

VILLAGE *of* LAWTON
VILLAGE COUNCIL MEETING
Council Chambers
125 S. Main St, Lawton, MI 49065
TUESDAY, JANUARY 27, 2026 – 7:00 P.M.

please silence cell phones

AGENDA

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. PLEDGE OF ALLEGIANCE**
- IV. CONSENT AGENDA**
 - A. Approval of the January 27, 2026 Council Agenda
 - B. Approval of the January 13, 2026 Council Meeting Minutes
- V. CITIZEN’S COMMENT – (Please keep comments to 3 minutes)**
- VI. COMMUNICATIONS / CORRESPONDENCE / PRESENTATIONS**
- VII. PUBLIC HEARINGS / APPOINTMENTS**
 - A. Set Public Hearing for February 24, 2026 to approve FY Budget March 1, 2026-June 30, 2026.....Discussion
- VIII. OLD BUSINESS**
- IX. NEW BUSINESS**
 - A. Resolution 01-2026: A Resolution to Terminate the Contract with Zoning SolutionsStaff Recommends Approval
 - B. Resolution 02-2026: A Resolution to Enter into Contract with Beth Middleton Pompey.....Staff Recommends Approval
 - C. Projected Budget.....Discussion
- X. COUNCIL COMMENTS**
- XI. ADJOURNMENT - NEXT REGULAR MEETING DATE –*February 10, 2026***

The Village of Lawton follows the Americans w/ Disabilities Act of 1990. Individuals with disabilities planning to attend this meeting and require accommodations, or those who have questions regarding the accessibility of this meeting or the facilities, are requested to contact the Village Clerk, at (269) 624-6407 or brathbun@lawtonmi.org to allow the Village to make reasonable accommodations. If you have questions or comments, and you are unable to make the meeting, forward to the Village Manager at thackenberg@lawtonmi.org

Posted January 22, 2026, for the VILLAGE OF LAWTON in VAN BUREN COUNTY, MICHIGAN www.lawtonmi.org
269.624.6407



Village of Lawton
VILLAGE COUNCIL
REGULAR MEETING
125 S. MAIN, LAWTON MI 49065 269.624.6407
Tuesday January 13, 2026
MINUTES

- I. **Call to Order:** President Appleby called the January 13 2026, meeting of the Lawton Village Council to order at 7:00 p.m.
- II. **Roll Call:** *Present:* Appleby, Tanis, E. Dudek, Peterson, Turner, G. Dudek, Raber *Absent:* none. *Others Present:* Village Manager Hackenberg, Clerk Rathbun, and two guests.
- III. **Pledge of Allegiance:** The Pledge of Allegiance was recited.
- IV. **Consent Agenda:** The Consent Agenda included the approval of the January 13 Council Agenda with the addition of New Business Item B. Contribution to the Van Buren County Resource Recovery & Recycling Program, the December 9, 2025 Council Meeting Minutes, and approval of the December 2025 disbursements in the amount of \$147,214.58. Peterson made a motion to approve the Consent Agenda supported by Turner. A unanimous roll call vote approved the motion.
- V. **Communications, Correspondence, and Presentations:**
 - A. Village Manager Hackenberg presented that Market One is having an Investor's Gala here in town, and all of Village Council is invited to attend.
- VI. **Citizen Comments:**
 - A. Calvin Ragan, a resident, wanted to know what is going on with the Stearns and Stafford building.
- VII. **Old Business:** None.
- VII: **New Business:**
 - A. President Appleby brought approval of 2026 Holiday dates to the floor. These will be the same as they have been in the past, with the addition of Veteran's Day for the 2026 observed Holiday Schedule. Turner made a motion to approve the 2026 Holiday Schedule for the Village of Lawton, seconded by E. Dudek. A unanimous roll call vote approved this motion.
 - B. President Appleby brought a request from Van Buren County Resource Recovery & Recycling Program for the annual contribution. In the past the Village has contributed

\$500 annually to this program. E. Dudek made a motion, seconded by E. Dudek to contribute \$500.00 for the 2026 Van Buren County Resource Recovery & Recycling Program. A roll call vote was taken with all in favor, and none opposed. Motion carried.

