

Village of Baroda Council Meeting Minutes
Berrien County, Michigan
February 2, 2026

The meeting was called to order by President Michael Price at 6:30 p.m. and began with the Pledge of Allegiance

COUNCIL MEMBERS PRESENT

Michael Price, President, Katie Zordell, Robert “Bob” Feickert, Julie Elliott, Nikki Andrews and John “Jack” Lewis. Steven Hillhouse arrived after the Pledge of Allegiance.

EMPLOYEES PRESENT

Gloria Payne, Clerk
Mark Culverhouse, Treasurer
Grant Bly, Department of Public Works (DPW)
Anthony Cochran, Department of Public Works (DPW)

AUDIENCE

Twenty-five visitors were present.

PUBLIC COMMENT

Robyn Doyen commented that her nonfunctioning ditch is causing cracks and fissures in her basement. She has a seizure disorder.

APPROVAL/AMENDMENT OF AGENDA

After adding an additional item to the agenda and moving topic “2026 Future Proposal” to the last item under New Business, it was moved by Julie Elliott, seconded by John “Jack” Lewis to approve the agenda. All ayes, motion carried.

APPROVAL OF MEETING MINUTES

January 12, 2026

It was moved by Julie Elliott seconded by Robert “Bob” Feickert to approve the meeting minutes of January 12, 2026. All ayes, motion carried.

January 19, 2026 Special Meeting Minutes

It was moved by Robert “Bob” Feickert seconded by Julie Elliott to approve the special meeting minutes of January 19, 2026. All ayes, motion carried.

APPROVAL OF BILLS

Motion by Robert “Bob” Feickert seconded by John “Jack” Lewis to approve the bills in the amount of \$30,219.38. Roll Call Vote: All yes, motion carried.

APPROVAL OF PAYROLL

Motion by Robert “Bob” Feickert seconded by John “Jack” Lewis to approve payroll in the amount of \$13,944.82. Roll Call Vote: All yes, motion carried.

REPORTS

Treasurer Report

Since Mark Culverhouse began employment with the Village of Baroda on January 28, 2026, Clerk Gloria Payne directed council members' attention to the Treasurer's report. She reported that the interest payments on the Sewer fund were not flowing correctly to the Revenue and Expenditure report, once those adjustments were made the report now reflects those changes.

Clerk Report

Clerk Gloria Payne reported she is busy informing Treasurer Mark Culverhouse, the financials of the Village of Baroda and familiarizing him with BS&A, the accounting software.

Department of Public Works (DPW) Report

Grant Bly, in one word stated the obvious "snow".

NEW BUSINESS

TJ's

President Michael Price turned the floor over to Greg Borr, owner of TJ's Baroda Tap. He presented to council members the possibility of forming Baroda Social District. He indicated that he had had conversations with Round Barn Public House, Golden Muse, Baroda Founders and Chill Hill who are interested in the possibility of this.

The social district is an area designated by the municipal government where consumers are able to drink beer, wine, or spirits in a designated commons area outside the walls of a licensed establishment. These social districts are overseen by the Michigan Liquor Control Commission.

Special branded, single use containers, with a logo, are used to carry alcoholic drinks purchased from participating businesses within designated public area. The cups, typically 16 ounces, have a drink date sticker on them that includes the time of day.

In making this a possibility trash cans would have to be added to the downtown, a possible area established for people to gather. The municipality implements a small fee. The Village does not have to apply for a liquor license, nor an any additional liability insurance which lies on each establishment. The hours and times can be set. It can be advertised with sandwich boards and flyers on the light poles.

This will be an agenda item added to a future Village of Baroda council meeting.

Water/Sewer Operator

President Michael Price reported this topic was discussed at the special meeting on January 19, 2026. No response from the attorney was received regarding whether President Michael Price could add this to his existing duties. Council members discussed getting the wheels in motion and going ahead with a letter to Tim Kading, current Water/Sewer Operator, giving him 30 days' notice to terminate the contract.

It was moved by Katie Zordell, seconded by Robert “Bob” Feickert, to send Tim Kading a 30-day notice of termination of contract for Water/Sewer Operator for the Village of Baroda. All ayes, motion carried.

Tree Quotes

President Michael Price directed board members’ attention to the two quotes received from Tactical Tree Services & Excavating in the amount of \$7,325.00 and Dronen Construction in the amount of \$8,750.00 to have a tree removed on the corner of Second and Center Streets in the Village of Baroda. After discussion, it was to reach out to additional vendors.

Colonial Life

President Michael Price asked board members whether they were willing to go ahead with providing voluntary benefits authorizing employees to use payroll deduction. Discussion also included obtaining information to consider transferring the village paid life insurance policies that is currently being offered by the Village.

It was moved by Robert “Bob” Feickert, seconded by John “Jack” Lewis to obtain a side-by-side comparison of the life insurance that is currently being offered by the Village. All ayes, motion carried.

2026 Future Proposal

President Michael Price turned the floor over to Nikki Andrews who addressed council members with the possibility of restructuring the Village of Baroda planning commission, ~~with the Village Council members and the Community Growth Alliance (CGA).~~ 3/2/2026 SP

She presented a case for the pros and cons (a copy of this attached to these minutes) and suggestions as to how to go about it.

President Michael Price indicated that this could be discussed, however, he would like to have the Village Council attorney, Jessica Fette’s opinion.

