

ANGELA EDWARDS, EXECUTIVE DIRECTOR  
ANDY ROOSA, CHAIRPERSON  
HOLLIE MILLER, VICE CHAIR & TREASURER  
MELISSA SCHNEIDER, SECRETARY  
TIM DYKE, VILLAGE COUNCIL PRESIDENT



STEVE SCHNEIDER, BOARD MEMBER  
KRISTA BOOS, BOARD MEMBER  
ASHLYN GLASSER, BOARD MEMBER  
SCOTT WHITE, BOARD MEMBER  
CHARLIE KROLL, BOARD MEMBER

# Minutes

**Regular Minutes**  
**December 18, 2024 7:00PM**

## **CALL TO ORDER**

Chairperson Roosa called the Regular Meeting to order at 7:01 p.m. at the Almont Village Hall, located at 817 N. Main Street, Almont, Michigan.

## **PLEDGE OF ALLEGIANCE**

## **ROLL CALL**

Board members Present: A. Roosa, T. Dyke, M. Schneider, K. Boos, A. Glasser, S. White

Board members Absent: H. Miller, C. Kroll

Staff Present: Angela Edwards, Executive Director

Guests Present: Mr. Dale Kerbyson, Village Manager; Mr. Wayne Glasser, Almont Village Council; Mrs. Paula Alfonsi, Almont Township Resident; Mr. Dave Fredrick, Tri-City Times; Ms. Abigail Geml, Almont High School Student; Mr. Giovandi Cardona, Almont High School Student

## **ADDITIONS/DELETIONS TO AGENDA:**

### **Additions:**

Mr. Dale Kerbyson- Communications from Village Council

Added under Communications

## **COMMUNICATIONS:**

Mr. Dale Kerbyson, Village Manager: Village Council would like to form a committee made up of three DDA members and three Village Council members. The intent would be to discuss activities/matters involving both boards, expand communications and keep both boards informed. Additionally, Mr. Kerbyson stated that Village Council was

in the process of attempting to receive a grant to offset the costs of a more elaborate, heavy duty cover for the fountain in the pocket park. Moreover, Village Council has gone on the record to say they will purchase the cover regardless of the success of said grant.

**PUBLIC COMMENT – Agenda Items: None**

**APPROVAL OF CONSENT AGENDA**

S. White moved to approve consent agenda, K. Boos supported  
**PASSED UNANIMOUSLY BY ALL MEMBERS IN ATTENDANCE**

**APPROVAL OF MINUTES:**

A. Approval of October 23, 2024 regular meeting minutes:  
S. White moved to approve October 23, 2024 regular meeting minutes, A. Glasser supported  
**PASSED UNANIMOUSLY BY ALL MEMBERS IN ATTENDANCE**

B. Approval of October 23, 2024 closed session minutes:  
K. Boos moved to approve October 23, 2024 closed session minutes, A. Glasser supported  
**PASSED UNANIMOUSLY BY ALL MEMBERS IN ATTENDANCE**

| Date                  | Vendor                                | Inv # | Total                             |
|-----------------------|---------------------------------------|-------|-----------------------------------|
| 11/4/2024             | First Congregational Church- DTE Bill |       | \$85.95                           |
| 11/5/2024             | Touma, Watson, Whaling                | 60278 | \$200.00                          |
| <del>11/15/2024</del> | <del>CP Mobile shrink Wrap</del>      |       | <del>\$750.00</del>               |
| <b>Total:</b>         |                                       |       | <del>\$1,035.95</del><br>\$285.95 |

**APPROVAL OF BILLS PAYABLE:**

Discussion: Payment for the shrink wrapping was removed from bills payable in lieu of discussing Village Council's offer to purchase a fountain cover.  
M. Schneider moved to approve the Bills Payable in the amount of \$285.95, A. Glasser supported.  
**PASSED UNANIMOUSLY BY ALL MEMBERS IN ATTENDANCE**

**TREASURER'S REPORT**

A. October Revenue & Expenditure Report  
S. White moved to approve October Revenue & Expenditure Report, M. Schneider supported.  
**PASSED UNANIMOUSLY BY ALL MEMBERS IN ATTENDANCE**

B. October Check Disbursement  
M. Schneider moved to approve October Check Disbursement, S. White supported.  
**PASSED UNANIMOUSLY BY ALL MEMBERS IN ATTENDANCE**

**REPORTS**

- A. DPW October 2024 Report: Included in board packet.
- B. Directors Report October 2024: Included in board packet.

**NEW BUSINESS**

- A. Finance

1. **Façade Grant Application for 130 S. Main Street**  
Facts: Century 21 Professionals has submitted a façade grant application for signage at their building in the amount of \$456.33.

Motion to approve the façade grant application for 130 S. Main Street in the amount of \$456.33.

Made by: M. Schneider, A. Glasser Supported

**PASSED UNANIMOUSLY BY ALL MEMBERS IN ATTENDANCE**

## **DISCUSSION**

The board took a break from 7:19pm to 7:26pm for Director Edwards to print copies of Chairperson A. Roosa's PowerPoint presentation for board members and guests in attendance.

