

VILLAGE OF WEBBERVILLE
115 S. Main St.
MEETING MINUTES

The regular meeting of the Webberville Village Council was called to order by President Samuel Schulte, at 6:00pm on December 09, 2025, in the Webberville Village Hall.

Roll was called:

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

Others Present:

Jessica Kuch	Clerk/Treasurer
Ryan Jones	DPW Supervisor
Scott Gould	Village Attorney
Josh Rockey	Z-Solutions
Chris Khorey	McKenna
Bruce Wallace	PEA Group
Deputy Wagner	Ingham County Sheriff
Jacob Dell	Ingham County Sheriff
John Leonard	Resident
Ken Riddle & Guest	Business Owner
Andrew Nephew	Resident

The Clerk declared a quorum

The Pledge of Allegiance was led by Village President Samuel Schulte

Approval of Agenda

Motion by Stanfield, second by Schoenborn to approve the agenda as presented. All Ayes.
Motion carried.

Public Hearing

Recommended by President Schulte, so moved by Stanfield, second by Schoenborn to open the public hearing for the water service line requirements at 6:01pm. All ayes.

A resident inquired about the requirements for the water service lines ordinance change.
Recommended by President Schulte, so moved by Stanfield, second by Schoenborn to Close the public hearing for the water service line requirements at 6:02pm. All ayes.

Recommended by President Schulte, so moved by Stanfield, second by Schoenborn to open the public hearing for the public hearing for the truck stop zoning at 6:03pm. All ayes.

No Public Comment

Recommended by President Schulte, so moved by McEwan, second by Schoenborn to Close the public hearing for the public hearing for the truck stop zoning at 6:03pm. All ayes.

Public Comment

A business owner asked when the topic of Johnny Gringos would be addressed. President Schulte indicated that it would be discussed under New Business

President Comment

None

Consent Agenda

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

REPORTS:

1. **Police Report – Deputy Wagner** – Completed multiple arrest warrants, responded to a hit-and-run, experienced software issues resulting in a differently formatted report, responded to a domestic assault, and handled several deer vs. vehicle incidents.
2. **DPW Report – Ryan Jones** – Leaf pickup is complete, pothole repairs are ongoing but have slowed, lagoon discharge continues, the first snow event was managed successfully, and brush pickup is complete for the year.
3. **Clerk/Treasurer Report – Jessica Kuch** – Newsletters will transition to a digital format, budget amendments are in progress, and record retention pickup is scheduled after the New Year.
4. **WDDA Report – Josh Rockey** – Ford building construction is progressing, the Christmas tree location has been set, and patio installation is expected within the next couple of weeks.
5. **Building/Zoning Report** – Council reviewed the report.
6. **N.I.E.S.A Report – Sandra Schoenborn** – EMT classes continue with 20 students, grants have been submitted with updates on additional on-call staff pending, LCC and EMS Academy continue to recommend N.I.E.S.A., fire and mutual aid activity has been very busy, and “Shop with a Hero” is scheduled for December 11.
7. **Attorney Reports – Scott Gould** – Finalizing the easement for the parking lot behind the pharmacy; White Rose matter remains pending.
8. **Engineer Reports – Bruce Wallace** – Contract for Reith Riley is in progress and being finalized.
9. **Advocate Report** – N/A

Schedule Public Hearing to adopt the Master Plan

Recommended by President Schulte, so moved by Stanfield, second by Schoenborn to approve scheduling a Public Hearing to adopt the Master Plan for the January 13, 2026, meeting. Ayes: McEwan, Schoenborn, Stanfield, Walter, Schulte. All Ayes. Motion carried.

Water service line requirements

Recommended by President Schulte, so moved by Stanfield, second by Schoenborn to approve the Ordinance change for water service line requirements as Amended. Ayes: McEwan, Schoenborn, Stanfield, Schulte. Nays: Walter. Motion carried.

Truck Stop Zoning

Recommended by President Schulte, so moved by Stanfield, second by Schoenborn to approve the truck stop zoning addition of the HC2 district as presented. Ayes: McEwan, Schoenborn, Stanfield, Schulte. Nays: Walter. Motion carried.

Johnny Gringos

Recommended by President Schulte, so moved by Stanfield, second by Schoenborn to approve a new agreement, as discussed, to be drafted by Village Attorney Scott Gould and signed by Mr. Riddle and President Schulte. The agreement includes entering a contract with a contractor for the parking lot by May 1, 2026, with completion of the parking lot by October 1, 2026. Ayes: McEwan, Schoenborn, Stanfield, Walter, Schulte. All Ayes. Motion carried.

Cancel December 22, 2025, meeting

Motion by McEwan, second by Walter to approve Cancelling the December 22, 2025, meeting. Ayes: McEwan, Schoenborn, Stanfield, Walter, Schulte. All Ayes. Motion carried.

Resolution for bond

Recommended by President Schulte, so moved by Stanfield, second by Schoenborn to approve resolution 2025-16 authorizing the 2026 downtown development bonds. Ayes: McEwan, Schoenborn, Stanfield, Schulte. Nays: Walter. Motion carried.

Medical Insurance Renewal

Recommended by President Schulte, so moved by Stanfield, second by Schoenborn to renew the village's employee medical, vision, and dental insurance plan for 2026 at the revised premium rates as proposed by the carrier, ensuring continuous coverage for all eligible employees. Ayes: McEwan, Schoenborn, Stanfield, Walter, Schulte. All Ayes. Motion carried.

Sheriff Contract

Recommended by President Schulte, so moved by Stanfield, second by Schoenborn to approve the one-year sheriff contract extension to continue services as presented. Ayes: McEwan, Schoenborn, Stanfield, Walter, Schulte. All Ayes. Motion carried.

2489 Black Oak St Sidewalk Snow and Ice Exemption

Recommended by President Schulte, so moved by Stanfield, second by Schoenborn to approve tabling the snow and ice removal exemption for Black Oak. All Ayes. Motion carried.

Vac Truck Discussion Only

DPW Supervisor discussed with the Council that the vac truck has been in the shop for three months. Replacement parts for the truck are not available. The Supervisor stated that the Village is the second owner of the truck, and emphasized the importance of the machine, reviewed the cost of purchasing a new one, and explained the current situation. He also noted that funds are available in the budget and that it would take approximately three years to recoup the investment. Without the vac truck, the Village could face charges from outside contractors, longer response times, and potential impacts on customer service during sewage emergencies. Council expressed some reservations about the cost and requested additional information before proceeding.

Public Comment

A resident requested information and verification regarding Item #6 concerning the bond. He asked whether the bond is for the rehabilitation of the building, how the bond works, who is responsible, and what percentage the Village is responsible for. The resident also commented on the difference in scale between the \$2.2 million bond and the Village's need for the vac truck and requested that a written response be provided to avoid any confusion.

President Comment

It was explained that the total bond is for the Ford building, to assist the Village with the South Main Road project, and for parking lots, with a contingency buffer included. The bond is issued to the DDA, which will be fully repaying the bond using TIF funds. A written explanation will be provided to the resident.

Council Comment

Trustee McEwan expressed concern about snow removal, specifically the piles of snow at the edge of the roads and the uncleared parking lots. The DPW Supervisor explained that the piles will be removed after the next snowstorm and that the parking lots could not be scraped due to vehicles being parked there.

Adjourn

Motion by Schoenborn, second by Stanfield to adjourn the meeting at 8:04pm. All Ayes. Motion Carried

Jessica Kuch

Jessica Kuch
Clerk/Treasurer