

**The Village of Lexington Common Council held 2 Public Hearings and a Regular Council Meeting Tuesday, June 24, 2024 in the Council Chambers at 7227 Huron Ave., Lexington, MI 48450**

**Public Hearing Called to Order** at 7:00 p.m. by President Kristen Kaatz

**To hear testimony and comments of the dangerous building for the property located at 7220 Hubbard Street (Parcel 152-370-000-133-000).**

**Public Comment**

- Bob Caswell (7228 Hubbard) – commented on living next door to the extreme blight issue located at 7220 Hubbard St. with animals going in and out, roof caving in, and weed issues causing a dangerous situation.
- David Conlee (5321 Main St.) – property owner of 7220 Hubbard St. commented will do whatever needs to be done to correct the issues at this property; stated he contacted a roofer and has had some health issues.
- Colleen O'Connor (7215 Hubbard) – commented on varmint problems at 7220 Hubbard St.; ground hogs, skunks, and rabbits.
- Danny Clark (7223 Lester) – commented on the extreme blight at 7220 Hubbard St. with vines covering the outbuilding.
- Dennis Klaas (Zoning Administrator) – gave a slide presentation showing pictures of the dangerous property located at 7220 Hubbard St. Klaas quoted the ordinance pertaining Dangerous Building Section 10.31.
- Lori Fisher (Village Manger) – commented on the numerous complaints received regarding 7220 Hubbard St. Fisher recommended the property be demoed.

**Closed Public Hearing** at 7:13 p.m.

**Public Hearing Called to Order** at 7:14 p.m. by President Kristen Kaatz

**To hear comments on the Proposed 2024-2025 Budget**

**Public Comment**

- None

**Closed Public Hearing** at 7:14 p.m.

**Call to order the Regular Council Meeting at 7:14 p.m.** by President Kristen Kaatz

**Pledge of Allegiance** led by President Kristen Kaatz

**Roll call taken by** Clerk Vicki Scott

**Present:** Gresock, Adams, Muoio, Morris, DeCoster, Kaatz

**Absent:** – None

**Others present:** L. Fisher, and 37 citizens

**ATTENDANCE –**

**PUBLIC COMMENT –**

- David Resovsky (Lot #48) – commented on the MHP Rent increase being a mistake.
- Sue Soffa (Lote #200) – commented on the MHP Rent increase being a mistake.

**APPROVAL OF AGENDA** – Motion by Morris, seconded by Gresock, to approve the agenda as amended adding Personnel Committee Recommendation under N. #2.

All ayes

Motion carried

## **BUSINESS**

### **ADMINISTRATION**

**A. EVANS EHARDT** – (County Commissioner) – Evans was not able to be here this evening. He sent an email letting the clerk know.

**B. MINUTES** – Motion by Muoio, seconded by DeCoster, to approve the minutes of the Special Meeting of May 10, 2024, as presented.

All ayes

Motion carried

Motion by Gresock, seconded by Adams, to approve the minutes of the Budget Study Session May 15, 2024, as presented.

All ayes

Motion carried

Motion by Morris, seconded by Gresock, to approve the minutes of the Regular Council Meeting May 28, 2024, as presented.

All ayes

Motion carried

Motion by Muoio, seconded by Gresock, to approve the minutes of the Study Session June 10, 2024, as presented.

All ayes

Motion carried

Motion by Gresock, seconded by Morris, to approve the minutes of the Special Council Meeting June 10, 2024, as presented.

All ayes

Motion carried

**C. BUDGET AMENDMENTS 2023-2024**– Motion by Gresock, seconded by Morris, to approve the 2023-2024 budget amendment as presented.

Discussion: L. Fisher explained the budget amendments.

Roll Call

Ayes – Gresock, Morris, DeCoster, Muoio, Adams, Kaatz

Nays – None

Motion carried

**D. BUDGET 2023-2024** – Motion by Gresock, seconded by Morris, to approve the 2023-2024 Budget as presented.

Discussion: L. Fisher explained line 528 (Sewer BC/BS) was corrected as there was a typo on the draft copy.

