



# CITY COUNCIL MEETING AGENDA – April 6, 2026

Mason City Hall, 201 W. Ash Street, Mason, MI  
Sycamore Room, 6:30 p.m.

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE AND INVOCATION
4. PUBLIC COMMENT
5. CONSENT CALENDAR
  - A. Minutes:
    1. Approve Minutes of Regular Council Meeting March 16, 2026
  - B. Correspondence:
    1. Receipt of Letter from Alan Fielder Regarding Opposition to Data Center (Dated March 18, 2026)
  - C. Financials:
    1. Receipt of the Proposed Fiscal Year 2026-2027 Budget (Provided at Meeting)
    2. Authorize Purchase of Three Computer Switches (CIP: 2019-B10) from VC3 for \$9,178.05
    3. Authorize the Contract for Demolition of Buildings at Hidden Lakes Property with Mauldon Brothers Construction for \$31,989
  - D. Right of Ways and Use of Public Property:
    1. Approve Use of Public Right-of-Way for the Mason Area Chamber of Commerce Spring Fling on May

The Agenda mentioned Demolition of Buildings on the Hidden Lakes Property. A community member mentioned that this seemed odd if the city didn't own the property, so I started to look into the matter.

Next stop: The Page about C3 in the packet. (See the next page)



# Agenda Report: April 6, 2026 City Council Meeting

## AGENDA ITEM

Authorize the Contract for Demolition of Buildings at Hidden Lakes Property with Mauldon Brothers Construction LLC for \$31,989

## RECOMMENDED ACTION

Authorize the Contract for Demolition of Buildings at Hidden Lakes Property with Mauldon Brothers Construction LLC for \$31,989

## PROJECT DETAILS

At their September 15, 2025, meeting City Council authorized the purchase of land related to Hidden Lakes and authorized a budget amendment that included \$40,000 for securing property after purchase (signage, demolition, etc.). The contract for this project includes the removal and disposal of all materials inside of 50 x 100 building; raising and disposal of building, including all building materials (50 x 100 building); removal and disposal of all materials relating to 24 x 36 building; site restoration, including turf establishment.

A total of six (6) bids were received from the following companies:

Vendor	Location	Amount
Mauldon Brothers Construction LLC	Mason, MI	\$31,989
Anderson-Fischer Associates, Inc	Mason, MI	\$34,850
Apex Septic and Excavating	Charlotte, MI	\$37,000
E.T. MacKenzie Company	Grand Ledge, MI	\$37,640
MCS Excavating LLC	Lansing, MI	\$39,000
Gustafson Excavating	Mason, MI	\$51,078

Mauldon Brothers Construction LLC, a reputable firm with ample experience with this type of work, submitted the lowest bid. Staff recommend moving forward with authorizing a unit price contract for Hidden Lakes Building Demolition from Mauldon Brothers Construction LLC in the amount of \$31,989.

## AUTHORIZATION

- [City Charter Sec. 8-8](#): Competitive prices for all purchases and public improvements shall be obtained, except when no advantage to the City would result from such procedure.
- [City Ordinance Sec. 2-84](#): (Related Excerpt): For purchases of more than \$5,000.00 and less than \$20,000.00, she (City Manager) shall be required to receive approval of the council. The City Manager shall advise the council as to whether or not any contract offered is desirable, or which of several contracts offered is most desirable, for the city. City Ordinance Sec. 2-84, (9): The City Council shall let all contracts for more than \$5,000.
- [City Purchasing Policy](#): (CC Adopted 9.18.23): Purchases over \$20,000, "In accordance with Mason City Code Section 2-84, all purchases of materials, supplies, or equipment in excess of \$20,000 shall be required to receive sealed bids or purchase through Cooperative Procurement and shall present such bids to the City Council for approval or rejection."

## VISION AND COMMUNITY PLANS

- [Master Plan 2023](#) (CC Adopted 9.18.23): Action Items- MP2023-S1: Maintain and improve city facilities and services to be safe and efficient.

The Agenda Report lists 9/15/2025 as the date the city council authorized the purchase of the Hidden Lakes property.

