MINUTES

REGULAR MEETING OF THE VILLAGE COUNCIL

Monday, August 24, 2026

6:30 PM

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

(248) 693-8391 ext. 102

1. Call to Order

The August 24, 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
Clerk/Treasurer Sonja Stout
Chief of Police Mark Amundson
DPW Interim Director Sam Hicks
Village Engineer Wendy Spence

4. Presentations

None.

5. Call to the Public

Donald Kindred spoke regarding the petition and expressed concerns regarding alleged violations of constitutional rights.

Resident of 130 Highland spoke regarding an unusually high water bill for their secondary residence. The resident stated that the property had been power washed for approximately four hours and requested that Council review the water bill.

Harry Stephen spoke regarding the Village's online ordinances, noting that the ordinances posted online have not been updated since 2023.

Scott and Tom, Sick Town Hall, reported that the Sick Racing event approved by Council was very successful and stated that the event brought the community together.

6. Approval of Agenda

By order of the President/Chair, no matters will be discussed after 9:30 PM, unless the Council votes to continue the meeting.

MOTION made by Council Member Lamb, Seconded by Council Member Papacek to approve the agenda with the addition of item 10.D *Discussion of adding New Business to the agenda.*

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 Council Member Dandalides to approve the consent agenda with the removal of the following items for further discussion:

- Item A. *Approval of Engagement Letter for Auditing Services- AHP PLC,*
- Item B. *Receive and File of the Correspondence from Kathleen Schmidt*
- Item G. *Acceptance of Resignation of Clerk-Treasurer Sonja Stout*

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

A. Approval of Engagement Letter for Auditing Services – AHP PLC

Removed for further discussion.

B. Receive and File of the Correspondence from Kathleen Schmidt

Removed for further discussion.

C. Approval of Village Council Regular Meeting Minutes of August 10, 2026

MOTION made by President Rutt, Seconded by Council Member Dandalides to approve the Village Council Regular Meeting Minutes of August 10, 2026, as presented.
VOTING YEA: Rutt, Ford, Moshier, Lamb, Dandalides, Comparoni Jr, Papacek
VOTING NAY: None
ABSENT: None
MOTION: Carried

D. Receive and File of DDA Regular Meeting Minutes of July 21, 2026

MOTION made by President Rutt, Seconded by Council Member Dandalides to receive and file the Downtown Development Authority Regular Meeting Minutes of July 21, 2026, as presented.
VOTING YEA: Rutt, Ford, Moshier, Lamb, Dandalides, Comparoni Jr, Papacek
VOTING NAY: None
ABSENT: None
MOTION: Carried

E. Receive and file Invoice Distribution Report for August 25, 2026

MOTION made by President Rutt, Seconded by Council Member Dandalides to receive and file the Invoice Distribution Report in the amount of $104,105.77 of which $58,113.59 are DDA bills for a net total of $45,992.18.
VOTING YEA: Rutt, Ford, Moshier, Lamb, Dandalides, Comparoni Jr, Papacek
VOTING NAY: None
ABSENT: None
MOTION: Carried

F. Receive and File of Orion Township Building Permit Report from July 16, 2026 to August 15, 2026

MOTION made by President Rutt, Seconded by Council Member Dandalides to receive and file the Orion Township Building Permit Report from July 16, 2026 to August 15, 2026, as presented.
VOTING YEA: Rutt, Ford, Moshier, Lamb, Dandalides, Comparoni Jr, Papacek
VOTING NAY: None
ABSENT: None
MOTION: Carried

G. Acceptance of Resignation of Clerk-Treasurer Sonja Stout

Removed for further discussion.

8. Items Removed from the Consent Agenda

A. Approval of Engagement Letter for Auditing Services – AHP PLC

Council Member Lamb inquired about the audit costs, including the DDA's portion and the single audit. Village Manager McClary explained that the DDA would be responsible for its share and that the single audit is required due to the Village receiving more than $1 million in grant funding.

