detailed schedule of when each hydrant will be flushed.

Any questions or concerns regarding hydrant flushing can be directed to the Hillsdale Board of Public Utilities by calling (517) 437-3387.



CITY OF HILLSDALE

2025 RESIDENTIAL BRUSH COLLECTION NOTICE

The City of Hillsdale Department of Public Services will provide a onetime curbside residential collection of brush. This service is offered to its *residents only*.

Residents are reminded of the following collection requirements:



Brush Collection: *Brush is defined as any woody material large enough that it can be chipped.*

Fall Brush collection will begin at **7:00 am** on **Monday, October 13, 2025**, crews cannot return to pick up material set out late. Therefore, it is very important to have material at the curb by 7:00 am on October 13th. Material needs to be placed at the curb with the cut end facing the street. Limbs less than 8 feet in length and up to 8 inches in diameter will be collected.

No stumps, large trunks, stones or dirt will be picked up. Please keep branches and brush piles away from all utility poles, telephone service pedestals, water shut-off valves, fire hydrants, etc. Also, do not place items in the street or on the sidewalk. This causes additional clean-up problems on the street surface, in the storm sewers and it may also obstruct visibility or cause traffic flow problems.

Collection is intended for residential scale only and is not intended for commercial properties or those clearing vacant or overgrown land. No brush from outside the city is allowed to be placed at the curb.

Brush Site: The City of Hillsdale Brush Site on Waterworks Ave is open to City Residents (only) through November 17, 2025. Hours are 7:00 am to 3:00 pm Monday – Friday. Closed Saturday and Sunday. **NO DUMPING IS PERMITTED AFTER HOURS.**

Questions regarding Residential Brush Collection and/or Leaf Collection should be directed to the Department of Public Services @ either 517-437-6490 or email publicservices@cityofhillsdale.org

CITY OF HILLSDALE

LEAF COLLECTION SCHEDULE

October 27 - December 12, 2025

Leaf collection is back! Once again the Hillsdale Public Services Department will be collecting leaves, grass clippings and garden debris from all city streets. The City has been divided into 4 sections (based on ward numbers) with each being assigned a specific collection period. **Please check the map for your neighborhood's collection day** and please use the following guidelines. Your cooperation is greatly appreciated and is essential for the leaf collection process to be successful. If you have questions, don't hesitate to call the Public Services Department at 437-6490.

Our collection window will consist of two (2) rounds of collection. Starting with ward 1, moving into ward 4, then 3 and finishing in ward 2. This year's collection require leaves to be very clean, please remove sticks, limbs, walnuts, etc. DPS will not be responsible for damage to any decorations or unapproved plantings in the terrace.

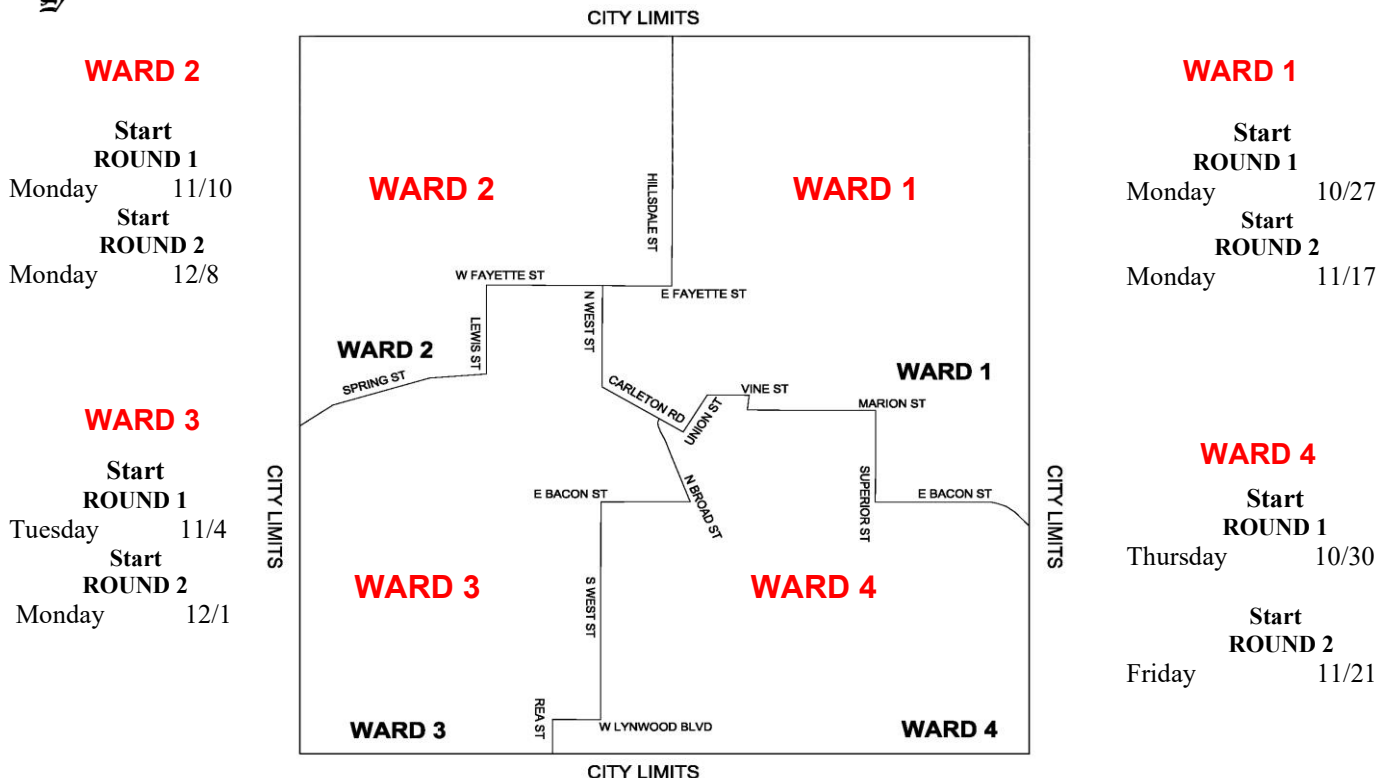
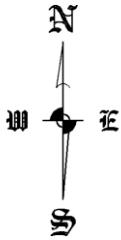
ALLOWED

1. Rake leaves as close to street without placing into the street.
2. Piles out no sooner than the weekend before schedule. (Piles to be out by 1st day of your scheduled pickup)

NOT ALLOWED

1. Piles CANNOT contain

A. Brush/limbs/sticks	D. Bricks/Blocks/rocks
B. Trash	E. Plastic or Biodegradable paper bags
C. Construction Materials	
2. DO NOT pile leaves within 2' of all fixed objects..... trees/ hydrants/ poles/ signs/ water valves etc.
3. NO PARKING on the street during your designated collection days.
4. Do not place leaves, garden waste or any other materials in alleys for pickup. Pickup will be from street frontages only.
5. Remove all basketball hoops from the streets right-of-way.



RESOLUTION NO. 2069


WHEREAS, the City of Hillsdale wishes to support the recommendation of the Public Safety Department to adopt the following Resolution to allow trick or treating each year in the City of Hillsdale on October thirty-first between 6:00 p.m. and 8:00 p.m.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Hillsdale hereby sets October thirty-first between 6:00 p.m. and 8:00 p.m. as trick or treat time in the City of Hillsdale this year and each year henceforth.

Passed in open Council session this October 20, 2008.

A handwritten signature in black ink, appearing to read "Michael S. Sessions", with a stylized flourish at the end.

Michael S. Sessions, Mayor

A handwritten signature in black ink, appearing to read "Parke Hayes", with a stylized flourish at the end.

Parke Hayes, Clerk

HILLSDALE

RAILROAD FESTIVAL

OCTOBER 11TH



1-HOUR TRAIN RIDES

Roundtrip steam-powered trips
departing downtown Hillsdale for
Reading between Noon & 6:00 PM!

FEATURING

1-hour layover for corn maze, crafts,
concession, face painting, and more

INDIANARAILS.ORG

Tickets, booking, details, and more!



HILLSDALE
RENAISSANCE

The City of
HILLSDALE
MICHIGAN

DOWNTOWN BLOCK PARTY

Family friendly evening fall fun
on Hillsdale Street!

FEATURING

Live music, food trucks,
street vendors,
train display, local artists

5:30 - 9:00 PM

Free and open to the public!

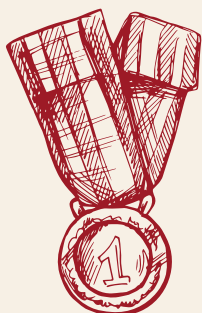
Hillsdale Renaissance - HBA - City of Hillsdale present:

CHILI COOK-OFF

10.25.2025

4-8 PM

Courthouse Lot



We are excited to bring the community together to enjoy food, music, games, and more! Support your local businesses and vote for the best chili in Hillsdale!

A big thank
you to our
current
sponsors!

MAGGIE ANNE'S
Clothing and Gift Boutique



The City of
HILLSDALE
MICHIGAN

H.B.A.
HILLSDALE BUSINESS
Association
CONNECTING COMMERCE & COMMUNITY

Check out our Facebook and Instagram!



@Hillsdale.Renaissance

Interested in participating and/or
sponsoring? Email:

Events@hillsdalerenaissance.com

Katy Price

From: Robert Socha <sochaforhillsdale@gmail.com>
Sent: Thursday, October 2, 2025 2:50 PM
To: Katy Price; David Mackie; Joshua Paladino
Subject: Communication and Petitions for Monday, October 6, 2025 City Council Packet

Please include this under communications and petitions for Monday's



meeting.



From Tucker Kimmey - September 27, 2025

So on Hallett Street west of our house there is a couch that these neighbors set next to the street. It's been out by the curb for 3 weeks. I called the city and reported to the city code enforcement. The lady was (Harsh). Kim

was her name. The city has done nothing and it's been a week. This should not be aloud to put old furniture out by the street . It has been rained and won't be any good. Makes our neighborhood look dumpy. Please HELP !

From Tuckery Kimmey - October 2, 2025

Couch is still on the curb. Been close to a month. No sense of having ordinances if they're not being enforced.

Robert Socha
Hillsdale City Councilman, Ward 4

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

City of Hillsdale

Agenda Item Summary

Meeting Date: Monday, October 6, 2025

Agenda Item #: Public Hearing

SUBJECT: Application for Industrial Facilities Tax Exemption Certificate for
250 Industrial Drive – Cobra Moto, LLC

BACKGROUND PROVIDED BY STAFF (Sam Fry, Assistant City Manager/Economic Development Coordinator):

Cobra Moto, LLC has submitted an application for an Industrial Facilities Tax Exemption Certificate for a new facility project, started August 11, 2025, with a projected completion date of August 11, 2030. The total cost of the real property improvements reported by the applicant is \$507,000. The facility is located within an Industrial Development District established January 13, 1975.

RECOMMENDATION:

Council approve the resolution as presented for 12 years.

Application for Industrial Facilities Tax Exemption Certificate

Issued under authority of Public Act 198 of 1974, as amended. Filing is mandatory.

INSTRUCTIONS: File the completed application and the required attachments with the clerk of the local government unit. If you have any questions regarding the completion of this form, call 517-335-7491.

To be completed by Clerk of Local Government Unit	
Signature of Clerk	▶ Date Received by Local Unit
STC Use Only	
▶ Application Number	▶ Date Received by STC

APPLICANT INFORMATION

All boxes must be completed.

▶ 1a. Company Name (Applicant must be the occupant/operator of the facility) Cobra Moto, LLC	▶ 1b. Standard Industrial Classification (SIC) Code - Sec. 2(10) (4 or 6 Digit Code) 336990	
▶ 1c. Facility Address (City, State, ZIP Code) (real and/or personal property location) 250 Industrial Drive	▶ 1d. City/Township/Village (indicate which) Hillsdale	▶ 1e. County Hillsdale
▶ 2. Type of Approval Requested <input checked="" type="checkbox"/> New (Sec. 2(5)) <input type="checkbox"/> Transfer <input type="checkbox"/> Speculative Building (Sec. 3(8)) <input type="checkbox"/> Rehabilitation (Sec. 3(6)) <input type="checkbox"/> Research and Development (Sec. 2(10)) <input type="checkbox"/> Increase/Amendment	▶ 3a. School District where facility is located Hillsdale	▶ 3b. School Code 30020
4. Amount of years requested for exemption (1-12 Years) 12		

5. Per section 5, the application shall contain or be accompanied by a general description of the facility and a general description of the proposed use of the facility, the general nature and extent of the restoration, replacement, or construction to be undertaken, a descriptive list of the equipment that will be part of the facility. Attach additional page(s) if more room is needed.

See attached page for description of facility and improvements.

6a. Cost of land and building improvements (excluding cost of land)	▶ \$507,000
* Attach list of improvements and associated costs.	Real Property Costs
* Also attach a copy of building permit if project has already begun.	
6b. Cost of machinery, equipment, furniture and fixtures	▶ 0
* Attach itemized listing with month, day and year of beginning of installation, plus total	Personal Property Costs
6c. Total Project Costs	▶ \$507,000
* Round Costs to Nearest Dollar	Total of Real & Personal Costs

7. Indicate the time schedule for start and finish of construction and equipment installation. Projects must be completed within a two year period of the effective date of the certificate unless otherwise approved by the STC.