Next Stop: 9/15/2025 Agenda. (See next page )



# CITY COUNCIL MEETING AGENDA – September 15, 2025

Mason City Hall, 201 W. Ash Street, Mason, MI  
Sycamore Room, 6:30 p.m.

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1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE AND INVOCATION
4. PUBLIC COMMENT
5. CONSENT CALENDAR
  - A. Minutes:
    1. Approve Minutes of Regular Council Meeting September 2, 2025
  - B. Financials:
    1. Approve Bills in the Amount of \$9,549.91
    2. Receipt of Monthly Revenue and Expenditure Report for Period Ending August 31, 2025
    3. Waive the Sealed Bidding Process and Approve Purchase of Twelve (12) Axon Body Cameras (AB4) (CIP: 2023-B6) and Associated Equipment from Axon Enterprise, Inc. in the Amount of \$73,423.30
    4. Approve the Real Estate Purchase and Sale Agreement and Agreement to Gift Land within the City of Mason with an Anonymous Donor for a Property with a Total Appraised Value of \$1,595,000 for a Purchase of \$280,000 and to Make the Necessary Budget Amendments

In this agenda, the land is not named. Is it the same property discussed in April 2026? I dig a bit deeper. (See next page)



# Agenda Report: September 15, 2025 City Council Meeting

## AGENDA ITEM

Approve the Real Estate Purchase and Sale Agreement and Agreement to Gift Land within the City of Mason with an Anonymous Donor for a Property with a Total Appraised Value of \$1,595,000 for a Purchase of \$280,000 and to Make the Necessary Budget Amendments

## RECOMMENDED ACTION

Approve the Real Estate Purchase and Sale Agreement and Agreement to Gift Land within the City of Mason with an Anonymous Donor for a Property with a Total Appraised Value of \$1,595,000 for a Purchase of \$280,000 and to Make the Necessary Budget Amendments

## PROJECT DETAILS

Over the past several months, staff have been working with an anonymous donor regarding their interest in making a gift to the community tied to property they own. The donor also explored other potential candidates for this gift before selecting Mason. Staff discussed this with Council at the May 19, 2025, meeting and were given parameters in which to negotiate this agreement.

Specifically, to establish fair value, the donor commissioned an appraisal through Valbridge Property Advisors. The report was received on August 5, 2025. Concurrently, staff initiated an environmental review analysis with AKT Peerless. While the property would be accepted as it is, the assessment will allow us to file a Baseline Environmental Assessment following the closing if needed to protect the City from any environmental concerns prior to the transfer. The environmental review is currently in the Phase II stage.

The donor throughout this process has requested to remain anonymous and has specifically declined any public recognition. The donor expressed deep gratitude for the positive impact the community has had on their life. As part of their gift and recognition of that impact, they asked that — should any streets be constructed in this area — the first two be named Bicentennial Street and Bulldog Street. This condition is the only restriction associated with the gift. There are no other use or sale restrictions that will be within the deed.

The conditions of those parameters provided to Staff by Council on May 19, 2025, have been met with the authorized amount, and while staff was authorized to move forward with a Purchase Agreement, the City Attorney and City Manager are requesting approval of the final agreement with full terms and the necessary budget amendment to complete this transaction.

Key Terms of Agreement (as supported by the Seller and legal counsel):

- **Purchase:** Parcel 33-19-10-05-328-006 (1.52 acres) for \$280,000.
- **Gift:** Transfer of parcels below to the City of Mason at no cost, valued at \$1,315,000.

