



AGENDA
CITY OF LAPEER
LAPEER CITY COMMISSION
576 LIBERTY PARK, LAPEER, MI 48446
SEPTEMBER 2, 2025
810-664-5231 * www.ci.lapeer.mi.us

6:30 P.M. CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF SEPTEMBER 2, 2025, AGENDA

A. MINUTES:

1. Minutes of the Regular Meeting held August 18, 2025.

B. PUBLIC COMMENTS

C. CONSENT AGENDA:

1. Fixed Asset Disposal - 2000 Versalift Bucket Truck - DPW.
2. Fixed Asset Disposal - 2001 John Deere Gator 6 x 4 - WWTP.
3. Special Event: Oktoberfest – Tilted Axis Brewery, September 20, 2025, Noon – 10 p.m.

SUGGESTED MOTION:

Approve the Consent Agenda for September 2, 2025.

D. BILL LISTING:

1. Bill Listing for September 2, 2025.

SUGGESTED MOTION (ROLL CALL VOTE):

Approve the Bill Listing for September 2, 2025, in the amount of \$354,246.40.

E. PROCLAMATIONS, RECOGNITIONS AND RESOLUTIONS

F. PUBLIC HEARINGS

G. ADMINISTRATIVE REPORTS:

1. Fair Housing Resolution and Fair Housing Policy.

SUGGESTED MOTION:

Adopt the updated Fair Housing Resolution and Fair Housing Policy.

2. USDA Rural Development HPG Grant Resolution.

SUGGESTED MOTION:

Adopt the resolution for homeowner rehabilitation funding through the United States Department of Agriculture (USDA) Rural Development (RD) Housing Preservation Grant (HPG).

3. Set Public Hearing: Community Development Block Grant Funding for September 15, 2025.

SUGGESTED MOTION:

Approve setting a Public Hearing for September 15, 2025, at 6:30 p.m. or as soon thereafter as may be heard, for the purpose of receiving public comment on the proposed submission of a 2025 Michigan State Housing Development Authority (MSHDA), MI-Neighborhood Community Development Block Grant (CDBG) application for the Old Opera House building project to create seven (7) new residential apartments located at 350 N. Court Street, Lapeer, Michigan.

4. Rezoning - OS-1 Office Service to B-1 Neighborhood Business: 606 N. Saginaw – Parcel #L20-18-700-040-00.

SUGGESTED MOTION: INTRODUCE BY ONE COMMISSIONER

Introduce an ordinance amendment to Chapter 7 (Zoning Ordinance), Article 7.02-02(a)(39) of the General Ordinances of the City of Lapeer.

5. Reconstruction and Water Main Replacement Projects – First Street (Project #22260) and Second Street (Project #22250) from Lincoln Street to Jackson Street.

SUGGESTED MOTION (ROLL CALL VOTE):

Approve the contract with Cooper Excavating for the First and Second Street reconstruction and watermain replacement projects for an amount not to exceed \$1,317,172 and authorize the Director of Public Works and the City Manager to sign the necessary documents.

6. Flock Camera System – Project #23030.

SUGGESTED MOTION (ROLL CALL VOTE):

Approve the purchase of the Flock Camera System for the amount not to exceed \$21,900 for the first year of the contract and the annual cost of \$18,000 for the following year, and authorize the Chief of Police to sign the necessary documents.

7. ROWE Engineering Park/Pine/Parking Lot #9 Contract Amendment.

SUGGESTED MOTION (ROLL CALL VOTE):

Approve the contract amendment proposal from Rowe Engineering for an amount not to exceed \$19,100.00 and authorize the Director of Public Works and the City Manager to sign the necessary documents.

8. Oakdale Trails – Kiddie Loop and Beaver Hill/Osprey Loop.

SUGGESTED MOTION:

Approve the construction of a new kiddie loop in the DeMill Bowl and making the Beaver Hill/Osprey Bypass Loop permanent, at no cost to the City of Lapeer.

H. CITY MANAGER'S REPORT:

1. Housing Workshop Meeting, September 8, 2025, at 5:30 p.m.
2. M-24 Pedestrian Tunnell Connection Update.
3. Various matters.

I. CITY ATTORNEY'S REPORT:

1. Various matters.

J. UNFINISHED BUSINESS:

- 1.** Appointments to Boards and Commissions.
Mayoral Appointments:
 - a.** Local Development Finance Authority – M. Womack – Term Ending Aug. 1, 2029.

K. DEPARTMENTAL COMMUNICATIONS:

- 1.** DDA Monthly Report.

L. PUBLIC COMMENTS

M. CLOSING COMMENTS:

- 1.** Commissioners.
- 2.** City Manager.
- 3.** Mayor.

N. REMINDER OF MEETINGS:

Next City Commission Meeting: **MONDAY, SEPTEMBER 8, 2025, Workshop**

O. REMINDER OF PUBLIC HEARINGS:

ADJOURNMENT

MATERIAL TRANSMITTAL

Notice:

Persons with disabilities needing accommodations for effective participation through electronic means in this meeting should contact the City Clerk at (810) 664-5231 or by email at clerk@ci.lapeer.mi.us at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

**LAPEER CITY COMMISSION
MINUTES OF A REGULAR MEETING
AUGUST 18, 2025**

A regular meeting of the Lapeer City Commission was held August 18, 2025, at the Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan. The meeting was called to order at 6:30 p.m.

ROLL CALL

Present: Mayor Marquardt.

Commissioners: Atwood, Brady, Glisman, Petrie, Swindell.

Absent: None.

City Manager: Mike Womack, present.

City Attorney: T. Allen Francis, present.

Mayor Marquardt led the Pledge of Allegiance.

Fire Chief Vogt conducted a pinning ceremony in recognition of the promotions of Jeff Boots, Tim Brown, Matt Delong, Chris Jadach, Kris Lewis, Nick McMaster, Mitch McMurray, Caitlyn McNary, Alan Muxlow, Issac Treat, Jerrad Wittke.

184 2025 08-18 AGENDA APPROVAL WITH ADDITION OF G-3 COMMUNITY CENTER PAVILION

Moved by Petrie. Seconded by Glisman.

Approve the Agenda for August 18, 2025, with the addition of item G-3 Community Center Pavilion CIP #22987.

Ayes: Atwood, Brady, Glisman, Petrie, Swindell.

Nays: None.

MOTION CARRIED.

185 2025 08-18 MINUTES

Moved by Atwood. Seconded by Swindell.

Approve the minutes of the regular meeting held August 4, 2025, as presented.

Ayes: Atwood, Brady, Glisman, Petrie, Swindell.

Nays: None.

MOTION CARRIED.

PUBLIC COMMENTS

Mayor Marquardt read a comment from Lapeer County Commissioner Brad Haggadone.

Melissa Petrie gave an invocation.

186 2025 08-18 BILL LISTING

Moved by Brady. Seconded by Swindell.

Approve the bill listing for August 18, 2025, in the amount of \$4,968,479.09.

ROLL CALL VOTE.

Ayes: Atwood, Brady, Glisman, Petrie, Swindell.

Nays: None.

MOTION CARRIED.

ADMINISTRATIVE REPORTS:

187 2025 08-18 ELECTION STORAGE ROOM

Moved by Brady. Seconded by Swindell.

Approve the bid submitted by DH Rentals & Rehabs, LLC for the construction of an election storage room, in an amount not to exceed \$5,479.68 and approve the corresponding FY2025-26 budget amendment, as presented.

ROLL CALL VOTE.

Ayes: Brady, Glisman, Petrie, Swindell, Atwood.

Nays: None.

MOTION CARRIED.

188 2025 08-18 WWTP BOILER REPLACEMENT & SERVICE AGREEMENT

Moved by Swindell. Seconded by Glisman.

Approve a contract with Johnson & Wood Mechanical Contractor for the demolition and disposal of the existing boilers and associated components, and for the installation of two (2) new boilers at the Wastewater Treatment Plant, for an amount not to exceed \$205,540.00 and approve the semi-annual HVAC maintenance and service contract with Johnson & Wood for an amount not to exceed \$4,071.00 and authorize the City Manager to sign all necessary documents.

ROLL CALL VOTE:

Ayes: Glisman, Petrie, Swindell, Atwood, Brady.

Nays: None.

MOTION CARRIED.

189 2025 08-18 COMMUNITY CENTER PAVILION – CIP #22987

Moved by Brady. Seconded by Swindell.

Approve the quote from Timbercrest Construction Co. for the construction of a 20-foot by 30-foot pavilion at the Lapeer Community Center, and to authorize the Director of Parks, Recreation, and Cemetery to execute the agreement.

ROLL CALL VOTE.

Ayes: Petrie, Swindell, Atwood, Brady, Glisman.

Nays: None.

MOTION CARRIED.

CITY MANAGER'S REPORT

City Manager Womack commented that he would like direction from the Commission regarding the Genesee St. Road diet and Pedestrian Crossing. Representatives from Rowe Professional Services answered questions regarding the traffic study. City Commissioners engaged in a lengthy discussion on the information provided in the study.

190 2025 08-18 GENESEE ST. ROAD DIET & PEDESTRIAN CROSSING

Moved by Swindell. Seconded by Glisman.

Authorize staff to pursue Genesee St. road diet and pedestrian crossing design work as part of future Genesee St. road projects between M-24 and Saginaw Streets.

Ayes: Atwood, Brady, Glisman, Petrie, Swindell.

Nays: Petrie.

MOTION CARRIED 4-1.

CITY ATTORNEY'S REPORT

City Attorney Francis reported that the Fresh Water Gardens land swap has been completed.

UNFINISHED BUSINESS

191 2025 08-18 APPOINTMENT - EDC/TIFA/BROWNFIELD REDEVELOPMENT

AUTHORITY

Moved by Swindell. Seconded by Petrie.

To confirm the Mayor's appointment of Brody Campbell to the EDC/TIFA/Brownfield Redevelopment Authority for a term to expire March 1, 2031.

Ayes: Atwood, Brady, Glisman, Petrie, Swindell.

Nays: None.

MOTION CARRIED.

192 2025 08-18 RE-APPOINTMENT - LOCAL DEVELOPMENT FINANCE

AUTHORITY

Moved by Swindell. Seconded by Atwood.

To confirm the Mayor's re-appointment of Andrew Harrington to the Local Development Finance Authority for a term to expire August 1, 2029.

Ayes: Atwood, Brady, Glisman, Petrie, Swindell.

Nays: None.

MOTION CARRIED.

DEPARTMENTAL REPORTS

The Monthly Departmental Report, Quarterly Financial Report and the Quarterly Investment Reports were received into the record.

PUBLIC COMMENTS

Bryan Cloutier announced his candidacy for the Mayor in the upcoming November 2025 election.

MAYOR/COMMISSIONER COMMENTS

Commissioner Glisman: Expressed appreciation for Hailey Savola of Rowe Professional Services, noting her impressive work. Noted that today is Suffrage Day, marking the anniversary of women gaining the right to vote in 1920. Also, on this date in 1774, Meriwether Lewis, leader of the Lewis and Clark Expedition, was born, and Ms. Glisman is a descendant of Lewis. Commented on the parade held Saturday, acknowledging the hot weather but emphasizing the best part was seeing all the children who were very excited to be there.

Commissioner Petrie: Recognized and thanked Neda Payne for her dedication to Lapeer Days and the extensive work she does throughout the year to make the event possible, noting her commitment despite the hot weather this past weekend. Thanked all the volunteers as well, without them, this event could not be successful. Read some things on Facebook regarding getting rid of the Good Old Boys Club; expressed gratitude for many of those long-standing community members—both men and women—who have contributed significantly to the community over the years. Looking forward to replacing the bricks downtown.

Commissioner Swindell: Reminded everyone that school begins on Monday. With buses, children, and parents out in full force, she urges drivers to use extra caution, allow additional travel time, and prioritize safety during what may be a chaotic period.

Commissioner Atwood: Heading to Lansing tonight for the MML press conference announcing their Housing Proposal. The proposal focuses on attainable housing, and the goal is to generate momentum and support in both the House and Senate, as this is a bipartisan project. City Manager Womack: City may be able to obtain funding for an engineering study to eventually connect to the KWA system. Received the planning and zoning review, with plans to incorporate some of the proposed changes into our Planning and Zoning Ordinances. City has also received a \$50,000 grant to support the Master Plan and Non-Motorized Plan, as well as a \$10,000 grant from the Michigan Association of Municipal Clerks for ADA compliance at City Hall, which will be used to improve accessibility at the front and rear entrances. The water slide at the community center is being replaced; Lapeer Days was very successful; only two responses regarding the goals and objectives, please respond. Gave a tour to Representative McClain's District Director this weekend. Will need to schedule a workshop for the Commission to discuss housing here in our community. Will be working with Mr. Church and Mr. Slusher regarding shade trees in the downtown and with Mr. Alt regarding benches and trashcans for the downtown.

Mayor Marquardt: Read the list of local events. Excited to see all the promotions in the Fire Department. Thanked Neda Payne, her employees of the Chamber and all the volunteers for putting on another fantastic Lapeer Day.

193 2025 08-18 ADJOURNMENT

Having no further business, the regular meeting was adjourned at 7:40 p.m.

Debbie Marquardt, Mayor

Romona Sanchez, City Clerk



Interoffice Memo

ITEM C-1

To: Mike Womack, City Manager
From: Ross Slusher, Director of Public Works
Date: August 26, 2025
RE: Sale of 2000 Versalift Bucket Truck

STAFF RECOMMENDATION

It is recommended that the City Commission approve the sale of a 2000 Versalift Bucket Truck.

CURRENT OR NEW INFORMATION

The Department of Public Works is requesting permission to sell a 2000 Versalift Bucket Truck, asset # 300026 with an estimated value of \$10,000 - \$20,000 dollars. In approving this item for disposal, it will be sold on an auction site through Govdeals.

EQUIPMENT: Versalift Bucket Truck

Department: DPW Streets

Year: 2000

Vin: # 1HTSCABN0YH250028

AGENDA ITEM REVIEW

Meeting Date: September 2, 2025

Date Reviewed: August 26, 2025

Consent:

Administrative: X

Reviewed By: Clerk's Office

Public Hearing:



Interoffice Memo

ITEM C-2

To: Mike Womack, City Manager
From: Ross Slusher, Director of Public Works
Date: August 26, 2025
RE: Sale of John Deere Gator 6x4

STAFF RECOMMENDATION

It is recommended that the City Commission approve the sale of a John Deere Gator 6x4.

CURRENT OR NEW INFORMATION

The Department of Public Works is requesting permission to sell a John Deere Gator 6x4, asset # 400012 with an estimated value of \$1500 - \$3500 dollars. In approving this item for disposal, it will be sold on an auction site through Govdeals.

EQUIPMENT: John Deere Gator 6x4

Department: Wastewater Treatment Plant

Year: 2001

Vin: # W006X4X058092

AGENDA ITEM REVIEW

Meeting Date: September 2, 2025

Date Reviewed: August 26, 2025

Consent:

Administrative: X

Reviewed By: Clerk's Office

Public Hearing:

To: City Commission
From: Mike Womack, City Manager
Date: August 28, 2024
RE: Special Event – Oktoberfest 2025, Titled Axis

STAFF RECOMMENDATION

Approve Event as presented.

