

# FINAL

## Minutes VILLAGE OF HONOR

Regular Council Meeting

10922 Platte Street Honor, MI 49640

**December 8th, 2025**

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

Pledge of Allegiance Recited

**Roll Call:** Council- Wendel, Dunn, Theobald, Denoyer PRESENT.

Hepner ABSENT

**Staff:** Brow, Leone, Roth PRESENT

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

**Board Comments on Agenda:**

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

**Public Comments:**

**Doug Durkee-** Thank you for all you do! Wanted to know why the no parking signs were removed from in front of the apartments. Theobald responded that the ordinance was amended and new signs need to be ordered to accurately state no parking between 2am-6am in winter months only.

**Special Guests/Presentations- None**

**Zoning Administrator:- Jesse Theobald**

President Theobald gave an update on a replacement Zoning Administrator. There were 2 applicants. The hiring committee interviewed both applicants. They also sent follow up questions after interviews. One applicant withdrew. The hiring committee expressed concerns for conflict of interest, experience and cost of training for the other applicant. The hiring committee ultimately decided to continue accepting applications. The Chair of the Planning Commission will be reaching out to local ZA's to inquire of interest.

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Zoning complaint- The Village received two blight complaints for 11157 Main St. In absence of a Zoning Admin, the Clerk prepared a violation letter. President Theobald signed the letter and it was sent via certified mail.

### **County Commissioner- Tim Markey** **County-**

- The county hired an Equalization Director, Michael Beach. Michael is a level 3 assessor with 20 years of experience. He started November 17<sup>th</sup>.

- We got the initial recommendation from the tax advisory committee:

|                                | 1983 | Current | New    | Diff   |
|--------------------------------|------|---------|--------|--------|
| ◦ County of Benzie             |      | 5.29    | 3.3378 | 4.4399 |
| +1.1021                        |      |         |        |        |
| ◦ Townships                    |      | 1.21    | 0.8465 | 1.2100 |
| +0.3635                        |      |         |        |        |
| ◦ Intermediate school district |      | 0.27    | 0.1881 | 0.1828 |
| -0.0053                        |      |         |        |        |
| ◦ Total                        |      | 6.77    |        | 5.8327 |
| +1.4656                        |      |         |        |        |

- The recommendation also has the removal of the SRO & TNT millages, which would adjust the counties millage increase to about 0.8 mills.
- We will be continuing the discussion on the Tax Advisory committee's recommendation at our study sessions. The BOC can either accept or reject their recommendation. If accepted, then it goes to the voters. If rejected then either the Tax Advisory committee reconvenes or the issue is dropped.

- The BOC approved the final plan from the Crystal Lake Outlet Project. There was a lot of emails sent to the BOCs regarding the plans and the parks & rec committee did take the feedback and made several changes to the project. An example was adjusting the parking lot to better handle run off water and better rain gardens.

## **Fire**

- 2025 YtD Incidents as of Nov. 30<sup>th</sup>: 314

Month of October: 32

- 2 – Village of Honor
- 3 – Platte Twp
- 23 – Homestead
- 4 – Out of District

2 structure fires

1 Wildland fire

1 Vehicle fire

2 Rollover accidents

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## Financial Reports- Brow

Revised Investment Policy has been submitted to MIClass (11/12/25).

Process to establish an Investment Acct. w/ Honor Bank is underway.

### ***Financial Reports Submitted for Approval:***

Bank Cash Summary- Balanced to the penny!

Bank Balance Sheet

Sewer Fund Activity/Waste Hauler Report -One more payment left for the year, not received.

Bank Reconciliations

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

Treasurer amended fund balance journal entries: 10-31-2025 & 11-19-2025

## **Budget Amendments –**

|                 |                              |                |                |
|-----------------|------------------------------|----------------|----------------|
| 101-265-728.000 | Operating Supplies           | \$ 500         | \$ 2,110       |
| 101-441-704.000 | Salaries & Wages             | \$ 750         | \$ 35,750      |
| 101-441-714.000 | Health/Dental/Vision Ins     | \$ 1,750       | \$ 5,250       |
| 101-441-930.001 | Equip Maint. Repairs         | \$ 250         | \$ 5,635       |
| 101-751-940.000 | Port-A-John Rental           | \$ 75          | \$ 1,875       |
| 101-780-729.000 | Community Promotion Supplies | \$ 500         | \$ 1,500       |
| 101-850-809.000 | Software Support             | \$ 850         | \$ 2,350       |
| 101-850-813.000 | IT Support                   | \$ 400         | \$ 7,400       |
| 202-850-809.000 | Software Support             | \$ 500         | \$ 700         |
| 203-850-809.000 | Software Support             | \$ 400.00      | \$ 600.00      |
| 590-536-940.000 | Rentals                      | \$ 3,200.00    | \$ 27,200.00   |
| 590-850-809.000 | Software Support             | \$ 700.00      | \$ 2,350.00    |
| 590-536-991.000 | Debt Service - Principal     | \$ (28,800.00) | \$ (22,200.00) |
| 590-536-993.001 | Debt Service-Interest 2006   | \$ 28,800.00   | \$ 64,800.00   |
|                 | Expenses                     | \$ 9,875       | \$ 135,320     |

