



MINUTES

REGULAR MEETING OF THE VILLAGE COUNCIL

Monday, October 27, 2025

6:30 PM

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

(248) 693-8391 ext. 102

1. Call to Order

The October 27, 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 Michael Lamb
Council Member George Dandalides
Council Member Alex Comparoni Jr
Council Member Eric Papacek

ABSENT

Council Member Nancy Moshier

STAFF PRESENT

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

MOTION made by President Pro Tem Ford, Seconded by Council Member Lamb, to excuse Council Member Moshier from the October 27, 2025 Village Council Regular Meeting.

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

VOTING NAY: None

ABSENT: Moshier

MOTION: Carried

4. Presentations

None.

5. Call to the Public

Steven Samet expressed concern over high water and sewer bills, noting his recent quarterly charges exceeded \$1,400, with sewer costs surpassing actual water usage. He highlighted that Village rates differ significantly from Township flat rates and that lakefront residents benefit from lower costs using lake water. Mr. Samet requested the Village reconsider billing practices or allow deduct meters for irrigation and asked that the issue be added to the Council agenda.

Ryan Wood raised concerns about a fence permit issued to his neighbor at 457 Glenn Court, stating the fence would block access to the back of his property and hinder maintenance. He described the fence as potentially retaliatory, not functional, and therefore a nuisance under Michigan law. Mr. Wood requested the Council place a hold on the permit and review submitted documentation, including statements from seven neighbors.

A resident expressed concern over rising water rates, noting the impact on families. The resident also raised issues about snow removal and maintenance on Park Island, a private road with many elderly residents, and urged the Village to reconsider its approach to road upkeep.

6. Approval of Agenda

MOTION made by President Rutt, Seconded by President Pro Tem Ford, to approve the Agenda for October 27, 2025, Village Council Regular Meeting with addition of 10E. Separate Meters for Irrigation.

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

VOTING NAY: None

ABSENT: Moshier

MOTION: Carried

7. Consent Agenda

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

MOTION made by President Rutt, Seconded by President Pro Tem Ford, to approve the October 13, 2025, Village Council Regular Consent Agenda, with the following changes:

- Removal of Item E (*Policy on Drawdown and Disbursement of Federal Grant Funds*)
- Removal of Item G (*Receive and File the request from Council Member George Dandalides dated October 21, 2025, to amend Council agenda format to add DDA Executive Director comments*)
- Removal of Item H (*Request from Council Member Dandalides dated from October 21, 2025 leverage grant funding for Village Capital Improvement Program projects*)

- Removal of Item J (*Request from Council Member Dandalides dated from October 22, 2025 regarding the TIF and 75/25 split*)

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

A. Approval of Village Council Special Meeting Minutes of October 13, 2025

MOTION made by President Rutt, Seconded by President Pro Tem Ford, to approve the Village Council Special meeting minutes of October 13, 2025, meeting minutes as presented.

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

B. Approval of Village Council Regular Meeting Minutes of October 13, 2025

MOTION made by President Rutt, Seconded by President Pro Tem Ford, to approve the October 13, 2025 Village Council Regular Meeting Minutes, as presented.

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

C. Approval of Special Event – Lake Orion New Year’s Resolution Run

MOTION made by President Rutt, Seconded by President Pro Tem Ford, to adopt Resolution No. 2025-040 approving the “Lake Orion New Year’s Resolution Run” Special Event Permit and the License Agreement between the Village of Lake Orion and the Eastside Racing Company – Hansons Running Shop represented by Robert Busquaert, for the event to be held on January 1, 2026, and to authorize the Village Council President and Village Clerk to execute the agreement on behalf of the Village.

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

D. Receive and File of Downtown Development Authority Regular Meeting Minutes of September 16, 2025

MOTION made by President Rutt, Seconded by President Pro Tem Ford, to receive and file the September 16, 2025 Downtown Development Authority Regular Meeting Minutes, as presented.

VOTING YEA: Rutt, Ford, Lamb, Dandalides, Comparoni Jr, Papacek
VOTING NAY: None

ABSENT: Moshier

MOTION: Carried

E. Policy on Drawdown and Disbursement of Federal Grant Funds

Removed for further discussion.

F. Budget Amendment

MOTION made by President Rutt, Seconded by President Pro Tem Ford, to approve budget amendment BA-2025-203-01 as presented by administration.