Begin Date (M/D/Y)	End Date (M/D/Y)	
Real Property Improvements ▶ <u>08/11/2025</u>	<u>08/11/2030</u>	▶ <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased
Personal Property Improvements ▶ _____	_____	▶ <input type="checkbox"/> Owned <input type="checkbox"/> Leased

▶ 8. Are State Education Taxes reduced or abated by the Michigan Economic Development Corporation (MEDC)? If yes, applicant must attach a signed MEDC Letter of Commitment to receive this exemption. ☐ Yes ☒ No

▶ 9. No. of existing jobs at this facility that will be retained as a result of this project. n/a	▶ 10. No. of new jobs at this facility expected to create within 2 years of completion. 15
---	--

11. Rehabilitation applications only: Complete a, b and c of this section. You must attach the assessor's statement of SEV for the entire plant rehabilitation district and obsolescence statement for property. The Taxable Value (TV) data below must be as of December 31 of the year prior to the rehabilitation.

a. TV of Real Property (excluding land)	
b. TV of Personal Property (excluding inventory)	
c. Total TV	

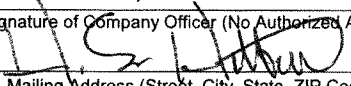
▶ 12a. Check the type of District the facility is located in:
☒ Industrial Development District ☐ Plant Rehabilitation District

▶ 12b. Date district was established by local government unit (contact local unit) 01/13/1975	▶ 12c. Is this application for a speculative building (Sec. 3(8))? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---	---

APPLICANT CERTIFICATION - complete all boxes.

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all are truly descriptive of the industrial property for which this application is being submitted.

It is further certified that the undersigned is familiar with the provisions of P.A. 198 of 1974, as amended, being Sections 207.551 to 207.572, inclusive, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Industrial Facilities Exemption Certificate by the State Tax Commission.

13a. Preparer Name RachelWilliamson	13b. Telephone Number (517) 437-9100	13c. Fax Number (517) 437-9101	13d. E-mail Address rachelw@cobramotorcycle.
14a. Name of Contact Person Rachel Williamson	14b. Telephone Number (517) 437-9100	14c. Fax Number (517) 437-9101	14d. E-mail Address rachelw@cobramotorcycle.
▶ 15a. Name of Company Officer (No Authorized Agents) H. Sean Hilbert, President			
15b. Signature of Company Officer (No Authorized Agents) 		15c. Fax Number (517) 437-9101	15d. Date 08/07/2025
▶ 15e. Mailing Address (Street, City, State, ZIP Code) 240 Uran Street, Hillsdale, MI 49242		15f. Telephone Number (517) 437-9100	15g. E-mail Address seanh@cobramotorcycle.co

LOCAL GOVERNMENT ACTION & CERTIFICATION - complete all boxes.

This section must be completed by the clerk of the local governing unit before submitting application to the State Tax Commission. Check items on file at the Local Unit and those included with the submittal.

▶ 16. Action taken by local government unit <input type="checkbox"/> Abatement Approved for _____ Yrs Real (1-12), _____ Yrs Pers (1-12) After Completion <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Denied (Include Resolution Denying)		16b. The State Tax Commission Requires the following documents be filed for an administratively complete application: Check or Indicate N/A if Not Applicable <input type="checkbox"/> 1. Original Application plus attachments, and one complete copy <input type="checkbox"/> 2. Resolution establishing district <input type="checkbox"/> 3. Resolution approving/denying application. <input type="checkbox"/> 4. Letter of Agreement (Signed by local unit and applicant) <input type="checkbox"/> 5. Affidavit of Fees (Signed by local unit and applicant) <input type="checkbox"/> 6. Building Permit for real improvements if project has already begun <input type="checkbox"/> 7. Equipment List with dates of beginning of installation <input type="checkbox"/> 8. Form 3222 (if applicable) <input type="checkbox"/> 9. Speculative building resolution and affidavits (if applicable)
16a. Documents Required to be on file with the Local Unit Check or Indicate N/A if Not Applicable <input type="checkbox"/> 1. Notice to the public prior to hearing establishing a district. <input type="checkbox"/> 2. Notice to taxing authorities of opportunity for a hearing. <input type="checkbox"/> 3. List of taxing authorities notified for district and application action. <input type="checkbox"/> 4. Lease Agreement showing applicants tax liability.		
16c. School Code		
17. Name of Local Government Body		▶ 18. Date of Resolution Approving/Denying this Application

Attached hereto is an original application and all documents listed in 16b. I also certify that all documents listed in 16a are on file at the local unit for inspection at any time, and that any leases show sufficient tax liability.

19a. Signature of Clerk	19b. Name of Clerk	19c. E-mail Address
19d. Clerk's Mailing Address (Street, City, State, ZIP Code)		
19e. Telephone Number	19f. Fax Number	

State Tax Commission Rule Number 57: Complete applications approved by the local unit and received by the State Tax Commission by October 31 each year will be acted upon by December 31. Applications received after October 31 may be acted upon in the following year.

For faster service, email the completed application and additional required documentation to PTE@michigan.gov.

An additional submission option is to mail the completed application and required documents to:

**Michigan Department of Treasury
State Tax Commission
PO Box 30471
Lansing, MI 48909**

STC USE ONLY				
▶ LUCI Code	▶ Begin Date Real	▶ Begin Date Personal	▶ End Date Real	▶ End Date Personal

250 Industrial Drive Description and Proposed Restoration

This property has been used as a warehouse and light grinding facility for the last few years. Cobra MOTO and Cobra AERO will be utilizing space in the building at 250 Industrial as an expansion of our current operations at 240 Uran. The plan is to move all clean operations to 250 Industrial and maintain our machine shop, welding, and inventory at 240 Uran. The clean operations that will move include motorcycle assembly, motorcycle engine assembly, suspension, and AERO engine assembly.

Cobra will need to make a few significant upgrades to the building for it to meet our manufacturing requirements. The lighting in the building is not to our standard, so we will need to install brighter, energy efficient lighting throughout the shop floor. We also require a climate-controlled facility to ensure components do not rust. The building at 250 Industrial has air conditioning in the offices, but not in the shop. We will need to install an industrial HVAC unit as well as ductwork throughout the 20,000 sq ft shop floor. Cobra will need to add a battery testing facility and a dyno room to 250 Industrial.

With our other building being right next door, we would like to clear trees in between the two buildings and put in a connecting drive. We will have materials and components going back and forth daily and would like to maximize efficiency by connecting the two lots. We would also like to add a semi-friendly driveway in front of the shipping docks that would connect to Uran Street. By doing this, we would increase the life of the current parking lot by keeping semis off the main portion.

Cobra MOTO Budget

Project	Estimated Cost
Driveway in front of shipping docks - semi friendly	75,000.00
Energy efficient lighting	50,000.00
Floor Polishing & repair	60,000.00
Air Conditioning	80,000.00
Connecting Drive/Tree Removal	50,000.00
Dyno Room #1	66,000.00
Dyno Room #2	66,000.00
Battery Testing Facility	20,000.00
Remodel Front Office	40,000.00
Running Fiber to the building	?
Road name change	?
	<hr/>
	\$ 507,000.00

Legal Description of Property

Lot 23 of Hillsdale Industrial Park No. 2, being a part of the Northeast 1/4 of Section 21, Town 6 South, Range 3 West, City of Hillsdale, Hillsdale County, Michigan, according to the recorded plat thereof, as recorded in Liber 10 of Plats, Pages 28, 29, and 30, Hillsdale County Records.

Tax Parcel 30-006-221-276-08

RESOLUTION NO. 574

RE: CALLING FOR THE ESTABLISHMENT OF AN INDUSTRIAL DEVELOPMENT DISTRICT
IN THE CERTIFIED HILLSDALE INDUSTRIAL PARK

WHEREAS, pursuant to Act 198, Public Act of 1974, this Council has the authority to establish industrial development districts within the boundaries of the City of Hillsdale, and

WHEREAS, a proposal was made regarding the establishment of an industrial development district within the boundaries of the certified Hillsdale Industrial Park, and

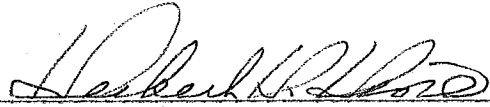
WHEREAS, written notice has been given by certified mail to each land owner located within the proposed industrial development district of the Council's pending action on this resolution and of their right to a hearing on the establishment of the proposed industrial development district, and

WHEREAS, on January 13, 1975, a Public Hearing was held concerning the establishment of an industrial development district within the boundaries of the certified Hillsdale Industrial Park at which time property owners and manufacturers located within the proposed district and other residents and taxpayers of the City of Hillsdale had an opportunity to be heard; therefore,

BE IT RESOLVED, that this Council, pursuant to Act 198, Public Act of 1974, establish an industrial development district within the following area of the City of Hillsdale:

Hillsdale Industrial Park Plat except Lot 11 thereof, City of Hillsdale. Also a parcel of land described as commencing 665.4' East and 1331.5' North of West $\frac{1}{4}$ post of Section 22, T6S R3W, thence East 537.7'; thence South 132'; thence West 537.7'; thence North 132' to the point of beginning being contiguous thereto. Also a parcel of land described as the East one-half of northeast $\frac{1}{4}$ of Section 21 T6S R3W (also known as the Industrial Park Plat No. 2).

Passed in open Council meeting this 13th day of January, 1975.


Herbert H. Hine, Mayor

ATTEST:



Ruth K. Ladd, Deputy City Clerk

**INDUSTRIAL FACILITIES EXEMPTION APPLICATION
AFFIDAVIT OF PROJECT BEGIN DATES**

I swear and affirm by my signature below that the real property project beginning of construction date and/or personal property project installation begin date, associated with the application for Industrial Facilities Exemption Certificate under PA 198 of 1974, as amended, in the amount of \$507,000, filed with the City of Hillsdale for a facility located at 250 Industrial Drive, Hillsdale, MI 49242 is as follows:

Real Property Project Begin Date: August 11, 2025

Applicant Name: Cobra Moto, LLC

Signature: 

Printed Name: Rachel Williamson

Title: Controller

Date: 10/21/25

INDUSTRIAL FACILITIES EXEMPTION (IFE) CERTIFICATE – LETTER OF
AGREEMENT
P.A. 334 OF 1993

This Agreement between Cobra Moto, LLC (the Company) and the City of Hillsdale (Hillsdale) is for the purpose of fulfilling the requirements of P.A. 198, as amended, in P.A. 224, Section 22. In consideration of approval of the IFE requested by the Company's application received by the City Clerk on August 7, 2025, the Company understands that through its investment of \$507,000 in real property improvements, and the City of Hillsdale by its investment of the IFE, are mutually investing in and benefitting from this economic development project, and, furthermore, agree to the following:

1. The number of new jobs created or existing jobs retained by the Company will be no fewer than the number set forth in the application.
2. The Company will accomplish the creation and/or retention of such jobs through the construction and/or expansion project described in the Application.
3. The Company will pay all taxes on taxable personal or real property to which the IFE is applicable when and as due (which shall not be construed as a limitation or prohibition on the Company filing an appropriate challenge, claim or appeal as it relates to assessed value, taxable value, method of valuation, classification or any other matter as may be provided for under Michigan law).
4. The Company will provide Hillsdale with written reports verifying that the terms of the agreement have been and continue to be met until expiration of the Certificate. The report shall contain the following information:
 - a. In the first year following issuance of the certificate, if any existing jobs were identified on the application, the nature, number and extent, including pay rates and benefits of the existing jobs as of the date of application.
 - b. Upon completion of the project, the actual cost of the project. If the actual project costs differ substantially from the project costs represented or projected in the application, a statement detailing and explaining the divergence and setting forth the reasons and cash amount thereof. [NOTE: FOR PURPOSES OF THIS SUBSECTION "DIFFER SUBSTANTIALLY" SHALL MEAN A DIVERGENCE OF 10% OR MORE.]
 - c. Annually by January 31 of each year for which the Certificate remains in effect, the nature, number and extent, including pay rates and benefits, of existing jobs as of December 31 of the prior year. If the projection for the creation and/or retention of jobs was not reached, a detailed statement of the shortfall or failure and the reasons for such shortfall or failure shall be included.
5. Each of the parties to this agreement acknowledge that certain economic conditions beyond the control of the Company might impair the Company's ability to meet or maintain its

promised increased employment levels within the Company's Hillsdale facility and/or the maintenance of its present employment levels in said facility, or its ability to meet its other promises and covenants to Hillsdale under this Agreement.

