

FINAL

Minutes VILLAGE OF HONOR

Regular Council Meeting

10922 Platte Street Honor, MI 49640

November 10th, 2025

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

Pledge of Allegiance Recited

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

Dunn ABSENT

Staff: Brow, Leone (arrived 10 min late), Roth PRESENT

Naulty ABSENT

Approval of Minutes: Correction necessary to spelling of trustee Denoyer's name on page 5. **Motion to approve minutes as amended by Denoyer, second by Wendel. 4/0 Ayes MOTION PASSED.**

Board Comments on Agenda:

Approval of Agenda: Motion by Theobald, second by Denoyer to approve agenda as presented. 4/0 Ayes **MOTION PASSED.**

Public Comments:

Joe & Denise Moza- Introduced themselves as the new owners of the old Lone Pine building near the village. They specialize in insurance repair roofing, siding and home renovations.

Special Guests/Presentations- None

Zoning Administrator: Rosemary Naulty- Jesse Theobald

President Theobald presented the ZA report in Rosemary's absence indicating no land use permit applications were submitted, approved or denied. Theobald indicated the planning commission is still working on the master plan and annual report.

FINAL

County Commissioner- Tim Markey

County-

- Due to commissioner Davis stepping down, we appointed Len Mathieu to District VI, Inland & Colfax Townships.
- The BOC approved a Public Land Ordinance for Benzie County properties. (See attached)
- We adjusted the hours of operations for Benzie County government services. The government center will now be open from 8:30am to 5:00pm with no shutdown for lunch.

Fire- 2025 YtD Incidents as of Oct. 31st: 285

Month of October: 22

- 5 – Village of Honor
- 1 – Platte Twp
- 14 – Homestead
- 2 – Out of District

Financial Reports- Brow

Financial Reports Submitted for Approval:

Bank Cash Summary

Bank Balance Sheet

Sewer Fund Activity/Waste Hauler Report

Bank Reconciliations

Oct: Bond Reserve, RR&I, Bond Interest & Redemption, General

The 2026 budget is well under way. Final hearing will be just prior to Dec. regular meeting.

There will be approximately 8 more amendments for the 2025 budget at the next meeting.

Waiting for info from NMI/Intellipay to determine actual cost to Village for on-line bill pay. \$17,402 & \$3,610 to Bond Res. & RRI Acct. w/ State Bank

Budget Amendments – None

Motion to approve financial report and bank reconciliations as presented by Theobald, second by Wendel. **Roll Call: Ayes: Denoyer, Wendel, Hepner, Theobald. Nays: None. Motion Passed.**

Submission of Bills/Checks:

Invoices PAID: \$30,810.89

Invoice Approval: \$1,701.85

Consumers: \$2,602.30

Zoning Admin amt \$280.00

Motion to pay bills as presented by Denoyer, second by Wendel. **Roll Call: Ayes: Theobald, Denoyer, Wendel, Hepner. Nays: None. Motion Passed.**

FINAL

Correspondence:

Incoming: Mr. Saffron's emails were read aloud and presented for all to read. President Theobald responded indicating the CIA held their first meeting that was public and organizational in nature. The CIA will comply with the open meetings act and have agendas and minutes once the chairs are established. In regards to R1 zoning districts, most of the lots in the Village are not large enough to be zoned R1. In regard to the planning commission approving a land use permit, President Theobald indicated that the Zoning Administrator approved the Special Land Use permit in which she had authority to do if the application met the requirements. He indicated that the ZBA is the Village Council which was not needed in that situation as the Special Land Use Permit met the requirements and was approved. The Village Council would only act as the Zoning Board of Appeals if the Special Land Use Permit had been denied and the applicant appealed the decision. In regard to the Sewer building, President Theobald indicated a pallet with playground equipment netting was stored for a short time and did not see an issue with that. If Mr. Saffron desires rent to be paid, President Theobald suggested \$1 to be paid.

