



MINUTES

REGULAR MEETING OF THE VILLAGE COUNCIL

Monday, September 28, 2026

6:30 PM

Village Hall – 21 East Church Street, Lake Orion, MI 48362

(248) 693-8391 ext. 102

1. Call to Order

The September 28, 2026, Village Council Regular Meeting was called to order by President Rutt at 6:30 PM.

2. Pledge of Allegiance

3. Roll Call and Determination of Quorum

PRESENT

President Teresa Rutt

President Pro Tem Stan Ford

Council Member Michael Lamb

Council Member Alex Comparoni Jr

Council Member Eric Papacek

ABSENT

Council Member Nancy Moshier

Council Member George Dandalides

STAFF PRESENT

Village Manager Darwin McClary

Chief of Police Mark Amundson

DPW Interim Director Sam Hicks

Deputy Clerk/Treasurer Lynsey Blough

DDA Executive Director Matthew Gibb

MOTION made by President Rutt, Seconded by Council Member Comparoni Jr, to excuse Council Member Dandalides from the September 28, 2026, Regular Meeting.

VOTING YEA: Rutt, Ford, Lamb, Comparoni Jr, Papacek

VOTING NAY: None

ABSENT: Dandalides, Moshier

MOTION: Carried

MOTION made by President Rutt, Seconded by President Pro Tem Ford, to excuse Council Member Moshier from the September 28, 2026, Regular Meeting.

VOTING YEA: Rutt, Ford, Lamb, Comparoni Jr, Papacek

VOTING NAY: None

ABSENT: Dandalides, Moshier

MOTION: Carried

4. Presentations

None.

5. Call to the Public

Don Connery expressed concerns regarding the proposed appointment of the Village Manager to the DDA, questioning his eligibility and citing potential conflicts of interest related to DDA funding provided to the Village. He emphasized the importance of maintaining separation of roles and appropriate checks and balances.

Matt Szadyr expressed dissatisfaction with the road improvement project, citing insufficient notice and inaccuracies in the project materials. He also raised concerns about the widening of North Shore Road and the resulting loss of driveway and parking space for residents, as well as potential safety and snow-removal issues.

Timo Nicholaou questioned whether the road project had been formally approved, the final project cost and costs to residents, and whether the project was intended to include road widening. He also asked whether Council had reviewed the engineering plans and raised questions regarding a property renovation at 358 West Flint. Village Manager McClary stated he would address the questions during Manager's Comments.

Harry Stephen raised concerns regarding zoning approval procedures, ordinance enforcement, the lack of information regarding a proposed special assessment for the road project, and driveway cuts resulting from the road widening that are affecting residents' parking areas.

6. Approval of Agenda

MOTION made by Council Member Lamb, Seconded by Council Member Comparoni Jr, to approve the September 28, 2026, Village Council Meeting Agenda with the addition of Item *10A Village Manager's Report on Street Improvement Project*.

VOTING YEA: Rutt, Ford, Lamb, Comparoni Jr, Papacek

VOTING NAY: None

ABSENT: Dandalides, Moshier

MOTION: Carried

7. Consent Agenda

All items on the Consent Agenda are approved by one vote.

MOTION made by President Pro Tem Ford, Seconded by Council Member Lamb, to approve the Consent Agenda, as presented.

VOTING YEA: Rutt, Ford, Lamb, Comparoni Jr, Papacek

VOTING NAY: None

ABSENT: Dandalides, Moshier

MOTION: Carried

A. Approval of Special Event – Here Lies Lake Orion Cemetery Tour

MOTION made by President Pro Tem Ford, Seconded by Council Member Lamb, to adopt Resolution No. 2026-035 approving the “Here Lies Lake Orion Cemetery Tour” Special Event Permit and License Agreement with the Lake Orion Downtown Development Authority for an event on October 3, 2026, and to authorize the Village Council President and Village Deputy Clerk to execute the documents.

