



City of *Hastings* Michigan

(269) 945-2468
FAX (269) 948-9544

201 E. State Street 49058

Regular Council Meeting
December 22, 2025
Executive Summary

Item #	Summary
9A-B	Description: Items for Action by Unanimous Consent Recommended Action: Motion to approve the consent agenda as presented.
10A	Description: Resolution 2025-30 to Delegate Public Hearing Recommended Action: Motion to adopt Resolution 2025-30 delegating the authority to conduct a public hearing to the Brownfield Redevelopment Authority.
10B	Description: Brownfield Bylaws and Rules of Procedure Recommended Action: Motion to approve the Bylaws and Rules of Procedure adopted by the Hastings Brownfield Redevelopment Authority (BRA) during their special meeting held on December 11, 2025.
10C	Description: Brownfield Incentive Policy Recommended Action: Motion to approve the Brownfield Incentive Policy as presented.



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Item #	Summary
10D	<p>Description: Workshop Meeting for 2026-2027 Goals</p> <p>Recommended Action: Motion to schedule a workshop meeting of the City Council for Monday, January 26, 2026, at 6:00 PM to discuss goals for Fiscal Year 2026-2027.</p>
10E	<p>Description: Fire Hydrants</p> <p>Recommended Action: Motion to approve the purchase of three fire hydrants from East Jordan Iron Works in the amount of \$8,896.95.</p>
10F	<p>Description: 2026 Tree Removal Contract</p> <p>Recommended Action: Motion to approve High Pointe Tree Service LLC bid for the 2026 Tree Trimming, Removal, and Stump Grinding contract for the cost of \$34,400.</p>

City of Hastings
COUNTY OF BARRY, STATE OF MICHIGAN

City Council Agenda
December 22, 2025

1. Regular meeting called to order at 7:00 PM
2. Roll call
3. Pledge to the flag
- ✓ 4. Approval of the agenda
- ✓ 5. Approval of the minutes of the December 8, 2025, regular meeting
- ✓ 6. Public Hearings: (None)
7. Public Comment:
8. Formal Recognitions and Presentations:
 - A. Presentation from Peggy Hemerling of the Jingle & Mingle Princess
 - B. Presentation of final Annual Financial Audit for Fiscal Year ending June 30, 2025 by Ian Rees of Gabridge and Company
- ✓ 9. Items for Action by Unanimous Consent:
 - * A. Consider the reappointment of Chelsey Foster and David Hatfield to the Planning Commission for a three-year term expiring **December 31, 2028**, and Jacquie McLean, Sarah Moyer-Cale and David J. Tossava for a one-year term expiring **December 31, 2026**.
 - * B. Consider accepting and put on file the City of Hastings Final Annual Financial Audit for Fiscal Year ending June 30, 2025 as presented.
- ✓ 10. Items of Business:
 - * A. Consider adopting **Resolution 2025-30** delegating the authority to conduct a public hearing to the Brownfield Redevelopment Authority.
 - * B. Consider approving the Bylaws and Rules of Procedure adopted by the Hastings Brownfield Redevelopment Authority (BRA) during their special meeting held on December 11, 2025.
 - * C. Consider approving the Brownfield Incentive Policy as presented.
 - * D. Consider scheduling a workshop meeting of the City Council for **Monday, January 26, 2026, at 6:00 PM** to discuss goals for Fiscal Year 2026-2027.

- * E. Consider approving the purchase of three fire hydrants from East Jordan Iron Works in the amount of **\$8,896.95.**
 - * F. Consider approving the High Pointe Tree Service LLC bid for the 2026 Tree Trimming, Removal, and Stump Grinding contract in the amount of **\$34,400.**
 - 11. Staff Presentations and Policy Discussions (None)
 - 12. City Manager Report:
 - * A. Police Chief Boulter Monthly Report
 - * B. City Clerk/Treasurer Perin Monthly Financial Reports
 - * C. Community Development Director King Monthly Report
 - ✓ 13. Reports and Communications:
 - * A. Brownfield Redevelopment Authority DRAFT Meeting Minutes – December 11, 2025
 - * B. Pay Calendar 2026
 - * C. Holiday Calendar 2026
 - * D. Truck #90 Repair Information
 - 14. Public Comment:
 - 15. Mayor and Council comment:
 - ✓ 16. Adjourn
- * Items with enclosures.
- ✓ Motion under agenda heading requires roll call vote.

Guidelines for Public Comment

Public Comment is welcomed and appreciated. Please follow these simple guidelines to ensure all have an opportunity to be heard.

All comments and questions will be made through the chair. All comments will be made in a courteous and civil manner; profanity and personal attacks will not be tolerated. Please limit the length of your comments to 3 minutes. If you are a member of a group, please appoint a spokesperson to speak on behalf of the group (those speaking on behalf of a group may be provided additional time). Please state your name before offering comment.

City of Hastings
COUNTY OF BARRY, STATE OF MICHIGAN

City Council Meeting Minutes
December 8, 2025

1. Regular meeting called to order at 7:00 PM
2. Roll call

Councilmembers Present: Barlow, Bergeron, Brehm, Devroy, McLean, Resseguie, Rocha, Stenzelbarton and Tossava

City Staff and Appointees Present: Moyer-Cale, Boulter, Edelman, Jordan, King and Perin
3. Pledge to the flag
4. Approval of the agenda

Motion by Stenzelbarton, with support from Rocha, to approve of the agenda as amended, to move Unanimous Consent Item 9A to Item 8B.

All ayes. Motion carried.
5. Approval of the minutes:
 - A. Consider approval of the minutes of the November 24, 2025, workshop meeting.

Motion by Devroy, with support from McLean, to approve the minutes of the November 24, 2025, workshop meeting.

All ayes. Motion carried
 - B. Consider approval of the minutes of the November 24, 2025, regular meeting.

Motion by Stenzelbarton, with support from McLean, to approve the minutes of the November 24, 2025, regular meeting.

All ayes. Motion carried
6. Public Hearings: (None)
7. Public Comment: (None)

8. Formal Recognitions and Presentations:

A. Presentation from Peggy Hemerling of the Jingle and Mingle Prince and Princess.

Prince and Princess were not present. Peggy Hemerling read the essays the Prince and Princess submitted. They originally read their essays at the Mayor's Christmas Tree Lighting, and rode with Santa in the Christmas Parade as part of Jingle & Mingle.

B. Consider approval, under direction of staff, the request from Carl Schoessel to hold the annual New Year's Eve Ball drop event in downtown Hastings from **5:00 PM until 1:00 AM on December 31, 2025, and January 1, 2026.**

Motion by Resseguie, with support from Devroy, to approve the request from Carl Schoessel to hold the annual New Year's Eve Ball drop event in downtown Hastings from **5:00 PM until 1:00 AM on December 31, 2025, and January 1, 2026.**

Comments from Carl Schoessel explaining the format of the evening. The Council positively commented about previous New Year's Eve celebrations.

Ayes: Barlow, Bergeron, Brehm, Devroy, McLean, Resseguie, Rocha, Stenzelbarton and Tossava

Nays: None

Absent: None

Motion carried.

C. Presentation from James Gilmore & Christopher Zull, from Progressive Companies, "State of the West State Street Corridor."

In 2028, MDOT will be reconstructing State Street (M-43/M-37). Design work starts in 2026. MDOT plans to rip out entire roadway – this project will help to determine what is put back in place. Project Open House for public will happen in March 2026.

After presentation, discussion held with council comments and questions.

9. Items for Action by Unanimous Consent: (None)

10. Items of Business:

A. Conduct second reading of, and consider adoption of, **Ordinance 634**, to amend Division 2-III-66, Article II, of Chapter 2 of the Hastings Code of 1970 to establish modify the appointive City Officers.

Motion by Rocha, with support from McLean, to adopt **Ordinance 634**, to amend Division 2-III-66, Article II, of Chapter 2 of the Hastings Code of 1970 to establish modify the appointive City Officers.

Ayes: Barlow, Bergeron, Brehm, Devroy, McLean, Resseguie, Rocha, Stenzelbarton and Tossava

Nays: None

Absent: None

Motion carried.