CURRENT OR NEW INFORMATION

We have received a request from Tilted Axis Brewing Company located at 303 West Nepessing Street to hold their annual Oktoberfest event on Saturday, September 20th from 12pm to 10pm. This event will utilize Cedar Street south of Nepessing Street, see attached map. Pavilion usage is also requested. Oktober fest will take over the Pavilion after 3pm, once the Farmer's Market finishes up for the day.

This event would require a temporary liquor license for outdoor service to be issued by the Liquor Control Commission. Titled Axis will need to fence the event area as their plan indicates to serve alcoholic beverages on Cedar Street and sidewalk area, with City Commission approval. (See attached drawing provided by Titled Axis).

This event does require barricades from the DPW and minimal police involvement. Fire Department approval is needed for the fenced area.

See PDF File SE Oktoberfest 2025

BACKGROUND OR PREVIOUSLY SUBMITTED INFORMATION

Annual Event

AGENDA ITEM REVIEW

Meeting Date: September 2, 2025

Date Reviewed: August 28, 2025

Consent: X

Administrative:

Reviewed By: City Clerk's Office

Public Hearing:

MUST HAVE MAP AND CERTIFICATE
OF INSURANCE WHEN TURNING IN
APPLICATION



CITY OF

LAPEER
MICHIGAN

City of Lapeer SPECIAL EVENT APPLICATION (SEA)

DIRECTIONS: Complete this application per the City of Lapeer Special Events Ordinance (Ch.52 Special Event) and the Rules and Regulations and return it to the either Parks & Rec Department (for events at a City Park) or the City Clerk's Office at a minimum of 45 calendar days before the starting date of the event.

If you request an event in a CITY PARK, YOU MUST SUBMIT YOUR PARK RESERVATION WITH YOUR APPLICATION. All Special Event Applications should be submitted directly to the City Clerk's Office, 576 Liberty Park, Lapeer, MI, 48446 or it can be emailed to clerk@ci.lapeer.mi.us.

Sponsoring Organization
(Legal Name)

Titled Axis Brewery
303 W Nepessing

Phone # 810 560 9233

Address

Organization Event
Coordinator/Contact

TOM HANSEN

Phone # 810 560 9233

Event Coordinator/
Contact Address

71390 Heritage LN Arundel MI 48005

Coordinator/Contact Email

thansen586a@comcast.net

Event Name

OKtoberFest

Purpose of Event

Release of OKtoberFest Beer/celebrate

Event Location

Tilted Axis Brewery

Have you
reserved your
park/pavilion?

Yes / No

*If yes, provide copy of reservation form
with this application, if no and planning a
park event, reservations need to be made.**

Date of Event

9-20-25

Event Time

NOON - 10 PM

of Event

Organizational Team

7-10

of Expected

Attendees:

200

Describe the activities

taking place at your event:

live music - Food - Drinks - Games

Please check what will be part of your event:

☒

Music**

☐

Animals**

(such as a petting zoo)

☒

Selling of food*

☐

Posted Signage of
Event*

Tents

Wedding

Selling of drinks*

Liquor/Beer or Wine*

**Please list here what type of music (DJ/Band/Individual singers, etc.) and/or list animals:

*See Rules and Regulations

Please check what you request the City to supply:

FOR OFFICE USE ONLY:

SPECIAL EVENT REVIEW COMMITTEE APPROVALS

☐	City Manager	☐	Police Chief
☐	Fire Chief	☐	DPW Director
☐	Parks & Rec Director	☐	

8	Picnic Tables Qty:		Electricity Turned on/off		Other:	
3	Trash Containers Qty:		Road Crossing Guards Qty:	2		
1	Road Closures List: cedar st					

Please attach a letter indicating all requests of City services if something other than above.

Please check what type of event is this:

A description of the type of event can be found on page 4, B.1-5.

	City Operated Event		Other Non-Profit Event		Political or Ballot Issue Event
	Co-Sponsored Event	✓	Other For-Profit Event		

INDEMNIFICATION AGREEMENT

The Tilted Axis Brewery agree(s) to defend, indemnify, and hold harmless the City of Lapeer, Michigan, its officers, employees and agents, from and against any claim, demand, suit, loss, cost or expense, or any damage, which may be asserted, claimed or recovered against or from the City of Lapeer, its officers employees agents, by reason of any damage to property, bodily injury or death, sustained by any person whomsoever and which damage, injury or death arises out of or is incident to or in any way connected with or related to the special event.

Signature: [Signature] Date: 8-18-25

Witness: Romona Sanchez Date: _____

1. **ANNUAL EVENT:** Is this event expected to occur next year? [YES] [No]

If yes, you may reserve a date for next year with this application. To reserve dates for next year, please provide the following information:

Normal Event Schedule

(e.g., third weekend in July): 3rd Saturday of Sept

2. **AN EVENT MAP [IS] [IS NOT]** attached. If your event will use streets and/or sidewalks (for a parade, run, etc.), or will use multiple locations, please attach a complete map showing the assembly and dispersal locations and the route plan. Also, show streets or parking lots that you are requesting to be blocked off. **Crossing Guards are required if crossing any roads.**

3. **FREE PARKING:** Are you requesting free parking (see the Rules and Regulations)? [YES] [NO]

If yes, list the lots or locations where free parking is requested:

4. **Alcoholic Beverages:** Will they be served? YES [NO]
Who holds the Liquor Control Commission license?
-

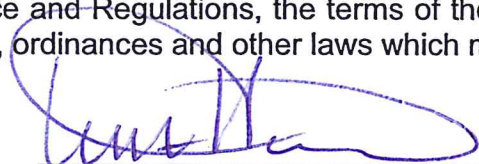
5. **CERTIFICATION AND SIGNATURE:** I understand and agree on behalf of the sponsoring organization that:

- a. A certificate of insurance must be provided which names the City of Lapeer as an additional named insured party on the policy. (See the Rules and Regulations for insurance requirements)
- b. Event sponsors and participants will be required to sign Indemnification Agreement forms.
- c. If the event includes solicitation by workers standing in street intersections, the required safety requirements and use of traffic cones will be maintained at all times in accordance with the City's general policies and practices. The City does not recommend standing in the street or making any solicitations from the street.
- d. All food vendors must be approved by the Lapeer County Health Department, and each food and/or other vendor must provide the City with a certificate of insurance in an amount approved by the City which names the City of Lapeer as an additional named insured party on the policy.
- e. The approval of this special event may include additional requirements and/or limitations, based on the City's review of this application, in accordance with the City's Special Events Ordinance and Regulations. The event will be operated in conformance with the Written Confirmation of Approval.
- f. The sponsoring organization will provide a security deposit for the estimated fees as may be required by the City of Lapeer and will promptly pay any billing for City services which may be rendered.

As the authorized agent of the sponsoring organization, I hereby apply for approval of this Special Event, affirm the above understandings, and agree that my sponsoring organization will comply with City's Special Events Ordinance and Regulations, the terms of the Written Confirmation of Approval, and all other City requirements, ordinances and other laws which may apply to this Special Event.

8-18-25

Date



Signature of Sponsoring Organization's Agent

SUBMIT THIS APPLICATION at least 45 calendar days before the first day of the event to the City of Lapeer, City Clerk's Office, 576 Liberty Park, Lapeer MI 48446.

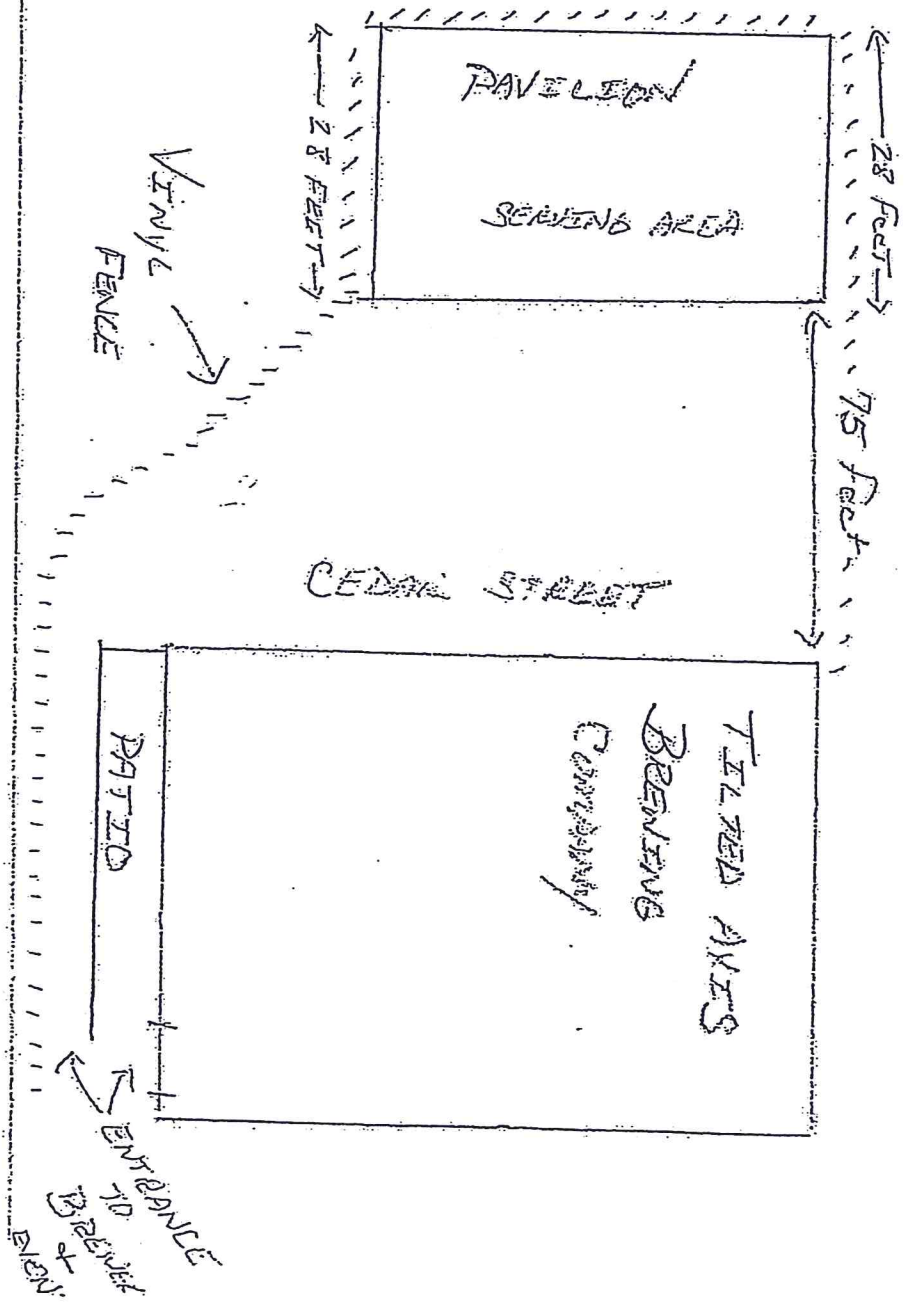
Be sure to include the following with the application:

- | | |
|--------------------------|--|
| ☐ | Complete Signed Application. |
| ☐ | Park Reservation (as needed). |
| ☐ | Certificate of Insurance –Naming City of Lapeer as additionally insured. |
| ☐ | Event Map. |
| ☐ | If Non-Profit provide proof of IRS 501c(3) status. |

TILED AXIS BEDDING COMPANY OK TO BEDDING

9/24/22

LARSEN
COUNTY
COUNT HOUSE



W. NESSIN'S STREET



P.O. Box 302
Marietta, PA 17547-0302
(800)877-0600
www.michiganinsurance.com

Commercial Liability Umbrella Policy Declarations Page

Coverage provided by:
Michigan Insurance Company

Policy Number:	CXJ9694473
Policy Type:	Commercial Liability Umbrella Policy
Reason Issued:	New Business
Effective Date:	03/05/2025

Named Insured & Mailing Address:

LIQUID ART LLC
303 W NEPESSING ST
LAPEER MI 48446

Your Agency:

HUB INTERNATIONAL MIDWEST LTD
2816 JEFFERSON AVE
MIDLAND MI 48640
(989)631-1920
Agency Number: 7000019-00

Policy Period: From 03/05/2025 to 03/05/2026

This policy period begins and ends at 12:01 a.m. at the named insured's address shown above.

In consideration of the premium, insurance is provided for those coverages for which specific limits of insurance are shown or are otherwise stated as included; all subject to the provisions of this policy including its policy jacket, forms and endorsements. The total annual premium as shown is provisional and is subject to the premium audit provisions of the policy.

