



MINUTES

REGULAR MEETING OF THE VILLAGE COUNCIL

Monday, July 28, 2025

6:30 PM

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

(248) 693-8391 ext. 102

1. Call to Order

The July 28, 2025, Village Council Regular Meeting was called to order at 6:37 PM by President Pro Tem Ford.

2. Pledge of Allegiance

3. 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
Police Chief Mark Amundson
DPW Director Wes Sanchez
Village Engineer Carol Thurber
DDA Executive Director Matthew Gibb
Deputy Clerk/Treasurer Lynsey Blough

MOTION made by Council member Dandalides, Seconded by Council member Lamb, to excuse President Rutt from the July 28, 2025, Village Council Regular Meeting due to work conflict and

vacation.

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

4. Presentations

None.

5. Call to the Public

None.

6. Public Hearings

None.

7. Approval of Agenda

MOTION made by Council member Comparoni Jr, Seconded by Council member Cyrowski, to approve the Agenda for July 28, 2025, Village Council Regular Meeting, with the removal of Item D. Marine Watercraft Ordinance Amendment - Introduction and First Reading.

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

8. Consent Agenda

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

MOTION made by Council member Lamb, Seconded by Council member Moshier, to approve the July 28, 2025 Village Council Regular Meeting Consent Agenda with the removal of A. Receive Council Member Resignation - Carl Cyrowski.

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

A. Receive Council Member Resignation - Carl Cyrowski

Removed for further discussion.

B. Pay Application No. 2 – Park Avenue Retaining Wall Replacement Project – Final Payment

MOTION made by Council member Lamb, Seconded by Council member Moshier, to approve Pay Application No. 2 from JB Contractors, Inc., in the amount of \$5,000.00 for the Park Avenue Retaining Wall Replacement Project, representing the final amount owing on the project, and authorize the Village Manager to execute all necessary documents on behalf of the Village relating to this pay application

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

VOTING NAY: None

ABSENT: Rutt

MOTION: Carried

C. Approval of Village Council Regular Meeting Minutes of July 14, 2025

MOTION made by Council member Lamb, Seconded by Council member Moshier, to approve the July 14, 2025 Village Council Regular Meeting Minutes, as presented.

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

VOTING NAY: None

ABSENT: Rutt

MOTION: Carried

D. Receive and File of DDA Regular Meeting Minutes of June 17, 2025

MOTION made by Council member Lamb, Seconded by Council member Moshier, to receive and file the DDA Regular Meeting Minutes of June 17, 2025, as presented.

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

VOTING NAY: None

ABSENT: Rutt

MOTION: Carried

E. Receive and File of Parks & Recreation Regular Meeting Minutes of June 24, 2025

MOTION made by Council member Lamb, Seconded by Council member Moshier, to receive and file the June 24, 2025 Parks & Recreation Regular Meeting Minutes, as presented.

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

VOTING NAY: None

ABSENT: Rutt

MOTION: Carried

F. Receive and File of Invoice Distribution Report for July 29, 2025

MOTION made by Council member Lamb, Seconded by Council member Moshier, to receive and file the bills in the amount of \$ 238,629.71 of which \$ 183,369.34 are DDA bills for a net total of \$ 55,260.37 and to receive and file the DDA bills.

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

VOTING NAY: None

ABSENT: Rutt

MOTION: Carried

9. Items Removed from the Consent Agenda

A. Receive Council Member Resignation - Carl Cyrowski

Council member Dandalides expressed appreciation for Council member Cyrowski's years of service, noting that he would be missed. Council member Cyrowski thanked him in return. President Pro Tem Ford echoed similar sentiments, expressing gratitude for Council member Cyrowski's contributions.

Council member Lamb argued that the sitting members constituted a full council and could unanimously accept Council member Cyrowski's resignation at the same meeting. Village Manager McClary noted the Village Charter allows this only with a unanimous vote and pointed out a member was absent. Council member Lamb maintained that an excused absence doesn't prevent action and moved to accept the resignation immediately. Council member Comparoni questioned the urgency, while Council member Lamb emphasized that if the vote isn't unanimous, the matter would carry to the next meeting.

