



AGENDA

REGULAR MEETING OF THE VILLAGE COUNCIL

Monday, July 27, 2026

6:30 PM

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

(248) 693-8391 ext. 102

ADDRESSING THE VILLAGE COUNCIL: Each person wishing to address the Village Council shall be afforded an opportunity to do so. If you wish to comment, please stand or raise a hand to indicate that you wish to speak. When recognized, give your name and address and direct your comments to the Chair.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call and Determination of Quorum**
4. **Presentations**
5. **Call to the Public**
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.

7. **Consent Agenda**

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

- A. Receive and File of Board of Zoning Appeals Regular Meeting Minutes of May 7, 2026
- B. Receive and File of Planning Commission Regular Meeting Minutes of June 1, 2026
- C. Receive and File of DDA Regular Meeting Minutes of June 16, 2026
- D. Approval of Village Council Special Meeting Minutes of July 13, 2026
- E. Approval of Village Council Regular Meeting Minutes of July 13, 2026

- F. Approval of Village Council Special Meeting Minutes of July 22, 2026
- G. Receive and File Orion Township Building Permit Report from June 15, 2026 to July 15, 2026
- H. Receive and File Invoice Distribution Report for July 28, 2026
- I. Receive and File Investment Report- June 2026

8. Items Removed from the Consent Agenda

9. Public Hearings

10. Other Items

- A. Adoption of Village of Lake Orion 2026-29 Pavement Asset Management Plan
- B. Sidewalk Improvement Program (SWIP) District #2 Bulletin #1 Quantity Changes
- C. Request from Greg Barron for Reconsideration of Permanent Easement for Driveway - 347 N. Broadway
- D. License Agreement - 195-197 S. Broadway (Clover & Creek) - Right-of-Way Brick Pavers
- E. Request from Michael DeLuca for Amendment to Noxious Weeds Ordinance to Permit No-Mow May

11. Call to the Public

12. DDA Executive Director Comments

13. Council Comments

14. Village Manager Comments

15. Closed Session Items

16. Business From Closed Session

17. Adjournment

In the spirit of compliance with the Americans with Disabilities Act, individuals with a disability should feel free to contact the Village, at least three (3) business days in advance of the meeting, if requesting accommodations. The Village of Lake Orion will provide foreign language or hearing impaired interpretation services for those individuals who contact the village to request such services at least seven (7) days prior to the meeting.

En el espíritu de la observancia de la Ley de Estadounidenses con Discapacidades, las personas con discapacidad debe sentirse libre para ponerse en contacto con el pueblo, por lo menos tres (3) días hábiles

de antelación a la fecha de la reunión, si se solicitan alojamiento. El municipio de Lake Orion proporcionará idioma extranjero o personas con problemas de audición servicios de interpretación para las personas que se ponen en contacto con el pueblo de solicitar dichos servicios con no menos de siete (7) días antes de la reunión.



COUNCIL ACTION SUMMARY SHEET

MEETING DATE: July 27, 2026

TOPIC: Receive and File Board of Zoning Regular Meeting minutes May 7, 2026

RECOMMENDED MOTION: To receive and file the May 7, 2026 Board of Zoning Regular Meeting Minutes, as presented.



MINUTES

REGULAR MEETING OF THE BOARD OF ZONING APPEALS

Thursday, May 7, 2026

6:30 PM

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

(248) 693-8391 ext. 102

1. Call to Order

The Thursday, May 7, 2026 Regular Meeting of the Lake Orion Board of Zoning Appeals was called to order by Chairperson Mathisen at 6:30 p.m.

2. Roll Call and Determination of Quorum

PRESENT

Chairperson Brad Mathisen

Vice Chairperson Raymond Putz

Secretary Brenton Bailo

Board Member Mary Chayka-Crawford

ABSENT

Board Member Henry Lorant

STAFF PRESENT

Village Planning and Zoning Coordinator Jake VanBoxel

Recording Secretary Danielle Smith

3. Approval of Agenda

Board Member Bailo moved, Board Member Chayka-Crawford seconded, to approve the May 7, 2026 regular meeting agenda of the Board of Zoning Appeals, as presented.

AYES: Mathisen, Chayka-Crawford, Putz, Bailo

NAYS: None

ABSENT: Lorant

MOTION: Carried

4. First Hearing of the Public

None.

5. Approval of Minutes

A. Approval of BZA Minutes – April 2, 2026

Board Member Chayka-Crawford moved, Board Member Mathisen seconded, to approve the April 2, 2026 regular meeting minutes of the Board of Zoning Appeals, as presented.

AYES: Mathisen, Chayka-Crawford, Putz, Bailo

NAYS: None

ABSENT: Lorant

MOTION: Carried

6. BZA Preface

Chairperson Mathisen reviewed the meeting procedures.

7. Public Hearing

A. Public Hearing: A-26-002 (471 Algene) Dimensional Variance Request

Board Member Chayka-Crawford moved, Board Member Bailo seconded, to open the public hearing for case A-26-002 concerning the requested dimensional variance for waterfront setback located at 471 Algene at 6:32 p.m.

AYES: Mathisen, Chayka-Crawford, Putz, Bailo

NAYS: None

ABSENT: Lorant

MOTION: Carried

Jon Hurford, applicant, 471 Algene, Lake Orion, MI 48362, and Jon Sarkesian, architect, 412 S. Washington Ave., Royal Oak, MI 48067, presented the request and were available to answer any questions of the Board.

Board Member Putz asked if the existing deck was built with a permit. Mr. Hurford stated that he was unsure and that the deck was already built when he purchased the property last year.

Board Member Putz asked if the neighboring properties were aware of the variance request and supported it. Mr. Hurford stated that the neighboring property owners did not object to the variance request. Additionally, Mr. Hurford stated that his property is significantly smaller than the neighboring properties.

Board Member Bailo asked if the neighboring property to the south had a deck. Mr. Hurford stated that the property in question has a sunroom that extends to the end of that property's deck.

Board Member Mathisen moved, Board Member Chayka-Crawford seconded, to close the public hearing for case A-26-002 concerning the requested dimensional variance for waterfront setback located at 471 Algene at 6:44 p.m.

AYES: Mathisen, Chayka-Crawford, Putz, Bailo

NAYS: None

ABSENT: Lorant

MOTION: Carried

8. Action Items

A. A-26-002 – 471 Algene Dimensional Variance Request

The applicant is proposing to construct an addition to the existing single-family dwelling and is requesting the following one (1) variance from the Zoning Ordinance:

ARTICLE 12, SCHEDULE OF REGULATIONS, SECTION 12.02 TABLE – RL ZONING DISTRICT

Water Front Setback:	Required:	25.0 ft. minimum
	Existing (building):	18 ft.
	Proposed:	5.833 ft
	Variance:	19.17 ft

Planner VanBoxel gave a synopsis of the request, reviewed the findings of fact and was available to answer any questions of the Board.

FINDINGS OF FACT

1. Strict compliance with restrictions governing area, setback, frontage, height, bulk, density or other non-use matters will unreasonably prevent the owner from using the property for a permitted purpose or will render ordinance conformity unnecessarily burdensome.
 - The current regulations do not unreasonably prevent the owner from using the property for a permitted purpose.
2. The variance will provide substantial justice to the applicant as well as neighboring property owners.
 - Granting the variance could result in risk to future property owners’ waterfront views and negatively impact the residential character of the zoning district.
3. The variance requested is the minimum variance needed to provide substantial relief to the applicant and/or be consistent with justice to other property owners.
 - The requested variance is not the minimum necessary to provide relief as the existing building is already encroaching on the front (water) setback.
4. The need for a variance(s) is due to unique circumstances peculiar to the property and not generally applicable in the area or to other properties in the same zoning district.

- The need for variance(s) is not due to unique circumstances peculiar to the property.
5. The problem and resulting need for the variance has been created by strict compliance with the zoning ordinance, and not by the applicant or applicant's predecessors; it is not self-created.
 - The applicant has not demonstrated that the hardship has not been self-created.
 6. Granting the variance will not impair the public health, safety, comfort or welfare of the inhabitants of Lake Orion.
 - Granting the variance could negatively impact public health, safety or welfare and may increase impacts on neighboring properties compared to a compliant location.

Board Member Bailo stated that he thinks the square footage of the deck was included in the total lot coverage and that it should not have been included. After reviewing the ordinance, Planner VanBoxel stated that he believes the square footage of the deck does count toward the total lot coverage. However, Planner VanBoxel did note that he thinks there are some contradicting items in the ordinance.

Board Member Chayka-Crawford stated she believes all the findings of fact included in Planner VanBoxel's review apply for denial of the variance request.

Board Member Putz said a neighboring property has a similar issue to the case that is before the Board. Planner Chayka-Crawford reiterated that the Board needs to focus on the current case that is being presented.

Board Member Putz asked Mr. Sarkesian what the home would look like if the proposed extension was built to the current setbacks. Mr. Sarkesian stated that the current setbacks run into the existing home. Additionally, Mr. Sarkesian stated that he and the applicants did their best to respect the neighbors and were as creative as possible to develop a plan that was the least invasive to neighboring properties.

MOTION

Board Member Chayka-Crawford moved, Board Member Bailo seconded, to deny the variance request for 471 Algene Drive, Parcel ID 09-11-257-004, based on the findings of fact listed on page 31 of the McKenna recommendation, denying the variance based on 1) The current regulations do not unreasonably prevent the owner from using the property for a permitted purpose, 2) Granting the variance could result in risk to future property owners' waterfront views and negatively impact the residential character of the zoning district, 3) The requested variance is not the minimum necessary to provide relief as the existing building is already encroaching on the front (water side) setback, 4) The need for variance(s) is not due to unique circumstances peculiar to the property, 5) The applicant has not demonstrated that the hardship has not been self-created, and 6) Granting the variance could negatively impact public health, safety or welfare and may reduce impacts on neighboring properties compared to a compliant location.

AYES: Mathisen, Chayka-Crawford, Putz

NAYS: Bailo

ABSENT: Lorant

MOTION: Carried

B. Adoption to the Amendments to the Board of Zoning Appeals Bylaws

The Board of Zoning Appeals had requested to review the current bylaws and begin a discussion of updating them. The existing bylaws were adopted December 7, 2023.

A proposed revised Article V of the BZA bylaws was included in the board members' packets for review.

MOTION

Board Member Mathisen moved, Board Member Chayka-Crawford seconded, to adopt the proposed revised Board of Zoning Appeals bylaws.

AYES: Mathisen, Chayka-Crawford, Putz, Bailo

NAYS: None

ABSENT: Lorant

MOTION: Carried

9. Unfinished Business

None.

10. Second Hearing of the Public

None.

11. Board Member Comments

Board Member Chayka-Crawford thanked Board Member Mathisen for taking the lead regarding changing the BZA bylaws. Additionally, she thanked Planner VanBoxel for all his work.

Board Member Putz asked for an update regarding changes to the village's master plan and ordinances. Planner VanBoxel said he would look into it since he was absent from last month's BZA meeting. Additionally, Board Member Putz welcomed Planner VanBoxel to the village.

Board Member Mathisen shared that annual training is a requirement listed in the Board of Zoning Appeals Bylaws and would like the Board to be given training opportunities. Planner VanBoxel said he would investigate potential training.

Board Member Mathisen stated that the board has not received any zoning ordinance updates or maps and used to receive the monthly planning and zoning report. Planner VanBoxel gave a verbal update regarding planning and zoning matters and said he would investigate the other concerns.

Board Member Putz asked if the recreational vehicle ordinance passed. Planner VanBoxel shared that the proposed amendments to Section 13.11 and 13.17 of the zoning ordinance was approved at the April 6, 2026 planning commission meeting.

12. Next Regular Meeting – June 4, 2026

13. Adjournment

Board Member Bailo moved, Board Member Chayka-Crawford seconded, to adjourn the meeting at 7:35 p.m.

AYES: Mathisen, Chayka-Crawford, Putz, Bailo

NAYS: None

ABSENT: Lorant

MOTION: Carried

Dr. Brenton Bailo
Secretary

Sonja Stout
Village Clerk/Treasurer

Danielle Smith
Recording Secretary

Date Approved: as presented July 2, 2026



COUNCIL ACTION SUMMARY SHEET

MEETING DATE: July 27, 2026

TOPIC: Receive and File of Planning Commission Regular Meeting Minutes of June 1, 2026

RECOMMENDED MOTION: To receive and file the Planning Commission Regular Meeting Minutes of June 1, 2026, as presented.



MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

Monday, June 01, 2026

6:30 PM

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

(248) 693-8391 ext. 102

REQUIREMENTS FOR PUBLIC COMMENT:

1. Call to Order

The Monday, June 1, 2026 Regular Meeting of the Lake Orion Planning Commission was called to order by Chairperson Zsenyuk at 6:30 p.m.

2. Pledge of Allegiance

3. Roll Call and Determination of Quorum

PRESENT

Chairperson James Zsenyuk

Vice Chairperson Edward Sabol

Secretary Hank Lorant

Commissioner Larry Dunn

Commissioner James Barry

Village Council President Teresa Rutt

Village Council Member Michael Lamb

Commissioner Matt Craig

ABSENT

Commissioner/Administrative Official Darwin McClary

STAFF PRESENT

Planning and Zoning Coordinator Jake VanBoxel

Clerk/Treasurer Sonja Stout

4. Approval of Agenda

MOTION made by Village Council President Rutt, Seconded by Secretary Lorant to approve the agenda for the June 1, 2026 Planning Commission Regular Meeting, as presented.

AYES: Zsenyuk, Sabol, Lorant, Dunn, Barry, Rutt, Lamb, Craig
NAYS: None
ABSENT: McClary
MOTION: Carried

5. Election of New Officers

A. Election of Officers

MOTION made by Village Council Member Lamb, Seconded by Commissioner Dunn to elect Mr. Zsenyuk as Chairperson of the Planning Commission, elect Mr. Sabol as Vice Chairperson and elect Mr. Lorant as Secretary with a term expiring on April 30, 2027, with the opportunity for re-election, and the position to be elected annually at the first regular meeting in May.

AYES: Zsenyuk, Sabol, Lorant, Dunn, Barry, Rutt, Lamb, Craig
NAYS: None
ABSENT: McClary
MOTION: Carried

6. Taking of Chair by New Chairperson

7. Approval of Minutes

A. Approval of May 4, 2026, Planning Commission Regular Meeting Minutes

MOTION made by Village Council Rutt, Seconded by Secretary Lorant to approve the May 4, 2026, Planning Commission Regular Meeting Minutes, as presented.

AYES: Zsenyuk, Sabol, Lorant, Dunn, Barry, Rutt, Lamb, Craig
NAYS: None
ABSENT: McClary
MOTION: Carried

8. Public Comments on Non-Agenda Items Only

None.

9. Public Hearing

A. Public Hearing: Lumber Yard at Paint Creek PUD Preliminary Plan Review

MOTION made by Secretary Lorant, Seconded by Vice Chairperson Sabol to open the public hearing for Lumber Yard at Paint Creek PUD Preliminary Plan Review.

AYES: Zsenyuk, Sabol, Lorant, Dunn, Barry, Rutt, Lamb, Craig
NAYS: None
ABSENT: McClary
MOTION: Carried

The Public Hearing opened at 6:32 PM.

MOTION made by President Rutt, Seconded by Secretary Lorant to close the public hearing for Lumber Yard at Paint Creek PUD Preliminary Plan Review.

AYES: Zsenyuk, Sabol, Lorant, Dunn, Barry, Rutt, Lamb, Craig
NAYS: None
ABSENT: McClary
MOTION: Carried

The Public Hearing closed at 6:34 PM.

10. Old Business

A. Discussion on Accessory Mechanical Units Regulations Article 13.11.E

Village Council Member Michael Lamb expressed concerns regarding the proposed structure's proximity to adjacent property lines, particularly related to potential carbon monoxide exposure and noise impacts. He noted that the noise concerns had been adequately addressed.

The Planning Commission discussed the proposed 10-foot setback and the previously requested egress window exclusion, citing concerns about carbon monoxide exposure. Following discussion, there was consensus to remove the egress window exclusion request. President Rutt indicated her support for removing the exclusion.

MOTION made by President Rutt, Seconded by Secretary Lorant to exclude egress windows from the proposed draft text amendment and to schedule the public hearing for the July 6, 2026 Regular Planning Commission meeting.

AYES: Zsenyuk, Sabol, Lorant, Dunn, Barry, Rutt, Lamb, Craig
NAYS: None
ABSENT: McClary
MOTION: Carried

11. New Business

A. Site Plan Extension Approval of Mocerri Starboard Orion

Jake VanBoxel, Planning and Zoning Coordinator, reported that the Site Plan Approval for Starboard Orion, owned by Mocerri Companies, LLC, is set to expire on July 7, 2026. He noted that the applicant submitted a letter requesting an extension (included in the packet), that the development team continues to make progress, and that the Planner recommends extending the site plan approval.

MOTION made by Commissioner Dunn, Seconded by Secretary Lorant to approve the request for site plan approval extension for Starboard Orion by 12 months, for an expiration date of July 7, 2027.

AYES: Zsenyuk, Sabol, Lorant, Dunn, Barry, Rutt, Lamb, Craig
NAYS: None
ABSENT: McClary
MOTION: Carried

B. Lumber Yard at Paint Creek PUD Preliminary Plan Review

Planning and Zoning Coordinator Jake VanBoxel presented the preliminary PUD plan submitted by Matthew Gibb for the Lumber Yard redevelopment project at 215 S. Broadway Street. He explained that the purpose of the public hearing was to familiarize the public and adjacent property owners with the proposal prior to submission of detailed construction plans and specifications. He noted that several items identified in the McKenna preliminary plan review report must be addressed prior to final site plan approval, including mineral rights disclosure, survey scale requirements, soil information, vegetation, drainage, setback dimensions, parking details, existing building height, and proposed modifications.

MOTION made by President, Seconded by Secretary Lorant that pending any additional information raised at the Public Hearing, it is recommended that the Planning Commission recommend approval with conditions of PUD Preliminary Plans for the property located at 215 S. Broadway to the Village Council, based on the information submitted, with the understanding that all required approvals must be obtained, including but not limited to those from the Village Engineer, the Department of Public Works, the Township Fire Department, the Township Building Department, and any other applicable local or state agencies as required during the PUD process.

Matthew Gibb, Executive Director of the DDA, stated that many of the identified concerns were anticipated and would be addressed through alternative remedies and revisions. He noted that a traffic study had been completed and suggested that certain requirements could be incorporated into the PUD agreement.

The Commission also discussed project phasing, long-term maintenance responsibilities, and financial considerations. Mr. Gibb explained that maintenance costs would be shared among future occupants through maintenance agreements and that the development was intended to generate revenue to support ongoing upkeep. President Rutt noted that the Commission's role is to review land use and development standards rather than evaluate a developer's finances. Council Member Lamb expressed support for including financial assurances within the PUD agreement. Mr. VanBoxel reviewed relevant ordinance provisions regarding financial guarantees.

Jim Butler of PEA Group discussed concerns regarding the scale of the submitted plans. The Planning Commission requested guidance regarding the appropriate scale required by the ordinance, and it was determined that a scale of 1" = 40' would be acceptable.

MOTION made by President, Seconded by Secretary Lorant to AMEND the previous motion to include the addition of allowing the applicant to provide survey and development plans with a scale of 1"=40'.

- AYES:**

Zsenyuk, Sabol, Lorant, Dunn, Barry, Rutt, Craig
- NAYS:**

Lamb
- ABSENT:**

McClary
- MOTION:**

Carried

C. Monthly Planning and Zoning Report – May 2026

Jake VanBoxel, Planning and Zoning Coordinator, reviewed updates contained in the Planning and Zoning Report included in the agenda packet and noted that two variance requests had been received and would be scheduled for upcoming Planning Commission agendas.

Commissioner Craig inquired about the status of the 146 S. Broadway project and the Lake Street realignment, noting that both items had remained on the report for an extended period. Jake VanBoxel, Planning and Zoning Coordinator, indicated that he would provide an update on those projects at a future meeting.

MOTION made by President Rutt, Seconded by Secretary Lorant to receive and file the May 2026 Monthly Planning and Zoning Report.

AYES: Zsenyuk, Sabol, Lorant, Dunn, Barry, Rutt, Lamb, Craig

NAYS: None

ABSENT: McClary

MOTION: Carried

12. Commissioners' Comments Regarding Planning and Zoning Matters

Commissioner Barry acknowledged President Rutt's comments regarding financial considerations and inquired whether Phase 3 inventory would return to the Planning Commission for review. Jake VanBoxel, Planning and Zoning Coordinator, responded that it would not.

Secretary Lorant noted that a fence surrounding the Moceri properties had fallen and should be brought to the property owner's attention.

President Rutt reported attending several recent ribbon-cutting events and expressed appreciation for the positive contributions being made to the community.

Council Member Lamb encouraged residents to contact the Village Manager with questions or concerns regarding the Village's property inventory.

13. Next Regular Meeting - July 6, 2026

14. Adjournment

MOTION made by Council Member Lamb, Seconded by Secretary Lorant to adjourn the June 1, 2026 meeting.

William Baldwin addressed the Commission regarding a sidewalk repair notice he received. He also commented on changes to the lake over time, concerns regarding prioritization of resident needs, water rate increases, flooding on his property, traffic and speeding issues, and concerns related to roundabouts.

Chairperson Zsenyuk advised Mr. Baldwin that many of the issues raised would be more appropriately addressed through a meeting with the Village Manager.

The June 1, 2026, Regular Planning Commission meeting adjourned at 7:27 PM.

AYES: Zsenyuk, Sabol, Lorant, Dunn, Barry, Rutt, Lamb, Craig

NAYS: None

ABSENT: McClary

MOTION: Carried

Henry Lorant
Secretary

Sonja Stout
Clerk/Treasurer

Date Approved: July 6, 2026



COUNCIL ACTION SUMMARY SHEET

MEETING DATE: July 27, 2026

TOPIC: Receive and File of DDA Regular Meeting Minutes of June 16, 2026

RECOMMENDED MOTION: To receive and file the Downtown Development Authority Regular Meeting Minutes of June 16, 2026, as presented.



MINUTES

REGULAR MEETING OF THE DOWNTOWN DEVELOPMENT AUTHORITY BOARD

Tuesday, June 16, 2026

6:30 PM

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

(248) 693-8391 ext. 102

1. Call to Order

The June 16, 2026 Downtown Development Regular Meeting was called to order at 6:30 PM by Chairperson Burgess.

2. Roll Call and Determination of Quorum

PRESENT

Chairperson Debbie Burgess

Vice Chairperson Sam Caruso

Secretary Hank Lorant

Board Member Lloyd Coe

Board Member Alaina Campbell

Board Member Todd Garris

Board Member Chris Barnett - arrived at 6:36 PM

President Teresa Rutt

ABSENT

Treasurer Matt Shell

STAFF PRESENT

Executive Director Matthew Gibb

Assistant Director Janet Bloom

Village Manager Darwin McClary

Deputy Clerk/Treasurer Lynsey Blough

3. Approval of Minutes

A. Approval of DDA Regular Meeting Minutes of May 19, 2026

MOTION made by Board Member Coe, Seconded by Secretary Lorant, to approve the Downtown Development Authority Board Meeting Minutes of May 19, 2026, as presented.

VOTING YEA: Burgess, Caruso, Lorant, Coe, Campbell, Garris, Rutt

VOTING NAY: None

ABSENT: Barnett, Shell

MOTION: Carried

Executive Director Gibb introduced Stephen Brenner, a Lake Orion High School honor student assisting the DDA with downtown flower watering. Executive Director Gibb also introduced Tracy Woodrum, the DDA Administrative Coordinator. The Board welcomed both new team members with applause.

4. Approval of Agenda

MOTION made by President Rutt, Seconded by Secretary Lorant, to approve the June 16, 2026, Agenda, as presented.

VOTING YEA: Burgess, Caruso, Lorant, Coe, Campbell, Garris, Rutt

VOTING NAY: None

ABSENT: Barnett, Shell

MOTION: Carried

5. Call to the Public

Laura Gabriel, local artist and President of the Sculptors Guild of Michigan, addressed the Board regarding the Call for Art at the Lumberyard site. Ms. Gabriel offered to donate a marble sculpture to the DDA at no cost, requesting only that the DDA cover the cost of the pedestal and installation, alongside a small title and artist nameplate. Ms. Gabriel invited the Board to view her artwork at her stone carving studio, located at her residence (the "Mermaid House" near the library), and provided business cards for scheduling.

6. Consent Agenda

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

MOTION made by President Rutt, Seconded by Board Member Coe, to approve the June 16, 2026, Consent Agenda by one vote, as presented.

VOTING YEA: Burgess, Caruso, Lorant, Coe, Campbell, Garris, Barnett, Rutt

VOTING NAY: None

ABSENT: Shell

MOTION: Carried

A. Financial Reports

MOTION made by President Rutt, Seconded by Board Member Coe, to receive and file the financial reports for May 2026.

VOTING YEA: Burgess, Caruso, Lorant, Coe, Campbell, Garris, Barnett, Rutt

VOTING NAY: None

ABSENT: Shell

MOTION: Carried

7. Financial Matters

A. Bill Approval

MOTION made by Board Member Campbell, Seconded by Secretary Lorant, to approve disbursements in the amount of \$96,913.03 for May 2026.

VOTING YEA: Burgess, Caruso, Lorant, Coe, Campbell, Garris, Barnett, Rutt
VOTING NAY: None
ABSENT: Shell
MOTION: Carried

8. New and Old Business

A. 2026-27 Annual Budget - ADOPTION

Executive Director Gibb presented the Fiscal Year 2026–2027 Annual Budget, which aligns with board policies and includes a finalized \$64,522 PA-57 fee and a \$106,090 contribution for public safety. Responding to Board Member Campbell, Executive Director Gibb confirmed that a \$29,000 DPW contract is for specific maintenance services detailed on page 59 of the board packet, with further cost breakdowns available. The budget, including these allocations, was recommended for adoption by resolution.

MOTION made by Board Member Coe, Seconded by Vice Chairperson Caruso, to adopt the 2026-2027 Budget for the Lake Orion Downtown Development Authority by Resolution, as presented and incorporated.

VOTING YEA: Burgess, Caruso, Lorant, Coe, Campbell, Garris, Barnett, Rutt
VOTING NAY: None
ABSENT: Shell
MOTION: Carried

B. Assistant Director Contract – Final Termination Date

Executive Director Gibb recommended that Assistant Director Bloom's contract end at the end of the fiscal year, which is June 30th. This is to provide compensation during her transition, following the elimination of her position in the upcoming budget. He praised her exceptional professionalism and noted that the current budget can accommodate this, serving as a gesture of gratitude.

MOTION made by Vice Chairperson Caruso, Seconded by Board Member Coe, to ratify and affirm the termination of the Assistant Director Contract subject to the following:

1. The contract shall fully terminate on June 30, 2026, with all compensation and insurance benefits continuing until that date.
2. From and after June 16, 2026, the current staff member under the contract will work remotely, on an on call / as needed basis only, allowing any and all personal time for

professional development and transition.

VOTING YEA: Burgess, Caruso, Lorant, Coe, Campbell, Garris, Barnett, Rutt
VOTING NAY: None
ABSENT: Shell
MOTION: Carried

C. DPW Services Agreement 2026-2027 – Approval

MOTION made by President Rutt, Seconded by Board Member Campbell, to approve the INTERGOVERNMENTAL SERVICE AGREEMENT Between the Lake Orion Downtown Development Authority and the Village of Lake Orion as presented, and authorizing its execution and presentment to the Village Council for adoption.

VOTING YEA: Burgess, Caruso, Lorant, Coe, Campbell, Garris, Barnett, Rutt
VOTING NAY: None
ABSENT: Shell
MOTION: Carried

D. Public Safety Agreement 2026-2027 - Approval

Executive Director Gibb endorsed the public safety contract renewal, including the budgeted increase, and commended Police Chief Mark Edmondson for his proactive communication and highly collaborative approach to addressing downtown ordinance issues.

MOTION made by Vice Chairperson Caruso, Seconded by Board Member Coe, to approve the ENHANCED PUBLIC SAFETY AGREEMENT between Lake Orion Downtown Development Authority and Village of Lake Orion as presented, and authorizing its execution and presentment to the Village Council for adoption.

VOTING YEA: Burgess, Caruso, Lorant, Coe, Campbell, Garris, Barnett, Rutt
VOTING NAY: None
ABSENT: Shell
MOTION: Carried

E. Main Barn Exterior Painting - Approval

Executive Director Gibb provided a brief update on the Lumberyard at Paint Creek project, noting that the Planning Commission recommended preliminary plan approval. Staff is currently working with Project Engineers, the Fire Marshal, and Jim Butler of PEA to finalize technical adjustments regarding fire suppression and a dry-well cistern-based stormwater solution. Regarding immediate site improvements, requests for quotes were issued to paint and stain the exterior of the historic barn structure. Three bids reflecting varying operational approaches were received and included in the board packet. He recommended accepting the bid submitted by Wessels Painting.

MOTION made by Board Member Barnett, Seconded by Board Member Campbell, to approve the quote from Wessel’s Painting Inc for the preparation and staining of the exterior of the Lumber Yard Main Barn at a cost not to exceed \$5,120, with funds form GL 301-901- 971-000

Capital Outlay – Buildings.

VOTING YEA: Burgess, Caruso, Lorant, Coe, Campbell, Garris, Barnett, Rutt
VOTING NAY: None
ABSENT: Shell
MOTION: Carried

Board Member Barnett noted that the exterior painting quotes received were \$5,000, \$16,000, and \$34,000. He expressed support for the recommended lowest bidder, highlighting that the business owner is a local Village resident.

Executive Director Gibb sought Board feedback regarding whether to apply a solid historic color stain to the salvaged lumberyard barn or a clear sealant to preserve the natural patina of the wood. Board Members Coe, Barnett, Garris, Secretary Lorant, and Vice Chairperson Caruso expressed an initial preference for a clear stain to maintain the building's historic character and salvaged materials. However, President Rutt, Board Member Campbell, and Chairperson Burgess raised concerns regarding long-term maintenance and visual cohesion with future site developments, with President Rutt suggesting a semi-transparent tinted wash as a middle ground.

The discussion shifted when Executive Director Gibb noted that the west face of the barn retains remnants of an original 1917 painted sign for the "Lake Orion Lumber and Coal Company." He explained that a clear stain would allow for the preservation and potential restoration of this landmark feature, a point which Chairperson Burgess indicated would significantly influence her final opinion. Ultimately, Executive Director Gibb stated he will work with Wessel's Painting to generate digital renderings of the finish options to circulate to the Board for consensus before work begins.

F. Notice of Selection – Main Street Momentum Grant

Executive Director Gibb announced that the DDA was awarded a \$20,000 Ralph C. Wilson Jr. Foundation grant through Oakland County's distribution to northern rural communities. The grant prioritizes public placemaking, space, and connectivity projects, with a formal grant agreement from the county to follow.

MOTION made by President Rutt, Seconded by Board Member Coe, to receive and file notice of the selection and award from Main Street Oakland County and the Ralph C Wilson Foundation and authorizing our Executive Director to coordinate and prepare all future agreements and applications to secure the initial funding.

VOTING YEA: Burgess, Caruso, Lorant, Coe, Campbell, Garris, Barnett, Rutt
VOTING NAY: None
ABSENT: Shell
MOTION: Carried

G. Notice of New Hire(s)

MOTION made by Board Member Barnett, Seconded by President Rutt, to receive and file notice of hiring of Tracy Woodrum and Stephen Brenner.

VOTING YEA: Burgess, Caruso, Lorant, Coe, Campbell, Garris, Barnett, Rutt

VOTING NAY: None
ABSENT: Shell
MOTION: Carried

9. Reports, Resolutions and Recommendations

A. Assistant Director’s Report

Assistant Director Bloom presented her final report, with heartfelt gratitude to the Board, Administration, and volunteers. She announced that "The Illuminators" won Main Street Volunteer of the Year, earning a \$600 check to supplement a \$20,000 Ralph C. Wilson Jr. Foundation grant. She highlighted strong marketing metrics and promoted the Mother’s Day "Orion Redo" campaign to support businesses after the water emergency. She provided updates on the upcoming summer lineup, including LOLive! concerts, Movie Nights, Dragon on the Lake, and Chamber lunchtime events. Finally, she recognized successful Memorial Day and National Trails Day events, thanked the Sunrise Rotary for the new downtown flags, and noted upcoming dates for the June 22 Downtown Lowdown, a September 21 small business training, and next week's America in Bloom beautification audit.

MOTION made by President Rutt, Seconded by Board Member Barnett, to receive and file the Assistant Director’s Report.

VOTING YEA: Burgess, Caruso, Lorant, Coe, Campbell, Garriss, Barnett, Rutt
VOTING NAY: None
ABSENT: Shell
MOTION: Carried

B. Committee’s Minutes

MOTION made by Board Member Barnett, Seconded by Board Member Coe, to receive and file the Committee’s Minutes.

VOTING YEA: Burgess, Caruso, Lorant, Coe, Campbell, Garriss, Barnett, Rutt
VOTING NAY: None
ABSENT: Shell
MOTION: Carried

C. Executive Directors Report

Executive Director Gibb reported that new staff onboarding is underway, with strong transitional support from Assistant Director Bloom. He thanked Caleb Campbell for helping with Trail Day. He also noted that a revised, design-focused sandwich board sign ordinance that he’s been working on with Bob Davis has been drafted and will be presented for merchant feedback at the June 22 Downtown LOdown meeting. Fiscally, year-end inter-fund budget adjustments will be finalized this week, including transferring trailing property acquisition funds to the building capital improvements account for the lumberyard project. Finally, following recent Main Street award success, the DDA will immediately apply for the Great American Main Street Award (GAMSA) ahead of the July 10th deadline, which will require brief Board assistance to produce a mandatory three-minute promotional video.

Village Manager McClary added that the preliminary Planned Unit Development (PUD) approval for the Lumberyard at Paint Creek project is on the agenda for the upcoming Monday Council meeting.

MOTION made by Board Member Barnett, Seconded by Secretary Lorant, to receive and file the June 16, 2026 Executive Director’s Report.

VOTING YEA: Burgess, Caruso, Lorant, Coe, Campbell, Garris, Barnett, Rutt

VOTING NAY: None

ABSENT: Shell

MOTION: Carried

10. Board Comments and Training Feedback

Board Member Barnett announced his election as President of the National Association of Regional Councils and attendance at the U.S. Conference of Mayors, noting these networks secure funding and recognition. He praised the community’s resilient response to the water main break and thanked Assistant Director Bloom.

Board Member Garris noted Lake Orion's exceptional statewide reputation based on positive feedback at a youth tournament in Boyne. He commended local leadership and thanked Assistant Director Bloom for her first-class service.

Secretary Lorant thanked Assistant Director Bloom for supporting the Orion Art Center, commended the downtown appearance, and thanked Executive Director Gibb for his hard work despite a minor injury.

Vice Chairperson Caruso praised Assistant Director Bloom’s exceptional professionalism during the leadership transition and commended the vibrant downtown summer atmosphere, noting its value for upcoming promotional media.

Board Member Campbell highlighted that DDA and Main Street accreditations are vital for securing funds like the recent Ralph C. Wilson Foundation grant. She thanked Board Member Barnett and Orion Township leadership for spearheading the Mother’s Day redo after the water main crisis and thanked Assistant Director Bloom for her transitional leadership.

President Rutt thanked Assistant Director Bloom and Executive Director Gibb for guiding the DDA through its transition. She promoted the Orion Area Chamber of Commerce’s upcoming "Meet Me in Orion" lunchtime campaign, praised the town's walkability compared to her recent travels in Moldova, and reminded the public to support the July 4th fireworks.