Policy Summary

Insured Premises:		
Description of Business: Brewery	Form of Business: Limited Liability Company	
Certified Acts of Terrorism Coverage		Included

Total Annual Premium: \$750 *

* Minimum premium applies

Limits of Insurance		
Each Occurrence Limit	\$1,000,000	
Personal & Advertising Injury Limit	\$1,000,000	Any one person or organization
Aggregate Limit (except with respect to "covered autos")	\$1,000,000	
Retained Limit		
Self-Insured Retention	\$0	

Schedule Of Underlying Insurance

Commercial General Liability

Company:	Michigan Insurance Company
Policy Number:	QP19694473
Policy Period:	03/05/2025 to 03/05/2026
Minimum Applicable Limits	
General Aggregate	\$2,000,000
Products-Completed Operations Aggregate	\$2,000,000
Personal and Advertising Injury	\$1,000,000
Each Occurrence	\$1,000,000

Commercial Auto Liability

Company:	Michigan Insurance Company
Policy Number:	QP19694473
Policy Period:	03/05/2025 to 03/05/2026
Minimum Applicable Limits	
Each Accident - Combined Single Limit	\$1,000,000
Aggregate Limit of Insurance - "Garage Operations"	Not Applicable
- Other Than Covered "Autos" (if applicable)	

Forms and Endorsements Contained In This Policy

CMOF 600	01/21	Policyholder Disclosure Notice Regarding Terrorism Insurance Coverage
CU 00 01	12/04	Commercial Liability Umbrella Coverage Form
CU 01 16	09/00	Michigan Changes
CU 02 21	04/17	Michigan Changes-Cancellation and Nonrenewal
CU 21 18	09/00	Excl - Year 2000 Computer-Related & Other Electronic Prob.
CU 21 23	02/02	Nuclear Energy Liability Exclusion
CU 21 50	03/05	Silica or Silica-Related Dust Exclusion
CU 21 58	05/09	Communicable Disease Exclusion
CU 21 71	06/15	Exclusion - Unmanned Aircraft
CU 21 89	11/16	Public Or Livery Passenger Conveyance Exclusion
CU 24 05	09/00	Products/Completed Operations Hazard Redefined
CU 24 30	04/13	Amendment Of Insured Contract Definition
CUD 00 03	07/09	Excl - Violation of Communications and Info Privacy
CUD 21 13	04/13	Amendment Of Liquor Liability Exclusion
CUD 21 30	01/15	Cap on Losses From Certified Acts of Terrorism
CUD 21 36	01/15	Exclusion of Punitive Damages Related to a Certified Act of Terrorism
CUD 21 55	06/06	Amended Terrorism Coverage - Covered Autos
CUD 21 87	09/13	Exclusion - Access or Disclosure of Confidential or Personal Information and Data-Related Liability
CUD 34 54	09/24	- Exclusion - Perfluoroalkyl And Polyfluoroalkyl Substances (PFAS)
CUD 90 04	03/06	Auto Liability Following Form Endorsement
CUD 90 06	03/06	Punitive Damages Exclusion
CUD 90 15	04/09	Amendments To Policy Definitions
CUD 90 28	01/08	Amendment - Employment-Related Practices Exclusion

Exclusions and Endorsements Contained In This Policy (Continued)

UD 90 36	04/13	Amendment - Professional Services Exclusion
CUD 90 39	07/16	Waiver Of Transfer Of Rights Of Recovery Against Others To Us When Required In A Written Contract
CUD 90 91	01/24	Exclusion - Human Trafficking and Sex Trafficking
CUD 90 93	01/24	Exclusion - Violation of Law Addressing Data Privacy
IL 00 17	11/98	Common Policy Conditions
ILD 90 10	01/19	Asbestos Exclusion
ILD 90 11	01/19	Lead Exclusion

Commercial Liability Umbrella Supplemental Schedules

CU 24 05 (09-00) Products/Completed Operations Hazard Redefined
Description Of Premises And Operations: Micro Brewery



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

8/28/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Hub International Midwest East 2816 Jefferson Avenue Midland, MI 48640	CONTACT NAME: Cali Young	
	PHONE (A/C, No, Ext): (989) 373-6269	FAX (A/C, No): (989) 794-6192
	E-MAIL ADDRESS: cali.young@hubinternational.com	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A : Michigan Insurance Company	
	INSURER B : Michigan Restaurant & Lodging Fund	
INSURED Liquid Art LLC DBA Tilted Axis 303 W. Nepessing St. Lapeer, MI 48446	NAIC #	
	10857	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:	X		CPJ9694473	3/5/2025	3/5/2026	EACH OCCURRENCE \$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
							MED EXP (Any one person) \$ 5,000
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
A	☒ UMBRELLA LIAB ☐ EXCESS LIAB DED ☐ RETENTION \$	X		CXJ9694473	3/5/2025	3/5/2026	EACH OCCURRENCE \$ 1,000,000
							AGGREGATE \$ 1,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y / N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		TILTE-R	1/1/2025	12/31/2025	☒ PER STATUTE ☐ OTH-ER
							E.L. EACH ACCIDENT \$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
							E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
CERTIFICATE HOLDER IS ALSO AND ADDITIONAL INSURED

CERTIFICATE HOLDER

CANCELLATION

CITY OF LAPEER
576 LIBERTY ST
Lapeer, MI 48446

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



ITEM D-1

To: Mayor and City Commission
From: Kelly Hanna, Director of Financial Services
Date: August 26, 2025
RE: Bill Listing – August 15, 2025 – August 29, 2025

STAFF RECOMMENDATION

Approve the bill listing as presented.

CURRENT OR NEW INFORMATION

I, Kelly Hanna, Director of Financial Services, have reviewed the bills for August 15, 2025, through August 29, 2025, in the total amount of **\$354,246.40** and find them to be proper charges.

AGENDA ITEM REVIEW

Meeting Date:	September 2, 2025	Date Reviewed:	August 27, 2025
Consent:			
Administrative:	X	Reviewed By:	Clerk's Office
Public Hearing:			

CHECK REGISTER FOR CITY OF LAPEER
CHECK DATE FROM 08/15/2025 - 08/29/2025

ITEM D

Check Date	Check	Vendor Name	Amount
08/28/2025	3258(E)	DTE ENERGY	69,159.83
08/29/2025	3262(E)	US BANK	41,095.58
08/28/2025	3251(A)	ROWE INC	34,732.50
08/28/2025	599296	WHITEWATER WEST INDUSTIES LTD.	31,049.10
08/28/2025	3244(A)	MICHIGAN MUNICIPAL WORKERS	24,010.00
08/28/2025	599280	MLR ENGINEERING	12,000.00
08/28/2025	599285	SIGNS BY CRANNIE INC	9,982.85
08/28/2025	599282	RECDESK LLC	9,000.00
08/28/2025	599298	WSP USA INC	8,350.00
08/28/2025	3260(E)	WEX BANK	8,103.95
08/28/2025	3257(E)	CITY OF LAPEER	7,748.47
08/28/2025	3232(A)	ETNA SUPPLY	7,595.89
08/28/2025	599283	ROSS & BARR, INC.	7,350.00
08/28/2025	3237(A)	GREEN MEADOWS LAWNSCAPE, INC.	6,423.08
08/28/2025	3238(A)	HAVILAND PRODUCTS COMPANY	5,282.25
08/28/2025	599268	HIGHSTREET INS. SERV. GR LAKES, INC	5,070.00
08/28/2025	3242(A)	MEI TOTAL ELEVATOR SOLUTIONS	3,768.00
08/28/2025	599286	SOUTHERN TRUCK EQUIPMENT	3,441.63
08/28/2025	599276	LERETA	3,421.41
08/28/2025	3249(A)	PEERLESS-MIDWEST, INC.	3,240.00
08/28/2025	3235(A)	GEBJ	3,000.00
08/28/2025	599269	HOMER CONCRETE PRODUCTS	2,248.12
08/28/2025	599289	T. P. ISRAEL CO INC	2,220.00
08/28/2025	599274	LAPEER COUNTY SPORTSMENS CLUB	2,200.00
08/28/2025	3233(A)	FLETCHER FEALKO SHOUDY & FRANCIS PC	2,177.50
08/28/2025	3248(A)	PARAGON LABORATORIES, INC.	2,028.00
08/28/2025	599257	ACTION MUNICIPAL SUPPLY, LLC	1,946.23
08/28/2025	3229(A)	CORRIGAN OIL II, INC.	1,930.18
08/28/2025	3253(A)	SMITH, SHANNON	1,920.00
08/28/2025	3250(A)	PIONEER MANUFACTURING CO. INC	1,793.86
08/28/2025	599270	INNOVATIVE SOFTWARE SERVICES	1,700.00
08/28/2025	599288	STATE OF MICHIGAN, DISCLOSURE UNIT	1,529.70
08/28/2025	3243(A)	MES SERVICE COMPANY, LLC	1,498.73
08/28/2025	599273	LAPEER COMMUNITY SCHOOLS	1,469.30
08/28/2025	3241(A)	MAUK, JODI	1,440.00
08/28/2025	3236(A)	GR LAKES DIRECT. BORING & TRENCHING	1,400.00
08/28/2025	599291	TOWN & COUNTRY POOLS, INC	1,274.25
08/28/2025	599265	DELYNN'S DESIGNS, INC	1,243.75
08/28/2025	599275	LERETA	1,160.19
08/28/2025	3255(A)	TAYLOR, SARAH	1,062.50
08/28/2025	599294	VERIZON WIRELESS	1,053.83
08/28/2025	599264	DEERFIELD DISPOSAL LLC	1,050.00
08/28/2025	599278	MGS ELECTRIC INC.	1,020.00
08/28/2025	3246(A)	NYE UNIFORM CO	975.81
08/28/2025	3261(E)	WINDSTREAM	899.70

08/28/2025	3247(A)	ON DUTY GEAR, LLC	882.92
08/28/2025	3231(A)	EASTERN OIL COMPANY	868.63
08/28/2025	3240(A)	JOHNSON CONTROLS SEC. SOLUTIONS	867.03
08/28/2025	599292	TRW LANDSCAPES LLC	831.50
08/28/2025	599287	STATE OF MICHIGAN	825.00
08/28/2025	3230(A)	CRUISERS, INC	817.15
08/28/2025	599262	CARQUEST OF LAPEER	748.31
08/28/2025	599284	SHIRLEY'S DRY CLEAN. & ALTERATIONS	559.26
08/28/2025	3245(A)	NORTH CENTRAL LABS	552.23
08/28/2025	599255	BRIKHO, GEORGE	550.00
08/28/2025	599295	WEBER & OLCESE, PLC	480.00
08/28/2025	599297	WINNINGER FIRE PROTECTION LLC	460.00
08/28/2025	599272	JANSEN, DANA	434.85
08/28/2025	599279	MICHIGAN PIPE & VALVE	381.15
08/28/2025	599277	MARCO TECHNOLOGIES, LLC	349.30
08/28/2025	599267	GRAINGER	336.77
08/28/2025	599293	UNIFIRST CORPORATION	329.92
08/28/2025	3256(A)	WINDER POLICE EQUIPMENT INC	316.24
08/28/2025	599266	ENTERPRISE LEASING CO- DETROIT	290.04
08/28/2025	599271	INTERNATIONAL CODE COUNCIL, INC	285.00
08/28/2025	3259(E)	ISOLVED, INC.	257.00
08/28/2025	599261	CAPITOL SUPPLY & SERVICE, INC	209.00
08/28/2025	599260	CAPITOL SUPPLY & SERVICE, INC	200.00
08/28/2025	599299	ZIELINSKI, MICHAEL	200.00
08/28/2025	599256	ABC HOME & COMMERCIAL SERVICES	180.00
08/28/2025	599258	ARNOLD'S AUTO WASH	156.00
08/28/2025	599290	THOMAS LAMAGNA ENTERPRISES, INC	150.00
08/28/2025	3252(A)	SHORELINE INVESTMENT SERV. INC.	108.95
08/28/2025	3254(A)	SZOTT FORD	103.24
08/28/2025	599259	BASEMENT WATERPROOFING OF MI	100.00
08/28/2025	599263	CHOICE ONE BANK	84.68
08/28/2025	3234(A)	FLINT WELDING SUPPLY CO	84.50
08/28/2025	3228(A)	ADVANCE MARKING SYSTEMS	78.14
08/28/2025	599281	POLAND, LOIS	65.00
08/28/2025	3239(A)	JACK DOHENY SUPPLIES INC	38.40
TOTAL			<u><u>\$354,246.40</u></u>



ITEM G-1

To: Lapeer City Commission, Mayor, City Manager and City Attorney
From: Shelley Lincoln, Housing Grant Administrator
Date: August 20, 2025
RE: September 2, 2025; Update Fair Housing Resolution and City Fair Housing Policy

STAFF RECOMMENDATION

The Housing Improvement Department (HID) is requesting that the City Commissioners and Mayor approve the updated Fair Housing Resolution and Fair Housing Policy.

CURRENT OR NEW INFORMATION

Per the Commission's request, the Fair Housing Policy and Resolution have been reviewed and updated to match with the current federal and state fair housing information. A Fair Housing Policy and Resolution should be approved by the City of Lapeer annually to continue the ability to apply for and receive grant funding.

Federal and State fair housing protected classes differ from one another, and because we may apply for both federal and state grant funding, our policies should indicate both. To provide clarity in the policy and resolution, the two Acts (federal and state) were separated to identify their own protected classes. Below in the chart, it indicates which protected classes are covered by the Federal Act and State of Michigan Act:

Federal	State of Michigan
Title VIII of the U.S. Civil Rights Act, commonly known as the "Fair Housing Act"	Michigan Elliott-Larsen Civil Rights Act, PA 453 of 1976
• Race • Color • Religion • Sex (including sexual harassment) • Familial status • National origin • Disability	• Religion • Race • Color • National origin • Age • Sex • Sexual orientation • Gender identity or expression • Height • Weight • Familial status • Marital status • Source of income

As we were reviewing our policies, the State of Michigan Elliott-Larsen Civil Rights Act added a new protected class, which is "Source of Income". This was added in April 2025. This protected class prohibits a landlord who has 5 or more rental units from discriminating due to the tenant's source of income. A flyer provided by the Michigan State Housing Development Authority (MSHDA) (attached below), provides a complete list of the prohibited actions by a landlord for your review. Our policy and resolution have been updated to include this new class.

Finally, the Housing Department submitted the revised Fair Housing policy and resolution for review by the City Attorney, and he confirmed both documents language aligned with current Title VIII Fair Housing Act and the Michigan Elliott-Larsen Civil Rights Act statements.

BACKGROUND OR PREVIOUSLY SUBMITTED INFORMATION

April 7, 2025, Commission Meeting – Motion was approved to postpone taking any action on this item for more clarification.

AGENDA ITEM REVIEW

Meeting Date: **September 2, 2025**

Date Reviewed: **August 21, 2025**

Consent:

Administrative: **X**

Reviewed By: **Clerk's Office**

Public Hearing:

RESOLUTION # 2025-12
RESOLUTION TO APPROVE
CITY OF LAPEER
FAIR HOUSING POLICY

At a regular meeting of the Lapeer City Commission of the City of Lapeer, County of Lapeer, Michigan, held in said City on the 2nd day of September 2025 there were:

PRESENT: Mayor Marquardt. Commissioners Atwood, Brady, Glisman, Petrie, Swindell

ABSENT: None.

MOVED BY:

SECONDED BY:

WHEREAS, under the Federal Fair Housing Law, Title VIII of the Civil Rights Act of 1968, it is illegal to deny housing to any person because of race, color, religion, sex (sexual harassment), familial status, national origin, and disability; and,

WHEREAS, under the Michigan Elliott-Larsen Civil Rights Act, PA 453 of 1976, as amended, it is illegal to deny the opportunity to obtain housing to any person because of religion, race, color, national origin, age, sex, sexual orientation, gender identity or expression, height, weight, familial status, marital status, or source of income.

NOW THEREFORE, BE IT RESOLVED:

LET IT BE KNOWN TO ALL PERSONS that the **City of Lapeer** will follow the adopted Fair Housing Policy to implement Federal Fair Housing Law, Title VIII of the Civil Rights Act of 1968 to ensure equal opportunity in housing for all persons regardless of race, color, religion, sex (including sexual harassment), familial status, national origin, and disability; and

LET IT BE KNOWN TO ALL PERSONS that the **City of Lapeer** will follow the adopted Fair Housing Policy to implement Michigan Elliott-Larsen Civil Rights Act, PA 453 of 1976, as amended to ensure equal opportunity in housing for all persons regardless of religion, race, color, national origin, age, sex, sexual orientation, gender identity or expression, height, weight, familial status, marital status, or source of income; and

BE IT FURTHER RESOLVED, that the **City of Lapeer** shall not discriminate in the sale, rental, leasing, or financing of housing because of race, color, national origin, religion, sex (including gender, gender identity, sexual orientation, sexual harassment), age, height, weight, familial status, marital status, source of income, and disability; and

BE IT FURTHER RESOLVED, that the **City of Lapeer** will assist all persons who feel they have been discriminated against because of race, color, national origin, religion, sex (including gender, gender identity, sexual orientation, sexual harassment), age, height, weight, familial status, marital status, source of income and disability, to seek equity under federal and state laws by providing information to said persons on how to file a complaint with the Michigan Department of Civil Rights; and

BE IT FURTHER RESOLVED, that the **City of Lapeer** will at a minimum post this policy or the Fair Housing poster or other posters, flyers or other information which will bring to the attention of owners of real estate, developers and builders their respective responsibilities and rights under the Federal Fair Housing Law and Michigan Elliott Larsen Act; and

BE IT FURTHER RESOLVED that this Resolution shall take effect as of September 2, 2025.

