

**UNAPPROVED MINUTES OF THE VILLAGE OF UNIONVILLE COUNCIL MEETING
HELD ON FEBRUARY 16, 2026**

President Matthew Prime called the meeting to order at 7:00 pm followed by the Pledge of Allegiance.

Council Present: Matthew Prime, Dean Hartman, Tod Sting, Thomas Lenhard, Chad Gaeth, and Brandt Gaeth.

Council Absent: Greg Miracle, Absent.

Others Present: Clerk Lucille Keipinger, Treasurer Leila Rish, DPW David Yoder and Police Chief William Owens.

Guests Present: Carole Gangler was here to speak on Downtown Development Authority giving information to the council to see if it would be an option for the Village of Unionville.

CLERKS REPORT:

APPROVAL OF MINUTES: *Motion by D Hartman seconded by T Sting approve the council minutes corrected and as printed for January 19, 2025. 6 Yeas. 0 Nays. 1 Absent. Motion carried.*

AUTHORIZE PAYMENT OF BILLS: *Motion by T. Lenhard seconded by D Hartman to pay the February 2026 accounts payable of \$42,425.18. 6 Yeas. 0 Nays. 1 Absent. Motion carried.*

BUDGET ADJUSTMENTS: Budget Adjustment Report presented to the Council for adjustment. *Motion by D Hartman, seconded by B Gaeth, make adjustments as presented for February 2026 as costs. 6 Yeas. 0 Nays. 1 Absent. Motion carried.*

ACCOUNTS -February 2026				
BUDGET ADJUSTMENTS SEPTEMBER 2025	BGA			REASON
GENERAL	FROM	TO	DIFF	
101-101-715.00	156.06	174.42	(18.36)	FICA/MEDICARE
101-171-715.00	27.54	30.99	(3.45)	FICA/MEDICARE
101-215-715.00	720.35	787.55	(67.20)	FICA/MEDICARE
101-253-715.00	539.33	589.06	(49.73)	FICA/MEDICARE
101-261-715.00	3368.55	(299.80)	299.80	TRANSFER FICA/MEDICARE BUDGET GL
101-261-727.00	978.01	1046.88	(68.87)	SUPPLIES - OFFICE
101-261-930.00	1057.00	1460.50	(403.50)	REPAIR AND MAINTENANCE - COMPUTER
101-265-920.00	3000.00	3122.04	(122.04)	UTILITIES
101-265-930.00	3000.00	3477.03	(477.03)	REPAIR AND MAINTENANCE
101-441-702.00	35838.43	37943.91	(2,105.48)	DPW SALARIES MORE HOURS WORKED
101-441-715.00	2792.60	2953.66	(161.06)	FICA/MEDICARE
101-441-719.00	492.00	506.58	(14.58)	EYE/DENTAL INS
101-441-940.00	30725.00	31039.89	(314.89)	Equipment Rental -Regular
101-750-920.00	5311.62	5456.99	(145.37)	UTILITIES
MAJOR STREETS				
202-445-715.00	26.98	30.31	(3.33)	FICA/MEDICARE
202-463-715.00	322.18	366.88	(44.70)	FICA/MEDICARE
202-478-702.00	905.00	1209.50	(304.50)	SALARIES - WINTER

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202-478-715.00	57.91	92.53	(34.62)	FICA/MEDICARE
202-478-940.00	1800.00	1832.59	(32.59)	Equipment Rental-Winter
202-482-715.00	739.34	(114.67)	114.67	TRANSFER FICA/MEDICARE BUDGET GL
202-482-719.00	369.00	379.88	(10.88)	EYE/DENTAL INS
202-486-715.00	64.89	96.91	(32.02)	FICA/MEDICARE
LOCAL STREETS				
203-445-715.00	48.82	50.62	(1.80)	FICA/MEDICARE
203-463-715.00	380.99	422.63	(41.64)	FICA/MEDICARE
203-478-715.00	33.74	68.09	(34.35)	FICA/MEDICARE
203-482-715.00	856.70	(77.79)	77.79	TRANSFER FICA/MEDICARE BUDGET GL
203-482-719.00	369.00	379.88	(10.88)	EYE/DENTAL INS
SEWER				
590-536-702.00	14477.00	15623.32	(1,146.32)	SALARIES - DPW
590-536-703.00	8853.31	9438.84	(585.53)	SALARIES - CLERKS BS&A SET % WRONG
590-536-719.00	369.00	379.88	(10.88)	EYE/DENTAL INS
590-536-930.00	2494.04	9655.89	(7,161.85)	REPAIR AND MAINTENANCE - LIFT PUMP
WATER				
591-536-719.00	369.00	379.88	(10.88)	EYE/DENTAL INS
EQUIPMENT				
661-441-719.00	492.00	506.56	(14.56)	EYE/DENTAL INS
661-441-970.00	20665.00	22834.45	(2,169.45)	CAPITAL OUTLAY-LEASE
-		TOTAL	(15,110.08)	