- B. Conduct first reading of **Ordinance 635**, to amend Hastings-Rutland Joint Planning Commission Zoning Ordinance.
- C. Consider approval of **Resolution 2025-29**, to amend Resolution 1997-29 by modifying the membership of the Brownfield Redevelopment Authority Board.

Motion by Devroy, with support from Resseguie, to approve **Resolution 2025-29** to amend Resolution 1997-29 by modifying the membership of the Brownfield Redevelopment Authority Board.

Discussion held, regarding number of BRA Board members. Council agreed to seven (7) members.

Ayes: Barlow, Bergeron, Brehm, Devroy, McLean, Resseguie, Rocha, Stenzelbarton and Tossava
 Nays: None
 Absent: None
 Motion carried.

- D. Consider authorizing the submission of a letter of support for the MDARD ALIGN program grant as presented.

Motion by Barlow, with support from Resseguie, to authorize the submission of a letter of support for the MDARD ALIGN program grant as presented.

Discussion held.

Ayes: Barlow, Bergeron, Brehm, Devroy, McLean, Resseguie, Rocha, Stenzelbarton and Tossava
 Nays: None
 Absent: None
 Motion carried.

- E. Consider scheduling a public hearing on **January 12, 2026 at 7:00 PM** to accept comment on the North Ridge Estates Condominium PUD.

Motion by McLean, with support from Brehm, to schedule a public hearing on **January 12, 2026 at 7:00 PM** to accept comment on the North Ridge Estates Condominium PUD.

Discussion held.

Ayes: Barlow, Bergeron, Brehm, Devroy, McLean, Resseguie, Rocha, Stenzelbarton and Tossava
 Nays: None
 Absent: None
 Motion carried.

- F. Consider approval of the purchase of a three-camera DVR system for the exterior of the Fire Department from Riverside Electronics, for the cost of **\$5,961**.

Motion by Brehm, with support from Barlow, to approve the purchase of a three-camera DVR system for the exterior of the Fire Department from Riverside Electronics, for the cost of **\$5,961**.

Discussion held.

Ayes: Barlow, Bergeron, Brehm, Devroy, McLean, Resseguie, Rocha and Tossava

Nays: Stenzelbarton

Absent: None

Motion carried.

11. Staff Presentations and Policy Discussions:

A. Pedestrian Island Design Review

Discussion held, with consensus decision to move forward with the plan as presented and to start talks with the State about the project. Grants for the project will also be sought.

12. City Manager Report:

A. Fire Chief Jordan Monthly Report

Due to an emergency call, Chief Jordon was away from the meeting. Presenting in his place was Mark Meijer, President of Life EMS Ambulance. Mark noted that next week marks ninety days of service to the City of Hastings and Barry County. There are two paramedic ambulances in the City, with fifteen permanent employees. There has been good feedback from Pennock Hospital on condition of patients and care that has been administered by the time they reach the hospital.

B. Library Director Edelman Monthly Report

13. Reports and Communications:

A. Rutland Charter Township/City of Hastings Joint Planning Commission Meeting Minutes – November 19, 2025

B. City of Hastings Downtown Development Authority DRAFT Meeting Minutes – November 20, 2025

C. Hastings Public Library Board of Trustees DRAFT Meeting Minutes – December 1, 2025

Motion by McLean, with support from Devroy, to accept and place on file items A-C. All ayes. Motion carried.

14. Public Comment: (None)

15. Mayor and Council comment:

Comments from Rocha, asking if a blinker light at West State Road and Broadway could be changed to a full traffic signal. Chief Boulter will contact MDOT, as this is a State road.

Comments from Devroy, noting how many ornaments and the beautiful signage were present for the Memorial Tree at Thornapple Plaza.

Comments from the Council as a whole for a great 2025 Hastings Jingle & Mingle event.

16. Adjourn:

Motion by McLean, with support from Devroy, to adjourn.
All ayes. Motion carried. Meeting adjourned at 8:45 PM.

Read and Approved:

David J. Tossava, Mayor

Linda Perin, City Clerk



Regular Council Agenda Item Memorandum

To: Mayor Tossava and City Council

From: Dan King

Subject: Resolution 2025-30 to Delegate the Public Hearing

Meeting Date: December 22, 2025

Recommended Action:

Motion to adopt **Resolution 2025-30** delegating the authority to conduct a public hearing to the Brownfield Redevelopment Authority.

Background Information:

The developers (Green Ventures, LLC) for the property located at 900 Bachman Rd. have submitted an amendment to the Brownfield Plan last amended on October 14, 2024. The developer is proposing to develop 119 site condominium parcels for single family residential housing. The development will include installation of municipal water, sanitary sewer, roads, sidewalks, and open space as required by the Planned Unit Development ordinance. The developer is proposing to utilize both traditional Brownfield tax capture as well as the affordable housing tax capture.

By adopting Resolution 2025-30, the authority to conduct the public hearing to hear comments from the public regarding the Brownfield Plan Amendment will be delegated to the Brownfield Redevelopment Authority. The public hearing will be properly noticed with the public hearing to be conducted during the January 22, 2026, Brownfield Redevelopment Authority regular meeting.

Pending approval of the amended Brownfield Plan by the Brownfield Redevelopment Authority, the amended plan will be referred to the City Council for consideration of adoption via a Council Resolution.

Financial Implications:

None at this time

Attachments:

Resolution 2025-30

City of Hastings
COUNTY OF BARRY, STATE OF MICHIGAN

RESOLUTION NO. 2025-30

**RESOLUTION DELEGATING AUTHORITY FOR PUBLIC HEARING
PROCESS TO THE CITY BROWNFIELD REDEVELOPMENT AUTHORITY IN
ACCORDANCE WITH THE PROVISIONS OF ACT 381 OF THE PUBLIC
ACTS OF THE STATE OF MICHIGAN 1996, AS AMENDED**

WHEREAS, the City of Hastings established a Brownfield Plan in accordance with Act 381 of the Public Acts of the State of Michigan 1996, as amended, on October 14, 2024, (Act 381"); and

WHEREAS, the City Council established a Brownfield Redevelopment Authority Board (the "Authority") to administer the City's Brownfield Plan on August 25, 1997; and

WHEREAS, Green Development Ventures, LLC has submitted a Brownfield Plan Amendment for property located at 900 Bachman Rd; and

WHEREAS, the City Council believes it is in the public interest for the Authority to conduct the public hearing process required for the amendment of the Brownfield Plan.

NOW, THEREFORE, BE IT RESOLVED, AS FOLLOWS:

In accordance with Section 14(1) of Act 381, The City Council hereby delegates to the Authority the responsibility for conducting the public hearing on the amendment to the Brownfield Plan and providing notice of such hearings as required by the Act.

BE IT FURTHER RESOLVED that all resolutions and parts of resolutions in conflict herewith are, to the extent of such conflict, repealed.

A motion to adopt the foregoing resolution being offered by Member , with support by Member :

YEAS:

NAYS:

Absent:

MOTION DECLARED ADOPTED.

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Hastings at a regular meeting held on the 22nd day of December 2025, the original of which is on file in my office and available to the public. Public notice of said meeting was given pursuant to and in compliance with Act No. 267 of the Michigan Public Acts of 1976, as amended.

Linda Perin
City Clerk



Regular Council Agenda Item Memorandum

To: Mayor Tossava and City Council

From: Dan King

Subject: Brownfield Redevelopment Authority Bylaws and Rules of Procedure

Meeting Date: December 22, 2025

Recommended Action:

Motion to approve the Bylaws and Rules of Procedure adopted by the Hastings Brownfield Redevelopment Authority (BRA) during their special meeting held on December 11, 2025.

Background Information:

The BRA was created on August 25, 1997, with the adoption of Resolution 97/29. Per Resolution 97/29, the Board consisted of the trustees of the Local Development Finance Authority (LDFA). City Council dissolved the LDFA on May 13, 2024, with the adoption of Resolution 2024-12 which created need for the BRA to adopt updated Bylaws and Rules of Procedure.

Financial Implications:

There are no financial implications from this request.

