



MINUTES

REGULAR MEETING OF THE VILLAGE COUNCIL

Monday, October 12, 2026

6:30 PM

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

(248) 693-8391 ext. 102

1. Call to Order

The October 12, 2026, Village Council Regular Meeting was called to order by President Rutt at 6:30 PM.

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
Chief of Police Mark Amundson
DPW Interim Director Sam Hicks
Clerk/Treasurer Debbie Nogle
Deputy Clerk/Treasurer Lynsey Blough
DDA Executive Director Matthew Gibb

4. Presentations

None.

5. Call to the Public

Annalise Costantino, owner of Boutique Chic at 120 South Broadway, expressed interest in a DDA appointment and made herself available to answer any questions.

6. Approval of Agenda

MOTION made by President Pro Tem Ford, Seconded by President Rutt, to approve the October 12, 2026, Village Council Regular Meeting Agenda, as presented.

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

VOTING NAY: None

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 Consent Agenda with the removal of the following:

C. Receive and File of Planning Commission Regular Meeting Minutes of September 8, 2026

G. Downtown Development Authority Board of Directors Reappointments and New Appointment

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

VOTING NAY: None

ABSENT: None

MOTION: Carried

A. Approval of Village Council Regular Meeting Minutes of September 28, 2026

MOTION made by President Rutt, Seconded by President Pro Tem Ford, to approve the Village Council Regular Meeting Minutes of September 28, 2026, as presented.

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

VOTING NAY: None

ABSENT: None

MOTION: Carried

B. Receive and File Board of Zoning Appeals Regular Meeting Minutes of September 3, 2026

MOTION made by President Rutt, Seconded by President Pro Tem Ford, to receive and file the Board of Zoning Appeals Regular Meeting Minutes of September 3, 2026, as presented.

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

VOTING NAY: None

ABSENT: None

MOTION: Carried

C. Receive and File of Planning Commission Regular Meeting Minutes of September 8, 2026

Removed for further discussion.

D. Receive and File of Financial Statements for September 2026

MOTION made by President Rutt, Seconded by President Pro Tem Ford, to receive and file the Financial Reports for September 2026.

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

VOTING NAY: None

ABSENT: None

MOTION: Carried

E. Receive and File of Investment Report for August and September 2026

MOTION made by President Rutt, Seconded by President Pro Tem Ford, to receive and file the Investment Report for August and September 2026.

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

VOTING NAY: None

ABSENT: None

MOTION: Carried

F. Receive and File of Invoice Distribution Report for October 13, 2026

MOTION made by President Rutt, Seconded by President Pro Tem Ford, to receive and file the bills in the amount of \$ 232,986.89 of which \$ 17,875.88 are DDA bills for a net total of \$ 215,111.01 and to receive and file the DDA bills.

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

VOTING NAY: None

ABSENT: None

MOTION: Carried

G. Downtown Development Authority Board of Directors Reappointments and New Appointment

Removed for further discussion.

H. Receive and File of September 2026 Police Department Activity Report

MOTION made by President Rutt, Seconded by President Pro Tem Ford, to receive and file the September 2026 Police Department Activity Report.

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

VOTING NAY: None

ABSENT: None

MOTION: Carried

8. Items Removed from the Consent Agenda

C. Receive and File of Planning Commission Regular Meeting Minutes of September 8, 2026

Council Member Papacek expressed concern that the Planning Commission had not fully addressed Council's request to evaluate established front setbacks in the RL District for both lakefront and side-street locations. He explained that varying lakefront setbacks can affect neighboring properties' views, property values, and the overall appearance of the lakefront, and requested that the matter be reconsidered with a more thorough analysis. Council Member Dandalides questioned the need for another motion, noting that Council had already directed the Planning Commission to evaluate the issue.

Council Member Lamb, who attended the Planning Commission meeting, stated that the Commission appeared to interpret the matter as a resident's request rather than Council's direction and was not inclined to pursue it. He supported referring the matter back to the Commission with clearer direction. President Rutt confirmed that Council's August 24 meeting motion directed the Planning Commission to evaluate established front setbacks in the RL District for lakefront and side-street locations, with no intention of reducing the setbacks. Discussion followed regarding whether a new motion was needed to clarify the direction and whether the Village Planner should provide an analysis and recommendation.

Council Member Dandalides emphasized that the Planning Commission and Village Manager should follow through on Council's direction, while Council Member Lamb acknowledged a communication issue and expressed willingness to support sending the matter back to the Planning Commission.