MOTION made by Council member Lamb, Seconded by Council member Moshier, to receive the resignation of Council member Carl Cyrowski from the Lake Orion Village Council, effective July 28, 2025 and to schedule for consideration to accept the resignation of Council member Carl Cyrowski at the August 11, 2025 Regular Village Council meeting.

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

VOTING NAY: Ford

ABSENT: Rutt

MOTION: Failed

10. Other Items

A. Proposal for Engineering Services – Atwater Park Basketball Court Replacement Project

Village Manager McClary provided a background brief of the project and Village Engineer Thurber presented revised options for replacing the deteriorated basketball court with junior high or high school-sized layouts. While standard orientation is north-south, final direction and court size are up to the Village.

President Pro Tem Ford preferred an east-west layout due to safety concerns with the site's slope. Council member Lamb, Council member Dandalides, and Council member Moshier raised concerns about the project's cost rising from \$40,000 to as much as \$85,000, questioning the need, usage, and funding priorities. Council member Dandalides supported improvements but stressed the need for clear scope and budget before moving forward.

Village Manager McClary noted any additional cost would require a budget amendment from the general fund. Council member Lamb cautioned against assuming those funds are readily available. Council member Cyrowski supported moving forward, citing community benefit and existing budget capacity. President Pro Tem Ford emphasized the value of well-maintained

parks, regardless of current usage levels. Council Member Comparoni opposed the cost increase, citing low use of previous courts and broader affordability concerns for residents.

Council Member Lamb proposed referring the project back to staff, highlighting that the proposed \$85,000 greatly exceeds the originally approved \$40,000. He supported court replacement but not the expanded scope or unbudgeted expense, calling for a more realistic proposal. Council member Dandalides stated he would vote no, citing the need to further evaluate the project layout and related costs, including potential swing set relocation. Village Engineer Thurber responded that the concept plan was revised to shift the court north, avoiding the swing set and utilizing a flatter area.

MOTION made by Council member Cyrowski, Seconded by President Pro Tem Ford, to approve and accept the proposal from Nowak & Fraus Engineers dated July 23, 2025, to provide design, bidding, and construction engineering services relating to the Atwater Park Basketball Replacement Project for an east-west-oriented JV-sized basketball court, in an amount not to exceed \$62,000.

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

MOTION made by Council member Lamb, Seconded by Council member Moshier, to send the Atwater Park Basketball Replacement Project back to Village Administration for reevaluation and full presentation to the Village Council.

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

B. Village Hall Steeple Repair

President Pro Tem Ford and Council member Lamb supported removing the deteriorating steeple to allow roof repairs and waterproofing, with Council member Lamb reporting a \$54,125 proposal from Durable Carpentry, Inc. Council member Lamb suggested using a design-build approach instead of formal bidding, which Village Manager McClary noted is allowable under the Village's purchasing policy if under \$50,000.

Council member Comparoni expressed concern about relying on one contractor and recommended exploring alternatives. Council member Lamb clarified prior bids were for different work and supported giving the Village Manager flexibility. President Pro Tem Ford agreed, suggesting formal bidding only if a contract under \$50,000 can't be secured.

Council member Dandalides inquired about funding and long-term steeple plans. Council member Lamb and Village Manager McClary confirmed \$60,000 was budgeted last fiscal year and could be reallocated. Council member Dandalides emphasized considering historic

preservation and future costs. Council member Lamb explained the structure must be removed for proper assessment and that rebuilding with modern materials could be costly.

Harry Stephens urged caution to avoid risking the building's place on the National Historic Registry.

DDA Director Matthew Gibb supported the phased, design-build strategy, citing it as effective for cost control and public engagement, and noted the similarity to the approach used at the Lumberyard.

Rosemary Ford supported the removal for repairs but urged preserving the steeple's historical elements and suggested involving the Historical Society and launching a "Save Our Steeple" or "SOS" community campaign.

MOTION made by Council member Lamb, Seconded by Council member Moshier, to authorize the Village Manager to negotiate a design-build contract with Durable Carpentry, Inc. for removal and secure storage of the steeple and closure of the roof, in an amount not to exceed \$50,000.

