



# MINUTES

## SPECIAL MEETING OF THE VILLAGE COUNCIL - CAPITAL IMPROVEMENT PLAN

Wednesday, January 15, 2025

6:00 PM

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

(248) 693-8391 ext. 102

### 1. Call to Order

The January 15<sup>th</sup>, 2025 Village Council Special Meeting was called to order at 6:00 PM by Pro Tem Ford.

### 2. Roll Call and Determination of Quorum

#### PRESENT

President Pro Tem Stan Ford  
Council member Carl Cyrowski  
Council member Nancy Moshier  
Council member Michael Lamb  
Council member George Dandalides  
Council member Alex Comparoni Jr

#### ABSENT

President Teresa Rutt

#### STAFF PRESENT

Village Manager Darwin McClary  
DPW Director Wes Sanchez  
Police Chief Mark Amundson  
Deputy Clerk/Treasurer Lynsey Blough

**MOTION** made by Council member Comparoni Jr, Seconded by Council member Moshier to excuse President Rutt from the January 15<sup>th</sup>, 2025 Village Council Special Meeting.

**VOTING YEA:** Ford, Cyrowski, Moshier, Lamb, Dandalides, Comparoni Jr

**VOTING NAY:** None

**ABSENT:** Rutt

**MOTION:** Carried

**PURPOSE OF THE SPECIAL MEETING:** The purpose of the special meeting of the Village Council is to review, discuss, and consider the Village of Lake Orion Draft FY 2024-2030 Capital Improvement Plan.

### 3. Call to the Public

None.

### 4. Other Items

#### A. Draft FY 2024-2030 Capital Improvement Plan

Council member Dandalides requested permission from the Village Council to share his work on the Capital Improvement Plan in a PowerPoint presentation.

**MOTION** made by Council member Lamb, Seconded by Council member Moshier to allow Council member Dandalides to give his PowerPoint presentation to the Village Council.

**VOTING YEA:** Ford, Cyrowski, Moshier, Lamb, Dandalides, Comparoni Jr

**VOTING NAY:** None

**ABSENT:** Rutt

**MOTION:** Carried

Council Member Dandalides began his presentation by acknowledging that some of the figures he had prepared were preliminary and requested the Council's assistance in refining them. He focused on two key areas: Bonds and Special Assessments, raising an important question about their potential impact on residents. He shared his preliminary calculations and suggested that if the Village Council could allocate funds to the Capital Improvement Plan (CIP), it might help reduce the pressure on water and sewer rates. Throughout the discussion, Council Member Dandalides emphasized that the figures were not final and welcomed the Council's input to ensure accuracy.

Village Manager McClary thanked Council Member Dandalides for his presentation and clarified that, once reviewed, the presentation could be incorporated into the CIP if the Council agrees. He explained that this could happen at any time as long as a plan is in place. Village Manager McClary also noted that the introduction section referenced a \$5,000 threshold for capital projects but recommended maintaining the current \$2,500 threshold based on staff input and existing policy. Council Member Lamb sought clarification, and Village Manager McClary explained that this threshold affects what the Village Council adopts and aligns with Fixed Asset Management reporting. Council Member Lamb agreed with the recommendation.

In the Capital Improvement Program Financial Plan on page 17 of the Agenda Packet, Village Manager McClary explained that all revenues and expenditures would be tracked under Fund 401. However, he noted that certain projects, like the Sanitary Sewer Pump Station Improvement Project, might require separate funds, such as a construction fund and a debt service fund. He recommended adding the phrase *"unless otherwise determined by the Village Administration and the Village Council or required by law or contract"* to that section. Council Member Lamb agreed.

Village Manager McClary also highlighted the changes made during the January 8, 2025, Village Council Special Meeting, which were marked in yellow in the January 15, 2025, Agenda Packet. He

invited any questions from the Council. Council Member Dandalides appreciated the highlighted changes, and Council Members Moshier and Lamb agreed. Council Member Lamb also appreciated how the grant numbers were adjusted to make them more realistic. Council Member Dandalides added that if additional grants are received, it would be beneficial.

Village Manager McClary addressed items highlighted in green under the Sanitary Sewer System section (page 36 of the Agenda Packet), noting that these were pending confirmation from the Village Engineers about their necessity. DPW Director Wes Sanchez mentioned he would share the electronic copy of the SAW Grant Report with Village Manager McClary.

Council Member Lamb asked whether the Village Council was authorizing the Village Administration to proceed with the plan or adopting it as final. Village Manager McClary clarified that the Council would not commit to funding until it is allocated in the budget, emphasizing that the CIP itself does not represent a financial commitment. Council Member Dandalides expressed that while the CIP serves as the foundation of the plan, a complete strategy requires clear execution details. He also stated that the public needs an explanation for the increase in water and sewer rates. In response, Village Manager McClary clarified that the rate increases were publicly discussed during a formal hearing last year, with the details included in the meeting minutes and a presentation by DPW Director Sanchez.

Pro Tem Ford suggested providing a yearly projection to the public, offering a more accurate forecast of water and sewer rates, and explaining the factors that could cause fluctuations. Village Manager McClary responded that a webpage could be created to share this information, noting that assumptions could change over time. Council Member Cyrowski proposed including this information in the quarterly newsletter, which is available on the Village's website. However, Council Member Moshier suggested it would be more effective to provide the information in print, as not everyone checks the website.

Further discussions were held on special assessments. Council Member Dandalides asked Pro Tem Ford if he was concerned about costs for sidewalks, streets, and water and sewer improvements. Pro Tem Ford affirmed this concern, noting that once funds are committed to the CIP, they cannot be redirected elsewhere. He expressed concern about committing to a fixed amount, given the many variables involved in the plan.

Regarding general tax revenue, Village Manager McClary explained that water customers in the township, who are not Village residents, would not contribute to the proposed improvements, which could place the financial burden on Village taxpayers. Council Member Dandalides asked whether township residents could be special assessed, but Village Manager McClary clarified that the Village lacks the authority to assess township properties. Further discussions were also held on police mileage and outstanding matters with the Village of Lake Orion Downtown Development Authority Board.

**The Village Council agreed to:**

- Include a link to additional information on the utility bill for the public.
- Treat the CIP updates as part of a projected plan.

- Discuss financing options for the CIP, with a minimum one-year forecast from the Village Administration.
- Remain flexible regarding financing methods.
- Follow the Village Manager's recommendations based on the meeting discussions.

## 5. Call to the Public

None.

## 6. Adjournment

**MOTION** made by Council member Moshier, Seconded by Council member Dandalides, to adjourn the January 15<sup>th</sup>, 2025 Village Council Special Meeting.

**VOTING YEA:** Ford, Cyrowski, Moshier, Lamb, Dandalides, Comparoni Jr

**VOTING NAY:** None

**ABSENT:** Rutt

**MOTION:** Carried

The January 15<sup>th</sup>, 2025 Village Council Special Meeting adjourned at 7:21 PM.

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Stan Ford  
President Pro Tem

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Lynsey Blough  
Deputy Clerk/Treasurer

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Sonja Stout  
Clerk/Treasurer

Date Approved: as presented on January 27, 2025.