MOTION made by Council Member Papacek, Seconded by Council Member Comparoni Jr, to send the topic of Established Front Setbacks in the RL District back to the Planning Commission with input from the planner analyzing the lake front side setbacks.

Council Member Lamb asked Village Manager McClary whether he could communicate Council's prior direction and the resident's memorandum to the planner for consideration by the Planning Commission. Village Manager McClary agreed to share the information and determine whether the Commission would give the matter further consideration.

Council Member Dandalides clarified that he expected the Planning Commission, with the planner's expertise, to evaluate the existing lakefront setback provisions and return with either a recommendation for changes supported by objective criteria or an explanation of why the current requirements were sufficient. Council Member Lamb agreed that a more complete evaluation was needed but emphasized that the matter appeared to stem from a misunderstanding and that communication with the Planning Commission should be clarified rather than questioning its members' performance.

Council Member Dandalides added that if the Commission declined to address the matter, Council could consider it directly. President Rutt reiterated the pending motion to refer the matter back to the Planning Commission with input from the planner. Village Manager McClary noted that the discussion had clarified Council's expectations and recommended amending the

motion to specify that the Commission should provide either proposed changes and the rationale for them or an explanation supporting the adequacy of the existing provisions.

MOTION made by Council Member Papacek, Seconded by Council Member Comparoni Jr, to amend the initial motion to send the topic of Established Front Setbacks in the RL District back to the Planning Commission with recommendations and changes from the planner analyzing the lake front side setbacks and why the current provisions are adequate.

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

VOTING NAY: None

ABSENT: None

MOTION: Carried

Harry Stephen clarified that the issue concerns applying the existing street-side setback formula which considers the setbacks of three houses in a row, to lakefront setbacks as well. He emphasized that the intent was to apply the same formula currently used for street-side locations to the lakeside.

MOTION made by President Rutt, Seconded by President Pro Tem Ford, to receive and file the Planning Commission Regular Meeting Minutes of September 8, 2026.

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

VOTING NAY: None

ABSENT: None

MOTION: Carried

G. Downtown Development Authority Board of Directors Reappointments and New Appointment

Council Member Lamb clarified that his concerns were not directed at the DDA nominees or the Council President's nominations, but rather at the need for broader representation on the DDA Board. He noted that the nine-member Board primarily consists of business owners, with the Council President and one other citizen representing residents and expressed concern that residents outside the DDA District lacked representation despite residential properties contributing a substantial portion of the tax dollars captured by the DDA. He recommended postponing action on the reappointments and new appointment until the next meeting to allow Council to address a related agenda item concerning DDA protocols. Village Manager McClary advised that the item could be postponed.

Council Member Dandalides reviewed the DDA Board composition requirements under Public Act 57, noting that at least five members must have an interest in property located in the downtown district, at least one must be a district resident, and no more than two may be appointed at large. He stated that only one application had been received since the appointments were previously postponed and questioned the benefit of further delay. Deputy Clerk/Treasurer Blough confirmed that one application had been received and it's Ms. Costantino's. Council Member Papacek clarified that his previous concerns were procedural rather than related to Board composition, explaining that he preferred to complete the proposed structural changes before making appointments but was willing to proceed if the statutory requirements were met. President Rutt noted that the Council President serves on

the DDA Board regardless of whether the officeholder resides within the district. Council Member Lamb disputed aspects of the discussion regarding the Board's composition and recruitment process, reiterated his concerns about longstanding appointments and maintaining the status quo, and favored postponing action until related procedural issues were resolved. Pro Tem Ford supported making the appointments before changing the process, suggesting that revisions could be considered for future appointments. Council Member Comparoni Jr also supported proceeding with the appointments, noting that the applicants were available and that the matter had already been delayed.

MOTION made by Council Member Lamb, Seconded by Council Member Moshier, to postpone the reappointments and appointment to the next meeting.

VOTING YEA: Lamb, Moshier

VOTING NAY: Rutt, Ford, Dandalides, Comparoni Jr, Papacek

ABSENT: None

MOTION: Failed

MOTION made by Council Member Dandalides, Seconded by President Rutt, to approve the President's appointment of Alaina Campbell, Todd Garris, and Annalise Costantino, to the DDA Board with terms expiring October 31, 2030.