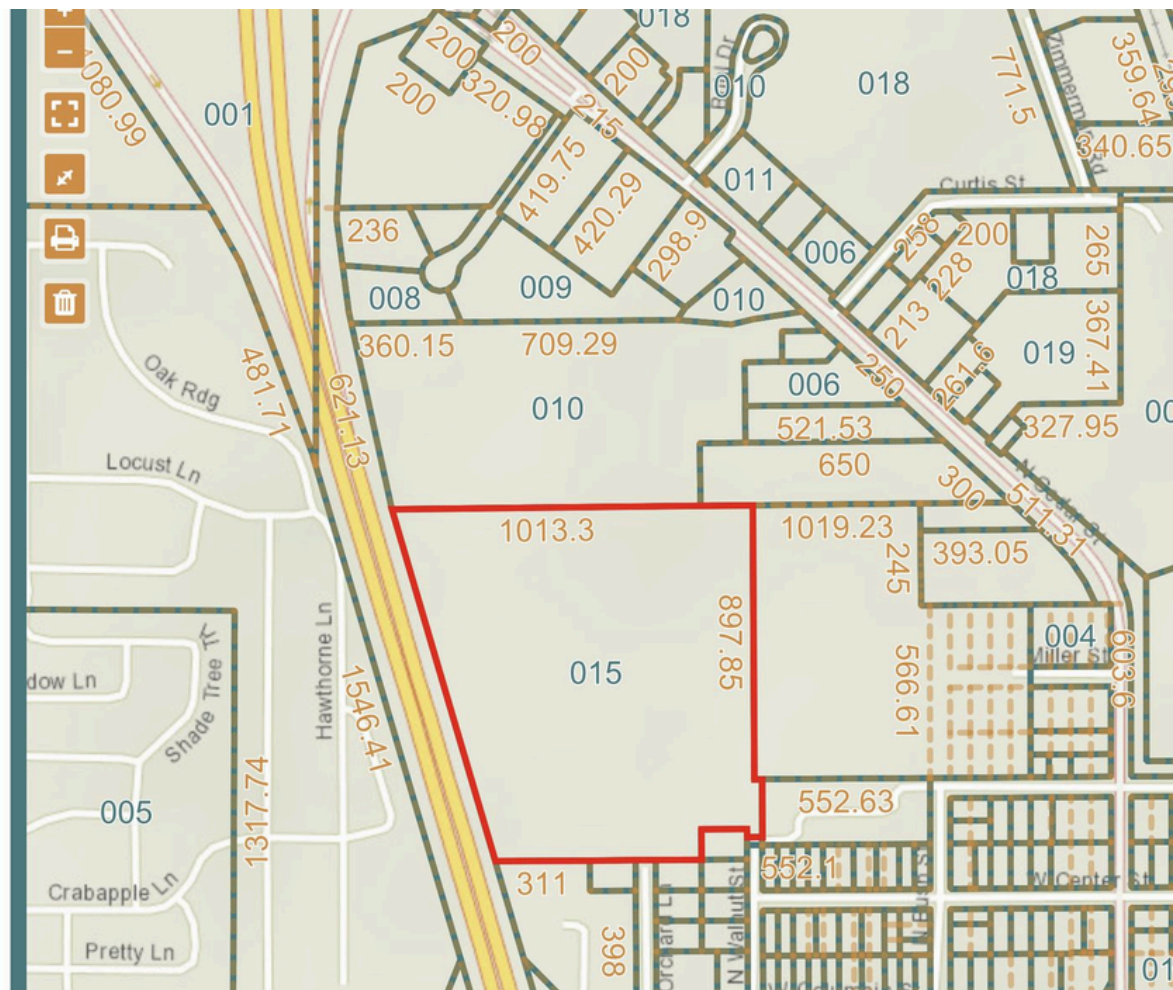
Parcel Number	Total Acres
<b>33-19-10-05-302-007</b>	0.54
<b>33-19-10-05-302-011</b>	1.23
<b>33-19-10-05-302-008</b>	1.29
<b>33-19-10-05-302-012</b>	0.87
<b>33-19-10-05-302-009</b>	3.29
<b>33-19-10-05-302-010</b>	16.92
<b>33-19-10-05-352-015</b>	27.51

**Still no mention of Hidden Lakes.  
Time to look up the parcels!  
See the next page.**

Identify Search Tools Layers

33-19-10-05-352-015  
 HIDDEN LAKE DEVELOPMENT LLC

0 N CEDAR  
 MASON MI, 48854



This is just ONE of the parcels listed. It is in Hidden Lakes.  
 All of the parcels are part of Hidden Lakes.

While the City Manager told people earlier this week that the city does NOT own a 50 acre parcel, the sale is in the works (if it hasn't been finalized since the meeting.)

More to come on this, I'm sure!

This "paper trail" was just the beginning of this story!