

FINAL

Minutes VILLAGE OF HONOR

Regular Council Meeting

10922 Platte Street Honor, MI 49640

May 12, 2025

Meeting Called to order by President Theobald at 6:00pm.

Pledge of Allegiance Recited

Roll Call: Council- Denoyer, Theobald, Hepner, Wendel, Fuller PRESENT

Staff: Reed, Roth, Brow, Leone, Naulty PRESENT

Approval of Minutes: Motion by Denoyer, second by Theobald to approve April 14, 2025 regular council meeting minutes as presented. 5/5 Ayes **MOTION PASSED.**

Board Comments on Agenda: Move Short Term Rental vote to Old Business #9.

Approval of Agenda: Motion by Theobald, second by Wendel to approve agenda as amended. 5/5 Ayes **MOTION PASSED.**

Public Comments:

Dennis Rodzik- Dennis expressed his desire for the Dark Skies Initiative to be revisited. He provided information regarding the rescinding of the Initiative when he was President stating about 8 people complained when they turned out 27 of the 67 lights in the Village so the council voted to turn the lights back on. Dennis also expressed his concern about the CIA. Lastly, he asked if EGLE put any more restrictions on sewer revenue use.

Doug Durkee-Doug spoke about the CIA and warned to proceed with caution pointing out that even though taxes don't rise, they get used differently than previously appropriated taking away from something else.

FINAL

Andrew Smith- Andrew expressed concern about blight within the Village. He pointed out that the Food Pantry could use a coat of paint. He was willing to help repair and paint.

Christy Brow- Christy indicated that the City of Frankfort has a successful DDA currently working for the city. It may be advantageous to look into their program for more information concerning the CIA.

Special Guests/Presentations- NONE

Planning Commission: Rosemary Naulty

Rosemary spoke about blight in response to public comment from Andrew Smith. The current Village ordinance on blight refers to dangerous buildings not necessarily aesthetics. She expressed that aesthetics are quantitative, not quantitative making it difficult to define and enforce. Rosemary encouraged community involvement to support and help the resident or business to improve blight. Furthermore, Rosemary asked the council to consider a time (1hr) for her to present information on blight she received at a training program she recently attended.

Rosemary indicated that the current Village Zoning Ordinance is in need of revision. She indicated that the Planning Commission intends to ask the council to approve funds to update the Zoning Ordinance in the future. She suggested a consultant, Arthur Mullen with Wade Trim to help revise the Ordinance. The planning Commission had a meeting with Arthur to explore the details of updating the Ordinance where he explained the process and the costs associated.

President Theobald elaborated on the processes available to update the Ordinance. This can be done by template or item by item in the Ordinance. If done by template the Planning Commission would fill in the template and it would generate a new Ordinance. The costs associated with this can be high (\$15-20K) so Arthur also provided information that grants for these types of expenses for small communities become available from time to time through MSHDA.

The Council discussed they would like to look for grants first and foremost but would budget for the update of the Zoning Ordinance next year.

SHORT TERM RENTAL

Rosemary presented the Short Term Rental Ordinance for Council approval. It has been updated since it was last presented, approved by the Village Attorney

FINAL

and approved by the Insurance company. She indicated that every neighboring jurisdiction has a Short Term Rental Ordinance in place.

A Land Use Permit has been submitted by Bill Sweet of Sweet's Bar to put a fence around the parking lot in the rear of the building in order to provide outdoor dining and entertainment.

County Commissioner- Tim Markey

Janet Engler was awarded with the Benzie County Dispatcher of the Year Award.

Summer Sheriff Patrol Agreements were approved for the Village of Beulah, Lake Twp, and Crystal Beach Cottage Association. If Honor intends to apply for this as they have done in the past, Tim recommends doing this soon as the Sheriff's dept is short staffed.

The BOC authorized the ballot language for the Road Commission bond to be placed on the November 2025 General Election Ballot.

There was a special BOC meeting to interview 3 candidates interested in filling the vacant District 6 commissioner position. A decision will be made at a meeting 5/13/25.

Fire-

2025 YTD Incidents:117. Started out very busy January thru March. Only about 10 calls in April. Now getting busy again in May. Village of Honor has already had 6 calls in May. Mostly medical calls.

Gas leak reported and repaired by DTE on Stacey st.

It is wildland fire season, be careful! If you're going to burn anything make sure you are permitted to do so.

Financial Reports- Brow *(Waste Hauler report update)**

The playground fund is currently sitting at approximately \$23,000 plus \$750.00 in donations that hasn't been deposited yet. Still working on finding credit card processing companies to accept sewer payments. Will provide more quotes and information at the next meeting. We are up to date on bond payments and have more than enough money in bond accounts. We have more Simga funds coming in consistently for transportation and revenue sharing.