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

VOTING NAY: None

ABSENT: Rutt

MOTION: Carried

C. Orion Township Paint Creek Ridge Subdivision Storm Sewer Improvement Project

MOTION made by President Pro Tem Ford, Seconded by Council member Moshier, to adopt Resolution #2025-025 to enter into a temporary intergovernmental license agreement with the Charter Township of Orion for temporary use of Village property for the Township Paint Creek Ridge Subdivision storm sewer improvement project and to not become financially or physically responsible for the project; and to authorize the Village Manager to execute the license agreement on behalf of the Village.

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

VOTING NAY: None

ABSENT: Rutt

MOTION: Carried

Council member Lamb praised the Village Attorney for drafting a careful agreement that avoids obligations. Council member Dandalides asked if the agreement was shared with the Orion Township and Village Manager McClary confirmed it was presented to the Township Supervisor last week.

D. Marine Watercraft Ordinance Amendment - Introduction and First Reading

Removed from the agenda.

E. MML Annual Meeting - Voting Delegate Appointment

President Pro Tem Ford reported that President Rutt is willing to attend the MML conference and offered to serve as alternate herself. He noted President Rutt could stay with relatives to reduce costs. Council member Lamb questioned the value of attending, estimating the cost at around \$1,000.00 per person, and expressed skepticism about the benefit of representation, suggesting the MML can be engaged remotely. Village Manager McClary confirmed expected costs and clarified that only one delegate (or alternate) would be sent.

Council member Dandalides felt the networking opportunities justified the expense and proposed considering staff attendance instead. He noted he would have volunteered if not for a personal conflict. Council member Comparoni Jr supported sending someone, emphasizing the importance of visibility and representation for the Village.

Rosemary Ford expressed support for sending a representative to the MML conference, agreeing with others who see value in attending. She emphasized the benefits of networking with peers from other municipalities, attending workshops, and bringing back useful insights to help the community. She felt the \$1,000.00 cost was reasonable for the potential value gained.

MOTION made by Council member Lamb, Seconded by President Pro Tem Ford, to decline sending a delegate to the MML Annual Meeting.

VOTING YEA: Cyrowski, Moshier, Lamb

VOTING NAY: Ford, Dandalides, Comparoni Jr

MOTION: Failed

MOTION made by President Pro Tem Ford, Seconded by Council member Comparoni Jr, to designate **President Rutt** as the Village of Lake Orion's voting delegate to cast the vote of the Village at the Michigan Municipal League (MML) 2025 Annual meeting to be held on Wednesday, September 17, 2025 at 4:30 pm and to designate **President Pro Tem** Ford as the alternate voting delegate.

VOTING YEA: Ford, Cyrowski, Dandalides, Comparoni Jr

VOTING NAY: Moshier, Lamb

MOTION: Carried

Council member Dandalides asked if a member of the administrative staff would be willing to attend the MML Annual Meeting. Village Manager McClary responded that staff typically attend their own professional conferences, and that the MML event is geared toward elected officials. He also noted he would be returning from vacation at that time and would be unavailable.

Council member Lamb asked if any funds had been officially authorized for the MML conference. Village Manager McClary clarified that President Rutt was authorized to attend, and that the Village Council's budget includes \$3,500.00 for education, conferences, and travel, so funding is available.

11. Call to the Public

Harry Stephens supported repealing the current Marine Watercraft Ordinance and recommended forming a subcommittee, including Lake Orion Lake Association (LOLA) and other lake stakeholders,

to help draft new regulations. He highlighted concerns about pollution, noise, boat waste, and towing after sunset, and stressed the need for community input.

Rosemary Ford expressed disappointment over the \$85,000 engineering proposal for the Atwater Park Basketball Court Project, noting it far exceeds the original \$40,000 estimate. She emphasized the court's poor condition, the need for improvements for older youth, and the lack of sufficient Township support. She urged Village Council to find a more feasible solution and reminded them that Parks and Recreation Advisory Committee has been working on the project for two years.

Cristy Garbacik, Parks and Rec Advisory Committee member, echoed concerns about the basketball court cost increase. She outlined the project timeline, noting initial quotes around \$34,000 were approved by Village Council in late 2024, with funding support through Community Development Block Grant (CDBG). She expressed surprise at the new \$85,000 estimate and urged Village Council to stay committed to park improvements, emphasizing the importance of maintaining safe, appealing community spaces.