Attachments:

- BRA Bylaws and Rules of Procedure

**CITY OF HASTINGS
BARRY COUNTY, MICHIGAN**

**BROWNFIELD REDEVELOPMENT AUTHORITY
BY-LAWS AND RULES OF PROCEDURE**

1. AUTHORITY

These rules of procedure are adopted by the City of Hastings Brownfield Redevelopment Authority (hereinafter referred to as the BRA Board pursuant to Public Act 381 of 1996, as amended).

2. OFFICERS

2.1 Selection. At the January meeting, the BRA Board shall select from its membership a Chairperson and Vice-chairperson who shall serve for a twelve-month period and who shall be eligible for re-election.

2.2 Tenure. The officers shall take office immediately following their election. They shall hold their office for a term of one year, or until their successors are elected and assume office.

2.3 Duties.

A. The Chairperson

1. The Chairperson shall be the chief executive of the BRA Board and shall preside at all meetings of the BRA Board.
2. The Chairperson shall appoint all committees or advisory committees established and provided by the BRA Board.
3. The Chairperson shall sign all contracts or legal documents authorized by the BRA Board.

B. The Vice-Chairperson

1. In the event of the absence of the Chairperson or his or her inability to discharge the duties of his or her office, such duties shall, for the time being, be performed by the Vice-Chairperson.

2. In the event the office of Chairperson becomes vacant, the Vice-Chairperson shall serve as Chairperson until a new Chairperson is elected.

3. **MEETINGS**

3.1 Meeting Notices. All meetings shall be posted at Hastings City Hall according to the Open Meetings Act. The notice shall include the date and time of the meeting.

3.2 Regular Meetings. Regular meetings of the BRA Board shall be held monthly in the Hastings City Hall on the fourth Thursday of each month at 8:00 a.m. The dates and times shall be posted at the Hastings City Hall in accordance with the Open Meetings Act. Any changes to the date or time of the regular meetings shall be posted and noticed in the same manner as originally established. When a regular meeting date falls on a legal holiday, the BRA Board shall select suitable alternate dates in the same month, in accordance with the Open Meetings Act.

3.3 Special Meetings. A special meeting may be called by the Chairperson. The business which the BRA Board may perform shall be conducted at a public meeting of the BRA Board held in compliance with the Open Meetings Act. Public Notice of the time, date, and place of the special meeting shall be given in a manner as required by the Open Meetings Act.

3.4 Quorum. A majority of appointed board members shall constitute a quorum. For the BRA Board to conduct business or take any official action, a quorum shall be present. When a quorum is not present, no official action, except for closing of the meeting may take place. The members of the BRA Board may discuss matters of interest but can take no action until the next regular or special meeting. All public hearings without a quorum shall be scheduled for the next regular or special meeting and no additional public notice is required provided the date, time, and place is announced at the meeting.

3.5 Public Hearings. Hearings shall be scheduled, and due notice given in accordance with the provisions of Public Act 381 of 1996 cited in Section 1.

Public hearings and the dates thereof shall be set by a vote of the BRA Board, except that in case of an emergency (as determined by the Chairperson) the Chairperson may schedule a public hearing for the next available regularly scheduled BRA Board meeting, or for a special meeting subject to notice procedures.

3.6 Motions. Motions shall be restated by the Chairperson before a vote is taken. The name of the maker and supporters of the motions shall be recorded.

3.7 Voting. Each member present at the meeting of the Board shall be entitled to a single vote. The affirmative vote of the majority of members shall be required for the approval of any requested action or motion where a quorum is present. Voting shall ordinarily be voice vote; provided however that a roll call vote shall be required if requested by any BRA Board member or directed by the Chairperson.

All members of the BRA Board including the Chairperson, shall vote on all matters, but the Chairperson shall vote last. Any member may be excused from voting but only if that person has a bona fide conflict of interest as set forth in Section 8 herein.

3.8 Order of Business. A written agenda for all regular meetings shall be prepared as follows. The order of business shall be:

- (1) Call to order/Roll Call
- (2) Pledge to the Flag
- (3) Approval of Agenda
- (4) Approval of Minutes
- (5) Receive Financial Statements
- (6) Public Hearings
- (7) Old Business
- (8) New Business
- (9) Public Comment
- (10) BRA Board Comments
- (11) Adjournment

3.9 Rules of Order. All meetings of the BRA Board and its Sub-Committees shall be conducted in accordance with generally accepted parliamentary procedure, as governed by "Robert's Rules of Orders" current edition.

3.10 Notice of Decision. A written notice containing the decision of the BRA Board will be sent to petitioners and originators of a request.

4. **MINUTES**

4.1 BRA Board minutes shall be prepared. The minutes shall contain a brief synopsis of the meeting, including a complete restatement of all motions and recording of votes; complete statement of the conditions or recommendations made on any action; and recording of attendance. All communications, actions, and resolutions shall be attached to the minutes. The official records shall be deposited with and kept by the City Clerk.

5. **OPEN MEETINGS AND FREEDOM OF INFORMATION PROVISIONS**

5.1 All meetings of the BRA Board shall be opened to the public and held in a place available to the public.

5.2 All deliberations and decisions of the BRA Board shall be made at a meeting open to the public.

5.3 All records, files, publications, correspondence, and other materials are available to the public for reading, copying, and other purposes are governed by the Freedom of Information Act.

6. **AMENDMENTS**

These rules may be amended by the BRA Board by a concurring vote during any regular meeting, provided that all members have received an advance copy of the proposed amendments at least three days prior to the meeting at which such amendments are to be considered.

7. **CONFLICT OF INTEREST**

A BRA Board member shall vote on all matters unless there is a legitimate conflict of interest. BRA Board member shall be guided by the City of Hastings Conflict of Interest Policy.

THESE BY-LAWS AND RULES OF PROCEDURES ARE ADOPTED THIS 11th DAY OF December 2025.

CITY OF HASTINGS BRA BOARD



Regular Council Agenda Item Memorandum

To: Hastings City Council

From: Sarah Moyer-Cale, City Manager

Subject: Adoption of Brownfield Incentive Policy

Meeting Date: December 22, 2025

Recommended Action:

Motion to approve the Brownfield Incentive Policy as presented.

Background Information:

The city has received an increased number of inquiries from developers about potential incentives, one of which being brownfield TIF. The city council approved working with SME to help develop a cohesive policy to guide selection and negotiation of brownfield plans, inclusive of both traditional brownfields and the new housing brownfield TIF program. Multiple work sessions were held to narrow down a policy for the council that was both specific to your goals and flexible to accommodate unique situations.

The draft of the plan was provided to you at the last council meeting and I have not received any comments on the plan from council members or from the BRA members to date. Staff recommends approval of the policy as presented.

Financial Implications:

None.

Attachments:

- Proposed Brownfield Incentive Policy

City of Hastings Brownfield Redevelopment Authority
Policy for Administration of Brownfield Redevelopment Projects

Adopted: December 22, 2025

PURPOSE: To establish guidelines and priorities for the administration of the Brownfield Redevelopment Program and project agreements.

BACKGROUND: The Brownfield Redevelopment Financing Act, Michigan Public Act 381 (Act 381), was implemented by the state legislature in 1996 and authorized municipalities to create Brownfield Redevelopment Authorities to promote the reuse and revitalization of certain eligible properties. The Brownfield Redevelopment Program (the "Program") provides for the utilization of certain tax increment revenues to pay for or reimburse the costs of eligible activities as defined in the Act. The City of Hastings (the "City") created the Brownfield Redevelopment Authority (BRA) by resolution 97/29 on August 25, 1997.

The goal of this policy is to facilitate the redevelopment of eligible brownfield properties by providing tax increment financing to offset the costs of eligible activities as defined by Act 381. The BRA aims to encourage the development of workforce housing that meets the local housing needs; the reuse of contaminated or blighted property; and enhance the lives of Hastings residents.

POLICY

1. Objective

The Program will provide support for qualified public and/or private redevelopment projects located in the City. Projects are considered for recommendation based on whether a project meets the goals of the City as described in the following plans as well as any future county and city published plans not yet completed:

- City of Hastings Master Plan
- Barry County Housing Toolkit

Projects that are recommended for funding will detail the goals that are achieved by a project.