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

VOTING NAY: None

ABSENT: Moshier

MOTION: Carried

G. Receive and File the request from Council Member George Dandalides dated October 21, 2025, to amend Council agenda format to add DDA Executive Director comments

Removed for further discussion.

H. Request from Council Member Dandalides dated from October 21, 2025 leverage grant funding for Village Capital Improvement Program projects

Removed for further discussion.

I. Receive and file Invoice Distribution Report for October 28, 2025

MOTION made by President Rutt, Seconded by President Pro Tem Ford, to receive and file the Invoice Distribution Report in the amount of \$209,059.94 of which \$1,545.91 are DDA bills for a net total of \$207,514.03.

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

VOTING NAY: None

ABSENT: Moshier

MOTION: Carried

J. Request from Council Member Dandalides dated from October 22, 2025 regarding the TIF and 75/25 split

Removed for further discussion.

8. Items Removed from the Consent Agenda

E. Policy on Drawdown and Disbursement of Federal Grant Funds

Council Member Dandalides expressed concern that the same staff might be responsible for multiple grant management steps, reducing internal checks and balances. Village Manager

McClary explained that while full separation of duties isn't always possible due to limited staffing, controls are reviewed and applied on a case-by-case basis.

MOTION made by Council Member Dandalides, Seconded by President Rutt, to approve the policy, as written.

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

VOTING NAY: None

ABSENT: Moshier

MOTION: Carried

G. Receive and File the request from Council Member George Dandalides dated October 21, 2025, to amend Council agenda format to add DDA Executive Director comments

Council Member Dandalides proposed a standing agenda item for the DDA Executive Director to provide updates to improve communication and address potential roadblocks. Pro Tem Ford supported the idea and suggested that if the director cannot attend in person, a written report could be submitted. Council Member Lamb asked where it should be placed on the agenda, and Village Manager McClary recommended adding it near the end, before closed session. Council Member Dandalides noted concern about the Director having to stay late and suggested flexibility. President Rutt agreed that the end of the agenda is logical, with no presentation if the director is absent. Council Member Lamb added that written reports could be submitted and read into the record when the Director cannot attend.

MOTION made by Council Member Dandalides, Seconded by President Rutt, to revise the council standing agenda to include a slot for the DDA Executive Director to provide a status of current DDA activities and advise council of any areas where help is needed.

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

VOTING NAY: None

ABSENT: Moshier

MOTION: Carried

H. Request from Council Member Dandalides dated from October 21, 2025 leverage grant funding for Village Capital Improvement Program projects

Council Member Dandalides proposed directing the Village Manager to explore ways to pursue grants for the six-year CIP, including using the township's grant writer, repurposing the new administrative assistant, or adding a part-time grant writer. Pro Tem Ford and Village Manager McClary noted that township resources would require coordination. Council Members Lamb and Papacek supported exploring grants within existing resources and reviewing past success before adding staff. President Rutt highlighted that focused pursuit, including AI tools, could increase funding, while Council Member Comparoni supported having a dedicated specialist.

DDA Executive Director Matthew Gibb suggested inviting an experienced grant expert, such as Alex Borngesser, to guide the Village and help define clear goals, reducing the burden on Village staff and maximizing CIP funding potential.

MOTION made by Council Member Dandalides, Seconded by President Rutt, to direct the Village Manager to investigate opportunities within the administration structure to more actively pursue grant funding to help the Village offset the \$28.8 million funding required for the Capital Improvement Plan and come back to Council with a recommendation at the November 10, 2025 Council Meeting.

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

VOTING NAY: None

ABSENT: Moshier

MOTION: Carried

J. Request from Council Member Dandalides dated from October 22, 2025 regarding the TIF and 75/25 split

Council Member Dandalides presented an overview of the DDA's TIF history and revenues, noting that property value growth has exceeded projections since the 2019 amendment. He explained the 2022 "75/25" agreement, under which 75% of new TIF revenue growth is reserved for Village infrastructure and 25% remains with the DDA, estimating about \$10 million in infrastructure funding by 2039. He also reviewed the potential impact of adjusting DDA boundaries and recommended joint discussions between the Village and DDA to clarify responsibilities, eliminate overlaps, and align funding priorities.

MOTION made by President Rutt, Seconded by Council Member Comparoni Jr, to receive and file Council Member Dandalides' presentation.

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

VOTING NAY: None

ABSENT: Moshier

MOTION: Carried

9. Public Hearings

None.

