



# MINUTES

## REGULAR MEETING OF THE VILLAGE COUNCIL

Monday, November 24, 2025

6:30 PM

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

(248) 693-8391 ext. 102

### 1. Call to Order

The November 24, 2025 Village Council Regular Meeting was called to order at 6:30 PM by President Rutt.

### 2. Pledge of Allegiance

### 3. Roll Call and Determination of Quorum

#### PRESENT

President Teresa Rutt

President Pro Tem Stan Ford

Council Member Nancy Moshier

Council Member Michael Lamb

Council Member Alex Comparoni Jr

Council Member Eric Papacek

#### ABSENT

Council Member George Dandalides

#### STAFF PRESENT

Village Manager Darwin McClary

Police Chief Mark Amundson

Clerk/Treasurer Sonja Stout

DDA Executive Director Matthew Gibb

**MOTION** made by President Rutt, Seconded by President Pro Tem Ford to excuse council member George Dandalides from the November 24, 2025, Village Council Regular meeting.

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

**VOTING NAY:** None

**ABSENT:** Dandalides

**MOTION:** Carried

**4. Presentations**

**5. Call to the Public**

Matt Pfeifer, Orion Township Treasurer, commented on the excellent events taking place in Downtown Lake Orion and stated that he was pleased to see some Council members participating in community activities.

**6. Approval of Agenda**

**MOTION** made by Council Member Lamb, Seconded by President Pro Tem Ford to approve the agenda for the November 24, 2025, Village Council Regular meeting with the addition of item 10. D Scope of Paving Project.

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

**VOTING NAY:** None

**ABSENT:** Dandalides

**MOTION:** Carried

**7. Consent Agenda**

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

**MOTION** made by Council Member Lamb, Seconded by President Pro Tem Ford to approve the November 24, 2025, Village Council Regular Meeting Consent Agenda as presented.

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

**VOTING NAY:** None

**ABSENT:** Dandalides

**MOTION:** Carried

**A. Approval of Village Council Special Meeting Minutes of November 10, 2025**

**MOTION** made by Council Member Lamb, Seconded by President Pro Tem Ford to approve the November 10, 2025 Village Council Special Meeting Minutes, as presented.

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

**VOTING NAY:** None

**ABSENT:** Dandalides

**MOTION:** Carried

**B. Approval of Village Council Regular Meeting Minutes of November 10, 2025**

**MOTION** made by Council Member Lamb, Seconded by President Pro Tem Ford To approve the November 10, 2025 Village Council Regular Meeting Minutes, as presented.

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

**VOTING NAY:** None

**ABSENT:** Dandalides

**MOTION:** Carried

**C. Receive and File of DDA Regular Meeting Minutes of October 21, 2025**

**MOTION** made by Council Member Lamb, Seconded by President Pro Tem Ford to receive and file the Downtown Development Authority Regular Meeting Minutes of October 21, 2025, as presented.

**VOTING YEA:** Rutt, Ford, Moshier, Lamb, Comparoni Jr, Papacek  
**VOTING NAY:** None  
**ABSENT:** Dandalides  
**MOTION:** Carried

**D. Receive and File of Downtown Development Authority Special Meeting of November 11, 2025**

**MOTION** made by Council Member Lamb, Seconded by President Pro Tem Ford to receive and file the Downtown Development Authority Special Meeting Minutes of November 11, 2025, as presented.

**VOTING YEA:** Rutt, Ford, Moshier, Lamb, Comparoni Jr, Papacek  
**VOTING NAY:** None  
**ABSENT:** Dandalides  
**MOTION:** Carried

**E. Receive and file Invoice Distribution Report for November 24, 2025**

**MOTION** made by Council Member Lamb, Seconded by President Pro Tem Ford to receive and file the Invoice Distribution Report in the amount of \$322,726.26 of which \$222,255.63 are DDA bills for a net total of \$100,470.63.

**VOTING YEA:** Rutt, Ford, Moshier, Lamb, Comparoni Jr, Papacek  
**VOTING NAY:** None  
**ABSENT:** Dandalides  
**MOTION:** Carried

**F. Extend Term and Appointments for Ad Hoc Legal Services Review Committee**

**MOTION** made by Council Member Lamb, Seconded by President Pro Tem Ford to extend the expiration of the term of the Ad Hoc Legal Services Review Committee and the appointments thereto from the first regular meeting of the Village Council in December 2025 to the second regular meeting of the Village Council in January 2026.