2. Property Eligibility Criteria

To be eligible to participate in the Program, a property must meet the definition of "Eligible Property" as that term is defined in Section 2 of Act 381.

3. Administration and Evaluation

To be considered for inclusion in the Program, the applicant shall request a pre-application meeting with City staff or designee who will determine whether the project qualifies for participation in the Program. Once it is determined that the project is eligible for participation, the applicant will begin the formal application process.

4. Required Documentation

In order to be considered for inclusion in the Program, the following information should also be submitted:

- a) Documentation of site control
- b) Site plan and floor plans
- c) Renderings, if available
- d) Project Proforma that includes a proposed rent roll, if applicable
- e) Construction cost estimates
- f) Documented path to zoning compliance
- g) Draft Brownfield Plan
- h) An executive summary describing the project and proposed terms

City staff and/or the BRA consultant will review the application materials to confirm the project is permissible as proposed, including compliance with the zoning ordinance.

5. Fees

- a) An application fee will be due at the time of application in accordance with the City's published fee schedule.
- b) The City may establish an escrow account for the project, which will be utilized to pay fees associated with the BRA's legal counsel or other City departments in connection with review, approval, and processing of the application materials.
- c) Projects approved under the Program will have an annual administrative fee of \$7,500 withheld from the tax increment revenue collected to cover expenses related to operating the Program, provided this fee does not exceed the maximum percentage or withholding limits set by Act 381.

6. Miscellaneous Provisions

- a) The BRA recognizes that the Program is a partnership with the State of Michigan. It is the BRA's intent that it will only participate in projects that are also approved by the state through the Department of Environment, Great Lakes, and Energy, (EGLE) and either the Michigan Strategic Fund (MSF) or Michigan State Housing Development Authority (MSHDA).
- b) Developer reimbursement will be limited to up to 15 years plus 5 years of capture to fund the Local Brownfield Revolving Fund (LBRF). A project may qualify for additional years of capture if it meets certain investment criteria described in section 7 below.
- c) Interest as a requested Eligible Activity will not be approved.
- d) Depending on the size of the request and potential impacts to public infrastructure and City services, including police, fire, and public works, a municipal service fee may be considered and negotiated with the applicant.
- e) Requests for the Program coupled with another City incentive (i.e. tax abatements) will be considered based on documented need from the project proforma.

7. Investment Criteria

Projects that meet desired outcomes of the City and BRA will be considered for a higher incentive level as described in the table below.

Project Evaluation	Level of Incentive
Base Level of Support (project meets no investment criteria)	Up to 15 years
Meets one investment criteria	5 additional years
Meets two investment criteria	10 additional years

Desired outcomes to qualify for additional incentive years are:

Criteria #1 - Income and Housing Diversity

- Rental - At least 20% of residential housing units are affordable to individuals and families earning between 80% and 120% of the Area Median Income for Barry County. The 20% should be spread across all unit types.
- Ownership – At least 30% of for-sale residential units are sold to households earning at or below 120% of the Area Median Income for Barry County.

Criteria #2 - Development in certain targeted development areas of the City or priority development types

- Development in areas of the City identified in the Master Plan or other planning or strategy documents
- Infill development
- Rehabilitation of existing vacant, underutilized, blighted, and/or contaminated properties

Criteria #3 - Housing Type Diversity

- Provides a housing type (i.e. single-family detached, 2-4 family, or multi-family) that makes up less than 20% of the existing housing stock in the city.

8. Reporting and Compliance

- a) Reporting and compliance requirements will be detailed in a project's Development and Reimbursement Agreement.
- b) The project must be operated and maintained in compliance with all applicable City codes and ordinances.

9. Waiver

The BRA or City Council may waive this policy, or any portion of it when the BRA determines that it is in the best interest of the City or the BRA.



Regular Council Agenda Item Memorandum

To: Hastings City Council

From: Sarah Moyer-Cale, City Manager

Subject: Workshop Meeting for 2026-2027 Goals

Meeting Date: December 22, 2025

Recommended Action:

Motion to schedule a workshop meeting of the City Council for Monday, January 26, 2026, at 6:00 pm to discuss goals for fiscal year 2026 – 2027.

Background Information:

The City Council holds a workshop meeting to review and discuss annual goals. These goals help to direct the capital improvement planning and budgeting processes. This workshop is typically set for the second meeting in January.

Financial Implications:

None.

Attachments:

None.



Regular Council Agenda Item Memorandum

To: The Honorable Mayor, City Council Members, and Sarah Moyer-Cale

From: Rob Neil Superintendent of Streets

Subject: Fire Hydrants

Meeting Date: December 22nd, 2025

Recommended Action:

Motion to approve the purchase of three fire hydrants from East Jordan Iron Works in the amount of **\$8,896.95**.

Background Information:

This purchase of 3 fire hydrants will be used to replace non-working hydrants within the City of Hastings Water Distribution System and to be used as supply on hand.

Financial Implications:

This is a budgeted item for replacements/upgrades within the City of Hastings Water distribution system.

Attachment:

- East Jordan Iron Works Quote



800 268 4653
ejco.com

Quotation
00833381

Account Name City of Hastings
Ship to 301 East Court Street, Hastings, 49058
Requested By
Business Phone [REDACTED]
Email

Quote Name Hastings Hydrants-Quote
Created Date 12/15/2025
Expiration Date 01/14/2026
Prepared By Adam Gorney
Email [REDACTED]
Phone

Quantity	Product No.	Description	Notes	Line Charge	Sales Price (USD)	Total Price (USD)
3	54512D	5BR250 Hydrant 5'6" MJ 1 3/4" Sq 2AD 1-5 4 1/2" NST Pumper 2-4 2 1/2" NST Hoses OL Red			2,965.65	8,896.95

Notes	Subtotal	8,896.95
	Grand Total	8,896.95



Regular Council Agenda Item Memorandum

To: City Council

From: Robert Neil

Subject: 2026 Tree Removal Contract

Meeting Date: December 22, 2025

Recommended Action:

Motion to approve High Pointe Tree Service LLC to do tree trimming, removal, and stump grinding in the amount of **\$34,400**.

Background Information:

8 contractors submitted bids from \$34,400 to \$107,470. 32 trees identified for trimming, 28 trees identified for removal, and 36 stumps will be ground. High Pointe Tree Service has been the contractor for the city tree removal for the past three years with good results from DPS. I recommend that High Pointe Tree Service be awarded the contract.

Financial Implications:

This is a budgeted expense.

Attachments:

- Bid Opening Result Form

City of Hastings
COUNTY OF BARRY, STATE OF MICHIGAN

Scaled Bid Opening Results

Procurement Number: _____ [Assigned by Clerk's Office]

Bid Name: _____

Opening Date & Time: _____

Vender Bids:

Name: _____ Amount: _____

Name: _____ Amount: _____

Name: _____ Amount: _____

Name: _____ Amount: _____

Name: _____ Amount: _____

Name: _____ Amount: _____

Name: _____ Amount: _____

Name: _____ Amount: _____

Name: _____ Amount: _____

Present at
Opening: _____

Bid Granted to: _____

PO #: _____ ISSUED TO: _____ ON: _____
APPROVED VENDOR DATE

Process Final Sign Off By: _____ ***ON:*** _____
CLERK'S REPRESENTATIVE DATE



Hastings City Police

201 E. State St.
Hastings, MI 49058
(269) 948-4800 Dispatch
(269) 945-5744 Office
(269) 945-4358 Fax



Dale Boulter
Chief of Police

Julissa Kelly
Deputy Chief

Hastings Police Department Council report for the month of November 2025

Staffing

The Deputy Chief and I attended the graduation ceremony for Employed Recruit Brennan Sensiba. Brennan is now in his Field Training stage of the training program and has been assigned to Ofc. Brown. Brennan is our fifth officer to have sponsored with the first sponsorship being in 2022. We currently retain four out of the five officers we have sponsored.

Results of the D/Sgt exam have returned, and two of the three will continue with the process. Interviews will be scheduled after the first of the year.

We currently have one officer off due to injury with anticipated return to work after the first of the year.