FINAL

Waste Hauling Income YTD \$16,375.50. One bill outstanding for approximately \$6,000.

Motion to approve financial report as presented by Theobald, second by Wendel.

Roll Call: Ayes: Hepner, Fuller, Wendel, Denoyer, Theobald. Nays:None.

Motion Passed.

Budget Amendments: None

Financial Correspondence: None

Submission of Bills/Checks-Reed: \$37,831.95

Consumers amt. pd \$ 3003.48

Motion to approve submission of bills as presented by Denoyer, second by

Wendel. **Roll Call:Ayes: Theobald, Wendel, Fuller, Denoyer,**

Hepner.Nays:None. Motion Passed.

Correspondence:

Incoming: Mr. Saffron email 5/5/25 - President Theobald read email aloud to council. Addressed concerns with Council in regard to CIA email not being presented. Council was provided a copy of all items hand delivered to the Deputy Clerk. The Playground fund not changing was discussed and addressed. The President and Treasurer indicated playground funds have been split up in different accounts (deferred) at times.

Outgoing: None

Old Business-

1. MiClass Res#102-25

A resolution presented to engage with an investment program for municipalities specifically. Investment policy was reviewed by the council. No funds will be invested at this time. More information will be provided in the future and any investments would be brought to the Council for a vote.

Motion to approve Resolution 102-25 by Theobald, second by Wendel. **Roll Call:**

Ayes: Denoyer, Hepner, Theobald, Fuller, Wendel. Nays: None. Motion Passed.

FINAL

2. Fire Escrow Res# 103-25

A withholding program designed for municipalities to withhold insurance money until clean up is completed after a fire. A resolution is required as well as a separate account to hold funds. Zoning would be responsible to inspect property and present to the council to release funds or use funds to clean up on the behalf of the property owner.

Motion to approve Resolution 103-25 by Wendel, second by Denoyer. **Roll Call: Ayes: Fuller, Wendel, Theobald, Denoyer, Hepner. Nays: None. Motion Passed.**

3. Maley Park portajohns quotes

Three quotes were provided to the Council including the company used previously. Two of the three quotes provided were for 2 standard portajohns. The third and cheapest quote was for one standard portajohn and one ADA portajohn. Council discussed adding a third porta john but ultimately decided to see how well the new company does at keeping them pumped before adding an additional unit.

Motion to approve the quote from SecuritySanitation for one ADA unit and one standard unit for \$375/month by Denoyer, second by Theobald. **Roll Call: Ayes: Fuller, Theobald, Hepner, Denoyer, Wendel. Nays: None. Motion Passed.**

4. Dark Skies Initiative Res#104-25

A resolution to rescind the Ordinance officially as it has been researched at length and no evidence has been found that the Ordinance was published initially or officially rescinded in minutes or by Resolution. The Dark Skies Initiative will be revisited and the Council will ask for public input in the future. President Theobald will discuss with the Planning Commission at the next meeting.

Motion to approve Resolution 104-25 by Theobald, second by Wendel. **Roll Call: Ayes: Denoyer, Theobald, Fuller, Hepner, Wendel. Nays: None. Motion Passed.**

5. Drying bed for sewer lagoon

DPW Superintendent presented a quote from Gosling Czubak (last month) to provide a survey and design for a drying bed in order to process refuse from sewer lagoons. Currently this process is contracted out to haul refuse to Cadillac at the cost of \$20k/year. By processing refuse on site would ultimately save the

FINAL

Village money but there is an initial upfront cost. DPW Superintendent indicated once this survey and design is completed there is no obligation to use Gosling Czubak to construct the drying bed. The Village would be able to accept bids from other companies to complete the project. Council discussed available funds to complete this project.

Motion to approve quote from Gosling Czubak for \$8,000 by Theobald, second by Wendel. **Roll Call: Ayes: Wendel, Denoyer, Theobald, Fuller, Hepner. Nays: None. Motion Passed.**

6. DPW Assistant and Deputy Clerk Wage and Compensation Res# 105-25

To be legal and transparent a resolution was necessary in regard to the hiring of two new Village employees. Council discussed that the information was accurate.

Motion to approve Resolution 105-25 by Theobald, second by Fuller. **Roll Call: Ayes: Hepner, Denoyer, Theobald, Fuller, Wendel. Nays: None. Motion Passed.**

7. Irrigation field seed quote

The irrigation field at the lagoons is getting thin and needs to be seeded in order to absorb the refuse water better. This should be done every 2-3 years and has not been done in over 10 years. DPW Superintendent provided a quote from Nutrien Ag Solutions.

Motion to approve quote from Nutrien Ag Solutions for \$1041.00 to seed the irrigation field by Denoyer, second by Wendel. **Roll Call: Ayes: Theobald, Fuller, Denoyer, Hepner, Wendel. Nays: None. Motion Passed.**

8. Gas station complaint response

Music has ceased at the gas station as of now.

