

The Village of Lexington Common Council held a Regular Council Meeting Monday, May 22, 2023 in the Council Chambers at 7227 Huron Avenue, Lexington, MI 48450

Call to order the Regular Council Meeting at 7:00 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, Klaas, DeCoster, Kaatz

Absent: None

Others present: S. McCoy, C. Heiden, and 16 citizens

ATTENDANCE –

PUBLIC COMMENT

- Jackie Huepenbecker (7108 BR Noble) – asked the Village Council to help fulfill the last few items that are needed to become RRC certified. We hope to have this completed by August.

APPROVAL OF AGENDA – Motion by Adams, seconded by Klaas, to approve the agenda as amended adding L. 1 Resolution #2023-10, I. 1 DTE Street Lights Response, T. Amend MHP Superintendent's Contract to increase hours, U. Amend Policy #423-19, and V. Add additional staff member to the office.

Discussion: Kaatz explained the Superintendent's Contract and additional staff member need to go to Personnel first. Kaatz noted we need a copy of the current policy #423-19 and the proposed changes before changing the policy. Discussion followed on the policy change being placed on the June 1 meeting.

Amended Motion by Adams, seconded by Klaas, to approve the agenda as amended adding L. 1 Resolution #2023-10 Steiss, I. 1 DTE Street Lights Response, and Q. 1 Piers for Lot #111.

All ayes

Motion carried

BUSINESS

ADMINISTRATION

A. EVANS EHARDT – (County Commissioner) – Kaatz explained Ehardt could not be here this evening.

B. CYNTHIA CUTRIGHT – Kaatz explained Cutright could not be here this evening, but provided a written report that is included in the packet.

C. MINUTES – Motion by Adams, seconded by Klaas, to approve the minutes of the Regular Council Meeting of April 24, 2023, as presented.

All ayes

Motion carried

Motion by Klaas, seconded by Gresock, to approve the minutes of the Special Council Meeting of May 4, 2023, as presented.

All ayes
Motion carried

D. INVOICE – FLETCHER FEALKO SHOUDY & FRANCIS, P.C. – Motion by Muoio, seconded by Morris, to approve the payment of \$945.00 to Fletcher Fealko Shoudy & Francis, P.C. - \$225.00 from the Sewer Fund, \$270.00 from the General Fund, and \$450.00 from the Mobile Home Park Fund.

Discussion:

Roll Call

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

Nays- None

Motion carried

E. INVOICE – UHY – Motion by Muoio, seconded by Morris, to approve the payment of \$20,700.00 to UHY - \$300.00 from the Water Fund and \$20,400.00 from the General Fund.

Discussion:

Roll Call

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

Nays – None

Motion carried

F. PUBLIC HEARING – Motion by Morris, seconded by Muoio, to set a Public Hearing on Monday, June 26, 2023, at the regular Council Meeting set for 7:00 p.m. for the purpose of the adoption of the 2023-2024 Budget.

Roll Call

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

Nays – None

Motion carried

G. L4029 – MILLAGE RATE – Motion by Klaas, seconded by Muoio, to approve the L4029 Millage Rate as presented.

Roll Call

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

Nays- None

Motion carried

H. ENVIRONMENTAL COMMITTEE – Motion by Adams, seconded by DeCoster, to approve the tree trim/removal request form as recommended by the Environmental Committee.

All Ayes

Motion carried

I. BIKE PATH DISCUSSION – DeCoster discussed moving forward with the bike path and working together with the townships to continue putting our share in to repair and maintain the bike path. DeCoster offered to be the liaison for the Village. Kaatz explained the manager usually takes that role. Board agreed to have DeCoster start the discussions with the Townships and report back.

I. 1. DTE STREET LIGHT RESPONSE – Chris Heiden explained DTE came out and did a street light audit. Heiden explained the breakdown of the audit. The annual savings to the Village would be \$13,109.69 by switching everything over to LED lights. The total upfront cost would be \$34,349.59. The payback would be 2.38 years. Discussion followed. Heiden recommends switching everything over to LED. There is an option for DTE to take over the entire street light program. There would be annual fee for this. We do not have that cost at this time. Heiden noted this could come out of the local or municipal street fund. Board agreed to bring this back next month with the entire package.

DDA

J. RESOLUTION #2023-07 APPROVAL FOR SOCIAL DISTRICT PERMIT (3 North Vines LLC DBA: 3 North Vines) – Motion by Gresock, seconded by Adams, to approve Resolution #2023-07 as presented.

Roll Call

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

Nays – Morris

Motion carried

K. RESOLUTION #2023-08 APPROVAL FOR SOCIAL DISTRICT PERMIT (The Jammer, LLC. DBA: The Windjammer) – Motion by Gresock, seconded by Adams, to approve Resolution #2023-08 as presented.

Roll Call

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

Nays – Morris

Motion carried

L. RESOLUTION #2023-09 APPROVAL FOR SOCIAL DISTRICT PERMIT (Gunner Production, Inc. DBA: Lexington Village Theatre & Pub) – Motion by Gresock, seconded by DeCoster, to approve Resolution #2023-09 as presented.