Board Member Coe thanked Assistant Director Bloom for her service. He promoted the Lions Club’s July 3rd "Flare Night" fundraiser (\$5 flares available at local shops and on the lake) and anticipated high downtown foot traffic for the July 4th fireworks, encouraging local businesses to adjust their operating hours accordingly.

Chairperson Burgess Expressed deep gratitude to Assistant Director Bloom for her professionalism during the transition. She thanked the Rotary Club for downtown flags, acknowledged the \$20,000 Ralph C. Wilson Foundation grant, and thanked organizers of the Mother’s Day redo. Finally, she shared John Bry’s recommendation that Lake Orion apply for GAMSA ahead of the 2027 conference in Detroit.

11. Next Regular Meeting - July 21, 2026

12. Adjournment

MOTION made by Board Member Campbell, Seconded by Board Member Coe, to adjourn the June 16, 2026, Downtown Development Authority Board Regular Meeting.

VOTING YEA: Burgess, Caruso, Lorient, Coe, Campbell, Garris, Barnett, Rutt

VOTING NAY: None

ABSENT: Shell

MOTION: Carried

The June 16, 2026 Downtown Development Authority Board Regular Meeting adjourned at 7:39 PM.

Debbie Burgess
Chairperson

Lynsey Blough, CMC
Deputy Clerk/Treasurer

Sonja Stout, MiCPT
Village Clerk/Treasurer

Date Approved: as presented on July 21, 2026



COUNCIL ACTION SUMMARY SHEET

MEETING DATE: July 27, 2026

TOPIC Approval of Village Council Special Meeting Minutes of July 13, 2026

RECOMMENDED MOTION: To approve the Village Council Special Meeting Minutes of July 13, 2026.



MINUTES

SPECIAL MEETING OF THE VILLAGE COUNCIL - VILLAGE MANAGER PERIODIC PERFORMANCE EVALUATION

Monday, July 13, 2026

5:30 PM

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

(248) 693-8391 ext. 102

PURPOSE OF SPECIAL MEETING: The purpose of the special meeting of the Lake Orion Village Council is to consider the periodic performance evaluation of the Village Manager.

1. Call to Order

The July 13, 2026 Village Council Special Meeting was called to order by President Rutt at 5:30 PM.

2. Roll Call and Determination of Quorum

PRESENT

President Teresa Rutt
Council Member Nancy Moshier
Council Member Michael Lamb
Council Member George Dandalides
Council Member Eric Papacek

ABSENT

President Pro Tem Stan Ford
Council Member Alex Comparoni Jr

STAFF PRESENT

Village Manager Darwin McClary
Clerk/Treasurer Sonja Stout

MOTION made by President Rutt, Seconded by Council Member Lamb to excuse Pro Tem Ford and Council Member Comparoni Jr from the July 13, 2026 Special Meeting.

VOTING YEA: Rutt, Moshier, Lamb, Dandalides, Papacek

VOTING NAY: None

ABSENT: Ford, Comparoni Jr

MOTION: Carried

3. Call to the Public

None.

4. Enter Closed Session- Roll Call Vote

MOTION made by Council Member Lamb, Seconded by President Rutt to convene into closed session pursuant to Section 8(1)(a) of the Michigan Open Meetings Act, Public Act 267 of 1976, as amended, being MCL 15.268(1)(a) for the purpose of considering the periodic personnel evaluation of the Village Manager as requested by the Village Manager.

VOTING YEA: Rutt, Moshier, Lamb, Dandalides, Papacek

VOTING NAY: None

ABSENT: Ford, Comparoni Jr

MOTION: Carried

The Village Council entered closed session at 5:30 PM.

5. Closed Session Items

A. Consider Periodic Personnel Evaluation of Village Manager – MCL 15.268(1)(a)

6. Reconvene into Open Session

MOTION made by President Rutt, Seconded by Council Member Lamb to reconvene into open session.

VOTING YEA: Rutt, Moshier, Lamb, Dandalides, Papacek

VOTING NAY: None

ABSENT: Ford, Comparoni Jr

MOTION: Carried

The Village Council reconvened into open session at 6:17 PM.

7. Business From Closed Session

MOTION made by President Rutt, Seconded by Council Member Lamb to accept the Village Manager evaluation with overall composite average score of 4.24 out of 5, placing the evaluation in the "Good" range under the adopted rating scale, meaning shows initiative to go beyond expectations.

VOTING YEA: Rutt, Moshier, Lamb, Dandalides, Papacek

VOTING NAY: None

ABSENT: Ford, Comparoni Jr

MOTION: Carried

8. Adjournment

MOTION made by Council Member Lamb, Seconded by President Rutt.

VOTING YEA: Rutt, Moshier, Lamb, Dandalides, Papacek

VOTING NAY: None
ABSENT: Ford, Comparoni Jr
MOTION: Carried

The July 13, 2026, Village Council Regular Meeting adjourned at 6:20 PM.

Teresa Rutt
President

Sonja Stout, MiCPT
Clerk/Treasurer

Date Approved: as presented on July 27, 2026



COUNCIL ACTION SUMMARY SHEET

MEETING DATE: July 27, 2026

TOPIC Approval of Village Council Regular Meeting Minutes of July 13, 2026

RECOMMENDED MOTION: To approve the Village Council Regular Meeting Minutes of July 13, 2026.



MINUTES

REGULAR MEETING OF THE VILLAGE COUNCIL

Monday, July 13, 2026

6:30 PM

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

(248) 693-8391 ext. 102

1. Call to Order

The July 13, 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

Council Member Nancy Moshier

Council Member Michael Lamb

Council Member George Dandalides

Council Member Eric Papacek

ABSENT

President Pro Tem Stan Ford

Council Member Alex Comparoni Jr

STAFF PRESENT

Village Manager Darwin McClary

Clerk/Treasurer Sonja Stout

MOTION made by Council Member Dandalides, Seconded by Council Member Lamb to excuse President Pro Tem Ford and Council Member Comparoni Jr, from the July 13, 2026 Regular Meeting.

VOTING YE: Rutt, Moshier, Lamb, Dandalides, Papacek

VOTING NAY: None

ABSENT: Ford, Comparoni Jr

MOTION: Carried

4. Presentations

None.

5. Call to the Public

Resident spoke regarding discussions about dissolving the Village and suggested obtaining a third-party opinion for Council's consideration. The resident commented that certain services could potentially be consolidated, while others could not.

Debbie Burgess, DDA Chair, offered a prayer to the Village Council.

Brenda Byer displayed her water bill to the Village Council and Administration and expressed concerns regarding water rate increases, stating that she had left the previous meeting in June with the understanding that rates would not be increased. She also referenced newspaper articles and commented on transparency within the Village Council, particularly regarding water and sewer rates.

Harry Stephen inquired about the building permit process, specifically asking whether the Village conducts inspections and approves both exterior and interior construction.

Kathryn Levandowski commented on two items included on the Consent Agenda and requested additional information regarding the monthly zoning report and the Planning Commission meeting minutes.

Donald Kindred commented on an accusation involving a Lake Orion Police Department officer and also spoke about water flow beneath the apartments within the Village.

6. Approval of Agenda

MOTION made by Council Member Lamb, Seconded by President Rutt to approve the agenda for the July 13, 2026, Village Council Regular Meeting with the removal of item 10.B *License Agreement for Use of Village Property-Clover and Creek, 197 S. Broadway* and the addition of item 10.K *Confirmation of Village Manager's Appointment of acting Public Works Director* (added to the agenda later in the day, available on the current online agenda).

VOTING YEA: Rutt, Moshier, Lamb, Dandalides, Papacek
VOTING NAY: None
ABSENT: Ford, Comparoni Jr
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 Lamb to approve the consent agenda for the July 13, 2026, Village Council Regular Meeting with the removal of the following items for further discussion:

- Removal of Item A. *Receive and File Email Correspondence from Michael DeLuca dated June 22, 2026, regarding Seeking an exception to the noxious weeds ordinance*
- Removal of Item B. *Receive and File of June 2026 Planning and Zoning Monthly Report by McKenna*

- Removal of Item K. *Receive and File of Planning Commission Regular Meeting Minutes of June 1, 2026*
VOTING YEA: Rutt, Moshier, Lamb, Dandalides, Papacek
VOTING NAY: None
ABSENT: Ford, Comparoni Jr
MOTION: Carried

A. Receive and File Email Correspondence from Michael DeLuca dated June 22, 2026, regarding Seeking An Exception to the Noxious Weeds Ordinance

Pulled for further discussion.

B. Receive and File of June 2026 Planning and Zoning Monthly Report by McKenna

Pulled for further discussion.

C. Approval from “Tie Michigan Teal” Campaign to Tie Ribbons Throughout the Village for National Ovarian Cancer Awareness Month

MOTION made by President Rutt, Seconded by Council Member Lamb to approve the request from the Michigan Ovarian Cancer Alliance to permit its volunteers to tie and display teal ribbons on public lamp posts and benches within the downtown area of the Village from September 1, 2026, through September 30, 2026, with the condition that all such ribbons shall be removed by the organization by October 1, 2026; and to authorize the Village Manager to execute the letter of approval on behalf of the Village.

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

D. Approval of Village Council Special Meeting Minutes of June 18, 2026

MOTION made by President Rutt, Seconded by Council Member Lamb to approve the June 18, 2026 Village Council Special Meeting Minutes, as presented.

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

E. Approval of Village Council Regular Meeting Minutes of June 22, 2026

MOTION made by President Rutt, Seconded by Council Member Lamb to approve the Village Council Regular Meeting Minutes of June 22, 2026, as presented.

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

F. Approval of Village Council Special Meeting Minutes of June 22, 2026

MOTION made by President Rutt, Seconded by Council Member Lamb to approve the Village Council Special Meeting Minutes of June 22, 2026, as presented.

VOTING YEA: Rutt, Moshier, Lamb, Dandalides, Papacek

VOTING NAY: None

ABSENT: Ford, Comparoni Jr

MOTION: Carried

G. Approval of Village Council Special Meeting Minutes of June 30, 2026

MOTION made by President Rutt, Seconded by Council Member Lamb to approve the Village Council Special Meeting Minutes of June 30, 2026, as presented.

VOTING YEA: Rutt, Moshier, Lamb, Dandalides, Papacek

VOTING NAY: None

ABSENT: Ford, Comparoni Jr

MOTION: Carried

H. Approval of Village Council/Joint Board of Ethics Special Meeting Minutes of July 1, 2026

MOTION made by President Rutt, Seconded by Council Member Lamb to approve the Village Council/Joint Board of Ethics Special Meeting Minutes of July 1, 2026.

VOTING YEA: Rutt, Moshier, Lamb, Dandalides, Papacek

VOTING NAY: None

ABSENT: Ford, Comparoni Jr

MOTION: Carried

I. Receive and File of Parks and Recreation Regular Meeting Minutes of May 26, 2026

MOTION made by President Rutt, Seconded by Council Member Lamb to receive and file of Parks and Recreation Regular Meeting Minutes of May 26, 2026 as presented.

VOTING YEA: Rutt, Moshier, Lamb, Dandalides, Papacek

VOTING NAY: None

ABSENT: Ford, Comparoni Jr

MOTION: Carried

J. Receive and File of Board of Zoning Appeals Regular Meeting of May 7, 2026

MOTION made by President Rutt, Seconded by Council Member Lamb to receive and file the Board of Zoning Appeals Regular Meeting Minutes of May 7, 2026, as presented.

VOTING YEA: Rutt, Moshier, Lamb, Dandalides, Papacek

VOTING NAY: None

ABSENT: Ford, Comparoni Jr

MOTION: Carried

K. Receive and File of Planning Commission Regular Meeting Minutes of June 1, 2026

Pulled for further discussion.

L. Receive and file Invoice Distribution Report for July 14, 2026

MOTION made by President Rutt, Seconded by Council Member Lamb to Receive and file the Invoice Distribution Report in the amount of \$170,761.52 of which \$22,964.32 are DDA bills for a net total of \$147,797.20.

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

M. Receive and File Financial Statements- June 2026

MOTION made by President Rutt, Seconded by Council Member Lamb to receive and file the financial reports for June 2026.

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

N. Receive and File Investment Report- May 2026

MOTION made by President Rutt, Seconded by Council Member Lamb to receive and file the Investment report for May 2026.

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

O. 2026 Election of the Michigan Municipal League Workers' Compensation Board of Trustees

MOTION made by President Rutt, Seconded by Council Member Lamb to authorize the Village Clerk, Sonja Stout, to cast the Village of Lake Orion's 2026 Official Ballot for the election of the three (3) nominated Trustees to the Michigan Municipal League Workers' Compensation Board of Trustees.

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

P. Receive and File June 2026 Police Department Activity Report

MOTION made by President Rutt, Seconded by Council Member Lamb to receive and file the June 2026 Police Department Activity Report.

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

Q. Community Development Block Grant (CDBG) Program PY 2027-2029 Cooperation Agreement

MOTION made by President Rutt, Seconded by Council Member Lamb Motion to adopt Resolution No. 2026-027 authorizing the Village of Lake Orion's continued participation in the Oakland County Urban County Community Development Block Grant (CDBG) Program for Program Years 2027, 2028, and 2029, and authorizing automatic renewal for successive three-year qualification periods unless terminated by action of the Village Council.

VOTING YEA: Rutt, Moshier, Lamb, Dandalides, Papacek

VOTING NAY: None

ABSENT: Ford, Comparoni Jr

MOTION: Carried

R. Resolution Authorizing Application for State Disaster Contingency Fund Grant

MOTION made by President Rutt, Seconded by Council Member Lamb Motion to adopt the attached Resolution Authorizing Application for a State Disaster Contingency Fund Grant and authorize the Chief of Police/Emergency Manager to execute all documents necessary to submit the application for financial assistance to the Michigan State Police Emergency Management and Homeland Security Division.

VOTING YEA: Rutt, Moshier, Lamb, Dandalides, Papacek

VOTING NAY: None

ABSENT: Ford, Comparoni Jr

MOTION: Carried

8. Items Removed from the Consent Agenda

A. Receive and File Email Correspondence from Michael DeLuca dated June 22, 2026, regarding Seeking An Exception to the Noxious Weeds Ordinance

Council Member Dandalides inquired about the status of the proposed "No Mow May" initiative discussed at a previous meeting. Village Manager McClary responded that the item would be placed on the agenda for the next regular Council meeting.

MOTION made by Council Member Dandalides, Seconded by President Rutt to Receive and File Email Correspondence from Michael DeLuca dated June 22, 2026, regarding Seeking An Exception to the Noxious Weeds Ordinance.

VOTING YEA: Rutt, Moshier, Lamb, Dandalides, Papacek

VOTING NAY: None

ABSENT: Ford, Comparoni Jr

MOTION: Carried

B. Receive and File of June 2026 Planning and Zoning Monthly Report by McKenna

Council Member Lamb responded to a question raised during public comment, explaining that the agenda item was informational in nature and that no additional action was being requested of the Village Council.

MOTION made by President Rutt, Seconded by Council Member Lamb to receive and file the June 2026 Planning and Zoning Monthly Report by McKenna, as presented.

VOTING YEA: Rutt, Moshier, Lamb, Dandalides, Papacek

VOTING NAY: None

ABSENT: Ford, Comparoni Jr

MOTION: Carried

K. Receive and File of Planning Commission Regular Meeting Minutes of June 1, 2026

Council Member Lamb responded to a question raised during public comment, explaining that the agenda item documented the actions taken by the Planning Commission.

Discussion followed regarding the proposed generator ordinance. It was explained that, following the Village Attorney's review, the next step would be the first reading of the ordinance before the Village Council.

Kathryn Levandowski inquired about noticing requirements. Village Manager McClary explained that certain zoning approvals require notice to nearby property owners, while others do not. He also noted that she could attend the Village Council meeting when the proposed ordinance is scheduled for its first reading.

MOTION made by Council Member Lamb, Seconded by Council Member Dandalides to receive and file the Planning Commission Regular Meeting Minutes of June 1, 2026, as presented.

VOTING YEA: Rutt, Moshier, Lamb, Dandalides, Papacek

VOTING NAY: None

ABSENT: Ford, Comparoni Jr

MOTION: Carried

9. Public Hearings

None.

10. Other Items

A. Request for Permanent Easement – 347 N. Broadway – Greg Barron

Council Member Lamb inquired whether approval of the item would result in a financial benefit to the property owners. Village Manager McClary responded that the matter would require discussion between Administration and the Village Attorney. He noted that the proposed easement agreement could add value to the property.

MOTION made by Council Member Lamb, Seconded by President Rutt to authorize the Village Manager and Village Attorney to negotiate with Greg Barron, property owner of 347 North Broadway Street, for the possible drafting, execution, and recording of an appropriate easement agreement across a portion of Village property located at 330 North Lapeer Street (the southeast 158 Section 10, Item A. corner of North Lapeer Street and West Elizabeth Street), Parcel ID No. OL-09-02-433-001, for driveway access to the rear portion of Mr. Barron's property located at 347 North Broadway Street, subject to the following conditions: (1) the property owner reimburses the Village for all costs associated with the possible drafting,

execution, and recording of the easement agreement; and (2) the property owner pays reasonable compensation to the Village for the easement. The proposed easement agreement shall be submitted to Village Council for final approval prior to execution.

Council Member Dandalides inquired about responsibility for any future water or sewer repairs within the easement area. Discussion followed among the Village Council regarding the Village’s ability to sell the property in question and the potential disadvantages of doing so. Village Manager McClary stated that, under the Village Charter, the property could not be disposed of because it is designated as park land unless approved by a vote of the electorate.

Donald Kindred commented regarding the potential sale of the property and referenced the property located on Elizabeth Street.

Council Member Lamb withdrew the motion.

MOTION made by President Rutt to authorize the Village Manager and Village Attorney to negotiate with Greg Barron, property owner of 347 North Broadway Street, for the drafting, execution, and recording of an appropriate easement agreement across a portion of Village property located at 330 North Lapeer Street (the southeast 158 Section 10, Item A. corner of North Lapeer Street and West Elizabeth Street), Parcel ID No. OL-09-02-433-001, for driveway access to the rear portion of Mr. Barron’s property located at 347 North Broadway Street, subject to the following conditions: (1) the property owner reimburses the Village for all costs associated with the drafting, execution, and recording of the easement agreement; and (2) the property owner pays reasonable compensation to the Village for the easement. The proposed easement agreement shall be submitted to Village Council for final approval prior to execution. *Motion failed from lack of support.*

Village Manager McClary stated that the property owner had approached the Village with the request and that Administration was attempting to accommodate the property owner's needs in a manner that would not result at a minimal cost to the Village. He further stated that there was no benefit to the Village in acquiring the property.

MOTION made by Council Member Lamb, Seconded by Council Member Moshier to direct the Administration to do more research on the property that includes the impact of the property which includes granting the easement, what happens to the rest of it, and information about title and ownership and use of the property and what happens to the property with the granting of the easement come back to the council.

VOTING YEA: Moshier, Lamb, Dandalides, Papacek

VOTING NAY: Rutt

ABSENT: Ford, Comparoni Jr

MOTION: Carried

B. License Agreement for Use of Village Property – Clover & Creek, 197 S. Broadway

Removed.

C. Approval of Interlocal Agreement – CLEMIS Authority Participation Agreement

MOTION made by President Rutt, Seconded by Council Member Dandalides to approve the resolution authorizing the Village to enter into the CLEMIS Authority Participation Agreement and CLEMIS Main Services Agreement and authorizing the Village Manager to execute all documents necessary to effectuate participation in the CLEMIS Authority.

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

D. Approval to Participate in Oakland County CDBG Program for Program Years 2027 through 2029

Village Manager McClary stated that President Rutt had already signed and executed the agreement. He further explained that if the Village Council chose not to participate, the Village could withdraw from the program.

Discussion followed between Council Member Lamb and Village Manager McClary regarding the types of projects eligible for Community Development Block Grant (CDBG) funding.

MOTION made by Council Member Dandalides, Seconded by President Rutt to authorize the Village of Lake Orion to continue its participation in the Oakland County Community Development Block Grant (CDBG) Program for Program Years 2027 through 2029 and to authorize the Village President, Village Manager, and Village Clerk to execute all necessary documents relating to the Village’s participation.

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

E. Second Reading and Adoption – Amendments to Chapter 53 – Outdoor Irrigation Metering

MOTION made by Council Member Dandalides, Seconded by President Rutt to give second reading to, and adopt, an ordinance amending Chapter 53 – Water to permit the metering of outdoor irrigation and the adjustment of sanitary sewer bills accordingly; and to direct the Village Clerk to publish the required notice of the same.

Council Member Dandalides inquired whether a fixed base rate would be required for a second water meter. Village Manager McClary clarified that the proposed ordinance would not require an additional base rate for a second meter, as the base rate is assessed per structure rather than per meter.

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

F. Introduction of Village of Lake Orion 2026-29 Pavement Asset Management Plan

President Rutt asked whether the engineers could attend the next meeting, and Village Manager McClary confirmed they would be present.

MOTION made by President Rutt, Seconded by Council Member Dandalides to receive the proposed Village of Lake Orion 2026-2029 Pavement Asset Management Plan (PAMP) and to schedule the proposed plan for consideration for adoption at the Village Council’s July 27, 2026, regular meeting.

Council Members Papacek and Lamb expressed support for receiving both the funding allocation information and an update on the condition of the roads.

- VOTING YEA:

Rutt, Moshier, Lamb, Dandalides, Papacek
- VOTING NAY:

None
- ABSENT:

Ford, Comparoni Jr
- MOTION:

Carried

G. Review of Village Hall Hours of Operation

MOTION made by President Rutt, Seconded by Council Member Lamb 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, August 3, 2026.

President Rutt stated that she did not support a five-day work week. Council Member Dandalides expressed support for a five-day schedule and recommended that staff work five eight-hour days, while also suggesting that additional data be provided to inform the discussion. Council Member Lamb noted his support for Council Member Dandalides' previous motion but acknowledged the Village's current staffing shortages. Council Member Papacek commented that potential cost savings could benefit the Village's infrastructure needs. Council Member Moshier stated that financial considerations should be part of the discussion and also noted the Village's staffing challenges.

Brenda Byers expressed support for closing Village offices on Wednesdays rather than providing staff with a three-day weekend.

Harry Stephen recommended aligning the Village's operating hours with Orion Township by maintaining a five-day work week with shorter daily hours.

Donald Kindred expressed support for Mr. Stephen's comments.

Council Member Lamb left the meeting at 7:51 p.m. and returned at 7:52 p.m.

Council Member Dandalides stated that Council should review approximately 90 days of operational data before authorizing funding for additional personnel. He also suggested that, if a new position were added, the employee could perform additional duties, such as grant writing.

Village Manager McClary explained that Council's previous action increased public service hours by 10 hours per week, resulting in 50 hours of weekly operations. He noted that a prior part-time position had been eliminated when the Village transitioned to a four-day work week and stated that, based on staff observations, Fridays typically average one to five visitors. He added that the proposal was presented as a potential cost-saving measure in response to Council's ongoing discussions regarding reducing expenses. Council Member Dandalides reiterated his expectation that operational data be provided to support any decision.

Dave Otto stated that serving even one resident on a Friday provides value to the public and also supported Mr. Stephen's recommendation.

President Rutt stated that Fridays are generally the least busy day, noted that the Village's salary levels are not the highest, and commented that the four-day work week serves as a cost-effective employee benefit. She also clarified that the decision to expand operations to 50 hours per week was made by the Council rather than the administration.

Tracy Woodrum expressed agreement with Council Member Dandalides' suggestion of a five-day, eight-hour work schedule.

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

Council Member Lamb pointed out that the employees retirement was at the end of August and really there was 6 weeks to verify data.

MOTION made by Council Member Dandalides asking administration to do an evaluation and come back in three months with data and specifics and what has worked and what doesn't work. *Motion failed due to lack of support.*

H. Review of Public Works Operations and Structure

MOTION made by Council Member Papacek, Seconded by Council Member Lamb to request that the Village Manager review the operations and structure of the Department of Public Works, including the option of contracting some or all functions of the department to an independent entity, including Orion Township, if cost savings can be achieved, and to provide his finding and recommendations on options to Council not later than the Village Council's September 14, 2026 regular meeting.

Council Member Papacek clarified that the intent of the motion was not to outsource the Department of Public Works, but to evaluate available service options while ensuring current service levels are maintained. Council Member Lamb expressed support for the proposal, stating that reviewing the available data would be beneficial. Council Member Dandalides also supported exploring the options but questioned whether the motion was too broad. He offered to serve as a liaison between the Village and Orion Township during the process based off of the relationships he has built with Orion Township.

President Rutt noted that similar options had been explored previously and that some DPW functions may not be suitable for outsourcing. She stated that she believed the motion, as presented, was appropriate.

Harry Stephen suggested that the Village determine the full cost of DPW operations, noting that expenses are allocated across multiple departments, and encouraged the Village to identify which services it intends to continue providing.

Donald Kindred commented on the petition regarding the Village's future and expressed support for consolidation with Orion Township.

Dave Otto suggested that any cost savings realized from DPW operations be reserved for future water infrastructure improvements.

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

I. Cell Phones for Council Members (Request from Council Member Lamb)

MOTION made by Council Member Lamb to Direct the Village Manager to seek proposals to provide Cell Phones to the Village Council or to provide an allowance that they may obtain a separate Cell Phone on their own. *Motion failed due to lack of support.*

J. Resolution of Intent to Amend DDA District Boundaries (Request from Council Member Lamb)

MOTION made by Council Member Lamb, Seconded by Council Member Moshier to pass the resolution of intent to amend the boundaries of the Downtown Development District (DDA) and to set a public hearing in conformance with Act 57 of the Public Acts of Michigan.

Council Member Papacek stated that a more thorough analysis of the proposal would be beneficial. Council Member Dandalides noted that the topic had previously been presented to Council and questioned why it was being reconsidered with substantially the same Council membership. He stated that, based on his own analysis, reducing the DDA boundaries would result in a significant financial loss to both the Village and the DDA. President Rutt stated that she did not support the agenda item, expressing the opinion that reducing the DDA boundaries would be short-sighted and would result in financial loss.

Brenda Byers commented on maintenance at the Lumberyard project, stating that the grass was not being cut and expressing concerns about rodents.

DDA Executive Director Matt Gibb stated that the Village and the DDA should continue to work collaboratively.

Tracy Woodrum spoke about the collaborative relationship that previously existed between the Village and Orion Township, stated that she believed the agenda item was unnecessary, and expressed that she did not support it.

Don Watson stated that he had previously worked with Molly LaLone, expressed support for the DDA, and offered to volunteer to assist with collaborative efforts.

Harry Stephen stated that Village voters had previously approved retaining the DDA through a petition and election process.

Steve Samet expressed support for the DDA.

Dave Otto encouraged Council Member Dandalides to review data regarding the potential expansion of the DDA.

Debbie Burgess, Chair of the DDA Board, stated that the voters had chosen to retain the DDA, expressed support for the organization, and encouraged continued partnership between the Village and the DDA.

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

K. Confirmation of Village Manager’s Appointment of Acting Public Works Director

MOTION made by President Rutt, Seconded by Council Member Dandalides to confirm the Village Manager’s temporary appointment of Public Works Laborer II/Operator Salvatore (Sam) Hicks to the position of Acting Public Works Director for an indefinite period at an hourly pay rate of \$34.35 effective July 14, 2026, with all other compensation, fringe benefits, and terms and conditions of employment to remain as is outlined in the AFSCME collective bargaining agreement for the Public Works Laborer II/Operation classification.

Council Member Lamb shared that there was nothing against Sam but he was going to vote no on this item.

VOTING YEA: Rutt, Moshier, Dandalides, Papacek
VOTING NAY: Lamb
ABSENT: Ford, Comparoni Jr
MOTION: Carried

11. Call to the Public

Brenda Byers asked questions regarding her water bill. President Rutt suggested that she contact Village administration for additional explanation. Village Manager McClary stated that residents are welcome to contact the administration office with questions regarding their water bills.

Dave Otto asked questions regarding the proposed generator ordinance. Village Manager McClary responded that the ordinance requires generators to be tested on a weekly basis.

Donald Kindred commented on power brownouts and transparency regarding recordings in the conference room.

12. DDA Executive Director Comments

DDA Executive Director Matt Gibb provided an update on the preliminary Planned Unit Development (PUD) plan. He also reported that the DDA had received a total of \$33,000 in grant funding and stated that the DDA would be eliminating its storage unit and relocating its equipment and materials to a shipping container.

13. Council Comments

Council Member Papacek commented on the level of public participation during the meeting and acknowledged the passion expressed by residents. He noted that some attendees were frustrated and observed that change is an ongoing part of the decision-making process.

Council Member Moshier thanked the members of the public for attending the meeting. She also complimented the fireworks display and stated that Council Members are entitled to their individual opinions.

Council Member Dandalides noted that Council Members serve as volunteers and stated that he believed personal criticism directed toward Council Members was inappropriate. He encouraged those interested in serving the community to consider running for public office.

Council Member Lamb reviewed the history of the Downtown Development Authority (DDA), including its formation, prior petitions, and previous amendments to the DDA district boundaries.

President Rutt read the section of the Village Council bylaws regarding disorderly conduct and stated that, while she supports freedom of speech, some comments approached the standard described in the bylaws. She also stated that a closed session had been held in the conference room in accordance with applicable procedures and commented that the Village has been transparent regarding water bills through properly noticed and televised public meetings. President Rutt concluded by complimenting the fireworks display.

14. Village Manager Comments

Village Manager McClary provided a brief report and noted that the full report is available online. He provided an update regarding Public Act 20 and reviewed updated terms of office. He advised that Council members would receive a Doodle poll to assist with scheduling upcoming Capital Improvement Plan (CIP) and Fee Schedule meetings.

Village Manager McClary also reported that the Clerk/Treasurer and Deputy Clerk/Treasurer applied for and were awarded grant writing training. He stated that the Village would cover the cost for the additional employee to attend the training as well.

15. Closed Session Items**16. Business From Closed Session****17. Adjournment**

MOTION made by Council Member Lamb, Seconded by Council Member Dandalides to adjourn the July 13, 2026, Village Council Regular Meeting.

VOTING YEA: Rutt, Moshier, Lamb, Dandalides, Papacek

VOTING NAY: None

ABSENT: Ford, Comparoni Jr

MOTION: Carried

The July 13, 2026, Village Council Regular Meeting adjourned at 9:25 PM.

Teresa Rutt
President

Sonja Stout, MiCPT
Clerk/Treasurer

Date Approved: as presented on July 27, 2026



COUNCIL ACTION SUMMARY SHEET

MEETING DATE: July 27, 2026

TOPIC Approval of Village Council Special Meeting Minutes of July 22, 2026

RECOMMENDED MOTION: To approve the Village Council Special Meeting Minutes of July 22, 2026.



MINUTES

SPECIAL MEETING OF THE VILLAGE COUNCIL

Wednesday, July 22, 2026

4:00 PM

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

(248) 693-8391 ext. 102

PURPOSE OF SPECIAL MEETING: The purpose of the special meeting of the Village Council is to convene into closed session for the purpose of considering an attorney-client privileged communication regarding the recently submitted disincorporation petition and to reconvene into open session and take any action Council may deem appropriate regarding the same.

1. Call to Order

The July 22, 2026 Village Council Special Meeting was called to order by President Rutt at 4:00 PM.

2. 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

Police Chief Mark Amundson

Village Attorney Anthony Chubb (GMH)

3. Call to the Public

Resident, expressed concerns regarding the Village's financial management, stating they were opposed to disincorporation and believed improvements in financial management could better address the Village's challenges.

Harry Stephen encouraged the Council to honor the citizen petition by placing the question before the voters for public consideration.

4. Closed Session Items

MOTION made by Council Member Dandalides, Seconded by President Pro Tem Ford to convene into closed session for the purpose of considering an attorney-client priveledged communication regarding the recently submitted disincorporation petition in accordance with Section 8(1)(h) of the Michigan Open Meetings Act, Public Act, Public Act 267 of 1976, as amended, being MCL 15.268(1)(h).

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

Council entered closed session at 4:05 PM.

A. Consider Attorney-Client Privileged Communication re: Disincorporation Petition – MCL 15.268(1)(h)

MOTION made by Council Member Papacek, Seconded by Council Member Comparoni Jr to reconvene into open session.

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

Council reconvened into open session at 5:45 PM.

5. Business From Closed Session

MOTION made by Council Member Lamb, Seconded by Council Member Moshier to receive and file the disincorporation petition and take no action on the petition.

Council Member Dandalides stated that he believed it was important to provide the public with an overview of the available options. Council Member Lamb raised a point of order, expressing concern that the discussion was not appropriate at that time, and asked the Village Attorney to explain the consequences of the proposed motion.

The Village Attorney advised that if Council took no action, the petition would be placed on the November ballot, where approval would require a two-thirds vote of Village electors. If approved, the Village would immediately transfer its records to Oakland County, and governmental operations would transition to Orion Township. If the measure failed to receive the required two-thirds vote, the Village would continue to operate under its existing Charter.

Pro Tem Ford stated that the public should also be informed of the alternative options should the ballot proposal not succeed. Council Member Comparoni Jr. agreed, expressing support for presenting all available options to the public. Council Member Lamb subsequently withdrew his

point of order, and President Rutt directed the Village Attorney to outline the remaining statutory options.

The Village Attorney explained that an alternative would be for Council to appoint a disincorporation commission, with three members appointed by the Village and three by Orion Township. The commission would be responsible for developing a proposed plan addressing matters such as assets, liabilities, and employees. If a plan were reached, it would be submitted to both Village and Township voters, with approval requiring a majority vote in each jurisdiction.

Council Member Dandalides observed that, regardless of the path selected, the matter would ultimately be decided by the voters. The Village Attorney noted that a third option exists under state law but stated that, due to discussions held in closed session, he was limited in what he could publicly disclose regarding that option.

Council Member Dandalides summarized that proceeding directly to the November ballot would leave the implementation process to Oakland County and Orion Township if approved, whereas establishing a disincorporation commission would allow the Village and Township to collaboratively develop a detailed transition plan for consideration by their respective governing bodies and voters.

Pro Tem Ford commented that the commission process could provide residents with a clearer understanding of the potential financial and tax implications before any final decision was made.

Donald Kindred expressed support for disincorporation, stating that he believed the Village was no longer functioning effectively and that community infrastructure and services had deteriorated.

A resident requested clarification regarding the composition of a potential disincorporation commission, including how members would be selected by both the Village and Orion Township.

Robert Reighard stated that he had assisted in collecting signatures for the petition and expressed support for allowing the matter to be decided by the voters.

Nick Cristy stated that he believed it was time for change and encouraged Council to allow the petition process to move forward without delay.

Jim Cummins stated that, in his opinion, the Village was no longer financially sustainable. Drawing on his prior experience as a Council member, he expressed support for placing the question directly before the voters rather than establishing a commission.

A resident commented on the taxes paid by Village residents and discussed services provided by Orion Township, encouraging Council to preserve the public's opportunity to vote on the matter.

A resident stated that they believed it may be time for the Village to consider disincorporation.

Paul Montgomery stated that he had moved to the Village within the past five years and suggested that the Village establish a prioritized list of goals and needs.

Harry Stephen stated that he had signed the petition and expressed concerns regarding the financial consequences of disincorporation, including the potential allocation of costs and the possibility of special assessments for Village residents.

Don Connery thanked the Council for explaining the available options regarding the disincorporation process.

In response to questions raised during public comment, President Rutt asked the Village Attorney to explain the process for selecting members of a potential disincorporation commission.

The Village Attorney explained that a disincorporation commission would consist of six members, with three appointed by the Village President, subject to Council approval, and three appointed by Orion Township. He noted that state law does not require a specific membership composition and that appointees may include Village residents, Township residents, or elected or appointed officials.