9. Short Term Rental Ordinance

President Theobald abstained from conversation as he has a conflict of interest but opened up comments/questions from the council. No further commentary was exhibited.

Motion to accept the Short Term Rental Ordinance by Wendel with **No Support. Motion Rejected.**

FINAL

New Business:

1. Facebook Res# 106-25

A new Resolution to replace existing Resolution 112-15 allowing for a Village managed (President and/or Clerk) Facebook page in order to relay and deliver accurate and timely information to the public.Council discussed that Facebook is a good modern day tool to relay information and acquire public input/opinion.

Motion to approve Resolution 106-25 by Theobald, second by Wendel. **Roll Call:Ayes: Hepner, Denoyer, Wendel, Theobald, Fuller. Nays: None. Motion Passed.**

Reports:

1. Maintenance- Leone

The mowers were both serviced and other than the overall condition of the gravelly all seems good. The dump bed hinge on the Ram 5500 was damaged, and I am looking into options to have it repaired.

2. Street Administrator- Leone

BCRC reached out to me regarding painting lines on Deadstream rd., as they are having a company paint throughout the county, they gave us a quote for \$490.08 for both center and fog lines. I spoke with Jesse about it and he agreed we should have this done. As BCRC hasn't received their sweeper yet, I decided to clean a majority of debris off the streets.

3. Ordinance Officer- NONE

4. Park Committee- Roth, Hepner

Gravel was laid in the park driveway and low lying areas. Looks great! Portajohns will be ordered asap.

5. Playground Committee- Denoyer

President Theobald indicated that the playground area is in fact wetlands. He will be meeting with an EGLE representative 5/13/25 to do soil samples and discuss pulling permits. There may be some additional requirements but President Thoebald does not think it will stop the installment of the playground. Trustee Fuller indicated that the playground committee is applying to the Tribal grant again as well as many more.

FINAL

Thanks given to Andrew Smith, Kevin and Kristy and the entire committee for their efforts!

6. Sewer Committee- Theobald, Wendel, Leone

We begin our Discharge season on May 1st with a storage lagoon level of 9.6'. The irrigation system is operating fair, although we had to replace 1 sprinkler head in zone 6. I installed the receiving station meter on 4/17 for the year. With Jesse's okay I also had Powervac clean our receiving station grit tank on 4/23. Kennedy Industries adjusted pump 1, and replaced the knives and impeller on Pump 2 at Riverside lift station on 4/28. These pumps are in fair condition for they're age (15 years), but was advised to replace them in the next 2 years. I am also talking to Consumers about upgrading our electric service at Riverside station to accommodate the operation of both pumps at the same time, as the power wasn't available when the station was initially improved.

Hangover Hops LLC, our farmer, and I concluded the best time to till and re-seed our irrigation field would be directly after the first harvest. I reviewed our discharge management plan and received a quote from Nutrien Ag Solutions out of bear lake for orchard grass and tall fescue as specified.

After speaking with Glenna, MRWA, and other operators in regards to our phosphorous issues, I suggest we install a small chemical feed system. This option is a fraction of the cost of the installation of a disc filter, and will be overall less maintenance. This system would consist of a water treatment additive permit thru EGLE, running a 120 volt power our weir structure(waiting on quote), the purchase of a small chemical feed pump(est.<\$1000), and the actual cost of chemical (est.<\$300/month). The installation of this system would be fairly straightforward and completed in-house, with the only work needed to be outsourced is power to the general area we expect to install. I will have more info on this next month.

General Discussion

ZBA Training with Planning Commission for Council scheduled for 5pm 6/9/25.

Dennis Rodzik- Intends to submit a ballot initiative regarding sewer rates. Welcomed the Council and sewer committee to review the details.

Doug Durkee- Thanked the council and PC for doing due diligence for the Special Land Use Permit from Sweet's Bar.

Dallas Denoyer- Asked about flags going up and flower pots. Leone indicated flags will go up this week and he is waiting to hear back for flower pot pick up.

Andrew Smith- Thanks to the council for dedicating time to the playground. Playground equipment is ready for pick up, thanks to Kevin for volunteering to pick it up. Thanks to

FINAL

Anna Fuller for her fundraising efforts. Thank you to Jesse and Dallas for designing the playground.

Anna Fuller-Inquired about the CIA committee. Theobald explained we are waiting on funds to proceed. A list of Individuals interested in being on the committee is being compiled at this time.

Dallas Denoyer- Intends to introduce a motion to use previously earmarked funds for phosphorus management to pay off a bond(s). Encouraged Council to review bonds/interest payments.

Adjournment: 7:52pm

Motion by Theobald, Second by Wendel. Ayes:5 Nays:0

Respectfully submitted by:
Deputy Clerk Jessica Roth for Clerk Deb Reed