MOTION made by Council Member Lamb, Seconded by President Pro Tem Ford to approve the 2026 engagement letter for auditing services from Andrews Hooper Pavlik PLC in the estimated amount of $17,600 for completion of the audit of the Village and DDA financial statements for the fiscal year ending June 30, 2026, and an estimated $8,000 for the Single Audit related to the EPA grant reimbursement in the Water and Sewer Fund, and to authorize the Village Manager to execute the acknowledgment of the engagement letter on behalf of the Village.
VOTING YEA: Rutt, Ford, Moshier, Lamb, Dandalides, Comparoni Jr, Papacek
VOTING NAY: None
ABSENT: None
MOTION: Carried

B. Receive and File of the Correspondence from Kathleen Schmidt

MOTION made by Council Member Papacek, seconded by Council Member Lamb, to receive and file the correspondence from Kathleen Schmidt dated August 4, 2026, and refer the matter to the Planning Commission and Village Planner for review and recommendation regarding the potential application of the established front setback style compatibility standard to waterfront setbacks in the residential district.

Discussion followed regarding clarification and simplification of the motion. Council Member Papacek amended the motion to receive and file the correspondence from Kathleen Schmidt and forward the correspondence to the Planning Commission to evaluate the EFS in the RL District on both the lakefront and street-side locations.

Council Member Dandalides expressed concerns regarding the street-side location and parking challenges. Council Members Papacek and Lamb stated they did not support reducing the setbacks. President Rutt clarified that the intent was to refer the matter to the Planning Commission for review of the concerns.

Council Member Papacek further amended the motion to include that there is "no intention from Council to reduce the setbacks."

AMENDED MOTION made by Council Member Papacek, seconded by Council Member Lamb, to receive and file the correspondence from Kathleen Schmidt dated August 4, 2026, and forward the correspondence to the Planning Commission to evaluate the EFS in the RL District on both the lakefront and street-side locations, with no intention from Council to reduce the setbacks.

Harry Stephen noted that the ordinance addresses front-yard setbacks and that the primary question is whether the offset requirement applies.

Kathleen Schmidt clarified that the intent is to recognize two front yards, with a 25-foot setback on both the lakefront and street sides, to protect neighboring properties from development.

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

Council Member Moshier shared that there is a lot of building within the Village that is not compliant and its important to stick with the current code and that their needs to be more enforcement.

G. Acceptance of Resignation of Clerk-Treasurer Sonja Stout

Council members expressed their appreciation for Clerk/Treasurer Stout and acknowledged the circumstances surrounding her resignation.

MOTION made by Council Member Lamb, Seconded by Council Member Dandalides to accept with regrets the resignation of Clerk-Treasurer Sonja Stout effective September 19, 2026, and to authorize the Village Manager to proceed with the recruitment process to fill the position.

Council Member Lamb shared his appreciation for Clerk/Treasurer Stout and reflected on her growth during her time with the Village. Council Member Ford expressed his intention to vote no, emphasizing the importance of learning from the circumstances and applying those lessons to daily interactions. Council Member Comparoni expressed appreciation for Clerk/Treasurer Stout, describing her as the "glue that holds the Village together." Council Member Papacek thanked Clerk/Treasurer Stout for her service and expressed concerns regarding workload, Council involvement, and interactions with the DDA Director, emphasizing the need for accountability and improvements for the next Clerk/Treasurer. President Rutt echoed the Council's appreciation and noted that Clerk/Treasurer Stout is valued by staff and the community and will be greatly missed.

Rosemary Ford expressed appreciation for Clerk/Treasurer Stout's contributions and encouraged Council members to work toward the common good.

Kirsten Barber, the Village's newest employee, expressed her appreciation for the opportunity to work for the Village and shared her disappointment regarding Clerk/Treasurer Stout's resignation

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

9. Public Hearings

None.

10. Other Items

A. Recommendation from Village Manager on Combination of DDA Board with Planning Commission

MOTION made by Council Member Lamb, Seconded by Council Member Papacek to direct the Village Manager and Village Attorney to draft an amendatory ordinance for consideration by the Village Council to combine the DDA Board to the Planning Commission.

Council Member Lamb stated that the matter has been discussed several times due to ongoing administrative issues and supported allowing the Village Manager to serve on the DDA Board. Council Member Papacek supported the proposal, stating that there is a structural or personnel issue that should first be addressed through a change in structure.

Council Member Dandalides disagreed, stating that the proposal does not address the underlying problem and expressed concerns regarding Council dysfunction and differing views regarding the DDA. Council Member Moshier disagreed with those comments and stated that committees have not been helpful.