Council Member Dandalides clarified that, regardless of the option selected, Village residents would ultimately vote on the question of disincorporation. He noted that the primary difference between the options was the timing of the vote and whether a commission would first develop a transition plan.

Council Member Lamb stated that his priority was allowing residents to make the decision and commented that proceeding directly to a vote could also provide greater certainty for Village staff amid ongoing recruitment and retention challenges.

Council Members Moshier and Papacek expressed their support for allowing the matter to proceed directly to the ballot.

President Rutt stated that there was no intent to establish a commission solely to delay the process. She explained that while she wanted to protect the Village's interests, she also supported allowing the residents to decide the issue through the voting process.

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

6. Call to the Public

None.

7. Adjournment

MOTION made by Council Member Comparoni Jr, Seconded by Council Member Lamb to adjourn the July 22, 2026 Special Meeting.

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

MOTION: Carried

The July 22, 2026, Village Council Special meeting adjourned at 6:30 PM.

Teresa Rutt
President

Sonja Stout, MiCPT
Clerk/Treasurer

Date Approved: as presented on July 27, 2026



COUNCIL ACTION SUMMARY SHEET

MEETING DATE: July 27, 2026

TOPIC: Receive and File of Orion Township Building Permit Report from June 15, 2026 to July 15, 2026

RECOMMENDED MOTION:

To receive and file the Orion Township Building Permit Report from June 15, 2026 to July 15, 2026, as presented.

Permit	Type	Address	Applicant	Issued	Expired	Paid
PVFS26-004	FIRE SUPPRESSION - VILLAGE	207 PORT SIDE DR	Dexter Jacques	07/06/202	01/02/202	\$872.00
PPV26-019	PLUMBING VILLAGE	354 N NORTH SHORE DR	CURTIS, MATTHEW J	07/14/202	01/10/202	\$484.00
PPV26-018	PLUMBING VILLAGE	28 S BROADWAY ST	Mitchell J Simon	06/22/202	12/19/202	\$91.00
PPV26-017	PLUMBING VILLAGE	367 OAK LN	Erik F Lesse1	06/18/202	12/27/202	\$543.00
PPV26-016	PLUMBING VILLAGE	487 GLENN CT	CADIEUX, SHAWN	06/22/202	12/26/202	\$97.00
PPV26-015	PLUMBING VILLAGE	497 N BROADWAY ST	CADIEUX, SHAWN	06/22/202	12/26/202	\$97.00
PMV26-025	MECHANICAL VILLAGE	300 CASS ST	Richard Whitman	07/15/202	01/11/202	\$137.00
PMV26-024	MECHANICAL VILLAGE	367 OAK LN	L&H Plumbing	07/01/202	12/28/202	\$152.00
PMV26-021	MECHANICAL VILLAGE	411 NEWTON CT	Ivan Ivanov	06/22/202	12/26/202	\$97.00
PEV26-030	ELECTRICAL VILLAGE	493 ALGENE DR	TAYLOR, WILLIAM	07/01/202	12/29/202	\$340.00
PEV26-028	ELECTRICAL VILLAGE	378 S BROADWAY ST	CARROLL, ANEE L.	06/23/202	12/20/202	\$120.00
PBV26-038	Village Residential Building	46 W ELIZABETH ST	FOUNDATION SYSTEMS OF MICHIGAN	07/02/202	07/13/202	\$175.00
PBV26-033	Village Residential Building	108 N AXFORD ST	STARRS ROOFING	06/16/202	06/16/202	\$175.00
PBV26-031	Village Sign	378 S BROADWAY ST	CARROLL, ANEE L.	06/23/202	12/20/202	\$250.00
PBV26-028	Village Residential Building	214 CEDAR BEND DR	ORIGINAL ROOFING	06/15/202	06/15/202	\$175.00
PBV26-026	Village Residential Building	48 HIGHLAND AVE	Island Pointe Building Co Inc	06/30/202	06/30/202	\$1250.00
PBV26-025	Village Residential Building	493 ALGENE DR	PRO-TOUCH	06/18/202	06/18/202	\$1144.00
PBV26-024	Village Commercial Building	55 ELIZABETH ST	JACKSON STEEL ERECTORS	06/23/202	12/20/202	\$425.00
PBV26-023	Village Commercial Building	197 S BROADWAY ST	MBH HOLDING LLC	07/08/202	01/04/202	\$1652.00
PBV26-017	Village Residential Building	365 N NORTH SHORE DR	SLAYS CONSTRUCTION SERVICE INC	06/22/202	06/22/202	\$570.00

Total Permits: 20

Total Paid: \$8846.00



COUNCIL ACTION SUMMARY SHEET

MEETING DATE: July 27, 2026

TOPIC: Receive and File of Invoice Distribution Report for July 28, 2026

RECOMMENDED MOTION:

To receive and file the bills in the amount of \$ 367,673.88 of which \$ 45,609.24 are DDA bills for a net total of \$ 322,064.64 and to receive and file the DDA bills.

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF LAKE ORION

EXP CHECK RUN DATES 07/28/2026 - 07/28/2026

POSTED AND UNPOSTED
OPEN

Section 7, Item H.

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 101 GENERAL FUND					
Department: 000 REVENUE					
101-000-123-000	GENERAL PORTION	BLUE CROSS BLUE SHIELD OF	HEALTH COVERAGE FOR SHANK AUGUST 202	300.14	None
101-000-202-000	051-GARBAGE	CISLO TITLE COMPANY	UB refund for account: 033-2110	5.57	None
101-000-281-005	JUNE 28, 2026	NOWAK & FRAUS ENGINEERS	N034 CONSTELLATION BAY	375.00	None
101-000-281-011	THROUGH JUNE 28 2026	NOWAK & FRAUS ENGINEERS	N569 ORION VILLAS-597 MILLER RD	62.50	None
101-000-281-013	JUNE 28 2026	NOWAK & FRAUS ENGINEERS	N038- CLOUD LAKE 494 S BROADWAY THROU	250.00	None
101-000-281-016	JUNE 28 2026	NOWAK & FRAUS ENGINEERS	0929- 315 N LAPEER ST ADMIN BUILDING	1,212.50	None
101-000-281-016	315 WEST VILLAGE	MCKENNA ASSOCIATES, INC.	SERVICES JUNE 2026	375.00	None
101-000-281-028	THROUGH JUNE 28, 2026	NOWAK & FRAUS ENGINEERS	M917-01 LUMBERYARD DDA 215 S BROADWAY	387.50	None
101-000-281-028	PLANNER SERVICES LUMBERYAR	MCKENNA ASSOCIATES, INC.	SERVICES JUNE 2026	21.25	None
101-000-281-033	96 PARK ISLAND	MCKENNA ASSOCIATES, INC.	SERVICES JUNE 2026	400.00	None
101-000-281-034	301 PARK AVE	MCKENNA ASSOCIATES, INC.	SERVICES JUNE 2026	400.00	None
101-000-281-035	214 S BROAWAY	MCKENNA ASSOCIATES, INC.	SERVICES JUNE 2026	400.00	None
101-000-607-000	REFUND-DUPLICATE ZC ON 725	YOUNG, LAURA	REFUND -DUPLICATE APP SUBMISSION IN G	75.00	None
101-000-607-000	REFUND APP ON VILLAGE ROW	HAYWARD, TERA	REFUND -CANCELLED ROW PERMIT APP ON V	100.00	None
101-000-607-000	REFUND FOR 311 PARK AVENUE	ROOF ONE LLC	REFUND FOR 311 PARK AVE, NO ZC PERMIT	75.00	None
Total Department 000 REVENUE				4,439.46	
Department: 228 Information Technology					
101-228-801-000	OFFICE 365 - JULY	VC3, INC.	OFFICE 365 - JULY	316.23	None
101-228-801-000	CLOUD DATA RECOVERY - JULY	VC3, INC.	CLOUD DATA RECOVERY - JULY	260.00	None
Total Department 228 Information Technology				576.23	
Department: 253 FINANCE TREASURY					
101-253-801-000	GENERAL PORTION 59.94 %	CHARTER TOWNSHIP OF ORION	ORION TOWNSHIP TAX COLLECTION 2026	17,649.40	None
Total Department 253 FINANCE TREASURY				17,649.40	
Department: 260 GENERAL ACTIVITIES					
101-260-716-002	SECTION 115 TRUST DEPOSIT	CONSTELLATION TRUST COMPAN	ANNUAL RETIREE HEALTHCARE CONTRIBUTIO	10,000.00	None
101-260-727-000	VILLAGE WATER RENTAL	CRYSTAL WATER COMPANY	VILLAGE WATER	14.00	None
101-260-727-000	ADMIN CLEANING SUPPLIES	ODP BUSINESS SOLUTIONS LLC	OFFICE SUPPLIES	0.00	None
101-260-727-000	ADMIN CLEANING SUPPLIES	ODP BUSINESS SOLUTIONS LLC	OFFICE SUPPLIES	0.00	None
101-260-727-000	INVOICE 1TCX-QW4R-QNHN	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	123.03	None
101-260-728-000	ADMIN SUPPLIES	ODP BUSINESS SOLUTIONS LLC	OFFICE SUPPLIES	218.04	None
101-260-728-000	ADMIN SUPPLIES	ODP BUSINESS SOLUTIONS LLC	OFFICE SUPPLIES	60.78	None
101-260-920-000	20 E SHADBOLT ACCT # 1030	CONSUMERS ENERGY	6/11/26 - 7/8/26 GAS BILL	23.21	None
101-260-920-000	21 E CHURCH ACCT# 1030 170	CONSUMERS ENERGY	6/11/26 - 7/8/26 GAS BILL	107.05	None
101-260-930-000	7/17/2026	JACOB ECHTINAW	WINDOW CLEANING	100.00	None
101-260-956-000	ANNUAL SUBSCRIPTION	LAKE ORION REVIEW	YEARLY SUBSCRIPTION	40.00	None
Total Department 260 GENERAL ACTIVITIES				10,686.11	
Department: 721 PLANNING AND ZONING					
101-721-829-000	PLANNER SERVICES	MCKENNA ASSOCIATES, INC.	SERVICES JUNE 2026	3,600.00	None
101-721-832-001	PLANNER SERVICES VIRTUAL H	MCKENNA ASSOCIATES, INC.	SERVICES JUNE 2026	4,190.00	None
101-721-840-000	MONTHLY RETAINER	MCKENNA ASSOCIATES, INC.	SERVICES JUNE 2026	850.00	None
Total Department 721 PLANNING AND ZONING				8,640.00	
Department: 751 PARKS AND RECREATION					
101-751-977-000	SHADE SAILS	NVB PLAYGROUNDS INC	SHADE SAILS PARKS AND RECREATION	4,468.00	None
101-751-977-000	FREIGHT	NVB PLAYGROUNDS INC	SHADE SAILS PARKS AND RECREATION	1,093.00	None
Total Department 751 PARKS AND RECREATION				5,561.00	

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF LAKE ORION

EXP CHECK RUN DATES 07/28/2026 - 07/28/2026

POSTED AND UNPOSTED
OPEN

Section 7, Item H.

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 101 GENERAL FUND					
Department: 851 INSURANCE AND BONDS					
101-851-911-000	MICHIGAN MUNICIPAL LEAGUE	MICHIGAN MUNICIPAL LEAGUE	MML POOL RENEWAL PREMIUM 2026-2027	78,195.00	None
Total Department 851 INSURANCE AND BONDS				78,195.00	
Department: 880 CONTRACT SERV - LEAGAL/ACCTING/ENGINEER					
101-880-806-000	JUNE 28 2026	NOWAK & FRAUS ENGINEERS	0816- FAILING SEA WALLS	475.00	None
101-880-806-000	JUNE 28 2026	NOWAK & FRAUS ENGINEERS	P296 LAKE ORION DAM- N. BROADWAY	992.50	None
101-880-806-000	JUNE 28 2026	NOWAK & FRAUS ENGINEERS	M629 - GENERAL ENGINEERING SERVICES	537.50	None
Total Department 880 CONTRACT SERV - LEAGAL/ACCTING/ENGINEER				2,005.00	
Total Fund 101 GENERAL FUND				127,752.20	
Fund: 202 MAJOR STREET FUND					
Department: 260 GENERAL ACTIVITIES					
202-260-801-000	N885 ENGINEERING DESIGN 20	NOWAK & FRAUS ENGINEERS	N885 ENGINEERING DESIGN	562.50	None
Total Department 260 GENERAL ACTIVITIES				562.50	
Department: 474 TRAFFIC SERVICES					
202-474-726-000	FLINT AND ATWAGER	ECONO SIGNS	STREET SIGNS AND TRAFFIC BARRICADES	226.80	None
202-474-726-000	B, H, K	ECONO SIGNS	STREET SIGNS AND TRAFFIC BARRICADES	408.00	None
202-474-801-000	JUNE INVOICE 9230	ROAD COMMISSON FOR OAKLAND	FLINT ST & BROADWAY SIGNAL MAINTENANC	39.01	None
202-474-801-000	JULY INVOICE 9373	ROAD COMMISSON FOR OAKLAND	FLINT ST & BROADWAY SIGNAL MAINTENANC	39.01	None
202-474-801-000	SEPTEMBER INVOICE 9656	ROAD COMMISSON FOR OAKLAND	FLINT ST & BROADWAY SIGNAL MAINTENANC	39.01	None
202-474-801-000	OCTOBER INVOICE 9798	ROAD COMMISSON FOR OAKLAND	FLINT ST & BROADWAY SIGNAL MAINTENANC	39.01	None
202-474-801-000	DECEMBER INVOICE 10080	ROAD COMMISSON FOR OAKLAND	FLINT ST & BROADWAY SIGNAL MAINTENANC	39.01	None
202-474-801-000	NOVEMBER INVOICE 9939	ROAD COMMISSON FOR OAKLAND	FLINT ST & BROADWAY SIGNAL MAINTENANC	78.02	None
202-474-801-000	APRIL INVOICE 10631	ROAD COMMISSON FOR OAKLAND	FLINT ST & BROADWAY SIGNAL MAINTENANC	118.54	None
Total Department 474 TRAFFIC SERVICES				1,026.41	
Total Fund 202 MAJOR STREET FUND				1,588.91	
Fund: 203 LOCAL STREET FUND					
Department: 260 GENERAL ACTIVITIES					
203-260-801-000	N885 ENGINEERING DESIGN 10	NOWAK & FRAUS ENGINEERS	N885 ENGINEERING DESIGN	562.50	None
Total Department 260 GENERAL ACTIVITIES				562.50	
Department: 875 CONSTRUCTION					
203-875-977-000	JUNE 28 2026	NOWAK & FRAUS ENGINEERS	P230 - 2026 STREET IMPROVEMENT PROGRA	16,100.00	None
Total Department 875 CONSTRUCTION				16,100.00	
Total Fund 203 LOCAL STREET FUND				16,662.50	
Fund: 207 POLICE FUND					
Department: 000 REVENUE					
207-000-123-000	POLICE PORTION	BLUE CROSS BLUE SHIELD OF	HEALTH COVERAGE FOR SHANK AUGUST 202	900.40	None
Total Department 000 REVENUE				900.40	
Department: 301 POLICE/SHERIFF/CONSTABLE					
207-301-727-000	POLICE SUPPLIES PENS	ODP BUSINESS SOLUTIONS LLC	OFFICE SUPPLIES	0.00	None
207-301-727-000	POLICE SUPPLIES PENS	ODP BUSINESS SOLUTIONS LLC	OFFICE SUPPLIES	0.00	None
207-301-730-000	COPY CHARGES BW-\$24.81 COL	APPLIED INNOVATION	POLICE COPY MACHINE USAGE INVOICE 320	88.37	None
207-301-730-000	FREIGHT	APPLIED INNOVATION	POLICE COPY MACHINE USAGE INVOICE 320	3.53	None
207-301-730-000	POLICE PRINTER JULY 58640	U.S. BANK EQUIPMENT FINANC	RICOH CONTRACT PAYMENT POLICE PRINTER	110.43	None
207-301-801-000	POLICE PORTION 19.87%	CHARTER TOWNSHIP OF ORION	ORION TOWNSHIP TAX COLLECTION 2026	5,850.75	None

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF LAKE ORION

EXP CHECK RUN DATES 07/28/2026 - 07/28/2026

POSTED AND UNPOSTED
OPEN

Section 7, Item H.

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 207 POLICE FUND					
Department: 301 POLICE/SHERIFF/CONSTABLE					
207-301-801-000	MICROSOFT 365 POLICE - VC3	VC3, INC.	MICROSOFT 365 POLICE - DUE 08/14/2026	411.30	None
207-301-804-000	SHERIFF DISPATCH SERVICES	OAKLAND COUNTY TREASURER	SHERIFF DISPATCH SERVICES INVOICE DAT	4,094.96	None
207-301-807-000	MEMBERSHIP USAGE FEE APR-J	OAKLAND COUNTY TREASURER	CLEMIS MEMBERSHIP INVOICE DATE 06/30/	445.25	None
207-301-807-000	MDC PARTICIPATION FEE APR-	OAKLAND COUNTY TREASURER	CLEMIS MEMBERSHIP INVOICE DATE 06/30/	1,094.00	None
207-301-807-000	LIVESCAN APR-JUN 2026	OAKLAND COUNTY TREASURER	CLEMIS MEMBERSHIP INVOICE DATE 06/30/	720.00	None
207-301-807-000	MUG CAPTURE STN MAINT APR-	OAKLAND COUNTY TREASURER	CLEMIS MEMBERSHIP INVOICE DATE 06/30/	1,000.00	None
207-301-865-000	POLICE JUNE	ROAD COMMISSON FOR OAKLAND	FUEL FOR DPW & POLICE JUNE 2026	920.29	None
207-301-930-003	STEERING SYSTEM NFB RACK S	OAKLAND MOBILE MARINE	STEERING SYSTEM BOAT	1,049.14	None
Total Department 301 POLICE/SHERIFF/CONSTABLE				15,788.02	
Total Fund 207 POLICE FUND				16,688.42	
Fund: 225 DEPT OF PUBLIC WORKS FUND					
Department: 276 CEMETERY					
225-276-748-000	FOUNDATION	GENESEE VALLEY VAULT INC.	FOUNDATION	227.88	None
Total Department 276 CEMETERY				227.88	
Department: 441 DEPARTMENT OF PUBLIC WORKS					
225-441-740-000	DPW SUPPLIES PENS	ODP BUSINESS SOLUTIONS LLC	OFFICE SUPPLIES	0.00	None
225-441-740-000	DPW SUPPLIES PENS	ODP BUSINESS SOLUTIONS LLC	OFFICE SUPPLIES	0.00	None
225-441-801-000	SHIPPING	ECONO SIGNS	STREET SIGNS AND TRAFFIC BARRICADES	78.36	None
225-441-865-000	DPW JUNE	ROAD COMMISSON FOR OAKLAND	FUEL FOR DPW & POLICE JUNE 2026	544.00	None
225-441-930-000	GAS BILL JUNE - JULY	CONSUMERS ENERGY	GAS BILL DPW	32.77	None
225-441-932-000	BATTERY HOT BOX	O'REILLY AUTOMOTIVE, INC.	VEHICLE MAINTENANCE	25.49	None
225-441-932-000	CLEANING SUPPLIES	O'REILLY AUTOMOTIVE, INC.	VEHICLE MAINTENANCE	22.98	None
Total Department 441 DEPARTMENT OF PUBLIC WORKS				703.60	
Total Fund 225 DEPT OF PUBLIC WORKS FUND				931.48	
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND					
Department: 260 GENERAL ACTIVITIES					
248-260-801-000	DOWNTOWN VILLAGE TRASH BAG	HOME DEPOT CREDIT SERVICES		119.88	None
248-260-823-000	OPEN AI - SUBSCRIPTION JUN	COMERICA BANK	MATT CC - JUNE 2026	20.00	None
248-260-823-000	MICROSOFT - ANNUALSUBSCRIP	COMERICA BANK	MATT CC - JUNE 2026	104.94	None
248-260-823-000	FLOWCODE - MONTHLY SUBSCRI	COMERICA BANK	MATT CC - JUNE 2026	9.95	None
248-260-823-000	SNAP RETAIL - SFTW SUBSCRI	COMERICA BANK	MATT CC - JUNE 2026	65.00	None
248-260-823-000	CLICKUP - SUBSCRIPTION	COMERICA BANK	MATT CC - JUNE 2026	38.00	None
248-260-823-000	IONOS - WEB HOSTING	COMERICA BANK	MATT CC - JUNE 2026	28.85	None
248-260-823-000	ADOBE MONTHLY JUNE 2026	COMERICA BANK	MATT CC - JUNE 2026	21.19	None
248-260-851-000	MISWITCH - TELEPHONE JUNE	COMERICA BANK	MATT CC - JUNE 2026	92.91	None
248-260-851-000	COMCAST - TELEPHONE/WEB	COMERICA BANK	MATT CC - JUNE 2026	234.61	None
248-260-940-000	LAKE ORION EQUIPMNENT - P	COMERICA BANK	MATT CC - JUNE 2026	83.33	None
248-260-942-000	MARATHON	COMERICA BANK		38.95	None
248-260-942-000	PLAUD AI - MEETING SFTWAR	COMERICA BANK	MATT CC - JUNE 2026	440.33	None
248-260-942-000	GL ACE - HARDWARE	COMERICA BANK	MATT CC - JUNE 2026	39.20	None
248-260-942-000	AMAZON EQUIPMENT	COMERICA BANK	MATT CC - JUNE 2026	188.99	None
248-260-942-000	DDA OFFICE MATS	Darwe1 ENTERPRISES LLC		27.06	None
248-260-942-000	WATER FOR DDA OFFICE	CRYSTAL WATER COMPANY		7.00	None
248-260-957-000	MAIN EVENT TICKET	COMERICA BANK		35.00	None
248-260-957-000	MAIN EVENT TICKET	COMERICA BANK		35.00	None
248-260-957-000	MAIN EVENT TICKET	COMERICA BANK		35.00	None

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF LAKE ORION

EXP CHECK RUN DATES 07/28/2026 - 07/28/2026

POSTED AND UNPOSTED
OPEN

Section 7, Item H.

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND					
Department: 260 GENERAL ACTIVITIES					
248-260-957-000	MAIN EVENT TICKETS	COMERICA BANK		70.00	None
248-260-957-000	MAIN EVENT TICKET	COMERICA BANK		35.00	None
248-260-957-000	MAIN EVENT TICKET	COMERICA BANK		35.00	None
248-260-957-000	CITY OF ROCHESTER PARKING	COMERICA BANK		5.00	None
Total Department 260 GENERAL ACTIVITIES				1,810.19	
Department: 725 ORGANIZATION					
248-725-825-000	GIFT CERT REDEMPTION 4745, BOUTIQUE CHIC			75.00	None
248-725-825-000	DOWNTOWN DOLLARS/GIFT CERT TWICE BLESSED			25.00	None
248-725-825-000	GIFT CERT REDEMPTION #4811 SAGEBRUSH CANTINA			25.00	None
248-725-826-000	COSTUME-DECLARATION READIN ED'S BROADWAY GIFT & COSTU			58.50	None
Total Department 725 ORGANIZATION				183.50	
Department: 726 DESIGN					
248-726-745-000	HARVEST TIME - FLOWERS	COMERICA BANK	MATT CC - JUNE 2026	179.91	None
248-726-745-000	GL ACE - FERTILIZER	COMERICA BANK	MATT CC - JUNE 2026	43.65	None
248-726-745-000	EXXON - GAS	COMERICA BANK	MATT CC - JUNE 2026	11.00	None
248-726-745-000	GL ACE - HOSES	COMERICA BANK	MATT CC - JUNE 2026	178.04	None
248-726-745-000	EXXON - GAS	COMERICA BANK	MATT CC - JUNE 2026	14.97	None
248-726-745-000	HOME DEPOT - SEED	COMERICA BANK	MATT CC - JUNE 2026	25.89	None
248-726-745-000	KINSMAND GARDEN - LIGHT PO	COMERICA BANK	MATT CC - JUNE 2026	474.84	None
248-726-745-000	GL ACE - PLUGS, WATR REPAI	COMERICA BANK	MATT CC - JUNE 2026	90.87	None
248-726-745-000	MENARDS - CREDIT	COMERICA BANK	MATT CC - JUNE 2026	0.00	None
248-726-745-000	EXXON - GAS	COMERICA BANK	MATT CC - JUNE 2026	9.72	None
248-726-745-000	HOME DEPOT - MULCH	COMERICA BANK	MATT CC - JUNE 2026	190.50	None
248-726-745-000	EXXON -GAS	COMERICA BANK	MATT CC - JUNE 2026	10.72	None
248-726-745-000	GL ACE - HOSES	COMERICA BANK	MATT CC - JUNE 2026	183.15	None
248-726-745-000	TRACTOR SUPPLY - WATERING	COMERICA BANK	MATT CC - JUNE 2026	36.02	None
248-726-801-000	SPAEBOS - MONTHLY FEE JUNE	COMERICA BANK	MATT CC - JUNE 2026	356.00	None
248-726-883-000	UHAUL - EQUIPMENT RENTAL	COMERICA BANK	MATT CC - JUNE 2026	15.90	None
248-726-883-000	UHAUL - TRAILER RENTAL	COMERICA BANK	MATT CC - JUNE 2026	26.45	None
Total Department 726 DESIGN				1,847.63	
Department: 728 ECONOMIC DEVELOPMENT					
248-728-801-000	LITTLE GREEN APPLE - GIFT	COMERICA BANK	MATT CC - JUNE 2026	4.22	None
248-728-801-000	WEE BEAN - SITE HOST MEETI	COMERICA BANK	MATT CC - JUNE 2026	19.58	None
248-728-801-000	COOKIE AN CREAM - HOST MTG	COMERICA BANK	MATT CC - JUNE 2026	11.66	None
248-728-801-000	COMPUTERS - HW, SETUP, 90	AGILE ADVISOR LLC		2,219.00	None
248-728-886-000	VISTAPRINT - THANK YOU CAR	COMERICA BANK	MATT CC - JUNE 2026	130.53	None
248-728-886-000	AMAZON - JULY 4	COMERICA BANK	MATT CC - JUNE 2026	349.57	None
248-728-888-000	BEST VERSION MEDIA, PRINT	COMERICA BANK		881.00	None
248-728-888-000	UPS - COPIES	COMERICA BANK	MATT CC - JUNE 2026	31.77	None
248-728-888-000	UPS - COPIES	COMERICA BANK	MATT CC - JUNE 2026	19.27	None
248-728-888-001	HOTEL - AIB HOST VISIT	COMERICA BANK	MATT CC - JUNE 2026	614.40	None
248-728-888-001	SICK TOWN HALL - MEETING	COMERICA BANK	MATT CC - JUNE 2026	80.72	None
248-728-888-001	BITTER TOMS - AIB LUNCH	COMERICA BANK	MATT CC - JUNE 2026	195.40	None
248-728-888-001	RISE LOUNGE - AIB LUNCH	COMERICA BANK	MATT CC - JUNE 2026	122.94	None
248-728-888-001	SPTINGHILL SUITE - AIB HOT	COMERICA BANK	MATT CC - JUNE 2026	207.29	None
248-728-888-001	SPRINGHILL SUITE	COMERICA BANK	MATT CC - JUNE 2026	184.21	None
Total Department 728 ECONOMIC DEVELOPMENT				5,071.56	

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF LAKE ORION

EXP CHECK RUN DATES 07/28/2026 - 07/28/2026

POSTED AND UNPOSTED
OPEN

Section 7, Item H.

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND					
Department: 729 PROMOTION					
248-729-880-001	INV 110	20 FRONT STREET MUSIC AND	LO LIVE SERIES	13,000.00	None
248-729-880-010	GOFUNDME - FIREWORKS SPONS	COMERICA BANK	MATT CC - JUNE 2026	505.00	None
248-729-880-010	AMAZON - JULY 4 DECOR	COMERICA BANK	MATT CC - JUNE 2026	127.16	None
248-729-880-010	AMAZON - JULY 4	COMERICA BANK	MATT CC - JUNE 2026	51.16	None
248-729-880-016	KROGER - EVENT SUPPLIES	COMERICA BANK	MATT CC - JUNE 2026	27.96	None
248-729-880-016	MAIN EVENT TICKETS	COMERICA BANK	MATT CC - JUNE 2026	70.00	None
248-729-880-016	MICHAELS - CERTIFICATE SUP	COMERICA BANK	MATT CC - JUNE 2026	42.39	None
Total Department 729 PROMOTION				13,823.67	
Total Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND				22,736.55	
Fund: 301 DOWNTOWN DEV BOND PROJECT 2023					
Department: 901 CAPITAL OUTLAY					
301-901-971-000	MENARDS - MATERIALS	COMERICA BANK	MATT CC - JUNE 2026	6,697.69	None
301-901-971-000	ROLL OFF DUMPSTER - EXTENS	COMERICA BANK	MATT CC - JUNE 2026	100.00	None
301-901-971-000	ROLL OFF - EXTENSION FEE	COMERICA BANK	MATT CC - JUNE 2026	100.00	None
301-901-971-000	ROLL OFF - EXTENSION	COMERICA BANK	MATT CC - JUNE 2026	100.00	None
301-901-971-000	INVOICE 26-DDA-4 (7.22.26	TRIPLE R ELECTRIC INC	ELECTRICAL SERVICE INSTALL	15,875.00	None
Total Department 901 CAPITAL OUTLAY				22,872.69	
Total Fund 301 DOWNTOWN DEV BOND PROJECT 2023				22,872.69	
Fund: 401 CAPITAL PROJECTS FUND					
Department: 751 PARKS AND RECREATION					
401-751-806-000	JUNE 28 2026	NOWAK & FRAUS ENGINEERS	P231 - CHILDREN'S PARK PEDESTRIAN BRI	51.00	None
401-751-806-000	LUMPSUM	NOWAK & FRAUS ENGINEERS	P093 - ATWATER PARK BASKETBALL COURT	210.00	None
Total Department 751 PARKS AND RECREATION				261.00	
Total Fund 401 CAPITAL PROJECTS FUND				261.00	
Fund: 410 SIDEWALK IMPROVEMENT FUND					
Department: 260 GENERAL ACTIVITIES					
410-260-940-002	ATWATER BALL PARK	CHARTER TOWNSHIP OF ORION	DISTRICT 2 SIDEWALK ASSESSMENTS VILLA	3,725.00	None
410-260-940-002	21 E CHURCH	CHARTER TOWNSHIP OF ORION	DISTRICT 2 SIDEWALK ASSESSMENTS VILLA	200.00	None
Total Department 260 GENERAL ACTIVITIES				3,925.00	
Total Fund 410 SIDEWALK IMPROVEMENT FUND				3,925.00	
Fund: 592 WATER AND SEWER FUND					
Department: 000 REVENUE					
592-000-275-000	032-RSEW USE	CISLO TITLE COMPANY	UB refund for account: 033-2110	16.15	None
592-000-275-000	034-RSEWRBASE	CISLO TITLE COMPANY	UB refund for account: 033-2110	16.47	None
592-000-275-000	062-WATER USE	CISLO TITLE COMPANY	UB refund for account: 033-2110	13.14	None
592-000-275-000	064-BASE WATER	CISLO TITLE COMPANY	UB refund for account: 033-2110	9.77	None
Total Department 000 REVENUE				55.53	
Department: 548 SEWER ACTIVITIES					
592-548-801-000	CONTRACT SERVICES: 4/1/26	OAKLAND COUNTY WATER RESOU	SEWER MAINTENANCE COSTS	121,717.50	None
592-548-801-000	THRU JUNE 28, 2026	NOWAK & FRAUS ENGINEERS	M809- GRANT ASSISTANCE/GRANT WRITING	62.50	None
592-548-801-000	JUNE 2026	GREAT LAKES WATER AUTHORIT	INDUSTRIAL SPECIFIC RETAIL JUNE 2026	879.32	None
592-548-831-000	JUNE 2026	OAKLAND COUNTY TREASURER	SEWAGE DISPOSAL SERVICES JUNE 2026	30,281.69	None
592-548-975-001	JUNE 28 2026	NOWAK & FRAUS ENGINEERS	N434-01 SANITARY SEWER PUMP PHASE 2 A	62.50	None

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF LAKE ORION

EXP CHECK RUN DATES 07/28/2026 - 07/28/2026

POSTED AND UNPOSTED
OPEN

Section 7, Item H.

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 592 WATER AND SEWER FUND					
Department: 548 SEWER ACTIVITIES					
592-548-975-001	THRU JUNE 28 2026	NOWAK & FRAUS ENGINEERS	N434 SANITARY SEWER PUMP STATION	125.00	None
			Total Department 548 SEWER ACTIVITIES	153,128.51	
Department: 556 WATER ACTIVITIES					
592-556-806-000	JUNE 28 2026	NOWAK & FRAUS ENGINEERS	0823 LEAD SERVICE LINE REPLACEMENT	125.00	None
592-556-931-000	5/8 T10 AUTO METER (6 METE	GUNNERS METERS & PARTS, I	OPERATING SUPPLIES AND WATER TOOLS	680.00	None
592-556-931-001	BRUSH AND RED PAINT	GREAT LAKES ACE HARDWARE	HYDRANT PAINT	114.12	None
592-556-931-001	MIXER AND RED HYDRANT PAINT	GREAT LAKES ACE HARDWARE	HYDRANT PAINT	151.97	None
			Total Department 556 WATER ACTIVITIES	1,071.09	
			Total Fund 592 WATER AND SEWER FUND	154,255.13	

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF LAKE ORION

EXP CHECK RUN DATES 07/28/2026 - 07/28/2026

POSTED AND UNPOSTED
OPEN

Section 7, Item H.

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
--- TOTALS BY FUND ---					
	101		GENERAL FUND	127,752.20	
	202		MAJOR STREET FUND	1,588.91	
	203		LOCAL STREET FUND	16,662.50	
	207		POLICE FUND	16,688.42	
	225		DEPT OF PUBLIC WORKS FUND	931.48	
	248		DOWNTOWN DEVELOPMENT AUTHORITY FUND	22,736.55	
	301		DOWNTOWN DEV BOND PROJECT 2023	22,872.69	
	401		CAPITAL PROJECTS FUND	261.00	
	410		SIDEWALK IMPROVEMENT FUND	3,925.00	
	592		WATER AND SEWER FUND	154,255.13	
	Total For All Funds:			367,673.88	



COUNCIL ACTION SUMMARY SHEET

MEETING DATE: July 27, 2026

TOPIC Receive and File Investment Report- June 2026

BACKGROUND BRIEF: Attached is the Investment report for June 2026 for your review.

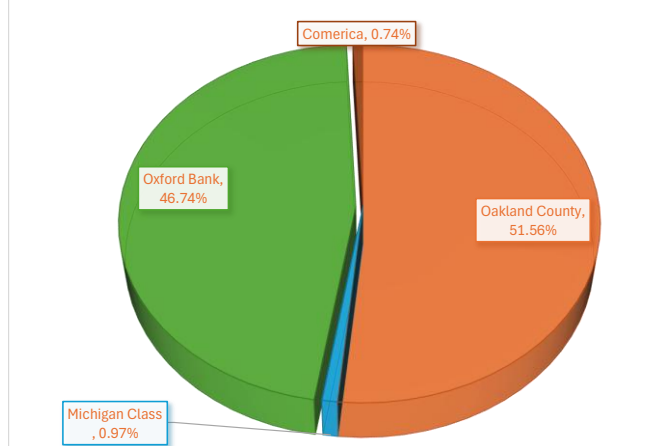
RECOMMENDED MOTION: To receive and file the Investment report for June 2026.