VIII: Board, Committee, and Staff Reports:

- A.** Village Manager Hackenberg reported that as of today, there are seven rental properties have not registered and are past the deadline. With council support, the village clerk will send out letters that have a final reminder, and those noncompliant after will be subject to a \$1,000 fine per the ordinance. Hackenberg also reported that BS&A will be updating their systems, and eventually we will have to update as well as updates and support will stop with our version of the program eventually. Hackenberg stated he almost has the March through June budget completed and will update council at the end of the week. He would like council to bring questions to the next meeting, as at the next meeting we will be setting the public hearing for the budget at the second February Meeting. Hackenberg reported that the Village Attorney is working on the easement/right of way paperwork for Acorn Lane. Hackenberg stated he checked with Patrick and he is still waiting on the MEDC grant person to get back to us, and we haven't gotten the funds as of yet. Hackenberg reported street signs have been ordered, he is also looking into new wayfarer signs to point toward the School/Old Winery/Library, etc. Hackenberg stated that the first week of February, he has a meeting with Julie from Market One to discuss initiatives and social media. He stated there are a couple newly elected official trainings coming up, and anyone on boards who would like to sign up is welcome to. On the Police Training dispute, the attorney is reaching out to Antwerp Township as another meeting has been canceled by the township, after several cancelations in a row.
- B.** Village Manager Hackenberg reported in the month of December, the DPW has been plowing snow, and keeping things in the village running with winter maintenance. The secondary roads are plowed each day the village gets snow, though less often than primary roads with the most traffic. For the month of December, the Village pumped 10.9 million gallons of water, and 2.6 gallons of waste water, over 201 million gallons of water were pumped for the year in 2025. Hackenberg reported he just received a MissDig at the park, so hopefully weather allowing, the fences will be going up around the pickleball courts. Hackenberg also reported that routine maintenance has been performed on the vehicles for the month of December. Finally, he reported three internments at the cemetery this month.
- C.** Clerk Rathbun Reported 2025 W2s and 1099s have gone out.
- D.** Peterson reported Planning Commission met and pin high golf sent a site plan for their clubhouse, as well as a special use permit for alcohol sales, HS Fleet, another new business in town, will have a site plan in for the February Meeting. Peterson reported specifics on the site plans.
- E.** G. Dudek reported that the DDA met and they have sworn in a new DDA member, Mark Cichos.
- F.** E. Dudek reported that the Fireboard met and there is nothing new to report.

- G. Rathbun reported that the Library Board met and they will be adding Veteran's Day and President's Day to their holiday schedule, as well as upping employee pay with a 5% COLA increase each year in addition to the current annual review with raises that are done.

VIII. Council Comments:

- A. Tanis asked if there was any timetable on the demolition of D Coy Ducks. Hackenberg stated that he has until the end of July with his current extension on the demolition permit, and he will follow up with the owner to see where they are at with plans to demolish.

- IX. **Adjournment:** Turner moved, with support from E. Dudek to adjourn the Village Council Meeting at 7:52p.m. Next regular council meeting to take place on January 27th, 2025.

Respectfully Submitted by,

Brittany Rathbun

Village Clerk

**VILLAGE OF LAWTON
COUNTY OF VAN BUREN
STATE OF MICHIGAN**

Resolution No. 01-2026

**A Resolution Authorizing Termination of Contract with Zoning Solutions with Thirty (30)
Day Notice**

At a regular meeting of the Lawton Village Council, held at Lawton Village Hall—125 S. Main Street in Lawton, Michigan, on this 27th Day of January 2025 at 7:00PM

Present:

Absent:

The following Resolution was offered by Council person _____ and supported by Council person _____.

RESOLUTION

WHEREAS, the Village of Lawton previously entered into a contract with Zoning Solutions for professional zoning and/or planning services; and

WHEREAS, the contract provides that either party may terminate the agreement upon providing thirty (30) days written notice; and

WHEREAS, the Village Council has reviewed the status and needs of the Village with respect to these services and has determined that it is in the best interests of the Village of Lawton to terminate the contractual relationship with Zoning Solutions;

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Lawton, County of Van Buren, State of Michigan, as follows:

1. That the Village Council hereby authorizes the termination of the contract between the Village of Lawton and Zoning Solutions in accordance with the contract's thirty (30) day written notice requirement.
2. That the Village President, Village Manager/Administrator, and/or Village Clerk are hereby authorized and directed to provide written notice of termination to Zoning Solutions, with such termination to become effective thirty (30) days from the date the notice is delivered in accordance with the terms of the contract.
3. That the Village officials are further authorized to take any and all actions necessary to effectuate this termination and ensure an orderly transition of services.
4. That this resolution shall take effect immediately upon adoption.