VOTING YEA: Rutt, Ford, Lamb, Comparoni Jr, Papacek

VOTING NAY: None

ABSENT: Dandalides, Moshier

MOTION: Carried

B. Approval of Special Event – Halloween Extravaganza

MOTION made by President Pro Tem Ford, Seconded by Council Member Lamb, to adopt Resolution No. 2026-034 approving the “Halloween Extravaganza” Special Event Permit and License Agreement with the Lake Orion Downtown Development Authority for an event on October 21, 2026, and to authorize the Village Council President and Village Deputy Clerk to execute the documents.

VOTING YEA: Rutt, Ford, Lamb, Comparoni Jr, Papacek

VOTING NAY: None

ABSENT: Dandalides, Moshier

MOTION: Carried

C. Approval of Special Event – Light Up Lake Orion

MOTION made by President Pro Tem Ford, Seconded by Council Member Lamb, to adopt Resolution No. 2026-036 approving the “Light Up Lake Orion” Special Event Permit Application and the License Agreement between the Village of Lake Orion and the Lake Orion Downtown Development Authority, for the event to be held on November 19, 2026, from 5:00 PM to 7:00 PM, and to authorize the Village Council President and Village Deputy Clerk to execute the agreement on behalf of the Village.

VOTING YEA: Rutt, Ford, Lamb, Comparoni Jr, Papacek

VOTING NAY: None

ABSENT: Dandalides, Moshier

MOTION: Carried

D. Approval of Village Council Regular Meeting Minutes of September 14, 2026

MOTION made by President Pro Tem Ford, Seconded by Council Member Lamb, to approve the Village Council Regular Meeting Minutes of September 14, 2026, as presented.

VOTING YEA: Rutt, Ford, Lamb, Comparoni Jr, Papacek

VOTING NAY: None

ABSENT: Dandalides, Moshier

MOTION: Carried

E. Approval of Village Council Special Meeting Minutes of September 14, 2026

MOTION made by President Pro Tem Ford, Seconded by Council Member Lamb, to approve the Village Council Special Meeting Minutes of September 14, 2026, as presented.

VOTING YEA: Rutt, Ford, Lamb, Comparoni Jr, Papacek

VOTING NAY: None

ABSENT: Dandalides, Moshier

MOTION: Carried

F. Receive and File of DDA Regular Meeting Minutes of August 18, 2026

MOTION made by President Pro Tem Ford, Seconded by Council Member Lamb, to receive and file the Downtown Development Authority Regular Meeting Minutes of August 18, 2026, as presented.

VOTING YEA: Rutt, Ford, Lamb, Comparoni Jr, Papacek

VOTING NAY: None

ABSENT: Dandalides, Moshier

MOTION: Carried

G. Receive and File of Parks and Recreation Advisory Committee Regular Meeting Minutes of August 25, 2026

MOTION made by President Pro Tem Ford, Seconded by Council Member Lamb, to receive and file of Parks and Recreation Advisory Committee Regular Meeting Minutes of August 25, 2026, as presented.

VOTING YEA: Rutt, Ford, Lamb, Comparoni Jr, Papacek

VOTING NAY: None

ABSENT: Dandalides, Moshier

MOTION: Carried

H. Receive and File of Invoice Distribution Report for September 29, 2026

MOTION made by President Pro Tem Ford, Seconded by Council Member Lamb, to receive and file the bills in the amount of \$ 97,276.32 of which \$ 56,617.13 are DDA bills for a net total of \$ 40,659.19 and to receive and file the DDA bills.

VOTING YEA: Rutt, Ford, Lamb, Comparoni Jr, Papacek

VOTING NAY: None

ABSENT: Dandalides, Moshier

MOTION: Carried

I. Winter Maintenance Agreement with Road Commission for Oakland County

MOTION made by President Pro Tem Ford, Seconded by Council Member Lamb, to approve the 2026-27 Winter Maintenance Agreement between the Village of Lake Orion and the Road Commission for Oakland County for the Village to perform certain winter road maintenance for the Road Commission in the total amount of \$6,306.85, with the revenue to be posted to the Local Street Fund; and to authorize the Village Manager to execute the agreement on behalf of the Village.