AYES:

NAYES:

ABSTAIN:

ABSENT:

MOTION CARRIED AND RESOLUTION ADOPTED.

CERTIFICATION:

I, Romona Sanchez, being the duly appointed and qualified Clerk of the City of Lapeer, Lapeer, County, Michigan, do hereby certify and declare that the foregoing is a true and correct copy of the Resolution adopted by the City of Lapeer Commission at a regular meeting held on September 2, 2025.

Romona Sanchez, CMC MiPMC3
City Clerk, City of Lapeer



City of Lapeer Fair Housing Policy



The City of Lapeer is committed to fair housing and will work aggressively to ensure that the City of Lapeer's housing developments comply fully with all federal, state, and local fair housing laws. The City has appointed the Housing Grant Administrator as its fair housing contact person, who has an understanding of the Fair Housing Laws and will attend applicable training to remain informed.

Fair Housing Complaint Procedure:

The City of Lapeer has established a Fair Housing Log that is located in the City of Lapeer Housing Improvement Department. The Fair Housing Log will be maintained by the Housing Grant Administrator and will disclose information regarding any and all fair housing concerns and their outcomes. Fair housing issues identified in the community, will be recorded in the log. Persons wishing to file a housing related complaint or concern will be referred to the Michigan Department of Civil Rights, HUD, or their local Fair Housing Center.

Contact Information for housing complaints:

Region V - Chicago Regional Office of FHEO

U.S. Department of Housing and Urban Development
Ralph H. Metcalfe Federal Building
77 West Jackson Boulevard, Room 2202
Chicago, Illinois 60604

Phone: 312-913-8453
Toll-Free: 800-765-9372

Email Civil Rights Complaints: ComplaintsOffice05@hud.gov

Phone Civil Rights Complaints: 800-669-9777

Website: <https://www.hud.gov/helping-americans/fair-housing-act-overview#The Fair Housing>

or

U.S. Department of Housing and Urban Development
Detroit Field Office
477 Michigan Avenue
Detroit, MI 48226
Phone: (313) 226-7900
Fax: (313) 226-5611
Email: akwebmanager@hud.gov

or

Michigan Department of Civil Rights

Phone: 313-456-3700

Fax: 313-456-3701

Toll-Free: 800-482-3604

TTY: 877-878-8464

Email Complaint: MDCR-INFO@michigan.gov

Online Complaint Portal: <https://www.michigan.gov/mdcr/public-portal>

Website: <https://www.michigan.gov/en/mdcr/enforcement/fair-housing>

or

The Fair Housing Center of Eastern Michigan

436 Saginaw Street #101

Flint, MI 48502 Phone: 800-322-4512

Phone Full Intake: [888-783-8190](tel:888-783-8190)

Complaint Portal: <https://www.lsem-fhc.org/contact>

Website: <https://www.LSEM-FHC.org>

Federal Non-Discrimination:

Per the Federal Fair Housing Law, Title VIII of the Civil Rights Act of 1968, the City of Lapeer will consider all applicants and contractors based on qualifications. No applicant or contractor will be denied housing, or a contract based on race, color, national origin, religion, sex (including sexual harassment), familial status, and disability.

State of Michigan Non-Discrimination:

Per the Michigan Elliott-Larsen Civil Rights Act, PA 453 of 1976, as amended, the City of Lapeer will consider all applicants and contractors based on qualifications. No applicant or contractor will be denied housing, or a contract based on religion, race, color, national origin, age, sex, sexual orientation, gender identity or expression, height, weight, familial status, marital status, or source of income.

Persons raising concerns regarding discrimination will not be retaliated against. The City of Lapeer will invite both minority and women-owned businesses apply for participation in housing programs.

Promoting Fair Housing:

The City of Lapeer will include the Fair Housing Logo on all its housing-related documents and advertisements. The City Housing Improvement Department will post a Fair Housing poster in a place visible to the public. The City will secure and distribute Fair Housing material provided by HUD and various other Fair Housing agencies and organizations. The City of Lapeer will also review and adopt a Fair Housing Resolution annually.

Affirmatively Furthering Fair Housing:

The City of Lapeer is committed to affirmatively furthering fair housing and will make specific efforts to inform persons that are underrepresented in the neighborhood or the local community about opportunities for housing. The City will outreach to populations less served by utilizing Press releases regarding housing projects, offering open

house/ribbon cutting events for the public to attend and Fair Housing postings at local places of employment. Additional Fair Housing outreach will be to disburse the “Fair Housing, It’s Your Right” brochure to the Lapeer County Community Collaborative, Thumb Local Planning Body, and Neighbor’s Helping Neighbor’s (formerly Project Homeless Connect) meetings/events along with disbursing of the brochures at local realtor meetings and presentations or upon request.

Accessibility:

The City of Lapeer is accessible and will make every attempt to reasonably accommodate all its customers.

Housing Mission:

The City of Lapeer is committed to providing safe, affordable, decent, and sanitary housing located in areas where people choose to live.

Adopted on May 17, 2021

Amended June 19, 2023

Amended April 7, 2025

Amended September 2025

SOURCE OF INCOME PROTECTIONS



Effective April 2, 2025, Michigan law prohibits a landlord who owns five or more rental units from taking any of the following actions based on a potential or current tenant's source of income:

- Denying or terminating a tenancy.
- Attempting to discourage a tenant from leasing a rental unit.
- Falsely representing to a potential tenant that a rental unit is not available for inspection, rental, or lease.
- Knowingly failing to bring a rental unit listing to a potential tenant's attention or refusing to allow a potential tenant to view a rental unit.
- Making a distinction or restriction in the price, terms, fees, or privileges related to the rental, lease, or occupancy of a rental unit.
- Making a distinction or restriction in the provision of facilities or services related to the rental, lease, or occupancy of a rental unit.
- For purposes of qualifying a potential tenant, excluding the amount of any lawfully obtained income received on an on-going basis (e.g. a rental voucher or other subsidy) in calculating whether those qualifications are met by the potential tenant (this does not include emergency rental assistance).
- Publishing, circulating, or displaying a communication, notice, advertisement, or sign related to the rental or lease of a rental unit that indicates a preference, limitation, or requirement based on a potential tenant's source of income.
- Assisting, inducing, inciting, or coercing another person to commit an act or engage in a practice that constitutes unlawful discrimination by a landlord based on a potential or current tenant's source of income.

EXAMPLES OF SOURCES OF INCOME THAT CANNOT BE DISCRIMINATED AGAINST:

Child support	Housing Choice Voucher Program rental assistance
Unemployment	Veteran benefits
Retirement plans	Disability benefits
Public Assistance	Social Security and Supplemental Security Income (SSI)

Signs of possible housing discrimination because of source of income:

"I'm sorry, we don't accept vouchers."

"You still need to earn three times the monthly rent even with your voucher."

"Your voucher does not count as income, so you don't meet the income requirement."

Contacts and Resources

If you believe your source of income protection rights have been violated, you may contact the following for assistance:

AGENCY	PHONE	WEBSITE
Michigan Department of Civil Rights	(800) 482-3604	Michigan.gov/mdcr
Fair Housing Center of Western Michigan	(616) 451-2980	fhcwm.org
Fair Housing Center of Metropolitan Detroit	(313) 579-FAIR	fairhousingdetroit.org
Fair Housing Center of Southeast & Mid-Michigan	(877) 979-FAIR	fhcmidichigan.org
Statewide Fair Housing Contacts:	Michigan.gov/mshda/fairhousing	



ITEM G-2

To: Lapeer City Commission, Mayor, City Manager and City Attorney
From: Shelley Lincoln, Housing Grant Administrator
Date: August 6, 2025
RE: USDA Rural Development HPG Grant Resolution

STAFF RECOMMENDATION

Adopt the resolution for submission for homeowner rehabilitation funding through the United State Department of Agriculture (USDA) Rural Development (RD) Housing Preservation Grant (HPG).

CURRENT OR NEW INFORMATION

The USDA RD HPG grant is a no cost grant for the City of Lapeer which will benefit our residents with home repair items who meet the requirements of eligibility. The Housing Improvement Department's application will request the following for housing improvement projects to be used within city neighborhoods.

Application Request Component	Amount
Homeowner Rehab Funds (\$15,000 X 5 projects) *	
<i>*Individual project costs may be over or under budgeted amount</i>	\$75,000
Administration Funds	\$11,250
Total Grant Application Request	\$86,250

Eligible Household income must be at or below the **2025 - 80% Area Median Income (AMI) Chart by household size for Lapeer County below:**

1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
\$56,600	\$64,650	\$72,750	\$80,800	\$87,300	\$93,750	\$100,200	\$106,700

Each eligible project can be assisted with home repairs which can consist of new insulation, furnace replacement, air conditioning, hot water heater replacement, window and door replacement, plumbing or sewer repair, new roofing, siding, porch repair, electrical repair, foundation repair and installation of ADA components. Since each project is different, funds may be lower or higher than the estimated amount to complete the entire project. These funds may be partnered with other grant funding to create a larger impact for a homeowner also. The grant does require a lien, which is a 3-years Retention Agreement that is 0% interest, 0 payments, and is 100% forgivable by discharge after the 3-year retention term is met.

Finally, \$11,250 of the requested amount will be received by the City of Lapeer Housing Department from the grant for administration costs for managing the grant.

BACKGROUND OR PREVIOUSLY SUBMITTED INFORMATION

N/A

AGENDA ITEM REVIEW

Meeting Date:	September 2, 2025	Date Reviewed:	August 21, 2025
Consent:			
Administrative:	X	Reviewed By:	Clerk's Office
Public Hearing:			

RESOLUTION TO APPROVE
UNITED STATES DEPARTMENT OF AGRICULTURE
RURAL DEVELOPMENT (USDA RD)
HOUSING PRESERVATION GRANT
CITY OF LAPEER
HOUSING IMPROVEMENT DEPARTMENT
GRANT APPLICATION

At a regular meeting of the Lapeer City Commission of the City of Lapeer, County of Lapeer, Michigan, held in said City on the 2nd day of September 2025 there were:

PRESENT: Mayor Marquardt. Commissioners Atwood, Brady, Glisman, Petrie, Swindell.

ABSENT: None.

MOVED BY: Commissioner

SECONDED BY: Commissioner

WHEREAS, the City of Lapeer is interested in the continuing effort to improve the housing stock and provide affordable housing opportunities for its moderate, low and very low-income residents; and

WHEREAS, the Lapeer City Commission supports the recommendation of the City of Lapeer Housing and Improvement Department to apply for \$86,250 through the United States Department of Agriculture Rural Development (USDA RD) Housing Preservation Grant for City of Lapeer Housing Improvement Grant; and

WHEREAS, said City Commission authorizes the Mayor to sign the grant application, grant agreement, Environmental Review, and Collaboration/Leverage Agreements as required by USDA RD and allow the Director of Housing and Neighborhood Development, and/or the Grant Administrator to sign related grant documents when allowed by USDA RD as required; and

WHEREAS, said City Commission held a public comment period regarding the proposed City of Lapeer Housing Improvement Grant application; and

THEREFORE, BE IT RESOLVED that the Lapeer City Commission supports the City of Lapeer Housing Improvement Department to submit the application for funding through the United States Department of Agriculture's Rural Development Housing Preservation Grant for a City of Lapeer Housing Improvement Grant, authorizes the Mayor and Director of Housing and Neighborhood Development, and/or the Grant Administrator to sign grant related documents on behalf of the City of Lapeer, and held a public comment period regarding this housing grant on August 17, 2025.

AYES:

NAYES:

MOTION CARRIED AND RESOLUTION ADOPTED.

CERTIFICATION:

I, Romona Sanchez, being the duly appointed and qualified Clerk of the City of Lapeer, Lapeer, County, Michigan, do hereby certify and declare that the foregoing is a true and correct copy of the Resolution adopted by the City of Lapeer Commission at a regular meeting held on September 2, 2025.

Romona Sanchez, CMC, MiPMC3
City Clerk, City of Lapeer



ITEM G-3

To: Lapeer City Commission, Mayor, City Manager and City Attorney
From: Shelley Lincoln, Housing Grant Administrator
Date: August 26, 2025
RE: September 15, 2025 Commission Meeting – Public Hearing

STAFF RECOMMENDATION

The Housing Improvement Department is requesting approval for a Public Hearing to be conducted at the September 15, 2025 City Commission meeting. This public hearing is provided so that the public may comment on the proposed submission of a 2025 Michigan State Housing Development Authority (MSHDA), MI-Neighborhood CDBG Grant application for the Old Opera House project to create seven (7) new residential apartments located at 350 N Court Street, Lapeer, Michigan.

CURRENT OR NEW INFORMATION

As required by MSHDA and CDBG, a Public Hearing is requested to be held on September 15, 2025 for the City of Lapeer Housing Improvement Department to allow the following from the public:

1. Answer public comments regarding the grant application and submission of the 2025 Michigan State Housing Development Authority (MSHDA), MI-Neighborhood CDBG Grant application.

BACKGROUND OR PREVIOUSLY SUBMITTED INFORMATION

AGENDA ITEM REVIEW

Meeting Date:	September 2, 2025	Date Reviewed:	August 26, 2025
Consent:			
Administrative:	X	Reviewed By:	Clerk's Office
Public Hearing:			



CITY OF LAPEER
NOTICE OF PUBLIC HEARING
FOR MICHIGAN COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
FUNDING FOR 2025 MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY (MSHDA),
MI-NEIGHBORHOOD, CDBG GRANT APPLICATION

The City of Lapeer's Housing Improvement Department will conduct a public hearing on Tuesday, September 15th, 2025, at 6:30 p.m., or as soon thereafter as may be heard, in the Commission Chambers of Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan for the purpose of affording citizens an opportunity to examine and submit comments on the proposed application for a CDBG grant.

The City of Lapeer Housing Improvement Department proposes to use Michigan State Housing Development Authority (MSHDA), MI-Neighborhood CDBG grant funds in the amount of \$826,000 for the creation of seven (7) unoccupied residential apartments in the Old Opera House building located at 350 N. Court Street, Lapeer Michigan. This includes adding fire suppression to each of the 7 residential units. All activities, upon completion, will benefit low- to moderate- income households. Zero (0) people are expected to be displaced as a result of the proposed activities.