**VOTING YEA:** Rutt, Ford, Moshier, Lamb, Comparoni Jr, Papacek  
**VOTING NAY:** None  
**ABSENT:** Dandalides  
**MOTION:** Carried

**G. METRO Act Permit Application – Metro Fibernet LLC**

**MOTION** made by Council Member Lamb, Seconded by President Pro Tem Ford to approve the METRO Act application dated September 5, 2025, from Metro Fibernet LLC of Evansville, Indiana, for access to and ongoing usage of the public right-of-way, including public roadways, highways, streets, alleys, easements, and waterways ("Public Ways") in the Village for a

telecommunications system; and to authorize the Village Manager and Village Clerk to execute all necessary documents on behalf of the Village relating to the issuance of this permit.

**VOTING YEA:** Rutt, Ford, Moshier, Lamb, Comparoni Jr, Papacek  
**VOTING NAY:** None  
**ABSENT:** Dandalides  
**MOTION:** Carried

#### **H. DDA PA 57 Semi-Annual Informational Meeting**

**MOTION** made by Council Member Lamb, Seconded by President Pro Tem Ford to schedule a special meeting of the Village Council for Monday, December 8, 2025, at 5:30 PM, for the purpose of holding a joint meeting with the Lake Orion Downtown Development Authority Board of Directors for a semi-annual informational meeting as required of the DDA by Section 910(4) of the Michigan Recodified Tax Increment Financing Act, Public Act 57 of 2018.

**VOTING YEA:** Rutt, Ford, Moshier, Lamb, Comparoni Jr, Papacek  
**VOTING NAY:** None  
**ABSENT:** Dandalides  
**MOTION:** Carried

#### **I. Schedule a Special Meeting – Lions Club Jubilee Special Event**

**MOTION** made by Council Member Lamb, Seconded by President Pro Tem Ford to schedule a Special Meeting of the Village Council for Monday, January 12, 2026, at 5:30 PM, for the purpose of reviewing the Lions Club Jubilee Special Event.

**VOTING YEA:** Rutt, Ford, Moshier, Lamb, Comparoni Jr, Papacek  
**VOTING NAY:** None  
**ABSENT:** Dandalides  
**MOTION:** Carried

### **8. Items Removed from the Consent Agenda**

### **9. Public Hearings**

### **10. Other Items**

#### **A. Review of Draft Ordinance – Amendments to Chapter 53 – Outdoor Irrigation Metering**

Council discussed whether the draft ordinance allowed flexibility in the placement of the irrigation meter. The Village Manager confirmed that it did and noted that the cost of installation would fall on the homeowner. Council also raised concerns about how the outdoor irrigation meter ordinance could affect sewer rates and potentially lead to increases, especially for commercial properties.

Council Member Lamb requested that the Village Manager bring back options for addressing the Village's sewer usage. The Village Manager added that capital improvements related to this issue could be reviewed during the upcoming budget sessions.

**MOTION** made by Council Member Lamb, Seconded by Council Member Comparoni Jr to direct the Village Manager to proceed to have the Village Attorney prepare the outdoor irrigation metering ordinance in final form as soon as is practicable for consideration for introduction by the Council.

**VOTING YEA:** Rutt, Ford, Moshier, Lamb, Comparoni Jr, Papacek  
**VOTING NAY:** None  
**ABSENT:** Dandalides  
**MOTION:** Carried

#### **B. NOTA Alternate Delegate Appointment**

**MOTION** made by President Rutt, Seconded by Council Member Comparoni Jr to appoint the following individual(s) Stan Ford as Alternate Governmental Member(s) to the North Oakland Transportation Authority (NOTA) Board, to serve at the pleasure of the Village Council, and to act as voting member(s) when Council Member Moshier is absent or when a vacancy exists.

**VOTING YEA:** Rutt, Ford, Moshier, Lamb, Comparoni Jr, Papacek  
**VOTING NAY:** None  
**ABSENT:** Dandalides  
**MOTION:** Carried

#### **C. DDA Executive Director Contract Amendment**

Council Member Lamb inquired about the clause in the contract regarding the term of employment and stated that he appreciates having a defined term agreement rather than an open-ended agreement.

**MOTION** made by President Rutt, Seconded by President Pro Tem Ford to accept and approve the Amendment to the Executive Directors Contract as unanimously approved by the Board of Directors of the Lake Orion DDA; to approve the current budget amendment as approved and recommended by the DDA Board; and to authorize the Village Manager to execute the amendment to the DDA Executive Director's employment agreement on behalf of the Village.

**VOTING YEA:** Rutt, Ford, Moshier, Lamb, Comparoni Jr, Papacek  
**VOTING NAY:** None  
**ABSENT:** Dandalides  
**MOTION:** Carried

#### **D. Scope of Pavement Project**

Council Member Lamb discussed previous special assessments, noting that in the past they were based on front footage. He stated that rather than piecing together the paving project, the Village should consider including entire neighborhoods or the entire Village. He expressed that the current project scope is too small and that expanding it could provide a long-term cost benefit compared to completing the work road by road. Council Member Papacek agreed, stating that although funds are limited, increasing the scope could potentially save money.