VOTING YEA: Rutt, Ford, Lamb, Comparoni Jr, Papacek

VOTING NAY: None

ABSENT: Dandalides, Moshier

MOTION: Carried

8. Items Removed from the Consent Agenda

9. Public Hearings

None.

10. Other Items

A. Village Manager's Report on Street Improvement Project

Village Manager McClary clarified that the 2026 Street Improvement Project is estimated at approximately \$827,000, with \$250,000 funded through a grant and the remaining costs funded through local street funds and/or special assessments. He explained that the proposed special assessment roll is still being developed and will be presented to Council, followed by a public hearing and notice to affected property owners. He stated that the special assessments may be spread over up to 10 years and clarified that only one unusually narrow roadway is proposed to be widened, while the remaining streets are being resurfaced without widening.

Council Member Papacek questioned the timing of the special assessment process and residents' concerns regarding driveway cuts and potential road widening. Village Manager McClary explained that the special assessments are separate from the construction schedule and offered to meet with affected property owners regarding individual concerns.

Council Member Lamb questioned the process of proceeding with construction before the special assessment amounts were established and raised concerns regarding communication, access to engineering plans, and oversight of the project. Village Manager McClary stated that the Village has the construction plans and encouraged residents to contact the Village to arrange meetings with staff and the engineer.

Harry Stephen questioned the project's process and the timing of the special assessment information and raised concerns regarding concrete cutting associated with the project.

Bill Hughes expressed concerns regarding the project's process, cost information, public notice, and advance communication.

Timo Nicholaou questioned how the project was initiated and approved, whether drainage had been considered, and whether the engineering was completed by Village staff or outside consultants.

Kathleen Schmidt raised concerns regarding recent driveway and roadway work and questioned whether North Shore Road was being widened.

Village Manager McClary reiterated that only one roadway that is below the minimum width is proposed for widening. He explained that the project originated from the Village's Pavement Asset Management Plan, which identified streets requiring treatment, and that Council ultimately approved proceeding with the grant-funded Contract A portion due to the grant's timing requirements.

President Rutt noted that Council unanimously approved the project at its August 24 meeting and that the construction documents are available for public review.

B. FOIA Appeal – Hopkins

Police Chief Amundson reported that the Village received a FOIA request from Al Hopkins on July 13, 2026, seeking disciplinary records and allegations concerning Officer Mires. The request was denied pursuant to MCL 15.243(1)(s)(9), which permits exemption of certain law enforcement personnel records when the public interest in nondisclosure outweighs the public interest in disclosure. Mr. Hopkins appealed the denial on September 18, 2026, asserting that his dash camera footage did not show a phone in his hand and that Officer Mires' prior record was relevant to a pending traffic matter. Police Chief Amundson stated that the traffic matter has since been resolved in court and that supporting documentation was provided to Council for review of the appeal.

MOTION made by President Pro Tem Ford, Seconded by Council Member Comparoni Jr, to uphold the denial of Mr. Hopkins's FOIA request pursuant to MCL 15.243(1)(s)(ix), finding that the requested records constitute law-enforcement personnel records and that the public interest in disclosure does not outweigh the public interest in nondisclosure.

VOTING YEA: Rutt, Ford, Lamb, Comparoni Jr, Papacek

VOTING NAY: None

ABSENT: Dandalides, Moshier

MOTION: Carried

C. Zoning Map Amendment – Rezoning of 96 Park Island Road from R-M to RL – Ordinance No. 26-111 Introduction and First Reading

Village Manager McClary provided background on the rezoning request for 96 Park Island Road, which is currently zoned RM, Multiple Family Residential, and occupied by a single-family detached residence. The applicant previously received approval for a front setback variance from the Board of Zoning Appeals, while side and rear setback variances were denied. The applicant is requesting rezoning to RL, Lake Single Family Residential, to accommodate the proposed development. He noted that the requested zoning is consistent with the Village's

Future Land Use Map and that the Planning Commission recommended approval following a public hearing on September 8, 2026.