Motion to approve 2025 Budget amendments as presented by Theobald, second by Denoyer. **Roll Call: Ayes: Denoyer, Wendel, Dunn, Theobald. Nays: None. Motion Passed.**

Motion to approve bank reconciliations of the General fund as presented by Wendel, second by Theobald. **Roll Call: Ayes: Dunn, Denoyer, Theobald, Wendel. Nays: None. Motion Passed.**

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Motion to approve bank reconciliation of the Bond Reserve as presented by Theobald, second by Wendel. **Roll Call: Ayes: Theobald, Dunn, Wendel, Denoyer. Nays: None. Motion Passed.**

Motion to approve bank reconciliations of the sewer RRI fund as presented by Theobald, second by Wendel. **Roll Call: Ayes: Denoyer, Theobald, Wendel, Dunn. Nays: None. Motion Passed.**

Motion to approve bank reconciliations of Bond Redemption fund as presented by Theobald, second by Wendel. **Roll Call: Ayes: Theobald, Denoyer, Dunn, Wendel. Nays: None. Motion Passed.**

### **Submission of Bills/Checks:**

Invoices PAID: \$13,381.25  
Invoice Approval: \$5,159.42  
Consumers: \$2,640.15  
Zoning Admin amt \$0

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

### **Correspondence:**

Incoming: MI PAR PLAN GRANT AWARD LETTER & FUNDS  
Outgoing: Zoning Violation

### **Old Business-**

#### 1. Heath Insurance Family Plans

The council discussed what was previously presented upon hire of new employees, what the surrounding municipalities offer, as well as how benefits affect the budget. Trustee Denoyer asked what percentage of the budget represents salaries and wages. The treasurer calculated approximately 30% of the Village's yearly revenue pays employee salaries, wages, healthcare and tax withholdings.

Motion to approve family health benefits at the current 90% paid by the Village by Theobald, second by Wendel. **Roll Call: Ayes: Denoyer, Wendel, Theobald, Dunn. Nays: None. Motion Passed.**

#### Health Insurance opt in/out MCL 15.562

Statute MCL 15.562 states municipalities should only contribute up to 80% to employee benefits. The Village has the option to opt out of this statute and continue to pay 90% as resolved in January 2025.

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Motion to support Resolution 114-25 to opt out of MCL 15.562 and continue to contribute 90% to employee health benefits paid by the Village by Wendel, second by Dunn. **Roll Call: Ayes: Theobald, Wendel, Denoyer, Dunn. Nays: None. Motion Passed.**

### 401K Proposals

Per Resolution 101-24 the Village resolved to provide 5% matching to an employee 401K fund. After research, DPW employee Leone is presenting to the council the options of the employee managing a 401k account or the Village managing the account due to contribution limits and monthly/annual fees. Annual costs to the Village and/or employee are evident. After review and discussion of the resolution the council agreed the Village should indicate that it be only ONE investment company. It was noted that the employee can contribute to an account up until April 2026 for the 2025 year. More research to choose ONE investment company will be done and brought back to the council at next month's meeting.

Wage & Compensation Res:\_\_\_\_\_

No changes to make at this time. Wage and Compensation Resolution not utilized.

### 2. K & K Digital Contract

A new contract was presented with limited services provided. These charges cover only web hosting and minimal website support. Going forward the Village-Clerk will administer website changes and uploads. The Village will take over payment and management of the Office 365 email account as well. The current bill from this vendor is \$194.50/month, with this new service agreement the monthly charge will be \$50/month. The Microsoft 365 email is \$79.50/month. This change saves the Village \$65/month.

Motion to accept new service agreement from K & K Digital Services for \$50 per month by Theobald, second by Denoyer. **Roll Call: Ayes: Theobald, Denoyer, Dunn, Wendel. Nays:None. Motion passed.**

### New Business:

#### 1. Raise in meeting pay

Trustee Hepner presented a motion via email to raise meeting pay for Trustees from \$60/ meeting to \$120/meeting. President Theobald pointed out that although the council could vote to increase meeting pay at this meeting, the increase would not go into effect until the current Trustees terms are renewed.

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He furthermore indicated his view of the Trustee position is not a for profit position but to provide a service to the community however he supports being compensated in some fashion for time. President Theobald did note that meetings have become longer as of late and understands the desire for more compensation.

There was no support from other Trustees for this motion.

### 2. MSHDA Community Development Block Grant

The opportunity to apply for this grant closed on December 4, 2025. The Clerk presented the opportunity to President Theobald to apply for funds to assist low and moderate-income homeowners in the Village to address health, safety and energy efficiency needs. President Theobald encouraged the Clerk to apply and present to the council. Application was submitted December 2, 2025 asking for \$400,000. A response is expected by January 15, 2026. A resolution has been prepared to certify support of the council in this application.