STATS

The past month officers responded to 385 calls for service, with a total of 14 arrests, 10 traffic accidents, and 8 non-traffic accidents. Officers issued a total of 38 citations, 21 being moving violations, 17 being Non-moving violations. Officers conducted a total of 117 traffic stops for the month of November.

RESERVE OFFICERS

The Reserve Department contributed 22.75 hours for the month of November.

TRAINING:

All officers including myself and the Deputy Chief have completed the required hours of Continued Education Credits for 2025.

Training continues with scheduling training for the new requirements of 2026.

NO SHAVE DECEMBER DONATION

7-Officers of the department along with Honorable Mayor Tossava have donated \$50.00 each to participate in No Shave December. We have donated \$450.00 to Barry County United Way for the purchase of child/infant car seats. I would like to thank each one of the officers along with Mayor Tossava for the donation to the car seat program. Thank you for helping keep children of our community safe!

RADAR TRAILER/SIGN

The radar trailer and portable sign have been deployed in several areas in the city. The software and ability of the devices to collect data has shown to be valuable. The units will continue to be moved to different locations for monitoring and enforcement of posted speeds.

Currently the Radar sign is deployed but the Radar trailer has been pulled due to weather conditions.

BODY CAMERAS

The new Axon Body Cameras have been registered and set up. Each officer has the newest model of the Axon Body 4 camera with POV mount. This means the officer can now record with the collar camera when attached or with the main controller minus the collar mounted camera. The cameras bring better quality audio and video with more capabilities including Wi-Fi and GPS features. The officers have all been assigned a new camera and happy to report there was no down time during the transition.

As a memory refresher, this new equipment is all part of the current refresh contract previously signed with Axon. This previously signed contract includes the refresh of equipment at the 2.5-year mark.

Code Compliance report

At my direction, Frank has been working with PCI on rental units throughout the city. Frank along with PCI office staff have coordinated with landlords throughout the city regarding rental certificates. Frank alone has spent an unimaginable amount of time working on the rental properties. Frank works not only with PCI but also with our Assessors' office for records management.

Currently there are 248 addresses in the city that are reported as rental properties. These are the properties we know of and will continue to document. The property owners are required to register with PCI and then re-certify their property through inspection every two years. Failure to obtain a certificate would mean you are not allowed to rent out the location according to city ordinance. The registration cost along with the inspection fee is paid directly to PCI, not to the city.

It has been a difficult and challenging process in keeping up with rental units throughout the city. I am exploring some options to see if there is a better way to keep up with records and the constant change.

Respectfully submitted,

Dale Boulter

Chief of Police

HASTINGS CITY COUNCIL MONTHLY REPORT MONTH OF NOVEMBER 2025

From Hastings Police Department

Chief Dale Boulter

Total Complaints: 385

Total Arrests: 14

Adults 10 DWLS-2, A&B-3, R&O Police-2, Disorderly-1, Fugitive from justice-1, Dangerous drugs-1.

Juveniles: 0

Arrests Warrants for Other Departments: 4 Obstructing Justice-4.

Traffic Summary:

Traffic Accidents: 10

Property Damage: **10** Injuries: **0** Fatal: **0** Non-Traffic: **8**.

Tickets Issued: 38

Moving Violations Issued: **21**

Non-Moving Violations: **17**

POLICE VEHICLES

TOTAL MILES: **5,623**

TOTAL GALLONS OF FUEL USED: **585.7**

<u>VEHICLE</u>	<u>MILAGE</u>	<u>VEHICLE</u>	<u>MILAGE</u>
<u>41/2020 FORD</u>	<u>72,316</u>	<u>45/2018 FORD</u>	<u>46,630</u>
<u>42/2021 FORD</u>	<u>73,716</u>	<u>46/2022 FORD</u>	<u>52,645</u>
<u>43/2023 FORD</u>	<u>24,246</u>	<u>47/2023 FORD</u>	<u>27,440</u>
<u>44/2025 FORD</u>	<u>6,196</u>	<u>48/2016 FORD</u>	<u>95,378</u>

ADDITIONAL INFORMATION:

The Hastings Police Reserve officers worked a total of **22.75** hours for the month.

<u>CLASSIFICATION</u>	<u>CURRENT MONTH</u>	<u>PREVIOUS YEAR</u>	<u>YTD CURRENT</u>	<u>YTD PREVIOUS</u>	<u>YTD COMPARED</u>
FATAL ACCIDENTS	0	0	0	0	0
INJURY ACCIDENTS	0	1	31	27	+4
P D ACCIDENTS	10	12	123	110	+13
NON-TRAFFIC	8	6	59	99	-40
SPEEDING	12	9	79	62	+17
OTHER HAZARDOUS	9	5	119	95	+24
NON-HAZARDOUS	17	22	148	175	-27
PARKING	85	123	301	230	+71
<u>TOTAL</u>	141	178	870	748	+122

City of Hastings
Code Compliance Officer
November 2025 Activity Report



QUANTITY	COMPLAINT
6	Animal related (90-835)
0	Grass and weeds more than 8" tall (38-105)
1	Compostable yard debris and refuse in right-of-way, snow piles (74-39, 74-71, 74-72)
1	Garbage Code Violations (66-88/89/90/93/94)
11	Vehicles parked on unapproved surfaces – residential zones (90-929)
10	Unlicensed/Inoperable vehicles, parts, or tire storage (38-76, 77, 78)
13	Refuse and debris in unscreened area of yard (90-881, 90-882)
15	Rental Property Issues & Complaints
16	Signage issues/ Signs in Right-Of-Way
4	Fencing Issues
3	Fence Permits Issued
4	Structure & Building Maintenance Issues
0	Recreational Vehicle Issues
0	Abandoned refrigerator w/door attached (54-61)
5	Sidewalk parking/right-of-way obstructions (74-71)
13	Miscellaneous Issues & Complaints
102	Total Violations/Complaints Handled
20	Letters sent
0	Citations issued
130	Follow Ups
NOTES:	Miscellaneous Issues/ Complaints details
1.	Normal requests for information and questions regarding ordinances.

Miscellaneous Issues/ Complaints details, continued

[illegible]

City of Hastings

Investments & Deposits Status Report as of November 30, 2025

Institution	Account Description	Balance	Interest Rate
Flagstar	Common Cash (Primary Checking)	\$ 3,423,289.38	0.45%
	Payroll	\$ 1,845.26	0.45%
	Savings	\$ 8,954,716.80	2.93%
	**Tax Collection	\$ 27,864.16	N/A
	Total	\$ 12,407,715.60	
<i>** Includes funds collected on behalf of other governmental agencies</i>			
Highpoint	Common Cash	\$ 42,399.63	N/A
	Drug Enforcement	\$ 18,211.94	N/A
	*Tax Collection	\$ 3,552.63	N/A
	Total	\$ 64,164.20	
<i>* Includes funds collected on behalf of other governmental agencies</i>			
Michigan CLASS	General Fund (Pooled)	\$ 6,728,897.20	4.0664%
	Water & Sewer	\$ 618,316.27	4.0664%
	Equipment Fund	\$ 314,049.34	4.0664%
	Total	\$ 7,661,262.81	
American Dep Mgmt Co	Money Market Account	\$ 4,068,853.06	3.72%
	Total	\$ 4,068,853.06	
Total, All Investments & Deposits		\$ 24,201,995.67	

Institution	Balance	% of Total
Flagstar	\$ 12,407,715.60	51.3%
Highpoint	\$ 64,164.20	0.3%
Michigan CLASS	\$ 7,661,262.81	31.7%
American Dep Mgmt Co	\$ 4,068,853.06	16.8%
Total	\$ 24,201,995.67	

Type of Investment or Deposit	Balance	% of Total
Interest	\$ 24,109,967.31	99.6%
Non-Interest	\$ 92,028.36	0.4%
Total	\$ 24,201,995.67	

CITY OF HASTINGS

SUMMARY REVENUES AND EXPENDITURES COMPARED TO BUDGET FOR THE 5 MONTHS ENDING NOVEMBER 30, 2025

THIS YEAR FISCAL YTD 30-NOV-25	REVISED BUDGET 2025-2026	FISCAL YTD % OF BUDGET	LAST YEAR FISCAL YTD 30-NOV-24	REVISED BUDGET 2024-2025	FISCAL YTD % OF BUDGET
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FUND 101 - GENERAL FUND