UNFINISHED BUSINESS

Planning Commission Ordinance Changes

President Michael Price turned council members’ attention to the Planning Commission ordinance changes. At their meeting on January 20, 2026, the proposed changes were discussed in Section 34-207 Schedule of District Regulations – R-1, R-2, 34-208 R-3, multifamily residential districts, Section 34-209 R4, residential mobile home park district: Section 34-212 I industrial district and Section 34-213 AG, agricultural district. The proposed changes were outlined in “red”. (A copy of this is attached to these minutes). There was a public hearing, no written correspondence was received, as well as no public comments. At the planning commission meeting, a motion was made to amend the schedule of district regulations to add the statement other uses similar to permitted principle uses are deemed compatible with the character and intent of the district. Applicable ordinance 34.-207, 34-208, 34-34-212 and 34-213. This recommendation is now before the Village Council to approve the planning commission’s findings.

It was moved by Robert “Bob” Feickert seconded by Julie Elliott to approve ordinance changes in Section 34-207, 34-208, 34-209, 34-212 and 34-213. All ayes, motion carried.

The Village of Baroda council members decided this will be addressed at a future Village council meeting.

April -March 2025-2026 Budget Amendments

The proposed budget amendments were handed out at the special meeting on January 19, 2026; after having time to review them, it was moved by Robert “Bob” Feickert seconded by John “Jack” Lewis to approve the amendments to the April – March 2025-2026 budget. All ayes, motion carried.

Disincorporation of Village of Baroda

President Michael Price directed board members attention to the letter from Village of Baroda attorney Jessica Fette of Banyon Fette.

On January 28, 2026, Baroda Township Clerk issued notification to the Village Clerk that a Village resident submitted petition forms related to the disincorporation of the village, which were certified by the Baroda Township Clerk, as of January 27, 2026, and the County Clerk’s office has been notified for the May 2026 election.

Section 7418a of the General Law Village Act details the procedure for disincorporation of a village. Specifically, 18a(4) states in pertinent part, “unless the council proceeds under section 23 to 23i of this chapter, if the clerk determines that the petition is sufficient, the question of the disincorporation of the village shall appear on the ballot at the next general or special election to held in the village, subject to the Michigan election law. Therefore, if the council chose not to proceed under the above referenced sections, the question of disincorporation will be voted on the residents of the village in the next election.

The question to proceed and what that means is detailed beginning at section 23 of the Act. A choice to proceed will result in the village and township putting together a “disincorporation commission” made up of three members representing the township and the same number of members representing the village. The Act specifies in detail how the disincorporation commission shall conduct business and what their authority will be.

Section 23e of the Act states that the disincorporation commission may adopt a “disincorporation plan” for the village, how the plan would be adopted by the commission, and exactly what the plan needs to include. If such a plan is adopted by the disincorporation commission, the plan “shall” be submitted to the village council and the township board for ratification. If ratified, the plan will then be placed on the ballot for ratification by the village residents. If the plan is NOT ratified by the village council and/or the township board, then the matter will be placed on the ballot as set out in section 18a, as if there was no disincorporation plan.

In deciding whether to proceed, the village council should consider that the formation of a disincorporation commission and adoption of a disincorporation plan would be time-consuming and costly for the village and the township. Additionally, there is the possibility that after creation

of the plan, the village council and/or township board may fail to ratify, putting the matter back on the ballot with no plan in place.

You should also consider that deciding to proceed does have the benefit of the village and township by creating a plan that would give the residents answers to their questions and concerns and allow them to make a more educated decision when eventually voting on the matter.

A resolution for adoption was presented. The Resolution was read into the record (a copy of this resolution is attached to these minutes.)

3/2/2026 GAO

It was moved by Robert “Bob” Feickert, seconded by Katie Zordell to move forward with the Resolution and form the disincorporation commission. Roll call vote: Robert “Bob” Feickert No; Nikki Andrews No; Julie Elliott Yes; Katie Zordell Yes; Steve Hillhouse Yes; John “Jack” Lewis Yes; Michael Price No. Motion carried.

COMMITTEE REPORTS

Finance Committee

The 2026-2027 Village of Baroda budget needs to be adopted by April 1, 2026.

Personnel Committee

None.

Planning Commission

In board members’ packet was the Annual Report to the Village Council of the Planning Commission activities.

Policy and Procedure Committee

None.

COMMENTS

Robert “Bob” Feickert noted that a correction on the water/sewer bills will be made that states the sewer increased by 10%.

He asked whether annual job performance reviews have been done.

Lastly, he commented on the great job the Department of Public Works employees have done with the snow removal.

Nikki Andrews – None.

Julie Elliott reported that Arthur Havlicek and Sarah Spoonholtz are upgrading things on the website for Baroda Soda. They are doing a phenomenal job. She also reported that CGA interviews will be done this month.

Katie Zordell – Employee reviews will be done.

John “Jack” Lewis – Thanked the Department of Public Works employees for the great job on snow removal.

Steve Hillhouse – Thanked audience members for attending the meeting.

President Michael - None.

PUBLIC COMMENT

Robyn Doyen commented that her mailbox had been destroyed. Also, should we no longer be a village what ordinances will be followed.

Terri Freehling, Berrien County Commissioner reported that Brian Dissente, Administrator for Berrien County, has resigned and Michael Sepic is acting as Interim County Administrator. He can be reached at 983-7111 Ext. 8601

Wesley Koza, Baroda Lake Township Chief of Police and Steve Morrow, Deputy Police Chief both responded Baroda Lake Township Police Department is a seven day per week, twenty-four-hour police department serving both Baroda Village and Baroda Township.

ADJOURNMENT

With no further comment and no further business, the meeting adjourned at 9:10 p.m.

Michael Price

Gloria Payne