To address Mr. Saffron's email about Zoning, Planning Commission and deferring to Homestead Township for Zoning administration, President Theobald opened discussion with the Council. He indicated that the Township is a much larger area and may have different ideas when it comes to zoning that wouldn't align with our smaller lots and tight lots within the Village. Ultimately the Trustees were asked to consider this idea and it would be revisited at next month's meeting if any Trustees wanted to explore this idea further.

Outgoing: None

Old Business-

1. Dark Skies/Consumers- Consumers engineer has indicated even though we were told there would not be a cost to remove lights initially, ultimately there would be a cost of \$600-\$1500 per light. It was suggested to do a few per year instead of all at once. The decision was made to have the lighting committee pick the most redundant lights first and report back to the council.
2. Trash contract- The council discussed whether to renew the current preferred trash hauler contract with Republic Services or receive bids for a preferred trash hauler contract. After initially deciding to open for bid it was discovered the Villages ordinance regarding trash would need to be updated to address a preferred trash hauler. Cost to residents was discussed amongst the Trustees.

FINAL

Trustees agreed that inviting all vendors to market to residents may create competition and ultimately save residents money. Increased heavy vehicle traffic on infrastructure was discussed and it was indicated that the heavy vehicles are already traveling the infrastructure to empty commercial trash as that is not currently part of the contract with Republic Services.

Motion to move forward with no preferred trash hauler after expiration of contract with Republic Services expires by Theobald, second by Denoyer. **Roll Call: Ayes: Hepner, Theobald, Denoyer. Nays: Wendel. Motion passed.**

New Business:

1. Spring clean up day- Homestead Township has reached out to see if the Village would be doing the additional clean up effort in conjunction with them in the spring. The council discussed the cost again as the council decided not to participate in the last clean up due to the cost rising to \$7,000 the last time the Village provided the additional support on clean up day.
2. Project Feed The Kids Cooler at Maley Park- The Clerk is encouraging the Village Council to support the effort to bring a PFK food cooler to Benzie County. Project Feed The Kids is a non-profit effort, organized by the owners of J&S Hamburg in Traverse City to help fight food insecurities in our communities. PFK packs and delivers meals to coolers weekly using donations they receive. The Clerk is asking the Village Council permission to place a cooler at Maley Park pavilion and to cover the cost of electricity.

Motion to approve placing a Project Feed the Kids cooler at Maley Park by Theobald, second by Wendel. **Roll Call: Ayes: Denoyer, Hepner, Theobald, Wendel. Nays: None. Motion passed.**

3. Christmas lights- President Theobald presented the idea of adding more lights to the display in Maley Park initiated last year. Trustees discussed ideas of getting local businesses involved in adding lighting or booths to the park. It was also discussed purchasing lighting after the holidays at discounted rates. The Christmas lighting committee organized from last year presented a proposal to add lights to the fence around the playground and the Welcome to Honor sign.

Motion to approve up to \$1,200 for Christmas lights for Maley Park by Denoyer, second by Wendel. **Roll call: Ayes: Wendel, Theobald, Hepner, Denoyer. Nays: None. Motion passed.**

4. Zoning Administrator resignation- President Theobald explained he received an email in his personal email box from the Zoning Administrator Rosemary Naulty

FINAL

about an hour before last month's regular council meeting. She explained she was not happy with the way correction was handled publicly instead of addressed privately. President Theobald explained that the council was included in a corrective action email as the council had raised concerns and he was addressing their concerns, including Rosemary. The corrective action email indicated a desire to amend the Zoning Administrator contract to address the Council's concerns. Rosemary's email indicated she would resign as of October 27, 2025 which was two weeks later than the email sent and hoped they could reach an agreement before then to resume her services. Theobald indicated there hadn't been any discussion since then and due to the resignation date passing by the time of this meeting it was assumed she resigned.