REVENUE

TAXES	3,658,317.67	3,746,294	98.00%	3,513,247.98	3,638,300	97.00%
SPECIAL ASSESSMENTS	42,703.39	43,650	98.00%	26,213.32	32,500	81.00%
LICENSES & PERMITS	2,877.60	17,775	16.00%	9,347.92	19,250	49.00%
FEDERAL REVENUES	.00	0	0.00%	.00	236,216	0.00%
STATE SHARED REVENUES	317,893.13	1,153,016	28.00%	468,618.26	1,139,391	41.00%
INTERGOVERNMENTAL REVENUES	241,519.92	570,000	42.00%	18,174.28	923,228	2.00%
CHARGES FOR SERVICES	543,832.21	646,150	84.00%	15,019.24	668,100	2.00%
FINES & FORFEITURES	7,028.07	10,000	70.00%	2,465.50	8,500	29.00%
INTEREST AND RENTALS	798,840.05	430,840	185.00%	175,191.93	335,400	52.00%
OTHER REVENUE	97,536.56	73,500	133.00%	126,459.87	451,300	28.00%
INCOMING TRANSFERS	.00	0	0.00%	.00	0	0.00%
TOTAL REVENUE & INCOMING TRANSFERS	5,710,548.60	6,691,225	85.00%	4,354,738.30	7,452,185	58.00%

EXPENDITURES

CITY COUNCIL	37,940.71	77,525	49.00%	44,000.17	82,326	53.00%
MAYOR	5,614.08	16,445	34.00%	7,626.72	14,811	51.00%
CITY MANAGER	81,696.23	201,801	40.00%	80,711.08	192,810	42.00%
FINANCE DEPARTMENT	200,047.10	431,096	46.00%	126,743.95	396,945	32.00%
CLERK	43,887.66	121,552	36.00%	46,541.45	117,396	40.00%
INFORMATION TECHNOLOGY	116,384.09	271,100	43.00%	106,198.71	244,000	44.00%
BOARD OF REVIEW	22.60	2,612	1.00%	250.12	2,512	10.00%
TREASURER	34,380.26	95,730	36.00%	29,959.68	83,928	36.00%
ASSESSOR	72,489.55	197,742	37.00%	57,819.68	171,282	34.00%
ELECTIONS	38,905.02	57,681	67.00%	24,723.03	56,368	44.00%
CITY HALL & GROUNDS	230,847.72	523,500	44.00%	58,107.73	158,950	37.00%
LEGAL AND AUDIT	15,234.00	73,500	21.00%	7,644.00	70,000	11.00%
OTHER GENERAL GOVERNMENT	494,425.28	568,147	87.00%	374,232.05	588,415	64.00%
POLICE	793,438.68	2,327,377	34.00%	764,349.21	2,099,689	36.00%
CODE COMPLIANCE	14,819.03	55,660	27.00%	15,733.53	50,962	31.00%
FIRE DEPARTMENT	341,952.45	614,032	56.00%	171,359.91	524,545	33.00%
INSPECTIONS	16,613.00	65,000	26.00%	37,393.00	100,000	37.00%
DEPT OF PUBLIC SERVICE ADMIN	52,007.51	191,890	27.00%	56,013.82	159,240	35.00%
PARKING LOTS - NON SAD	4,791.49	21,000	23.00%	5,616.65	23,000	24.00%
PARKING LOTS - SAD	9,190.64	31,460	29.00%	203,786.88	267,500	76.00%
STREET LIGHTING	40,772.89	118,000	35.00%	46,783.95	99,500	47.00%
COMMUNITY SERVICES	191,190.35	389,399	49.00%	101,405.87	300,355	34.00%
BROWNFIELD GRANT	.00	0	0.00%	.00	0	0.00%
PLANNING AND ZONING	1,841.06	17,736	10.00%	4,169.65	18,685	22.00%
JOINT PLANNING & ZONING	854.78	100	855.00%	37.50	400	9.00%
COMMUNITY & ECONOMIC DEVELOPMNT	59,102.98	160,957	37.00%	61,075.07	143,143	43.00%

CITY OF HASTINGS

SUMMARY REVENUES AND EXPENDITURES COMPARED TO BUDGET FOR THE 5 MONTHS ENDING NOVEMBER 30, 2025

THIS YEAR FISCAL YTD YTD ACTUAL	REVISED BUDGET BUDGET	FISCAL YTD % OF BUDGET	LAST YEAR FISCAL YTD 30-NOV-24	REVISED BUDGET BUDGET	FISCAL YTD % OF BUDGET
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FUND 101 - GENERAL FUND

COMMUNITY DEVELOPMENT GRANTS	.00	100	0.00%	61,536.50	65,100	95.00%
CABLE ACCESS	4,077.63	12,422	33.00%	4,200.05	13,776	30.00%
PARKS AND RECREATION	589,453.96	542,581	109.00%	115,953.94	1,344,325	9.00%
ARTS AND CULTURAL ACTIVITIES	44,282.50	41,840	106.00%	52,085.94	81,526	64.00%
OTHER FINANCING USES	281,624.00	281,624	100.00%	.00	549,696	0.00%
TOTAL EXPENDITURES & OUTGOING TRANSFERS	3,817,887.25	7,509,609	51.00%	2,666,059.84	8,021,185	33.00%
NET REVENUE OVER EXPENDITURES	1,892,661.35	(818,384)		1,688,678.46	(569,000)	

CITY OF HASTINGS

SUMMARY REVENUES AND EXPENDITURES COMPARED TO BUDGET FOR THE 5 MONTHS ENDING NOVEMBER 30, 2025

THIS YEAR FISCAL YTD 30-NOV-25	REVISED BUDGET 2025-2026	FISCAL YTD % OF BUDGET	LAST YEAR FISCAL YTD 30-NOV-24	REVISED BUDGET 2024-2025	FISCAL YTD % OF BUDGET
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FUND 202 - MAJOR STREETS

REVENUES	356,060.21	841,849	42.00%	339,514.19	1,235,556	27.00%
INCOMING TRANSFERS	.00	0	0.00%	.00	225,000	0.00%
TOTAL REVENUE & INCOMING TRANSFERS	356,060.21	841,849	42.00%	339,514.19	1,460,556	23.00%
EXPENDITURES	324,381.19	805,878	40.00%	192,451.59	1,593,169	12.00%
OUTGOING TRANSFERS	150,000.00	150,000	100.00%	.00	150,000	0.00%
TOTAL EXPENDITURES & OUTGOING TRANSFERS	474,381.19	955,878	50.00%	192,451.59	1,743,169	11.00%
NET REVENUE OVER EXPENDITURES	(118,320.98)	(114,029)		147,062.60	(282,613)	

FUND 203 - LOCAL STREETS

REVENUES	144,253.03	370,551	39.00%	136,857.06	373,772	37.00%
INCOMING TRANSFERS	250,000.00	250,000	100.00%	.00	300,000	0.00%
TOTAL REVENUE & INCOMING TRANSFERS	394,253.03	620,551	64.00%	136,857.06	673,772	20.00%
EXPENDITURES	243,831.87	688,525	35.00%	223,835.70	721,691	31.00%
OUTGOING TRANSFERS						
TOTAL EXPENDITURES & OUTGOING TRANSFERS	243,831.87	688,525	35.00%	223,835.70	721,691	31.00%
NET REVENUE OVER EXPENDITURES	150,421.16	(67,974)		(86,978.64)	(47,919)	