Village of Lake Orion
Monthly Investment Report
Period Ending June 30, 2026

Investments by Financial Institution

Financial Institution	Investment Instrument	Beginning Balance (06/01/26)	Purchases/Deposits	Interest/Dividends	Change In Value	Withdrawals	Ending Balance (06/30/26)	Percentage of Portfolio
Oakland County	Investment Pool	\$ 4,999,376.81		\$ 16,714.65			\$ 5,016,091.46	
	Total Oakland County	4,999,376.81	-	16,714.65	-	-	5,016,091.46	51.56%
Michigan CLASS	Investment Pool	93,620.64	-	288.42	-	-	93,909.06	
	Total Michigan CLASS	93,620.64	-	288.42	-	-	93,909.06	0.97%
Oxford Bank	Cash-Water/Sewer (4644)	21,817.72	-	4.93	-		21,822.65	0.22%
	Cash-General Checking (8494)	227,186.28	514,497.58	-	-	(602,835.05)	138,848.81	1.43%
	Cash-Genre (4611)	4,798,074.11	253,851.26	182.70	-	(714,502.67)	4,337,605.40	44.58%
	Cash-Escrow (4655)	48,765.87		11.00	-	(111.22)	48,665.65	0.50%
	Total Oxford	5,095,843.98	768,348.84	198.63	-	(1,317,448.94)	4,546,942.51	46.74%
Comerica	Cash- Payroll Savings (4736)	38,725.05	200,000.00	83.34	-	(168,350.72)	70,457.67	0.72%
	Cash- Payroll (3875)	1,020.80	158,273.59	(166.77)	-	(157,424.16)	1,703.46	0.02%
	Total Comerica	39,745.85	358,273.59	(83.43)	-	(325,774.88)	72,161.13	0.74%
Totals		\$ 10,228,587.28	\$ 1,126,622.43	\$ 17,118.27	\$ -	\$ (1,643,223.82)	\$ 9,729,104.16	100.00%

PERCENTAGE OF INVESTMENTS BY FINANCIAL INSTITUTION





COUNCIL ACTION SUMMARY SHEET

MEETING DATE: July 27, 2026

TOPIC Adoption of Village of Lake Orion 2026-29 Pavement Asset Management Plan

BACKGROUND BRIEF:

Council is scheduled to adopt the Village of Lake Orion’s 2026-2029 Pavement Asset Management Plan (PAMP) for submission to the Michigan Department of Transportation.

Public Act 51 of 1951 created the Michigan Transportation Fund to distribute transportation taxes to local agencies for use in maintaining their public road networks, and also specifies how that funding is apportioned between Major and Local road networks. In order to free the Village of Lake Orion to apply Act 51 funding as it best suits the community, the State requires submittal of a Pavement Asset Management Plan (PAMP). The State of Michigan formed the Michigan Transportation Asset Management Council (TAMC) to assist local agencies in the use of asset management principles. This PAMP, as adopted by the Village of Lake Orion following principles outlined by TAMC, is intended to provide a plan to ensure public funds are used as effectively as possible, improve and maintain the condition of the Village roads, and meet the expectations of the users of the road network.

If adopted, the proposed improvements contained in the plan will be added to the Village’s six-year capital improvement plan.

Engineer Spence will be in attendance at Monday’s meeting to answer any questions on the proposed plan.

SUMMARY OF PREVIOUS COUNCIL ACTION:

07/13/2026 – Council received the proposed PAMP and scheduled the plan for consideration for adoption at its July 27, 2026, meeting.

FINANCIAL IMPACT:

Adoption of the PAMP will permit the Village to utilize up to 100% of its Act 51 Major Street funds for local streets maintenance and improvement, providing the greatest flexibility in use of road funding. This flexibility will assist the Village in meeting its obligations for contributions to street improvements under the Village’s current road special assessment policy.

RECOMMENDED MOTION:

To adopt the Village of Lake Orion 2026-2029 Pavement Asset Management Plan (PAMP) as presented and authorize its submission to the Michigan Department of Transportation.

Village of Lake Orion 2026-2029 Pavement Asset Management Plan



A plan describing the Village of Lake Orion's roadway assets and conditions

Prepared by:

Nowak and Fraus Engineers
48680 Van Dyke, Suite 200
Shelby Township, MI 48317

6/1/2026

CONTENTS

Table of Figures.....ii

Table of Tablesii

EXECUTIVE SUMMARY 1

INTRODUCTION 4

 Pavement Primer 4

1. Pavement Assets 12

 Inventory Condition..... 14

 Goals 17

 Modelled Trends..... 18

 Planned Projects 21

2. Risk of Failure Analysis 22

Appendix A: VLO 2024-2026 Paved CITY Major Road Planned Projects 24

Appendix B: VLO 2024-2026 Paved CITY Local Road Planned Projects 25

Appendix C: Planned Project Location Map27

TABLE OF FIGURES

Figure 1: <i>Top image:</i> VLO Major Road network condition, trend and goal <i>Bottom image:</i> VLO Local Road network condition, trend & goal	2
Figure 2: <i>Top image</i> – PASER 8 road that is considered “Good” by the TAMC exhibit only minor defects. <i>Second image</i> – PASER 5 road that is considered “Fair” by the TAMC. Exhibiting structural soundness but could benefit from CPM. <i>Third image</i> – PASER 6 road that is considered “Fair” by the TAMC. <i>Bottom image</i> – PASER 2 road that is considered “Poor” by the TAMC exhibiting significant structural distress.	7
Figure 3: Examples of reconstruction treatments—(left) reconstructing a road and (right) road prepared for full-depth repair.	8
Figure 4: Examples of structural improvement treatments—(from left) HMA overlay on an unmilled pavement, milling asphalt pavement, and pulverization of a road during a crush-and-shape project.	9
Figure 5: Examples of capital preventive maintenance treatments—(from left) crack seal, fog seal, chip seal.....	10
Figure 6: Map showing VLO’s paved roads and their classification (City Major, City Local). State and County roads also shown.	13
Figure 7: Map of the 2024 paved road condition in Good (PASER 10, 9, 8) shown in green, Fair (PASER 7, 6, 5) shown in yellow, and Poor (PASER 4, 3, 2, 1) shown in red. Only Roads owned by VLO are shown.....	14
Figure 8: (A) Left: VLO paved Major Road network conditions by percentage of good, fair, or poor, and (B) Right: paved Local Road network conditions by percentage of good, fair, or poor.	15
Figure 9: (A) Left - 2024 Statewide paved federal-aid road network conditions by percentage of Good, Fair, or Poor, (B) Right - 2024 Statewide paved non-federal-aid local road network conditions by percentage of Good, Fair, or Poor	15
Figure 10: Map of road segments that changed TAMC rank between 2019/22 and 2023/24, Purple highlighted segments fell from Good to Fair or Fair to Poor. Blue circled segments improved from Poor to Fair or Good via capital improvement or maintenance.	16
Figure 11: VLO paved Major Road network (non-federal-aid), history, condition, trend and goal.....	17
Figure 12: VLO paved Local Road network, history, condition, trend and goal	18
Figure 13: Key transportation links in VLO’s road network	23

TABLE OF TABLES

Table 1: Service Life Extension (in Years) for Pavement Types Gained by Fix Type¹ 20

EXECUTIVE SUMMARY

As conduits for commerce and connections to vital services, roads are among the most important assets in any community along with other assets like bridges, culverts, traffic signs, traffic signals, and utilities that support and affect roads. The Village of Lake Orion’s (VLO) roads, other transportation assets, and support systems are also some of the most valuable and extensive public assets, all of which are paid for with taxes collected from ordinary citizens and businesses. The cost of building and maintaining roads, their importance to society, and the investment made by taxpayers all place a high level of responsibility on local agencies to plan, build, and maintain the road network in an efficient and effective manner.

This plan overviews VLO’s road assets and condition and explains how VLO works to maintain and improve the overall condition of those assets. These explanations can help answer the following questions:

- What kinds of road assets VLO has in its jurisdiction, who owns them, and options for maintaining and improving these assets.
- What tools and processes VLO uses to track and manage road assets.
- What condition VLO’s road assets are in compared to statewide averages.
- How funds are used and the costs incurred during VLO’s road assets’ normal life cycle.
- What VLO can expect of its road assets as it works toward achieving its road network condition goals.

VLO owns and/or manages over 11.546 centerline miles of roads. This road network can be divided into the Major Network and the Local Network, based on the different factors these roads have that influence asset management decisions. A summary of VLO historical and current network conditions, projected trends (based on annual street asset management and capital improvement needs of **approximately \$600,000** for the next five-year planning window), and goals for Major Network and Local Network can be seen in Figure 1, below:

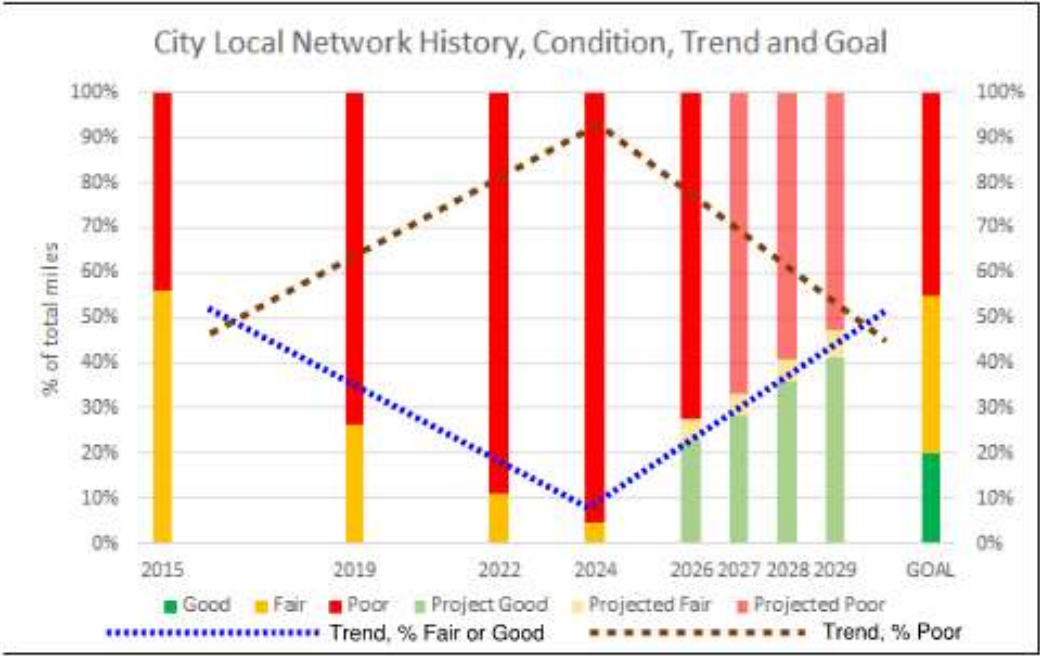
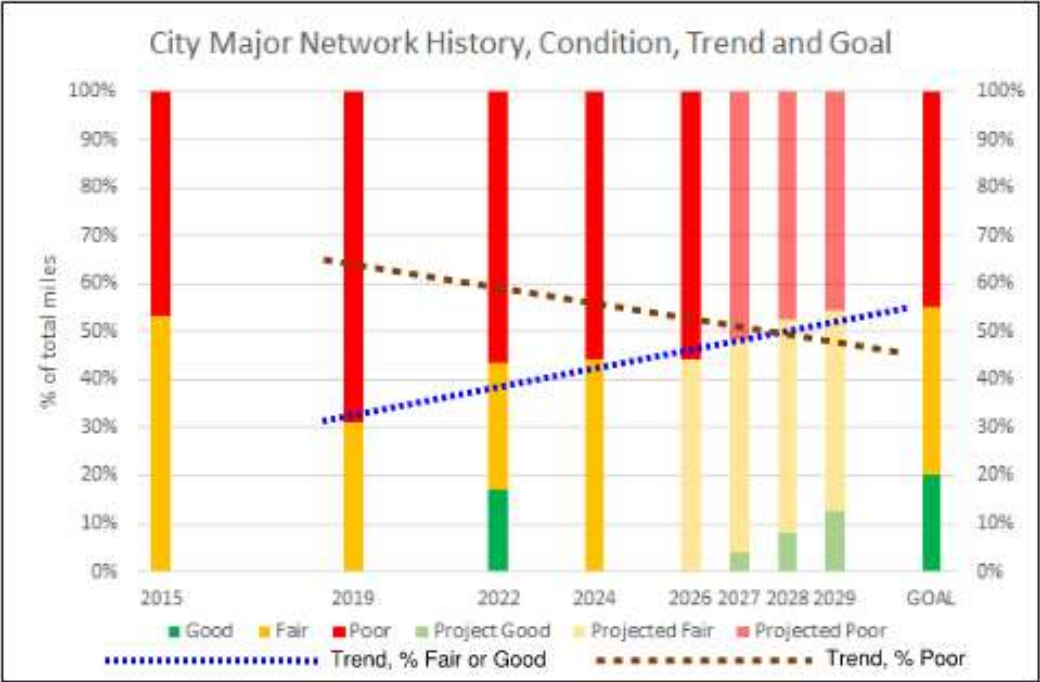


Figure 1: *Top image:* VLO Major Road network condition, trend and goal
Bottom image: VLO Local Road network condition, trend & goal

If the Village wishes to utilize its Act 51 funding without regard to the required percentages reserved for major roads, a Pavement Asset Management Plan (PAMP) is required by Michigan Public Act 325 of 2018, and this document fulfills these requirements. This Asset Management Plan also helps demonstrate VLO’s responsible use of public funds by providing elected and

appointed officials as well as the general public with inventory and condition information of VLO’s road assets and gives taxpayers the information they need to make informed decisions about investing in its essential transportation infrastructure.

Key findings of the current conditions and budgetary needs of the Village’s streets indicate:

- As of 2024, 95% of Lake Orion’s local roads and 56% of Lake Orion’s major roads are in Poor condition. Village-owned roads, major and local, are non-federal-aid eligible, with the exception of Flint Street east of M-24. The 2024 statewide average of non-federal-aid roads in Poor condition is 43%.
- To bring the **entire road network up to Fair or Good** condition ratings as defined herein is projected to **cost approximately \$11,000,000** in current dollars.
 - This approximate cost is predicated on Reconstruction or Structural Improvement via crushing, shaping and 4” asphalt capping of existing pavements rated PASER 3 or lower; Structural Improvement via milling and 2” asphalt capping pavements rated PASER 4; and Capital Preventive Maintenance via non-structural capping (1” to 1.5”) of pavements rated PASER 5 or 6 (Fair). **These assumed treatments are intended to represent a conservative cost; however, actual site conditions may make either higher or lower levels of treatment most appropriate.**
 - Crush and shape with 4” cap is intended to provide roads with at least a 15-year service life, which can be extended by regular maintenance, resulting initially in a Good PASER rating condition.
 - Structural and non-structural capping is intended to extend the service life of treated roads by 5 to 10 years to achieve and maintain a Fair PASER rating condition.
 - Lower-level Capital Preventive Maintenance of roads in Fair condition (crack sealing, chip sealing) may extend service life by 1 to 7 years while maintaining a Fair condition rating.
 - As of 2024, only Flint Street at the Orion Road roundabout was rated as Good condition.
- To meet the **statewide average of 57%** of non-federal-aid roads **in Fair to Good condition** is projected to **cost between \$4,500,000 and \$6,250,000** in current dollars.

INTRODUCTION

Public Act 51 of 1951 created the Michigan Transportation Fund to distribute transportation taxes to local agencies for use in maintaining their public road networks, and also specifies how that funding is apportioned between Major and Local road networks. In order to free the Village of Lake Orion to apply Act 51 funding as it best suits the community, the State requires submittal of a Pavement Asset Management Plan (PAMP). The State of Michigan formed the Michigan Transportation Asset Management Council (TAMC) to assist local agencies in the use of asset management principles. This PAMP, as adopted by the Village of Lake Orion following principles outlined by TAMC, is intended to provide a plan to ensure public funds are used as effectively as possible, improve and maintain the condition of the Village roads, and meet the expectations of the users of the road network.

Knowing the basic features of the road asset classes themselves is crucial to understanding the rationale behind an asset management approach. The following primer provides an introduction to pavements.

Pavement Primer

Roads come in two basic forms—paved and unpaved. Paved roads in the Village of Lake Orion are typically constructed of asphalt, some with concrete curb and gutter though the majority are uncurbed. However, Flint Street is composite pavement (asphalt over concrete) and the intersection of Flint Street and Broadway Street is composed of paving brick over concrete. Unpaved roads have no hard surface and are typically gravel, though some thoroughly-degraded asphalt surfaces essentially revert to an unpaved gravel condition; see Cass Avenue for example.

The decision to pave with a particular material as well as the decision to leave a road unpaved allows road-owning agencies to tailor a road to a particular purpose, environment, and budget. Thus, selecting a pavement type or leaving a road unpaved depends upon purpose, materials available, and budget. Each choice represents a trade-off between budget and costs for construction and maintenance.

Maintenance enables the road to fulfill its particular purpose. To achieve the maximum service for a pavement or an unpaved road, continual monitoring of a road’s pavement condition is essential for choosing the right time to apply the right fix in the right place.

Following is a brief overview of the different types of pavements, how condition is assessed, and treatment options that can lengthen a road’s service life.

Surfacing

Pavement type is influenced by several different factors, such as cost of construction, cost of maintenance, frequency of maintenance, and type of maintenance. These factors can have benefits affecting asset life and road user experience.

Paved Surfacing

Typical benefits and tradeoffs for hard surface types include:

- **Concrete pavement:** Concrete pavement, which is classified as rigid pavement, is durable and lasts a long time when properly constructed and maintained. Concrete pavement can have longer service periods between maintenance activities, which can help reduce maintenance-related traffic disruptions. However, concrete pavements have a high initial cost and can be challenging to rehabilitate and maintain at the end of their service life. A typical concrete pavement design life will provide service for 30 years before major rehabilitation is necessary.
- **Hot-mix asphalt pavement (HMA):** HMA pavement, commonly referred to as asphalt or flexible pavement, is typically less expensive to construct than concrete pavement. However, asphalt requires frequent maintenance activities to maximize service life. A typical HMA pavement will provide service for 18 years before major rehabilitation is necessary. As in the Village of Lake Orion, the vast majority of local-agency-owned roads throughout Michigan are HMA pavements.
- **Composite pavements:** Composite pavement is a combination of concrete and asphalt layers. Typically, composite pavements are old concrete pavements exhibiting ride-related issues that were overlaid by several inches of HMA in order to gain more service life from the pavement before it would need reconstruction. Converting a concrete pavement to a composite pavement is typically used as a “holding pattern” treatment to maintain the road in usable condition until reconstruction funds become available. Flint Street is an example of a composite pavement in the Village.
- **Sealcoat pavement:** Sealcoat pavement is a gravel road that has been sealed with a thin asphalt binder coating that has stone chips spread on top (not to be confused with a chip seal treatment over HMA pavement). This type of pavement relies on the gravel layer to provide structure to support traffic, and the asphalt binder coating and stone chips shed water and eliminate the need for maintenance grading. No roads in the Village network are currently sealcoat pavement.

Unpaved Surfacing

Typical benefits and tradeoffs for non-hard surfacing include:

- **Gravel:** Gravel is a low-cost, easy-to-maintain road surface made from layers of soil and aggregate (gravel). However, there are several potential drawbacks such as dust, mud, and ride smoothness when maintenance is delayed or traffic volume exceeds design expectations. Gravel roads require frequent low-cost maintenance activities.

Pavement Condition

Besides traffic congestion, pavement condition is what road users typically notice most about the quality of the roads that they regularly use—the better the pavement condition, the more satisfied users are with the service provided by the roadwork performed by road-owning agencies. Pavement condition is also a major factor in determining the most cost-effective treatment—that is, **Routine Maintenance, Capital Preventive Maintenance, Structural Improvement, or Reconstruction**—for a given section of pavement. As pavements age, they transition between windows of opportunity when a specific type of treatment can be applied to gain an increase in quality and extension of service life. Routine Maintenance is day-to-day, regularly-scheduled, low-cost activity applied to “Good” roads to prevent water or debris intrusion. Capital Preventive Maintenance (CPM) is a planned set of cost-effective treatments for “Fair” roads that corrects pavement defects, slows further deterioration, and maintains the functional condition without increasing structural capacity. Lake Orion uses pavement condition and age to anticipate when a specific section of pavement will be a potential candidate for Capital Preventive Maintenance.

Pavement condition data is also important because it allows road owners to evaluate the benefits of preventive maintenance projects. This data helps road owners to identify the most cost-effective use of road construction and maintenance dollars. Further, historic pavement condition data can enable road owners to predict future road conditions based on budget constraints and to determine if a road network’s condition will improve, stay the same, or degrade at the current or planned investment level. This analysis can help determine how much additional funding is necessary to meet a network’s condition improvement goals.

Paved Road Condition Rating System

Lake Orion is committed to monitoring the condition of its road network and using pavement condition data to drive cost-effective decision-making and preservation of valuable road assets. The Village uses the Pavement Surface Evaluation and Rating (PASER) system to assess its paved roads. PASER was developed by the University of Wisconsin Transportation Information Center to provide a simple, efficient, and consistent method for evaluating road condition through visual inspection.

The PASER system rates surface condition using a 1-10 scale where 10 is a brand new road with no defects that can be treated with routine maintenance, 5 is a road with distresses but is structurally sound that can be treated with preventive maintenance, and 1 is a road with extensive surface and structural distresses that is in need of total reconstruction.

Roads with lower PASER scores generally require costlier treatments to restore their quality than roads with higher PASER scores. The cost effectiveness of treatments generally decreases as the PASER number decreases. In other words, as a road deteriorates, it costs more dollars per mile to fix it, and the dollars spent are less efficient in increasing the road’s service life. Nationwide experience and asset

management principles tell us that a road that has deteriorated to a PASER 4 or less will cost more to improve and the dollars spent are less efficient. Understanding this cost principle helps to draw meaning from the current PASER condition assessment. The TAMC has created three simplified condition ranks—**“Good”**, **“Fair”**, and **“Poor”**—that represent ranges of PASER scores having similar contexts with regard to maintenance and/or reconstruction. The definitions of these rating ranks are:

- **“Good”** roads, according to the TAMC, have PASER scores of 8, 9, or 10. Roads in this category have very few, if any, defects and only require minimal maintenance; they may be kept in this category longer using PPM. These roads may include those that have been recently seal coated or newly constructed. Figure 2 (top) illustrates an example of a road in this category.
- **“Fair”** roads, according to the TAMC, have PASER scores of 5, 6, or 7. Roads in this category still show good structural support, but their surface is starting to deteriorate. Figure 2 (middle two) illustrates road examples in this category. CPM can be cost effective for maintaining the road’s “Fair” condition or even raising it to “Good” condition before the structural integrity of the pavement has been severely impacted.
- **“Poor”** roads, according to the TAMC, have PASER scores of 1, 2, 3, or 4. These roads exhibit evidence that the underlying structure is failing, such as alligator cracking and rutting. These roads must be rehabilitated with treatments like a heavy overlay, crush and shape, or total reconstruction. Figure 2 (bottom) illustrates a road in this category.



Figure 2: *Top image* – PASER 8 road that is considered “Good” by the TAMC exhibit only minor defects. *Second image* – PASER 5 road that is considered “Fair” by the TAMC. Exhibiting structural soundness but could benefit from CPM. *Third image* – PASER 6 road that is considered “Fair” by the TAMC. *Bottom image* – PASER 2 road that is considered “Poor” by the TAMC exhibiting significant structural distress.

The TAMC’s Good, Fair, and Poor condition rank categories are based solely on the definitions above.

PASER data is collected 100 percent every two years on all federal-aid-eligible roads in Michigan. In Lake Orion, the only federal-aid-eligible road section owned and maintained by the Village is Flint Street between M-24 and Orion Road. The TAMC dictates and funds the required training and the format for this collection, and it shares the data regionally and statewide. In addition, VLO collects PASER data on its paved non-federal-aid-eligible network and has been assisted at times by the Southeast Michigan Council of Governments (SEMCOG), resulting in historic condition data at points in time from 2015 through 2024, the date of the latest PASER ratings, for all Village roads.

Pavement Treatments

Selection of repair treatments for roads aims to balance costs, benefits, and road life expectancy. All pavements are damaged by water, traffic weight, freeze/thaw cycles, and sunlight. Each of the following treatments and strategies—Reconstruction, Structural Improvements, Capital Preventive Maintenance, and others used by VLO—counters at least one of these pavement-damaging forces.

Reconstruction

Pavement reconstruction treats failing or failed pavements by completely removing the old pavement and base and constructing an entirely new road (Figure 3). Every pavement must eventually be reconstructed and it is usually done as a last resort after more cost-effective treatments are done, or if the road requires significant changes to road geometry, base, or buried utilities. Compared to the other treatments, which are all improvements of the existing road, reconstruction is the most extensive rehabilitation of the roadway and therefore, also the most expensive per mile and most disruptive to regular traffic patterns. Reconstructed pavement will subsequently require one or more of the previous maintenance treatments to maximize service life and performance. A reconstructed road lasts 15 to 20 years and costs between \$850,000 and \$1,100,000 per lane mile. The following description outlines the main reconstruction treatment planned by VLO.



Figure 3: Examples of reconstruction treatments—(left) reconstructing a road and (right) road prepared for full-depth repair.

- ***Reconstruct with areas of Subgrade Undercut, Addition of Underdrain***

Existing asphalt pavement and base are milled and removed (roadways constrained by curb or adjacent sidewalk) or pulverized and reshaped (uncurbed roadways) to correct the road’s cross section and profile. Additional base material may be added where the underlying base is inadequate. Areas with excessive deformation may require removal of underlying subgrade materials and placement of engineered fill / geotextile reinforcement. Perforated underdrain may be added along the road alignment to improve drainage. This treatment is reserved for roads with severe structural distress and underlying subgrade failure.

Structural Improvement

Roads requiring structural improvements exhibit alligator cracking and rutting and rated poor in the TAMC scale. Road rutting is evidence that the underlying structure is beginning to fail and it must be rehabilitated with a structural treatment. Examples of structural improvement treatments include HMA overlay with or without milling, and crush and shape (Figure 4). The following descriptions outline the main structural improvement treatments used by VLO.



Figure 4: Examples of structural improvement treatments—(from left) HMA overlay on an unmilled pavement, milling asphalt pavement, and pulverization of a road during a crush-and-shape project.

- ***Hot-mix Asphalt (HMA) Overlay with/without Milling***

An HMA overlay is a layer of new asphalt (liquid asphalt and stones) placed on an existing pavement (Figure 4). Depending on the overlay thickness, this treatment can add significant structural strength. This treatment also creates a new wearing surface for traffic and seals the pavement from water, debris, and sunlight damage. An HMA overlay lasts approximately five to ten years and costs \$150,000 to \$250,000 per lane mile. The top layer of severely damaged pavement can be removed by milling, a technique that helps prevent structural problems from being quickly reflected up to the new surface. Milling is also done to keep roads at the same height as curb and gutter that is not being raised or reinstalled in the project. Milling adds approximately \$20,000 per lane mile to the HMA overlay cost.

- ***Crush and Shape***

During a crush and shape treatment, the existing pavement and base are pulverized and then the road surface is reshaped to correct imperfections in the road's profile (Figure 4). An additional layer of gravel is often added along with a new wearing surface such as an HMA overlay or chip seal. Additional gravel and an HMA overlay give an increase in the pavement's structural capacity. This treatment is usually done on uncurbed roads with severe structural distress; adding gravel and a wearing surface makes it more prohibitive for roads where curb and gutter is present. Crush and shape treatments last approximately 15 years and costs \$500,000 to \$550,000 per lane mile.

Capital Preventive Maintenance

Capital Preventive Maintenance (CPM) addresses pavement problems of roads ranked in the Fair category before the structural integrity of the pavement has been severely impacted. CPM is a planned set of cost-effective treatments applied to an existing roadway that slows further deterioration and that maintains or improves the functional condition of the system without significantly increasing the structural capacity. Examples of such treatments include crack seal, fog seal, and chip seal (Figure 5). The purpose of the following CPM treatments is to protect the pavement structure, slow the rate of deterioration, and/or correct pavement surface deficiencies. The following descriptions outline the main CPM treatments used by VLO.



Figure 5: Examples of capital preventive maintenance treatments—(from left) crack seal, fog seal, chip seal

- ***Crack Seal***

Water that infiltrates the pavement surface softens the pavement structure and allows traffic loads to cause more damage to the pavement than in normal dry conditions. Crack sealing helps prevent water infiltration by sealing cracks in the pavement with asphalt sealant (Figure 5). VLO seals pavement cracks early in the life of the pavement to keep it functioning as strong as it can and for as long as it can. Crack sealing lasts approximately two years and costs \$10,000 to \$12,000 per lane mile. Even though it does not last long compared to some treatments, its lower cost provides a good cost/benefit ratio. This makes it a very cost effective treatment when VLO looks at what crack filling costs per year of the treatment’s life.

- ***Fog Seal***

Fog sealing sprays a liquid asphalt coating onto the entire pavement surface to fill hairline cracks and prevent damage from sunlight (Figure 5). Fog seals are best for Good to very good pavements and last approximately two years at a cost of \$13,000 to \$15,000 per lane mile.

- ***Chip Seal***

A chip seal, sometimes referred to as a sealcoat, is a two-part treatment that starts with liquid asphalt sprayed onto the old pavement surface followed by a single layer of small stone chips spread onto the wet liquid asphalt layer (Figure 5). The liquid asphalt seals the pavement from water and debris and holds the stone chips in place, providing a new wearing surface for traffic that can correct friction

problems and helping to prevent further surface deterioration. Chip seals are best applied to pavements that are not exhibiting problems with strength, and their purpose is to help preserve that strength. These treatments last approximately five years and may cost \$50,000 to \$75,000 per lane mile.

Routine Maintenance

Maintenance is the most cost-effective strategy for managing road infrastructure and prevents Good and Fair roads from reaching the Poor category, which require costly rehabilitation and reconstruction treatments to create a year of service life. It is most effective to spend money on Routine Maintenance and Capital Preventive Maintenance (CPM) treatments, where possible, to extend pavement service life.

1. PAVEMENT ASSETS

In Michigan, many different governmental units (or agencies) own and maintain roads, so it can be difficult for the public to understand who is responsible for items such as planning and funding construction projects, patching repairs, traffic control, safety, and winter maintenance for any given road. MDOT is responsible for state trunkline roads, which are typically named with “M”, “I”, or “US” designations regardless of their geographic location in Michigan. Cities and villages are typically responsible for all public roads within their geographic boundary with the exception of the previously mentioned state trunkline roads managed by MDOT. County road commissions (or departments) are typically responsible for all public roads within the county’s geographic boundary, with the exception of those managed by cities, villages, and MDOT.

In cases where non-trunkline roads fall along jurisdictional borders, local and intergovernmental agreements dictate ownership and maintenance responsibility. Quite frequently, roads owned by one agency may be maintained by another agency because of geographic features that make it more cost effective for a neighboring agency to maintain the road instead of the actual road owner. Other times, road-owning agencies may mutually agree to coordinate maintenance activities in order to create economies of scale and take advantage of those efficiencies.

The Village of Lake Orion is responsible for over 11.546 centerline miles of public roads, as shown in Figure 6.



Figure 6: Map showing VLO's paved roads and their classification (City Major, City Local). State and County roads also shown.

Inventory Condition

Figure 7 shows Lake Orion’s Pavement Condition Map per TAMC rank categories based on the most recent PASER ratings. All of the street segments were PASER inventoried in 2024 or 2023.



Figure 7: Map of the 2024 paved road condition in Good (PASER 10, 9, 8) shown in green, Fair (PASER 7, 6, 5) shown in yellow, and Poor (PASER 4, 3, 2, 1) shown in red. Only Roads owned by VLO are shown.

The majority of VLO roads in Fair or Good condition are clustered in the downtown core or along Major Road Network segments, reflecting the emphasis placed on maintaining roads with higher anticipated traffic volumes.

In Lake Orion, the only federal-aid-eligible road section owned and maintained by the Village is Flint Street between M-24 and Orion Road. Because the vast majority of VLO’s roads lack a dedicated source of state and federal funding beyond the Act 51 revenue sharing, they must be supported locally. Additionally, Act 51 requires that a larger percentage of these funds be utilized for the Major Road network, leaving the Local Road network further underfunded. Preparing and submitting this Asset Management Plan will enable the Village to decide for itself where to prioritize Act 51 funding to best serve the community’s needs.

VLO’s paved Major Road non-federal-aid network has 0.0 percent of roads in the Good condition category, 44.3 percent in Fair, and 55.7 percent in Poor condition (Figure 8A). The paved Local Road network has 0.0 percent in Good, 4.8 percent in Fair, and 95.2 percent in Poor condition (Figure 8B). As shown previously in Figure 7, only a portion of the federal-aid-eligible Flint Street is in Good condition.

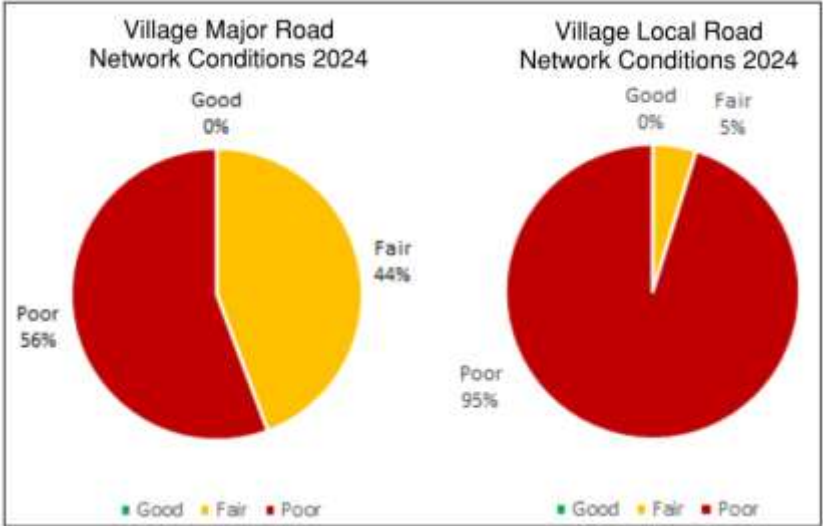


Figure 8: (A) Left: VLO paved Major Road network conditions by percentage of good, fair, or poor, and (B) Right: paved Local Road network conditions by percentage of good, fair, or poor.