*ALL ADJUSTMENTS FROM FUND BALANCE UNLESS NOTED

DPW REPORT: David Yoder gave his report on Brightspeed and will be working with their crews to help with marking water and sewers, to get the internet installed for Village residents. Village Council also agreed that Statewide Aquastore Inc will be inspecting the water tower.

TREASURER REPORT: A Treasurer report was given to the Council. The water vendor received \$440.25 for January 2026.

It was presented to the council that the Unionville Farmers Market will be roofing the bandstand in Kemp's Park with the small roof over the bell if the Village council would like to roof while they are there working. **Motion** by C Gaeth second by T Sting to do the reroofing at the same time for a cost of \$850.00. 6 Yes, 0 Nays and 1 Absent. Motion Carried.

POLICE: Police Chief Bill Owens gave his report.

UNFINISHED BUSINESS: Council reviewed the Utility Ordinance 158-2026 **Motion** by B Gaeth, second by T Lenhard to adopt Ordinance Number 158-2026 – An Ordinance to Amend Article II Water, Section 135 of Chapter 28, Utilities Code of Ordinances, Village of Unionville, Michigan. **Roll call vote:**

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Matthew Prime-Yea, Dean Hartman-Yea, Thomas Lenhard-Yea, Tod Sting-Yea, Brandt Gaeth-Yea, Chad Gaeth-Yea, Zero-Nays and Greg Miracle-Absent. Motion carried. This ordinance will be attached to the end of the minutes as permanent record.

RESOLUTION TO AMEND RESOLUTION ADOPTED MAY 20, 2019: Resolution VOU054-2019 to establish a deposit for renters for water and sewer and trash services. Resolution VOU081-2026 is to amend and no longer take in deposits from renters. **Motion** by T Lenhard seconded by T Sting to accept Resolution VOU081-2026 to authorized to cease desist taking deposits for tenants on rental property 6 Yeas. 0 Nays. 1 Absents. Motion carried. **Resolution:** VOU080-2026 presented to the board Roll Call Matthew Prime Yea. Dean Hartman Yea. Thomas Lenhard Yea. Brandt Gaeth Yea, Chad Gaeth Yea. Tod Sting Yea. 0 Nays. Greg Miracle, Absents. Motion carried. Resolution is attached.

ZONING: D Hartman had no inquiry for zoning.

PUBLIC COMMENT: Public comment was requested by President M. Prime none given.

ADJOURN: **Motion** C Gaeth, seconded by B Gaeth, to adjourn meeting at 8:33 PM. 6 Yeas. 0 Nays. 1 Absent. Motion carried.

Next Regular Meeting: March 16, 2026, at 7:00 pm at the Village Hall.

Lucille Keipinger,
Clerk

Ordinance No. 158-2026

AN ORDINANCE TO AMEND ARTICLE II WATER, SECTION 135 OF CHAPTER 28, UTILITIES OF THE CODE OF ORDINANCES, VILLAGE OF UNIONVILLE, MICHIGAN.

THE VILLAGE OF UNIONVILLE, COUNTY OF TUSCOLA, STATE OF MICHIGAN, ORDAINS:

Section 1. Chapter 28, Water, Article II, Section 135 of the Village of Unionville Code of Ordinances is amended to read as follows:

§ 28-135. Collection.

a) *Billing.*

- (1) The bills printed first of each month shall be due and payable on or before the last day of the billing month from the date thereof, and all bills not paid when due shall be deemed delinquent and a penalty of ten percent in the following month of the amount of such billing shall be added thereto and become due and owing as a part hereof.
- (2) No free service shall be furnished by the system to any person, firm or corporation, public or private, or to any public agency or instrumentality.
- (3) Water service billings shall be made along with the sewer service billings, payable on or before the last day of the billing month when due. All charges for water services shall be paid on or before the last day of the billing month. Charges not paid on or after the last date of the billing month shall be subject to penalty charges the following month. Any account not paid within 60 days after the date of the bill shall render the subject premises ineligible for continued service.