**MOTION** by Council Member Lamb, seconded by Council Member Moshier, to direct the Village Manager to increase the size of the Pavement Project to be neighborhood-wide and to bring back an opinion to Council.

President Rutt stated that she would like to see cost estimates before directing the Village Manager to broaden the first phase to ensure the Village has adequate funding. Village Manager McClary noted that he would need to analyze the project and available funding, as the Village has limited Act 51 funds. Council Member Moshier stated that the Village should not “piecemeal” the project and that patching only goes so far. President Pro Tem Ford expressed concern about the financial impact, and President Rutt reiterated that it would not be fiscally responsible to expand the scope without first reviewing the costs. Council Member Lamb decided to amend his prior motion.

**MOTION** made by Council Member Lamb, seconded by Council Member Moshier, to amend the previous motion and direct the Village Manager to bring back proposal and cost information for expanding Phase 1 of the Pavement Project to include the North Shore neighborhood, as well as information on a Village-wide paving project.

**VOTING YEA:** Rutt, Ford, Moshier, Lamb, Comparoni Jr, Papacek  
**VOTING NAY:** None  
**ABSENT:** Dandalides  
**MOTION:** Carried

## 11. Call to the Public

None.

## 12. DDA Executive Director Comments

### A. Executive DDA Director Memo

Executive Director Gibb provided an update on the fire station’s bathroom, noting that the portable restroom has been removed and that they have contracted with a new cleaning company. He stated that the bathrooms should be open next week. He also thanked the DPW for their assistance with the electrical issues that arose during recent downtown events.

He reviewed the meeting that Council approved on the consent agenda and stated that Public Act 57 requires the DDA to hold two such meetings per year. He said he hopes to see Council at the Joint DDA Meeting on December 8 and noted that the second required meeting will take place before the December DDA meeting.

Executive Director Gibb then provided an update on the Lumberyard project, stating that he is working with the Village engineering team to address stormwater challenges and reviewed the current site plan. He stated that the final PUD plan is expected to be presented in February.

## 13. Council Comments

Council Member Moshier thanked everyone for attending. She shared that she had a great time in Washington, D.C., where she attended several excellent classes, and she wished everyone a Happy Thanksgiving.

Council Member Papacek stated that Downtown Lake Orion is the community’s greatest asset. He noted that some residents have been blowing leaves into the lake and emphasized the

importance of taking care of the lake by placing leaves out for DPW collection. He also commented on the many changes happening in the area and wished everyone a Happy Thanksgiving.

Council Member Lamb thanked Matt Pfeifer for attending the meeting. He mentioned that his Christmas lights were up and expressed concern that some of his neighbors were blowing leaves into the lake, which is not permitted. He also wished everyone a Happy Thanksgiving.

Council Member Comparoni, Jr. thanked the Chief for attending a recent event and wished everyone a Happy Thanksgiving.

President Pro Tem Ford provided updates from the Paint Creek Trail meeting, including information from developer Mocer, who attended to address concerns regarding the trail. He also reviewed trail statistics and stated he was looking forward to upcoming events.

President Rutt shared that the Sing and Stroll event was well attended and stated that volunteers are still needed for the Lighted Parade. She also noted the upcoming special meeting on January 12 regarding the discussion of the Jubilee.

#### **14. Village Manager Comments**

Village Manager McClary provided updates on the Administrative Assistant position, the legal services review, the quiet title action, the North Shore drainage issue, the Eastport development, and upcoming events—all of which can be found in the Manager's Report.

#### **15. Closed Session Items**

##### **A. AFSCME and POAM Collective Bargaining Strategy Session**

**MOTION** made by President Pro Tem Ford, Seconded by President Rutt to convene into closed session pursuant to Section 8(1)(a) of the Michigan Open Meetings Act, Public Act 267 of 1976, as amended, being MCL 15.268(1)(a) for the purpose of discussing the AFSCME and POAM collective bargaining strategy.

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

**VOTING NAY:** None

**ABSENT:** Dandalides

**MOTION:** Carried

*The Village Council convened to a Closed Session at 7:30PM.*

**MOTION** made by President Rutt, Seconded by Council Member Lamb to reconvene into open session.

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

**VOTING NAY:** None

**ABSENT:** Dandalides

**MOTION:** Carried

*The Village Council reconvened into Open Session at 7:54 PM.*

**16. Business From Closed Session**

**17. Adjournment**

**MOTION** made by President Pro Tem Ford, Seconded by President Rutt to adjourn the November 24, 2025, Village Council Regular Meeting.

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

**VOTING NAY:** None

**ABSENT:** Dandalides

**MOTION:** Carried

The November 24, 2025, Village Council Regular Meeting adjourned at 7:55 PM.

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Teresa Rutt

President

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Sonja Stout

Clerk/Treasurer

Date Approved: as presented on December 8, 2025