Council Member Lamb questioned why the entire lakefront strip was not rezoned from RM to RL. Village Manager McClary explained that the Planning Commission had previously considered a comprehensive rezoning but determined that proceeding on a case-by-case basis was more appropriate because the Village could not be certain all property owners would support the change. Village Manager McClary stated that he did not anticipate the requested rezoning would impact adjoining properties and was not aware of any complaints from neighboring property owners.

MOTION made by President Rutt, Seconded by President Pro Tem Ford, To introduce and give reading to Ordinance No. 26-111 which amends the Village of Lake Orion Zoning Map to rezone the property located at 96 Park Island Road (Parcel No. 09-11-252-005) from RM, Multiple Family Residential, to RL, Lake Single Family Residential; to direct the Village Clerk to publish the required notice; and to schedule the ordinance for second reading and consideration for adoption at the Village Council's October 26, 2026, regular meeting.

VOTING YEA: Rutt, Ford, Lamb, Comparoni Jr, Papacek

VOTING NAY: None

ABSENT: Dandalides, Moshier

MOTION: Carried

D. Confirmation of Village Manager's Appointment to Clerk/Treasurer Position and Approval of Employment Agreement

Village Manager McClary recommended confirmation of his appointment of Debbie Nogle as Clerk/Treasurer and approval of her employment agreement. He noted that Ms. Nogle has more than 20 years of municipal administration experience, including 10 years in municipal clerk and treasury roles. The proposed agreement was reviewed and approved as to form by Village Attorney Clark.

Council Member Papacek asked about the Clerk/Treasurer recruitment process. Village Manager McClary stated that the position was advertised locally, through the Oakland Press, and the Michigan Municipal League, resulting in approximately six applications. A committee consisting of the Village Manager, Police Chief, and former Clerk/Treasurer interviewed three candidates and unanimously selected Ms. Nogle based on her municipal administration experience, including direct clerk and treasury experience. Council Member Lamb questioned Nogle's commute and provisions of the proposed agreement, including leave and severance. Village Manager McClary stated that Nogle's commute had been discussed during the recruitment process and was not a concern, and explained that experienced employees may receive credit for prior experience and that the Village is an at-will employer.

Don Connery questioned the proposed compensation package, including compensatory time, leave benefits, the six-month disincorporation severance provision, retirement contribution, and potential additional costs. Village Manager McClary clarified that the agreement provides up to 40 hours of compensatory time annually for work performed outside the normal workday, that the 12% retirement contribution will be standard for Village employees, and that Nogle's salary

is slightly higher than that of the former Clerk/Treasurer based on her experience. Council Member Lamb expressed support for the proposed benefits generally but questioned the disincorporation provision.

MOTION made by President Pro Tem Ford, Seconded by President Rutt, to approve the Village Manager's appointment of Debbie Nogle as Clerk/Treasurer for the Village of Lake Orion effective September 29, 2026.

VOTING YEA: Rutt, Ford, Lamb, Comparoni Jr, Papacek

VOTING NAY: None

ABSENT: Dandalides, Moshier

MOTION: Carried

President Pro Tem Ford asked about the origin of the six-month disincorporation severance provision. McClary stated that it arose from concerns regarding the Village's future and was intended to be consistent with what he understood to be provisions in the union contracts. Council Member Comparoni stated that he preferred removing the provision, while Council Member Papacek expressed a similar preference for consistency. President Rutt stated that the provision could provide additional protection for a new employee given the uncertainty surrounding the Village's future. Village Manager McClary stated that removing the provision would not be detrimental to Nogle accepting the position.

Harry Stephen expressed concern regarding Nogle's commute and suggested that the agreement provide an option to leave the position if the commute proved impractical. Rosemary Ford supported retaining the disincorporation provision as a safeguard, citing the ongoing uncertainty regarding the Village's future and concerns that it could affect the Village's ability to attract qualified employees. Justin Yurgens expressed concern about the potential financial impact of a six-month severance provision and the precedent it could establish. Don Connery questioned the differences between union and management contracts, the 12% retirement contribution, mileage reimbursement, potential costs associated with outside meeting-minute services, and the overall cost of the position. Kathleen Schmidt asked whether the 12% retirement contribution was standard in municipal employment. Village Manager McClary stated that retirement contributions vary by municipality, with 10% to 15% being approximately average, and noted that the Village had transitioned from a defined benefit pension system to a defined contribution plan and eliminated retiree health care.