- A. Legal Opinion-DDA Bylaws:** Chairperson A. Roosa noted he has had several discussions with the DDA's attorney recently regarding DDA bylaws. Items/information presented in PowerPoint presentation include addressing November 20, 2024 Village Council meeting of who can be on the DDA Board. Chairperson A. Roosa illustrated DDA Bylaws and constituency of DDA board membership adhere to Michigan state statute and state laws. DDA attorney's legal opinion re: composition and residency of DDA board members included in presentation. Additionally, Chairperson A. Roosa addressed accusations made at the November 6, 2024 Village Council meeting regarding bylaws and the actions of Chairperson, Vice Chair and Treasurer.
- B. Homecoming Committee Transparency:** Chairperson A. Roosa illustrated that the Homecoming Committee is funded by Village tax payer dollars. Chairperson A. Roosa noted the following issues regarding the Homecoming Committee: committee is an independent body but has been treated as a subset of Village Council and committee has not been following OMA standards. Chairperson A. Roosa requested oversight by Village Council.
- C. 114 S. Main Street- Transparency:** Chairperson A. Roosa stated the DDA has both asked and emailed Village Council requesting transparency on dealings of 114 S. Main Street. Chairperson A. Roosa is hoping that change in Village Council leadership will result in more transparency on this matter. The matter stems from non functioning plumbing at 114 S. Main Street. Chairperson A. Roosa noted the following issues regarding dealings of 114 S. Main Street: calls were made to former Village Council Manager, Mr. David Trent, by Mrs. Patricia Feldman, the tenant of 114 S. Main Street, to intervene on this matter; Mr. Trent offered 50 percent off water and sewer rates to other adjoining business owners in exchange for hooking into their water/sewer pipes; this was a landlord/tenant issue and Village Council should not have been involved in the matter; Mr. Pete Feldman, husband of Mrs. Patricia Feldman, motioned for and was present for closed session for discussing before mentioned issues, rather than abstaining. T. Dyke stated Village Council did not become aware of Mr. Trent's dealings until Mr. Trent was on medical leave. Once aware, Village Council nullified all deals made by Mr. Trent in regards to this matter. T. Dyke also noted Village Council reached out to their attorney for an opinion on Mr. Feldman's participation in closed session and it was their attorneys legal opinion that there was no conflict of interest.
- D. Fire Department Millage:** Chairperson A. Roosa addressed miscommunication on the fire department millage as a result of ballot language used. Chairperson A. Roosa noted the DDA voted to forgo capturing revenue from 2020 special levy money.
- E. Snowflakes:** Facts: Snowflakes are hung on the light posts in town following Small Business Saturday each year for the winter season. Director Edwards recalled that Lapeer Ed Tech students sand blasted and repainted the snowflakes last year; however, lights had not been restrung on the snowflakes. Edwards asked if the board would like to leave snowflakes as is

or restring them with rope lights. Chairperson A. Roosa suggested eliciting volunteers to help with this project.

- F. **Small Business Saturday:** Director Edwards stated punch cards will be printed and distributed by Monday November 25, 2024.
- G. **Holly Day Light Festival/Parade:** Director Edwards updated the board on the Holly Day Festival and Parade. Edwards has been coordinating with the Almont Library for additional kids activities. The library will be having a holly jolly holiday party that day as well. Mikey's will host face painting for kids in their restaurant. There will be a balloon artist at Señor Victors and a winter theme photo booth at Roots. The cost of said photo booth is \$300. Additionally, there will be a cornhole tournament from 1-4pm on East St. Clair. Cornhole tournament flyer and MDOT Road Closure Approval Letter included in board packet. Director Edwards noted Village Council has approved road closure of E. St. Clair for the cornhole tournament until after the parade.

#### **OLD BUSINESS:**

- A. **Merchant Trick or Treat:** Update from Director Edwards. There was more than 400 kids who participated in Merchant Trick or Treat. Edwards thanks the DPW and police for their help in the event.
- B. **Fountain Cover:** Facts: the board agreed to install a frame and shrink wrap the fountain for the winter at October's regular board meeting. Shrink wrapping is scheduled for Wednesday November 26, 2024. The board needs to decide whether to move forward with this or take the Village Council up on their offer to have a cover constructed out of aluminum metal. This would take two to three weeks' time. S. White expressed concern about cold weather being upon us and that water build up could cause the fountain to crack if the board waits to have a cover built. The board agreed time is of the essence. M. Schneider asked if Village Councils offer to have a fountain cover built would remain an option for next year. T. Dyke confirmed it would.

Motion to move forward with shrink wrapping the fountain and postpone offer made by Village Council so that DDA board can evaluate costs associated with maintaining the fountain.

Made by: K. Boos, S. White Supported

**PASSED UNANIMOUSLY BY ALL MEMBERS IN ATTENDANCE**

**PUBLIC COMMENTS (NON AGENDA ITEMS):** None

#### **BOARD QUESTIONS AND COMMENTS:**


M. Schneider inquired about bids received for old American Legion building demolition at 117 School Street. Director Edwards stated two of the three bids required to move forward with the project have been received. Edwards explained she had been waiting for legal clearance for purchase of building and clarification on whether DDA can spend money to demolish said building before asking to have it added to the DDA District boundary. T. Dyke asked if plan of action is to ask Village Council to adopt said property into the DDA District. Edwards confirmed but also noted an alternate plan may be to use non TIF funds to complete demolition project. Chairperson A. Roosa added that per the recommendation of the DDA's attorney, the DDA should evaluate other properties the board may want adopted into their District and present such request altogether. He noted this would need to be a more in-depth conversation. The board agreed to put formation of Village Council and DDA Committee/ appointment of DDA board members on committee to December's regular board meeting agenda. T. Dyke noted he would add this item to Village Councils next council meeting agenda as well.

**FUTURE AGENDA ITEMS:** None

**CLOSED SESSION:** None

**ADJOURNMENT:**

The meeting adjourned at 8:30 pm by Chairperson Roosa.

  
Melissa Schneider, Secretary