Motion to accept resignation of Zoning Administrator Rosemary Naulty by Theobald, second by Wendel. **All in favor: Ayes:4. Nays:None. Motion passed.**

5. Zoning Administrator/Independent Contract- The Clerk presented a new official job description for Zoning Administrator that matches the other position descriptions previously approved by the council to present when hiring. The Independent Contractor agreement has been revised with the Council's desired changes. These documents will be used for the search for a new Zoning Administrator. Trustee Hepner noticed one item needed for correction, item 10 required drivers license.

Motion to approve the Zoning Administrator job description as amended and the Independent Contractor Agreement by Theobald, second by Wendel. **Roll call: Ayes: Denoyer, Theobald, Hepner, Wendel. Nays: None. Motion passed.**

6. Advertising for Zoning Admin- There are many free opportunities to post this position as well as paid targeted opportunities like the Michigan Planning Association website. The Planning Commission recommended placing an ad on their job board at the cost of \$75 for three months. Placing an ad in the Record Patriot will cost around \$30 for two weeks. The Council discussed the benefits to advertising in the most opportune places to acquire candidates quickly.

Motion to approve up to \$250 to advertise for a Zoning Administrator by Theobald, second by Wendel. **Roll call: Ayes: Theobald, Hepner, Wendel, Denoyer. Nays: None. Motion passed.**

7. Employee Insurance- The Publicly funded health insurance contributions act indicates that as an employer the Village should only contribute up to 80%. The Village council previously voted to pay 90% of employee health benefits.

FINAL

Commissioner Markey indicated the Village can opt out of this requirement by a vote of council. He has successfully seen this done by more than one publicly funded organization. The Clerk will obtain more information and the Council will vote on this next meeting.

Family plan- With the hire of a new DPW employee arose the question if the insurance was intended to be for the employee only or if it would extend to their entire family. Prior to this meeting an audit of surrounding municipalities indicated most all are providing full family plans. The Council discussed budgeting for such could be difficult as cost would vary from employee to employee depending on family size. It was recognized that health insurance is a benefit that attracts talented employees and keeps them. The council discussed paying a lesser percentage of the family versus matching the employee percentage paid. Ultimately the council decided to table this item until the entire council was present as Trustee Dunn has considerable background in insurance.

8. Wage & Compensation Resolution- Not applied due to no decisions made on insurance agenda items above.
9. K&K fee/new proposal- In order to separate from this vendor as decided at last month's meeting, they indicated there was a \$500 charge to transfer the Village website and information back to the Village as written in the initial agreement, which has expired. In order to avoid paying the \$500 fee they have provided a proposal in which the Village would maintain the Microsoft email account going forward and the website but K&K could continue to host the website and provide web security and support for \$50/ month. The current monthly bill from K&K is \$195, which includes the cost of the Microsoft email. By accepting the new proposal the Village would save roughly \$60/month and still have IT support for the website. The Clerk does the maintenance, changes and updates as well as the Microsoft email account and payment.

Motion to acquire a new contract with K& K Digital at the lower rate with less services provided by Theobald, second by Wendel. **All in favor: Ayes: 4 Nays: None. Motion passed.**

10. Playground mulch- Quotes from 4 vendors were provided. Council discussed the amount of mulch quoted is for 140 yards which would be the cheapest route as well as 200 yards of mulch to make the area safer and more efficient for maintenance.

Motion to approve Putt's Products quoted price per yard up to \$4500 in mulch by Denoyer, second by Wendel. **Roll call: Ayes:Theobald, Hepner, Wendel, Denoyer. Nays:None. Motion passed.**

FINAL

11. Playground edging- Due to an unexpected layer of clay the net climber was installed higher than originally intended causing the need for a raised bed of mulch for safety. This raised bed will require edging. Quote provided from AAA State of play for plastic interlocking edging. The other option would be wood 2x12 boards which would be considerably cheaper around \$1000. The wood edging would not last as long. The quote for plastic edging included benches and wheel chair ramps.

