

VILLAGE OF WEBBERVILLE
115 S. Main St.
MEETING MINUTES-Amended

The regular meeting of the Webberville Village Council was called to order by President Samuel Schulte, at 6:00 pm on August 12, 2025, in the Webberville Village Hall.

Roll was called:

Present: Mike McEwan, Sandra Schoenborn, Lana Stanfield, Deborah Walter, President Samuel Schulte

Others Present:

Carolyn Crandall	Deputy Clerk/Treasurer
Ryan Jones	DPW Supervisor
Emily Huhman	McKenna
Josh Rockey	Z-Solutions
Bruce Wallace	PEA Group
Scott Gould	Village Attorney
Deputy Wagner	Ingham County Police
Cari Small-Canfield	Resident
Marjorie Brown	Resident
John Flock	Aldi representative
Andrew Nephew	Resident
John Vincent	Resident
John Leonard	Resident
Shelly Burns	Resident
John Devine & Staff	Johnny Gringos

The Deputy Clerk declared a quorum
The Pledge of Allegiance was led by Village President Schulte

Approval of Agenda

Recommended by Schulte, second by Stanfield to add an agenda item to the new business to appoint Josh Depue to the WDDA board as amended. All Ayes. Motion carried.

Public Hearing

Recommended by President Schulte, so moved by Stanfield, second by Schoenborn to open the public hearing for Aldi IFT Certificate at 6:03pm. All Ayes.

No public comment.

Recommended by President Schulte, so moved by McEwan, second by Stanfield to close the public hearing for Aldi IFT Certificate at 6:04pm. All Ayes.

Public Comment

A resident inquired about recent changes to the hunting ordinance related to village property over 20 acres and asked who to contact for permission to hunt on such property.

Another resident, speaking on behalf of Johnny Gringos, addressed the parking lot and fence requirements, stating that the business is unable to make the improvements at this time and requested that the council extend the temporary occupancy permit until they are able to complete the ordinance requirements.

President Comment

The Village President stated that the proposed hunting provisions would apply village-wide, not solely to WDDA property, and noted that the information may be used as deemed appropriate.

Consent Agenda

Motion by Stanfield, second by Schoenborn to approve the consent agenda as presented. Ayes: McEwan, Schoenborn, Stanfield, Schulte. Nays: Walter. Motion carried.

Reports

- 1) **Police Report** – Deputy Wagner reviewed July activity and statistics.
- 2) **DPW Report** – Ryan advised council that the DPW is currently working on water line replacements, sidewalk repairs, lagoon maintenance, scrap returns, Truck #7 repairs, and noted that bulk water sales have increased.
- 3) **Clerk/Treasurer Report** – Carolyn Crandall reported that there is a little over a month left to collect village taxes. After September 15th, unpaid taxes will be turned over to the county. The audit is progressing well and should be completed on time or sooner. The office has begun a records retention program, and progress is going well; council members are welcome to stop by to review the work completed.
- 4) **WDDA Report** – Chairman Josh Rockey reported that work on the Ford building doors and exterior is nearly complete. Waiting on a bid from an excavation company to address a septic tank found on the property. The Ingham County Drain Commission will be installing a stub for the parking lot project. Chairman Rockey, Bruce from PEA Group, and the Ingham County Drain Commission will schedule a meeting to discuss repairs to the catch basin located by the parking lot across from the elementary school.
- 5) **Building/Zoning Report** – Emily Huhman reported there was nothing to report from Jim Wright.
- 6) **N.I.E.S.A. Report** – Sandra Schoenborn reported that a new Tahoe is now in service. It has been a busy year with 290 fire calls to date, including 41 in June 2025 and 34 within the village.
- 7) **Attorney Report** – Scott Gould reported that he has attempted to contact the opposing council regarding White Rose but has not received a response. He will be sending a letter to opposing counsel.
- 8) **Engineer Report** – Bruce Wallace reported that the Main Street project is 90% complete. He will meet with the DPW, Village President Sam Schulte, and the owner of Village Drug to discuss shared parking lot repairs and an agreement for its use. Work is also planned on the Summit Street parking lot and the Ford building to address drain repairs.
- 9) **Advocate Report – President Schulte** – President Schulte thanked the council for allowing him to attend the mayor’s conference last week. He returned with information about a website/AI tool to help locate available grants in Michigan and will report back to council after reviewing the site to determine potential benefits for the village.

Josh Depue-Appoint to WDDA

Recommended by President Schulte, so moved by Stanfield, second by Schoenborn to appoint Josh Depue to the open WDDA seat. Ayes: Schoenborn, Stanfield, Schulte. Nays: McEwan, Walter. Motion Carried.