- a. In the event such conditions exist at the time of any reports required to be provided by the Company to Hillsdale pursuant to this Agreement, the Company shall provide detailed information and documentation of the circumstances claimed to account for any default in or other failure to meet any of its promises or covenants to Hillsdale under this Agreement.
 - b. After receipt of such information, Hillsdale shall notify the Company in writing as to whether Hillsdale intends to find the Company in default under this Agreement.
 - c. Upon receipt of written notice of any alleged default under this Agreement delivered to the Company in person or by certified mail, return receipt requested, at the address set forth above, Company shall have not less than thirty (30) days to cure the default.
6. As specific inducement to Hillsdale to grant the IFE and as part of the consideration therefore, the Company agrees to maintain the facility as identified in the Application for which the IFE is requested within the industrial development district or plant rehabilitation district in which it is located at the time the IFE is granted, unless such industrial development district or plant rehabilitation district is expanded, in which case the facility, or any portion thereof, may be maintained within that expanded district. If the Company relocates the facility during the period the IFE is in effect to a location that is outside of the industrial development district or plant rehabilitation district in which it is located at the time the IFE is granted, the Company acknowledges and agrees that it shall be liable to and shall forthwith pay Hillsdale an amount that is equal to the difference between the industrial facilities tax to be paid by the Company for the tax years remaining under the IFE that is in effect and the general ad valorem property tax that the Company would have paid if the Company did not have the IFE in effect for those years; provided, however, that the Company shall only be liable for payment of taxes on personal property in those tax years that the ad valorem personal property tax is in effect in the State of Michigan; provided, further, that in the event of the Company's relocation of the facility outside of the industrial development district or plant rehabilitation district in which it is located at the time the IFE is granted, Hillsdale may forgive the Company's tax liability if Hillsdale determines that it is in its best interest to do so.
7. Should the Company default under this Agreement or fail to remain in operation in Hillsdale, Hillsdale may, but shall not be required to, request that the State Tax Commission revoke the remaining term of the IFE and seek to enforce all remedies at law that Hillsdale may have available to it.
 - a. In the event the State Tax Commission revokes the IFE prior to the IFE expiring, the Company agrees to reimburse Hillsdale and all affected taxing jurisdictions the full amount, if any, of the taxes, whether real or personal property in nature, that had been abated in the years of the term of the IFE during which the Company was in default of this Agreement, plus interest of 1% over the adjusted prime rate as determined by the Michigan Department of Treasury under MCL 205.737, section 37(4) of the Tax Tribunal Act PA 186 of 1973; to wit: After June 30, 2012, interest shall accrue at 1 percentage point above the adjusted prime rate. As used in this section, "adjusted prime rate" means the average predominant prime rate quoted by

not fewer than 3 commercial banks to large businesses, as determined by the Department of Treasury. The Company shall be liable for reimbursement of taxes on personal property only for those years that the ad valorem personal property tax is in effect in the State of Michigan.

- b. The transfer to another entity of the facility, or a portion thereof, alone shall not constitute failure to remain in operation under this Agreement so long as the transfer certificate transferring all or a portion of the IFE to the other entity is approved by Hillsdale and the State Tax Commission.
8. Hillsdale agrees to supply the Company at the Hillsdale location described in its application for an IFE during the term of such IFE with the full range of municipal services as are offered by it to its industrial citizens on such rates and terms as are then approved and declared effective by Hillsdale's City Council.

This agreement is assignable and transferable by either party with advance written consent. The agreement may only be altered upon mutual consent of both parties.

IN WITNESS WHEREOF the parties hereto have set their hands and seals.

Witnessed by:

Rachel Sawell

COBRA MOTO, LLC

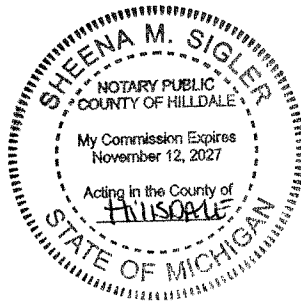
Raoul Wilhoit
(signature)

By: Rachel Williamson
(print name)

Its: Controller
(print title)

STATE OF MICHIGAN)
) ss:
County of Hillsdale)

On this 2 day of OCTOBER 2025 before me a Notary Public within and for said County and State, personally came the above named Rachel Williamson to me known to be the same persons described in and who executed the within instrument, who acknowledged the same to be their free act and deed.



Sheena M. Sigler, Notary Public
Commissioned and Acting in
HILLSDALE County,
Michigan

My commission expires: NOVEMBER 12, 2027

CITY OF HILLSDALE, MICHIGAN
RESOLUTION NO. _____

RESOLUTION APPROVING AN APPLICATION OF COBRA MOTO, LLC FOR INDUSTRIAL FACILITIES TAX EXEMPTION CERTIFICATE FOR A NEW FACILITY

Minutes of a regular meeting of the City Council of the City of Hillsdale, held on October 6, 2025, at City Hall Council Chambers, 97 North Broad Street, in Hillsdale, Michigan, at 7:00 p.m.

PRESENT:

ABSENT:

The following preamble and resolution were offered by Council Member _____ and seconded by Council Member _____.

Resolution _____ Approving Application of Cobra Moto, LLC for Industrial Facilities Tax Exemption Certificate for a New Facility

WHEREAS, pursuant to P.A. 198 of 1974, M.C.L. 207.551 et seq., after a duly noticed public hearing held on January 13, 1975, this Council by resolution No. 574 established City of Hillsdale Industrial Development District No. 1, encompassing the lands described as HILLSDALE INDUSTRIAL PARK PLAT EXCEPT LOT 11 THEREOF, CITY OF HILLSDALE. ALSO A PARCEL OF LAND DESCRIBED AS COMMENCING 655.4' EAST AND 1331.5' NORTH OF WEST 1/4 POST OF SECTION 22, T6S R3W, THENCE EAST 537.7'; THENCE SOUTH 132'; THENCE WEST 537.7'; THENCE NORTH 132' TO THE POINT OF BEGINNING BEING CONTINUOUS THERETO. ALSO A PARCEL OF LAND DESCRIBED AS THE EAST ONE-HALF OF NORTHEAST 1/4 OF SECTION 21 T6S R3W (ALSO KNOWN AS THE INDUSTRIAL PARK PLAT NO. 2); and

WHEREAS, Cobra Moto, LLC has filed an application for an Industrial Facilities Exemption Certificate with respect to a new facility within the City of Hillsdale Industrial Development District No.1; and

WHEREAS, before acting on said application, the City of Hillsdale held a hearing on October 6, 2025 at the City Hall Council Chambers, 97 North Broad Street, in Hillsdale, Michigan, at 7:00 p.m., at which hearing the applicant, the Assessor and a representative of the affected taxing units were given written notice and were afforded an opportunity to be heard on said application; and

WHEREAS, construction of the facility had not begun earlier than six (6) months before August 7, 2025, the date of acceptance of the application for the Industrial Facilities Exemption Certificate; and

WHEREAS, completion of the facility is calculated to and will at the time of issuance of the certificate have the reasonable likelihood to retain, create or prevent the loss of employment in the City of Hillsdale; and

WHEREAS, the aggregate SEV of real and personal property exempt from ad valorem taxes within the City of Hillsdale, after granting this certificate, will not exceed 5% of an amount equal to the sum of the SEV of the unit, plus the SEV of personal and real property thus exempted.

NOW, THEREFORE, BE IT RESOLVED BY the City Council of the City of Hillsdale that:

1. The Council finds and determines that the granting of the Industrial Facilities Exemption Certificate considered together with the aggregate amount of certificates previously granted and currently in force under Act No. 198 of the Public Acts of 1974, shall not have the effect of substantially impeding the operation of the City of Hillsdale, or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in the City of Hillsdale.

2. The application from Cobra Moto, LLC for an Industrial Facilities Exemption Certificate, with respect to a New Facility on the following described parcel of real property situated within the City of Hillsdale Industrial Development District No. 1, to wit:

LOT 23 OF HILLSDALE INDUSTRIAL PARK NO. 2, BEING A PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWN 6 SOUTH, RANGE 3 WEST, CITY OF HILLSDALE, HILLSDALE COUNTY, MICHIGAN, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 10 OF PLATS, PAGES 28, 29, AND 30, HILLSDALE COUNTY RECORDS

Property Tax Identification Number 30-006-221-276-08

Commonly Known As: 250 Industrial Drive

be and the same is hereby approved.

3. The Industrial Facilities Exemption Certificate when issued shall be and remain in force for a period of 12 years after completion.

AYES: _____

NAYES: _____

RESOLUTION DELCARED ADOPTED.

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the City Council of the City of Hillsdale, County of Hillsdale, Michigan, at a regular meeting held on October 6, 2025

Joshua Paladino, Mayor Pro Tem

Katy Price, Clerk

City of Hillsdale Agenda Item Summary

Meeting Date: **October 6, 2025**

Agenda Item: **New Business**

SUBJECT: **Camp Hope**

BACKGROUND PROVIDED BY STAFF (Kimberly Thomas, Assessor/Code Official)

Property History: The property in question is located at the southwest corner of West Carleton Road (M-99) and Mechanic Street. Following mortgage foreclosure in 2002, the property was purchased by the William C VanEngelenburg Revocable Trust and Vanderstow Investments Co, Inc., each with a 50% interest. Following Mr. VanEngelenburg's death, the trust's interest was transferred to his son, "Bill."

BMAK Charity Thrifts, doing business as Hillsdale Community Thrift, began leasing the property in 2018 and, on January 25, 2021, entered into a land contract to purchase the property. According to the BMAK corporate filings, all proceeds of the store are used for charitable purposes, including but not limited to, "relief of the poor, the distressed and the underprivileged, along with donations to charities within the county where the facility is located." Melissa DesJardin is listed as the resident agent and the incorporator.

- 390 W Carleton Rd – 1966 Elias Brothers Big Boy restaurant (later Bingo's).
 - 2005 Arbor Garden Florist
 - 2009 Shanagan's
 - 2010 Xpressions Salon & Spa
 - 2018 Hillsdale Community Thrift Store
- 386 W Carleton Rd – 2005 Arbor Garden Florist - 1,280 sf t-shaped "Outdoor Garden Center" (800 square foot commercial greenhouse with two 10'x24' lean-tos)
 - 2009 Rockman Insurance
 - 2014 Hilltop Counseling
 - 2018 Hillsdale Community Thrift (warehouse?)
- 388 W Carleton Rd – 2023 tent constructed without permits. Melissa DesJardin told the Collegian for their September 19, 2024 article, "We eventually put two big wedding tents together and my husband insulated it and ran electricity through it. It's equipped with a sleeping area and a living area."

Camp Hope History:

- July 18, 2023 Branch-Hillsdale-St. Joseph Community Health Agency conducted an inspection, met with Mrs. DesJardin, and issued a letter to Hillsdale Community Thrift Store for violating Michigan Compiled Law Section 333.12501(1)(a), operating a temporary camping facility with 5 or more sites without a campground license. The letter ordered discontinuance of the campground within 60 days (September 16, 2023).
- October 3, 2023 BHSJ Health Department letter issued verifying that the property was in compliance with the state campground law (camping limited to no more than 4 sites so no campground license required). They did not address any other potential violations of state law or city ordinance (copies of both letters provided to the city assessor's office on September 24, 2024).
- May 29, 2024 Hillsdale Daily News (HDN) reported 19 people living in the tent or occupying "office space" at the thrift store.
- September 19, 2024 Collegian article stated that there were at one time 17 tents and inaccurately stated, "To comply with state regulations, Desjardin obtained a camping license, enabling the site to legally host multiple tents and provide structured shelter."
- October 30, 2024 code enforcement staff met with Mrs. DesJardin and issued a formal letter for construction without a zoning compliance permit, with a 90-day deadline to remove the tent structure (by January 28, 2025).
- November 20, 2024 HDN article reported 23 residents housed in the tent, including children.
- December 2, 2024 Council - members made it clear during discussion that they would not support forcible eviction and removal of the tent during the winter months.
- January 7, 2025 request submitted and approved to extend the deadline to April 30, 2025
- March 14, 2025 request was submitted to extend the deadline to December of 2025. The request stated, "We still have 11 people in the tent. We are still working on housing for them. Our goal is to have them all in housing before winter." Request denied, letter issued March 27, 2025 reiterating the April 30, 2025 deadline.
- May 1, 2025 staff verified tent had not been removed and a civil infraction notice of violation was issued naming Melissa DesJardin as personally responsible.
- May 5, 2025 DesJardin reported to Council (according to HDN articles)
 - 11 residents at Camp Hope
 - Working on a plan to move the thrift store to a location in the downtown
 - Building at 390 to be renovated for transitional housing for up to 30 residents, with separate sleeping areas for men and women, a full kitchen and an on-site social worker.
 - "I can execute this plan in less than four months."
 - Property would need to be rezoned.
- May 22, 2025 Public Safety Committee recommended "no leniency" after hearing complaints from residents of a neighboring apartment complex.
 - Councilman Socha reported that there had been 28 police calls and 42 fire calls to Camp Hope since its inception.
- June 26, 2025 tent still not removed, civil infraction citation issued to BMAK Charity Thrifts, with Melissa DesJardin named as the executive director.
- July 30, 2025 still not in compliance.