President Pro Tem Ford stated that the Village Manager and DDA Executive Director both indicated that the current structure is appropriate and expressed support for the motion as presented in the packet. Council Member Comparoni Jr. stated that changes are needed and expressed concerns regarding the treatment of personnel during the DDA meeting. President Rutt stated that she did not support the motion and saw no reason to combine the boards.

Discussion also occurred regarding Council's authority over the DDA, including limitations regarding personnel matters.

DDA Executive Director Gibb stated that he agreed with the Village Manager's recommendation in the agenda packet and noted that outside legal counsel had advised that the proposed action would be unlawful.

Hank Lorant, DDA Secretary, Planning Commission Secretary, and BZA Board Member, recommended keeping the boards separate and following the Village Manager's recommendation.

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

MOTION made by President Pro Tem Ford, Seconded by Council Member Comparoni Jr to direct the Village Manager and Village Attorney to draft an amendatory ordinance for consideration by the Village Council to designate the Village Manager as the chief executive officer of the Village pursuant to Sections 201(h) and 204(1) of the Michigan Recodified Tax Increment Financing Act, Public Act 57 of 2018, as amended.

President Pro Tem Ford expressed hope that the motion would improve communication. Council Member Dandalides stated that he was not opposed to the proposal but felt it was premature and preferred to table the matter until after the September 8, 2026 Joint Village Council and DDA meeting.

DDA Executive Director Gibb discussed the proposed change in roles, appointment authority, and the structure of the DDA Board, noting concerns regarding his ability to act independently and stating that he serves at the direction of Council Member Lamb.

Donald Kindred expressed concerns regarding transparency and what he characterized as deception and a cover-up, as well as concerns with Council.

Duane Decker spoke about the history of the DDA in the Village of the Lake Orion and spoke about it coming down to the money.

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

B. Award of Contract and Budget Amendments - 2026 Street Improvement Project

MOTION made by Council Member Lamb, Seconded by President Rutt to approve budget amendments BA-2027-101-964-01, BA-2027-202-01, and BA-2027-203-01 as presented to provide the necessary supplemental appropriations for the Village of Lake Orion 2026 Street Improvement Project.

Council Member Papacek inquired about the project scope, funding, special assessments, and anticipated timeline. Village Engineer Wendy Spence stated that the project is anticipated to be completed by the end of the construction season, subject to approval from the MDOT Office of Economic Development. Council Member Lamb discussed the potential special assessment cost for Village residents.

Council Member Dandalides questioned whether the Village should proceed given the uncertainty surrounding possible disincorporation. Village Manager McClary stated that project costs are expected to increase and recommended proceeding while grant funding remains available. President Rutt and Council Member Papacek supported moving forward, with Council Member Papacek noting that the grant funding provides an opportunity to complete the project.

Harry Stephen noted that the project schedule is dependent on the asphalt plant season and raised concerns regarding staging costs.

Kathleen Schmidt expressed support for completing the paving project in its entirety.

Village Engineer Spence further advised that the current bids are valid for 90 days and that delaying the project could require rebidding or an amendment, potentially extending the project beyond the grant funding deadline.

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

MOTION made by Council Member Lamb, Seconded by Council Member Dandalides to award Contract "A", including the alternate scope of work, in the total alternate bid amount of $751,815.10 to Diamond Excavating LLC of Davison, Michigan, for the Village of Lake Orion 2026 Street Improvements – MDOT Transportation Economic Development (TEDF) Category "B" Grant #879 project, with said contract award to be contingent upon receipt of the "notice to proceed" for Grant #879 from the MDOT Office of Economic Development; and to authorize the Village Manager and Village Clerk to execute all necessary documents relating to this contract award and the grant award.

Council Member Lamb shared that some residents might be upset that the Contract "B" won't be completed this year.

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

C. FY 2026-27 Budget Amendment – 2026 Sidewalk Improvement Program District #2 Bulletin #1 Additional Scope of Work

MOTION made by Council Member Dandalides, Seconded by President Rutt to approve FY 2026-27 Budget Adjustment #BA-2027-410-02 as presented to provide a supplemental appropriation for the 2026 Sidewalk Improvement District #2 Project Bulletin #1 additional scope of work in the amount of $2,634 to increase the appropriation from $43,412 to $46,046.
VOTING YEA: Rutt, Ford, Moshier, Lamb, Dandalides Comparoni Jr, Papacek
VOTING NAY: None
ABSENT: None
MOTION: Passed

D. Discussion of adding "New Business" to Village Council Agenda

Council Member Lamb discussed practices in other communities that allow Council members to respond to residents during meetings. He proposed adding a "New Business" section to the agenda to address future matters and concerns. Council discussed the appropriateness of the proposed agenda item. President Pro Tem Ford reviewed the Council Rules of Procedure and questioned how the proposed process would differ from the current procedure. President Rutt noted that matters can currently be added during a meeting. Council Member Lamb suggested replacing the second Call to the Public with the proposed "New Business" item.