Council Member Lamb asked whether the employment agreement included a remote work provision. Village Manager McClary stated that it did not, although remote work could be permitted at the Village Manager's discretion. Council Member Lamb reiterated his opposition to the six-month disincorporation provision and, after Village Manager McClary confirmed that its removal would not be detrimental to Nogle accepting the position, stated his support for removing it.

MOTION made by Council Member Lamb, Seconded by Council Member Comparoni Jr, to approve the employment agreement of Debbie Nogle as Clerk/Treasurer for the Village of Lake Orion subject to receipt of acceptable results with required pre-employment physical examination, drug screen, and background check and authorize the Village Manager and Deputy Village Clerk to execute the employment agreement on behalf of the Village subject to the her

acceptance of the removal of the disincorporation clause, and six-month disincorporation compensation clause.

VOTING YEA: Lamb, Papacek
VOTING NAY: Rutt, Ford, Comparoni Jr
ABSENT: Dandalides, Moshier
MOTION: Failed

President Rutt proposed reducing the disincorporation severance provision from six months to 90 days to match the agreement's without-cause severance provision. Council Member Lamb proposed postponing consideration until all Council Members were present, while President Pro Tem Ford opposed postponement and supported the 90-day provision. Council Member Lamb maintained his position that the disincorporation provision should be removed entirely. DDA Executive Director Gibb urged Council to proceed due to the Clerk's Office workload and the potential delay in filling the position. Harry Stephen commented on the proposed 12% retirement contribution.

MOTION made by President Rutt, Seconded by President Pro Tem Ford, to approve the employment agreement for Debbie Nogle as Clerk/Treasurer for the Village of Lake Orion, subject to receipt of acceptable results of the required pre-employment physical examination and drug screen and background check, and authorize the Village Manager and Deputy Village Clerk to execute the employment agreement on behalf of the Village, subject to the renegotiation of a 90-days severance for disincorporation, to match the, with, without clause, cause, severance.

VOTING YEA: Rutt, Ford, Comparoni Jr
VOTING NAY: Lamb, Papacek
ABSENT: Dandalides, Moshier
MOTION: Failed

President Rutt asked whether Ms. Nogle could begin employment without an approved agreement, and Village Manager McClary confirmed that she could not. Village Manager McClary proposed removing all references to disincorporation from the agreement, with the understanding that a separation resulting from disincorporation would not constitute a for-cause termination and that the existing 90-day severance provision would apply. President Rutt indicated support for the proposal.

MOTION made by President Rutt, Seconded by President Pro Tem Ford, to approve the employment agreement for Debbie Nogle as Clerk/Treasurer for the Village of Lake Orion, subject to receipt of acceptable results of the required pre-employment physical examination and drug screen and background check, and authorize the Village Manager and Deputy Village Clerk to execute the employment agreement on behalf of the Village, with the statement on the record that we do not believe that disincorporation is a for-cause termination.

Council Member Lamb expressed concern about proceeding with the disincorporation provision without legal counsel present and stated that he did not believe Council should determine the effect of disincorporation on employment contracts. He suggested that Council could reconsider the earlier employment agreement motion or hold a special meeting. Council Member

Comparoni Jr questioned the status of the prior motion, and Council clarified that the motion to reduce the disincorporation severance to 90 days had failed because it did not receive the required four votes. President Rutt reviewed the procedure for reconsideration and noted that a motion to reconsider must be made during the same meeting by a member of the prevailing side.

President Rutt then withdrew the motion to allow consideration of the reconsideration process.

MOTION made by Council Member Lamb, Seconded by President Rutt, to reconsider the original motion.