10. Other Items

A. Proposals for Municipal Legal Services

Council Member Dandalides supported creating an ad hoc committee to review legal service proposals in detail and volunteered to serve. Council Member Lamb opposed forming another committee, saying he had reviewed the proposals himself and preferred selecting the lowest bidder based on cost and experience. Council Member Comparoni disagreed and supported forming the committee to ensure the most qualified firm is chosen. President Rutt agreed that a more thorough review of the legal service proposals is needed, noting that several firms had similar pricing. She supported evaluating their qualifications, experience, and services through a structured review and interview process.

MOTION made by President Rutt, Seconded by President Pro Tem Ford, to establish an Ad Hoc Legal Services Review Committee consisting of three (3) Council members, the Village Manager,

and the Chief of Police to establish the criteria for rating legal services firms; reviewing the proposals received on October 22, 2025, and rating each; preparing interview questions and interviewing firms and rating each firm's interview presentation; and formulating a recommendation to Council on selection of the most qualified firm no later than the first regular meeting of the Village Council in December 2025.

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

VOTING NAY: None

ABSENT: Moshier

MOTION: Carried

Council Member Lamb moved to form a committee consisting of himself, Council Members Dandalides, and Comparoni Jr to review legal service proposals. President Rutt expressed interest in serving but raised concern about potential bias among committee members based on prior comments regarding the current attorney. Council Member Lamb clarified that his past criticism of the existing firm was based on performance and cost, not personal bias. Council Member Papacek supported forming the committee and emphasized cost as an important factor in evaluating firms.

MOTION made Council Member Lamb, Seconded by Council Member Comparoni Jr, to appoint Council Member Dandalides, Council Member Comparoni Jr, and Council Member Papacek to serve on the Ad Hoc Legal Services Review Committee.

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

VOTING NAY: Rutt

ABSENT: Moshier

MOTION: Carried

B. Private Road Winter Maintenance Agreements

President Rutt disclosed that she lives on Converse Court, which is affected by the issue, and confirmed her support for the homeowners' association paying for its own snow plowing as a private road. She also noted her signature appears on the related document as the witness to the association's treasurer.

MOTION made by President Rutt, Seconded by President Pro Tem Ford, to approve the 2025-26 Agreement for Winter Maintenance Services Between the Village of Lake Orion and Converse Court Homeowners' Association in the total estimated amount of \$546.06 and to authorize the Village Manager to execute the agreement on behalf of the Village.

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

VOTING NAY: None

ABSENT: Moshier

MOTION: Carried

MOTION made by President Pro Tem Ford, Seconded by President Rutt, to approve the 2025-26 Agreement for Winter Maintenance Services Between the Village of Lake Orion and Newton Court Homeowners' Association in the total estimated amount of \$524.49 and to authorize the Village Manager to execute the agreement on behalf of the Village.

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

VOTING NAY: None
ABSENT: Moshier
MOTION: Carried

Village Manager McClary clarified that the third motion should reference resident Vance Donofrio on behalf of the residents of Park Island Road, rather than the Park Island Homeowners Association.

MOTION made by President Rutt, Seconded by Council Member Papacek, to approve the 2025-26 Agreement for Winter Maintenance Services Between the Village of Lake Orion and Vance D’Onofrio on behalf of the residents of Park Island Road in the total estimated amount of \$1,047.88 and to authorize the Village Manager to execute the agreement on behalf of the Village.

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

C. Policy on Review of Professional Services Contracts

Council Member Dandalides asked why legal services are treated differently from other contractor services. Village Manager McClary explained that, per the charter, the Village Attorney reports directly to the Village Council, while other contractors provide administrative services under the Village Manager, though all contracts still require Council approval. Council Member Lamb added that having the attorney report directly to Council ensures impartial legal advice, particularly regarding the Village Manager’s authority, whereas the Village Manager can only propose policy and legal changes. President Rutt confirmed the charter supports this arrangement.

MOTION made by President Rutt, Seconded by Council Member Lamb, to approve the administrative policy as written relating to the solicitation review and renewal of professional services contracts.

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

D. Special Meeting for Discussion on 2026 Capital Improvement Projects

MOTION made by President Pro Tem Ford, Seconded by President Rutt, to schedule a special meeting of the Village Council for Monday, November 10, 2025, at 5:30 PM, for the purpose of discussing and preparing for 2026 Capital Improvement Projects.