b) *Enforcement.*

The department of public works is hereby authorized to enforce the payment of charges for water service to any premises by discontinuing the water service to such premises and an action of assumpsit may be instituted by the Village against the property owner. The charges for water service, which is under the provisions of Public Act No. 94 of 1933 (MCL 141.101 et seq.), are made a lien on the premises to which furnished, are hereby recognized to constitute such lien; and the village council shall, annually, on May Council Meeting certify all unpaid charges for such service furnished to any premises which on April 30 preceding, have remained unpaid for a period of six months, the village treasurer who shall place the same on the next village tax roll. Such charges so assessed shall be collected in the same manner as general village taxes. In cases where the village is properly notified in accordance with Public Act No. 94 of 1933 (MCL 141.101 et seq.), the property owner is ultimately responsible for utility service to all occupied or vacant property charges. Where the water service to any premises it turned off to enforce the payment of charges, such service shall not be recommenced until all delinquent charges have been paid and there shall be a water turn-on charge as currently established or as hereafter adopted by resolution of the village council from time to time. In any other case were, in the discretion of the village council, delinquent water service charges and the application thereof shall not affect the right of the department of public works to turn off the service to any premises for any delinquency thereby satisfied. (Code 1959, § 25.105)

(Ord. No. 158-2026)

Ordinance No. 158-2026 was adopted on the 16th day of February 2026, by a majority vote of the Unionville Village Council as follows:

Motion by: B Gaeth

Supported by: T Lenhard

Yeas: Matthew Prime, Dean Hartman, Thomas Lenhard, Tod Sting, Brandt Gaeth, Chad Gaeth.

Nay: None **Absent:** Greg Miracle.

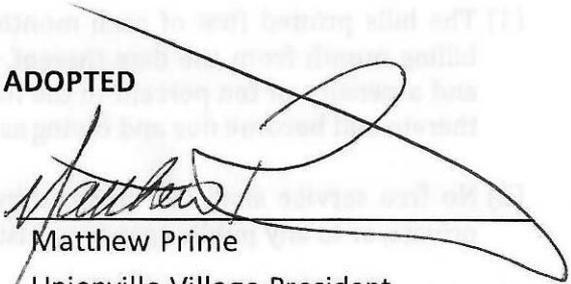
Section 2. Effective Date. This ordinance shall be effective upon its publication.

Section 3. Publication. After its adoption, this ordinance or a summary thereof, as permitted by law, shall be published by the Village Clerk in The Tuscola County Advertiser, a newspaper of general circulation in the Village.

ORDINANCE DECLARED ADOPTED



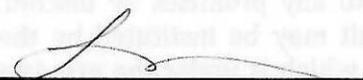
Lucille Keipinger
Unionville Village Clerk



Matthew Prime
Unionville Village President

CERTIFICATION

I, the undersigned duly appointed Village Clerk of the Village of Unionville, Tuscola County, Michigan, do hereby certify that the above ordinance, or a summary thereof, was published in The Tuscola County Advertiser, a newspaper of general circulation in the Village on date in paper.



Lucille Keipinger
Unionville Village Clerk

**RESOLUTION TO AMEND RESOLUTION ADOPTED MAY 20, 2019
DEPOSIT FOR RENTERS FOR WATER, SEWER AND TRASH SERVICES**

At a regular meeting of the Village of Council of Unionville, Michigan, held at Village Hall on February 16, 2026

The following Resolution was offered by Trustee T Lenhard supported by T Sting

WHEREAS: A resolution adopted on May 20, 2019, pursuant to 28-135 Village Council has the authority to establish a deposit for tenants of rental property when that tenant is responsible for water, sewer and trash services as declared by a signed lease between the tenant and landlord;

WHEREAS: pursuant to the amending Ordinance 28-135, the Village Council has authorized to cease desist taking deposits from tenants on rental property and no longer retaining deposits.

WHEREAS: Property owners will be held responsible for delinquent amounts not paid by tenants.

THEREFORE: Current Deposit will be retained and will be grandfathered until tenant moves at which time it will be applied to what is owed, and any credit over and above will be refunded to tenant.

NOW THEREFORE: Be it resolved that the Village of Unionville Trustees must have approval by 2/3 vote.

Supported by Council Person

YEAS Matthew Prime, Dean Hartman, Thomas Lenhard, Tod Sting, Brandt Gaeth, Chad Gaeth.

NAYS Zero

ABSENT Greg Miracle

I hereby certify that the foregoing is a true and correct copy of a resolution made and adopted at a regular meeting of the governing body of this municipality on this 16th day of February, 2026.



**Lucille Keipinger
Village Clerk**



**Matthew Prime
Village President**