CITY OF HASTINGS

SUMMARY REVENUES AND EXPENDITURES COMPARED TO BUDGET
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2025

	THIS YEAR FISCAL YTD 30-NOV-25	REVISED BUDGET 2025-2026	FISCAL YTD % OF BUDGET	LAST YEAR FISCAL YTD 30-NOV-24	REVISED BUDGET 2024-2025	FISCAL YTD % OF BUDGET
<i>FUND 209 - CEMETERY FUND</i>						
REVENUES	216,980.90	235,401	92.00%	214,445.32	273,779	78.00%
INCOMING TRANSFERS						
TOTAL REVENUE & INCOMING TRANSFERS	216,980.90	235,401	92.00%	214,445.32	273,779	78.00%
EXPENDITURES	75,472.22	178,883	42.00%	161,052.51	312,362	52.00%
OUTGOING TRANSFERS						
TOTAL EXPENDITURES & OUTGOING TRANSFERS	75,472.22	178,883	42.00%	161,052.51	312,362	52.00%
NET REVENUE OVER EXPENDITURES	141,508.68	56,518		53,392.81	(38,583)	

CITY OF HASTINGS

SUMMARY REVENUES AND EXPENDITURES COMPARED TO BUDGET
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2025

	THIS YEAR FISCAL YTD 30-NOV-25	REVISED BUDGET 2025-2026	FISCAL YTD % OF BUDGET	LAST YEAR FISCAL YTD 30-NOV-24	REVISED BUDGET 2024-2025	FISCAL YTD % OF BUDGET
<i>FUND 243 - BROWNFIELD REDEVELOPMENT AUTH</i>						
REVENUES	54,179.94	140,450	39.00%	83,601.01	63,200	132.00%
INCOMING TRANSFERS						
TOTAL REVENUE & INCOMING TRANSFERS	54,179.94	140,450	39.00%	83,601.01	63,200	132.00%
EXPENDITURES	4,000.00	41,000	10.00%	.00	45,000	0.00%
OUTGOING TRANSFERS						
TOTAL EXPENDITURES & OUTGOING TRANSFERS	4,000.00	41,000	10.00%	.00	45,000	0.00%
NET REVENUE OVER EXPENDITURES	50,179.94	99,450		83,601.01	18,200	

CITY OF HASTINGS

SUMMARY REVENUES AND EXPENDITURES COMPARED TO BUDGET
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2025

	THIS YEAR FISCAL YTD 30-NOV-25	REVISED BUDGET 2025-2026	FISCAL YTD % OF BUDGET	LAST YEAR FISCAL YTD 30-NOV-24	REVISED BUDGET 2024-2025	FISCAL YTD % OF BUDGET
<i>FUND 248 - DOWNTOWN DEVELOPMENT AUTHORITY</i>						
REVENUES	886,638.90	836,300	106.00%	776,757.74	807,950	96.00%
INCOMING TRANSFERS						
TOTAL REVENUE & INCOMING TRANSFERS	886,638.90	836,300	106.00%	776,757.74	807,950	96.00%
EXPENDITURES	532,087.72	789,229	67.00%	702,282.31	883,391	79.00%
OUTGOING TRANSFERS						
TOTAL EXPENDITURES & OUTGOING TRANSFERS	532,087.72	789,229	67.00%	702,282.31	883,391	79.00%
NET REVENUE OVER EXPENDITURES	354,551.18	47,071		74,475.43	(75,441)	

CITY OF HASTINGS

SUMMARY REVENUES AND EXPENDITURES COMPARED TO BUDGET FOR THE 5 MONTHS ENDING NOVEMBER 30, 2025

THIS YEAR FISCAL YTD 30-NOV-25	REVISED BUDGET 2025-2026	FISCAL YTD % OF BUDGET	LAST YEAR FISCAL YTD 30-NOV-24	REVISED BUDGET 2024-2025	FISCAL YTD % OF BUDGET
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FUND 265 - DRUG ENFORCEMENT

REVENUES	.00	0	0.00%	25.00	2,500	1.00%
INCOMING TRANSFERS						
TOTAL REVENUE & INCOMING TRANSFERS	.00	0	0.00%	25.00	2,500	1.00%
EXPENDITURES	.00	5,000	0.00%	(480.00)	5,600	(9.00%)
OUTGOING TRANSFERS						
TOTAL EXPENDITURES & OUTGOING TRANSFERS	.00	5,000	0.00%	(480.00)	5,600	(9.00%)
NET REVENUE OVER EXPENDITURES	.00	(5,000)		505.00	(3,100)	

FUND 266 - POLICE TRAINING

REVENUES	4,007.82	3,600	111.00%	72.46	3,400	2.00%
INCOMING TRANSFERS						
TOTAL REVENUE & INCOMING TRANSFERS	4,007.82	3,600	111.00%	72.46	3,400	2.00%
EXPENDITURES	806.96	6,800	12.00%	1,537.11	4,900	31.00%
OUTGOING TRANSFERS						
TOTAL EXPENDITURES & OUTGOING TRANSFERS	806.96	6,800	12.00%	1,537.11	4,900	31.00%
NET REVENUE OVER EXPENDITURES	3,200.86	(3,200)		(1,464.65)	(1,500)	

CITY OF HASTINGS

SUMMARY REVENUES AND EXPENDITURES COMPARED TO BUDGET FOR THE 5 MONTHS ENDING NOVEMBER 30, 2025

	THIS YEAR FISCAL YTD 30-NOV-25	REVISED BUDGET 2025-2026	FISCAL YTD % OF BUDGET	LAST YEAR FISCAL YTD 30-NOV-24	REVISED BUDGET 2024-2025	FISCAL YTD % OF BUDGET
FUND 271 - LIBRARY FUND						
OPERATIONS						
OPERATING REVENUES	311,529.92	709,941	44.00%	51,423.09	673,516	8.00%
OPERATING INCOMING TRANSFERS						
TOTAL OPERATING REV & IN TRNSFRS	311,529.92	709,941	44.00%	51,423.09	673,516	8.00%
OPERATING EXPENDITURES	307,843.85	713,969	43.00%	265,571.24	656,799	40.00%
OPERATING OUTGOING TRANSFERS						
TOTAL OPERATING EXP & OUT TRNSFRS	307,843.85	713,969	43.00%	265,571.24	656,799	40.00%
NET OPERATING REV OVER EXP	3,686.07	(4,028)		(214,148.15)	16,717	
CAPITAL IMPROVEMENTS						
CAP IMPRVMT EXPENDITURES	.00	0	0.00%	.00	0	0.00%
CAP IMPRVMT OUTGOING TRANSFERS						
TOTAL CAP IMPRVMT EXP & OUT TRNSFRS	.00	0	0.00%	.00	0	0.00%
NET CAP IMPRVMT REV OVER EXP	.00	0		.00	0	

CITY OF HASTINGS

SUMMARY REVENUES AND EXPENDITURES COMPARED TO BUDGET FOR THE 5 MONTHS ENDING NOVEMBER 30, 2025

	THIS YEAR FISCAL YTD 30-NOV-25	REVISED BUDGET 2025-2026	FISCAL YTD % OF BUDGET	LAST YEAR FISCAL YTD 30-NOV-24	REVISED BUDGET 2024-2025	FISCAL YTD % OF BUDGET
<i>FUND 592 - WATER & SEWER FUND</i>						
REVENUES	2,256,605.59	4,917,542	46.00%	2,142,562.07	4,900,690	44.00%
INCOMING TRANSFERS						
TOTAL REVENUE & INCOMING TRANSFERS	2,256,605.59	4,917,542	46.00%	2,142,562.07	4,900,690	44.00%
EXPENDITURES	1,880,973.45	4,779,048	39.00%	1,337,683.31	4,632,941	29.00%
OUTGOING TRANSFERS	.00	0	0.00%	.00	0	0.00%
TOTAL EXPENDITURES & OUTGOING TRANSFERS	1,880,973.45	4,779,048	39.00%	1,337,683.31	4,632,941	29.00%
NET REVENUE OVER EXPENDITURES	375,632.14	138,494		804,878.76	267,749	

CITY OF HASTINGS

SUMMARY REVENUES AND EXPENDITURES COMPARED TO BUDGET
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2025

	THIS YEAR FISCAL YTD 30-NOV-25	REVISED BUDGET 2025-2026	FISCAL YTD % OF BUDGET	LAST YEAR FISCAL YTD 30-NOV-24	REVISED BUDGET 2024-2025	FISCAL YTD % OF BUDGET
<i>FUND 661 - EQUIPMENT REVOLVING FUND</i>						
REVENUES	398,293.36	870,000	46.00%	360,759.93	908,000	40.00%
INCOMING TRANSFERS						
TOTAL REVENUE & INCOMING TRANSFERS	398,293.36	870,000	46.00%	360,759.93	908,000	40.00%
EXPENDITURES	304,843.30	534,080	57.00%	204,499.08	626,963	33.00%
OUTGOING TRANSFERS						
TOTAL EXPENDITURES & OUTGOING TRANSFERS	304,843.30	534,080	57.00%	204,499.08	626,963	33.00%
NET REVENUE OVER EXPENDITURES	93,450.06	335,920		156,260.85	281,037	



Hastings City Council Memorandum

Date: December 15, 2025
To: Honorable Mayor Tossava & Members of the Hastings City Council
From: Dan King, Community Development Director
Subject: December Community Development Department Report

A summary of the current activities in the Community Development Department includes:

Jingle and Mingle

The 2025 Jingle and Mingle event was a great kickoff to the holiday season. The weather was seasonably cold, and a fresh blanket of snow covered the city.



