

Elkton Village Council Special Meeting
Wednesday November 19th, 2025
Elkton Village Hall
57 N. Main St.
Elkton, MI 48731
(989) 375-2270

President Dan Armbruster called the Special Meeting to order with the Pledge of Allegiance at 5:30P.M. Trustees Present: Matt Lewis, Bridgette Dufty, Deena Jobes, and Agnes Kosinski. Trustee Excused Absent: Shane Schember. One Trustee Seat is Vacant. Also present is Attorney Kyle O'Mara.

Motion Agnes Kosinski, second Matt Lewis to approve the agenda, as presented.
Motion carried.

New Business:

1. Motion to go into Closed Session for Consultation with Attorney
Motion Dan Armbruster, second Matt Lewis that the Village Council of the Village of Elkton assemble in closed session to consult with its litigation and general counsel regarding trial and settlement strategy in connection with the litigation filed in the Huron County Circuit Court entitled: *PYT Properties LLC v. Village of Elkton, Case No. 25-106031-CH*, since discussing the trial and/or settlement strategy in open meeting would have a detrimental financial effect on the litigating or settlement position of this board. Further litigation counsel will be providing to the trustees an opinion letter concerning the above identified litigation which will be discussed during closed session. MCL 15.268 (e) and (h) permit this Board to assemble in closed session under these circumstances. One Trustee seat is vacant; a roll call vote is required.

Deena Jobes-Yea

Agnes Kosinski-Yea

Shane Schember-Absent

Matthew Lewis-Yea

Bridgette Dufty-Yea

Dan Armbruster-Yea

One Vacant Seat.

Motion carried.

Closed Session began at 5:31P.M.

Return to Open Session at 6:27P.M.

Motion Dan Armbruster, second Agnes Kosinski that the Village of Elkton Council having assembled in closed session to consult with its litigation counsel, hereby accepts and approves the recommendations of its counsel as presented during closed session.

One vacant Trustee seat; One absent Trustee seat; a voice vote was held.

Motion Carried.

Public Comment: None

Motion Matt Lewis, second Bridgette Dufty to adjourn the meeting.

Motion carried.

President Dan Armbruster adjourned the meeting at 6:28P.M.

Respectfully submitted,
Phyllis A. Baranski, CMC, MiPMC
Village of Elkton Clerk/Treasurer

Approved 12-09-2025
Phyllis A. Baranski

Elkton Village Council Special Meeting
Monday November 24th, 2025
Elkton Village Hall
57 N. Main St.
Elkton, MI 48731
(989) 375-2270

President Dan Armbruster called the Special Meeting to order with the Pledge of Allegiance at 5:45P.M. Trustees Present: Matt Lewis, Bridgette Dufty, Deena Jobes, and Agnes Kosinski. Trustee Excused Absent: Shane Schember. One Trustee Seat is Vacant. Also present is Attorney Kyle O'Mara.

Motion Agnes Kosinski, second Matt Lewis to approve the agenda, as presented.
Motion carried.

Public Comment:

1. PYT Property Owner-Amy Maust
Amy Maust stated her case regarding the pending litigation at 42 S. Main St.
2. Amy Maust's Mother
Amy's mom addressed the Council regarding the pending litigation at 42 S. Main St.

New Business:

1. Motion to go into Closed Session for Consultation with Attorney
Motion Dan Armbruster, second Agnes Kosinski that the Village Council of the Village of Elkton assemble in closed session to consult with its litigation and general counsel regarding trial and settlement strategy in connection with the litigation filed in the Huron County Circuit Court entitled: *PYT Properties LLC v. Village of Elkton, Case No. 25-106031-CH*, since discussing the trial and/or settlement strategy in open meeting would have a detrimental financial effect on the litigating or settlement position of this board. Further litigation counsel will be providing to the trustees an opinion letter concerning the above identified litigation which will be discussed during closed session. MCL 15.268 (e) and (h) permit this Board to assemble in closed session under these circumstances. One Trustee seat is vacant; a roll call vote is required.

Deena Jobes-Yea

Agnes Kosinski-Yea

Shane Schember-Absent

Matthew Lewis-Yea

Bridgette Dufty-Yea

Dan Armbruster-Yea

One Vacant Seat.

Motion carried.

Closed Session began at 5:56P.M.

Return to Open Session at 6:04P.M.

Mr. O'Mara spoke to Amy Maust directly regarding the outcome of Closed Session and she is in agreeance with the next steps in the litigation proceedings.

Motion Dan Armbruster, second Matt Lewis that in order to settle the pending litigation the Village accepts a one-time payment from PYT Property in the amount of \$2,500 with the original easement as listed continuing on and an additional 10' easement directly to the north over the existing driveway will be granted for the length up to the garage, also any documents that need to be signed the Village would grant Dan Armbruster and Phyllis Baranski the ability to sign any documents on behalf of the Village; and specific language in the new easement for ingress and egress only with Kyle O'Mara preparing all documents. One vacant Trustee seat; One absent Trustee seat; a voice vote was held. Motion Carried.

Motion Agnes Kosinski, second Bridgette Dufty to adjourn the meeting.

Motion carried.

President Dan Armbruster adjourned the meeting at 6:10P.M.

Respectfully submitted,
Phyllis A. Baranski, CMC, MiPMC
Village of Elkton Clerk/Treasurer

Approved 12-09-2025
Phyllis Baranski