Roll Call

Ayes – Gresock, Morris, Adams, Muoio, DeCoster, Kaatz

Nays – None

Motion carried

**E. SEPTAGE DUMPING FEES TRANSFER** – Motion by Muoio, seconded by Gresock, to approve the septage dumping fees transfer of \$100,549 to capital equipment fund 402-402-699-590 (\$86,839.20 for DPW and \$21,709.80 for Fire Department).

Roll Call

Ayes – Muoio, Gresock, Adams, Morris, DeCoster, Kaatz

Nays – None

Motion carried

**F. USDA SEWER PROJECT** - Motion by Adams, seconded by Morris, to authorize the draw amount of \$284,812.45 from the USDA Rural Development for expenses incurred related to the Sewer Infrastructure Project.

Roll Call

Ayes – Adams, Morris, DeCoster, Muoio, Gresock, Kaatz

Nays – None

Motion carried

**G. USDA WATER PROJECT** - Motion by Morris, seconded by Gresock, to authorize the draw amount of \$2,977.50 from the USDA Rural Development for expenses incurred related to the Water Infrastructure Project.

Roll Call

Ayes – Morris, Gresock, Adams, Muoio, DeCoster, Kaatz

Nays – None

Motion carried

**H. DANGEROUS BUILDING LOCATED AT 7220 HUBBARD** – Motion by Morris, seconded by Muoio, to accept the results of the dangerous building hearing process and that Council order the demolition of the structure located at 7220 Hubbard Street, parcel ID 152-270-000-133-00, or to be otherwise made safe and free of blight. Further, we give the property owners 90 days to obtain any necessary permits and demolish the structure in accordance with all applicable laws, regulations and local ordinances or make the building safe by removing the conditions causing the danger in a same manner. Should the building be repaired, inspection and approval by the Sanilac County Building Department is required verifying that the internal structure and foundation is safe and viable. If the demolition or repair work is not done, the Village shall undertake the demolition with a contractor and shall lien the property for the amounts expended and place the same amount on the tax roll for this parcel to ensure that the Village is made whole.

Roll Call

Ayes – Morris, Muoio, DeCoster, Gresock, Adams, Kaatz

Nays – None

Motion carried

**I. RESOLUTION #2024-05 MICHIGAN HISTORIC PRESERVATION NETWORK** – Motion by Gresock, seconded by Muoio, to approve the Resolution #2024-05 as presented.

Roll Call

Ayes – Gresock, Muoio, DeCoster, Morris, Adams, Kaatz

Nays – None

Motion carried

**J. RESOLUTION #2024-06 HEADLEE OVERRIDE MILLAGE LANGUAGE**– Motion by Gresock, seconded by Muoio, to approve Resolution #2024-06 as presented.

Discussion: Lori Fisher explained why this is needed.

Roll Call

Ayes – Gresock, Muoio, Adams, Morris, DeCoster, Kaatz

Nays – None

Motion carried

**K. RESIGNATION** – Motion by Morris, seconded by DeCoster, to accept the resignation of Judi Resk from the Mobile Home Park Advisory Board.

Roll Call

Ayes- Morris, DeCoster, Muoio, Adams, Gresock, Kaatz

Nays- None

Motion carried

**L. DDA BOARD APPOINTMENT** – Motion by Gresock, seconded by Adams, to approve the appointment of Susan Diener to the DDA Board.

All Ayes

Motion carried

**M. CABLE AUTHORITY** – Motion by Adams, seconded by Morris, to remove Doug Drouillard from the Cable Authority.

All Ayes

Motion carried

**N. TREE BID** – Motion by Gresock, seconded by Muoio, to accept the Tree Bid in the amount of \$19,725.00 from Paterson Tree Service.

Roll Call

Ayes- Gresock, Muoio, Adams, Morris, DeCoster, Kaatz

Nays- None

Motion carried

**N. 2. PERSONNEL COMMITTEE RECOMMENATION** – Motion by Morris, seconded by Gresock, to approve the recommendation from the Personnel Committee from 6-20-24.