MOTION made by Council Member Lamb, Seconded by Council Member Dandalides, to direct the Village Manager to prepare a recommendation on how a "New Business" section would function on the agenda and bring it to the next Council meeting.

Council Member Comparoni Jr. stated that the second Call to the Public should remain but expressed concern that the proposed "New Business" item could become a dumping ground. President Pro Tem Ford clarified that the motion directs the Village Manager to provide the Council with the pros, cons, and potential rules for the proposed agenda item. Council Member Moshier stated that limits and ground rules should be established. President Rutt stated that she did not support adding the agenda item for various reasons including timing of the meetings is usually a concern.

Rosemary Ford expressed concern that Council meetings are already strained for time and suggested following the approach used by Orion township, such as providing a monthly forum to discuss topics that may arise with residents.

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

11. Call to the Public

Kathleen Schmidt spoke regarding property maintenance within the Village, expressing concerns about the condition of some residential properties and the potential impact on property values. She stated that greater enforcement of property maintenance standards is needed.

Duane Decker echoed the previous resident's concerns regarding property maintenance and expressed concerns about the overall condition of the Village.

Donald Kindred spoke regarding the river located beneath the apartment complex and questioned whether it could be a contributing factor to the increase in water and sewer rates.

Jack Lovett, Orion Township Trustee, announced that Orion Township will be hosting a resident forum on August 25, 2026, to provide an opportunity for residents to ask questions regarding millages.

Harry Stephen inquired about a comparison between Project A and Project B in relation to the Street Improvement Project.

12. DDA Executive Director Comments

None.

13. Council Comments

President Pro Tem Ford provided an update on the Paint Creek Trail, including safety concerns related to e-bikes and upcoming events. He also commented on the recent Sick Town Hall racing event and expressed appreciation for the opportunity to see members of the community come together.

Council Member Comparoni Jr. commended Scott and Tom from Sick Town Hall for their work on the recent event. He also directed residents with water billing concerns to contact Administration for assistance.

Council Member Lamb thanked Clerk/Treasurer Stout for addressing the treatment she experienced at the previous DDA meeting and expressed appreciation for her work with the Village. He also thanked Village Manager McClary and commented on the DDA Tax Increment Financing (TIF).

Council Member Dandalides thanked Clerk/Treasurer Stout for her service to the Village and thanked Sick Pizza for hosting the recent community event.

Council Member Moshier thanked those in attendance and those watching the meeting.

Council Member Papacek commented that the Village has talented individuals who care about the community and acknowledged that organizational differences and healthy conflict can occur. He emphasized the importance of responsible problem-solving and addressing concerns raised in Clerk/Treasurer Stout's resignation letter regarding verbal treatment in the workplace.

President Rutt directed residents with water billing concerns to contact Administration. She requested an update regarding the ordinance codification project and noted that volunteers are still needed for Dragon on the Lake. She also expressed concerns regarding e-bike safety and thanked Clerk/Treasurer Stout for her dedication and service to the Village. She also recognized the Deputy Treasurer, who will be retiring the following month.

14. Village Manager Comments

Village Manager McClary expressed that Clerk/Treasurer Stout will be missed and clarified that the Deputy Treasurer will be retiring on September 25, rather than in October. He provided an update on the ordinance codification project and shared additional updates included in his Manager's Report available online.

15. Closed Session Items

16. Business From Closed Session

17. Adjournment

MOTION made by Council Member Comparoni Jr, Seconded by Council Member Dandalides to adjourn the August 24, 2026, Village Council Regular Meeting.

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

The August 24, 2026, Village Council Regular Meeting adjourned at 9:30 PM.

____
President Rutt
President

____
Sonja Stout, MiCPT
Clerk/Treasurer

Date Approved: as presented on September 14, 2026