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

VOTING NAY: Lamb, Moshier

ABSENT: None

MOTION: Carried

9. Public Hearings

None.

10. Other Items

A. Ordinance Amendment – Chapter 30 – Downtown Development Authority – Second Reading and Adoption

Council Member Lamb questioned the need for additional legal review, noting that the Village Attorney drafted the ordinance and that the item was at its second reading and final adoption. He supported the proposed change as a means of improving DDA oversight and communication without altering the Board's structure. President Rutt requested a written legal opinion clarifying the Village Charter's distinction between the Chief Executive Officer and Chief Administrative Officer and how those provisions relate to state law. Village Manager McClary confirmed that he would refer the questions to the Village Attorney. Council Member Dandalides supported obtaining the additional legal input, while Council Member Papacek expressed concern that further review would delay a proposed improvement. During public comment, DDA Executive Director Gibb supported referring the matter to the Village Attorney, citing questions regarding the Village Charter, Council rules, and the Village Manager's authority under Public Act 57. He also questioned the need for the change, noting that the Village Manager already attends DDA meetings and maintains communication with the Board.

MOTION made by Council Member Comparoni Jr, Seconded by President Rutt, to postpone action until we get written communication opinion from the village attorney.

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

VOTING NAY: Lamb, Moshier, Papacek

ABSENT: None

MOTION: Carried

B. Review of Village Hall Hours of Operation

Council Member Comparoni supported a four-day, ten-hour schedule, citing estimated annual savings of \$25,000–\$30,000 and low Friday counter usage. Council Member Moshier favored a five-day schedule, questioning the reduction in staff availability. Council Member Papacek supported either four ten-hour days or five eight-hour days, provided cost savings were maintained. President Rutt supported cost savings, noting that Friday visits were limited, particularly after excluding police-related services. Council Member Dandalides favored five eight-hour days, citing the need for consistent public access, insufficient data comparing daily visits, and the potential to avoid hiring additional staff. Council Member Lamb also supported five eight-hour days, arguing that the Village should provide service five days a week without requiring employees to work ten-hour days. Village Manager McClary clarified that staff contracts do not require a four-day schedule and explained that Friday visits had declined following residents' adjustment to monthly water and sewer billing.

Rosemary Ford questioned whether the longer hours were intended to accommodate residents and contractors before and after typical work hours and urged Council to make a decision and clearly communicate the schedule.

Harry Stephen supported a later start time, questioned the need for a 7:30 a.m. opening, and recommended collecting reliable data on daily counter traffic.

Francesco Komendera supported maintaining five-day public access, expressing concern that reduced availability would inconvenience residents, particularly those on fixed incomes, and suggested staggered staff schedules to accommodate public needs.

Dave Otto also supported a five-day, 40-hour workweek, emphasizing public service, flexible hours for contractors, and the opportunity to achieve cost savings without closing Village Hall on Fridays.

MOTION made by Council Member Comparoni Jr, Seconded by President Rutt, to approve a change in Village Hall administrative hours of operations from the current Monday through Friday, 7:30 AM to 5:30 PM, to a new schedule of Monday through Thursday, 7:30 AM to 5:30 PM, effective Monday, November 2, 2026.

VOTING YEA: Rutt, Ford, Comparoni Jr

VOTING NAY: Dandalides, Lamb, Moshier, Papacek

ABSENT: None

MOTION: Failed

MOTION made by Council Member Dandalides, Seconded by Council Member Moshier, to approve a change in village hall administrative hours of operation from the current Monday through Friday, 7.30 a.m. to 5.30 p.m. to Monday through Friday, 8 hours a day, to be determined by the village administration, effective on Monday, November 2, 2026.

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

VOTING NAY: Rutt, Ford

ABSENT: None

MOTION: Carried

11. Call to the Public

Harry Stephen raised concerns regarding eight credit card charges made on cards assigned to former employees, the limited attendance of Council candidates at the meeting, the lack of information about special assessments for road improvements, and service fees associated with the water and sewer bill autopay system. He recommended issuing new cards to current employees and expressed concern about the timing of special assessment notifications and the additional costs to residents using autopay.

Rosemary Ford thanked the DDA for the festive downtown decorations, noting that they have attracted families and visitors taking photos. She also recognized the DPW for its work, specifically highlighting the bright yellow paint on the Village Hall steps to improve visibility.