Further information, including a copy of the City of Lapeer's Master plan, Goals and Objective, and Anti-Displacement policy and CDBG application is available for review. To inspect the documents, please contact **Shelley Lincoln, Grant Administrator, (810) 245-4212** or review at City of Lapeer Housing Improvement Department, 544 N. Saginaw Ste. 109, Lapeer Michigan 48446. Comments may be submitted in writing through **September 15th, 2025, by 1 p.m.** or made in person at the public hearing. Citizen views and comments on the proposed application are welcome.

The City of Lapeer will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials at the meeting, upon five (5) days' notice to the City of Lapeer by writing or calling the City Manager's Office, Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan, 48446, (810)664-5231. Persons with limited English proficiency requiring language translation assistance under Title VI of the Civil Rights Act of 1964 will be provided, free of charge, interpreter services upon seven (7) days' notice to the City of Lapeer by writing the City Manager's Office, Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan, 48446. Las personas con conocimientos limitados del inglés traducción en el idioma que requieren asistencia en virtud del Título VI de la Ley de Derechos Civiles de 1964 será proporcionado, a título gratuito, servicios de interpretación a siete (7) días de anticipación a la Ciudad de Lapeer con la redacción de la oficina del Gerente de la ciudad, Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan, 48446.





ITEM G-4

To: Lapeer City Commission
From: Ben Keller, Planning Consultant
Date: August 25, 2025
RE: Rezoning – 606 N. Saginaw
OS-1 Office Service to B-1 Neighborhood Business

STAFF RECOMMENDATION

Introduce an Ordinance Amendment to rezone the property known as 606 N. Saginaw Street (Parcel #L20-18-700-040-00) from OS-1 Office Service to B-1 Neighborhood Business.

CURRENT OR NEW INFORMATION

On August 14, 2025 the Planning Commission held a public hearing to consider a request from Neighbors of Lapeer Office, LLC to rezone the property located at 606 N. Saginaw Street from OS-1 Office Service to B-1 Neighborhood Business. The applicant indicated the rezoning is being requested due to the inability to secure office use tenants and interest received from retail/service-oriented business to lease space at the property.

The Planning Commission recommended approval due to the request meeting Standard 2 of Section 7-23.06(b) finding that the property cannot be reasonably used as it is currently zoned, and the proposed request represents the most suitable alternative zoning classification based on the City Master Plan. See the attached excerpt of the draft minutes of the August 14, 2025 Planning Commission meeting and the memo of staff findings to the Planning Commission analyzing the request.

Attachments

AGENDA ITEM REVIEW

Meeting Date:	September 2, 2025	Date Reviewed:	August 25, 2025
Consent:			
Administrative:	X	Reviewed By:	Clerk's Office
Public Hearing:			

Ordinance No. 2025-01

At a regular meeting of the Lapeer City Commission on Tuesday, September 2, 2025, at 6:30 p.m. in the Lapeer City Commission Chambers of Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan, Commissioner _____ introduced the following amendment to Chapter 7 (Zoning) of the General Ordinances of the City of Lapeer.

THE CITY OF LAPEER ORDAINS:

ARTICLE 7.02 MAPPED DISTRICTS 7.02.02 District Boundaries

(a) Zoning District Amendments

(39) The following described property formerly zoned OS-1 Officed Service is hereby rezoned to B-1 Neighborhood Business:

- CITY OF LAPEER LAPEER VILLAGE PLAT NW'LY 20 FT OF LOT 154, ALL OF LOT 155 & SW'LY 1/2 OF LOTS 156 & 157 (L=1 P=73 SEC 5, T7N-R10E) (Parcel #L20-18-700-040-00)

AYES:

NAYS:

ABSENT:

ABSTAIN:

MOTION CARRIED. AMENDMENT TO CHAPTER 7 ADOPTED.

Introduced:

Adopted:

Effective:

Published:

Published:

Ordinance Effective Date: After adoption, ordinance shall take effect 7 days after publication, unless given immediate effect by City Commission.



Memorandum

To: City of Lapeer, Planning Commission
From: Benjamin Keller, Planning Consultant
Date: July 24, 2025
RE: **Rezoning Request** – Neighbors of Lapeer Office, LLC – 606 N. Saginaw St

The applicant, Neighbors of Lapeer Office, LLC, has submitted a rezoning request to rezone 606 N. Saginaw St on behalf of the property owner, Michael Mirski. The current zoning of the property is OS-1, Office Service. The requested zoning of the property is B-1, Neighborhood Business. 606 N Saginaw is referred to as the “Riverview Professional Building.” This is an existing two-story building, with office tenant space on the first floor, and established apartment units on the second floor. The applicant has requested this rezoning with the intent of seeking general, retail business tenants to occupy the units on the first floor of the building. Retail establishments are currently not permitted in the OS-1 district, but are a permitted use by right in the B-1 district.

Surrounding Properties, Zoning and Land Use			
North: R-2, Single Family Residential. Single family homes.	South: RM-2, Multiple Family Residential. Rivertown Towers and City owned parking lot.	East: R-2, Single Family Residential. Single family homes.	West: R-1, Single-Family Residential. Single family homes.

Parking –

- There appears to be 15-20 spaces in the parking lot of 606 N. Saginaw
- One lot South of Riverview Towers, there is a City owned parking lot.
- Parking requirement, Retail stores with 80,000 square feet GFA or less: 1 space for each 300 square feet
- Based on the existing parking at 606 N. Saginaw and proximity to City owned parking, it is safe to assume there is adequate parking spaces for retail uses in the ground floor of 606 N. Saginaw.

REZONING STANDARDS OF APPROVAL

To grant approval of a rezoning request, one of the following must be found true per Section 7.23.06.B:

- (1) The requested amendment is in compliance with the City Master Plan or that a mistake in the plan or changes in conditions or City policy have occurred that are relevant to the request. If the Planning Commission recommends approval of a request that is not in compliance with the current plan due to a mistake or change in conditions or policy, it shall immediately initiate an amendment to the plan to address the identified mistake or change.

(2) The property cannot be reasonably used as it is currently zoned and the proposed request represents the most suitable alternative zoning classification based on the City Master Plan.

APPLICANT'S RESPONSE FOR REZONING

The applicant's reason for requesting the rezoning is provided below and included in the application.

"Despite working with an office broker for the past two years, we have been unable to secure an office tenant for the space and we believe it will be impossible to lease. However, we have received significant interest from various retail and service-oriented businesses. These include an antique and hobby shop, a baker looking for a client meeting and display space, a flower shop, and a small boutique. We believe this rezoning would significantly benefit the City's economic growth..."

STAFF FINDINGS

The City's Future Land Use map identifies the subject parcel as planned for Medium Density, Single Family Housing. This classification is not consistent with the applicants request to rezone from OS-1 to B-1.

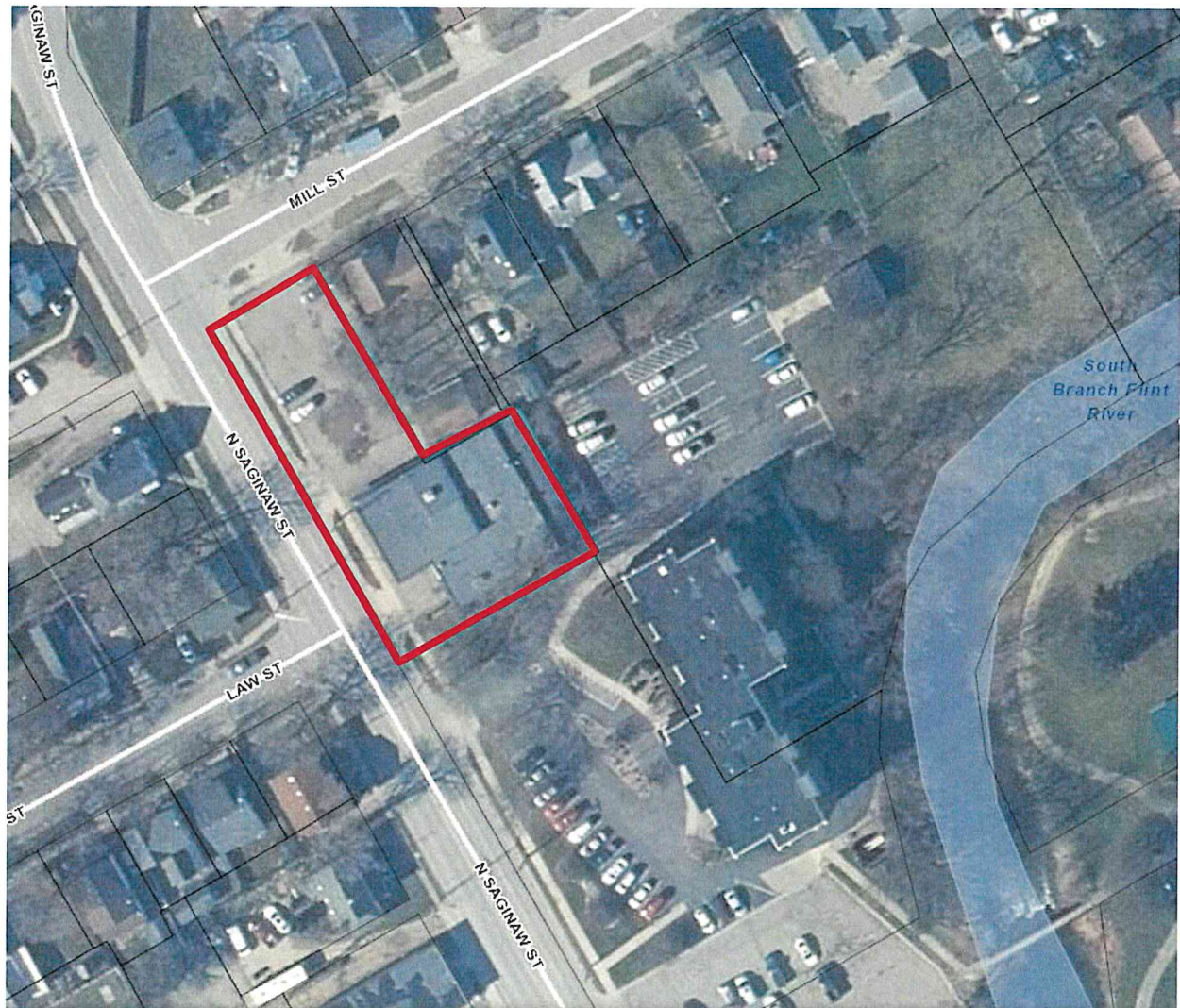
However, the owner of the property has faced significant challenges with using the property as it is currently zoned. Moreover, the B-1 district allows just five additional uses, when compared to the OS-1 district. Those five additional uses are municipal buildings, post offices, dry cleaners, laundromats, and commercial establishments (retail shops).

RECOMMENDATIONS

Based on the information provided, the request appears to meet Standard #2 in Section 7.23.06.B. Therefore, staff encourages the Planning Commission to recommend approval of the rezoning request to the City Commission.

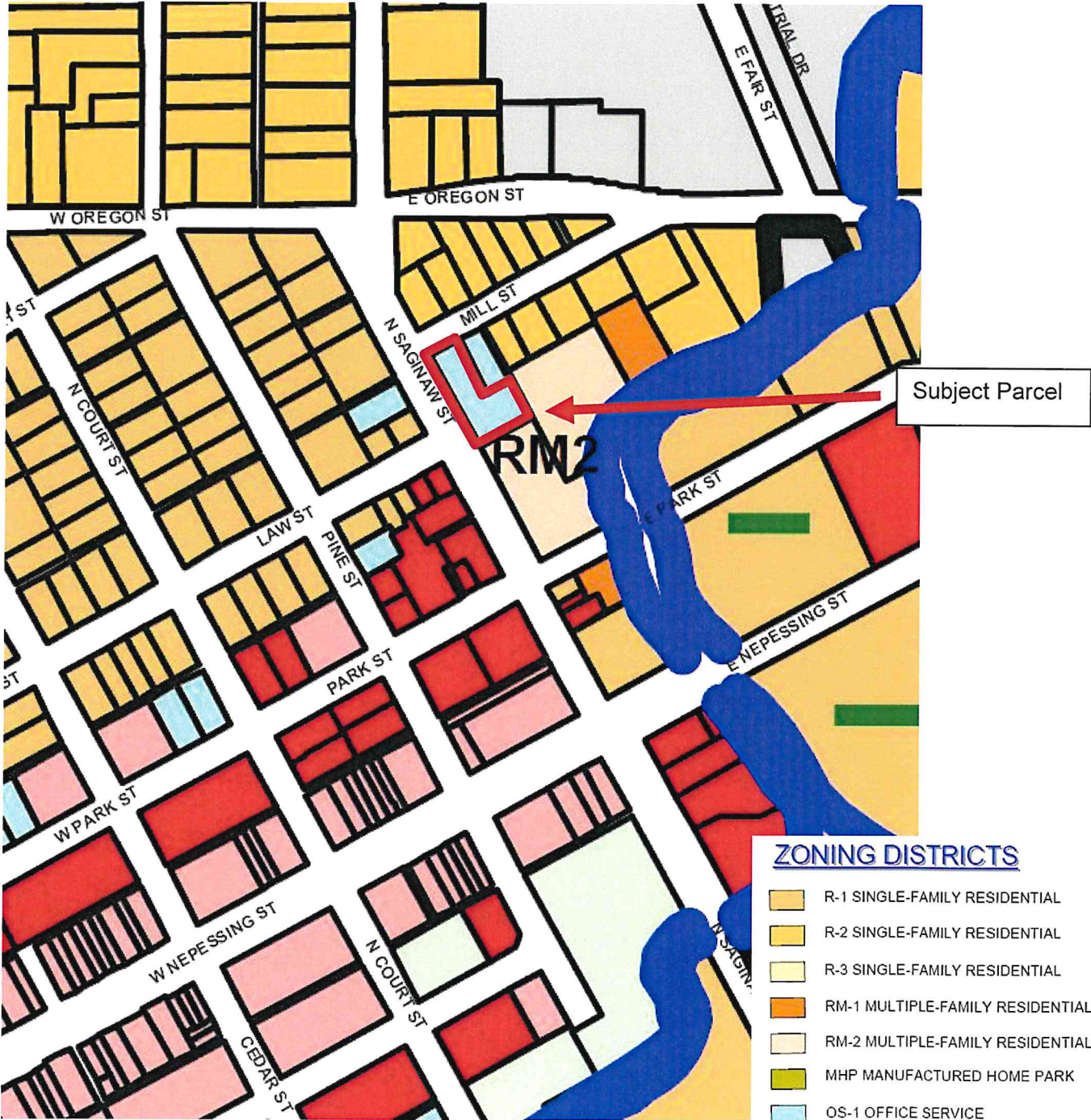
REFERENCE MATERIAL

Aerial Map



Key:  = Approximate Boundary Lines

Current City of Lapeer Zoning Map



Current Future Land Use Map



Key: = Approximate Boundary Lines

Future Land Use Classifications

- Low Density Single Family
- Medium Density Single Family
- High Density Single Family
- Multiple Family
- Dense Multiple Family
- Manufactured Housing Community
- Commercial - Downtown
- Commercial - General Business
- Commercial - Regional
- Office
- Planned Unit Development
- Mixed Use
- Industrial
- Planned Industrial
- Institutional/Recreation

**CITY OF LAPEER
MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
AUGUST 14, 2025**



DRAFT

A regular meeting of the City of Lapeer Planning Commission was held at 6:30 p.m. on Thursday, August 14, 2025 at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan.