DDA Executive Director Gibb provided updates on recent projects, including repaving the deteriorated Tarr parking lot and replacing dead downtown trees with temporary planters. He addressed concerns over the basketball court project cost, noting that using engineers instead of contractor quotes significantly increased the price — a process the DDA is avoiding with the Lumberyard redevelopment. He emphasized the DDA's careful, cost-conscious planning approach and invited the public to engage directly with questions. He also reported progress on the high school redevelopment project, which may begin construction this fall pending final state financing approval. Lastly, he highlighted improved collaboration with the police department, especially on code enforcement and downtown grease trap issues.

Donald Kindred restated concerns about ongoing water issues beneath the apartment complex parking lot near Jackson Street, claiming repeated cave-ins have been improperly patched for years. He warned of potential infrastructure failure and criticized the Village Council for not addressing the problem or responding to his questions. He stated he plans to take legal action and bring witnesses to support his claims.

12. Council Comments

Council member Lamb raised concerns about the engineering estimate for the Atwater Park Basketball Court, pointing out inconsistencies in court size and materials, and questioning the high cost of certain items. He suggested the project could be managed more efficiently in-house or through a design-build approach to keep costs closer to the original \$40,000. He volunteered to assist with planning if needed. He also thanked DDA Executive Director Gibb for clarifying his intentions with the Lumberyard buildings and acknowledged the importance of following proper procedures, including submitting a site plan and securing certificates of occupancy before public use. He also thanked Council member Cyrowski for his service.

Council member Comparoni Jr expressed support for the parks but emphasized the significant difference between the original \$40,000 budget and the new \$85,000 estimate, noting the importance of being responsible with public funds. He praised the recent downtown car show and

thanked Council member Cyrowski for his long-standing dedication to the community and willingness to serve on the board.

Council member Dandalides reiterated thanks to Council member Cyrwoski and addressed concerns about the basketball court project. He emphasized that the Village Council's actions were not a lack of support for parks, but a necessary pause to clarify the project's scope. He noted the proposed \$11,000 for engineering was based on a plan that differed from what the Parks and Recreation Advisory Committee originally intended. Surprised by the \$85,000 estimate, he stressed the importance of doing proper due diligence before proceeding. He asked the committee and public for patience and trust, assuring that Village Council aims to deliver a project that meets community needs and stays within budget.

Council member Moshier thanked residents for attending and clarified her support for Parks and Recreation and the basketball court project. However, she expressed concern over the unexpectedly high cost estimate, calling it excessive and urging the exploration of more affordable alternatives. She emphasized her continued support for the project—just not at the current price. She also thanked Council member Cyrowski for his service and wished him well.

Council member Cyrowski read his letter, announcing his resignation from the Village Council due to a recent move just outside Village limits, which makes him ineligible to serve under state law. He expressed gratitude for the opportunity to serve and hopes to stay involved through other roles.

President Pro Tem Ford highlighted a volunteer opportunity with the Orion Township Environmental Resources Committee and encouraged community involvement. He thanked those who participated in recent park cleanups organized by Parks and Recreation Advisory Committee and praised the well-attended downtown car show and library event. He also thanked Executive Director Gibb for his DDA update and the Parks and Recreation Advisory Committee for their efforts on the basketball court project. He shared an update from the Paint Creek Trail Commission, which is still seeking a new trail manager. Lastly, he thanked Council member Cyrowski for his service on the council.

13. Village Manager Comments

Village Manager McClary thanked Council member Cyrowski for his service and wished him well. He noted Council member Cyrowski's interest in serving on the DDA Board and suggested he discuss it with President Rutt. He also provided updates on the Children's Park Pedestrian Bridge Replacement and North Shore Storm Drainage Improvement projects, along with upcoming important dates.

14. Closed Session Items

15. Business From Closed Session

16. Adjournment

MOTION made by Council member Dandalides, Seconded by Council member Lamb, to adjourn the July 28, 2025 Village Council Regular Meeting.

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

VOTING NAY: None
ABSENT: Rutt
MOTION: Carried

The July 28, 2025 Village Council Regular Meeting adjourned at 8:17 PM.

Teresa Rutt
President

Lynsey Blough
Deputy Clerk/Treasurer

Sonja Stout
Clerk/Treasurer

Date Approved: as presented on August 11, 2025