



# MINUTES

## REGULAR MEETING OF THE VILLAGE COUNCIL

Monday, September 22, 2025

6:30 PM

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

(248) 693-8391 ext. 102

### 1. Call to Order

The September 22, 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 George Dandalides

Council member Alex Comparoni Jr

Council member Eric Papacek

#### STAFF PRESENT

Village Manager Darwin McClary

DPW Director Wes Sanchez

Police Chief Mark Amundson

Clerk/Treasurer Sonja Stout

### 4. Presentations

#### A. Presentation on 2025 Retiree Medical Plan (OPEB) Accounting Report

Chris Veenstra from Watkins Ross provided a brief presentation on the Village's 2025 retiree Medical Plan (OPEB) accounting report.

**MOTION** made by President Rutt, Seconded by President Pro Tem Ford to receive and file the 2025 Retiree Medical Plan (OPEB) Accounting report.

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

## 5. Call to the Public

Harry Stephens expressed concerns regarding speeding on Northshore Drive. He emphasized the need for sidewalks in the area and suggested that streets without sidewalks should have reduced speed limits to enhance pedestrian safety.

Rosemary Ford addressed the condition of a deteriorating property on E. Jackson Street. She requested that Code Enforcement investigate and take appropriate action.

Donald Kindred addressed the Council with several concerns, including a request for a sonar inspection of the river. He also noted a nearby property on Elizabeth Street with overgrown shrubbery that requires maintenance. In addition, he reported ongoing issues with his garbage can being repeatedly stolen and sought assistance in resolving the matter.

## 6. Approval of Agenda

**MOTION** made by Council member Lamb, Seconded by Council member Moshier to approve the Agenda for September 22, 2025, Village Council Regular meeting as amended with the addition of adding 10. C. *Marina Permitting* and item 10. D. *Lumberyard Stop Work Order*.

**VOTING YEA:** Moshier, Lamb, Dandalides, Comparoni Jr, Papacek  
**VOTING NAY:** Rutt, Ford  
**ABSENT:** None  
**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 amended September 22, 2025, Village Council Regular Consent Agenda, with the following changes:

- Removal of Items C (*Social District Permit – NIKOLA'S, LLC*), D (*Social District Permit – CGKW, LLC*), and E (*Social District Permit – Sick Orion Inc. dba Sick Town Hall*) to be reviewed as a single agenda discussion item;
- Removal of Item K (*Receive and File Invoice Distribution Report for September 23, 2025*) and Item M (*Receive and File Planning and Zoning Monthly Report*) for further discussion.

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

**A. 2025-2026 Winter Maintenance Agreement with Road Commission for Oakland County**

**MOTION** made by President Rutt, Seconded by President Pro Tem Ford to approve the 2025-2026 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 \$6,064.25, 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, Moshier, Lamb, Dandalides, Comparoni Jr, Papacek

**VOTING NAY:** None

**ABSENT:** None

**MOTION:** Carried

**B. Approval of Performance Resolution required by the Michigan Department of Transportation (MDOT) for permits to work within State Highway Right of Way.**

**MOTION** made by President Rutt, Seconded by President Pro Tem Ford to adopt the attached Performance Resolution for Governmental Agencies as required by the Michigan Department of Transportation, and authorize the following positions to apply for permits on behalf of the Village of Lake Orion:

- Village Manager
- Department of Public Works Director
- Chief of Police

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

**VOTING NAY:** None

**ABSENT:** None

**MOTION:** Carried

**C. Social District Permit- NIKOLA'S, LLC**

Pulled for further discussion.

**D. Social District Permit- CGKW, LLC**

Removed for further discussion.

**E. Social District Permit- Sick Orion Inc dba Sick Town Hall**

Removed for further discussion.

**F. Approval of Special Event – Lake Orion High School Homecoming Parade**

**MOTION** made by President Rutt, Seconded by President Pro Tem Ford to adopt Resolution No. 2025-033 approving the “Lake Orion High School Homecoming Parade” Special Event Permit and the License Agreement between the Village of Lake Orion and the Lake Orion Leadership Class, represented by Lora Hogan, for the event to be held on October 12, 2025, and to authorize the Village Council President and Village Clerk to execute the agreement on behalf of the Village.

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

**G. Approval of Village Council Regular Meeting Minutes of September 8, 2025**

**MOTION** made by President Rutt, Seconded by President Pro Tem Ford To approve the September 8, 2025 Village Council Regular meeting minutes as presented.

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

**H. Receive and File of DDA Regular Meeting Minutes of August 19, 2025**

**MOTION** made by President Rutt, Seconded by President Pro Tem Ford to receive and file the DDA Regular Meeting Minutes of August 19, 2025, as presented.