Roll Call

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

Nays – Morris

Motion carried

L.-1 RESOLUTION #2023-10 APPROVAL FOR SOCIAL DISTRICT PERMIT (Steis's Village Inn, Inc. DBA: Steis's Village Inn) – Motion by Gresock, seconded by DeCoster, to approve Resolution #2023-10 as presented.

Roll Call

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

Nays – Morris

Motion carried

PARKS & RECREATION

M. CULVERT FOR LESTER ST. PARK – Motion by Muoio, seconded by Morris, to accept the bid from Grant Burgess Excavating in the amount of \$12,600.00 as recommended by the Utilities Manager.

Discussion:

Roll Call

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

Nays – None

Motion carried

N. SPARK GRANT 2ND ROUND – Motion by DeCoster, seconded by Muoio, to hire McKenna to review and help write this grant not to exceed \$2,500.00 as recommended by the Parks & Rec Board.

Discussion:

Roll Call

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

Nays – None

Motion carried

PLANNING

O. ZONING ORDINANCE ADOPTION – Motion by Morris, seconded by Adams, to approve the adoption of the Zoning Ordinance Article 5 Section 5.29 Electric Vehicle Infrastructure as recommended by the Planning Commission.

Discussion:

Roll Call

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

Nays – None

Motion carried

P. ZONING ORDINANCE AMENDMENTS – Motion by Morris, seconded by Adams, to approve the Zoning Ordinance Amendments recommend by the Planning Commission as follows:

- Section 3.2.6 Duties of Zoning Administrator – (Violations & Penalties)
- Section 3.4.10 Violation – (Violations & Penalties)
- Section 3.9 Violation and Penalties – (Violation & Penalties)
- Section 3.4.1 Site Plan Review – (Decks)
- Section 4.11.1 Footnote to Schedule of Regulations – (Decks)
- Section 2.2 Definition of Accessory Buildings and Structures – (Accessory Buildings)
- Section 5.4 Accessory Buildings – (Accessory Buildings)

Roll Call

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

Nays – None

Motion carried

MOBILE HOME PARK

Q. NEW PLAYGROUND EQUIPMENT APPROVED ON 9-26-22 IN THE AMOUNT OF

\$48,185.00 – Kaatz asked McCoy if these funds will come out of this fiscal year. McCoy - yes.

Q. 1. PIERS FOR LOT #111- Motion by Gresock, seconded by DeCoster, to approve piers for Lot #111 as recommended by the Zoning Administrator.

Discussion: Denny Klaas explained why piers are necessary per HUD requirement and the building inspector. Discussion on Martin Concrete contract.

Amended Motion by Gresock, seconded by DeCoster, to approve piers for Lot #111 at \$400.00 per pier.

Roll Call

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

Nays – None

Motion carried

R. 2024 BUDGET ITEMS DISCUSSION: – Tabled from Last Month

- Mobile Home Park Request to Purchase Golf Cart (\$5,600.00)
- Mobile Home Park Request to Purchase Flower Pots (\$2,000.00)
- Mobile Home Park Request to Purchase 6 Garbage Cans (\$1,500.00)
- Mobile Home Park Request for 1 Year Free Rent Promotion

Jarosz explained why it is important to purchase these items this fiscal year. The question was what line item would these items come from. Jarosz explained this could come from the reserve fund. Discussion followed. Jarosz explained we are trying to compete with the competition for offering the 1-year free rent promotion. We are hoping to lease 6 new lots. We are asking for \$8,500.00 for these projects from the reserve funds. Kaatz asked where is the wording for the 1-year free rent promotion. Kaatz explained will need to see the language first for the 1-year free rent promotion which should be approved by the advisory board first. Discussion followed on the budget reserve.

Motion by Gresock, seconded by Klaas, to purchase the 3 items listed above.

Discussion:

Amended Motion by Gresock, seconded by Klaas, to purchase the 3 items listed above not to exceed \$9,100.00.

Roll Call

Ayes: Gresock, Klaas, DeCoster, Muoio, Adams, Morris, Kaatz

Nays: None

Motion carried

S. MOBILE HOME PARK RULES & REGULATIONS 2023 FOR REVIEW – Motion by Morris, seconded by Klaas, to send the rules & regulations 2023 for review to the attorney.

Discussion: on the changes.

Roll Call

Ayes: Morris, Klaas, DeCoster, Muoio, Adams, Gresock, Kaatz

Nays: None

Motion carried

FINANCIAL REPORTS – Motion by Morris, seconded by Adams, to approve the check register in the amount of \$68,034.25 check numbers 37802 through 37843 and financial reports as presented.

Discussion:

Roll Call

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

Nays- None

Motion carried

REPORTS –

CORRESPONDENCE-

PUBLIC COMMENT

- Dick Giacobbi (Lot #136) – commented on great job by Ed Jarosz & Denny Klaas.

COUNCIL PERSON COMMENTS

- Adams explained the Mobile Home Park fence update.

ADJOURNMENT

Kaatz adjourned the meeting at 8:57 p.m.

Respectfully Submitted

Vicki Scott, Village Clerk

APPROVED