Francesco Komendera expressed concern that essential services and personnel, including firefighters, police officers, and DPW staff, must seek additional funding for necessary needs. He emphasized the importance of public participation, listening to residents' personal and financial struggles, and balancing data-driven decisions with compassion. He stressed that protecting the lake is essential to the community's future.

12. DDA Executive Director Comments

DDA Executive Director Gibb announced that Lake Orion had been named a semifinalist for the Great American Main Street Award, recognizing the community's downtown revitalization efforts, and credited Village leadership, local businesses, sponsors, and volunteers for their contributions. He reported that the Lumberyard Project was progressing toward Planning Commission and Council review of the final PUD, the project budget remained generally on track despite rising construction costs, and a SEMCOG Greenways Initiative grant for bank stabilization was under review. Downtown businesses continued to transition, with Clover and Creek nearing opening, a financial office moving into the former Twice Blessed location, and only one downtown vacancy remaining. Upcoming events included the October 21 Halloween parade and extravaganza, October 24 Witches Night in partnership with Oxford, Shop Small Saturday, the Lighted Parade, and Polar Express. He also announced plans for public informational meetings in November and December to review DDA finances and activities, encouraged public participation in DDA committees and meetings, and emphasized the significance of the national recognition for future investment and tourism.

13. Council Comments

Council Member Lamb asked where residents could access the preliminary estimated special assessments for the paving project, emphasizing the importance of understanding the anticipated costs, rationale, and timing. Village Manager McClary said he would address the information in his report. Council Member Lamb also noted the progress on street paving and sewer repairs and rising costs.

Council Member Comparoni Jr praised the Police Chief and department for their service and commitment to public safety, commended Village Manager McClary for managing Village finances efficiently, welcomed Ms. Nogle, recognized Deputy Clerk/Treasurer Blough for her assistance, and thanked everyone for attending.

President Pro Tem Ford praised the success of the recent parade and thanked the Police Department and reserve officers for their coordination and interaction with attendees. He also highlighted upcoming DDA events, including the Halloween Extravaganza and Witches Night, and expressed appreciation for the Village's community activities.

Council Member Dandalides thanked Alaina Campbell and Todd Garris for their DDA service and congratulated them on their reappointments, while welcoming Annalise Campbell. He praised President Rutt for her presentation at the Chamber of Commerce State of the Community meeting. He also clarified his recommendation for adjusting staff schedules to provide earlier and later office coverage while maintaining five eight-hour workdays, leaving implementation to the Village Manager.

Council Member Moshier thanked those attending and watching the meetings, noted that the street improvement project was progressing, and acknowledged that his area was not included in the current phase but may be addressed later. He also commented on the pleasant weather and changing fall temperatures.

Council Member Papacek praised the downtown decorations and community activities, including an Orion Township Fire Department event. Regarding the street paving project, he acknowledged ongoing communication with residents but recommended providing earlier information about special assessment costs and more detailed advance notice of work affecting driveways to improve communication on future projects.

President Rutt thanked DDA members for their service and welcomed the new appointee, praised the downtown fall decorations and community events, and commended the Police Department for ensuring safety during the Homecoming Parade. She also highlighted community participation in Chamber of Commerce events and expressed frustration with fees charged for automatic water bill payments.

14. Village Manager Comments

Village Manager McClary reported that staff are exploring an autopay option without additional fees, welcomed new Clerk/Treasurer Debbie Nogle, and thanked the DDA for the downtown Halloween decorations. He provided updates on the Atwater Park basketball court replacement, administrative assistant hiring, and Public Works Director recruitment. The 2026 Street Improvement Program began September 28, with substantial completion expected in early

November. Council will discuss special assessment options at its October 26 meeting, with assessments potentially spread over 10 years. He also reported that Public Works outsourcing options are under review, a property acquisition inquiry at North Broadway and West Elizabeth is progressing, and additional Council discussions are forthcoming.

15. Closed Session Items

16. Business From Closed Session

17. Adjournment

MOTION made by Council Member Comparoni Jr, Seconded by Council Member Lamb, to adjourn the October 12, 2026, Village Council Regular Meeting.

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

VOTING NAY: None

ABSENT: None

MOTION: Carried

The October 12, 2026, Village Council Regular Meeting adjourned at 8:29 PM.

Teresa Rutt
President

Lynsey Blough, CMC
Deputy Clerk/Treasurer

Debbie Nogle
Clerk/Treasurer

Date Approved: as presented on October 26, 2026