Discussion: Morris recommended moving forward with the written reprimand.

Roll Call

Ayes- Morris, Gresock, Adams, Muoio, DeCoster, Kaatz

Nays- None  
Motion carried

### **CEMETERY**

**O. PROPOSAL TO RAISE WEST DIVISION (LOTS 2-10)** – Richard Stapleton explained why it is necessary to raise Lots 2-10 in the West Division of the Cemetery. Stapleton showed pictures of the lots under water and answered questions on the water issues causing the problem. Stapleton asked the Board to approve the quote from Jim Coburn that is included in the Council packet. Board members agreed additional quotes are needed and asked Chris Heiden to assist. Motion by Kaatz, seconded by Morris, to table this until the next Council meeting.

All Ayes  
Motion carried

### **PARKS & RECREATION**

**P. PARKS & REC BYLAWS** – Motion by Gresock, seconded by Morris, to approve the Parks & Rec Bylaws as presented.

Roll Call  
Ayes – Gresock, Morris, DeCoster, Muoio, Adams, Kaatz  
Nays – None  
Motion carried

### **MOBILE HOME PARK**

**Q. MOBILE HOME PARK DEPOSIT REFUND** – Motion by Gresock, seconded by Morris, to approve the deposit refund in the amount of \$371.00 to Bradley & Mary Byrnes (Lot #64).

Roll Call:  
Ayes – Gresock, Morris, DeCoster, Muoio, Adams, Kaatz  
Nays – None  
Motion carried

**R. LNS RENT SCHEDULE** – Motion by Muoio, seconded by Morris, to adopt the 2024 rent schedule beginning July 1, 2024, representing a 3.2% increase.

Discussion: Lori Fisher explained the rules & regulations state rent can only be increased by 3.2% each year. This contradicts the 5% increase Council voted on last month.

Roll Call:  
Ayes – Muoio, Morris, DeCoster, Gresock, Adams, Kaatz  
Nays – None  
Motion carried

Motion by Muoio, seconded by Morris, to rescind the original motion to increase rent by 5% made last month.

Roll Call:  
Ayes – Muoio, Morris, DeCoster, Adams, Gresock, Kaatz  
Nays – None  
Motion carried

**FINANCIAL REPORTS** – Motion by Gresock, seconded by Morris, to approve the check register in the amount of \$204,599.51 check numbers 38578 through 38636 and financial reports as presented.

Roll Call

Ayes- Gresock, Morris, DeCoster, Muoio, Adams, Kaatz

Nays- None

Motion carried

Motion by Gresock, seconded by Adams, to approve the USDA water fund check register in the amount of \$78,735.00 check numbers 80004 through 80006 as presented.

Roll Call

Ayes- Gresock, Adams, Muoio, Morris, DeCoster, Kaatz

Nays- None

Motion carried

**REPORTS** –

- Lori Fisher explained the new format with all reports. Adams asked about RRC finalization. Fisher stated the two items needed are the training policy & a joint meeting. Kaatz asked for a date to be set for the joint meeting. Fisher stated volunteers are still needed for the 4<sup>th</sup> of July events.

**CORRESPONDENCE**- None

**PUBLIC COMMENT** –

- Ted Schatzberg (Lot #132) – commented on an open seat for the MHP Advisory Board.
- David Resovsky (Lot #48) – commented on funding for the bluff erosion.

**COUNCIL PERSON COMMENTS** – None

**ADJOURNMENT**

Kaatz adjourned the meeting at 8:28 p.m.

Respectfully Submitted  
Vicki Scott, Village Clerk

I, Vicki Scott, (Village Clerk), do hereby certify that the foregoing is a true and original copy of the draft minutes of the Village of Lexington Village Council at a regular meeting held on the 24<sup>th</sup> day of June, 2024.

Clerk: \_\_\_\_\_

Dated: \_\_\_\_\_