- August 7, 2025 Facebook post by Hillsdale Community Thrift looking for volunteers to help with transportation, paperwork, and meals for 24 Campers (more than twice the number reported at the May 5 council meeting).
- September 2, 2025 District Court Hearing
 - Staff verified and took pictures to document that the property was still not in compliance and was adversely affecting neighboring properties.
 - 3:04 pm Hillsdale Community Thrift made a Facebook post regarding the hearing, stating that they had 25 adults and 3 minors living at the camp.
 - The city attorney presented an option for DesJardin, as agent for BMAK, to sign a consent judgment agreeing to obtain zoning permits or remove the noncompliant structure within 14 days. The consent was signed by Melissa DesJardin as the authorized agent for BMAK Charity Thrifts. The judgment provided that if the property was not brought into compliance within the 14-day deadline, then the court would assess fines and costs (including the city's attorney fees) and the city staff or their contractors would be authorized to enter the property to remove any noncompliant structures.
- September 11, 2025 Collegian article - DesJardin indicated that she was working on a plan to renovate the building at 386 for transitional housing. This plan was reiterated in person by DesJardin to code enforcement staff:
 - Would submit a formal request for an extension of the deadline.
 - Hired an engineer to prepare plans and would share when they were available.
 - Possibly county funding from opioid settlement.
- September 18, 2025 city attorney contacted code enforcement the assessor indicating that the district court was asking for verification whether or not the property was in compliance.
 - Staff inspection, pictures verified that tent was still present
 - Verified no formal applications filed for permits to bring the property into compliance.
 - No request submitted to extend the deadline.
 - Affidavit of noncompliance prepared by the attorney and signed by assessor.
- September 22, 2025 county building inspection contacted code enforcement with question regarding tentative plans that had been submitted to his office for renovation of 386 (engineer asked that the plans not be shared with the city until the county inspector approved).
- September 25, 2025 Hillsdale District Court issued default judgments for two separate violations of the Hillsdale zoning code:
 - 36-034, construction without a zoning compliance permit
 - 36-005, structure occupied as dwelling without meeting minimum standards

As of October 1, 2025 no applications for any permits have been filed with the city, despite the Collegian reporting on September 25 that, "After meeting the deadline to bring its facility up to code, Camp Hope is preparing to transition into a standalone nonprofit under the new name HOPE Harbor." The article also indicates that they plan to keep the tent structure (388) for storage, and that the current structure at 386 is adequate to house 16 people but they plan to expand it to accommodate around 30.

STAFF REQUEST:

Direct the assessor, as code official, to:

1. Post the tent structure as unsafe for occupancy, begin eviction proceedings against the “campers,” and remove the noncompliant structure as authorized by the consent judgment; OR
2. Issue additional civil infraction notices for each day the violation continues (Ordinance #2023-01 – “Any person violating any provision of this chapter shall be deemed to have committed a separate municipal civil infraction for each day the violation continues.”); OR

The permits required to bring the property into compliance include, but may not be limited to:

- a. City Zoning Compliance Permit
 - i. Commercial site plan review by the Planning Commission
 - ii. The site plan must include details for all work planned for the change in use and expansion of the existing building at 386
 - iii. Must also include locations and descriptions of all permanent and temporary structures to be used for accessory storage, including designated locations for any current and future shipping containers.
- b. County Permits, including a detailed plan review for the change in use of the existing building at 386.
 - i. Building
 - ii. Electrical
 - iii. Plumbing
 - iv. Mechanical
- c. City Right-of-way permit from the Department of Public Services.
- d. Final inspection by the fire department for the Certificate of Occupancy and issuance of an initial use & occupancy permit (property maintenance and fire safety code inspection). The use & occupancy permit is required every 2 years for transient and semi-transient occupancies.

STATE OF MICHIGAN

IN THE DISTRICT COURT FOR THE COUNTY OF HILLSDALE

CITY OF HILLSDALE,

Plaintiff,

v.

BMAK CHARITY THRIFTS,

Defendant.

File Nos. 25-H2622 ON and
25-H2622B ON

HON. MEGAN R.M. STIVERSON
District Court Judge

Thomas L. Thompson (P48937)
LOVINGER & THOMPSON, P.C.
Attorneys for Plaintiff
91 S. Broad Street, P.O. Box 358
Hillsdale, Michigan 49242
Phone: (517) 439-1421
Email: tlthompsons@me.com

BMAK Charity Thrifts
Defendant, In Pro Per
c/o Melissa DesJardin, Resident Agent
390 W. Carleton Rd.
Hillsdale, Michigan 49242

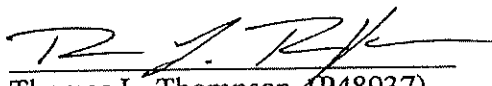
CONSENT JUDGMENT

CONSENT

The parties hereby consent and agree that the following Judgment may be entered by the Court as a complete resolution of the above-captioned matter.

CITY OF HILLSDALE


By:


Thomas L. Thompson (P48937)
Attorney for Plaintiff

Dated: September 2, 2025

BMAK CHARITY THRIFTS

By:


Melissa DesJardin
Its Authorized Representative

Dated: September 2, 2025

JUDGMENT

At a session of said Court held in the Courthouse Annex in the City of Hillsdale, County of Hillsdale, State of Michigan, this 7th day of September, 2025.

PRESENT: HON. MEGAN R.M. STIVERSON
District Court Judge

This matter having come before the Court upon the consent and agreement of the parties, and the Court being otherwise fully advised in the premises,

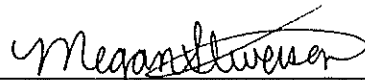
IT IS HEREBY ORDERED AND ADJUDGED that the Defendant, BMAK Charity Thrifts, a Michigan nonprofit corporation, by and through its director and authorized representative, Melissa DesJardin, has admitted responsibility for the violation of the requirements of Section 36-34 of the Hillsdale Municipal Code, as generally described on the Municipal Civil Infraction Citation issued in this matter, with regard to the property located at 390 W. Carleton Rd. in the City of Hillsdale, Michigan, said violation constituting a municipal civil infraction;

IT IS FURTHER ORDERED AND ADJUDGED that, within 14 days of the date of this Judgment, Defendant shall bring the property located at 390 W. Carleton Rd., Hillsdale, Michigan, 49242, into compliance with the requirements of the applicable municipal ordinance by applying for and completing all requirements necessary to obtain the required zoning permits for all structures constructed on the property without such permits, and by bringing all such structures into compliance with the requirements of any such permits or, in the alternative, by removing all noncompliant structures from the property. Upon the completion of the work and obtaining the required permits, or upon the removal of all noncompliant structures from the property, and prior to the end of the above-referenced 14-day period, Defendant shall contact the office of the Code Official for the City of Hillsdale and arrange for an inspection of the property to verify that the

property is in compliance with the requirements of this Judgment. In the event that the Defendant brings the property into compliance as provided for above, Defendant will not be assessed any fines or costs.

IT IS FURTHER ORDERED AND ADJUDGED that in the event that Defendant fails to bring the property into compliance with City ordinance as required by the terms of this Judgment, as such failure may be indicated by the filing of an Affidavit to such effect by the Code Official of the City of Hillsdale, fines and costs shall be assessed against Defendant in such amount as may be determined by the Court, Defendant shall be assessed the City's direct and indirect expenses incurred in association with this matter in the amount of \$250.00, as provided for in MCL 600.8727(3); and the City of Hillsdale and its employees, agents, and contractors will be authorized to enter onto the property and to perform such work as is necessary to bring the property into compliance with the aforementioned ordinances of the City, including the removal of any and all structures that have been constructed on the property without the required permits, with the expenses to be assessed directly against the Defendant and to also be assessed as a lien against the property in the form of a special assessment.

Except with regard to the continuing jurisdiction of this Court to enforce the executory provisions hereof, this Judgment resolves the last pending claim and closes this case.



Hon. Megan R.M. Stiverson (P67160)
District Court Judge

Prepared by:
Thomas L. Thompson (P48937)
Attorney for Plaintiff
91 S. Broad Street, P.O. Box 358
Hillsdale, Michigan 49242
Phone: (517) 439-1421
Email: tlthompsons@me.com

STATE OF MICHIGAN

IN THE DISTRICT COURT FOR THE COUNTY OF HILLSDALE

CITY OF HILLSDALE,

Plaintiff,

File Nos. 25-H2622 ON and
25-H2622B ON

v.

HON. MEGAN R.M. STIVERSON
District Court Judge

BMAK CHARITY THRIFTS,

Defendant.

Thomas L. Thompson (P48937)
LOVINGER & THOMPSON, P.C.
Attorneys for Plaintiff
91 S. Broad Street, P.O. Box 358
Hillsdale, Michigan 49242
Phone: (517) 439-1421
Email: tlthompsonsr@me.com

BMAK Charity Thrifts
Defendant, In Pro Per
c/o Melissa DesJardin, Resident Agent
390 W. Carleton Rd.
Hillsdale, Michigan 49242

AFFIDAVIT OF KIMBERLY THOMAS

Kimberly Thomas, being first duly sworn, deposes and says as follows:

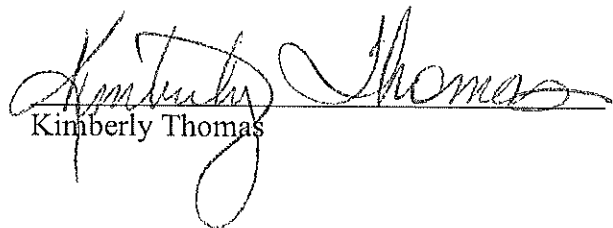
1. I have firsthand knowledge of the matters set forth in this Affidavit and can testify competently as a witness to said matters if called upon to do so.
2. I am the duly appointed code enforcement officer for the City of Hillsdale, Michigan.
3. Pursuant to the terms of the Judgment entered by the Court in the above-captioned matter, the Defendant was required to bring the property located at 390 W. Carleton Rd., Hillsdale,

Michigan, 49242, into compliance with the requirements of the ordinances of the City of Hillsdale by applying for and completing all requirements necessary to obtain the required zoning permits for all structures constructed on the property without such permits and by bringing all such structures into compliance with the requirements of any such permits or, in the alternative, by removing all noncompliant structures from the property.

4. As of the date of this Affidavit, the Defendant not applied for or obtained any required permits the use of a noncompliant tent structure located on the property, and Defendant has failed to remove the noncompliant tent structure from the property.

5. In light of the failure of the Defendant to comply with the terms of the Judgment, I hereby verify that, by virtue of Defendant's failure to complete all of the work necessary to bring the Property into compliance with City ordinance as required by the terms of the Judgment: the Court may assess fines and costs against the Defendant as provided for in the Judgment entered in this matter; Defendant shall be assessed the City's direct and indirect expenses incurred in association with this matter in the amount of \$250.00, as provided for in MCL 600.8727(3) and in the Judgment; and the City of Hillsdale and its employees, agents, and contractors are authorized to enter onto the property and to perform such work as is necessary to bring the Property into compliance with the ordinances of the City, including the removal of the noncompliant tent structure located on the Property, with the expenses to be assessed directly against the Defendant and to also be assessed as a lien against the Property in the form of a special assessment.

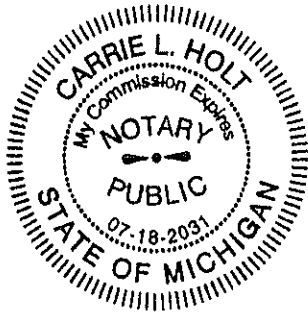
Further Affiant saith not.


Kimberly Thomas

STATE OF MICHIGAN)
) ss.

COUNTY OF HILLSDALE)

On this 21 day of September, 2025, before me, a Notary Public in and for said County and State, personally came Kimberly Thomas, to me known to be the same person described in and who executed the above instrument, and who acknowledged that the contents thereof are true to the best of her own personal knowledge, except those matters stated to be upon information and belief, and as to those matters she believes them to be true.



Carrie L. Holt

Carrie L. Holt, Notary Public
Branch County, Michigan
Acting in Hillsdale County, Michigan
My Commission Expires: 7/18/2031

STATE OF MICHIGAN 2-B JUDICIAL DISTRICT HILLSDALE COUNTY	JUDGMENT Civil Infraction	Case No: 25H2622B ON X-Ref: H2622
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Court Address 49 NORTH HOWELL ST
HILLSDALE, MI 49242

Court Telephone no.
517-437-7329

Plaintiff

The ☐ State ☐ Township ☐ City ☐ Village
of CITY OF HILLSDALE

V

Defendant name, address, and telephone no.


DESJARDIN/MELISSA/MARIE
390 W CARLETON
HILLSDALE, MI 49242

☐ Statute ☒ Ordinance Infraction: NO PERMIT HC Infraction date: 6/26/2025

DEFAULT ENTRY

I certify that:

1. The defendant has not made a scheduled appearance nor answered the citation within the time allowed by statute.
- ☒ 2. The defendant is not in the military service or is in the military service but received notice and adequate time and opportunity to appear and defend.
3. The default of the defendant is entered.


Clerk/Deputy clerk/Magistrate signature 9-25-25
Date

JUDGMENT

THE COURT FINDS:

- ☒ 2. The defendant is in default. The citation/complaint is sufficient to make a determination of responsibility.

IT IS ORDERED: Note: For a defendant on active military duty, default judgment shall not be entered, except as provided by the Servicemembers Civil Relief Act.

- ☒ 6. The defendant must pay the balance due by returning a copy of this judgment with payment.

Amount of judgment

Fine and							
Costs	\$					130.00	
State costs	\$					40.00	
	\$						
Total	\$					170.00	
Bond forfeited	\$						
Balance due	\$					170.00	

Date owed: 10 days

- ☒ 7. Other: RESPONDENT TO PAY \$250 DIRECTLY TO CITY OF HILLSDALE.


Judge/Magistrate/Deputy court clerk SEPT. 25, 2025
Date

NOTICE TO THE DEFENDANT: Fine, costs, and fees not paid within 56 days of the date owed are subject to a 20% late penalty on the amount owed. If you are not able to pay due to financial hardship, contact the court immediately to request a payment alternative.