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

**I. Receive and File of DDA Special Meeting Minutes of September 5, 2025**

**MOTION** made by President Rutt, Seconded by President Pro Tem Ford To receive and file the DDA Special Meeting Minutes of September 5, 2025, as presented.

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

**J. Receive and File of Board of Ethics Organizational Meeting Minutes of June 25, 2025**

**MOTION** made by President Rutt, Seconded by President Pro Tem Ford to receive and file the Board of Ethics organizational meeting minutes of June 25, 2025.

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

**K. Receive and file Invoice Distribution Report for September 23, 2025**

Removed for further discussion.

**L. 2025 Election of the Michigan Municipal League Liability & Property Pool Director Election**

**MOTION** made by President Rutt, Seconded by President Pro Tem Ford to authorize the Village Clerk, Sonja Stout, to cast the Village of Lake Orion’s 2025 Official Ballot for the election of the two (2) nominated Directors to the Michigan Municipal League Workers’ Compensation Board of Trustees.

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

**VOTING NAY:** None

**ABSENT:** None

**MOTION:** Carried

**M. Receive and File of Planning and Zoning Monthly Report by McKenna**

Removed for further discussion.

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

The owners of Nikola’s, LLC stated that they have purchased Anita’s Kitchen and plan to convert the establishment into a dual-concept venue, offering both brunch and cocktail hour service. They anticipate opening during the second week of November.

The owners of CGKW, LLC stated that they have purchased Oat Soda, and their business plan is to operate a concept similar to *Too Ra Loo*, a restaurant located in Rochester, which will include outdoor seating.

**C. Social District Permit- NIKOLA'S, LLC**

**MOTION** made by Council member Lamb, Seconded by President Rutt move by resolution that the application of NIKOLA’S, LLC for a social district permit for the licensed premises at 45 W Flint Street is recommended for consideration for approval by the Michigan Liquor Control Commission.

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

**VOTING NAY:** None

**ABSENT:** None

**MOTION:** Carried

**D. Social District Permit- CGKW, LLC**

**MOTION** made by Council member Lamb, Seconded by President Rutt move by resolution that the application of CGKW, LLC for a social district permit for the licensed premises at 45 W Flint Street is recommended for consideration for approval by the Michigan Liquor Control Commission.

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

**VOTING NAY:** None

**ABSENT:** None

**MOTION:** Carried

**E. Social District Permit- Sick Orion Inc dba Sick Town Hall**

**MOTION** made by Council member Lamb, Seconded by President Rutt move by resolution that the application of Sick Orion Inc dba Sick Town Hall for a social district permit for the licensed

premises at 45 W Flint Street is recommended for consideration for approval by the Michigan Liquor Control Commission.

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

**K. Receive and file Invoice Distribution Report for September 23, 2025**

Council Member Lamb questioned whether the DDA Director was receiving benefits, noting his understanding that the position was hired without them. The Village Manager clarified that a missed retirement contribution, due to incomplete paperwork, was being corrected per the Director's contract. Council Member Lamb also inquired about the pension contribution account and other DDA expenditures in the revenue and expenditure report.

**MOTION** made by Council member Lamb, Seconded by President Rutt to receive and file the Invoice Distribution Report in the amount of \$259,840.60 of which \$91,479.45 are DDA bills for a net total of \$168,361.15.

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

**M. Receive and File of Planning and Zoning Monthly Report by McKenna**

Council Member Lamb explained his reasoning for removing certain items from McKenna's report. Council Members Dandalides and Comparoni expressed concerns about setbacks and street narrowness, respectively. President Rutt supported removing some, but not all, of the items. President Pro Tem Ford asked whether the proposed changes constituted action items.

Village Manager McClary stated that it would be inappropriate to bypass the Planning Commission, as they have authority over the report.

**MOTION** made by Council member Lamb, Seconded by Council member Dandalides to remove items 4.03, 12.03, 13.11, 4.02 and 13.12 under recommended changes on the monthly Planning and Zoning monthly report.

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

**MOTION** made by President Rutt, Seconded by Pro Tem Ford to receive and file the monthly Planning and Zoning monthly report as presented.

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

## 9. Public Hearings

## 10. Other Items

### A. Attorney Services

The Village Council discussed the timeline and process for seeking competitive bids for attorney services, including when bids were last solicited. Council also considered whether establishing a formal policy for requesting proposals on all Village contracts would be beneficial. Suggested timeframes for issuing and receiving proposals were discussed, with the Village Manager noting that 60 days would be an aggressive timeline.