By comparison, the 2024 statewide federal aid eligible road network shows 28 percent of roads in the TAMC Good condition category, 40 percent in Fair, and 32 percent in Poor (Figure 9A). The statewide non-federal-aid network has 21 percent in Good, 36 percent in Fair, and 43 percent in Poor condition (Figure 9B). Because Lake Orion’s only federal-aid-eligible road (Flint from M-24 to Orion Rd) represents just 14% of the Major Road network, it is better to **compare Village roads to the non-federal-aid statewide average (Figure 9B).**

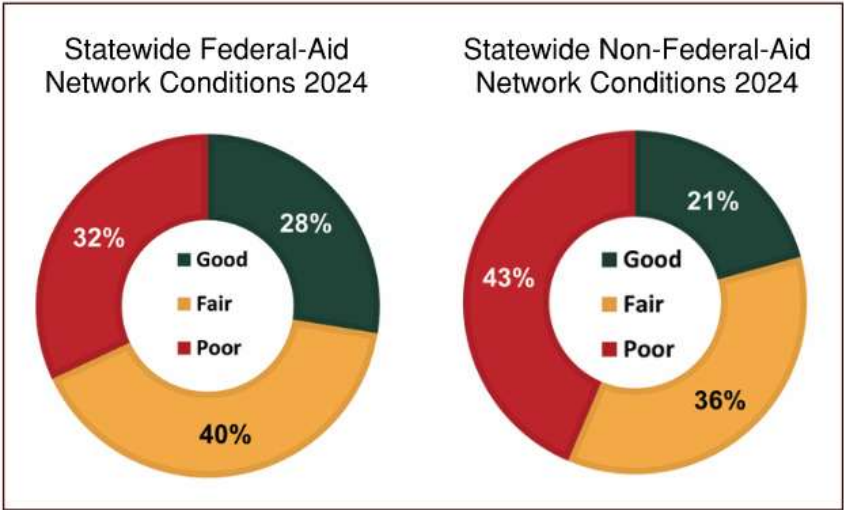


Figure 9: (A) Left - 2024 Statewide paved federal-aid road network conditions by percentage of Good, Fair, or Poor, (B) Right - 2024 Statewide paved non-federal-aid local road network conditions by percentage of Good, Fair, or Poor

Comparing VLO’s Major (Figure 8A) and Local (Figure 8B) road network ratings to Figure 9B shows that VLO’s road networks are considerably worse than similarly-classified roads in the rest of the state. Thus, **as the Village attains a road network approaching statewide averages for Good and Fair rated roads, it will be imperative to maintain those segments utilizing lower-cost, Capital Preventive and Routine Maintenance practices.**

VLO considers road miles on the transition line between Good and Fair (PASER 8) and the transition line between Fair and Poor (PASER 5) as representing parts of the road network where there is a risk of losing the opportunity to apply less expensive treatments that gain significant improvements in service life. As noted in Figure 10 below, road segments can and do deteriorate past these transition lines over time, unless maintenance or capital improvements are performed. The map reflects the condition changes from TAMC rank categories Good, Fair, Poor of 2019/2022 to TAMC rankings based on 2023/2024 PASER data. Improved segments are highlighted in blue, deteriorated segments in purple.

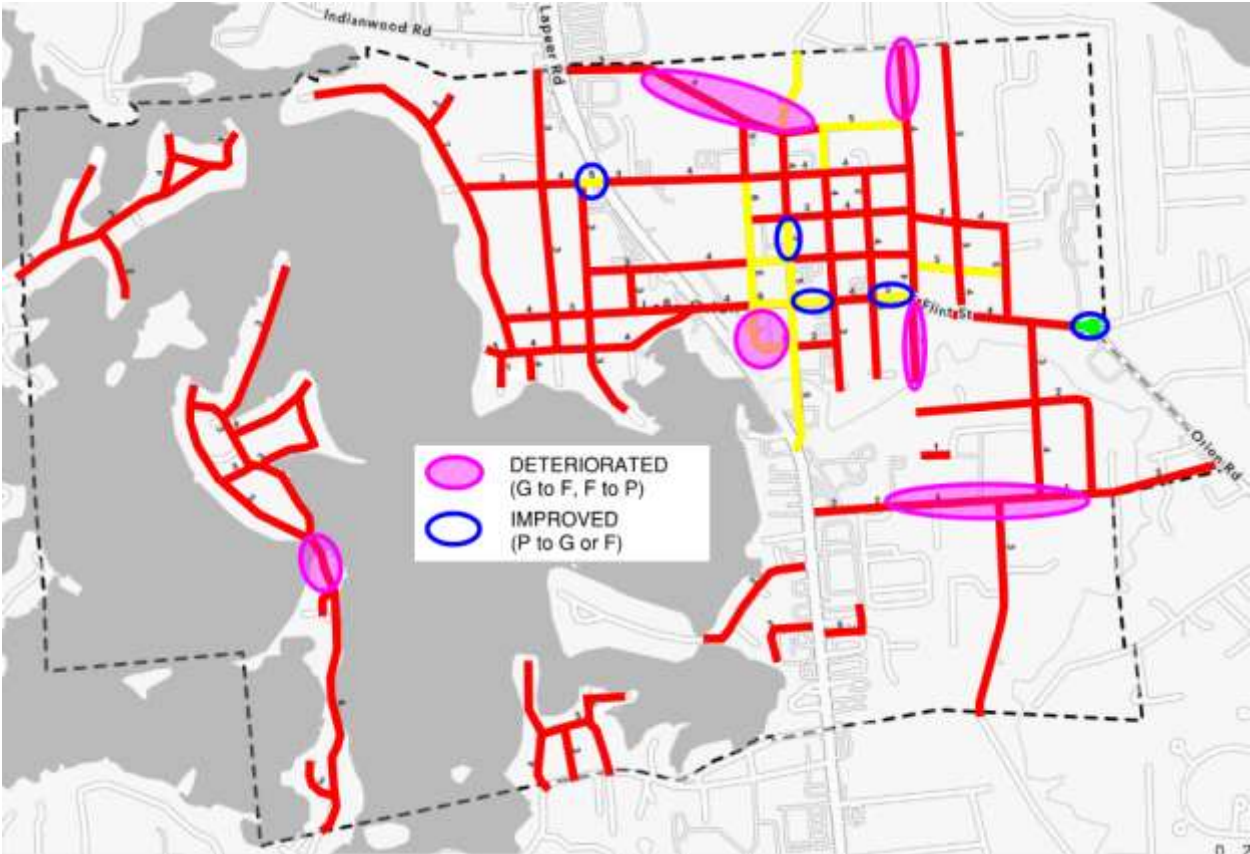


Figure 10: Map of road segments that changed TAMC rank between 2019/22 and 2023/24, Purple highlighted segments fell from Good to Fair or Fair to Poor. Blue circled segments improved from Poor to Fair or Good via capital improvement or maintenance.

Goals

Goals help set expectations of how pavement conditions will change in the future. Pavement condition changes are influenced by water infiltration, soil conditions, sunlight exposure, traffic loading, and repair work performed. Routine wear and deterioration “remove” years of service life, while repair and routine maintenance “add” years of service life. The intent of goal setting is to achieve and maintain a road network system that best serves the needs of the Village residents utilizing the most cost-effective approach.

Goals for Paved Major Roads

The overall goal for VLO’s paved Major Road network is to maintain or improve road conditions network-wide from 2024 levels, with the intent of meeting statewide averages in future. The network condition history, trend and goal are illustrated in Figure 11.

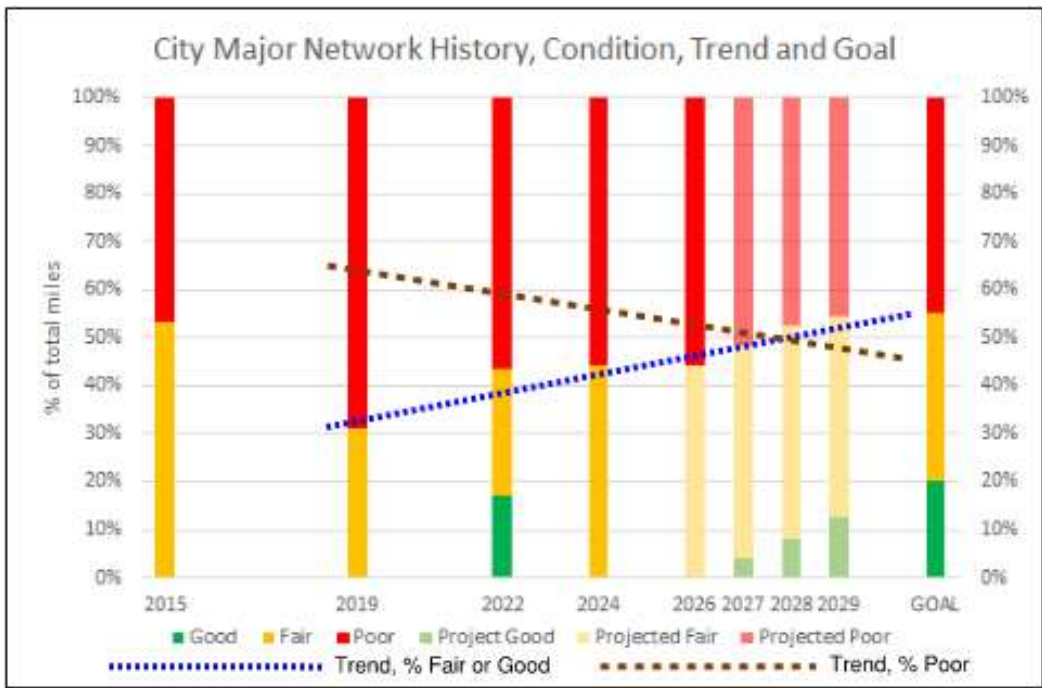


Figure 11: VLO paved Major Road network (non-federal-aid), history, condition, trend and goal

VLO’s network-level pavement condition strategy for paved major roads is:

1. Prevent its good and fair (PASER 10 - 5) paved city major from becoming poor (PASER 4 - 1).
2. Move approximately 10 percent of paved city major roads out of the poor category.

Goals for Paved Local Roads

The overall goal for VLO’s paved Local Road network is to improve road conditions network-wide from 2024 levels, again with the intent to meet statewide average, though more time may be necessary to overcome the existing quality deficit. The network condition history, trend and goal are illustrated in Figure 12.

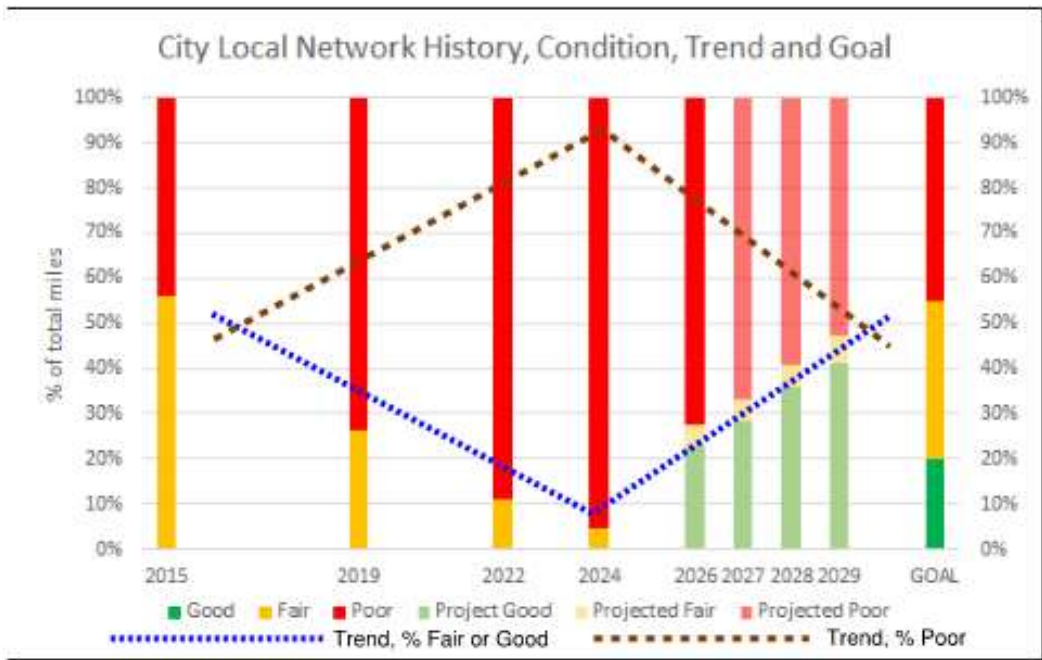


Figure 12: VLO paved Local Road network, history, condition, trend and goal

VLO’s network-level pavement condition strategy for paved local roads is:

- 1. Move approximately 50 percent of paved local roads out of the poor category.
- 2. Prevent its good and fair (PASER 10 - 5) paved local roads from becoming poor (PASER 4 - 1).

Modelled Trends

Roads age and deteriorate just like any other asset. All pavements are damaged by water, traffic weight, freeze/thaw cycles, sunlight, and traffic weight. To offset natural deterioration and normal wear-and-tear on the road, VLO must complete treatment projects that protect and/or add life to its pavements. The year-end condition of the whole network depends upon changes or preservation of individual road sections.

VLO must use many types of repair treatments for its roads, each selected to balance costs, benefits, and road life expectancy. Financial resources influence how much work can be accomplished across the network within agency budget and what treatments and strategies can be afforded.

Correlating with each PASER score are specific types of treatments best performed either to protect the pavement (CPM) or to add strength back into the pavement (Structural Improvement) (Table 1). MDOT provides guidance regarding when a specific pavement may be a candidate for a particular treatment. These identified PASER scores trigger the timing of projects appropriately to direct the right pavement fix at the right time, thereby providing the best chance for a successful project.

The information provided in Table 1 is a guide for identifying potential projects; however, this table should not be the sole criteria for pavement treatment selection. Other information such as future development, traffic volume, utility projects, and budget play a role in project selection. This table should not be a substitute for engineering judgement.

Factors specific to the decision-making process for the Village should also include the criticality of the road segment in question (are their alternate routes for vehicular traffic, how many properties are isolated if a critical segment fails) and can the project be coordinated with other capital improvements (planned sanitary sewer and water main projects) to minimize cost or duplication of effort.

Table 1: Service Life Extension (in Years) for Pavement Types Gained by Fix Type¹

Fix Type	Life Extension (in years)*			PASER
	Flexible	Composite	Rigid	
HMA crack treatment	1-3	1-3	N/A	6-7
Overband crack filling	1-2	1-2	N/A	6-7
One course non-structural HMA overlay	5-7	4-7	N/A	4-5****
Mill and one course non-structural HMA overlay	5-7	4-7	N/A	3-5
Single course chip seal	3-6	N/A	N/A	5-7 [†]
Double chip seal	4-7	3-6	N/A	5-7 [†]
Single course microsurface	3-5	**	N/A	5-6
Multiple course microsurface	4-6	**	N/A	4-6****
Ultra-thin HMA overlay	3-6	3-6	N/A	4-6****
Paver placed surface seal	4-6	**	N/A	5-7
Full-depth concrete repair	N/A	N/A	3-10	4-5***
Concrete joint resealing	N/A	N/A	1-3	5-8
Concrete spall repair	N/A	N/A	1-3	5-7
Concrete crack sealing	N/A	N/A	1-3	4-7
Diamond grinding	N/A	N/A	3-5	4-6
Dowel bar retrofit	N/A	N/A	2-3	3-5***
Longitudinal HMA wedge/scratch coat with surface treatment	3-7	N/A	N/A	3-5****
Flexible patching	**	**	N/A	N/A
Mastic joint repair	1-3	1-3	N/A	4-7
Cape seal	4-7	4-7	N/A	4-7
Flexible interlayer "A"	4-7	4-7	N/A	4-7
Flexible interlayer "B" (SAMI)	4-7	4-7	N/A	3-7
Flexible interlayer "C"	4-7	4-7	N/A	3-7
Fiber reinforced flexible membrane	4-7	4-7	N/A	3-7
Fog seal	**	**	N/A	7-10
GSB 88	**	**	N/A	7-10
Mastic surface treatment	**	**	N/A	7-10
Scrub seal	**	**	N/A	4-8

* The time range is the expected life extending benefit given to the pavement, not the anticipated longevity of the treatment.

** Data is not available to quantify the life extension.

*** The concrete slabs must be in fair to good condition.

**** Can be used on a pavement with a PASER equal to 3 when the sole reason for rating is rutting or severe raveling of the surface asphalt layer.

[†] For PASER 4 or less providing structural soundness exists and that additional pre-treatment will be required for example, wedging, bar seals, spot double chip seals, injection spray patching or other pre-treatments.

¹ Part of Appendix D-1 from *MDOT Local Agency Programs Guidelines for Geometrics on Local Agency Projects* 2017 Edition Approved Preventive Maintenance Treatments

To meet the Village’s Road Network goals outlined above, it is necessary to both maintain current “Fair” or “Good” condition road segments and improve “Poor” segments. Analysis indicates that to accomplish the Village’s network goals and offset annual deterioration losses, the total annual budget needs for roadway asset management projects is **approximately \$600,000** for the planning period. This approximate budget has been used to guide the preparation of planned projects for the Major Road network and Local Road network, in a series of four annual programs “A” through “D”.

In order to perform the work outlined in the Planned Projects below, it will be necessary for the Village to secure funding, either via grants, establishment of a paving millage, special assessment in compliance with the Village’s adopted Special Assessment Policy, or some mix of additional sources. Grants through the TEDF program have been prioritized to communities that have not previously received TEDF funds, and the Village of Lake Orion was awarded a TEDF – Category B grant for a portion of the 2026 Road Improvement project. The TEDF grant program has not been funded moving forward; this year’s award may be the last barring future funding from the State Legislature.

Planned Projects

VLO plans construction and maintenance projects several years in advance. A multi-year planning threshold is required due to the time necessary to plan, design, and finance construction and maintenance projects. Time requirements may include planning and programming requirements from state and federal agencies that must be met when utilizing state or federal funding or grants and can include studies on environmental and archeological impacts, review of construction and design documents and plans, documentation of rights-of-way ownership, planning and permitting for storm water discharges, and other regulatory and administrative requirements.

For 2026-2029, the Village plans the following road programs:

Paved Major Projects

VLO is currently planning the construction and maintenance projects listed in Appendix A for the Major Road network. The total cost anticipated for these projects is approximately:

- Program “A” - \$79,000 (per adopted Capital Improvement Plan, Rev 2/9/26)
- Program “B” - \$159,000
- Program “C” - \$84,000
- Program “D” - \$153,000

Paved Local Projects

VLO is currently planning the construction and maintenance projects listed in Appendix B for the Local Road network. The total cost anticipated for these projects is approximately:

- Program “A” - \$1,404,000 (per adopted Capital Improvement Plan, Rev 2/9/26)
- Program “B” - \$435,000
- Program “C” - \$518,000
- Program “D” - \$550,000

See Appendix C for a map of planned projects.

2. RISK OF FAILURE ANALYSIS

Transportation infrastructure should be designed to be resilient. The system of interconnecting roads and bridges maintained by VLO provides road users with alternate options in the event of an unplanned disruption of one part of the system. There are, however, key links in the transportation system that may cause significant inconvenience to users if they are unexpectedly closed to traffic. Figure 13 illustrates the key transportation links in VLO’s road network, including those where a geographic feature (river, lake, or limited access road) impacts the resiliency / interconnectedness of the network.

Lake Orion’s road network includes the following critical assets: two bridges regulated under the NBIS requirements (Bellevue Avenue over Lake Orion Canal and Perry Street over Paint Creek); and three Non-NBI culverts (North Shore Drive over Lake Orion Canal; Broadway Street over Paint Creek, and Atwater Street over Paint Creek).

Portions of the Village Local Road network are also impacted by limited access segments, including Bellevue Avenue from the south Village line to the north end of the bridge, and Central Drive from the west Village line to Park Avenue. (see Figure 13). Additionally, portions of the Village’s Local Road network are critically dependent upon the road network of the adjoining Orion Township, under Oakland County jurisdiction, including Central Drive to Indianwood Road and Bellevue Avenue from the Village limits to Heights Road.



Figure 13: Key transportation links in VLO's road network

APPENDIX A: VLO 2024-2026 PAVED CITY MAJOR ROAD PLANNED PROJECTS

Treatment Program “A”

- 0.85 lane-miles of Fog Seal/Crack Seal
 - Lapeer Street, Front to Church
 - Front Street, Lapeer to Broadway

Treatment Program “B”

- 0.24 lane-miles Crush and Shape with Overlay
 - Florence Street, Flint to Jackson (or equivalent)

Treatment Program “C”

- 0.22 lane-miles Overlay or Mill and Overlay
 - Broadway Street, Jackson to Elizabeth (or equivalent)

Treatment Program “D”

- 0.30 lane-miles Crush and Shape with Overlay
 - Anderson, Flint to Shadbolt (or equivalent)
 - Shadbolt Street Broadway to Anderson (or equivalent)

APPENDIX B: VLO 2024-2026 PAVED CITY LOCAL ROAD PLANNED PROJECTS

Treatment Program “A”

- 0.23 lane-miles Overlay or Mill and Overlay
 - Clare Street
 - Axford Street, Lake to Flint
 - Andrews Street, Lake to Flint
- 3.8 lane-miles Crush and Shape with Overlay / Heavy Mill and Overlay
 - Church Street, North Shore to Andrews
 - Shadbolt Street, Andrews to M-24
 - Flint Street, North Shore to M-24
 - Lake Street, boat launch to Portside Drive
 - Beebe Street
 - Andrews Street, south end public road to Lake; Flint to Church
 - Axford Street, Flint to Village limit
 - Grove Street
 - North Shore Drive, Lake Street to west dead end

Treatment Program “B”

- 0.73 lane-miles Crush and Shape with Overlay / Heavy Mill and Overlay
 - Hauxwell Street, Shadbolt to Village limit (or equivalent)
 - Jackson Street, Washington to Hauxwell (or equivalent)
- 0.25 lane-miles Overlay or Mill and Overlay
 - Jackson Street, Hauxwell to Florence (or equivalent)
 - Hauxwell Street, Flint to Shadbolt (or equivalent)

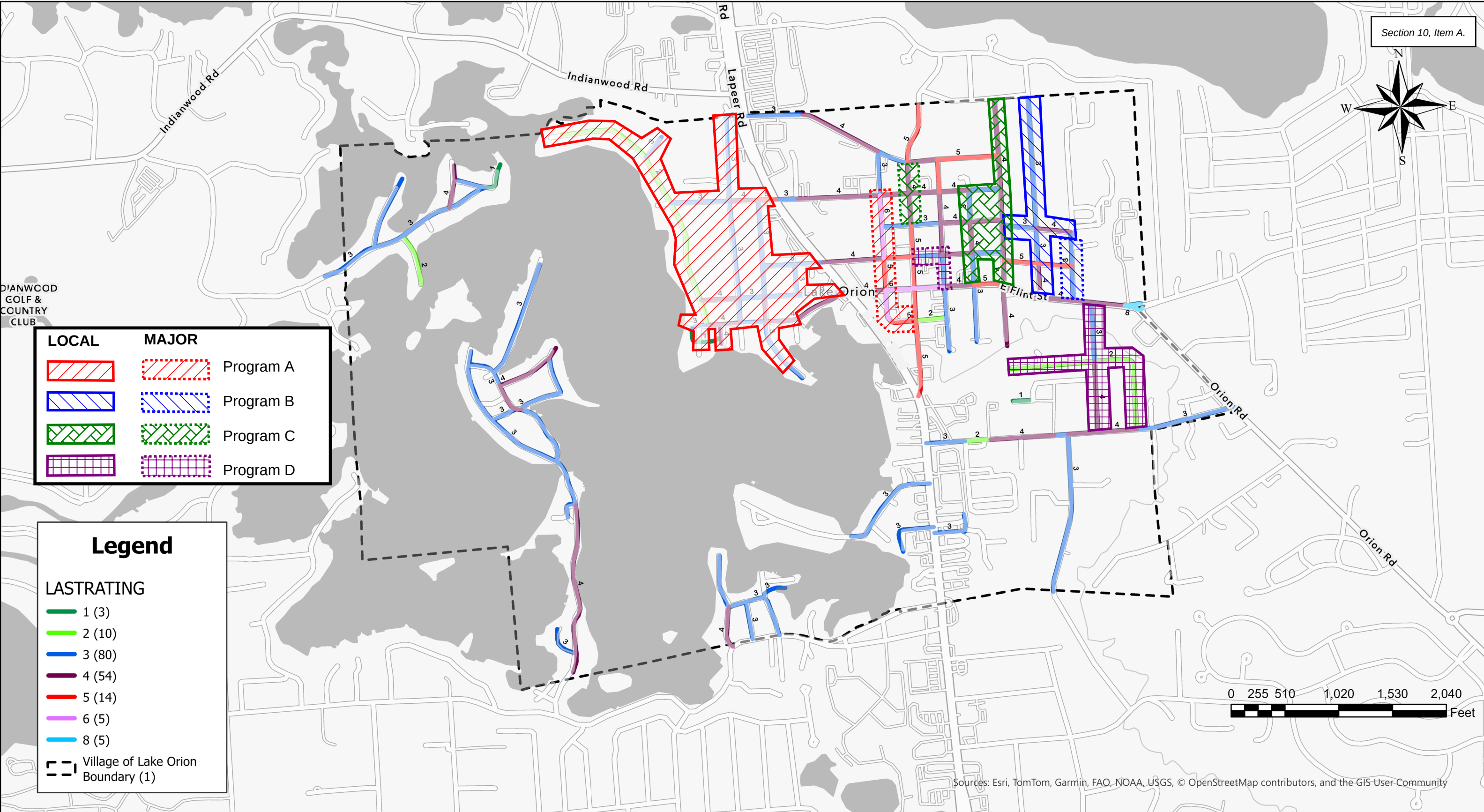
Treatment Program “C”

- 0.45 lane-miles Crush and Shape with Overlay / Heavy Mill and Overlay
 - Shadbolt Street, Slater to Washington (or equivalent)

- Church Street, Slater to Washington (or equivalent)
- Slater Street, Flint to Shadbolt, Jackson to Church (or equivalent)
- 0.89 lane-miles Overlay or Mill and Overlay
 - Washington Street, Flint to Village limit (or equivalent)
 - Slater Street, Shadbolt to Jackson (or equivalent)
 - Jackson Street, Slater to Washington (or equivalent)

Treatment Program “D”

- 0.89 lane-miles Crush and Shape with Overlay / Heavy Mill and Overlay
 - Perry Street, Glenn to Flint (or equivalent)
 - Glenn Court, west end to Perry (or equivalent)
 - Bagley Drive, Perry to Atwater (or equivalent)
- 0.25 lane-miles Overlay or Mill and Overlay
 - Perry Street, Atwater to Glenn (or equivalent)



APPENDIX C: VLO Pavement Asset Management Plan 2026 - 2029



COUNCIL ACTION SUMMARY SHEET

MEETING DATE: July 27, 2026

TOPIC Sidewalk Improvement Program (SWIP) District #2 Bulletin #1 Quantity Changes

BACKGROUND BRIEF:

Council is scheduled to consider approving Bulletin #1 changes to the 2026 District #2 Sidewalk Improvement Project. At the end of the 2025 Sidewalk Improvement program for District #1, certain locations that required work were found to be incomplete, and that contractor (not Italia Construction) was given a punch list. Instead of completing the punch list, he elected to abandon the project, leaving that work unfinished, and also leaving behind the 10% retainage the Village had withheld from payment for approved, completed work. Retainage from initial pay requests is standard practice in all public works contracts until a project has been satisfactorily completed and accepted by the municipality. The amount retained by the Village in 2025 was \$2,184.10.

Seven sites were assessed in 2025, but work was not completed by last year’s contractor. Therefore, the Engineer recommends that those seven sites be added to the 2026 contract with Italia Construction as Bulletin #1.

Engineer Spence will be in attendance at Monday’s meeting to answer any questions regarding the 2026 SWIP District #2 Bulletin #1.

SUMMARY OF PREVIOUS COUNCIL ACTION:

None

FINANCIAL IMPACT:

The total additional cost of Bulletin #1 is \$2,633.28. Property owners were assessed in 2025 a total of \$1,812.00 for this work that was never completed, leaving a net additional cost to the Village of \$821.28. This additional cost will be covered by a portion of the \$2,184.10 in monies retained by the Village from the 2025 sidewalk contractor for uncompleted work.

RECOMMENDED MOTION:

To approve the 2026 Sidewalk Improvement Project (SWIP) District #2 Bulletin #1 as presented and recommended by the Village Engineer, which adds the uncompleted 2025 sidewalk repair work to the

2026 contract with Italia Construction in the amount of \$2,633.28, and to authorize the Village Manager to execute all necessary documents relating to this contract change.



July 17, 2026

Darwin McClary, Village Manager
Village of Lake Orion
21 E. Church St.
Lake Orion, MI 48362

RE: 2026 Sidewalk Improvements – District #2
Bulletins #1 and #2
NFE Job O676-01

Dear Mr. McClary:

The Village awarded the contract for the 2026 Sidewalk Improvements – District #2 to Italia Construction, Inc. according to their lowest responsive, responsible Bid Proposal. The contract is based on unit prices, with the contractor paid based on measured, installed quantities upon completion of the work. Italia’s base bid figure of \$43,411.93 was calculated according to the estimated quantities of slabs requiring removal and replacement, which was provided to and used by all bidders.

At the end of the 2025 Sidewalk Improvement program for District #1, certain locations that required work were found to be incomplete, and that contractor (not Italia Construction) was given a punch list. Instead of completing the punch list, he elected to abandon the project, leaving that work unfinished, and also leaving behind the 10% retainage the Village had withheld from payment for approved, completed work. Retainage from initial pay requests is standard practice in all public works contracts until a project has been satisfactorily completed and accepted by the municipality. The amount retained by the Village in 2025 was **\$2,184.10**.

Seven sites were assessed in 2025, but work was not completed by last year’s contractor. Therefore, those seven sites have been added to the 2026 contract with Italia Construction as Bulletins. The total amount assessed to those sites last year was \$1,812.00, based on the 2025 contract prices and estimated quantities, while the cost to do the work at 2026 contract prices totals \$2,633.28, leaving a difference of **\$821.28** that would need to be covered by the Village. We recommend the additional cost be covered by a portion of the retainage the Village withheld from the 2025 contract.

If you have any questions regarding this recommendation, please call.

Sincerely,
Nowak & Fraus Engineers

Wendy E. Spence, PE
Sr. Project Manager

Enclosure: Punch List 2025 cost analysis
Cc: Sam Hicks, Acting DPW Director

W:\G500-Z000 Files\O000-FILES\O676-01\Correspondence\O676-02 Bulletin explanation for Council.docx

Punch List 2025 Cost Analysis

Adjoining Address	Area 4" Slab(s) SF	Area 6" Slab(s) SF	Area 8" Slab(s) SF	Area 6" RAMP SF	Area 4" w/ Int Curb SF	Total Area SF	Total Cost @ 2026 Prices	2025 Assessed Amount	Difference 2025 to 2026
Unit Cost per Italia, including removal	\$10.13	\$12.13	\$14.13	\$14.13	\$10.63				
123 S. Slater	16					16	\$162.08	\$112.00	-\$50.08
165 S. Broadway	32					32	\$324.16	\$224.00	-\$100.16
240 E. Flint	20	20				40	\$445.20	\$300.00	-\$145.20
357 E. Flint	64					64	\$648.32	\$448.00	-\$200.32
42 W. Church St	32					32	\$324.16	\$224.00	-\$100.16
52 S. Slater	40					40	\$405.20	\$280.00	-\$125.20
59 N. Washington St	32					32	\$324.16	\$224.00	-\$100.16
2025 punch list est. quantities	236	20	0	0	0	256	\$2,633.28	\$1,812.00	-\$821.28
			Amount of 10% retainage withheld from 2025 Contractor's Pay Request:						\$2,184.10

APPENDIX A - BULLETIN 1
LOCATION LIST - 2026 SIDEWALK IMPROVEMENTS

Section 10, Item B.