Motion to approve up to \$2500 for plastic edging from AAA State of Play by Wendel, second by Theobald. **Roll call: Ayes: Hepner, Denoyer, Theobald, Wendel. Nays: None. Motion passed.**

Reports:

1. Maintenance- Leone

SEWER: Ended discharge season at 4.0'. I have replaced the pressure gauges in US-31 lift station, and we plan to winterize the irrigation pumphouse this upcoming week. Eclipse communications has completed the camera install in the park and playground, as well as moved their equipment around for a more reliable service. I had Powervac out to clean our receiving station grit tank again, and they did a great job.

I had 4 alarms in the month of October which include:

10/10 12:55AM Screen fault at wastewater facility- equipment was reset

10/13 12:46AM Connection loss at wastewater facility- equipment was reset

10/20 1:45PM Phase loss at Ely road station- power was restored

10/28 4:34PM Float mode activated at US-31. Floats and transducers were adjusted.

EQUIPMENT: The cab and broom have been installed on the Ventrac. We will be hanging plows, servicing them as well as the sander in the coming weeks in preparation of snowfall.

PARK: The picnic tables have been stacked, and the porta potties were pulled for the winter.

GENERAL: Nothing new to report.

2. Street Administrator- Leone

STREETS: We have completed patching potholes. Street signs will be ordered. Speed bumps on Stacy ally will come out Thursday 11/13.

SIDEWALKS: Nothing new to report.

STREET LIGHTS: All appear to be functioning. I have spoken with Tanya, our project coordinator from Consumers, and she stated that depending on the street light and its pole, that it should be anywhere from \$600-\$1500 per street light for removal.

DITCHES: Nothing new to report.

GENERAL: A1 tree service was prompt, and did a great job removing the tree on Platte St.

FINAL

3. **Ordinance Officer- NONE**
4. **Park Committee- Roth, Hepner-** Porta Johns have been picked up for the season and final bill has been paid. The decorative lights on the pavilion look nice.
5. **Playground Committee- Denoyer-** Opening ceremony will be held off until spring. The committee expressed that they were unclear on the playground budget provided by the Treasurer and asked for clarity. President Theobald indicated it is grant season and encouraged the committee to continue to apply for grants to cover playground costs.
6. **Sewer Committee- Theobald, Wendel, Leone** Sections of pipes in need of replacement will be identified soon.
7. **Dark Skies- Theobald, Dennis Rodzik, Denoyer-** covered in old business above.
8. **CIA Corridor Improvement Authority-** President Theobald indicated he attended the first meeting. It was a meet and greet for volunteers. The next meeting they will choose officers for Chair, Vice chair, Secretary etc. Once they are organized the CIA will provide meeting dates and minutes. They will meet monthly on the third Tuesday at 4:00.

General Discussion:

\$2500 Grant from MI Par Plan received!!!!

There is another grant available from MI Par Plan to cover the cost of training. President Theobald indicated that this would be an opportunity to pay for the ZBA training previously discussed. The Clerk asked that any training desired be submitted to her to apply for the grant.

Public Input

(Clerk) Jessica Roth & Retired Clerk Deb Reed- Jessica asked for transparency in the playground expenditures and budget. The previous Clerk Deb Reed also indicated many residents have expressed concern that the DPW employees have been seen building the playground. Deb highlighted that when the playground was proposed, the council indicated no tax dollars would be used. The playground was to be built on donations only. Jessica asked that it be presented to the public how much the Village has paid to the DPW employees to build the playground. She asked that the playground committee present the balance of the playground funds and be more transparent for the residents. It was agreed the playground funds are not evident and clear and the committee will work with the Treasurer to present a clearer picture at next month's meeting.

FINAL

Dallas Denoyer- Dallas is thankful to see his tax dollars going towards something to beautify the Village instead of just equipment like lawn mowers.

Announcements

Adjournment: 8:11pm

Motion by Theobald, Second by Wendel. Ayes:4 Nays:0