Members Present: Chair Austin Kelly, Vice Chair Doug Roberts and Commissioners Mike Womack, Josh Atwood, Deb Marquardt, Jeff Pattison, Marty Johnson and Audrey Brady.

Members Absent: Catherine Bostick-Tullius.

Also Present: Rowe Professional Services Company Planning Consultant Ben Keller and Recording Secretary Kimberly Hodge.

Chair Kelly called the meeting to order at 6:30 p.m.

AGENDA APPROVAL

259 2025 8-14 Agenda Approval

Motion by Marquardt. Seconded by Atwood.

To approve the agenda for the August 14, 2025 meeting.

Ayes: Commissioners Kelly, Roberts, Womack, Marquardt, Atwood, Pattison, Johnson and Brady.

Nays: None.

Absent: Commissioner Bostick-Tullius.

MOTION CARRIED.

MINUTES

260 2025 8-14 Meeting Minutes

Motion by Atwood. Seconded by Brady.

To approve the minutes of the regular meeting held on July 10, 2025 as presented.

Ayes: Commissioners Kelly, Roberts, Womack, Marquardt, Atwood, Pattison, Johnson and Brady.

Nays: None.

Absent: Commissioner Bostick-Tullius.

MOTION CARRIED.

PUBLIC COMMENTS

There were no comments from the public at this time.

PUBLIC HEARINGS SCHEDULED

Rezoning – Neighbors of Lapeer Office, LLC - 606 N. Saginaw St. – OS-1 to B-1

Consultant Keller reviewed the request from Neighbors of Lapeer Office, LLC to rezone the property known as 606 N. Saginaw Street from OS-1 Office Service to B-1 Neighborhood Business. Keller reviewed the site location, aerial photos and the zoning



map of the site and surrounding area and uses, the Master Plan future land use map which shows the site planned for medium-density single-family residential use and the standards of approval of the request. Keller reviewed the staff findings related to the standards for approval and the five additional uses permitted in the B-1 district in addition to permitted uses in the OS-1 district which include municipal buildings, post offices, dry-cleaners, laundromats and commercial (retail) establishments. Keller summarized the applicant's request detailing difficulties over the past two years securing office use tenants and interest from various retail and service-oriented businesses to lease space in the building.

Discussion was held on the existing legal, non-conforming apartment uses on the second floor of the building which would be allowed to remain if the rezoning request is approved, that the B-1 district permits lower-intensity uses compared to the B-2 district, adequate parking provided on the site for retail uses, fire suppression requirements to be determined by the Fire and Building codes, the condition of the building and recent improvements made to the building.

Chair Kelly opened the public hearing at 6:45 pm.

There being no comments, the public hearing was closed.

Discussion was held on the request meeting Standard 2 of the Standards for Approval, the condition of the parking lot, the fence on the adjacent parcel, the condition of the building, the owner's difficulty keeping tenants and the current apartment tenants.

Michell Berkley, of Neighbors of Lapeer Office stated the fence is owned by the neighbor, reviewed recent improvements at the site for roof replacement, furnaces, interior improvements and parking lot patching. Berkley stated once additional tenants are in place additional improvements are planned.

261 2025 8-14 Rezoning – 606 N. Saginaw St. – OS-1 to B-1

Motion by Kelly. Seconded by Atwood.

To recommend the City Commission approve the rezoning requested by Neighbors of Lapeer Office, LLC for 606 N. Saginaw St. (PID: L20-18-700-040-00) from OS-1 Office Service to B-1 Neighborhood Business because the request meets Standard #2 in Section 7.23.06.(b) for approval of a rezoning.

Ayes: Commissioners Kelly, Roberts, Womack, Marquardt, Atwood, Pattison, Johnson and Brady.

Nays: None.

Absent: Commissioner Bostick-Tullius.

MOTION CARRIED.

SITE PLAN REVIEWS

There were no site plans to be reviewed.

OTHER BUSINESS



ITEM G-5

To: Mike Womack, City Manager
From: Ross Slusher, Director of Public Works
Date: August 25, 2025
RE: First and Second Streets Reconstruction and Water Main Replacement Project

STAFF RECOMMENDATION

I recommend that the City Commission accept and award the contract to Cooper Excavating in the amount of \$1,317,172 for the First and Second Streets watermain replacement and road reconstruction.

CURRENT OR NEW INFORMATION

On August 13, 2025, the City of Lapeer accepted bids for the First and Second Streets main replacement and street reconstruction. A total of four (4) bids were received with the low bid being \$1,317,172 and the high bid of \$1,576,807. Cooper Excavating was the lowest bidder on this project and has provided construction services for the city in the past with good performance reviews.

The following information is attached for your review regarding the First and Second Streets project.

- MLR Engineering Recommendation Letter
- Bid Tabulations
- MLR Engineering Budget Cost Estimate

AGENDA ITEM REVIEW

Meeting Date:	September 2, 2025	Date Reviewed:	August 26, 2025
Consent:		Reviewed By:	Clerk's Office
Administrative:	X		
Public Hearing:			



August 14, 2025

Mr. Ross Slusher
City of Lapeer - Director of Public Works
217 Bentley Street
Lapeer, MI 48446

**RE: Construction Bids
1st & 2nd Street Reconstruction & Watermain Replacement Project**

Ross,

MLR Engineering has collaborated with the City of Lapeer to publicly advertise this project to local contractors, in accordance with the city's standards. As a result of this advertisement process, bids were received on August 13, 2025, at 11:00 am.

MLR Engineering has tabulated the construction bids from 4 contractors (bid tabulation attached). After reviewing the previously mentioned bid tabulation, we recommend the City Commission award the construction contract to Cooper Excavating of Vassar, MI. Their base bid was \$1,317,172, which is the lowest base bid that meets the requirements of being familiar with the city's infrastructure system, standards, and overall city project process. MLR conducted an interview with Cooper Excavating and found that they have completed similar projects for the city and will be capable of successfully completing this project.

Construction is scheduled to begin early September 2025.

The award should be contingent on the contractor completing their final contract & bonding process.

If there are any additional questions, please feel free to call.

Sincerely,

Joseph Rybicki

Joseph Rybicki, P.E.

MLR Engineering

Bid Tabulation

1st & 2nd Reconstruction & Watermain Replacement
City of Lapeer, Lapeer County, Michigan

				Kennedy Excavating		Waldorf & Sons, Inc.		Cooper Excavating		Diponio Contracting	
	Item of Work	Qty	Unit	Unit Price	Bid Amount	Unit Price	Bid Amount	Unit Price	Bid Amount	Unit Price	Bid Amount
1st Street Division 1 - Pavement											
a	HMA Pavement Removal	23100	SFT	\$ 0.50	11,550.00	\$ 1.25	28,875.00	\$ 0.50	11,550.00	\$ 0.90	20,790.00
b	Pavement Base Removal	1720	CYDS	\$ 30.00	51,600.00	\$ 8.00	13,760.00	\$ 14.00	24,080.00	\$ 45.00	77,400.00
c	Sawcut Joints	150	LF	\$ 3.00	450.00	\$ 5.25	787.50	\$ 2.00	300.00	\$ 2.50	375.00
d	Sawcut & Remove Curb	1800	LF	\$ 6.30	11,340.00	\$ 6.50	11,700.00	\$ 5.50	9,900.00	\$ 10.00	18,000.00
e	Manhole/Catchbasin Adjustment	5	EA	\$ 770.00	3,850.00	\$ 500.00	2,500.00	\$ 555.00	2,775.00	\$ 1,400.00	7,000.00
f	Replace Curb Inlet Hood with EJIW #7060T1	1	EA	\$ 826.00	826.00	\$ 550.00	550.00	\$ 365.00	365.00	\$ 900.00	900.00
g	Re-grout all storm sewer connections to catchbasins & manholes	5	EA	\$ 264.00	1,320.00	\$ 750.00	3,750.00	\$ 400.00	2,000.00	\$ 1,000.00	5,000.00
h	6" Edgedrain	1737	LF	\$ 14.00	24,318.00	\$ 25.00	43,425.00	\$ 15.00	26,055.00	\$ 20.00	34,740.00
i	12" MDOT Class II Sand Subbase	860	CYDS	\$ 38.50	33,110.00	\$ 35.00	30,100.00	\$ 35.00	30,100.00	\$ 40.00	34,400.00
j	12" MDOT 22A Limestone Base	860	CYDS	\$ 80.00	68,800.00	\$ 70.00	60,200.00	\$ 85.00	73,100.00	\$ 110.00	94,600.00
k	MDOT F-4 Curb	1800	LF	\$ 25.00	45,000.00	\$ 55.00	99,000.00	\$ 28.00	50,400.00	\$ 21.00	37,800.00
l	4" MDOT 13A HMA Leveling and Wearing Course	650	TONS	\$ 105.00	68,250.00	\$ 90.00	58,500.00	\$ 113.00	73,450.00	\$ 80.80	52,520.00
m	Clean up (Incl. Temporary soil erosion measures, 4" topsoil, fine grade, and hydroseed earth distrubed areas as specified, temporary driveways)	1	LS	\$ 20,900.00	20,900.00	\$ 15,000.00	15,000.00	\$ 12,250.00	12,250.00	\$ 50,000.00	50,000.00
Subtotal Amount of 1st Street Bid - Division 1				\$	341,314.00	\$	368,147.50	\$	316,325.00	\$	433,525.00
1st Street Division 2 - Water Main Replacement											
a	8" PVC (C-909) Water Main - Complete Sand Backfill	862	LF	\$ 82.00	70,684.00	\$ 140.00	120,680.00	\$ 96.00	82,752.00	\$ 134.00	115,508.00
b	8" Gate Valve and Box	1	EA	\$ 3,075.00	3,075.00	\$ 4,500.00	4,500.00	\$ 6,050.00	6,050.00	\$ 3,500.00	3,500.00
c	8" Gate Valve in Gate Well	1	EA	\$ 11,325.00	11,325.00	\$ 15,000.00	15,000.00	\$ 8,425.00	8,425.00	\$ 8,000.00	8,000.00
d	6" Hydrant Assembly (Hydrant w/ Storz fitting, 6" lead, 6" Valve and Box, 6" Horizontal Bend, 6" Vertical Bends)	3	EA	\$ 9,375.00	28,125.00	\$ 8,500.00	25,500.00	\$ 8,505.00	25,515.00	\$ 9,000.00	27,000.00
e	Water Distribution System Interconnection - Lincoln	1	EA	\$ 10,750.00	10,750.00	\$ 10,500.00	10,500.00	\$ 4,950.00	4,950.00	\$ 7,000.00	7,000.00
f	Abandon & reconnect existing 1" water services	14	EA	\$ 1,730.00	24,220.00	\$ 750.00	10,500.00	\$ 2,005.00	28,070.00	\$ 2,000.00	28,000.00
g	Remove & replace existing 1" water services to existing curb boxes	13	EA	\$ 2,005.00	26,065.00	\$ 800.00	10,400.00	\$ 3,925.00	51,025.00	\$ 2,800.00	36,400.00
i	Plug & remove existing hydrants	2	EA	\$ 572.00	1,144.00	\$ 950.00	1,900.00	\$ 1,170.00	2,340.00	\$ 800.00	1,600.00
j	Plug, flowable fill, & abandon existing 6" watermain	1	LS	\$ 7,335.00	7,335.00	\$ 5,000.00	5,000.00	\$ 9,230.00	9,230.00	\$ 4,000.00	4,000.00
k	Clean up (Incl. Temporary soil erosion measures, 4" topsoil, fine grade, and hydroseed earth distrubed areas as specified, temporary gravel road repair)	1	LS	\$ 9,080.00	9,080.00	\$ 15,000.00	15,000.00	\$ 12,250.00	12,250.00	\$ 3,500.00	3,500.00
Subtotal Amount of 1st Street Bid - Division 2				\$	191,803.00	\$	218,980.00	\$	230,607.00	\$	234,508.00
1st Street Division 3 - Concrete											
a	Sawcut & Remove existing 6" concrete driveway approaches	25	EA	\$ 90.00	2,250.00	\$ 800.00	20,000.00	\$ 80.00	2,000.00	\$ 400.00	10,000.00
b	Sawcut & Remove existing 4" concrete sidewalk for water services	790	SFT	\$ 1.80	1,422.00	\$ 7.00	5,530.00	\$ 2.00	1,580.00	\$ 6.00	4,740.00
c	Re-grade Existing 4" MDOT Class 2 Base at Intersections	460	SFT	\$ 1.30	598.00	\$ 5.00	2,300.00	\$ 2.00	920.00	\$ 10.00	4,600.00
d	4" MDOT Class 2 Base for sidewalk repair at water service trenches	5	CYDS	\$ 26.00	130.00	\$ 95.00	475.00	\$ 100.00	500.00	\$ 120.00	600.00
e	4" Concrete Sidewalk	790	SFT	\$ 5.90	4,661.00	\$ 8.50	6,715.00	\$ 8.00	6,320.00	\$ 5.00	3,950.00
f	6" Concrete Driveway Approach with 4" MDOT Class 2 Base	25	EA	\$ 767.00	19,175.00	\$ 1,500.00	37,500.00	\$ 955.00	23,875.00	\$ 1,000.00	25,000.00
g	ADA Ramps	4	EA	\$ 1,415.00	5,660.00	\$ 450.00	1,800.00	\$ 1,525.00	6,100.00	\$ 1,200.00	4,800.00
h	Clean up (Incl. Temporary soil erosion measures, 4" topsoil, fine grade, and hydroseed earth distrubed areas as specified, temporary driveways)	1	LS	\$ 20,900.00	20,900.00	\$ 15,000.00	15,000.00	\$ 12,250.00	12,250.00	\$ 1,000.00	1,000.00
Subtotal Amount of 1st Street Bid - Division 3				\$	54,796.00	\$	89,320.00	\$	53,545.00	\$	54,690.00
Total 1st Street Bid - Divisions 1-3				\$	587,913.00	\$	676,447.50	\$	600,477.00	\$	722,723.00
1st Street Division 4 - Alternates											
a	Subgrade Undercutting with Complete Sand Backfill (Depth as approved by Engineer)	250	CYD	\$ 45.00	11,250.00	\$ 100.00	25,000.00	\$ 48.00	12,000.00	\$ 55.00	13,750.00
b	Miriafi 500X Fabric for Undercutting Area	375	SYD	\$ 3.00	1,125.00	\$ 10.00	3,750.00	\$ 1.50	562.50	\$ 3.00	1,125.00
Total 1st Street Alternate Bid - Division 4				\$	12,375.00	\$	28,750.00	\$	12,562.50	\$	14,875.00

Bid Tabulation

1st & 2nd Reconstruction & Watermain Replacement
City of Lapeer, Lapeer County, Michigan