If this judgment is the result of an informal hearing, you may appeal the decision within 7 days of the judgment date (form CIA 05). If this judgment is a result of a formal hearing, you may appeal the decision within 21 days of the judgment date (form MC 55). If this judgment is based on an admission of responsibility, you may file a written request to withdraw your admission within 14 days of the admission (form CIA 05). If this judgment is the result of a default, you may be able to have the default set aside by filing a motion (form CIA 04) within 14 days of the date the judgment was served. A bond equal to the amount of the judgment is required in all instances.

Use Note: certificate does not need to be completed if the document is served through MiFile.

CERTIFICATE OF SERVICE

I certify that on this date

- ☐ I have personally served a copy of this judgment on the defendant.
☐ I have served a copy of this judgment on the defendant by first-class mail addressed to his/her last-known address as defined by MCR 2.107(C)(3).

I declare under the penalties of perjury that this certificate of service has been examined by me and that its contents are true to the best of my information, knowledge, and belief.

R. D. Daxson
Clerk/Deputy clerk/Magistrate signature

9-25-25
Date

STATE OF MICHIGAN 2-B JUDICIAL DISTRICT HILLSDALE COUNTY	JUDGMENT Civil Infraction	Case No: 25H2622 ON X-Ref: H2622
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Court Address 49 NORTH HOWELL ST
HILLSDALE, MI 49242

Court Telephone no.
517-437-7329

Plaintiff The <input type="checkbox"/> State <input type="checkbox"/> Township <input type="checkbox"/> City <input type="checkbox"/> Village of <u>CITY OF HILLSDALE</u>	V	Defendant name, address, and telephone no. DESJARDIN/MELISSA/MARIE 390 W CARLETON HILLSDALE, MI 49242
--	----------	---

☐ Statute
☒ Ordinance
Infraction: PERMIT-HILLS
Infraction date: 6/26/2025

DEFAULT ENTRY

I certify that:

1. The defendant has not made a scheduled appearance nor answered the citation within the time allowed by statute.
- ☒ 2. The defendant is not in the military service or is in the military service but received notice and adequate time and opportunity to appear and defend.
3. The default of the defendant is entered.

Clerk/Deputy Clerk/Magistrate signature 9-25-25
Date

JUDGMENT

THE COURT FINDS:

- ☒ 2. The defendant is in default. The citation/complaint is sufficient to make a determination of responsibility.

IT IS ORDERED: Note: For a defendant on active military duty, default judgment shall not be entered, except as provided by the Servicemembers Civil Relief Act.

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Costs	\$	<u>130.00</u>
State costs	\$	<u>40.00</u>
	\$	
Total	\$	<u>170.00</u>
Bond forfeited	\$	
Balance due	\$	<u>170.00</u>

Date owed: 10 days

- ☒ 7. Other: RESPONDENT TO PAY \$250 DIRECTLY TO CITY OF HILLSDALE.

Judge/Magistrate/Deputy court clerk SEPT. 25, 2025
Date

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If this judgment is the result of an informal hearing, you may appeal the decision within 7 days of the judgment date (form CIA 05). If this judgment is a result of a formal hearing, you may appeal the decision within 21 days of the judgment date (form MC 55). If this judgment is based on an admission of responsibility, you may file a written request to withdraw your admission within 14 days of the admission (form CIA 05). If this judgment is the result of a default, you may be able to have the default set aside by filing a motion (form CIA 04) within 14 days of the date the judgment was served. A bond equal to the amount of the judgment is required in all instances.

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- ☐ I have personally served a copy of this judgment on the defendant.
☒ I have served a copy of this judgment on the defendant by first-class mail addressed to his/her last-known address as defined by MCR 2.107(C)(3).

I declare under the penalties of perjury that this certificate of service has been examined by me and that its contents are true to the best of my information, knowledge, and belief.

R. D. Foster
Clerk/Deputy clerk/Magistrate signature

9-25-25
Date

City of Hillsdale

Agenda Item Summary

Meeting Date: October 6, 2025

Agenda Item: Old Business

SUBJECT: Keefer House Hotel, LLC OPRA Resolution Amendment

BACKGROUND PROVIDED BY STAFF (Sam Fry, Assistant City Manager/Economic Development Coordinator):

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 16, 2024, Hillsdale City Council approved an amendment to extend the project's completion date to September 30, 2025.

Keefer House Hotel, LLC has now requested an additional extension of the completion date to December 31, 2025. The amendment would ensure the State Tax Commission does not revoke the OPRA certificate while the project remains ongoing, as OPRAs are subject to State Tax Commission review after being approved at the local level.

RECOMMENDATION:

Review and consider the OPRA amendment request. The Hillsdale City Council can take either of the following courses of action regarding this request:

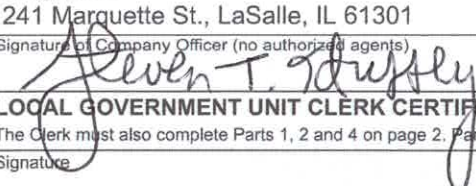
1. Adopt the proposed resolution
 - Adopt the attached resolution to amend Resolution #3372 to extend the project completion date to December 31, 2025.
 - This action will provide additional time for Keefer House Hotel, LLC to complete the rehabilitation project and ensure the OPRA certificate remains valid through the extended timeline.
2. Decline to adopt the proposed resolution
 - The project completion date will remain September 30, 2025.
 - If the project is not completed by that date, the OPRA certificate will still be in effect until Council takes future action to revoke it.
 - Beginning January 1, 2025, Council could adopt a resolution requesting the State Tax Commission revoke the certificate due to non-compliance with the project completion date set in the resolution approving the OPRA certificate.

Application for Obsolete Property Rehabilitation Exemption Certificate

Issued under authority of Public Act 146 of 2000, as amended.

This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

INSTRUCTIONS: File the completed application and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments. The original is retained by the clerk.) See State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility, (c) Description of the general nature and extent of the rehabilitation to be undertaken, (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility, (e) A time schedule for undertaking and completing the rehabilitation of the facility, (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

Applicant (Company) Name (applicant must be the OWNER of the facility) The Keefer House Hotel, LLC		
Company Mailing Address (Number and Street, P.O. Box, City, State, ZIP Code) 241 Marquette Street, LaSalle, IL 61301		
Location of obsolete facility (Number and Street, City, State, ZIP Code) 96, 100, 102, 104 N. Howell Street, Hillsdale, MI 49242		
City, Township, Village (indicate which) City of Hillsdale		County Hillsdale
Date of Commencement of Rehabilitation (mm/dd/yyyy) 9/24/2021	Planned date of Completion of Rehabilitation (mm/dd/yyyy) 12/31/2025	School District where facility is located (include school code) Hillsdale Community School
Estimated Cost of Rehabilitation \$11,000,000.00	Number of years exemption requested 12	
Attach legal description of obsolete property on separate sheet.		
Expected Project Outcomes (Check all that apply) <div><input checked="" type="checkbox"/> Increase commercial activity <input checked="" type="checkbox"/> Create employment <input type="checkbox"/> Retain employment <input type="checkbox"/> Prevent a loss of employment <input type="checkbox"/> Revitalize urban areas <input type="checkbox"/> Increase number of residents in the community in which the facility is situated</div> Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment. _____		
<input checked="" type="checkbox"/> Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the box at left if you wish to be considered for this exclusion.		
APPLICANT CERTIFICATION		
<p>The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.</p> <p>The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.</p> <p>It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.</p>		
Name of Company Officer (No authorized agents) Steven T. Hussey	Telephone Number (708) 953-2543	Fax Number
Mailing Address 241 Marquette St., LaSalle, IL 61301	E-mail Address steve.hussey@cl-red.com	
Signature of Company Officer (no authorized agents) 	Title General Manager	
LOCAL GOVERNMENT UNIT CLERK CERTIFICATION		
The Clerk must also complete Parts 1, 2 and 4 on page 2. Part 3 is to be completed by the Assessor.		
Signature	Date Application Received	
FOR STATE TAX COMMISSION USE		
Application Number	Date Received	LUCI Code

CITY OF HILLSDALE, MICHIGAN
RESOLUTION NO. _____

A RESOLUTION TO AMEND RESOLUTION NO. 3372 APPROVING OBSOLETE PROPERTY REHABILITATION CERTIFICATE APPLICATION FOR KEEFER HOUSE HOTEL, LLC FOR PROPERTY LOCATED AT 96, 100, 102, 104 N. HOWELL STREET, HILLSDALE, MICHIGAN

WHEREAS, City Council approved Resolution No. 3372 Approving Obsolete Property Rehabilitation Certificate Application for Keefer House Hotel, LLC for property located at 96, 100, 102, 104 N. Howell Street, Hillsdale, Michigan, at a regular meeting held on April 1, 2019;

WHEREAS, the City of Hillsdale required that rehabilitation of the facility shall be completed by December 30, 2021; and

WHEREAS, the rehabilitation of the facility was delayed by the COVID-19 pandemic, labor and material shortages, cost increases, and major water and foundation issues; and

WHEREAS, Keefer House Hotel, LLC submitted a letter to City Council requesting a new project completion date of December 31, 2025;

NOW, THEREFORE, BE IT RESOLVED that Resolution No. 3372 Approving Obsolete Property Rehabilitation Certificate Application for Keefer House Hotel, LLC for property located at 96, 100, 102, 104 N. Howell Street, Hillsdale, Michigan, is hereby amended to require that rehabilitation of the facility shall be completed by December 31, 2025.

AYES:

NAYS:

PASSED IN OPEN COUNCIL MEETING THIS 6th DAY OF OCTOBER, 2025.

Joshua Paladino, Mayor Pro Tem

Attest:

Katy Price, City Clerk

City of Hillsdale

Agenda Item Summary

Meeting Date: Monday, October 6, 2025

Agenda Item #: New Business

SUBJECT: City Engineer Appointment

BACKGROUND PROVIDED BY STAFF (David Mackie, City Manager):

The City of Hillsdale has identified and a City Engineer to fill the vacant position left after the departure of Kristin Bauer earlier this year. The civil engineer I would like to appoint to this position is Rob Stiverson. Stiverson has over 30 years of engineering and government experience that will be a tremendous asset to the City. Attached is his resume for your review. This appointment requires Council approval per Section 2-67 of the City Charter.

RECOMMENDATION:

City Council consider the City Manager's recommendation to approve appointing Rob Stiverson as the City's new full-time engineer.

**Contact:**

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Education

1991-1995

Bachelor of Science

Civil Engineering

Michigan Technological University
Houghton, Michigan

Pittsford High School
Pittsford, Michigan

References

Benjamin Tank

Tank Surveying

255 E. Huron Ave.

Bad Axe, MI 48413

989-269-2201

Gary Osminski

HCRC/HCDC County Engineer &
Deputy Drain Commissioner Retired
2375 Rapson Road
Bad Axe, MI 48413
989-551-9719

Robert D Stiverson
Professional Civil Engineer
License - #6201046894

Profile

Professional Civil Engineer with ~30+years of experience

Project Planning and Execution - Developed conceptual layout and budgets for use in grant application and for Budgeting purposes for municipalities such as Cities, Villages, Township, and County Drain and Road Commissions with varying funding sources as: USDA_RD, USDA_NRCS, MDOT Local Agency & Category B Grants Special Assessments and Local Municipality Funding.

Engineering Expertise: Oversaw and/or completed the Topographical Survey through the use of GPS Equipment, Total Stations, and old school Tapes Measures transits, and levels. This information was then brought into AutoCAD (Civil 3D) to create the necessary construction documentation such as Plan and Plan & Profile sheets in keeping with Governmental Regulatory Agencies such as EGLE and MDOT Drain and Road Commission.

Final Quantity take-offs were then completed and Bid and Contract documents were prepared and assisted with selecting and securing a Contractor.

Once in the Construction Phase, completed Construction Staking by use of GPS equipment and/or Leveling and Taping in the stakes. Once the contractor commenced work, did Periodic or Daily Inspection based on the complexity and scope of the project completing inspection reports including additional documentation such as MDOT Forms, or USDA required Documentation.

Budgeting & Resource Management

Prepared Conceptual Budget, Preliminary Budgets for Bidding Purposes, Prepared Pay Applications, Change Orders, Substantial & Final Completion Certifications such that I was involved in east step from Concept to Final Construction on multiple of projects from as small as Handicap Ramp Installation of \$25,000 to Community Wide Water Distribution Systems with 4 Contracts values over \$3.5 Million

Managed an Office with upto 16 full time and 4 part-time. Owned a 5 person civil engineering and surveying firm and briefly a City Manager over 24 full time, and 8 seasonal staff. Currently work at small firm coordinating projects with 18 staff as needed.

Stake holder Engagement is important at every stage of project from concept to construction, even going door to door to notify residents of construction activities that may impact their daily lives such as delivering water shut-off notification for bringing a new water main into service, or attending Town Hall meeting to discuss the need for a project.

Quality Assurance and Compliance - All work is done in accordance to the rules and regulation of the jurisdictional entities such as City, MDOT, EGLE, USDA as well as Municipality rules and regulations outlined in such documents as Zoning Ordinances Code of Ordinances, Master Plans, Park & Rec Plans, etc.

Reporting and Documentation: Good asset management plans based on engineering standards is key to providing non-biased projects and budgeting for priority projects using such standards as PASER rating for Street Surfaces, or SAW Grant guidelines for Sanitary Sewer and Water mains. These documents are useful in preparing reports Finance Committees and City Councils. As mentioned previously preparation of Project Estimates, Bid and Contract Documents, Inspection Reports, Pay Requests Change Orders, and other reports for an auditable file by the State or Federal Agencies is project needs require such audits.