VOTING YEA: Rutt, Ford, Lamb, Comparoni Jr, Papacek

VOTING NAY: None

ABSENT: Dandalides, Moshier

MOTION: Carried

MOTION made by Council Member Lamb, Seconded by Council Member Papacek, to approve the employment agreement for Debbie Nogle as Clerk/Treasurer for the Village of Lake Orion, subject to receipt of acceptable results of the required pre-employment physical examination and drug screen and background check, and authorize the Village Manager and Deputy Village Clerk to execute the employment agreement on behalf of the Village, with the elimination of the provision for severance payment for disincorporation.

VOTING YEA: Rutt, Ford, Lamb, Comparoni Jr, Papacek

VOTING NAY: None

ABSENT: Dandalides, Moshier

MOTION: Carried

11. Call to the Public

None.

12. DDA Executive Director Comments

DDA Executive Director Gibb provided updates on DDA grant applications, events, and national recognition. He reported that the DDA applied for a \$300,000 grant for Paint Creek bank stabilization and a \$20,000 grant for improved pedestrian and bicycle accessibility across M-24, and noted the closeout of the \$595,000 public spaces grant. He announced upcoming community events, including the October 2 Movie Night, October 3 Cemetery Tour, and October 21 Halloween event. He also reported that the DDA received national recognition as a top-three finalist in several American Bloom categories and has applied for Great American Main Street recognition, with semifinalist announcements expected the following day. He highlighted the DDA's 25 years of Main Street involvement, approximately \$15 million in public-sector reinvestment, and facilitation of more than \$48 million in new investment within the DDA district.

13. Council Comments

Council Member Papacek highlighted the variety of upcoming downtown events and encouraged residents to participate, noting the contributions of volunteers and sponsors in making the events possible.

President Pro Tem Ford also encouraged residents to participate in upcoming downtown events and thanked the DDA for pursuing the Paint Creek bank stabilization grant and its community reinvestment and beautification efforts.

Council Member Comparoni welcomed Debbie Noble as the new Clerk/Treasurer.

Council Member Lamb thanked those in attendance and welcomed the Council candidates. He commented on the Village's employment agreements and his efforts to reduce unnecessary spending and taxation. He also highlighted the continued growth of NOTA, including increased ridership and its new facility.

President Rutt highlighted the upcoming Halloween Extravaganza and encouraged residents to attend or volunteer. She also recognized the DDA's beautification efforts and welcomed the new Village Clerk/Treasurer, thanking Village staff and the committee involved in the selection process.

14. Village Manager Comments

Village Manager McClary provided updates on several Village projects and operations, including delays with the Atwater Park basketball court backboards, staffing for Administrative Assistant and Public Works Director positions, and reimbursement related to the May water system issue. He reported that the Phase Two Sanitary Sewer Pump Station Improvement Project was placed on the State's FY 2027 Clean Water State Revolving Fund priority list, potentially reducing anticipated borrowing costs, and noted pending grant funding and additional sewer customers that could affect future rates. He also provided updates on the 2026 Street Improvement Project, special assessment process, and potential pavement structure adjustments. He also congratulated the DDA on its American Bloom recognition and thanked the DDA for pursuing funding for Paint Creek Bank Stabilization.

Council Member Lamb asked about the difference between traditional bonds and the State Revolving Fund financing. Village Manager McClary explained that the financing would still be through bonds, with the State guaranteeing the bonds and providing a lower interest rate.

15. Closed Session Items

16. Business From Closed Session

17. Adjournment

MOTION made by Council Member Comparoni Jr, Seconded by President Rutt, to adjourn the September 28, 2026, Village Council Regular Meeting.

VOTING YEA: Rutt, Ford, Lamb, Comparoni Jr, Papacek

VOTING NAY: None

ABSENT: Dandalides, Moshier

MOTION: Carried

The September 28, 2026, Village Council Regular Meeting adjourned at 8:31 PM.

Teresa Rutt
President

Lynsey Blough, CMC
Deputy Clerk/Treasurer

Date Approved: as presented on October 12, 2026