Master Plan Discussion:

Emily Huhman thanked council for completing the survey. Key takeaways included removing the vision for a park south of Webberville and adding goals for more green space such as street trees, flower boxes, and trash receptacles. Walter suggested involving the Garden Club for maintenance, and McEwan suggested making flower boxes removable for winter. Council requested recreational amenities be tabled in the master plan. Transportation items discussed included removing the Grand River Avenue turn lane for bike lanes and a connection from the Industrial Park to downtown; both were tabled. Redevelopment site additions included the Briggs and Ford buildings and the lot between Noah’s Nook and the insurance company for potential mixed-use. Sam Schulte suggested retail below and apartments above for the vacant lot. Draft chapters will be prepared for the next meeting, with the first draft due September 22, 2025, and application deadline February 1, 2026.

Aldi’s Industrial Facilities Tax Exemption Certificate

Recommended by President Schulte, so moved by Stanfield, second by Schoenborn to approve the Resolution 2025-11 Industrial Facilities Tax Exemption Certificate for Aldi for a 50% exemption for 12 years for a new expansion, with Attorney Scott Gould to include an agreement between Aldi and the Village addressing

commercial traffic in and out of 2625 N. Stockbridge Road to assist with traffic control in the area. Ayes: McEwan, Schoenborn, Stanfield, Walter, Schulte. All Ayes. Motion carried.

Johnny Gringos

Recommended by President Schulte, so moved by Schoenborn, second by McEwan to approve a revised agreement with Mr. Devine for installation of a 6ft privacy fence and completion of the parking lot, with the following timelines: 6ft privacy fence, from the corner of the lot to the corner of the existing building by October 1, 2025, and the Parking lot to be completed by October 1, 2026. Ayes: McEwan, Schoenborn, Walter, Schulte. Abstained: Stanfield. Motion carried.

Johnny Gringos Liquor License Local Government Approval

Recommended by President Schulte, so moved by Schoenborn, second by McEwan to approve the liquor license for Mr. Devine, with Attorney Scott Gould to draft a contract related to the license and required repairs for the fence and parking lot. Ayes: McEwan, Schoenborn, Walter, Schulte. Abstained: Stanfield. Motion carried.

Ventrac Quote:

Recommend by President Schulte, so moved by Schoenborn, seconded by Stanfield to approve the Ventrac Quote # 104365-1002 dated June 24, 2025, not to exceed \$69,271.40. Ayes: McEwan, Schoenborn, Stanfield, Walter, Schulte. All Ayes. Motion carried.

John Deere Mower

Recommend by President Schulte, so moved by McEwan, seconded by Walter to approve the trade in of the 2021 Ex mark in the amount of \$7,000.00 for a John Deere Z975M EFI Z Trak in the amount of \$14,317.38 through Hutson, Inc. quote number 33240540 dated July 29, 2025, not to exceed \$7,317.38. Ayes: McEwan, Schoenborn, Stanfield, Walter, Schulte. All Ayes. Motion carried.

Public Comment

Residents asked questions regarding the Aldi Industrial Facilities Tax Exemption Certificate and the expected financial return to Aldi, the potential for any lawsuits related to the former Deputy Clerk/Treasurer, and the proposed truck stop, including its effects on traffic and local water systems. Sheriff Mike Murphy of Livingston County introduced himself to the council and the public, provided his contact information, and noted his candidacy for State Senate.

President Comment

In response to questions about the Aldi Industrial Facilities Tax Exemption Certificate, President Schulte noted that the exact amount that Aldi would receive is not yet known, as the expansion is still in the preliminary stages and only the tax assessor can determine the assessed value. He estimated the amount to be approximately \$150,000. Regarding the potential for a lawsuit related to the former Deputy Clerk/Treasurer, Attorney Scott Gould advised that no legal action has been filed at this time. In response to questions about the proposed truck stop, DPW Director Ryan Jones and President Schulte indicated they have reviewed the water and lagoon systems and have no concerns.

Council Comment

Trustee Walter noted errors on the Village website regarding meeting days and the terms of office for Trustees Schoenborn and Walter. Schoenborn's term should be listed as two years, and Walter's term as four years. Trustee Walter also expressed concerns regarding an email from President Schulte about accounts payable (AP) and wanted to clarify about council members being welcome to stop by the Village office to review APs if they wish.

Motion by Walter, second by McEwan to approve entering a closed session of council to discuss potential lawsuit, Ayes: Schoenborn, Stanfield, Walter, McEwan. Nays: Shulte. Motion carried.

Council went into close session at 8:11pm, and reopened to public at 8:32pm

Adjourn

Motion by Schoenborn second by McEwan to adjourn the meeting at 8:32pm. All Ayes. Motion Carried

Carolyn Crandall
Carolyn Crandall
Deputy Clerk/Treasurer
(Standing in for Clerk/Treasurer)

Jessica Kuch
Jessica Kuch
Clerk/ Treasurer