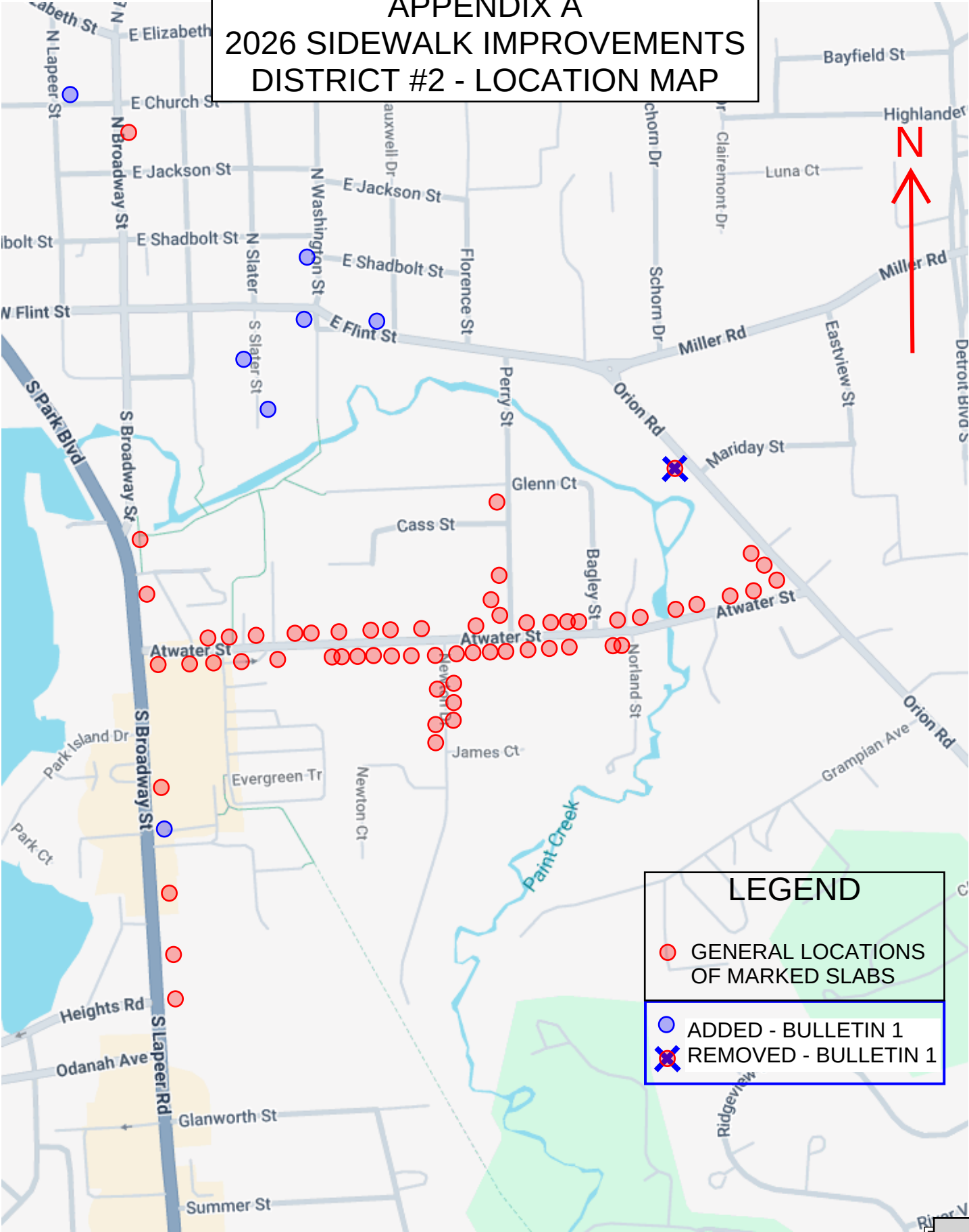
Adjoining Address	Area 4" Slab(s) SF	Area 6" Slab(s) SF	Area 8" Slab(s) SF	Area 6" RAMP SF	Area 4" w/ Int Curb SF
123 S. Slater	16				
140 Saber Way	50				
153 Atwater	125				
155 Atwater St	160				
199 S. Broadway	75				
212 Atwater St	220				
227 Atwater St	96	40			
237 Atwater St	112				
240 E. Flint	20	20			
244 N. Broadway	32				
262 Atwater		32			
281 S. Broadway	75				
295 S Broadway				72	50
295 S. Broadway	75				
300 Atwater		16			
315 Atwater	48	40			
316 Newton Dr	16				
319 Newton Dr	32				
324 Atwater	32				
325 Atwater St	48	60			
338 Atwater	32				
339 Atwater	48	20			
339 Newton Dr	32				
344 Newton Dr	112				
345 Newton Dr	32				
348 Atwater	32				
356 Newton Dr	32				
357 E. Flint	64				
383 S. Broadway	50		25		
387 Atwater St	32				
388 Atwater St	104	80			
399 S. Broadway	20				
406 Atwater St	16				
418 Atwater St	20	16			
42 W. Church St	32				
435 S. Broadway			25		
436 Atwater St	16				
448 Atwater St	60				
471 S. Broadway	150				
490 Glenn	32				
504 Atwater St	20				
509 Atwater St	16				
52 S. Slater	40				
520 Atwater St	20				
529 Atwater St	16				
536 Atwater St	60				
537 Atwater St	125				
543 Atwater St	125				
584 Atwater St	80				
587 Bagley	50				
59 N. Washington St	32				
607 Atwater	125				
674 Orion Rd.	0				
750 Orion Rd	200				
750 Orion RD	250				
Atwater Ball Field	125				
Atwater Park - Atwater Frontage	521				
Atwater Park - Internal Walk	125				
Atwater Park - Perry Frontage	96			35	
	4174	324	50	107	50
Bulletin 1 - Added sites and revised quantities					

Adjoining Address	Area 4" Slab(s) SF	Area 6" Slab(s) SF	Area 8" Slab(s) SF	Area 6" RAMP SF	Area 4" w/ Int Curb SF	Total Area SF		Total Cost	Assessed 2026	Difference	Earlier comments NFE and DPW	FINAL COMMENTS from MAILER (Sonja)
Unit Cost per Italia, inc. removal	\$10.13	\$12.13	\$14.13	\$14.13	\$10.63				Assessed 2025, not built			
123 S. Slater	16					16		\$162.08	\$112.00	-\$50.08		
140 Saber Way	50					50		\$506.50	\$507	\$0.00		
153 Atwater	125					125		\$1,266.25	\$1,266	\$0.00		
155 Atwater St	160					160		\$1,620.80	\$1,621	\$0.00		
199 S. Broadway	75					75		\$759.75	\$760	\$0.25		
212 Atwater St	220					220		\$2,228.60	\$2,229	\$0.00		
227 Atwater St	96	40				136		\$1,457.68	\$1,458	\$0.00		
237 Atwater St	112					112		\$1,134.56	\$1,135	\$0.00		
240 E. Flint	20	20				40		\$445.20	\$300.00	-\$145.20		
244 N. Broadway	32					32		\$324.16	\$324	\$0.00		
262 Atwater		32				32		\$388.16	\$388	\$0.00		
281 S. Broadway	75					75		\$759.75	\$760	\$0.00		
295 S Broadway				72	50	122		\$1,548.86	\$1,472	-\$77.00	Need info	Paint Creek Trail
295 S. Broadway	75					75		\$759.75	\$760	\$0.00	Need info	Paint Creek Trail
300 Atwater		16				16		\$194.08	\$194	\$0.00		Mail came back vacant for Notice of SA PH on 6/12/2026
315 Atwater	48	40				88		\$971.44	\$971	\$0.00		
316 Newton Dr	16					16		\$162.08	\$162	\$0.00		
319 Newton Dr	32					32		\$324.16	\$324	\$0.00		
324 Atwater	32					32		\$324.16	\$324	\$0.00		
325 Atwater St	48	60				108		\$1,214.04	\$1,214	\$0.00	Revised to 6 slabs	
338 Atwater	32					32		\$324.16	\$324	\$0.00		
339 Atwater	48	20				68		\$728.84	\$729	\$0.00		
339 Newton Dr	32					32		\$324.16	\$324	\$0.00		
344 Newton Dr	112					112		\$1,134.56	\$1,135	\$0.00		
345 Newton Dr	32					32		\$324.16	\$324	\$0.00		
348 Atwater	32					32		\$324.16	\$324	\$0.00		
356 Newton Dr	32					32		\$324.16	\$324	\$0.00		
357 E. Flint	64					64		\$648.32	\$448.00	-\$200.32		
383 S. Broadway	50		25			75		\$859.75	\$810	-\$50.00		
387 Atwater St	32					32		\$324.16	\$324	\$0.00		
388 Atwater St	104	80				184		\$2,023.92	\$2,024	\$0.00		
399 S. Broadway	20					20		\$202.60	\$203	\$0.00		
406 Atwater St	16					16		\$162.08	\$162	\$0.00		
418 Atwater St	20	16				36		\$396.68	\$397	\$0.00	Revised to 2 slabs	
42 W. Church St	32					32		\$324.16	\$224.00	-\$100.16		
435 S. Broadway			25			25		\$353.25	\$303	-\$50.00		
436 Atwater St	16					16		\$162.08	\$162	\$0.00		
448 Atwater St	60					60		\$607.80	\$608	\$0.00		
471 S. Broadway	150					150		\$1,519.50	\$1,520	\$0.00		
490 Glenn	32					32		\$324.16	\$324	\$0.00		
504 Atwater St	20					20		\$202.60	\$203	\$0.00		
509 Atwater St	16					16		\$162.08	\$162	\$0.00		
52 S. Slater	40					40		\$405.20	\$280.00	-\$125.20		
520 Atwater St	20					20		\$202.60	\$203	\$0.00		
529 Atwater St	16					16		\$162.08	\$162	\$0.00		
536 Atwater St	60					60		\$607.80	\$608	\$0.00		

537 Atwater St	125					125		\$1,266.25	\$1,266	\$0.00
543 Atwater St	125					125		\$1,266.25	\$1,266	\$0.00
584 Atwater St	80					80		\$810.40	\$810	\$0.00
587 Bagley	50					50		\$506.50	\$507	\$0.00
59 N. Washington St	32					32		\$324.16	\$224.00	-\$100.16
607 Atwater	125					125		\$1,266.25	\$0	-\$1,266.25
674 Orion Rd.	0					0		\$0.00	\$0	\$0.00
750 Orion Rd	200					200		\$2,026.00	\$2,026	\$0.00
750 Orion RD	250					250		\$2,532.50	\$0	-\$2,532.50
Atwater Ball Field	125					125		\$1,266.25	\$1,266	\$0.00
Atwater Park - Atwater Frontage	521					521		\$5,277.73	\$5,278	\$0.00
Atwater Park - Internal Walk	125					125		\$1,266.25	\$1,266	\$0.00
Atwater Park - Perry Frontage	96			35		131		\$1,467.03	\$1,397	-\$70.00
	4174	324	50	107	50	4705		\$48,962.65	\$44,196.03	-\$4,766.62
Bulletin 1 - Added sites and revised quantities										

TOOK OFF 25 SQ FT
VILLAGE TO PAY FOR
PAYING FOR ON HIS OWN
VILLAGE TO PAY FOR
ADDED 25 SQ FT
ADD 2532.50+1266.25=5277.73

APPENDIX A
2026 SIDEWALK IMPROVEMENTS
DISTRICT #2 - LOCATION MAP





COUNCIL ACTION SUMMARY SHEET

MEETING DATE: July 27, 2026

TOPIC Request from Greg Barron for Reconsideration of Permanent Easement for Driveway - 347 N. Broadway

BACKGROUND BRIEF:

Council is scheduled to consider a request from Village resident and property owner Greg Barron, 347 N. Broadway, for reconsideration of its action on July 13, 2026, regarding his request for granting pf a permanent easement across Village property for driveway access to the rear of his property from Elizabeth Street.

Attached are copies of the documents provided at the July 13 meeting as well as a copy of the relevant portion of the draft meeting minutes relating to this matter.

Based on Council’s direction from July 13, Administration offers the following additional information:

- **IMPACT OF THE PROPERTY INCLUDING GRANTING THE EASEMENT**: The property is a triangular piece of property with a paved parking lot at the west end. The portion of the property that is subject to the easement request is unimproved, and no future improvements to that portion of property are planned. A water main is located between the sidewalk and curb along the property on Elizabeth Street. The Public Works Department has advised that permitting a driveway across the property would not affect the Department’s ability to maintain the water main. If an easement is granted, the Village would not be able to construct any improvements upon the easement.
- **WHAT HAPPENS TO THE REST OF THE PROPERTY**: The rest of the property would continue to be used as a parking lot unless other plans for the property are approved by the Council.
- **TITLE, OWNERSHIP, AND USE OF THE PROPERTY**: Title to the property is vested in the Village through Oakland County circuit court action on March 24, 2025, and filing with the Oakland Court Register of Deeds on April 4, 2025 (see attached documents). The property is currently used as a parking lot along the western ½ of the property. The property is designated in the 2022 Village’s master plan amendment for multi-family residential development.

Administration recommends that Council authorize the Village Manager and Village Attorney to negotiate an acceptable easement agreement for presentation to, and approval by, the Village Council.

SUMMARY OF PREVIOUS COUNCIL ACTION:

07/13/2026 - Council directed administration to do more research on the property that includes the impact of the property which includes granting the easement, what happens to the rest of it, and information about title and ownership and use of the property and what happens to the property with the granting of the easement and come back to Council.

FINANCIAL IMPACT:

None

RECOMMENDED MOTION:

To authorize the Village Manager and Village Attorney to negotiate with Greg Barron, property owner of 347 North Broadway Street, the terms and conditions of an appropriate easement agreement across a portion of Village property located at 330 North Lapeer Street (the southeast corner of North Lapeer Street and West Elizabeth Street), Parcel ID No. OL-09-02-433-001, for driveway access to the rear portion of Mr. Barron’s property located at 347 North Broadway Street, subject to the following conditions: (1) the property owner reimburses the Village for all costs associated with the drafting, execution, and recording of the easement agreement; and (2) the property owner pays reasonable compensation to the Village for the easement. The proposed easement agreement shall be submitted to Village Council for final approval prior to execution.

Darwin McClary

From: Gregory Barron <gabarron8488@gmail.com>
Sent: Wednesday, July 15, 2026 3:48 PM
To: Darwin McClary; Stephanie Barron
Subject: Re: 347 N. Broadway -How to get a driveway cross Village property

Darwin: I would like to have my request for a permanent easement across 330 N. Lapeer St. for a driveway into 347 N. Broadway be placed on the Village Council agenda for reconsideration. Please let me know if there is specific information I can provide that will help further the acceptance of my request. Thank you.

Regards,

Gregory Barron
Property Owner
[REDACTED]

On Fri, Jun 19, 2026 at 6:17 PM Gregory Barron <gabarron8488@gmail.com> wrote:
Darwin: I thought I would add a picture of the planned garage on the property also. See attachment. Thanks.

On Fri, Jun 19, 2026 at 5:49 PM Gregory Barron <gabarron8488@gmail.com> wrote:
Excellent, thank you, Darwin.

On Fri, Jun 19, 2026 at 5:01 PM Darwin McClary <mcclaryd@lakeorion.org> wrote:

Greg:

Thank you so much for providing the letter of request and surveys. This item will be on the Village Council’s July 13 regular meeting agenda for discussion.

Thank you again, and have an awesome weekend!



DARWIN D. P. McCLARY (he, him, his)

Village Manager

June 15, 2026

Mr. Darwin McClary
Village Manager
Village of Lake Orion
21 E. Church Street
Lake Orion, MI 48362

Subject: Request to be Placed on Village Council Agenda – Property Access Discussion

Dear Mr. McClary,

I am the owner of the property located at 347 N. Broadway Street and would like to request placement on an upcoming Village Council meeting agenda to discuss potential access options across the adjacent Village-owned parcel to the North (09-02-433-001).

We spoke to Gage Belko in April 2023 about putting a driveway in from Elizabeth street. He had us submit an application to combine parcels. Through this process, it was discovered the Village did not have title to the property. Gage told us we would have to wait until the Village acquired title to determine if the property could be sold or a permanent easement granted.

I would appreciate the opportunity to discuss our options to use a small portion of this parcel for ingress and egress off of Elizabeth Street.

The proposed access route would be right next to the area that is currently used as a parking lot. This would minimize disturbance to Village property while providing safe access to the residence.

I would welcome the opportunity to discuss the matter with Council and receive guidance on the appropriate process for moving forward.

Thank you for your time and consideration. Please let me know if there are any materials I should provide in advance of the meeting.

Sincerely,

Greg Barron
347 N. Broadway Street
Lake Orion, MI 48362
(248)388-4599
gabarron8488@gmail.com

PROPERTY DESCRIPTION

PARCEL NO. 09-02-433-005
WARRANTY DEED - 347 N. BROADWAY ST.
THE FOLLOWING PREMISES SITUATED IN THE TOWNSHIP OF ORION, COUNTY OF OAKLAND, STATE OF MICHIGAN, TO WIT:

THE NORTH 1/2 OF LOT(S) 1, 2 AND 3, EXCEPT THE WEST 36 FEET OF THE NORTH 1/2 OF LOT 3, BLOCK 24, HEMINGWAY'S PLAT SUBDIVISION, ACCORDING TO THE RECORDED IN LIBER 1, PAGE 34 OF PLATS, OAKLAND COUNTY RECORDS.

ALSO KNOWN AS FOR TAX PURPOSES: T4N, R10E, SEC 2 HEMINGWAY'S PLAT N 1/2 OF LOTS 1 & 2, ALSO N 1/2 OF LOT 3 EXC W 36 FT BLK 24.

AREA OF DISTURBANCE = 0.10 ACRES

BENCHMARK NO. 1

SET BENCHMARK IN POWERPOLE, AS SHOWN
ELEVATION=1005.28 (NAVD88)

PROPOSED GRADING AND PLOT PLAN:

SOIL EROSION & SEDIMENTATION CONTROL CONSTRUCTION MAINTENANCE SCHEDULE													
MAINTENANCE SEQUENCE	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	YEAR
STREET SWEEPING													2024
SILT FENCING													2024
MAINTAIN BUFFER STRIPS													2024
INLET STRUCTURES													2024
SEEDING AND MULCH													2024
RIP-RAP													2024
REMOVE TEMPORARY MEASURES													2024

SOIL EROSION & SEDIMENTATION CONTROL CONSTRUCTION OPERATION TIME SCHEDULE													
CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	YEAR
TEMPORARY CONTROL MEASURES													2024
CRUSHED CONCRETE ACCESS DRIVE													2024
STRIP & STOCKPILE TOPSOIL													2024
ROUGH GRADE SITE													2024
UNDERGROUND UTILITY CONSTRUCTION													2024
FOUNDATION/HOUSE CONSTRUCTION													2024
FINISH/FINAL SITE GRADING													2024
PERMANENT CONTROL MEASURES													2024
LANDSCAPING													2024

EXISTING ZONING INFORMATION:

ACCORDING TO THE CURRENT VILLAGE OF LAKE ORION ZONING ORDINANCE THIS PROPERTY IS CURRENTLY ZONED RV (VILLAGE SINGLE FAMILY RESIDENTIAL), AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

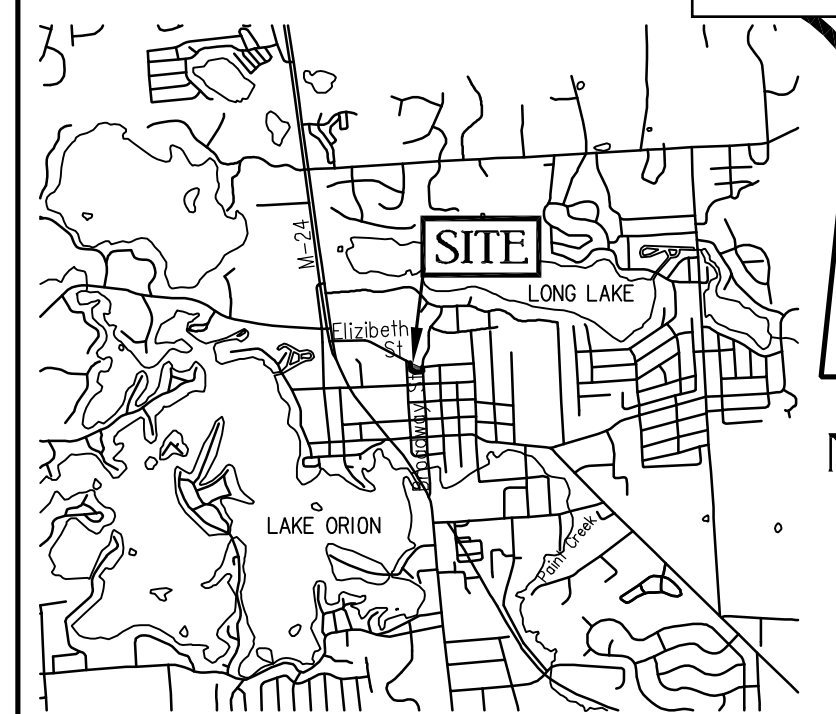
- 1) MINIMUM LOT AREA = 7,200 SQ FEET
- 2) MINIMUM LOT FRONTAGE = 60 FEET
- 3) FRONT SETBACK = 25 FEET
- 4) SIDE SETBACK = 10 FEET
- 5) REAR SETBACK = 25 FEET
- 6) MAXIMUM BUILDING HEIGHT = 30 FEET
- 7) MAXIMUM LOT COVERAGE = 40 PERCENT

ACCESSORY BUILDINGS AND STRUCTURES:

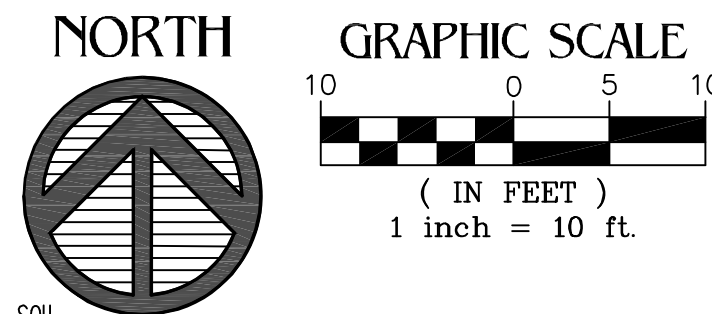
- 1) FRONT LOT LINE = BEHIND FRONT BUILDING LINE OF HOUSE
- 2) SIDE LOT LINE = 3 FEET
- 3) SIDE STREET LOT LINE = 10 FEET
- 4) REAR LOT LINE = 3 FEET
- 5) WATER LOT LINE = 25 FEET

LEGEND

●	SET IRON #5012	☼	EX DECIDUOUS TREE
■	FOUND IRON	—	EX TREE LINE
△	FOUND CONCRETE MONUMENT	—	EX SURFACE ELEVATION
(M)	SCRIBE "X" IN CONCRETE	—	EX SURFACE CONTOUR
(R)	MEASURED	—	EX CENTERLINE DITCH
FND	RECORDED	—	EX TOP OF BANK
R/W	FOUND	—	PROP CONCRETE AREAS
ASPH	RIGHT OF WAY	—	PROP HOUSE LOCATION
CONC	ASPHALT	—	PROP WOOD DECK
B/B	CONCRETE	—	PROP STORM MANHOLE
EX	BACK TO BACK	—	PROP STORM CATCHBASIN
FF, FFE	EXISTING	—	PROP STORM SEWER
—	FINISHED FLOOR ELEVATION	—	PROP SAND BACKFILL
—	EX UTILITY POLE W/GUY WIRE	—	PROP RIPRAP
—	EX OVERHEAD POWERLINES	—	LIMITS OF DISTURBANCE
—	EX STORM MANHOLE/CATCHBAIN	—	SOIL EROSION KEY NO.
—	EX STORM SEWER	—	DRAINAGE FLOW ARROW
—	EX PERC TEST	—	PROP SURFACE ELEVATION
—	EX SEPTIC LID	—	PROP REMOVAL
—	EX WELL	—	



LOCATION MAP



SOIL EROSION AND SEDIMENTATION CONTROL (SESC) NOTES:

1. SOIL EROSION: THE CONTRACTOR SHALL SUBMIT A DETAILED SOIL EROSION AND SEDIMENTATION CONTROL PLAN AND OBTAIN AN ACT 451 PART 91, SOIL EROSION AND SEDIMENTATION CONTROL PERMIT. THIS INCLUDES THE PAYMENT OF FEES AND THE PROVIDING OF NECESSARY BONDS. NO EARTH CHANGES OR EXCAVATION SHALL BE STARTED PRIOR TO THE ISSUANCE OF THIS PERMIT. THE CONTRACTOR SHALL PROTECT ALL EXISTING AND PROPOSED STORM SEWER FACILITIES ON AND ADJACENT TO THE SITE DURING EXCAVATION AND CONSTRUCTION. ALL SEDIMENT SHALL BE CONTAINED ON SITE. ANY SILT IN COUNTY DRAINS, STORM SEWER, CULVERTS, ETC. AS A RESULT OF THIS PROJECT, SHALL BE REMOVED BY THE CONTRACTOR AT THE COST OF THE CONTRACTOR.
2. ALL SOIL EROSION AND SEDIMENTATION CONTROL WORK SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS OF VILLAGE OF LAKE ORION AND THE OAKLAND COUNTY DRAIN COMMISSION, WATER RESOURCES COMMISSION (ODC-WRC). THE CONTRACTOR SHALL OBTAIN A SOIL EROSION AND SEDIMENTATION CONTROL PERMIT OR WAIVER FROM ODC-WRC PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS.
3. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES MUST BE PLACED PRIOR TO OR AS THE FIRST STEP IN CONSTRUCTION. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERMETER DEFENSE AGAINST ANY TRANSPORTING OF SILT OFF THE SITE.
4. CONTRACTOR SHALL PLACE AND MAINTAIN ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED BY VILLAGE OF LAKE ORION AND/OR THE ODC-WRC, AND AS SHOWN ON THESE PLANS. CONTRACTOR SHALL REMOVE TEMPORARY MEASURES AS SOON AS ALL PERMANENT EROSION CONTROL MEASURES HAVE BEEN COMPLETED AND APPROVED BY THE VILLAGE OF LAKE ORION AND/OR THE ODC-WRC.
5. EROSION AND ANY SEDIMENT CREATED FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN ANY DRAINAGE FACILITIES. DRAINAGE FACILITIES INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES, AND PONDS.
6. ALL MUD, DIRT, AND DEBRIS TRACKED ONTO EXISTING ROADS FROM THIS SITE SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR. ALL MUD, DIRT, AND DEBRIS TRACKED OR SPILLED ONTO PAVED SURFACES WITHIN THIS SITE SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
7. CONTRACTOR MUST IMPLEMENT APPROPRIATE MEASURES AS REQUIRED TO CONTROL DUST AT ALL TIMES, AS APPROVED BY VILLAGE OF LAKE ORION AND/OR THE ODC-WRC.
8. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE EFFECTIVENESS OF EROSION AND SEDIMENT CONTROL MEASURES, AND ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY.
9. FAILURE TO COMPLY WITH ALL APPLICABLE SOIL EROSION AND SEDIMENTATION CONTROL REQUIREMENTS MAY RESULT IN WORK STOPPAGE BY VILLAGE OF LAKE ORION AND/OR THE ODC-WRC.
10. CONTRACTOR MUST IMMEDIATELY HAUL AWAY ALL EXCAVATED DIRT TO AN APPROVED OFF SITE LOCATION, OR TEMPORARILY STORE THE MATERIAL ON THE SITE. ALL STORED MATERIAL MUST BE PROTECTED TO PREVENT EROSION.
11. THE CONTRACTOR MUST PROVIDE A WRITTEN SCHEDULE INDICATING THE TIMING AND SEQUENCING OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND CONSTRUCTION ITEMS, INCLUDING THE INSTALLATION OF ALL PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.
12. APPROXIMATELY 0.10 ACRES WILL BE DISTURBED IN CONSTRUCTION OF THIS PROJECT, THEREFORE A NPDES STORM WATER DISCHARGE PERMIT WILL NOT BE REQUIRED.

SESC MAINTENANCE NOTES:

1. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING ANY PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. IF THE FABRIC DECOMPOSES OR BECOMES INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE, AND THE BARRIER IS STILL REQUIRED, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE CLEANED AND MAINTAINED AS REQUIRED SUCH THAT THE MEASURES ARE EFFECTIVE AND IN PROPER WORKING ORDER AT ALL TIMES.
4. ALL MUD/DIRT TRACKED ONTO ROADS OR THE PARKING LOT FROM THE SITE DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
5. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES, BOTH PERMANENT AND TEMPORARY, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. SEE SHEET 2 FOR THE CONSTRUCTION DETAILS AND MAINTENANCE NOTES. THE CONTRACTOR SHALL CLEAN AND REPLACE OUTER SURFACE AT THE COMPLETION OF THE PROJECT.

SANITARY SEWER & WATER WELL NOTE:

1. THE EXISTING SITE IS CURRENTLY SERVICED BY A PROPOSED WATER WELL, AND A PROPOSED SEPTIC SYSTEM.
2. THE CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL EXISTING UTILITIES AND LEADS PRIOR AND DURING CONSTRUCTION.

FLOOD PLAIN NOTE:

THIS PROPERTY IS IN ZONE "X" (AREAS OF MINIMAL FLOODING) OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 26123C0225SF WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR NOTES:

1. DATE OF LAST FIELD WORK: AUGUST 6, 2024.
2. THE BEARINGS ARE RELATIVE TO THE MICHIGAN COORDINATE SYSTEM, SOUTH ZONE (2113) AS DEFINED BY MICHIGAN P.A. 9 OF 1964 AND AMENDED BY P.A. 154 OF 1988 (NAD 83 [2011]).
3. THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).

WETLAND NOTE:

ACCORDING TO THE FINAL WETLAND INVENTORY MAPS OF MICHIGAN, THERE ARE NO WETLAND AREAS ON THIS PROPERTY.

PROJECT NARRATIVE:

IT IS NOT ANTICIPATED THAT THERE WILL BE ANY SUBSTANTIAL INCREASE IN DUST, ODOOR, SMOKE FUMES, NOISE OR LIGHTS. THE BUILDING OCCUPANT WILL BE REQUIRED TO COMPLY WITH ANY APPLICABLE ZONING ORDINANCE REQUIREMENTS REGARDING THESE ITEMS.

UTILITY STATEMENT:

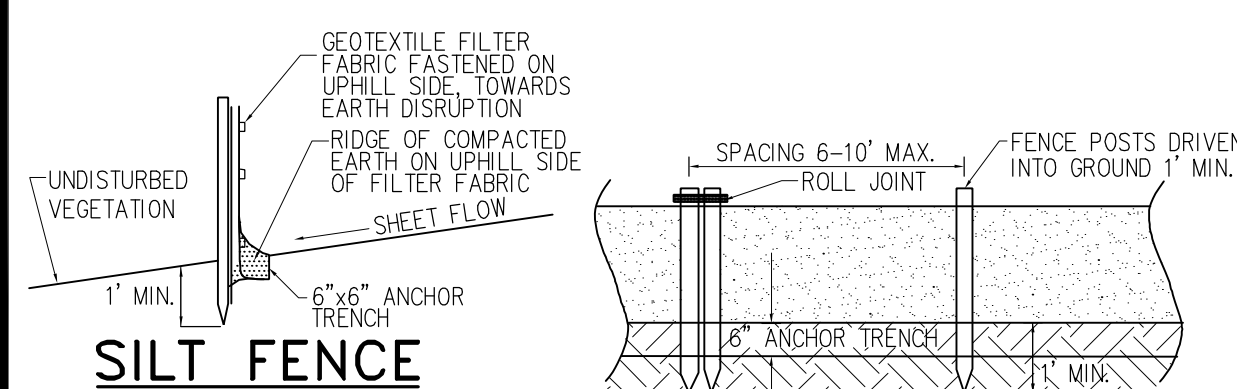
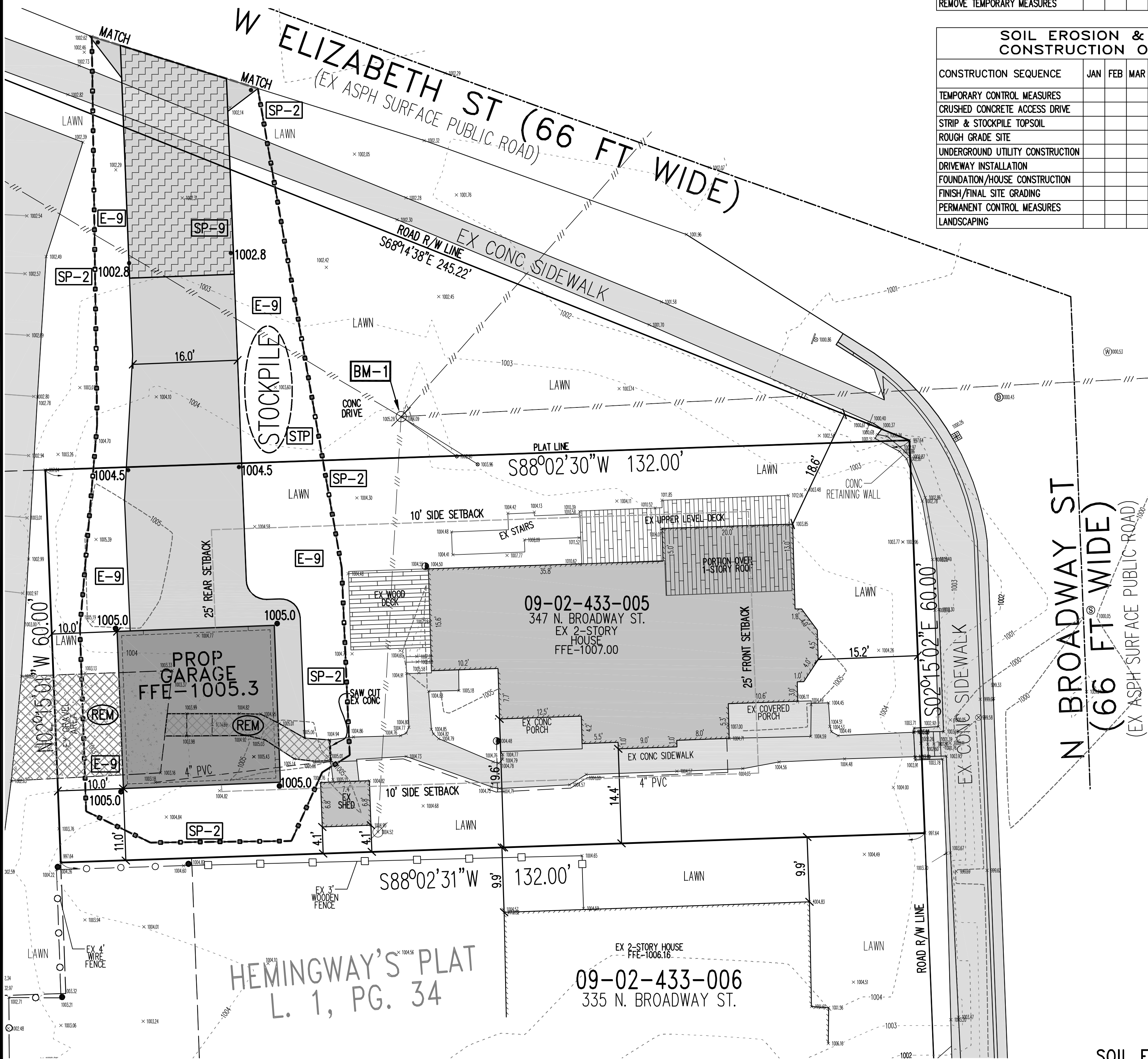
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR AND/OR ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR AND/OR ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR AND/OR ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SESC CONSTRUCTION SEQUENCE & MAINTENANCE:

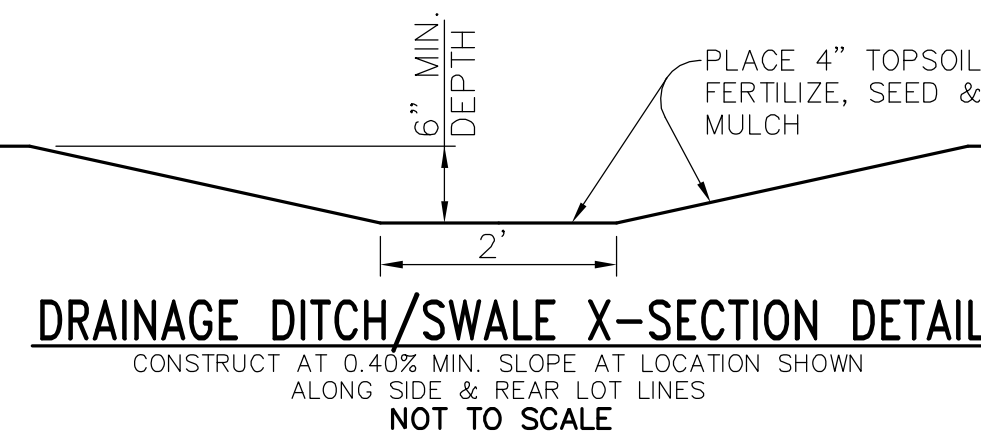
1. PLACE ALL TEMPORARY SOIL EROSION CONTROL MEASURES AS PER THESE PLANS.
2. STRIP AND STOCKPILE TOPSOIL WITHIN THE WORK AREA, AS SHOWN ON THIS PLAN.
3. CONSTRUCT THE PROPOSED BUILDING, DRIVEWAY, AND UTILITIES, AS SHOWN ON THESE PLANS.
4. FINAL GRADE ALL PROPOSED LAWN AREAS AND PLACE 4" TOPSOIL, FERTILIZER, SEED, AND MULCH TO RESTORE ALL DISTURBED TURF AREAS, AND INSTALL PLANTINGS.
5. REMOVE ALL TEMPORARY SOIL EROSION CONTROL MEASURES AFTER ALL SITE CONSTRUCTION HAS BEEN COMPLETED AND ALL NEW TURF AREAS FULLY ESTABLISHED.
6. CONTRACTOR SHALL KEEP STREET AND ALL OTHER PAVEMENT CLEAN AT ALL TIMES, AND PREVENT DUST POLLUTION.
7. THE SOIL EROSION CONTROLS WILL BE MAINTAINED WEEKLY AND AFTER EVERY STORM EVENT BY THE CONTRACTOR DURING CONSTRUCTION, THEN BY OWNER AFTERWARDS.



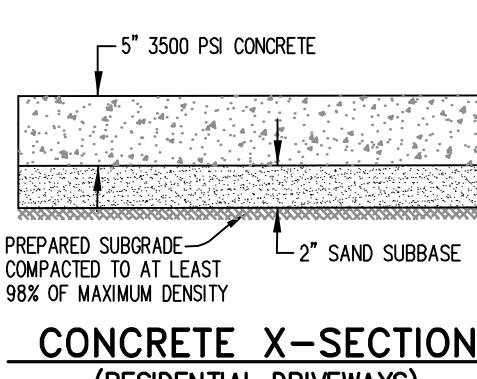
Know what's below.
Call before you dig.



SILT FENCE



DRAINAGE DITCH/SWALE X-SECTION DETAIL



CONCRETE X-SECTION (RESIDENTIAL DRIVEWAYS)

NOTE: SAW-CUT JOINTS IN FINISHED CONCRETE PAVEMENT, 6" MIN TO 8" MAX O.C.

SOIL EROSION CONTROL KEYING SYSTEM

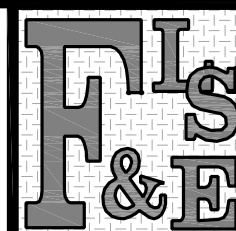
KEY	DETAIL	CHARACTERISTICS
E-9	EROSION CONTROL BLANKETS	WHEN BARE SOIL IS EXPOSED, TEMPORARILY OR PERMANENTLY, TO EROSION FORCES FROM WIND AND OR WATER ON FLAT AREAS, MILD SLOPES, GRASED WATERWAYS AND SPILLWAYS, OVERSLOPES, DITCHES AND OTHER BORROW AND STOCKPILE AREAS, AND SPILL AREAS, THESE BLANKETS PREPARED TOPSOIL BED, EASILY PLACED IN SMALL QUANTITIES BY INEXPERIENCED PERSONNEL.
SP-2	SILT FENCE	AS A TEMPORARY MEASURE USED TO CAPTURE SEDIMENT FROM SHEET FLOW, MAY ALSO DIVERT SMALL VOLUMES OF SHEET FLOW TO PROTECTED OUTLETS. USES GEOTEXTILE FABRIC AND POSTS OR POLES, EASY TO CONSTRUCT AND LOCATE AS NECESSARY.
SP-9	AGGREGATE COVER (NOISE WALLS)	STABILIZES SOIL SURFACES, THIS MINIMIZING EROSION PERMITS CONSTRUCTION TRAFFIC IN ADVERSE WEATHER. MAY BE USED AS PART OF PERMANENT BASE CONSTRUCTION OF PAVED AREAS.
STP	STRIPPING & STOCKPILING TOPSOIL	TOPSOIL MAY BE STOCKPILED ABOVE BORROW AREAS TO ACT AS A DIVERSION STOCKPILE SHOULD BE TEMPORARILY SECEDED. AFTER CONSTRUCTION COMPLETION, REMOVE ACCESS SPILLS FROM SITE.