These projects included Local Agency Bridges, County Drains, City & Village Streets Water mains, Sanitary Sewers, and Storm Sewer System including detention/retention facilities for municipalities such as: Huron County Road Commission, Huron County Drain Commission, City of Bad Axe, Village of Kinde, Village of Port Hope, Village of Port Austin, City of Sandusky, Village of Cass City, Village of Forestville, Forester Township.

Also, I have reviewed Site Plans for Planning Commission and Zoning Board of Appeals meetings and attended such meetings to help answer questions about the reviews.

I have a education in Structural Engineering as well, and have done designs for small buildings such as the Port Austin Township Hall, and Fish Cleaning Station for a Community Group in Port Hope.

On the private side, I've worked on Subdivisions, Condominium Projects, Apartment complexes, Gas Stations, and Commercial Retain Developments all completed following Municipal Standards, EGLE Standards for Part41, Part 399, Part 31, 301,303 (Sanitary Sewer, Water Main, Clean Water Act, Floodplains, Inland Lakes and Streams, and Wetlands). MDOT Standards for Driveways. Private work is not necessarily every step as a comprehensive municipal project by has many similar aspects.

Key Skills

AutoCAD - Civil 3D

Microsoft Office

Microsoft Word

Microsoft Excel

Microsoft PowerPoint

Michigan Engineers'

Resource Library (aka MERL)

MDOT Field Manager

US-ACE Hec-Ras

BSA - Assessing

BSA - Drain Assessing

Work Experience

August 2023 to Present

D&M Site, Inc.

Project Manager - Professional Engineer

401 Balsam St

Carrollton, MI 48724

989-752-6500

2007 to March, 2021; May, 2023 to August 2023

Stiverson & Associates, Inc.

Owner/Project Manager - Professional Engineer

255 E. Huron Ave

Bad Axe, MI 48413

989-269-2201

stiversonassoc@att.net

March 2021 to May 2023

City of Bad Axe

City Manager/City Engineer/Parks & Recreation

300 E. Huron Ave

Bad Axe, MI 48413

989-269-6479

Request contacting Joel Harrison - Council member - 1-810-941-8607

2004 to 2007

Wilcox Professional Services

Group Manager - Bad Axe Operations

255 E. Huron Ave

Bad Axe, MI 48413

No longer in Business - No Phone to Call

1996 to 2004

RC Engineering/RC Associates

Office Manager - Bad Axe Operations

No longer in Business - No Phone to Call

1991 to 1996

Department of Engineering

City of Jackson

Summer Intern

City of Hillsdale

Agenda Item Summary

Meeting Date: Monday, October 6, 2025

Agenda Item #: New Business

SUBJECT: Set Public Hearing for Obsolete Property Rehabilitation Act
Certificate for 16 S. Howell Street

BACKGROUND PROVIDED BY STAFF (Sam Fry, Assistant City Manager/Economic Development Coordinator):

The Hillsdale 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 application is for tax abatement on the rehabilitation of the building. The total cost of the project reported by the applicant is \$947,003.08. The property is located within an OPRA district created in 2013.

RECOMMENDATION:


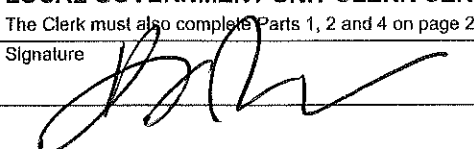
Council is required to hold a public hearing and act on the application within 60 days of receipt. Staff recommends Council set a public hearing for 7:00 p.m. on October 20, 2025.

Application for Obsolete Property Rehabilitation Exemption Certificate

Issued under authority of Public Act 146 of 2000, as amended.

This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

INSTRUCTIONS: File the completed application and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments. The original is retained by the clerk.) See State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility, (c) Description of the general nature and extent of the rehabilitation to be undertaken, (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility, (e) A time schedule for undertaking and completing the rehabilitation of the facility, (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

Applicant (Company) Name (applicant must be the OWNER of the facility) HILLSDALE RENAISSANCE, LLC		
Company Mailing Address (Number and Street, P.O. Box, City, State, ZIP Code) 45 E BACON ST, HILLSDALE, MI 49242		
Location of obsolete facility (Number and Street, City, State, ZIP Code) 16 S HOWELL ST, HILLSDALE, MI 49242		
City, Township, Village (Indicate which) HILLSDALE, CITY OF		County HILLSDALE
Date of Commencement of Rehabilitation (mm/dd/yyyy) 04/01/2025	Planned date of Completion of Rehabilitation (mm/dd/yyyy) 10/05/2025	School District where facility is located (include school code) HILLSDALE COMM PUBLIC SCHOOLS 30020
Estimated Cost of Rehabilitation \$947,003.08		Number of years exemption requested 12
Attach legal description of obsolete property on separate sheet.		
Expected Project Outcomes (Check all that apply) <input checked="" type="checkbox"/> Increase commercial activity <input checked="" type="checkbox"/> Create employment <input checked="" type="checkbox"/> Retain employment <input type="checkbox"/> Prevent a loss of employment <input checked="" type="checkbox"/> Revitalize urban areas <input checked="" type="checkbox"/> Increase number of residents in the community in which the facility is situated		
Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment. 30		
<input checked="" type="checkbox"/> Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the box at left if you wish to be considered for this exclusion.		
APPLICANT CERTIFICATION		
The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy. The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate. It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.		
Name of Company Officer (No authorized agents) COLM MAINES	Telephone Number (517) 297-3073	Fax Number _____
Mailing Address 45 E BACON ST, HILLSDALE, MI 49242	E-mail Address colm@hillsdalerenaissance.com	
Signature of Company Officer (no authorized agents) 	Title CHIEF OPERATIONS OFFICER	
LOCAL GOVERNMENT UNIT CLERK CERTIFICATION		
The Clerk must also complete Parts 1, 2 and 4 on page 2. Part 3 is to be completed by the Assessor.		
Signature 	Date Application Received 9/16/25	
FOR STATE TAX COMMISSION USE		
Application Number	Date Received	LUCI Code

City of Hillsdale

Agenda Item Summary

Meeting Date: Monday, October 6, 2025

Agenda Item #: New Business

SUBJECT: Set Public Hearing for Obsolete Property Rehabilitation Act
Certificate for 70-72 N. Howell Street

BACKGROUND PROVIDED BY STAFF (Sam Fry, Assistant City Manager/Economic Development Coordinator):

The Hillsdale 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. The property is located within an OPRA district created in 2013.

RECOMMENDATION:

Council is required to hold a public hearing and act on the application within 60 days of receipt. Staff recommends Council set a public hearing for 7:00 p.m. on October 20, 2025.

Application for Obsolete Property Rehabilitation Exemption Certificate

Issued under authority of Public Act 146 of 2000, as amended.

This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

INSTRUCTIONS: File the completed application and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments. The original is retained by the clerk.) See State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility, (c) Description of the general nature and extent of the rehabilitation to be undertaken, (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility, (e) A time schedule for undertaking and completing the rehabilitation of the facility, (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

Applicant (Company) Name (applicant must be the OWNER of the facility) MT Maier Properties LLC		
Company Mailing Address (Number and Street, P.O. Box, City, State, ZIP Code) 2091 Mechanic Rd Hillsdale MI 49242		
Location of obsolete facility (Number and Street, City, State, ZIP Code) 70 + 72 N. Howell Hillsdale MI 49242		
City, Township, Village (indicate which) Hillsdale	County Hillsdale	
Date of Commencement of Rehabilitation (mm/dd/yyyy) 8/1/2025	Planned date of Completion of Rehabilitation (mm/dd/yyyy) 11/1/2030	School District where facility is located (include school code) Hillsdale 30020
Estimated Cost of Rehabilitation \$280,000.00	Number of years exemption requested 10 yrs	
Attach legal description of obsolete property on separate sheet.		
Expected Project Outcomes (Check all that apply) <input checked="" type="checkbox"/> Increase commercial activity <input checked="" type="checkbox"/> Create employment <input checked="" type="checkbox"/> Retain employment <input checked="" type="checkbox"/> Prevent a loss of employment <input checked="" type="checkbox"/> Revitalize urban areas <input checked="" type="checkbox"/> Increase number of residents in the community in which the facility is situated Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment. 25		
<input checked="" type="checkbox"/> Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the box at left if you wish to be considered for this exclusion.		

APPLICANT CERTIFICATION

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.

It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.

Name of Company Officer (No authorized agents) MT Maier Properties LLC	Telephone Number (517) 490-5986	Fax Number
Mailing Address 2091 Mechanic Rd Hillsdale	E-mail Address schippas@gmail.com	
Signature of Company Officer (no authorized agents) [Signature]	Title Owner	

LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

The Clerk must also complete Parts 1, 2 and 4 on page 2. Part 3 is to be completed by the Assessor.

Signature	Date Application Received	
FOR STATE TAX COMMISSION USE		
Application Number	Date Received	LUCI Code

City of Hillsdale

Agenda Item Summary

Meeting Date: **October 6, 2025**

Agenda Item: **New Business**

Subject: **Land Division – Parcel #006-222-229-24, 350 Hillsdale St**

BACKGROUND PROVIDED BY STAFF (City Assessor, Kimberly Thomas; Assistant City Manager, Sam Fry; Zoning Administrator, Olivia Smith)

The attached land division application was filed by the owner of the property identified on the City tax roll as 006-222-229-24, 350 Hillsdale Street, on September 11, 2025. The Michigan Land Division Act, MCL 560.109(1), states “A municipality shall approve or disapprove a proposed division within 45 days after the filing of a complete application for the proposed division with the assessor or other municipally designated official.” The deadline to approve or disapprove the proposed division is October 26, 2025.

The property to be divided is zoned B-1, Local Business, and is improved with a commercial restaurant building (currently used for catering). An adjacent property owner has requested to purchase the property identified on the attached survey as Parcel B for future residential development. The Hillsdale City Planning Commission reviewed the request at their September 24, 2025 Special Meeting. The Planning Commission recommended 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).

RECOMMENDED MOTION:

The request to divide parcel number 006-222-229-24 is approved 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.

___ Approved
___ Approved with Conditions
___ Denied

* Please refer to the attached sheet
for explanation behind the decision.

Date: _____



Application Fee: \$75.00

Receipt #: 100644

Signature: OCS

Date Received: 9/11/2025
(by City Clerk or City Treasurer)

LAND DIVISION APPLICATION

You **MUST** answer all questions and include all attachments or **this application will be returned to you.**

Bring or mail to: City of Hillsdale
City Clerk/Treasurer
97 N Broad St
Hillsdale, MI 49242

Questions: Hillsdale City Assessor
(517) 437-6456
assessor@cityofhillsdale.org

This form is designed to comply with Sections 18-82 and 18-83 of the City of Hillsdale Land Division Ordinance and Section 109 of the Michigan Land Division Act (formerly the Subdivision Control Act), P.A. 288 of 1967, as amended (particularly by P.A. 591 of 1996) MCL 560.101 et seq. Land in the City of Hillsdale shall not be divided without the prior review and approval by the City Council or their designated agent, in accordance with the City of Hillsdale Land Division Ordinance and the State of Michigan Land Division Act.

Approval of a division is not a determination that the resulting parcels comply with other ordinances or regulations.

1. **LOCATION** of Parent Parcel or Tract to be split:

"Tract" means two (2) or more parcels that share a common property line and are under the same ownership.

- a. Primary Address: 350 Hillsdale St.
- b. Parent Parcel Number: 30 - 006 - 222 - 229 - 24
- c. Attach Additional Sheets (if more than one parent parcel in the tract)

2. **PROPERTY OWNER** Information:

- a. Name: Alexis Zeiler
- b. Phone Number: (517) 881 - 3791
- c. Address: 3051 W. Card Rd.
City: Hillsdale State: MI Zip Code: 49242
- d. Email: alexistzeiler@gmail.com

3. **PROPOSAL** – Describe the Division(s) being proposed:

- a. Reason for proposed division (i.e. sale, lease greater than one year, development, etc.):

land division for sale

- b. Number of New Parcels: 2 (this should include parcel(s) retained by the owner)

- c. Intended Use (i.e. Residential, Commercial, etc.): Parcel A - Commercial
Parcel B - Residential

** Note: All resulting parcel must meet the minimum size requirements of the zoning district in which the parcel is located (refer to Hillsdale Municipal Code Section 36-411)*

- d. Access (check one):

☒ Each new division has frontage on an existing public street.