Motion to accept Resolution 115-25 to apply for the MSHDA Community Development Block Grant by Wendel, second by Denoyer. **Roll call: Ayes: Wendel, Denoyer, Theobald, Dunn. Nays: None. Motion passed.**

### 3. Security cameras at Village hall

With the upgrade of security cameras at the park and playground and integrating systems the cameras at village hall are proving to be outdated in technology standards. Although recording clearly, they are pixelating beyond visualization with the new system on screen. Eclipse has provided a quote to update the 3 cameras at village hall.

Motion to approve the purchase of 3 new cameras in the amount of \$1627.00 by Wendel, second by Theobald. **Roll call: Ayes: Dunn, Wendel, Theobald, Denoyer. Nays: None. Motion passed.**

### 4. 2026 Meeting dates

Motion to accept meeting dates for 2026 as presented by Denoyer, second by Wendel. **All in favor. Ayes:4 Nays:None.**

### 5. Approve 2026 Budget

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### General:

Motion to approve the General fund budget for 2026 by Theobald, second by Wendel. **Roll call: Ayes: Denoyer, Dunn, Wendel, Theobald. Nays: None. Motion passed.**

### Major:

Motion to approve the Major Streets fund budget for 2026 by Theobald, second by Wendel. **Roll call: Ayes: Theobald, Dunn, Denoyer, Wendel. Nays: None. Motion passed.**

### Local:

Motion to approve Local Streets fund budget for 2026 by Theobald, second by Wendel. **Roll call: Ayes: Theobald, Wendel, Dunn, Denoyer. Nays: None. Motion passed.**

### Sewer:

Motion to approve the Sewer fund budget for 2026 by Theobald, second by Wendel. **Roll call: Ayes: Denoyer, Theobald, Wendel, Dunn. Nays: None. Motion passed.**

### 6. Adopt 2026 Budget Resolution# 116-25

Motion to adopt the 2026 Budget Resolution 116-25 by Theobald, second by Denoyer. **Roll call: Ayes: Dunn, Denoyer, Theobald, Wendel. Nays: None. Motion passed.**

### Reports:

#### 1. Maintenance- Leone

**SEWER:** Our current storage lagoon depth is at 4.9'. I have completed and submitted our annual soil samples, and quarterly monitor well tests.

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

11/16 11:08PM- US31 Float control active.

11/17 11:57PM- US31 Float control active.

11/18 7:31AM- US31 Float control active, floats and anchor set was pulled and adjusted to better align with the pump controller functions.

11/26 7:38PM- Ely Road Phase loss, everything was reset and running properly.

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**EQUIPMENT:** We installed a rubber cutting edge on the Ventrac snowblower to make it easier on uneven sidewalks. The plows have been hung and both are operating accordingly. We replaced all of the bearings on the sander, and it is running much smoother.

**PARK:** Nothing new to report.

**GENERAL:** Nothing new to report.

### 2. **Street Administrator- Leone**

**STREETS:** We have begun accumulating some snow, and we are getting back into the hang of early snow plowing hours.

**SIDEWALKS:** BCRC lent us a helping hand at edging the north sidewalk of US31, and it was greatly appreciated. The Ventrac has made snow blowing sidewalks a breeze!

**STREET LIGHTS:** Hometown Decorations placed our Christmas lights, and I have contacted Windemuller to replace a few bad GFCI outlets to get more lights operating.

**DITCHES:** Nothing new to report.

**GENERAL:** As we progress into our winter months, please remember to slow down and drive safe. Snow blowing sidewalks has been a learning curve so please be patient as we undertake this duty.

### 3. **Ordinance Officer- NONE**

4. **Park Committee- Roth, Hepner-** Clerk Roth is working on a fundraiser to bring a Project Feed the kids cooler to Maley park. She shared fundraiser marketing material with the council. With approval, donations will be collected & recorded at the Village office and then forwarded to Project Feed the kids. No money will be deposited in Village accounts.
5. **Playground Committee- Denoyer-** With winter's arrival finishing the playground will happen in the spring. The final touches are edging and woodchips. The playground budget & expenditures were presented as well as DPW wages paid to build the playground. Trustee Denoyer indicated they had applied for another Tribal grant.
6. **Sewer Committee- Theobald, Wendel, Leone-** Leone to begin reviewing video footage to choose areas that need attention first.
7. **Dark Skies- Theobald, Dennis Rodzik, Denoyer-** Choosing 5 most redundant lights to begin the removal process.
8. **CIA Corridor Improvement Authority-** Trustee Dunn gave a short update indicating chairs have been voted and they now have more organization. Meeting minutes will be provided soon. The CIA discussed doing a public forum/open house in the spring to get a broader understanding of the communities desires and preferences.



# **FINAL**

## **General Discussion:**

President Theobald asked the council their opinions on live streaming our monthly meetings. Overall the council would prefer to continue current procedures.

## **Public Input**

Doug Durkee- The new Ventrac seems to be working out really well and the DPW is doing a great job clearing snow with it.

Anna Dunn- Greatly appreciate the sidewalks being as clear as they are with the Ventrac.

## **Announcements**

**Adjournment: 7:44pm**

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