SCALE: 1"=10'

JOB NO. 24-251

OWNER/DEVELOPER:
GREG BARRON
347 NORTH BROADWAY STREET
LAKE ORION, MI 48362

PART OF THE NORTHWEST 1/4,
SECTION 2, T4N-R10E
ORION TWP, OAKLAND CO, MI



Fenton Land Surveying & Engineering, Inc
14165 N. FENTON ROAD, SUITE 101A, FENTON, MI 48430
PHONE: 810.354.8115 EMAIL: INFO@FENTONLSE.COM

PROPOSED GRADING & PLOT PLAN FOR:
GREG BARRON
347 NORTH BROADWAY STREET

REVISIONS	DRN. BY:	J.R.M.	01.08.2025	SHEET NO: 1 of 1
	DSN BY:	J.R.B.	"	
	CHK'D BY:	J.P.W.	"	
	APPR BY:	J.P.W.	"	

MOTION made by President Rutt, Seconded by Council Member Lamb to receive and file the June 2026 Planning and Zoning Monthly Report by McKenna, as presented.

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

K. Receive and File of Planning Commission Regular Meeting Minutes of June 1, 2026

Council Member Lamb responded to a question raised during public comment, explaining that the agenda item documented the actions taken by the Planning Commission.

Discussion followed regarding the proposed generator ordinance. It was explained that, following the Village Attorney's review, the next step would be the first reading of the ordinance before the Village Council.

Kathryn Levandowski inquired about noticing requirements. Village Manager McClary explained that certain zoning approvals require notice to nearby property owners, while others do not. He also noted that she could attend the Village Council meeting when the proposed ordinance is scheduled for its first reading.

MOTION made by Council Member Lamb, Seconded by Council Member Dandalides to receive and file the Planning Commission Regular Meeting Minutes of June 1, 2026, as presented.

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

9. Public Hearings

None.

10. Other Items

A. Request for Permanent Easement – 347 N. Broadway – Greg Barron

Council Member Lamb inquired whether approval of the item would result in a financial benefit to the property owners. Village Manager McClary responded that the matter would require discussion between Administration and the Village Attorney. He noted that the proposed easement agreement could add value to the property.

MOTION made by Council Member Lamb, Seconded by President Rutt to authorize the Village Manager and Village Attorney to negotiate with Greg Barron, property owner of 347 North Broadway Street, for the possible drafting, execution, and recording of an appropriate easement agreement across a portion of Village property located at 330 North Lapeer Street (the southeast 158 Section 10, Item A. corner of North Lapeer Street and West Elizabeth Street), Parcel ID No. OL-09-02-433-001, for driveway access to the rear portion of Mr. Barron’s property located at 347 North Broadway Street, subject to the following conditions: (1) the property owner reimburses the Village for all costs associated with the possible drafting,

execution, and recording of the easement agreement; and (2) the property owner pays reasonable compensation to the Village for the easement. The proposed easement agreement shall be submitted to Village Council for final approval prior to execution.

Council Member Dandalides inquired about responsibility for any future water or sewer repairs within the easement area. Discussion followed among the Village Council regarding the Village’s ability to sell the property in question and the potential disadvantages of doing so. Village Manager McClary stated that, under the Village Charter, the property could not be disposed of because it is designated as park land unless approved by a vote of the electorate.

Donald Kindred commented regarding the potential sale of the property and referenced the property located on Elizabeth Street.

Council Member Lamb withdrew the motion.

MOTION made by President Rutt to authorize the Village Manager and Village Attorney to negotiate with Greg Barron, property owner of 347 North Broadway Street, for the drafting, execution, and recording of an appropriate easement agreement across a portion of Village property located at 330 North Lapeer Street (the southeast 158 Section 10, Item A. corner of North Lapeer Street and West Elizabeth Street), Parcel ID No. OL-09-02-433-001, for driveway access to the rear portion of Mr. Barron’s property located at 347 North Broadway Street, subject to the following conditions: (1) the property owner reimburses the Village for all costs associated with the drafting, execution, and recording of the easement agreement; and (2) the property owner pays reasonable compensation to the Village for the easement. The proposed easement agreement shall be submitted to Village Council for final approval prior to execution. *Motion failed from lack of support.*

Village Manager McClary stated that the property owner had approached the Village with the request and that Administration was attempting to accommodate the property owner's needs in a manner that would not result at a minimal cost to the Village. He further stated that there was no benefit to the Village in acquiring the property.

MOTION made by Council Member Lamb, Seconded by Council Member Moshier to direct the Administration to do more research on the property that includes the impact of the property which includes granting the easement, what happens to the rest of it, and information about title and ownership and use of the property and what happens to the property with the granting of the easement come back to the council.

VOTING YEA: Moshier, Lamb, Dandalides, Papacek
VOTING NAY: Rutt
ABSENT: Ford, Comparoni Jr
MOTION: Carried

B. License Agreement for Use of Village Property – Clover & Creek, 197 S. Broadway

Removed.

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS

2025 APR -3 AM 11:19

035751 Liber 60099 Page 138
4/4/2025 9:58:29 AM Receipt #000
\$25.00 Misc Recording
\$0.00 Remonumentation
\$5.00 Automation
\$0.0 Transfer Tax
PAID RECORDED - Oakland County, MI
Lisa Brown, Clerk/Register of Deeds

Section 10, Item C.

STATE OF MICHIGAN
IN THE CIRCUIT COURT OF THE COUNTY OF OAKLAND

VILLAGE OF LAKE ORION,
A Michigan municipal Corporation,

Plaintiff,

v.

PATRICIA BALLAGH, et al,

Defendant.

consolidated with:

VILLAGE OF LAKE ORION,
A Michigan municipal Corporation,

v.

John Doe(s)

Case No: 2024-208060-CH
Hon. Jeffery S. Matis

4P
ENV

Case No: 2024-211318-CH
Hon. Jeffery S. Matis

JUDGMENT

Michael C. Gibbons (P51304)
Monika Koleci Marku (P85371)
Beier Howlett, P.C.
Attorney for Plaintiff
3001 W. Big Beaver Rd, Ste. 600
Troy, MI 48084
(248) 645-9400
mgibbons@bhlaw.us.com
mkmarku@bhlaw.us.com

William M. Ogden (P58692)
Spreser Ogden P.L.L.C.
Attorney for Defendant Belize Properties
106 W. Shadbolt St.
Lake Orion, MI 48362
(248) 929-5990
bill@spreserogden.com

OK LB

Thomas M. Amon (P72351)
Warner Norcross + Judd L.L.P.
Attorney for Defendant AT&T
150 Ottawa Ave. NW
Grand Rapids, MI 49503
(616) 752-2000
tamon@wnj.com

JUDGMENT

At a session of court held in the courthouse in Pontiac,
Oakland County, Michigan, on 3/24/2025
Present: Honorable Jeffery S. Matis
Oakland County Circuit Court Judge

This matter having come before the Court on Plaintiff's motion for summary disposition ("Motion") in Case No. 2024-208060-CH of this consolidated action seeking judgment in its favor as to its *First Amended Complaint to Quiet Title and to Establish Title to Real Property* ("Complaint") brought pursuant to MCL 600.2932 and MCR 3.411;

The property at issue being that certain "park property" located in the Village of Lake Orion, Oakland County, Michigan, identified in the Complaint and legally described in the attached **Exhibit A**, with a property tax item No. 09-02-433-001 ("Property"); and

The Court having granted Plaintiff's Motion by its *Opinion and Order Granting Plaintiff's Motion for Summary Disposition* dated March 14, 2025.

NOW, WHEREFORE,

IT IS HEREBY ORDERED AND ADJUDGED that judgement is rendered in Case No. 2024-208060-CH in favor of Plaintiff Village of Lake Orion and title to the Property is quieted in favor of Plaintiff Village of Lake Orion, now the fee simple absolute owner of the Property, free and clear of any and all recorded or unrecorded, legal or equitable, interests of Defendants, and their respective assigns and transferees, if any.

IT IS FURTHER ORDERED that Defendants will have no further rights, title, or interest of any kind in the Property, except that all rights of Defendant Michigan Bell Telephone Company ("AT&T") regarding its existing overhead lines and poles at the Property are hereby preserved, and nothing in this Judgment shall be construed as divesting or impairing any such rights held by AT&T.

IT IS SO ORDERED.

THIS JUDGMENT RESOLVES ALL PENDING CLAIMS AND CLOSES CASE NO:
2024-208060-CH.

Date: 3/24/2025


/s/ Jeffery S. Matis
March 24, 2025
CIRCUIT COURT JUDGE

BB

Prepared by:
Beier Howlett, P.C.

/s/ Michael C. Gibbons
Michael C. Gibbons (P51304)
Attorney for Plaintiff
3001 W. Big Beaver Rd, Ste. 600
Troy, MI 48084
(248) 645-9400
mgibbons@bhlaw.us.com

EXHIBIT A

"PARK" LOT BEING A PART OF "SUPERVISOR'S PLAT NO. 8" A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 2, TOWN 4 NORTH, RANGE 10 EAST, VILLAGE OF LAKE ORION, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 14 OF PLATS, ON PAGE 58, OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID "PARK"; THENCE SOUTH 89 DEGREES 52 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID SUPERVISOR'S PLAT NO. 8", 222.71 FEET (RECORDED AS 224.00 FEET) TO THE SOUTHWEST CORNER OF SAID "PARK"; THENCE NORTH 00 DEGREES 02 MINUTES 10 SECONDS WEST ALONG THE EAST LINE OF SAID LAPEER STREET (49 FEET WIDE), 98.12 FEET (RECORDED AS DUE NORTH 98.62 FEET) TO THE NORTHWEST CORNER OF SAID "PARK" ALSO BEING THE INTERSECTION OF THE EAST LINE OF SAID LAPEER STREET AND THE SOUTHERLY LINE OF ELIZABETH STREET (60 FEET WIDE); THENCE SOUTH 66 DEGREES 20 MINUTES 28 SECONDS EAST ALONG SAID SOUTHERLY LINE OF ELIZABETH STREET, 243.21 FEET (RECORDED AS SOUTH 66 DEGREES 20 MINUTES EAST, 244.50 FEET) TO THE POINT OF BEGINNING.

STATE OF MICHIGAN } ss.
COUNTY OF OAKLAND }

I LISA BROWN, County Clerk for the County of Oakland, Clerk of the Circuit Court thereof, the same being a Court of Record and having a Seal, hereby certify that the attached is a true copy.

In Testimony whereof, I have hereunto set my hand and placed the Seal of said Court this MAR 26 2025

LISA BROWN - Clerk / Register of Deeds

Deputy Clerk

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS

2025 OCT 16 AM 11:18

133459 Liber 00640 Page 167
10/20/2025 2:07:24 PM Recdpt #0005183
\$25.00 Misc Recording
\$0.00 Remonumentation
\$6.00 Automation
\$0.0 Transfer Tax
PAID RECORDED - Oakland County, MI
Lisa Brown, Clerk/Register of Deeds

Section 10, Item C.

STATE OF MICHIGAN
IN THE CIRCUIT COURT OF THE COUNTY OF OAKLAND

VILLAGE OF LAKE ORION,
A Michigan municipal Corporation,

Plaintiff,

v.

JOHN DOE(S)

Defendant.

Case No: 2024-211318-CH
Hon. Jeffery S. Matis

consolidated with:

Case No: 2024-208060-CH
Hon. Jeffery S. Matis

VILLAGE OF LAKE ORION,
A Michigan municipal Corporation,

v.

PATRICIA BALLAGH, *et al*,

JUDGMENT AS TO JOHN
DOE(S) DEFENDANT

Michael C. Gibbons (P51304)
Matthew T. Haupt (P86782)
Beier Howlett, P.C.
Attorney for Plaintiff
3001 W. Big Beaver Rd, Ste. 600
Troy, MI 48084
(248) 645-9400
mgibbons@bhlaw.us.com
mhaupt@bhlaw.us.com

FINAL JUDGMENT QUIETING TITLE

OK LB

At a session of court held in the courthouse in Pontiac,
Oakland County, Michigan, on 10/7/2025
Present: Honorable Jeffery S. Matis
Oakland County Circuit Court Judge

This matter having come before the Court on Plaintiff Village of Lake Orion's Motion for Summary Disposition and for Entry of Final Judgment in this quiet title action; the Court having reviewed the pleadings, affidavits, and other evidentiary materials, as well as the full court file; the Court having issued its Opinion and Order dated October 6, 2025 granting Plaintiff's motion pursuant to MCR 2.116(C)(10) and cancelling the October 15, 2025 hearing; and the Court being otherwise fully advised in the premises;

AND THE COURT FINDING that Plaintiff has adversely possessed the subject property for more than 15 years under MCL 600.5801(4), that there are no owners of record in the chain of title, and that no response or opposing evidentiary material was filed by the John Doe defendants;

AND THE COURT NOTING that it previously entered a Final Judgment Quieting Title in favor of the Village in Case No. 2024-208060-CH on March 24, 2025, with respect to the same real property;

NOW, THEREFORE, IT IS HEREBY ORDERED AND ADJUDGED that Judgment is entered in Case No. 2024-211318-CH in favor of Plaintiff Village of Lake Orion.

Title to the real property legally described in the attached Exhibit A is quieted in fee simple absolute in favor of Plaintiff Village of Lake Orion, free and clear of any and all legal or equitable, recorded or unrecorded, interests, claims, rights, liens, or estates of the John Doe defendants, and of all persons or entities claiming by, through, or under them.

The John Doe defendants, and all persons or entities claiming under them, are forever barred and estopped from asserting any right, title, or interest in the property adverse to Plaintiff.

This Judgment is entered subject to any valid, existing utility easements of record, including, but not limited to, the rights of Michigan Bell Telephone Company d/b/a AT&T regarding its existing overhead lines and poles located on the Property. Nothing in this Judgment shall be construed to impair or divest those existing utility rights.

This Judgment resolves all remaining claims in Case No. 2024-211318-CH, and that case is hereby CLOSED.

Date: 10/7/2025


/s/ Jeffery S. Matis
October 7, 2025
Honorable Jeffery S. Matis
Circuit Court Judge BB

Prepared by:
Beier Howlett, P.C.

/s/ Michael C. Gibbons
Michael C. Gibbons (P51304)
Attorney for Plaintiff
3001 W. Big Beaver Rd, Ste. 600
Troy, MI 48084
(248) 645-9400
mgibbons@bhlaw.us.com

EXHIBIT A

"PARK" LOT BEING A PART OF "SUPERVISOR'S PLAT NO. 8" A SUBDIVISION OF PART OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 2, TOWN 4 NORTH, RANGE 10 EAST, VILLAGE OF LAKE ORION, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 14 OF PLATS, ON PAGE 58, OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID "PARK"; THENCE SOUTH 89 DEGREES 52 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID SUPERVISOR'S PLAT NO. 8", 222.71 FEET (RECORDED AS 224.00 FEET) TO THE SOUTHWEST CORNER OF SAID "PARK"; THENCE NORTH 00 DEGREES 02 MINUTES 10 SECONDS WEST ALONG THE EAST LINE OF SAID LAPEER STREET (49 FEET WIDE), 98.12 FEET (RECORDED AS DUE NORTH 98.62 FEET) TO THE NORTHWEST CORNER OF SAID "PARK" ALSO BEING THE INTERSECTION OF THE EAST LINE OF SAID LAPEER STREET AND THE SOUTHERLY LINE OF ELIZABETH STREET (60 FEET WIDE); THENCE SOUTH 66 DEGREES 20 MINUTES 28 SECONDS EAST ALONG SAID SOUTHERLY LINE OF ELIZABETH STREET, 243.21 FEET (RECORDED AS SOUTH 66 DEGREES 20 MINUTES EAST, 244.50 FEET) TO THE POINT OF BEGINNING.

09-02-433-001



STATE OF MICHIGAN }
COUNTY OF OAKLAND } ss.

I LISA BROWN, County Clerk for the County of Oakland, Clerk of the Circuit Court thereof, the same being a Court of Record and having a Seal, hereby certify that the attached is a true copy.

In Testimony whereof, I have hereunto set my hand and placed the Seal of said Court this OCT 09 2025

LISA BROWN - Clerk / Register of Deeds
[Signature] Deputy Clerk



COUNCIL ACTION SUMMARY SHEET

MEETING DATE: July 27, 2026

TOPIC License Agreement - 197 S. Broadway (Clover & Creek) - Right-of-Way Brick Pavers

BACKGROUND BRIEF:

Council is scheduled to consider approving a license agreement with CGKW, LLC, d/b/a Clover & Creek and RDA Investments, Inc., for the installation of brick pavers within the Village’s road right-of-way at 195-197 South Broadway Street. The license agreement:

- Grants a nonexclusive revocable license over the encroachment area and license area for the installation of brick pavers within the Village’s right-of-way and for ingress and egress over the license area;
- Requires the licensee to indemnify the Village for any claims of damage or liability other than negligence on the part of the Village and requires insurance coverage;
- Allows for termination of the license if the required insurance is not maintained or the property is no longer operated as a restaurant;
- Requires the licensee to maintain, repair, or replace improvements, sidewalk, and landscaping; and
- Requires the licensee to return the property to its original condition, excepting normal wear and tear, upon termination of the license agreement.

The proposed license agreement was drafted and approved by the Village Attorney.

SUMMARY OF PREVIOUS COUNCIL ACTION:

None

FINANCIAL IMPACT:

None

RECOMMENDED MOTION:

To approve the license agreement between the Village of Lake Orion and CGKW, LLC, d/b/a Clover & Creek and RDA Investments, Inc., to permit the installation of brick pavers within the Village’s right-of-way at 195-197 South Broadway Street and to permit ingress and egress over the license area subject

to the terms and conditions of the license agreement; and to authorize the Village Manager to execute the license agreement on behalf of the Village.

LICENSE AGREEMENT

THIS LICENSE AGREEMENT ("Agreement") is made and entered into this ____ day of _____, 2026, between the **Village of Lake Orion**, a Michigan municipal corporation, whose address is 21 East Church Street, Lake Orion, Michigan 48362 (the "**Village**") and **CGKW, LLC**, a Michigan limited liability company d/b/a Clover & Creek, whose address is 3577 Piccadilly Drive, Rochester Hills, Michigan 48309 ("**Licensee**") and **RDA Investments, Inc.**, a Michigan corporation, whose address is 16818 Farmington Road, Livonia, Michigan 48154 ("**Parcel Owner**").

Recitals:

A. The Village owns and maintains the right of way for South Broadway Street in the Village of Lake Orion, Oakland County, which includes the street, sidewalks and greenway located between the street and sidewalks bordering South Broadway Street, which is specifically depicted on the attached Exhibit "A" ("Village's Property").

B. Parcel Owner owns that certain improved commercial property at 197 South Broadway Street located in the Village of Lake Orion, Oakland County, Michigan, the legal description of which is set forth on the attached Exhibit "B" ("Parcel Owner's Property").

C. Parcel Owner shall execute this Agreement for the sole purpose of consenting to the recording of this Agreement with the Oakland County Register of Deeds.

D. Licensee leases Parcel Owner's Property for the operation of a restaurant known as Clover & Creek.

E. Licensee, with Parcel Owner's written approval and in accordance with the terms of the lease between the Parcel Owner as landlord and Licensee as tenant, seeks to make improvements to the exterior of Parcel Owner's Property which contemplated improvements will cause the pavers to be installed to encroach upon the Village's Property and to utilize a portion of the Village's Property as a means of ingress and egress to and from the Parcel Owner's Property in the operation of its restaurant business as more particularly described on the attached Exhibit "C" (the "Encroachment and License Area").

F. The Village is willing to grant Licensee a revocable license (as defined in Section 3 below) to utilize both the Encroachment Area and the License Area for Licensee's operation of its restaurant business, all in accordance with the terms and conditions set forth below.

NOW, THEREFORE, in consideration of the covenants and agreements set forth, the Village and Licensee, intend to be legally bound, do agree as follows:

1. **Incorporation of Recitals.** Recitals A. through F. are incorporated by reference as integral terms to this Agreement.

2. **Grant of License for Encroachment Areas.** The Village grants Licensee a nonexclusive license over the Encroachment Area. The purpose of this grant is to permit the encroachment upon the Village's Property for as long as Licensee (or its successors as set out in Section 5) continue its operation of the restaurant business on the Parcel Owner's Property.

3. **Grant of License for License Area.** The Village also grants Licensee a nonexclusive license over the License Area. The purpose of this grant is to permit ingress and egress over the License Area for as long as Licensee (or its successors as set out in Section 5) continue its operation of the restaurant business on the Parcel Owner's Property or until such time as this Agreement is revoked by the Village with written notice as provided in Section 6 below. Neither party shall in any way impede or impair normal access to, over and across License Area.

4. **Indemnification, Waiver, and Insurance.** Licensee agrees to indemnify the Village for any claims, actions, damages, and liability occurring on or about the Village's Property not resulting from acts or omissions by the Village. The Licensee also waives any right of recovery it has, now or later, against the Owner for any loss or damage arising out of the use of the Village's Property not resulting from acts or omissions by the Village. The Licensee shall obtain liability insurance insuring against damage to persons or property in or about the License Area and Encroachment Area in an amount of not less than \$2,000,000.00, in which the policy shall list the Village as an insured party and, on request, Licensee shall provide the Village with a Certificate of Insurance showing the existence of the insurance and the Village as an insured party and shall provide replacement Certificates of Insurance before the certificate(s) previously provided expires.

5. **Assignment.** This Agreement is not assignable by Licensee without the written consent of the Village, which consent shall not be unreasonably withheld, conditioned or delayed.

6. **Term.** The license granted to Licensee by the Village is revocable should Licensee (or its successors as set out in Section 5): (i) fail to maintain the required insurance described in Section 4; or (ii) cease to operate the Parcel owner's Property as a restaurant.

7. **Maintenance of Encroachment Area and License Area.** The Licensee shall be responsible for the costs or maintenance, repair, or replacement obligations or duties with regard to the Encroachment Area and License Area. The Licensee shall be responsible for the maintenance of the pavers, sidewalk and landscaping located within such areas. The Licensee shall be responsible for scheduling all maintenance, repair or replacement such as repair of cracks or replacement of the pavers and landscaping and keeping the area free of ice and snow. Notwithstanding anything in this Section 7 to the contrary, Licensee (and its successors as set out in Section 5) shall not be responsible for any of the obligations set forth herein that are the direct result of the Village's acts or omissions.

8. **Obligations Upon Termination.** Upon termination of the License as set out in Section 6 above, Licensee (or its successors as set out in Section 5) shall quit and surrender its use of the Encroachment Area and License Area in the same condition as accepted, normal wear and tear excepted. In the event that the Encroachment Area and License Area are not surrendered, the Village is authorized to remove any and all personal property from such areas and Owner is hereby expressly released from any and all liability claims for damages of whatever kind or nature arising from its removal and taking of said property. In addition, the Village shall have all rights and remedies as provided by law.

9. **Notices.** Any notice required or permitted to be given by the terms of this Agreement shall be given in writing delivered by personal service or overnight courier or by mailing such notice by U. S. certified mail, return receipt requested, postage prepaid, at the addresses provided for above.

10. **Entire Agreement.** This Agreement shall be governed by, and construed in accordance with the laws of the State of Michigan. If any provision of this Agreement shall be held to be prohibited by or invalid under any applicable law, such provision shall be deemed ineffective only to the extent of such prohibition or invalidity, without invalidating the remaining provisions of this Agreement. If either party institutes any litigation against the other with respect to this Agreement, such litigation shall be instituted in the Circuit Court of Oakland County, Michigan, and the other party hereby waives all objections to venue and all rights to seek to transfer the action due to improper or inconvenient forum. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof. No modification of this Agreement shall be binding unless set forth in writing and signed by the parties.

11. **Headings and Captions.** Headings and captions in this Agreement are for convenience of reference only and shall not limit or affect its meaning.

BALANCE OF PAGE INTENTIONALLY BLANK

The parties have executed and delivered this Agreement as of the day and year first above written.

Owner:

Village of Lake Orion, a Michigan municipal corporation

By: _____
Name: _____
Title: _____

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

On this ____ day of _____, 2026, the foregoing instrument was acknowledged before me by _____, as _____ of the Village of Lake Orion, a Michigan municipal corporation, on behalf of such corporation.

_____, Notary Public
County of _____
Acting in Oakland County
My commission expires: _____

Parcel Owner executes this Agreement for the sole purpose of consenting to the recording of this Agreement with the Oakland County Register of Deeds

Parcel Owner:

RDA Investments, Inc., a Michigan corporation

By: Robert Reighard
Name: Robert Reighard
Title: President

STATE OF MICHIGAN)
COUNTY OF Oakland) SS.

On this 18 day of JULY, 2026, the foregoing instrument was acknowledged before me by Robert Reighard, as President of RDA Investments, Inc., a Michigan corporation, on behalf of such corporation.

Dylan Pauley, Notary Public
County of Oakland
Acting in Oakland County
My commission expires: 08-15-2032

DYLAN PAULEY
Notary Public - State of Michigan
County of Oakland
My Commission Expires Aug 15, 2032
Acting in the County of Oakland



Licensee:

CGKW, LLC, a Michigan limited liability company d/b/a Clover & Creek

By: [Signature]
Name: CAMERON WADLE
Title: OWNER

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

On this 16th day of July, 2026, the foregoing instrument was acknowledged before me by Cameron Wadle, as the authorized Member of **CGKW, LLC**, a Michigan limited liability company d/b/a Clover & Creek, on behalf of the company.

[Signature]
_____, Notary Public
County of Macomb
Acting in Oakland County
My commission expires: 1/22/2031

KIERSTYN LINDENFELSER
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires January 22, 2031
Acting in the County of Oakland

Exhibit "A"
Village's Property

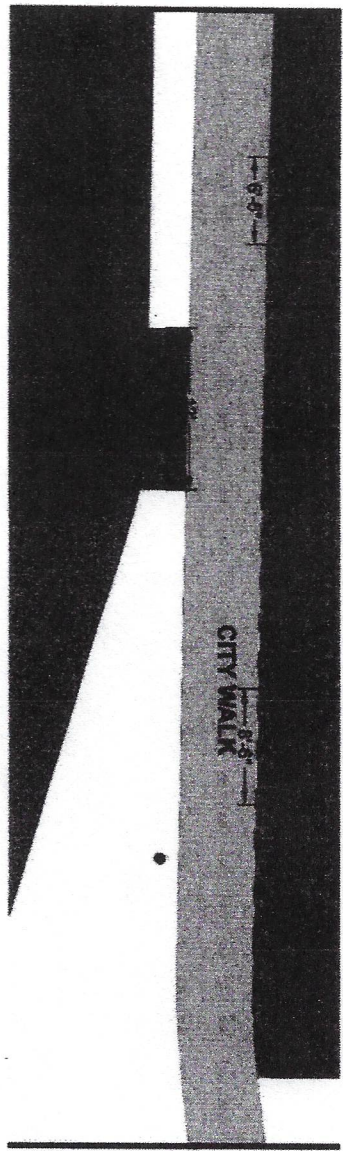


Exhibit "B"**Legal Description of Parcel Owner's Property**

ASSESSOR'S PLAT NO 2 PART OF LOT 22, ALSO ALL OF LOT 23, ALSO OF "ASSESSOR'S REPLAT OF DECKERS ADDITION" PART OF LOT 88 ALL DESCRIBED AS BEGINNING AT POINT DISTANT SOUTH 86°03'00" WEST 571.20 FEET TO TRAVERSE POINT "A" FROM THE SOUTHEAST CORNER OF SECTION 2, THENCE SOUTH 86°03'00" WEST 5 FEET MORE OR LESS TO WATER'S EDGE OF PAINT CREEK, THENCE SOUTHWESTERLY 71 FEET MORE OR LESS ALONG THE WATER'S EDGE, THENCE SOUTH 01°37'41" WEST 3 FEET MORE OR LESS TO TRAVERSE POINT "B" LOCATED SOUTH 52°29'09" WEST 38.32 FEET & SOUTH 84°49'37" WEST 50 FEET & SOUTH 61°45'55" WEST 50 FEET & SOUTH 45°13'45" WEST 13 FEET FROM TRAVERSE POINT "A," THENCE SOUTH 01°37'41" EAST 21 FEET, THENCE SOUTH 88°22'57" WEST 97.38 FEET, THENCE NORTH 37°42'00" WEST 20.97 FEET, THENCE NORTH 05°21'15" WEST 50.92 FEET, THENCE NORTH 86°03'00" EAST 2.28 FEET, THENCE NORTH 04°06'56" WEST 20 FEET, THENCE NORTH 86°03'00" EAST 136.90 FEET, THENCE SOUTH 11°32'31" WEST 20.75 FEET, THENCE N 86°03'00" EAST 114.80 FEET TO THE POINT OF BEGINNING.

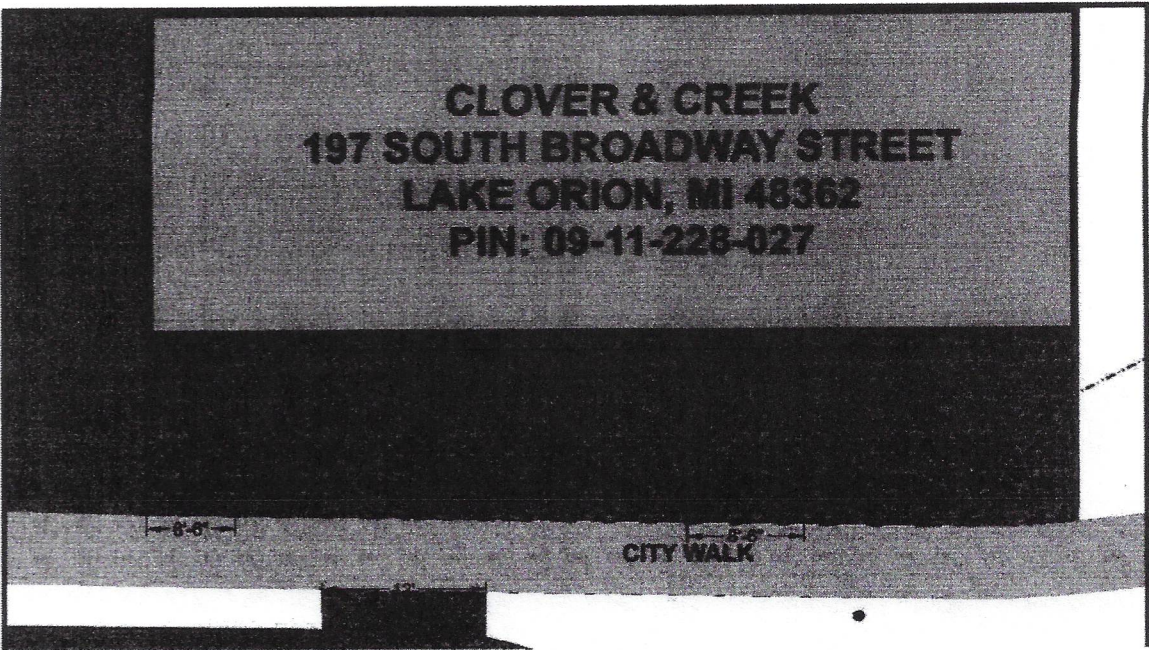
Commonly known as: 195 S. Broadway

Tax Parcel Number: 09-11-228-027

Exhibit “C”

Encroachment Area and License Area

(The brick pavers between the property boundary and the sidewalk as depicted below)





COUNCIL ACTION SUMMARY SHEET

MEETING DATE: July 27, 2026

TOPIC Request from Michael DeLuca for Amendment to Noxious Weeds Ordinance to Permit No-Mow May

BACKGROUND BRIEF:

Council is scheduled to continue discussion on resident Michael DeLuca’s request for an amendment to the Village’s noxious weeds ordinance to eliminate enforcement of the provisions of the ordinance during the month of May each year to enable No-Mow May activities. Attached is Mr. DeLuca’s correspondence from May 29, 2026. Mr. DeLuca’s property was the subject of code enforcement action as a result of failing to properly maintain his lawn and yard during the month of May as currently required by ordinance.

On June 8, 2026, Council considered Mr. DeLuca’s request and requested that Administration investigate a potential permit or waiver process under the Noxious Weed Ordinance to accommodate participation in "No Mow May" and to return with recommendations for Council's consideration at a future meeting. Administration has reviewed the matter and has found that:

- No Mow May in Michigan is a voluntary conservation movement where participating municipalities suspend local grass-height ordinances for May.
- Michigan State University turf and pest experts note that a single month of un-mown turfgrass offers minimal nectar for bees compared to dedicated native plantings. Furthermore, over 53% of surveyed residents in local communities expressed concern over ticks, mosquitoes, and unmanaged weeds.
- Ferndale ended its pilot program after finding typical turfgrass lawns lack enough native flowers to meaningfully feed bees, moving instead to recommend higher year-round cuts (3 to 4 inches). East Lansing officially retired its May enforcement pause in 2026, replacing it with a permanent ordinance that legally permits managed native gardens and lawns year-round if specific criteria are met. Other communities have done the same, including Ann Arbor, Mount Pleasant, and Royal Oak.
- The Village receives periodic nuisance complaints from residents about neighbors failing to maintain their yard in compliance with the Village’s noxious weeds ordinance.
- If local ordinances require strict turf maintenance, residents can still help local ecosystems by raising mower blades to 3.5 inches or higher and reducing chemical herbicide use.

Attached is information obtained by Administration regarding this matter. Council should provide direction to Administration as to whether Council is interested in considering amendments to the noxious weeds ordinance and, if so, whether Council desires an amendment to the ordinance to change the date of enforcement from May 1 to June 1 or amendments to the ordinance allowing year-round landscaping that promotes pollination and supports the maintenance of habitat for pollinating wildlife. If Council desires any changes to the ordinance, Administration recommends that Council authorize Administration to prepare ordinance amendments allowing for year-round landscaping in accordance with a formal permit process.

SUMMARY OF PREVIOUS COUNCIL ACTION:

06/08/2026 – Council directed Administration to investigate a potential permit or waiver process under the Noxious Weed Ordinance to accommodate participation in "No Mow May" and to return with recommendations for Council's consideration at a future meeting.

FINANCIAL IMPACT:

If Council authorizes drafting of ordinance amendments, the Village will incur legal fees for preparing the proposed amendments.

RECOMMENDED MOTION:

To request that Administration draft and submit to the Village Council for consideration amendments to the Village’s noxious weeds ordinance to allow year-round landscaping promoting wildlife pollination activities and habitat under a formal permit process.

Darwin McClary

From: Lake Orion, MI <noreply@civicplus.com>
Sent: Friday, May 29, 2026 2:27 PM
To: Darwin McClary
Subject: Seeking an exception permit to the Noxious Weeds Ordinance

Name: Michael J. DeLuca
Email: michaeljdeluca@gmail.com

Message:

Dear Mr. McClary,

As Village Manager for Lake Orion Village, I hope you might be the right person to contact with this. I apologize if not.