☐ A new public street, proposed name: _____ (street name cannot duplicate existing street)

☐ A private street or easement, proposed name: _____ (street name cannot duplicate existing street)

☐ A recorded easement (driveway)

- e. The proposed division will be added to an existing parcel (**complete below only if true**)

Parcel Address: _____

Parcel Number: 30 - 006 - _____ - _____ - _____

Legal Description (attach extra sheets as needed): _____

** If approved, combination will be processed upon receipt of deed establishing identical ownership.*

4. **ATTACHMENTS** (all attachments **MUST** be included) *Letter each attachment as shown:*

- A. A scale drawing or survey that complies with the requirements of P.A. 591 of 1996 as amended for the proposed division(s) of the parent parcel showing:

- a) Current **boundaries**;
- b) All previous divisions **made after** March 31, 1997 (indicate when made or none);
- c) **Dimensions** of the proposed divisions;

- d) **Any existing improvements** (building, wells, septic system, driveways, house, garage, etc.) and setback(s) from proposed parcel lines, and
- e) Proof of fee ownership (**most recent deed of parcel to be divided**)
- B. **A certificate from the County Treasurer** that complies with the requirement of P.A. 23 of 2019, establishing that all property taxes and special assessments due on the parcel or tract subject to the proposed divisions for the 5 years preceding the date of the application have been paid.
- C. Indication of approval, or **permit from City of Hillsdale Department of Public Services** that a proposed easement provides vehicular access to an existing road or street and meets applicable location standards (Right of Way permit). (if applicable)
- D. A copy of any transferred division rights (§109(2) of the Act) of the parent parcel (**Form L-4260a**)
- E. A **\$75.00*** application fee.

** Checks should be made payable to the City of Hillsdale*

5. ACKNOWLEDGMENT

The undersigned acknowledges that any approval of the within application is not a determination that the resulting parcels comply with other ordinances, rules, or regulations which may control the use or development of the parcels. Finally, even if this division is approved, I understand ordinances, laws, and regulations are subject to change and that any approved parcel division is subject to such changes that may occur before the recording of the division or the development of the parcel.

PROPERTY OWNER'S SIGNATURE: Alexis Zailer DATE: 9-11-25

All complete application packages will be acted upon within 45 days of receipt. If the application package does not conform to the City of Hillsdale Land Division Ordinance requirements and/or the State of Michigan Land Division Act, the administrator shall return the same to the applicant for completion and refiling in accordance with same.

DATE: September 10, 2025

SURVEY NO.: HILLS-31554

CERTIFIED SURVEY

RE: ALEXIS THERESA ZEILER
350 HILLSDALE STREET
CITY OF HILLSDALE
HILLSDALE COUNTY, MI

DESCRIPTIONS:

PARCEL A:

ALL THAT PART OF LOT 12, BLOCK 8, OF E. MARTINDALE'S ADDITION TO THE VILLAGE, NOW CITY, OF HILLSDALE, AS RECORDED IN LIBER AV OF DEEDS, PAGE 389, HILLSDALE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL SET AT THE SOUTHEAST CORNER OF LOT 12 AND RUNNING THENCE N89°42'08"W, ALONG THE NORTH RIGHT OF WAY LINE OF DIVISION STREET, 147.37 FEET TO A CAPPED REBAR SET; THENCE N00°21'25"E 82.50 FEET TO A CAPPED REBAR SET ON THE NORTH LINE OF LOT 12 AS MONUMENTED; THENCE S89°42'08"E, ALONG SAID LINE, 147.27 FEET TO A BOAT SPIKE FOUND ON THE WEST LINE OF HILLSDALE STREET; THENCE S00°17'10"W, ALONG SAID LINE, 82.50 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 12,154 SQUARE FEET, MORE OR LESS.
SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

PARCEL B:

ALL THAT PART OF BLOCK B, OF E. MARTINDALE'S ADDITION TO THE VILLAGE, NOW CITY, OF HILLSDALE, AS RECORDED IN LIBER AV OF DEEDS, PAGE 389, HILLSDALE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT A MAG NAIL SET AT THE SOUTHEAST CORNER OF SAID BLOCK B AND RUNNING THENCE N89°42'08"W, ALONG THE NORTH RIGHT OF WAY LINE OF DIVISION STREET, 147.37 FEET TO A CAPPED REBAR SET AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THE BOUNDARY RUNS THENCE N89°42'08"W, ALONG SAID LINE, 79.00 FEET TO A CAPPED REBAR SET IN THE CENTERLINE OF THE VACATED ALLEY; THENCE N00°21'25"E, ALONG SAID CENTERLINE AS MONUMENTED, 82.50 FEET TO A CAPPED REBAR FOUND; THENCE S89°42'08"E, ALONG THE NORTH LINE OF LOT 12 AND ITS PROJECTION, 79.00 FEET TO A CAPPED REBAR SET; THENCE S00°21'25"W, 82.50 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 6,517 SQUARE FEET, MORE OR LESS.
SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SURVEYOR'S NOTES:

1. All new land divisions must be approved by the municipality and a certificate obtained from the County Treasurer stating that all taxes and special assessments have been paid for the subject property for the past five years prior to conveyance according to P.A. 591 of 1996.
2. Bearings are based on the State Plane Coordinate System - Michigan South Zone.
3. The aerial photography was provided by Mostrom & Assoc., Inc and was flown in 11/06/2024.
4. City Storm spillway assumed to spill into vacated alley and into parcel to the north.

RE: ALEXIS THERESA ZEILER
350 HILLSDALE STREET
CITY OF HILLSDALE
HILLSDALE COUNTY, MI

- = MAG NAIL SET
- = MAG OR P.K. NAIL FOUND
- = CAPPED REBAR SET
- = REBAR FOUND
- △ = STAKE ON LINE
- = CONC. MONUMENT FOUND
- R = RECORDED DIMENSION
- M = MEASURED DIMENSION



Scale: 1" = 50 Feet



ORDINANCE # 2025- 02

AN ORDINANCE TO AMEND DIVISION 16, SECTIONS 36-411 AND 36-412 SCHEDULE OF REGULATIONS AND SUBDIVISIONS OPEN SPACE PLAN OF CHAPTER 36 OF THE ZONING CODE OF THE CITY OF HILLSDALE

THE CITY OF HILLSDALE ORDAINS THAT:

DIVISION 16. – SCHEDULE OF REGULATIONS

Sec. 36-411. Limitations on height, bulk, density and area by land use.

	Minimum Size Lot Per Unit		Maximum Height of Structures		Minimum Yard Setback (Per Lot in Feet)			Minimum Floor Area Per Unit (Square Feet)	Maximum Percentage of Lot Area Covered by All Buildings
Districts	<u>Min.</u> Area in Square Feet	<u>Min.</u> Width in Feet	In Stories	In Feet	Front	Each Side	Rear		
R-1 one-family residential	(a) 8,400	(a) 70	3½	35	25	8	10	Sec. 36-5	30%
* RD-1 one-family residential	(a) 6,500	(a) 60	2½	25	25	8	10	Sec. 36-5	30%
RD-1 two-family residential	(a) 8,400	(a) (q) 70	2½	25	25	8	10	Sec. 36-5	35%
RM-1 multiple-family residential	(b)	(q)	4	40	25 (c)	8 (c)	10 (c)	(e) Sec. 36-5	35% (b)
B-1 local business	—	(p)	2½	35	(h) 25	(e, m)	(f, m)	none	(g)
B-2 central business	—	(p)	(i)	(i)	(h)	(e, m)	(f, m)	none	(g)
B-3 general business	—	(p)	2½ 4	(l) 35 40	(h) 40	(e, m)	(f, m)	none	(g)
I-1 light industrial	—	(p)	—	(l) 50	50	(j, k, m, n) 10	(j, m, o)	none	(h)

- (i) The maximum height of a structure in the B-2 district shall not exceed 12 feet above the property immediately adjacent. Any proposed structure over 50 feet tall shall require approval of the city planning commission.
- (j) No building shall be closer than 50 feet to the outer perimeter (property line) of such district when the property line abuts any residential district.
- (k) Side yards abutting upon a street and across from other industrial districts shall be provided with a setback of at least 20 feet.
- (l) Planned developments involving five acres or more under one ownership shall be subject to the approval of the board of appeals, after public hearing, regarding modifications with respect to height regulations. In approving an increase in structure height, the board of appeals shall require that all yards shall at least equal in their depth the height of the structure.
- (m) A minimum four-foot-six-inch obscuring wall or fence shall be provided on those sides of the property abutting land zoned for residential use.
- (n) Parking shall be permitted on the side yard after approval of the parking plan layout and points of access by the planning commission.
- (o) All storage shall be in the rear yard and shall be completely screened with an obscuring wall or fence not less than six feet high, or with a chain-link type fence and a greenbelt planting so as to obscure all view from any adjacent district or public street.
- (p) Commercial parcels resulting from land divisions must have a minimum of 104'-0" street frontage. Refer to HMC, Chapter 18 and Land Division Act MCL560.101 et seq.
- (q) Residential parcels resulting from land divisions must have a minimum of 66'-0" street frontage. Refer to HMC, Chapter 18 and Land Division Act MCL560.101 et seq.

Sec. 36-412. Subdivision open space plan.

The intent of this section is to permit one-family, and one-family and two-family, residential subdivisions to be planned as a comprehensive unit, allowing therefore certain modifications to the standards as outlined in section 36-401 to be made in R-1, one-family and RD-1 one-family and two-family residential districts, when the following conditions are met:

- (1) The lot area in all one-family and two-family residential districts may be reduced by 20 percent; provided, that the population density shall be no greater than if the land area to be subdivided were developed in the minimum square foot lot areas as required under R-1 and RD-1 districts. In accomplishing the 20 percent lot reduction, no lot width in an R-1 and RD-1 residential district shall be reduced by more than five feet All calculations shall be predicated upon these districts having the following number of dwelling units per acre, including streets:

RD-1 (one-family)	=	5.0 dwelling units per acre
RD-1 (two-family)	=	7.75 dwelling units per acre
R-1 (one-family)	=	3.89 dwelling units per acre

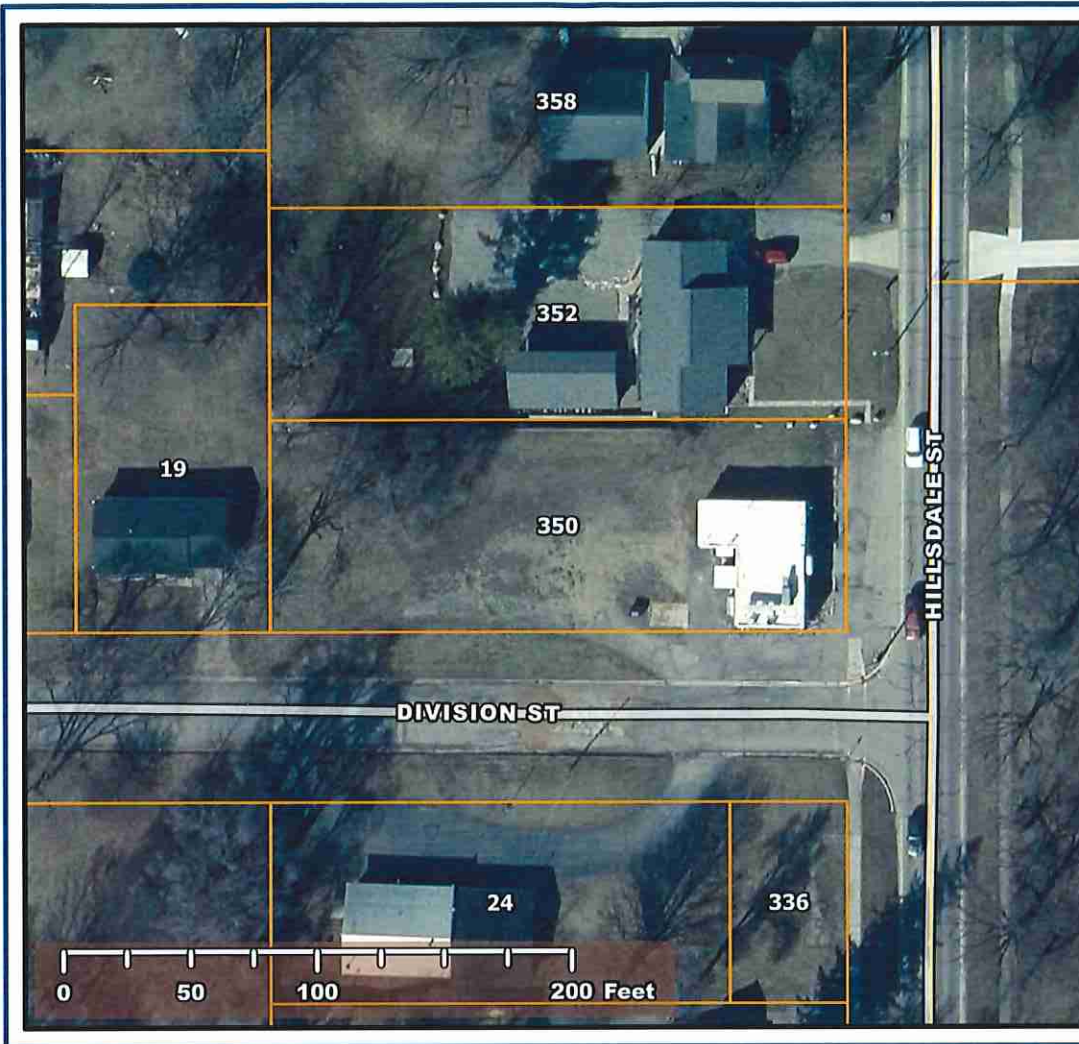


General Property Information

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map and report is a compilation of records, information and data provided by various township, city, village, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The user of this map and report acknowledges that the Township/City/County shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the Township/City/County from any and all claims brought by the User, its employees or agents, or third parties which arise out of the User's access or use of the data provided.