AYES: _____
NAYS: _____
ABSENT: _____

RESOLUTION DECLARED ADOPTED this _____ day of _____, 2026.

Village of Lawton

By: _____
Village President

Attest: _____
Village Clerk

**VILLAGE OF LAWTON, VAN BUREN COUNTY, STATE OF MICHIGAN
ORDINANCE ENFORCEMENT OFFICER
CONTRACT 2022**

DESIGNATION OF ENFORCEMENT AGENCY

The legislative body of the Village which is responsible for administration and enforcement of Village Blight Ordinance, shall designate the Ordinance Enforcement Officer as the enforcing agency that shall discharge the responsibilities of the Village related to Ordinances as set forth by the Village. The Officer shall act in a professional manner at all times.

APPOINTMENT

VILLAGE OF LAWTON, 125 S Main Street, Lawton, Michigan, hereinafter referred to as the "Village", hereby appoints ZONING SOLUTIONS, LLC, of P. O. Box 222, Cassopolis, Michigan 49031, as Village Ordinance Enforcement Officers, herein referred to as the "Enforcement Officer". The Enforcement Officer hereby reserves the right to appoint its staffed designees to assist in Code Enforcement duties by Jason Pompey, owner/operator, of Zoning Solutions, LLC, at no further expense to the Village. All work to be performed shall be overseen and approved by Jason Pompey.

EMPLOYEE STATUS

The Enforcement Officer shall act in an individual capacity as an independent contractor, and as such shall be responsible for reporting its own income for tax withholding purposes, Social Security, Medicare, Unemployment and Workman's Compensation.

The Enforcement Officer shall provide his own professional liability and bodily injury insurance. A copy of such policy shall be provided to the Village upon signing of this contract.

QUALIFICATION AND LICENSES

The Enforcement Officer and all designees shall have a valid Michigan driver's license. Further, the Enforcement Officer shall be familiar with the Village's Ordinances and the enforcement provisions for violations of the ordinances as set forth by the governing Village.

ENFORCEMENT OFFICER / ZONING ADMINISTRATOR DUTIES

The Enforcement Officer will, to the best of his ability, enforce and adhere to the Village's Blight Ordinances and assist with other Ordinances as requested by the Village Manager or Building Officials. All documents related to the enforcement of any violations of ordinances shall be provided to the Village Manager. The Enforcement Officer will maintain a telephone and email address and make them available to the Village of Lawton, its residents, and the general public.

Zoning Solutions, LLC
PO Box 222
Cassopolis, MI 49031
Telephone: 269-535-7463
Email: mizoningsolutions@gmail.com

FEES

The Village shall pay to the Enforcement Officer, as an independent contractor, thirty five dollars and 0/100 (\$35.00) per hour plus mileage inside the Village limits at the Federal Rate. Clerical expenses, such as stamps, envelopes, business cards, printing of photographs etc. are to be provided by the Village at the Village's expense.

The Village of Lawton shall provide and pay legal costs associated with court cases that arise from the enforcement of the Code. The Village of Lawton will not be responsible for any legal fees associated with errors or omissions on behalf of the Enforcement Officer, as that shall be covered under the professional liability policy as required by this contract.

TERM:

This contract shall run from February 2022, date of acceptance of position, to February 2023, with the determination of renewal of contract at the Village's discretion to be discussed and determined prior to February 2023. This contract may be terminated by either party, without cause, by written notice thirty (30) days prior to the desired cancellation date. In the event that either party commits a material breach of any term of this agreement, the other party shall have the right to terminate this agreement immediately.

Dated: ~~February~~ _____, 2022

BY: _____

Jason Pompey
Zoning Solutions, LLC

June 9
Dated: ~~February~~ _____, 2022

BY: _____

Lisa Imus
Village of Lawton Manager *Lisa Imus*

June 9
Dated: ~~February~~ _____, 2022

BY: _____

Josh Appleby
Village of Lawton President - *Josh Appleby*

\$5000 Budgeted on May 24, 2022

**VILLAGE OF LAWTON
COUNTY OF VAN BUREN
STATE OF MICHIGAN**

Resolution No. 02-2026

**A Resolution Approving Contract for Code Enforcement Officer/Rental Property
Inspector Services with Beth Middleton-Pompey**

At a regular meeting of the Lawton Village Council, held at Lawton Village Hall—125 S. Main Street in Lawton, Michigan, on this 27th Day of January 2025 at 7:00PM

Present:

Absent:

The following Resolution was offered by Council person _____ and supported by Council person _____.