				Kennedy Excavating		Waldorf & Sons, Inc.		Cooper Excavating		Diponio Contracting	
	Item of Work	Qty	Unit	Unit Price	Bid Amount	Unit Price	Bid Amount	Unit Price	Bid Amount	Unit Price	Bid Amount
2nd Street Division 1 - Pavement											
a	HMA Pavement Removal	23200	SFT	\$ 0.50	\$ 11,600.00	\$ 1.25	\$ 29,000.00	\$ 0.50	\$ 11,600.00	\$ 0.90	\$ 20,880.00
b	Pavement Base Removal	1720	CYDS	\$ 30.00	\$ 51,600.00	\$ 8.00	\$ 13,760.00	\$ 14.00	\$ 24,080.00	\$ 45.00	\$ 77,400.00
c	Sawcut Joints	150	LF	\$ 3.00	\$ 450.00	\$ 5.25	\$ 787.50	\$ 2.00	\$ 300.00	\$ 2.50	\$ 375.00
d	Sawcut & Remove Curb	1800	LF	\$ 6.30	\$ 11,340.00	\$ 6.50	\$ 11,700.00	\$ 5.50	\$ 9,900.00	\$ 10.00	\$ 18,000.00
e	Manhole/Catchbasin Adjustment	5	EA	\$ 770.00	\$ 3,850.00	\$ 500.00	\$ 2,500.00	\$ 555.00	\$ 2,775.00	\$ 1,400.00	\$ 7,000.00
f	Replace Curb Inlet Hood with EJIW #7060T1	1	EA	\$ 826.00	\$ 826.00	\$ 550.00	\$ 550.00	\$ 365.00	\$ 365.00	\$ 900.00	\$ 900.00
g	Re-grout all storm sewer connections to catchbasins & manholes	5	EA	\$ 264.00	\$ 1,320.00	\$ 750.00	\$ 3,750.00	\$ 400.00	\$ 2,000.00	\$ 1,000.00	\$ 5,000.00
h	6" Edgedrain	1736	LF	\$ 14.50	\$ 25,172.00	\$ 25.00	\$ 43,400.00	\$ 15.00	\$ 26,040.00	\$ 20.00	\$ 34,720.00
i	12" MDOT Class II Sand Subbase	860	CYDS	\$ 38.50	\$ 33,110.00	\$ 35.00	\$ 30,100.00	\$ 35.00	\$ 30,100.00	\$ 40.00	\$ 34,400.00
j	12" MDOT 22A Limestone Base	860	CYDS	\$ 80.00	\$ 68,800.00	\$ 70.00	\$ 60,200.00	\$ 85.00	\$ 73,100.00	\$ 110.00	\$ 94,600.00
k	MDOT F-4 Curb	1800	LF	\$ 25.00	\$ 45,000.00	\$ 55.00	\$ 99,000.00	\$ 28.00	\$ 50,400.00	\$ 21.00	\$ 37,800.00
l	4" MDOT 13A HMA Leveling and Wearing Course	650	TONS	\$ 105.00	\$ 68,250.00	\$ 90.00	\$ 58,500.00	\$ 113.00	\$ 73,450.00	\$ 80.80	\$ 52,520.00
m	Clean up (Incl. Temporary soil erosion measures, 4" topsoil, fine grade, and hydroseed earth distrubed areas as specified, temporary driveways)	1	LS	\$ 18,390.00	\$ 18,390.00	\$ 15,000.00	\$ 15,000.00	\$ 12,250.00	\$ 12,250.00	\$ 50,000.00	\$ 50,000.00
Subtotal Amount of 2nd Street Bid - Division 1				\$	339,708.00	\$	368,247.50	\$	316,360.00	\$	433,595.00
2nd Street Division 2 - Water Main Replacement											
a	8" PVC (C-909) Water Main - Complete Sand Backfill	863	LF	\$ 82.00	\$ 70,766.00	\$ 140.00	\$ 120,820.00	\$ 96.00	\$ 82,848.00	\$ 137.00	\$ 118,231.00
b	8" Gate Valve and Box	1	EA	\$ 3,075.00	\$ 3,075.00	\$ 4,500.00	\$ 4,500.00	\$ 6,050.00	\$ 6,050.00	\$ 3,500.00	\$ 3,500.00
c	8" Gate Valve in Gate Well	1	EA	\$ 11,325.00	\$ 11,325.00	\$ 15,000.00	\$ 15,000.00	\$ 8,425.00	\$ 8,425.00	\$ 8,000.00	\$ 8,000.00
d	6" Hydrant Assembly (Hydrant w/ Storz fitting, 6" lead, 6" Valve and Box, 6" Horizontal Bend, 6" Vertical Bends)	3	EA	\$ 12,145.00	\$ 36,435.00	\$ 8,500.00	\$ 25,500.00	\$ 8,505.00	\$ 25,515.00	\$ 9,000.00	\$ 27,000.00
e	Water Distribution System Interconnection - Lincoln	1	EA	\$ 10,750.00	\$ 10,750.00	\$ 10,500.00	\$ 10,500.00	\$ 4,950.00	\$ 4,950.00	\$ 7,000.00	\$ 7,000.00
f	Abandon & reconnect existing 1" water services	13	EA	\$ 1,745.00	\$ 22,685.00	\$ 750.00	\$ 9,750.00	\$ 2,005.00	\$ 26,065.00	\$ 2,000.00	\$ 26,000.00
g	Remove & replace existing 1" water services to existing curb boxes	12	EA	\$ 2,025.00	\$ 24,300.00	\$ 800.00	\$ 9,600.00	\$ 3,925.00	\$ 47,100.00	\$ 2,800.00	\$ 33,600.00
h	Plug & remove existing hydrants	2	EA	\$ 572.00	\$ 1,144.00	\$ 950.00	\$ 1,900.00	\$ 1,170.00	\$ 2,340.00	\$ 800.00	\$ 1,600.00
i	Remove existing gate well	1	EA	\$ 2,500.00	\$ 2,500.00	\$ 2,000.00	\$ 2,000.00	\$ 1,170.00	\$ 1,170.00	\$ 1,000.00	\$ 1,000.00
j	Plug, flowable fill, & abandon existing 6" watermain	1	LS	\$ 7,335.00	\$ 7,335.00	\$ 5,000.00	\$ 5,000.00	\$ 9,230.00	\$ 9,230.00	\$ 4,000.00	\$ 4,000.00
k	Clean up (Incl. Temporary soil erosion measures, 4" topsoil, fine grade, and hydroseed earth distrubed areas as specified, temporary gravel road repair)	1	LS	\$ 16,215.00	\$ 16,215.00	\$ 15,000.00	\$ 15,000.00	\$ 12,250.00	\$ 12,250.00	\$ 3,500.00	\$ 3,500.00
Subtotal Amount of 2nd Street Bid - Division 2				\$	206,530.00	\$	219,570.00	\$	225,943.00	\$	233,431.00
2nd Street Division 3 - Concrete											
a	Sawcut & Remove existing 6" concrete driveway approaches	23	EA	\$ 90.00	\$ 2,070.00	\$ 800.00	\$ 18,400.00	\$ 80.00	\$ 1,840.00	\$ 400.00	\$ 9,200.00
b	Sawcut & Remove existing 4" concrete sidewalk	650	SFT	\$ 1.80	\$ 1,170.00	\$ 7.00	\$ 4,550.00	\$ 2.00	\$ 1,300.00	\$ 6.00	\$ 3,900.00
c	Site Clearing for Sidewalk	1	LS	\$ 4,125.00	\$ 4,125.00	\$ 8,000.00	\$ 8,000.00	\$ 1,225.00	\$ 1,225.00	\$ 2,000.00	\$ 2,000.00
d	Sidewalk Extension Excavation	20	CYDS	\$ 54.50	\$ 1,090.00	\$ 200.00	\$ 4,000.00	\$ 15.00	\$ 300.00	\$ 100.00	\$ 2,000.00
e	Re-grade Existing 4" MDOT Class 2 Base at Intersections	350	SFT	\$ 1.30	\$ 455.00	\$ 5.00	\$ 1,750.00	\$ 2.00	\$ 700.00	\$ 10.00	\$ 3,500.00
f	4" MDOT Class 2 Base for sidewalk repair at water service trenches & sidewalk extension	12	CYDS	\$ 11.00	\$ 132.00	\$ 98.00	\$ 1,176.00	\$ 100.00	\$ 1,200.00	\$ 120.00	\$ 1,440.00
g	4" Concrete Sidewalk	1100	SFT	\$ 5.90	\$ 6,490.00	\$ 10.00	\$ 11,000.00	\$ 8.00	\$ 8,800.00	\$ 5.00	\$ 5,500.00
h	Thickened 6" Concrete Sidewalk Through Driveway	60	SFT	\$ 10.00	\$ 600.00	\$ 12.00	\$ 720.00	\$ 12.50	\$ 750.00	\$ 8.80	\$ 528.00
i	6" Concrete Driveway Approach with 4" MDOT Class 2 Base	25	EA	\$ 767.00	\$ 19,175.00	\$ 1,500.00	\$ 37,500.00	\$ 955.00	\$ 23,875.00	\$ 1,000.00	\$ 25,000.00
j	ADA Ramps	4	EA	\$ 1,415.00	\$ 5,660.00	\$ 450.00	\$ 1,800.00	\$ 1,525.00	\$ 6,100.00	\$ 1,200.00	\$ 4,800.00
k	Clean up (Incl. Temporary soil erosion measures, 4" topsoil, fine grade, and hydroseed earth distrubed areas as specified, temporary driveways)	1	LS	\$ 15,625.00	\$ 15,625.00	\$ 15,000.00	\$ 15,000.00	\$ 12,250.00	\$ 12,250.00	\$ 2,000.00	\$ 2,000.00
Subtotal Amount of 2nd Street Bid - Division 3				\$	56,592.00	\$	103,896.00	\$	58,340.00	\$	59,868.00
Total 2nd Street Bid - Divisions 1-3				\$	602,830.00	\$	691,713.50	\$	600,643.00	\$	726,894.00
2nd Street Division 4 - Alternates											
a	Subgrade Undercutting with Complete Sand Backfill (Depth as approved by Engineer)	250	CYD	\$ 45.00	\$ 11,250.00	\$ 100.00	\$ 25,000.00	\$ 48.00	\$ 12,000.00	\$ 55.00	\$ 13,750.00
b	Mirafi 500X Fabric for Undercutting Area	375	SYD	\$ 3.00	\$ 1,125.00	\$ 10.00	\$ 3,750.00	\$ 1.50	\$ 562.50	\$ 3.00	\$ 1,125.00
Total 2nd Street Alternate Bid - Division 4				\$	12,375.00	\$	28,750.00	\$	12,562.50	\$	14,875.00

Bid Tabulation
1st & 2nd Reconstruction & Watermain Replacement
City of Lapeer, Lapeer County, Michigan

				Kennedy Excavating		Waldorf & Sons, Inc.		Cooper Excavating		Diponio Contracting	
	Item of Work	Qty	Unit	Unit Price	Bid Amount	Unit Price	Bid Amount	Unit Price	Bid Amount	Unit Price	Bid Amount
Jackson Street Division 1 - Water Main Replacement											
a	8" PVC (C-909) Water Main - Complete Sand Backfill	342	LF	\$ 186.00	\$ 63,612.00	\$ 140.00	\$ 47,880.00	\$ 96.00	\$ 32,832.00	\$ 160.00	\$ 54,720.00
b	8" Gate Valve in Gate Well	2	EA	\$ 10,715.00	\$ 21,430.00	\$ 15,000.00	\$ 30,000.00	\$ 8,425.00	\$ 16,850.00	\$ 8,000.00	\$ 16,000.00
c	Water Distribution System Interconnection - Jackson	2	EA	\$ 14,195.00	\$ 28,390.00	\$ 10,500.00	\$ 21,000.00	\$ 4,950.00	\$ 9,900.00	\$ 7,000.00	\$ 14,000.00
d	Splice Jackson Street 1" water service to proposed watermain	4	EA	\$ 2,165.00	\$ 8,660.00	\$ 500.00	\$ 2,000.00	\$ 2,005.00	\$ 8,020.00	\$ 2,000.00	\$ 8,000.00
e	Plug, flowable fill, & abandon existing 4"/6" watermain	1	LS	\$ 7,335.00	\$ 7,335.00	\$ 5,000.00	\$ 5,000.00	\$ 9,230.00	\$ 9,230.00	\$ 2,800.00	\$ 2,800.00
f	Clean up (Incl. Temporary soil erosion measures, 4" topsoil, fine grade, and hydroseed earth disturbed areas as specified)	1	LS	\$ 9,080.00	\$ 9,080.00	\$ 15,000.00	\$ 15,000.00	\$ 12,250.00	\$ 12,250.00	\$ 10,000.00	\$ 10,000.00
g	Remove Existing 4' Chain-link Fencing	86	LF	\$ 33.50	\$ 2,881.00	\$ 20.00	\$ 1,720.00	\$ 10.00	\$ 860.00	\$ 10.00	\$ 860.00
h	Replace Existing 4' Chain-link Fencing, Match Existing Gauge, Color, and Style	86	LF	\$ 71.00	\$ 6,106.00	\$ 125.00	\$ 10,750.00	\$ 10.00	\$ 860.00	\$ 50.00	\$ 4,300.00
Subtotal Amount of Jackson Street Bid - Division 1					\$ 147,494.00	\$ 133,350.00	\$ 90,802.00	\$ 110,680.00			
Jackson Street Division 2 - Concrete											
a	Sawcut & Remove existing 6" sidewalk though driveways	200	SFT	\$ 2.40	\$ 480.00	\$ 8.00	\$ 1,600.00	\$ 2.00	\$ 400.00	\$ 10.00	\$ 2,000.00
b	Sawcut & Remove existing 4" concrete sidewalk	860	SFT	\$ 1.80	\$ 1,548.00	\$ 7.00	\$ 6,020.00	\$ 2.00	\$ 1,720.00	\$ 5.00	\$ 4,300.00
b	4" MDOT Class 2 Base for sidewalk replacement	15	CYDS	\$ 26.00	\$ 390.00	\$ 98.00	\$ 1,470.00	\$ 100.00	\$ 1,500.00	\$ 110.00	\$ 1,650.00
c	4" Concrete Sidewalk	860	SFT	\$ 5.90	\$ 5,074.00	\$ 10.00	\$ 8,600.00	\$ 8.00	\$ 6,880.00	\$ 5.00	\$ 4,300.00
d	Thickened 6" Concrete Sidewalk Through Driveway	200	SFT	\$ 10.50	\$ 2,100.00	\$ 12.00	\$ 2,400.00	\$ 12.50	\$ 2,500.00	\$ 8.80	\$ 1,760.00
e	Clean up (Incl. Temporary soil erosion measures, 4" topsoil, fine grade, and hydroseed earth disturbed areas as specified)	1	LS	\$ 7,300.00	\$ 7,300.00	\$ 15,000.00	\$ 15,000.00	\$ 12,250.00	\$ 12,250.00	\$ 2,500.00	\$ 2,500.00
Subtotal Amount of Jackson Street Bid - Division 2					\$ 16,892.00	\$ 35,090.00	\$ 25,250.00	\$ 16,510.00			
Total Jackson Street Bid - Divisions 1-2					\$ 164,386.00	\$ 168,440.00	\$ 116,052.00	\$ 127,190.00			

Summary				
Total 1st Street Bid - Divisions 1-3		\$ 587,913.00	\$ 676,447.50	\$ 722,723.00
Total 2nd Street Bid - Divisions 1-3		\$ 602,830.00	\$ 691,713.50	\$ 726,894.00
Total Jackson Street Bid - Divisions 1-2		\$ 164,386.00	\$ 168,440.00	\$ 127,190.00
Total Construction Base Bid - 1st, 2nd, & Jackson Streets		\$ 1,355,129.00	\$ 1,536,601.00	\$ 1,576,807.00
Total 1st Street Alternate Bid - Division 4		\$ 12,375.00	\$ 28,750.00	\$ 14,875.00
Total 2nd Street Alternate Bid - Division 4		\$ 12,375.00	\$ 28,750.00	\$ 14,875.00
Grand Total Construction Bid Amount - 1st, 2nd, & Jackson Streets		\$ 1,379,879.00	\$ 1,594,101.00	\$ 1,606,557.00
Percent Reduction in Grant Total Construction Bid Amount for 2026 Construction Schedule		0.0%	0.0%	6.1%

CONFIRMATION: I herby present the foregoing is a correct tabulation of bids received for 1st & 2nd Street Reconstruction & Watermain Replacement - 2025, City of Lapeer, Lapeer County, Michigan. Bids opened at 11:00 a.m. on Wednesday, August 13, 2025.