I've been the property owner and resident at 206 East Flint Street in Lake Orion Village since 2012. On May 22, 2026, I recieved a notice from Lake Orion Village code enforcement officer Hammond requesting that I "mow + trim lawn" for "Nuisances/Grass/Weeds", erroneously referring to Ordinance Chapter 154. I did as requested, apparently to the code enforcement officer's satisfaction, given that I have not heard from him since. This is the second notice I've recieved to this effect in two years. For a number of years prior, I have been participating in the international "No Mow May" movement, which encourages landowners to refrain from cutting plants until the end of May in order to provide habitat for essential native pollinators and wildlife. I've dedicated my yard to supporting native wildlife of all kinds and have devoted a lot of time and effort to encouraging native plants and habitat on my property and elsewhere in Lake Orion. I've recieved certification from the Clinton River Watershed Council and the National Wildlife Federation for my efforts and have posted signage on my property to that effect. Accordingly, after I recieved compliance notices both in 2025 and 2026, the code enforcement officer recommended I contact the village regarding the possibility of seeking an exemption to the noxious weeds ordinance. I am now pursuing that possibility.

The noxious weeds ordinance in question is outlined in the Village of Lake Orion Code of Ordinances, not in Chapter 154 as advertised in the compliance notices, but rather in sections 95.35 to 95.98. The possibility of an exemption is detailed specifically in section 95.36 (C):

"(C) Land that is located within a conservation area or easement, open space or natural area that has been approved by the village to be left in its natural state without the removal, cutting or mowing otherwise required by divisions (A) and/or (B), shall be exempt from those requirements. For purposes of this exemption, village approval may be by a permit or plan approval under Chapter 157 of this code or the village zoning ordinance."

I've reviewed Chapter 157, but can find no mention there of any permitting process for a conservation area or easement; instead it describes permitting requirements for development of a new subdivision, which is rather beyond the scope of my capacity or intent. Chapter 157 does, however, include one potentially relevant subsection, 157.12, of which sections (C) and (D) state as follows:

"(C) The Planning Commission shall submit to the Village Council its findings on the existence of any extraordinary hardships, practical difficulties or unique circumstances that will result from the strict enforcement of these regulations. If the Planning Commission finds the requested variance will not compromise

the public interest or the intent of §§ 157.01 through 157.12, the Planning Commission may recommend Village Council approval of a variance to these regulations. The Planning Commission may recommend conditions to the variance consistent with the objectives of these regulations.

(D) The Village Council may grant a variance if the Council finds that:

- (1) The variance will not be detrimental to the public, health, safety and general welfare nor injurious to other property.
- (2) The conditions underlying the variance request are unique to the property and are not generally applicable to other property.
- (3) Due to particular characteristics, shape or topographical conditions of the property, a particular hardship to the owner, as distinguished from inconvenience or monetary loss, will result if these regulations are enforced.
- (4) The variance will not violate the requirements of the Zoning Code, Chapter 158 of this code, being Ordinances 26.01 through 26.64 and all amendments thereto; Master Plan; and Subdivision Control Act, being M.C.L.A. §§ 560.101 et seq. or any other applicable law or regulation."

Would it be possible to adapt these provisions for the division or partitioning of land to create a permitting process for a conservation exception for individual property owners?

I've reviewed the village of Lake Orion's current noxious weeds ordinance, sections 95.35 to 95.98. I see that this ordinance has been re-posted annually without changes for a number of years, and accordingly I would like to recommend some updates. First, please consider changing the date of enforcement from May 1st to June 1st to allow residents to participate in "no mow May" without incurring fines. As I'm sure you're aware, Michigan's native wildlife have been in steep decline, endangering agricultural production, tourism revenue, and public health, and encouraging rather than prohibiting participation in No Mow May would be a great way to reverse some of that decline. I also believe that the list of plants designated "noxious weeds" should be updated, given that it doesn't mention several notorious invasive species of plants which spread aggressively in our climate, threaten native plant populations and wildlife, and in some cases can cause significant damage to property and infrastructure if left unchecked. These include but are not limited to:

- Australasian Reed (*Phragmites australis*) - Orion Township has already had an ordinance (151) in place against *Phragmites* since 2015, so it seems particularly odd this species is not listed as noxious.
- Japanese Knotweed (*Reynoutria japonica*)
- Garlic Mustard (*Alliaria petiolata*)
- Japanese Barberry (*Berberis thunbergii*)
- Glossy Buckthorn (*Frangula alnus*)

Please consider expanding this list. I would personally recommend seeking input from plant experts, of which Lake Orion Village is in ready supply, including Oakland University riparian biologist Dr. Scott Tiegs and Oakland Township Natural Areas Stewardship Manager Dr. Ben VanderWeide.

Thank you very much for your attention. My contact information is below for your reply.

Sincerely,
Michael J. DeLuca

206 East Flint Street
Lake Orion, MI 48362

michaeljdeluca@gmail.com

NOXIOUS WEEDS

§ 95.35 DEFINITIONS.

For the purpose of this subchapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

COMMISSIONER. A competent person appointed by the Village Council as the village's Commissioner of Noxious Weeds, with the Village Chief of Police so appointed by this subchapter and subsequent appointments allowed by Village Council Resolution.

NOXIOUS WEEDS. Are declared to be a public nuisance and shall be abated as provided in this chapter, means:

(1) Canada thistle (*Cirsium arvense*), dodders (any species of *Cuscuta*), mustards (charlock, black mustard, and Indian mustard, species of *Brassica* or *Sinapis*), wild carrot (*Daucus carota*), bindweed (*Convolvulus arvensis*), perennial sowthistle (*Sonchus arvensis*), hoary alyssum (*Berteroa incana*), ragweed (*Ambrosia elatior* 1), poison ivy (*Rhus toxicodendron*) and poison sumac (*Toxicodendron verni*); and

(2) Weeds, grasses and vegetation other than live flowers, trees, shrubs and fruit or vegetable plants, that exceed a height of eight inches above ground level.

(Ord. 7.01, passed 10-11-71; Am. Ord. 7.12, passed 5-12-08)

§ 95.36 PROHIBITIONS AND OBLIGATIONS.

(A) Unless exempt under division (C), owners, occupants and agents of owners of land upon which noxious weeds specified in the definition of noxious weeds in § 95.35, division (1), are growing, shall destroy the weeds before they reach a seed bearing stage and prevent their re-growth or prevent the weeds from becoming a detriment to public health.

(B) Unless exempt under division (C), owners, occupants and agents of owners of land shall maintain the land free from noxious weeds as defined in § 95.35, division (2), by necessary removal, cutting or mowing.

(C) Land that is located within a conservation area or easement, open space or natural area that has been approved by the village to be left in its natural state without the removal, cutting or mowing otherwise required by divisions (A) and/or (B), shall be exempt from those requirements. For purposes of this exemption, village approval may be by a permit or plan approval under Chapter 157 of this code or the village zoning ordinance.

(D) No person shall deposit, store or allow the deposit or storage of noxious weeds, grass or weed clippings, tree branches, leaves or cut dead plants of any nature on any property:

(1) Without the written permission of the owner of the property;

(2) In a manner that violates other applicable laws or village ordinances; or

(3) That creates or constitutes a nuisance or for a longer period than necessary to the lawful disposal of the materials.

(Ord. 7.01, passed 10-11-71; Am. Ord. 7.12, passed 5-12-08)

§ 95.37 NOTICES AND ACTIONS BY VILLAGE.

(A) On an annual basis in March, the Commissioner may cause a notice to be published in a newspaper of general circulation in the village that noxious weeds existing on a property as of May 1 of that year may be cut, mowed, destroyed or removed by the Village, with the property owner charged with the village's actual and administrative costs and expenses in doing so, as many times that calendar year as necessary to keep the property free from noxious weeds. Such a notice shall also contain the information described in division (B).

(B) (1) The Commissioner shall provide written notice based on the most recent tax assessment roll, to owners of property upon which noxious weeds exist, and to occupants and agents of owners of property, known to the Commissioner:

(a) To cut, mow, destroy or remove the noxious weeds within five days of the date of the notice;

(b) To thereafter maintain the property free from noxious weeds;

(c) That upon a failure or refusal to do so, that the Commissioner, by Village employees or contractors, will enter upon the property and perform the required cutting, mowing, destruction or removal;

(d) That payment of the village's actual and administrative expenses incurred in cutting, mowing, destruction or removal is the responsibility of the property owners and is secured by a lien on the property;

(e) That the existence of noxious weeds is a public nuisance; and

(f) That describes methods of treating and eradicating noxious weeds and summarizing the requirements to do so.

(2) The notice under this section shall be given by personal delivery, certified mail with return receipt requested or by posting on the property and first class mail unless the notice under division (A) has been published, in which case the notice may be by first class mail only.

(C) If at any time during the remainder of the calendar year commencing five days after the mailing of the notice under division (B), noxious weeds exist on a property, the Commissioner may cause the noxious weeds to be cut, mowed, destroyed or removed by village employees or contractors as many times that calendar year as necessary to keep the property free from noxious weeds, and after each such cutting, mowing or removal, shall bill the property owners for the village's expenses incurred consisting of actual costs and expenses and a 30% administrative fee on those expenses. If village employees perform cutting, mowing or removal work, the actual cost shall be based on the involved employees total hourly costs to the village (wages and benefits) and the rental rate at the closest equipment rental store for the equipment used by the village in performing the work. No additional notices shall be required to be given prior to such actions unless the village has received written notice of a change in ownership by property transfer affidavit or otherwise. In that event, the Commissioner shall provide the new owner with a notice under division (B) and wait the required five days before taking actions under this division.

(D) The Commissioner's bill for village expenses shall be paid within 30 days, after which a penalty of 1% per month shall be added and due on any unpaid balance. Payment of all expenses and penalties shall be secured by a lien on the property as of the date the village first performed work and if not paid within the time required, may be placed on the tax roll for collection in the same manner as delinquent special assessments under the Village Charter.

(Ord. 7.01, passed 10-11-71; Am. Ord. 7.12, passed 5-12-08)

§ 95.38 FINES, ORDERS AND RECOVERY OF EXPENSES BY VILLAGE.

A person that fails to remove, cut or mow noxious weeds as required in this chapter is for a municipal civil infraction, the fine for which shall be \$100 or such greater amount as may be authorized by law, for each failure that results in the Commissioner having the required work performed. In addition, the court judgment, writ or order against a person determined to be responsible for a violation of this chapter may include an order for payment of damages to the village for all unpaid expenses and penalties for noxious weed cutting, mowing or removal, interest and attorney fees incurred in enforcement.

(Ord. 7.01, passed 10-11-71; Am. Ord. 7.12, passed 5-12-08)

§ 95.39 COMMISSIONER AUTHORITY AND PROCEDURES.

In administering and enforcing the noxious weeds regulations in this chapter, the Commissioner shall have the same rights and authority to declare nuisances, file complaints, certify charges for collection on the tax roll, condemn and post properties, enter upon properties and to designate sworn village police or ordinance officers to assist the Commissioner as are granted to the Health Officer in §§ 95.15 through 95.19.

(Ord. 7.01, passed 10-11-71; Am. Ord. 7.12, passed 5-12-08) Penalty, see § 10.99

§ 95.98 VIOLATIONS.

(A) Any person, firm or corporation determined to have been in violation of the provisions of this chapter shall be responsible for a municipal civil infraction and subject to the provisions of § 10.99(A) (2). Nothing in this subsection should be construed as to prevent the Village of Lake Orion pursuing an action to abate the nuisance pursuant to § 95.24 of this chapter.

(B) The owner of any dwelling or any building or structure upon the same lot with a dwelling or the owner of any lot either improved or unimproved where a nuisance exists shall be guilty of a violation of this chapter and any person who shall violate or assist in violating any provisions of this chapter shall also jointly and severally for each such violation of each such nuisance be subject to the penalty of this chapter.

(Ord. 7.01, passed 10-11-71; Am. Ord. A-3, passed 1-13-97) Penalty, see § 10.99

Michigan cities rethink "No Mow May" as experts question pollinator benefits

May 7, 2026 / 3:22 PM EDT / AP

Add CBS News on Google

Cities across Michigan are rethinking "No Mow May" policies amid fears that taller grass could attract ticks and growing evidence that skipping mowing for just one month does little to help pollinators.

The annual initiative encourages residents in Michigan and around the world to hold off on mowing in May in order to create more space for bees, butterflies and other pollinators at a time when food is scarce. Some ornamental flowers, like bee balm and sunflower, don't bloom until mid-June, leaving early-season pollinators with fewer sources of nectar and pollen.

Still, experts say the impact of a one-month pause may be overstated. Research is limited on whether letting grass grow for only a few weeks meaningfully helps pollinators, according to David Lowenstein, a consumer horticulture expert for Michigan State University.

"The science is not there to show it's going to have a meaningful impact on bees," Lowenstein told Bridge Michigan. "Bees need two things: food to eat, which comes in the form of pollen and nectar, and a place to nest, which could either be underground for cavity-nesting bees or in logs."

The concept behind No Mow May took off in 2019, when the British conservation group Plantlife began promoting it as a simple way to support pollinators. Letting clovers, dandelions and other low-growing plants flourish can provide nectar and pollen, while also reducing water use.

But rather than abandoning mowing altogether, Lowenstein suggests a more balanced approach.

"What would be a better rebranding would be something like, 'Reduced Mow May' ... because there are certain kinds of low-growing flowers in lawns like violets and white clover that are good for bees," Lowenstein said.

"Many bumble bees and smaller bees do visit those and if you were to let your lawn grow a little bit higher, maybe mowing it ... every two or three weeks, if you could, would allow for some of those weeds that are good for bees to grow."

That shift toward longer-term solutions is reflected in East Lansing, where officials recently adopted a resolution redefining what counts as weeds and allowing for year-round pollinator-friendly landscapes.

"No Mow May raised real awareness about pollinators and got a lot of residents thinking differently about their yards," Cliff Walls, the city's environmental sustainability and resiliency manager, said in a statement.

"But a one-month mowing enforcement pause was never going to be the long-term answer."

Under East Lansing's new rules, plants taller than 6 inches can qualify as a native garden or lawn if they are intentionally planted, clearly defined, made up of native species and properly maintained.

The ordinance "gives us a durable, year-round framework that supports ecological landscaping while keeping clear, fair expectations for property maintenance," Walls said.

Tick fears

Other Michigan cities are also rethinking how to support pollinators, with several moving away from the one-month model.

Ann Arbor's city council approved a No Mow May ordinance in 2022, but later replaced it with a broader Pollinator-Aware Yard Care initiative after hearing mixed feedback from residents.

"When we had that ordinance in effect for 2022, we received a lot of public comment from folks, a lot of folks in support of the program and a lot of folks with concerns about the program," said Sean Reynolds, senior analyst for the city's Office of Sustainability and Innovations.

Among those concerns were unintended side effects, including the potential for taller grass to attract ticks.

"Back in 2022, when we had the No Mow May ordinance, there were concerns around infective species, especially ticks, which was a concern that we heard and part of the reason we wanted to transition to something that's a little more flexible," Reynolds said.

When the grass grows too high, it creates a more inviting environment for ticks, especially during this time of year when they are most active.

The concern is not theoretical.

According to the Michigan Department of Health and Human Services' 2026 Lyme Disease Risk Map, 82 of the state's 83 counties have a known or potential risk for Lyme disease, driven in part by the spread of blacklegged ticks.

Instead of pausing mowing altogether, Ann Arbor now encourages residents to plant native species, shrink traditional turf lawns, limit pesticide use and reduce light pollution.

A "critical time" for pollinators

A similar mix of approaches is playing out elsewhere.

In Jackson, officials launched a limited version of No Mow May in 2023, allowing residents to let backyard grass grow while still requiring front yards and street-facing areas to be maintained. The program was reinstated this year after a brief pause.

"There are usually a lot more prevalent flowers after May, so that's why May is such a critical time for pollinators because there are fewer options for them," said Christina Crouch, communications manager for the city. The initiative is making "a small impact over time," adding more resources and options for pollinators, Crouch said.

Even so, participation comes with clear boundaries: only backyards qualify, while front yards, including strips along the road, must still be mowed.

Meanwhile, Ferndale has taken a different route. After launching its program in 2023, the city ended No Mow May in 2025, citing limited evidence of its effectiveness despite strong initial participation.

More than 700 Ferndale households participated in an initial pilot program, but the city subsequently evaluated whether No Mow May programs are effective.

The conclusion: "They are not."

"This is mostly due to the lack of pollinator-friendly vegetation present in the typical suburban/urban turfgrass lawn, meaning that the plants that do grow when not being mowed do not contribute to pollinator habitats in any meaningful way," the city explained on its website.

Ferndale now recommends residents maintain cut grass that is three or four inches tall to outcompete weeds, reduce air and noise pollution by mowing less often and only remove about a third of the grass each time.



MINUTES

REGULAR MEETING OF THE VILLAGE COUNCIL

Monday, June 08, 2026

6:30 PM

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

(248) 693-8391 ext. 102

1. Call to Order

The June 8, 2026 Village Council Regular Meeting was called to order by President Pro Tem at 6:31 PM.

2. Pledge of Allegiance

3. Roll Call and Determination of Quorum

PRESENT

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

ABSENT

President Teresa Rutt

STAFF PRESENT

Village Manager Darwin McClary
Police Chief Mark Amundson
Clerk/Treasurer Sonja Stout
DPW Director Wes Sanchez

MOTION made by Council Member Papacek, Seconded by Council Member Dandalides to excuse President Rutt from the June 8, 2026, Village Council Regular Meeting.

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

VOTING NAY: None

ABSENT: Rutt

MOTION: Carried

4. Presentations

None.

5. Call to the Public

Steve Samet stated that his compost had not been collected.

Robert Reigherd shared that a petition to dissolve the Village was being circulated with the intent of placing the matter on the November ballot if a sufficient number of signatures are obtained.

Matt Gibb, DDA Executive Director, reported that, due to the water main break over Mother's Day weekend, local businesses will participate in a "Mother's Day Redo" event on June 14 to support businesses, particularly restaurants, that were impacted. He also announced that the DDA's preliminary Planned Unit Development (PUD) received approval from the Planning Commission and noted that Diane's Ride was a successful event.

Donald Kindred shared a story regarding the Reno Police Department.

Harry Stephens stated that his garbage and compost had not been collected and commented on the substantial size of the Council agenda packet.

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 Dandalides, Seconded by Council Member Lamb to approve the agenda for the June 8, 2026, Village Council Regular Meeting as presented.

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

7. Consent Agenda

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

MOTION made by Council Member Lamb, Seconded by Council Member Comparoni Jr to approve the June 8, 2026 Village Council Regular Meeting Consent Agenda with the removal of the following items for further discussion:

- Removal of Item J. *Michigan Municipal League (MML) Insurance Renewal 2026-2027* for further discussion.
- Removal of Item K. *Receive and File Correspondence dated May 29, 2026, from Michael Deluca, 206 E. Flint Street, Requesting Consideration of Amendments to Noxious Weeds Ordinance* for further discussion.

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

A. Approval of Special Event – Dragon on the Lake

MOTION made by Council Member Lamb, Seconded by Council Member Comparoni Jr to adopt Resolution No. 2026-014, approving the Dragon on the Lake Special Event Application and the License Agreement between the Village of Lake Orion and Stephanie McIntyre and Julie Sugg of the Orion Art Center for the use of various Village properties from Thursday, August 27, 2026, through Sunday, August 30, 2026 and to authorize the Village Council President and Village Clerk to execute the agreement on behalf of the Village.

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

B. Approval of Special Event – Lake Orion Police Association 2026 Car Show

MOTION made by Council Member Lamb, Seconded by Council Member Comparoni Jr to adopt Resolution No. 2026-021, approving the Lake Orion Police Association 2026 Car Show Special Event Application and the License Agreement between the Village of Lake Orion and Bob Aiello of the Lake Orion Police Association for the use of various Village properties on Sunday, July 26, 2026 and to authorize the Village Council President and Village Clerk to execute the agreement on behalf of the Village.

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

C. Receive and File of Invoice Distribution Report for June 9, 2026

MOTION made by Council Member Lamb, Seconded by Council Member Comparoni Jr to receive and file the bills in the amount of \$292,380.39 of which \$ 18,646.40 are DDA bills for a net total of \$ 273,733.99 and to receive and file the DDA bills.

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

D. Receive and File Financial Statements - May 2026

MOTION made by Council Member Lamb, Seconded by Council Member Comparoni Jr to receive and file the financial reports for May 2026.

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

MOTION: Carried

E. Receive and File of Planning Commission Regular Meeting Minutes of May 4, 2026

MOTION made by Council Member Lamb, Seconded by Council Member Comparoni Jr to receive and file the Planning Commission Regular Meeting Minutes of May 4, 2026

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

VOTING NAY: None

ABSENT: Rutt

MOTION: Carried

F. Receive and File May 2026 Planning and Zoning Monthly Report by McKenna

MOTION made by Council Member Lamb, Seconded by Council Member Comparoni Jr to receive and file May 2026 Planning and Zoning Monthly Report by McKenna, as presented.

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

VOTING NAY: None

ABSENT: Rutt

MOTION: Carried

G. Receive and File of Parks and Recreation Special Meeting Minutes of April 8, 2026

MOTION made by Council Member Lamb, Seconded by Council Member Comparoni Jr to receive and file of Parks and Recreation Special Meeting Minutes of April 8, 2026 as presented.

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

VOTING NAY: None

ABSENT: Rutt

MOTION: Carried

H. Receive and File of Parks and Recreation Regular Meeting Minutes of April 28, 2026

MOTION made by Council Member Lamb, Seconded by Council Member Comparoni Jr to receive and file of Parks and Recreation Regular Meeting Minutes of April 28, 2026 as presented.

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

VOTING NAY: None

ABSENT: Rutt

MOTION: Carried

I. Receive and File May 2026 Police Department Activity Report

MOTION made by Council Member Lamb, Seconded by Council Member Comparoni Jr to receive and file the May 2026 Police Department Activity Report.

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

VOTING NAY: None

ABSENT: Rutt

MOTION: Carried

J. Michigan Municipal League (MML) Insurance renewal 2026-2027

Removed for further discussion.

K. Receive and File Correspondence dated May 29, 2026, from Michael DeLuca, 206 E. Flint Street, Requesting Consideration of Amendments to Noxious Weeds Ordinance

Removed for further discussion.

8. Items Removed from the Consent Agenda

J. Michigan Municipal League (MML) Insurance renewal 2026-2027

Harry Stephens commented that, with the ongoing discussion regarding ownership issues associated with the property mapping inventory project, there could be increased liability exposure for the Village and suggested that additional insurance coverage may be needed in the upcoming policy.

Village Manager McClary responded that there was no need to increase the Village's insurance coverage at this time. Council Member Dandalides commented that the potential liability exposure could warrant additional coverage. Village Manager McClary stated that the Village Attorney is aware of the current litigation and that the Village is proceeding cautiously in its handling of the matter. He further noted that the Village Attorney will provide Council with a briefing on the litigation at a future meeting.

MOTION made by Council Member Lamb, Seconded by Council Member Comparoni Jr to approve the liability and property insurance renewal proposal of the Michigan Municipal League (MML) in the amount of \$78,195 and authorize the Village Manager to sign the contract subject to review by the Village Attorney.

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

MOTION made by Pro Tem Ford, Seconded by Council Member Comparoni Jr to authorize Clerk/Treasurer Stout to complete the budget amendment BA-2026-101-851-01 increasing GL 101-851-911-000 by \$1355 for fiscal year 2026-2027.

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

K. Receive and File Correspondence dated May 29, 2026, from Michael DeLuca, 206 E. Flint Street, Requesting Consideration of Amendments to Noxious Weeds Ordinance

Council Member Dandalides referenced a resident who had received a noxious weed violation during the month of May and discussed the concept of "No Mow May." He stated that he had researched the initiative, found merit in its environmental benefits, and inquired whether the

Village's Noxious Weed Ordinance could be amended or modified to accommodate the practice.

Village Manager McClary advised that any changes to the ordinance would require Council direction. He noted that allowing lawns to grow for an extended period could have impacts on neighboring properties and recommended obtaining public input before considering amendments to the ordinance.

Council Member Papacek stated that the concept was worth exploring but noted that increased tick activity should be considered. Council Member Lamb expressed that he did not support changing the ordinance itself but suggested that a waiver or permit process, or other special provisions, could be explored.

MOTION made by Council Member Lamb, Seconded by Council Member Dandalides to direct Administration to investigate a potential permit or waiver process under the Noxious Weed Ordinance to accommodate participation in "No Mow May" and to return with recommendations for Council's consideration at a future meeting.

Chief Amundson stated that the intent of the Noxious Weed Ordinance is to educate residents through the use of courtesy notices. Village Manager McClary reiterated that Council should provide policy direction to Administration regarding any potential changes. Council Member Comparoni Jr. stated that he did not support the proposal.

VOTING YEA: Ford, Moshier, Lamb, Dandalides, Papacek
VOTING NAY: Comparoni Jr
ABSENT: Rutt
MOTION: Carried

MOTION made by Council Member Dandalides, Seconded by Pro Tem Ford to Receive and File Correspondence dated May 29, 2026, from Michael DeLuca, 206 E. Flint Street, Requesting Consideration of Amendments to Noxious Weeds Ordinance

VOTING YEA: Ford, Moshier, Lamb, Dandalides, Papacek
VOTING NAY: Comparoni Jr
ABSENT: Rutt
MOTION: Carried

9. Public Hearings

A. Hearing on Proposed Special Assessment Roll – Sidewalk Improvement Program (SWIP) 2026 District #2

MOTION made by President Pro Tem Ford, Seconded by Council Member Dandalides to open the public hearing on the 2026 Sidewalk Improvement Program (SWIP) District #2 proposed special assessment roll.

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

*The Hearing on Proposed Special Assessment Roll – Sidewalk Improvement Program (SWIP)
2026 District #2 opened at 7:16 PM.*

William Baldwin, 504 Atwater Street, objected to being assessed for sidewalk repairs, stating that other properties had sidewalks in greater need of repair and expressing the opinion that residents should not be responsible for the cost of sidewalk replacements.

Chris Cook, 537 Atwater Street, objected to the proposed sidewalk special assessment, citing limited income.

Nick Wieland, 674 Orion Road, disputed the need to replace one section of sidewalk but agreed that two other sections required replacement. He also noted additional sidewalk markings and expressed interest in completing the repairs himself.

Village Manager McClary stated that Administration would review the sidewalk at 537 Atwater Street and, if it was determined that the missing section was the Village's responsibility, the Village would complete the repair.

Charles Larnard, 244 Broadway, expressed concerns that sidewalk repairs related to tree roots could negatively impact his tree and surrounding landscaping.

Harry Stephens commented that the sidewalk at 244 Broadway was a tripping hazard and suggested that the Village could mill the uneven edges. DPW Director Sanchez responded that the uneven edges had already been addressed and that full sidewalk replacement was now necessary.

A resident reported a pothole in the boat launch area and requested that it be addressed.

MOTION made by Council Member Dandalides, Seconded by Council Member Moshier to close the public hearing on the 2026 Sidewalk Improvement Program (SWIP) District #2 proposed special assessment roll.

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

*The Hearing on Proposed Special Assessment Roll – Sidewalk Improvement Program (SWIP)
2026 District #2 Closed at 8:02 PM.*

Village Manager McClary stated that council could remove any properties from the special assessment role and from the project should they wish to do so as part of the upcoming motion.

MOTION made by Council Member Lamb, Seconded by Council Member Comparoni Jr. to direct the Assessor to prepare the 2026 Sidewalk Improvement Program (SWIP) District #2 special assessment roll utilizing the low bid unit costs submitted by Italia Construction, Inc., with special assessments to be in as nearly equal installments over three (3) years as possible in

minimum \$500.00 annual assessments, and to proceed to spread the special assessments upon the Village of Lake Orion 2026, 2027, and 2028 summer tax rolls as necessary.

Further, to direct Administration to remove 674 Orion Road from the proposed special assessment district, contingent upon the property owner's completion of the required sidewalk repairs in accordance with Village specifications and within the timeframe established by the Village; to review and address the concerns raised regarding the properties at 537 and 584 Atwater Street; and to direct the DPW to exercise reasonable care in protecting the significant tree and existing landscaping at 244 North Broadway during the sidewalk replacement process, to the extent practicable.

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

10. Other Items

A. Zoning Ordinance Text Amendments – Secs. 13.11 and 13.17 – Second Reading and Adoption

Council Member Comparoni Jr. inquired about the enforcement timeline for the newly adopted ordinances. Chief Amundson stated that the intent of the ordinances is to provide residents with an opportunity for education and voluntary compliance before enforcement measures are taken.

Harry Stephens commented that allowing the storage of up to six vehicles on a lakefront property was too permissive.

MOTION made by Pro Tem Ford, Seconded by Council Member Dandalides to give second reading to, and adopt, Ordinance No. 26-109 amending the Village of Lake Orion Zoning Ordinance, Section 13.11, regarding accessory buildings, structures, and uses; and to direct the Village Clerk to publish the required notices.

VOTING YEA: Ford, Moshier, Lamb, Dandalides, Papacek
VOTING NAY: Comparoni Jr
ABSENT: Rutt
MOTION: Carried

MOTION made by President Pro Tem Ford, Seconded by Council Member Lamb to give second reading to, and adopt, Ordinance No.26-110 amending the Village of Lake Orion Zoning Ordinance, Section 13.17, regarding parking and storage of mobile homes, travel trailers, motor homes, watercraft, vessels, trucks, and other items; and to direct the Village Clerk to publish the required public notices.

VOTING YEA: Ford, Moshier, Lamb, Dandalides, Papacek
VOTING NAY: Comparoni Jr
ABSENT: Rutt
MOTION: Carried

B. Introduction and First Reading of Ordinance Adopting the Recodified Code of Ordinances

MOTION made by Council Member Dandalides, Seconded by Council Member Lamb to introduce and give First Reading to Ordinance No. A-10, an ordinance adopting and enacting the recodified Code of Ordinances of the Village of Lake Orion, prepared in conjunction with CivicPlus, replacing the existing codification maintained by American Legal Publishing; and to schedule the ordinance for Second Reading and consideration for adoption at the Village Council's July 13, 2026 regular meeting; and to direct the Village Clerk to publish the required public notice.

Council Member Lamb commented on the ease of use of the updated system.

President Pro Tem Ford referenced language on page 480 of the agenda packet pertaining to the Central Business District and inquired whether it could be removed prior to publication. Administration indicated that the matter would be reviewed.

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

C. Introduction and First Reading of Ordinance – Amendments to Chapter 53 – Outdoor Irrigation Metering

Council raised questions regarding the application of base charges for separate irrigation meters. Administration stated that a water base charge would apply to each meter as a ready-to-serve fee, while no sewer base charge would be assessed. Several Council Members expressed concern that a full additional base charge may not be appropriate for a secondary irrigation meter installed downstream of the primary service meter. Discussion included the need to recover costs associated with meter maintenance, replacement, and additional billing administration through an alternative fee structure. Administration agreed to further evaluate the issue and return with recommendations regarding appropriate charges for irrigation meters.

Steve Samet expressed support for the proposed irrigation meter program and stated that he did not believe a second base rate for an irrigation meter was necessary, while appreciating the cost savings associated with not assessing sewer charges on outdoor water use.

Harry Stephens inquired about the use of private wells for residents who wish to irrigate their lawns.

MOTION made by President Pro Tem Ford, Seconded by Council Member Lamb to introduce and give first reading to an ordinance amending Chapter 53 – Water to permit the metering of outdoor irrigation and the adjustment of sanitary sewer bills accordingly; to schedule the ordinance for second reading and consideration for adoption at the Village Council’s July 13, 2026, regular meeting; and to direct the Village Clerk to publish the required notice of the same.

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

ABSENT: Rutt
MOTION: Carried

D. Quarterly Goals and Objectives Check-In

Council reviewed the quarterly Goals and Objectives progress report and discussed the status of several initiatives. Council emphasized the importance of establishing measurable timelines and updating target completion dates when milestones are not met. Concerns were expressed regarding the completion status of certain objectives, particularly the Village/Township consolidation committee, with discussion centering on the scope of the committee's work and opportunities for additional public input.

Council also discussed ongoing objectives related to collaboration with the Township and DDA, government transparency, the Lake Orion drawdown structure, implementation of engineering standards, and the inventory of Village-owned properties. Overall, Council supported continued monitoring of the goals and requested that future quarterly reports include updated timelines and a more detailed method for tracking progress toward completion.

E. Live Streaming and Recording of Special Meetings-Dandalides request

MOTION made by Council Member Dandalides, Seconded by Council Member Lamb to direct Administration to schedule and plan all public council meetings (regular and special) so that they may be live-streamed and recorded (both video and audio) unless specifically determined and directed otherwise by council for a specific meeting.

Council Member Lamb expressed concerns regarding the proposed motion as it relates to special meetings, noting that ONTV scheduling conflicts and obligations to other boards could limit the availability of livestreaming services. He also noted that special meetings are often scheduled on short notice, creating additional logistical challenges. Clerk/Treasurer Stout suggested amending the motion to establish Council Chambers as the default location for special meetings, unless otherwise directed by Council, with the intent that such meetings be livestreamed and recorded whenever feasible.

AMENDED MOTION made by Council Member Dandalides, seconded by Council Member Lamb, to direct Administration to schedule and plan all regular and special public Village Council meetings to be held in the Council Chambers, unless otherwise directed by Council, with the expectation that meetings will be livestreamed and/or recorded and made available for public viewing, either live or through a later upload when feasible, unless Council specifically directs otherwise for a particular meeting.

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

11. Call to the Public

Rosemary Ford commented on the importance of transparency in local government and expressed concern regarding statements by some Council members about the potential dissolution of the Village, noting that elected officials have taken an oath of office.

Harry Stephens commented that the bank stabilization project has been included in the Council's Goals and Objectives for an extended period and noted the importance of continuing to address the project.

12. DDA Director Comments

Spoke during Public Comment section.

13. Council Comments

Council Member Lamb thanked those in attendance for coming to the meeting and expressed appreciation to residents participating in discussion regarding the sidewalk matters.

Council Member Comparoni Jr. commented that while additional ordinances may limit certain resident activities, there are also benefits to the Village as a whole, and noted that some residents are motivated to minimize costs.

Council Member Dandalides responded to comments made by Rosemary Ford, clarifying that his remarks were intended to explore options and that it is reasonable for Council to consider alternatives that may be in the best interest of the Village. He stated that he was not advocating for the dissolution of the Village.

Council Member Moshier thanked residents for attending, commented positively on the weather, and noted excitement for upcoming community events.

Council Member Papacek stated that there was strong engagement on a variety of topics throughout the meeting.

President Pro Tem Ford emphasized the value of the public hearing process, encouraged residents to remain informed, and expressed confidence in the Village process to address community issues effectively.

14. Village Manager Comments

Village Manager McClary reported that Council Members should expect a Doodle poll for scheduling the upcoming water and sewer rate discussions. He announced that the Atwater Park contract has been executed and informed Council of his planned absence on Tuesday. He also advised that the Office Manager and the part-time police officer have submitted their resignations.

15. Closed Session Items

16. Business From Closed Session

17. Adjournment

MOTION made by Council Member Comparoni Jr, Seconded by President Pro Tem Ford to adjourn the June 8, 2026 Village Council Regular Meeting.

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

The June 8, 2026, Village Council Regular Meeting adjourned at 9:15 PM.

Teresa Rutt

President

Sonja Stout, MiCPT

Clerk/Treasurer

Date Approved: as presented on June 22, 2026