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

E. Separate Meters for Irrigation

Council Member Lamb addressed resident questions about discontinuing separate meters or credits for lawn irrigation. He noted the Village pays roughly double for sewage compared to water usage, suggesting high infiltration into the sewer system. He questioned the fairness of charging residents for water that doesn't enter the sewer system and raised concerns about how reducing sewer charges for lawn watering could affect the base rate.

MOTION made by Council Member Lamb, Seconded by Council Member Dandalides, to request the Village Manager to study the issue, including past policies, potential impacts of changes, and comparisons with the township's rate structure.

The Council discussed sewer billing and the potential use of separate meters for lawn irrigation. Village Manager McClary explained that the village previously used summer sewer averaging but discontinued it because discounts for some residents would increase rates for others. Council Members noted infiltration and sump pump connections increase sewer flows, and DPW Director Sanchez highlighted ongoing system repairs. Council Members Dandalides and Lamb supported optional separate meters for irrigation, with residents bearing installation costs. Steve Samet expressed concern about subsidizing the system for water not entering the sewer. Rosemary Ford asked whether population size affects water rates and how comparisons with larger townships might influence rate structures.

MOTION made by Council Member Lamb, Seconded by Council Member Dandalides, to direct the Village Manager to come up with a proposal for separate metering for irrigation systems and the cost of that for a resident with any additional costs for the Village for that.

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

VOTING NAY: None

ABSENT: Moshier

MOTION: Carried

11. Call to the Public

DDA Executive Director Gibb reiterated the DDA's strong support for the 75/25 funding agreement and encouraged continued collaboration between the DDA and Village Council. He cautioned against getting caught up in legal interpretations regarding TIF amendments, emphasizing that the existing 75/25 agreement was thoroughly reviewed and unanimously approved by both entities' attorneys. He urged Council to focus on practical cooperation to meet community needs rather than legal debates and commended staff for their work on snow removal solutions.

Steven Samet suggested that the Village consider allowing deduct meters to measure water used for irrigation systems, noting that installing a second meter would be difficult given his home's plumbing setup.

12. Council Comments

Council Member Papacek noted residents' growing concerns about rising water and sewer bills and emphasized the need to explore smarter funding options rather than continued rate increases. He also reminded the community about the upcoming Halloween event and encouraged everyone to stay safe.

Council Member Dandalides expressed optimism about progress on the Capital Improvement Plan (CIP) and identifying funding options. He emphasized collaboration with the DDA and other partners to achieve mutually beneficial, “win-win” solutions for the community.

Pro Tem Ford reported that work on Bridge 317 along the Paint Creek Trail has been delayed to May, with a temporary closure planned this winter. He also noted that the DIA Inside Out program has applied to install artwork along the trail from the Village to Rochester and commented on the success of the DDA’s Witch’s Night event and also noted that leaf pickup has begun in the Village.

Council Member Lamb discussed ongoing efforts to secure funding for water and sewer improvements, noting that the DDA must remain in place for the next 20 years due to its bond obligations. He explained that DDA funds must be spent according to the TIF plan, which currently does not include water or sewer projects, and suggested the Council consider recommending a TIF amendment to address that. He also reported that the Cityhood Committee concluded becoming a city is not in the Village’s best interest and noted completion of repairs to the Village Hall steeple.

President Rutt expressed support for the DIA Inside Out program expanding along the Paint Creek Trail, reminded residents that Village trick-or-treating hours are 6–8 p.m., and encouraged everyone to have a safe and fun Halloween.

13. Village Manager Comments

Village Manager McClary reported that the Village Hall steeple has been removed and the roof repaired, with interior ceiling repairs to follow. The Village will soon seek bids for lead service line replacements, aiming to replace about 60 lines within 10 years. He is working with the labor attorney on a new employee policy manual and noted changes to the Community Development Block Grant program, which now requires competitive applications. He also announced that the Village received a \$250,000 state grant to help fund 2026 local street improvements, covering nearly half of the \$547,000 project cost.

14. Closed Session Items

15. Business From Closed Session

16. Adjournment

MOTION made by President Rutt, Seconded by Council Member Lamb, to adjourn the October 27, 2025 Village Council Regular Meeting.

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

VOTING NAY: None

ABSENT: Moshier

MOTION: Carried

The October 27, 2025 Village Council Regular Meeting adjourned at 8:15 PM.

Teresa Rutt
President

Lynsey Blough, CMC
Deputy Clerk/Treasurer

Sonja Stout
Clerk/Treasurer

Date Approved: as presented on November 10, 2025