**MOTION** made by Council member Lamb, Seconded by Council member Dandalides to direct the Village Manager to immediately put out requests for proposals for Village Attorney Services with regard to Village support and Police and prosecution support and return with those proposals to Village council and request the Village Manager do a review on Village consultants for future review and submit proposals and a schedule policy to Council at next meeting.

**VOTING YEA:** Moshier, Lamb, Dandalides, Comparoni Jr, Papacek

**VOTING NAY:** Rutt, Ford

**ABSENT:** None

**MOTION:** Carried

Rosemary Ford inquired about the selection process for reviewing the Village Attorney and emphasized the importance of reviewing all consultants and establishing a formal policy.

Harry Stephens spoke about fiduciary responsibilities and the need for opening up bids on a suitable basis.

### B. Village Tax Distributions - Council Member Lamb

Council Member Lamb gave a presentation to the Village Council on tax distributions, including an overview of millage rates, a breakdown of taxes allocated to the DDA, DDA revenues and expenditures, and capital improvement projects.

Council discussed the presentation, with some members noting it was helpful in understanding how funds are allocated. There was discussion about the DDA's Tax Increment Financing (TIF) plan and the possibility of future amendments. Council Member Comparoni expressed disappointment that the DDA was not present to respond. Council Member Ford and President Rutt voiced their support for the DDA.

Harry Stephens reminded the group that the Village is a co-signer on the DDA bonds.

Rosemary Ford also emphasized her support for the DDA and noted that the audit reflects the Village's financial stability.

### C. Marina Permitting

Council Member Lamb stated that the DNR had issued a permit for a new marina license to Waterside Social restaurant and asked the Village Manager for clarification on the Village's

ordinance and the next steps. The Village Manager clarified that the permit was issued by EGLE and includes a condition requiring local permitting. He stated that the applicant must obtain a zoning permit before any marina construction can begin. Code Enforcement and Planning & Zoning are aware and monitoring the situation, and the Village will take enforcement action if any violations occur.

#### **D. Lumberyard Stop Work Order**

Council Member Lamb reviewed DDA permits filed for the Lumberyard and shared a resident complaint alleging that proper permits had not been submitted. He requested that the Village Manager halt DDA expenditures until proper documentation is provided and asked that a stop work order be issued to ensure compliance.

The Village Manager responded that all Village ordinances are being enforced, the DDA's work is properly permitted, and no violations are known. He added that the DDA is held to the same standards as others and that he has no authority over how the DDA allocates its funds.

### **11. Call to the Public**

Harry Stephens noted changes occurring in the restaurant industry and raised concerns about recreational vehicles being left on properties. He stated that the Village ordinance should be updated to address this issue.

### **12. Council Comments**

President Pro Tem Ford noted that Paint Creek Trail will remain open during an upcoming running event and mentioned a bridge closure. He also attended the DDA Movie Night and enjoyed the event.

Council Member Dandalides reported two properties on Longpointe with overgrown grass. He clarified that he is not opposed to the DDA, acknowledges its purpose, but emphasized that times have changed since its formation in 1985.

Council Member Comparoni, Jr. provided a score update on the Detroit Lions game.

Council Member Moshier stated she is not against the DDA but would like to see financial improvements. She shared that she would be traveling to Poland on Monday but will return for the next council meeting.

Council Member Lamb expressed concern about delays in the Village Attorney's review of the steeple contract, citing the need for timely action before inclement weather. He also mentioned efforts to schedule the first cityhood meeting.

Council Member Papacek, attending his first council meeting, thanked everyone and expressed appreciation for the energy of the group. He stated he is available to all residents in his role.

President Rutt shared takeaways from attending the MML Convention and encouraged more delegate participation in the future. She highlighted the Michigan Green Communities program as a

potential volunteer opportunity for the Village. Regarding the mapping inventory project, she explained it helps clarify property ownership, liability, and future repair responsibilities, and is not limited to lakefront properties. She concluded by stating that she is not angry, but passionate about the Village's direction.

**13. Village Manager Comments**

Village Manager McClary reported that the Village Attorney has completed the review of the steeple contract and prepared a final version for his signature. He also addressed a citizen complaint, noting that the Village has taken corrective action to prevent a recurrence.

**14. Closed Session Items**

**15. Business From Closed Session**

**16. Adjournment**

**MOTION** made by Council member Comparoni Jr, Seconded by Council member Papacek to adjourn the September 22, 2025 Village Council Regular Meeting.

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

**VOTING NAY:** None

**ABSENT:** None

**MOTION:** Carried

The September 22, 2025 Village Council Regular Meeting adjourned at 9:21 PM.

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Teresa Rutt  
President

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Sonja Stout  
Clerk/Treasurer

Date Approved: as presented on October 13, 2025