DDA Façade Grant Program

A DDA façade grant was utilized to enhance the exterior of 111 W. State Street. The property owner also accessed Building Exterior Improvement funding from the DDA.



MDOT W. State Street Reconstruction Project.

The consulting firm received over 550 survey responses regarding the status and perceptions of W. State St. from Broadway to Cook Rd. The consulting firm will be compiling the results and begin working on conceptual ideas for enhancement of that section of roadway.

City Council

City Council will be conducting a public hearing during the January 12, 2026, meeting to review the final PUD and site plan for the Northridge Estates Condominium project. The project includes a total of thirty-eight (38) attached site condo units comprised of two-, three-, and four-unit condominium buildings.

Upcoming Events

New Year's Eve Ball Drop December 31

If you have any questions, concerns, or ideas please feel free to contact Sandy, Allison or me at sponsetto@hastingsmi.gov adevries@hastingsmi.gov dking@hastingsmi.gov



**City of Hastings
Brownfield Redevelopment Authority
DRAFT Meeting Minutes
December 11, 2025**

Meeting was called to order at 8:04 a.m.by

1. Roll Call

Present: Hatfield, Neil, Schneiderhaan, Tolles, Tossava

Absent: Cowan, Davis, Holland

Others Present: Resseguie, King, Ponsetto

2. Pledge of Allegiance

3. Approval of the Agenda

Motion by Tossava, second by Tolles, to approve agenda as presented.

All ayes motion carried.

4. Public Hearing - None

5. New Business

A. Review and discuss conceptual Act 381 Brownfield Plan for Green Development Ventures, LLC for Bachman Fields residential housing development project-

King introduced the discussion about the brownfield plan for the Bachman Fields housing development. Brian Farkas, from Allen Edwin Homes, Jared Lutz and Joe Agostinelli, from Michigan Growth Advisors presented information about the project, how it would be implemented, and answered questions from the board.

B. Review and Consider Adoption of BRA Bylaws and Rules of Procedure-

Motion by Schneiderhaan, second by Tolles, to adopt the bylaws and rules of procedure as presented.

All ayes motion carried.

C. Establish Meeting Schedule for 2026-

Motion by Tolles, second by Schneiderhaan, to a set 8 a.m. on the fourth Thursday of each month as the BRA meeting schedule for 2026.

D. Election of Chair and Vice Chair

Tossava nominated Neil as Chair and Tolles as Vice Chair of the BRA for 2026

All ayes motion carried.

6. Open Public Discussion and Comments- None

7. BRA Member Comments –

Tossava said he would like to see the BRA meet more often as it would mean there is more development going on in the community.

Tolles asked if there are any traditional brownfields that are currently being considered for development. King said there aren't any traditional brownfields being considered for development.

8. Adjournment-

Meeting adjourned 9:17 a.m.

Clint Neil
Chair

Brad Tolles
Vice Chair

Prepared by Sandy Ponsetto, City of Hastings

2026 Payroll Calendar

	Pay Period	Check Date
0	12/14 – 12/27/25	Jan 2, 2026
1	12/28/25 – 1/10	Jan 16, 2026
2	1/11 – 1/24	Jan 30, 2026
3	1/25 – 2/7	Feb 13, 2026
4	2/8 – 2/21	Feb 27, 2026
5	2/22 – 3/7	March 13, 2026
6	3/8 – 3/21	March 27, 2026
7	3/22 – 4/4	April 10, 2026
8	4/5 – 4/18	April 24, 2026
9	4/19 – 5/2	May 8, 2026
10	5/3 – 5/16	May 22, 2026
11	5/17 – 5/30	June 5, 2026
12	5/31 – 6/13	June 19, 2026
13	6/14 – 6/27	July 3, 2026
14	6/28 – 7/11	July 17, 2026
15	7/12 – 7/25	July 31, 2026
16	7/26 – 8/8	Aug 14, 2026
17	8/9 – 8/22	Aug 28, 2026
18	8/23 – 9/5	Sep 11, 2026
19	9/6 – 9/19	Sep 25, 2026
20	9/20 – 10/3	Oct 9, 2026
21	10/4 – 10/17	Oct 23, 2026
22	10/18 – 10/31	Nov 6, 2026
23	11/1 – 11/14	Nov 20, 2026
24	11/15 – 11/28	Dec 4, 2026
25	11/29 – 12/12	Dec 18, 2026
26	12/13 – 12/26	Dec 31, 2026

*change due to holiday

Council/Planning Commission pay date

2026 Observed City Holidays

<u>Holiday</u>	<u>Date</u>
Good Friday	Friday, April 3, 2026
Memorial Day	Monday, May 25, 2026
Fourth of July	Friday, July 3, 2026
Labor Day	Monday, September 7, 2026
Veteran's Day	Thursday, November 11, 2026
Thanksgiving Day	Thursday, November 26, 2026
Day after Thanksgiving	Friday, November 27, 2026
Christmas Eve	Thursday, December 24, 2026
Christmas Day	Friday, December 25, 2026
New Year's Eve	Thursday, December 31, 2026
New Year's Day	Friday, January 1, 2026

To: Hastings City Council

From: Robert Neil

Re: Truck #90

Recently we sent Truck #90 in for repair because it had been losing coolant somewhere (approx. 2-1/2 gallons) to West Michigan International to have the issue diagnosed (see below). They determined the issue was a defective EGR (Exhaust Gas Recirculation) cooler. This component is used to recirculate exhaust gases for the purpose of cleaner emissions.

West Michigan international Diagnosis

RAN UNIT UP TO TEMP TO TRY AND DUPLICATE LEAK. COOLANT LOW WITH NO SIGN OF LEAK, TRIED TO REMOVE EGR VALVE TO CHECK THERE, REMOVED AIR FILTER BOX, TUBE UNBOLTED EGR VALVE BUT IT IS STUCK AND ANY TIME IVE COME ACROSS THEM BEING THAT STUCK THEY USUALLY BREAK IF I GO FURTHER. SO I THEN REMOVED DOWN PIPE FROM TURBO, REMOVED BOLTS FOR CROSS OVER TUBE, REMOVED CROSS OVER TUBE, INSPECTED USING BORE SCOPE AND FOUND SIGNS OF COOLANT IN EGR COOLER

EGR system failures are a common and well-documented issue in **International MaxxForce engines**, primarily caused by high exhaust gas recirculation rates that lead to severe carbon buildup in the EGR valve, cooler, and intake manifold. This often results in clogging and coolant leaks, which can cause significant engine problems. The EGR valve is typically located at the back of the engine, often at the top of the engine near the intake manifold by the firewall and can be very difficult to locate often requiring removal of the engine cover. This also includes disconnecting several electrical connections and removal of hoses connected to the cooler and intake.

Common Symptoms of EGR Failure

- Poor engine performance and power loss.
- Poor fuel efficiency.
- Frequent stalling or rough idling.
- Check engine light activation, often with intermittent fault codes (DTCs).
- Engine knocking or pinging noises.
- Coolant leaks or contamination.

Truck 90 is our primary plow truck, so emergency repairs were authorized. The quoted cost to fix the truck is \$9,505.44.