Report and Property Data compiled as of July 3, 2025

Aerial Imagery: March 2024



Parcel ID: 30 006-222-229-24
Property Address: 350 HILLSDALE ST
City/Township: CITY OF HILLSDALE
Village (If Applicable):

Property Class Code: 201
Property Class Desc: COMMERCIAL-IMPROVED
School District Code: 30020
School District Name: HILLSDALE COMM PUBLIC SCHS

PRE/Qual Ag %:	0%	Last Recorded Deed/Document	State Equalized	Taxable
Assessed Acres:	0.43	Liber/Page: 1850/514	Value (S.E.V.)	Value
Land Value:	180,966	Document Date: 5/18/2023	2025: 127,300	85,676
Land Imp Value:	0	Recorded Plat: 00AV/0389	2024: 83,100	83,100
Building Value:	73,702	Click the link below to view recorded plat:	2023: 50,500	42,306
True Cash Value:	254,668	https://hillsdalecounty.gov/images/equalization/GIS/Plats/00AV/00AV_0389.pdf	2022: 47,200	40,292

Tax Description

LOT 12 ALSO E1/2 VAC ALLEY W OF AND ADJ THERETO 0.43A+/- BLK B E MARTINDALES ADDN SEC 22 T6S R3W SECOND WARD

	Summer Taxes ** 2025	Winter Taxes ** 2024	Village Taxes ** 2025
Base Tax:	\$3,632.29	\$1,279.42	\$0.00
Special Asmt:	\$0.00	\$0.00	\$0.00
Admin Fee:	\$36.32	\$12.79	\$0.00
Total Tax:	\$3,668.61	\$1,292.21	\$0.00
Amount Paid:	\$0.00	\$0.00	\$0.00
Interest:	\$0.00	\$38.77	\$0.00
Last Date Paid:			
Balance Due:	\$3,668.61	\$1,330.98	\$0.00

* Total Delinquent Tax: \$0.00
* PRE Denial Amount Due: \$0.00

* The amount of Delinquent Tax/PRE Denials above is as of: July 3, 2025. For payoff amounts or a breakdown of delinquent taxes contact the County Treasurer's office at (517) 437-4700

** Contact the appropriate City/Village/Township Treasurer for up to date information.

City of Hillsdale

Agenda Item Summary

Meeting Date: **October 6, 2025**

Agenda Item: **New Business**

SUBJECT: **Proposed 2026 Special Assessment Districts for Street Projects**

BACKGROUND PROVIDED: **Jason Blake, DPS Director, David Mackie, City Manager and Sam Fry, Assistant City Manager**

One of City Council's primary goals is to improve the City's Street and Infrastructure Systems. Resolution No. 3625, adopted unanimously by City Council in a regular meeting held on February 17, 2025, directs staff to utilize Special Assessment Districts (SADs) for all roadway-related projects, in accordance with the procedural guidelines in that resolution, Section 11 of the City Charter, and Article V, Section 3 of the City Code of Ordinances.

During the September 15, 2025 regularly scheduled council meeting, Council approved to direct the City Engineer to prepare specifications, plans, and estimates for proposed SAD 2026-12 – South St. and SAD 2026-13 – Willow and Lake St. City staff also presented and requested Council to select either Oak St. from E. Carleton Rd. to E. Fayette St., or, Reading Ave. from South St. to south city limits as a Small Urban and SAD funded project for FY 2027. After Council discussion, the selection process was recommended to the Public Services Committee for deliberation.

After further review of the Small Urban program requirements and conversation with Region 2 Planning Commission, it was determined that the City would not be eligible to apply for Small Urban funds until 2030, as our Small Urban Committee is funded in even years and rotates through City of Jonesville, Hillsdale County Road Commission, Key Opportunities and the City of Hillsdale. This information was presented to the Public Services Committee during the September 30, 2025 committee meeting. Currently, the City of Jonesville is scheduled for the 2028 Small Urban Grant.

Due to the change in Small Urban funding, city staff presented an updated street reconstruction project list to the Public Service Committee reflecting Oak St. as a proposed FY 2026 SAD project and Reading Ave as a FY 2027 SAD project. Lake & Willow Streets would be delayed to FY 2028, pending funding.

The City Manager and Director of Public Services recommend the following streets for inclusion in the proposed SADs for street rehabilitation for projects and potential associated utility work during the 2026 construction season:

Proposed SAD 2026-14 – Oak St. (0.53 miles): Oak St. from Willow St. to W. Fayette St.

RECOMMENDATION:

Direct the City Engineer to prepare plans, specifications, and cost estimates for the above listed project areas pursuant to City Ordinance Article V, Division 3, Section 2-333, and submit to Council no later than the first regular meeting of January 2026 for consideration of establishment of a Special Assessment District.

PROCLAMATION RECOGNIZING PUBLIC POWER WEEK, OCTOBER 5 – OCTOBER 11, 2024

WHEREAS, the City of Hillsdale places high value on the benefits of local control of utility services and therefore operates a community-owned, not-for-profit electric utility;

WHEREAS, because, we are customers and owners of Hillsdale Board of Public Utilities and have a direct say in utility operations and policies;

WHEREAS, Hillsdale Board of Public Utilities provides our homes, businesses, farms, social service and local government agencies with safe, reliable and efficient electricity and employs sound business practices designed to ensure the best possible service at not-for-profit rates;

WHEREAS, Hillsdale Board of Public Utilities is a valuable community asset that contributes to the well-being of local citizens through energy efficiency, customer service, economic development and safety awareness;

WHEREAS, Hillsdale Board of Public Utilities is a dependable and trustworthy institution whose local operation provides many consumer protections and continues to make our community a better place to live and work, and contributes to a sustainable environment;

NOW, THEREFORE BE IT RESOLVED, that Hillsdale Board of Public Utilities will continue to work to bring safe, reliable electricity to community homes and businesses just as it has since 1892, the year when the utility was created to serve all the citizens of the City of Hillsdale; and

BE IT FURTHER RESOLVED, that the week of Oct. 5-11 be designated Public Power Week to recognize Hillsdale Board of Public Utilities for its contributions to the community and to educate customer-owners, policy makers, and employees on the benefits of public power;

BE IT FURTHER RESOLVED, that our community joins hands with more than 2,000 other public power systems in the United States in this celebration of public power, which is best for consumers, business, the community and the nation.

NOW, THEREFORE, I, Joshua Paladino, Mayor Pro Tem of the City of Hillsdale, do recognize the week of October 5 through October 11, 2025, as Public Power Week, a week long celebration of Hillsdale Board of Public Utilities' year-round service to the City of Hillsdale.

Josha Paladino, Mayor Pro Tem

Date



Official Proclamation

WHEREAS In 1988, US President Ronald Reagan declared October as a month to recognize the unique grief of bereaved parents in an effort to demonstrate support to the many families who have suffered such a tragic loss;

WHEARAS Pregnancy and Infant Loss is such a common occurrence, one that is usually not recognized and rarely acknowledged;

WHEREAS 1 in 4 women will lose a baby during pregnancy, delivery or infancy;

WHEREAS this devastating tragedy often occurs suddenly, without warning, as a result of miscarriage, stillbirth, preterm birth, Sudden Infant Death Syndrome (SIDS), accident, or other causes or complications;

AND WHEREAS increased awareness of the causes and impacts surrounding pregnancy and infant loss may lead to greater understanding, support and resources in communities across the United States;

AND WHEREAS in 2002, the 15th day of October Pregnancy and Infant Loss Remembrance Day Campaign began and is recognized in parts of the United States and in many other jurisdictions around the world, as a day of remembrance and awareness of pregnancy and infant loss where many participate in the **International Wave of Light** by lighting a candle at 7:00 p.m. local time to honor all babies gone too soon;

AND WHEREAS on October 12, 2025 the Hillsdale Hospital will hold their **18th Annual Remembrance Walk** at Owen Memorial Park, Baw Beese Lake at 1:00 p.m. for parents and families to remember the lives gone too soon;

AND WHEREAS we recognize and acknowledge the unique grief of bereaved parents of pregnancy and infant loss;

AND WHEREAS we demonstrate our support for the many families affected by such loss;

NOW, THEREFORE, I, Joshua Paladino, Mayor Pro Tem of the City of Hillsdale, Michigan, do hereby proclaim October 15th 2025 as Pregnancy and Infant Loss Remembrance Day in the City of Hillsdale and encourage parents, caregivers and all residents to become educated in opportunities to prevent pregnancy and infant loss and support bereaved families when prevention is not possible.



Pregnancy & Infant Loss Remembrance Day October 15, 2025

IN WHITNESS WHEREOF, I have hereunto set my hand
and caused the Seal of the City of Hillsdale
to be affixed this 6th day of October 2025

Joshua Paladino, Mayor Pro Tem

SEP 16 2025

97 NORTH BROAD STREET
HILLSDALE, MICHIGAN 49242-1695
(517) 437-6441 FAX: (517) 437-6448
cityofhillsdale.org

CITY OF HILLSDALE
CITY CLERK'S OFFICE

Name: Lori Rodgers

Address: ~~XXXXXXXXXXXXXXXXXXXX~~ Hillside 49242

Street	City	Zip
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Cell 011-212-4503
Phone: Home 011-212-4503 Work _____

E-Mail ~~XXXXXXXXXXXXXXXXXXXX@XXXXXXXXXX~~

Residency is required for most Boards & Commissions.

Are you a resident of City of Hillsdale? Yes ✓ No If so, for how long? 11 yrs

Occupation: (if retired, former occupation) Restaurant mgr for 32 yrs
in CA

Please check the expertise and skills you can contribute:

- ☒ Accounting
- ☐ Fund Raising
- ☐ Marketing
- ☐ Advocacy
- ☒ Human Resources
- ☐ Planning
- ☐ Computers
- ☐ Knowledge of the Cause
- ☐ Public Relations
- ☐ Legal
- ☐ Community Relations
- ☐ Public Speaking
- ☐ Finance
- ☐ Management
- ☐ Other _____

Brief Educational Background:

Brief Educational Background:
High school and some college math

What charitable or community activities have you **actively** participated in? Please describe any leadership role(s) you have (had) in the organization(s):

leadership role(s) you have (had) in the organization(s):
I give to Fire Dept, Police Dept, ST Jude,
Animal funds

On what other volunteer boards/committees have you served? _____

None

Describe any previous activities related to government: NONE

Please explain why you would be interested in serving on the council or committee:

I think I would be able to give a input
on things that could be helpful from a
a customers view with Dini A Ride

Please explain your understanding of the City of Hillsdale:

IS A small town but could may be
make more dollors in the long run

Additional comments:

Please send your completed application to City of Hillsdale, City Manager at 97 North Broad Street, Hillsdale, MI 49242.

Ron Rodgers
Applicant Signature

Sept 13 2025
Date



CITY OF HILLSDALE

97 NORTH BROAD STREET
HILLSDALE, MICHIGAN 49242-1695
(517) 437-6441 FAX: (517) 437-6448
cityofhillsdale.org

What Board/Commission would you like to serve? _____

Name: Jeffrey Fazekas _____

Address: ~~XXXXXX~~ ~~XXXXXX~~ ~~XXXXXX~~ 49242 _____
Street City Zip

Phone: Work ~~XXXXXX~~ ~~XXXXXX~~ Home _____

E-Mail ~~XXXXXXXXXXXXXXXXXXXX~~ Residency is required for most Boards & Commissions.

Are you a resident of City of Hillsdale? Yes ☒ No _____ If so, for how long? 25 _____

Occupation: (if retired, former occupation) _____ Financial Advisor _____ Owner _____

Please check the expertise and skills you can contribute:

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> x Accounting | <input checked="" type="checkbox"/> x Planning | <input checked="" type="checkbox"/> x Community Relations |
| <input checked="" type="checkbox"/> x Fund Raising | <input checked="" type="checkbox"/> x Computers | <input checked="" type="checkbox"/> x Public Speaking |
| <input checked="" type="checkbox"/> x Marketing | <input checked="" type="checkbox"/> x Knowledge of the Cause | <input checked="" type="checkbox"/> x Finance |
| <input checked="" type="checkbox"/> Advocacy | <input checked="" type="checkbox"/> x Public Relations | <input checked="" type="checkbox"/> x Management |
| <input checked="" type="checkbox"/> x Human Resources | <input checked="" type="checkbox"/> x Legal | <input checked="" type="checkbox"/> Other _____ |

Brief Educational Background: _____ I have 30 plus years running multiple business with a strong emphasis on Engineering, Finance, Marketing and many more disciplines. _____

What charitable or community activities have you **actively** participated in? Please describe any leadership role(s) you have (had) in the organization(s): 1. Rotary Jonesville-15 year member, 2 time president 2. Exchange Club- 27 year member 2 Time President _____

On what other volunteer boards/committees have you served? _____ JACS Soccer, Many National NonProfit organizations Fundraising Boards _____

Describe any previous activities related to government: _____

Please explain why you would be interested in serving on the council or committee: ____ I would like to work to make the city of Hillsdale More efficent in it communication and Marketing of the city.

Please explain your understanding of the City of Hillsdale: _Have a very good understanding of Financials of the city of Hillsdale. I also have 35 years of knowledge of the citys programs

Additional comments: _____

Please send your completed application to City of Hillsdale, City Manager at 97 North Broad Street, Hillsdale, MI 49242.

Jeff Fazekas

Applicant Signature

08/13/2025

Date