RESOLUTION

WHEREAS, the Village Council has reviewed a proposed contract with Beth Middleton-Pompey for the provision of Code Enforcement Officer and Rental Property Inspector services; and

WHEREAS, the proposed contract provides for compensation on an hourly and per-inspection basis and establishes an open-ended term beginning January 27, 2026, subject to termination by either party upon ninety (90) days written notice; and

WHEREAS, the Village Council finds that entering into this agreement is in the best interests of the Village of Lawton and its residents;

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Lawton, County of Van Buren, State of Michigan, as follows:

1. That the Village Council hereby approves the Contract for Code Enforcement Officer / Rental Property Inspector Services between the Village of Lawton and Beth Middleton-Pompey, with a term beginning January 27, 2026.
2. That compensation shall be as set forth in the contract, including:
 - Code Enforcement Services at a rate of \$35.00 per hour;
 - Rental Property Inspection fees as follows:
 - \$150.00 for 1–3 units
 - \$200.00 for 4–6 units
 - \$250.00 for 7–10 units
 - \$25.00 per unit over ten (10);
 - With mileage no longer invoiced.

3. That the contract shall be open-ended and may be renewed or terminated by either party without cause upon ninety (90) days written notice, in accordance with the terms of the agreement.
4. That Beth Middleton-Pompey shall be considered an employee of the Village of Lawton for purposes of coverage under the Village Risk Insurance and representation by the Village Attorney, as provided in the contract.
5. That the Village President and Village Clerk are hereby authorized and directed to execute the contract on behalf of the Village of Lawton and to take any actions necessary to effectuate this resolution.
6. That this resolution shall take effect immediately upon adoption.

AYES: _____

NAYS: _____

ABSENT: _____

RESOLUTION DECLARED ADOPTED this _____ day of _____, 2026.

Village of Lawton

By: _____
Josh Appleby, Village President

Attest: _____
Village Clerk

Contract for Code Enforcement Officer / Rental Property Inspector

Between Village of Lawton, Van Buren County, Michigan

This agreement is entered between the Village of Lawton, PO Box 367, 125 S Main Street, Lawton, MI 49065 and Beth Middleton-Pompey, 108 Cross Street, Dowagiac, MI 49047.

Code Enforcement Services

Pay rate: \$35.00 per hour (Mileage will no longer be invoiced)

Rental Property Inspector

\$150.00 1-3 Units

\$200.00 4-6 Units

\$250.00 7-10 Units

\$25.00 per Unit over 10

Terms of Contract- This contract shall have a term beginning January 27, 2026, and at this said date is considered an open-ended contract. As an open-ended contract this contract is driven by the dates and can be renewed or terminated, without cause, by giving 90 days' written notice to the other party.

Duties of the Code Enforcement Officer / Rental Property Inspector are to inspect properties to ensure compliance with the Village of Lawton and the State codes and ordinances, issuing citations for violation and advising residents and businesses on property maintenance.

Investigates alleged violations of the Zoning Ordinance and/or Civil Infractions. Advises landowners/applicants of necessary corrective measures. Keep an inventory of said violations, including dated photographs and/or other evidence.

Submit a written report to the legislative body of Zoning Violations/Civil Infractions and status of violations.

Attend professional seminars, webinars, conferences as need to stay up to date on laws, zoning trends and other pertinent to zoning at the expense of the Code Enforcement Officer.

Travel to locations throughout the Village.

Subject of irregular or extended working hours to meet schedules and respond to complaints as quickly as possible.

Be accessible to the public with established hours of contact.

Be available to attend Village Council Meetings upon request.

Accept other responsibilities as may be directed by the legislative body as applicable.

It is agreed and understood, between the Parties, that Beth Middleton-Pompey shall be considered an employee of the Village of Lawton in order to be covered under the Village Risk Insurance and the Village Attorney.

Beth Middleton-Pompey

Date

Village President, Josh Appleby

Date