By: Joseph Rybicki, P.E.
Joseph Rybicki, P.E.
MLR Engineering
August 13, 2025

Math Correction

1. City of Lapeer to provide traffic control.
2. City of Lapeer to provide tree trimming/removal as necessary.
3. Project separated into parts for accounting purposes only.



August 14, 2025

Mr. Ross Slusher
City of Lapeer Director of Public Works
880 South Saginaw Street
Lapeer, MI 48446

**RE: 1st and 2nd Street Road Reconstruction and Water Main Replacement Project
Lincoln to Jackson Street, City of Lapeer, MI**

Ross,

MLR Engineering (MLR) is pleased to provide you with a proposal to complete the above referenced project, as requested. We understand the City of Lapeer is requesting construction engineering for the reconstruction of 1st and 2nd street, between Lincoln and Jackson Street. This will include the water main replacement on both streets as well as Jackson Street water main replacement between 1st and 2nd Street. MLR has extensive experience in roadway and water main improvement projects.

Experience

MLR Engineering is a Civil Engineering Consulting firm founded in 2008. Our office is located in downtown Freeland. MLR's capabilities and equipment provide for both design and construction engineering needs. Our design platform is based on CAD software. Our construction staking / surveying is GPS based with drone surveying capabilities. For 17 years, MLR Engineering has built a reputation for distinguished engineering services and consulting throughout the state of Michigan. MLR Engineering is committed to providing quality and timely service to their clients at reasonable cost.

Our project experience has included design and construction engineering of many infrastructure improvements including: Drainage plans and Storm Sewer systems, Parking lots, Flood Plain evaluations and Hydraulic Analysis, Parks and Riverfront development, Site Plans, Residential developments, Municipal Water Distribution Systems, Sanitary Sewer Collection and Transportation system, City street construction, Casinos, K-12 schools, Industrial and Commercial business parks, Championship Golf Course resorts, Federal and State permit preparation and consulting, School and Athletic fields, Septic Systems, Ponds, and much more.



This overall project will be completed by the MLR team in accordance with the scope of services discussed and listed below. We also understand that this project is scheduled to begin construction in September 2025.

Scope of Services – Construction Engineering

- Meet with City staff to discuss project scope and details
- Prepare construction contracts and lead pre-construction meetings
- Provide infrastructure staking/layout
- Provide full time construction inspection
- Conduct material testing including concrete, asphalt, and soil density
- Construction administration including shop drawing review, progress payments review, final contract documentation, and as-built records.

This project will be done in accordance with the scope of services agreed to in this proposal. MLR has performed similar projects in many communities. Therefore, based upon our understanding of the project, we have provided a scope of services to see this project to its successful completion.

Budgeted Fee

Our professional fee is as follows:

Professional Construction Engineering Fee = \$113,600

(Professional fee has been discounted \$5,000 based on both streets being constructed concurrently)

Professional Services requested outside the proposed scope of services, if any- Hourly rate of \$110/hour.

Time Schedule

MLR Engineering is prepared to start immediately (weather permitting) to service the City of Lapeer.

Contract Terms and Conditions

The attached Terms and Conditions for engineering services are incorporated in this proposal by reference. This proposal shall be considered valid for 30 days from the date on this letter.



Acceptance

Thank you for this opportunity to submit this proposal. Please sign and return one copy of this proposal, serving as our notice to proceed. We look forward to working with you on this project. Please call if you have any questions or should you need any additional information.

Accepted and Authorized to Proceed by:

MLR Engineering

MJR

Michael J. Rybicki, P.E.
Managing Partner

Name

Signature

Date

Attachment: Terms and Conditions

MLR Engineering – Terms and Conditions

SERVICES OF ENGINEER. ENGINEER shall perform for OWNER professional engineering services in all phases of the Project to which this Agreement applies as herein provided. These services will include serving as OWNER'S professional engineering representative, providing professional engineering consultation and advice and furnishing customary civil engineering services for the Project. OWNER and ENGINEER agree that services of the ENGINEER, as herein provided, anticipate the orderly and continuous progress of the Project through completion.

OWNER'S RESPONSIBILITIES. OWNER shall provide all criteria and full information as to OWNER's requirements for the Project; designate a person to act with authority on OWNER's behalf for all aspects of the Project; examine and respond promptly to ENGINEER'S submissions; and give prompt written notice to ENGINEER wherever he observes or otherwise becomes aware of any defect in the work.

MEANING OF TERMS. Compensation means the fees to be paid by the OWNER for services performed by the ENGINEER including charges for personnel and equipment engaged directly on the project. Rate Schedule means a listing of hourly charges for various classifications of personnel including direct and indirect payroll related costs and customary and statutory benefits and specialized equipment engaged directly on the project.

PAYMENT OF ACCOUNT. During performance of services under this Agreement the ENGINEER shall submit monthly invoices to the OWNER for services rendered to date. IF OWNER fails to make any payment due ENGINEER for services and expenses within 10 working days after receipt of ENGINEER'S bill therefore, the amounts due ENGINEER shall include a charge at the rate of 20 % per month from said 10 working days. If the OWNER fails to make payments when due or otherwise is in breach of the Agreement, the ENGINEER may suspend performance of the services. The ENGINEER shall have no liability whatsoever to the OWNER for any costs or damages as a result of such suspension caused by any breach of this Agreement by the OWNER. Upon payment in full by the OWNER or agreement on payment terms acceptable to the ENGINEER, the ENGINEER shall resume services, and the time schedule and compensation shall be equitably adjusted to compensate for the period of suspension plus any other reasonable time and expense necessary for the ENGINEER to resume performance.

ACCESS TO SITE. OWNER shall furnish right-of-entry on the project site for ENGINEER and, if the site is not owned by OWNER, warrants that permission has been granted to make planned explorations pursuant to the scope of services. ENGINEER will take reasonable precautions to minimize damage to the site from use of equipment, but have not included costs for restoration of damage that may result and shall not be responsible for such costs.

INSURANCE. ENGINEER shall maintain Workers' Compensation, General Liability, and Automobile Liability Insurance during its services for OWNER. ENGINEER shall furnish a Certificate of Insurance to OWNER upon written request. OWNER agrees that ENGINEER shall not be liable or responsible to OWNER for any loss, damage, or liability beyond the amounts, limits, exclusions, and conditions of such insurance.

LIMITATION OF PROFESSIONAL LIABILITY. The ENGINEER will provide proof of liability insurance to the OWNER in the amount equal to the Engineer's standard policy and presented to the OWNER at the time of this contract.

RESIDENT SERVICES DURING CONSTRUCTION. If authorized by OWNER, a Resident Project Representative will be furnished and will act as directed by ENGINEER in order to assist ENGINEER in observing performance of the work of Contractor(s). Through these on-site observations of the work in progress and field checks of materials and equipment by the Resident Project Representative and any assistants, ENGINEER shall endeavor to provide further protection for OWNER against defects and deficiencies in the work of Contractor(s). This construction observation shall not make ENGINEER a guarantor of the contractor's work. The contractor shall continue to be responsible for the accuracy and adequacy of all construction performed. In accordance with generally accepted practice, the contractor will be solely responsible for the methods of construction, direction of personnel, control of machinery, and falsework, scaffolding, and other temporary construction aids. In addition, all matters related to safety in, on, or about the construction site shall be under the direction and control of the Contractor and ENGINEER shall have no responsibility in that regard.

REQUESTS FOR CLARIFICATION OR INTERPRETATION. ENGINEER shall provide, with reasonable promptness, responses to requests from Contractors for clarification and interpretation of the requirements of the plans and construction documents. If such requests are, in the ENGINEER'S professional opinion, for information readily apparent from reasonable observation of field conditions or a review of the construction documents, or are readily inferable therefrom, the ENGINEER shall be entitled to compensation for additional services from the OWNER for time spent responding to such requests.

CONSTRUCTION PHASE SERVICES BY OTHERS. OWNER agrees that if ENGINEER is not employed to provide professional services during the Bidding and the Construction Phases of the Project, ENGINEER will not be responsible for claims, damages, losses and expenses including attorneys' fees arising out of, or resulting from, any interpretation, clarification, substitution acceptance, shop drawing or sample approval or modification of such documentation issued or carried out by OWNER or others. Nothing contained in this paragraph shall be construed to release ENGINEER (or ENGINEER'S professional associates or Consultant's) from liability for failure to perform in accordance with professional standards any duty or responsibility which ENGINEER has undertaken or assumed under this Agreement.

STANDARD OF PRACTICE. ENGINEER shall perform services in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other representation, expressed or implied, and no warranty or guarantee is included in this contract.

OWNERSHIP OF DOCUMENTS. All reports, drawings, specifications, computer files, field data, notes and other documents produced by ENGINEER under this contract are instruments of ENGINEER's professional service and shall remain the property of ENGINEER. The final construction documents prepared under this contract shall become the property of the OWNER upon completion of the services and payment in full of all monies due to the ENGINEER. The OWNER shall not reuse or make any modification to the construction documents without the prior written authorization of the ENGINEER.

TERMINATION. The obligation to provide further services under this Agreement may be terminated by either party upon seven days' written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party. In the event of any termination, ENGINEER will be paid for all services rendered to the date of termination, all Reimbursable Expenses and termination expenses.

SUCCESSORS AND ASSIGNS. OWNER and ENGINEER each bind himself and his partners, successors, executors, administrators, assigns and legal representatives to the other party of this Agreement. The ENGINEER may **NOT** assign, sublet or transfer any rights under or interest in this Agreement without the written consent of the other. Nothing contained in this paragraph shall prevent ENGINEER from employing such independent Consultants, associates and subcontractors as he may deem appropriate to assist him in the performance of services hereunder. Nothing herein shall be construed to give any rights or benefits to anyone other than OWNER and ENGINEER.



ITEM G-6

To: Mike Womack – City Manager
From: Jeremy Howe – Chief of Police
Date: August 25, 2025
RE: CIP – Flock Camera System (project #23030)

STAFF RECOMMENDATION

Approve the purchase of the Flock Camera System for the amount not to exceed \$25,500.00 for the first year of the contract and then the annual cost of \$18,000.00.

CURRENT OR NEW INFORMATION

The City of Lapeer Police Department is requesting to purchase 6 Flock Safety Cameras. These cameras would be located on roadways throughout the city. These cameras are law enforcement grade infrastructure-free (solar power) license plate recognition cameras with Vehicle Fingerprint Technology (proprietary machine learning software) and real-time alerts for unlimited users.

BACKGROUND OR PREVIOUSLY SUBMITTED INFORMATION

Technology is changing the way many police departments keep their communities safe. One of the biggest advancements in technology for law enforcement is the use of cameras that have the capability of reading and running license plates as a vehicle enters and exits our city.

Police officers receive automatic alerts when vehicles that are entered into established databases for missing and wanted persons are detected, including the FBI's National Crime Information Center (NCIC) and the National Center for Missing and Exploited Children (NCMEC) databases.

AGENDA ITEM REVIEW

Meeting Date:	September 2, 2025	Date Reviewed:	August 27, 2025
Consent:			
Administrative:	X	Reviewed By:	Clerk's Office
Public Hearing:			

Flock Safety + MI - Lapeer City PD

Flock Group Inc.
1170 Howell Mill Rd, Suite 210
Atlanta, GA 30318

MAIN CONTACT:
Agustin Campuzano
agustin.campuzano@flocksafety.com
+12142413822

Created Date: 03/05/2025
Expiration Date: 12/19/2024
Quote Number: Q-113413
PO Number:

flock safety

flock safety

Budgetary Quote

This document is for informational purposes only. Pricing is subject to change.

Bill To: 2300 W Genesee St Lapeer, Michigan 48446

Ship To: 2300 W Genesee St Lapeer, Michigan 48446

Billing Company Name: MI - Lapeer City PD

Billing Contact Name:

Billing Email Address:

Billing Phone:

Subscription Term: 12 Months

Payment Terms: Net 30

Retention Period: 30 Days

Billing Frequency: Annual Plan - First Year Invoiced at Signing.

Hardware and Software Products

Annual recurring amounts over subscription term

Item	Cost	Quantity	Total
Flock Safety Platform			\$18,000.00
Flock Safety Flock OS			
FlockOS™ - Essentials	Included	1	Included
Flock Safety LPR Products			
Flock Safety LPR, fka Falcon	Included	6	Included

Professional Services and One Time Purchases

Item	Cost	Quantity	Total
One Time Fees			
Flock Safety Professional Services			
Professional Services - Standard Implementation Fee	\$650.00	6	\$3,900.00

Subtotal Year 1: \$21,900.00

Annual Recurring Subtotal: \$18,000.00

Estimated Tax: \$0.00

Contract Total: \$21,900.00

Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This is not an invoice – this document is a non-binding proposal for informational purposes only. Pricing is subject to change.

Billing Schedule	Amount (USD)
Year 1	
At Contract Signing	\$21,900.00
Annual Recurring after Year 1	\$18,000.00
Contract Total	\$21,900.00

*Tax not included

Product and Services Description

FlockOS Features	Description
FlockOS TM - Essentials	An integrated public safety platform that detects, centralizes and decodes actionable evidence to increase safety, improve efficiency, and connect the community.
Flock Safety LPR, fka Falcon	Law enforcement grade infrastructure-free (solar power + LTE) license plate recognition camera with Vehicle Fingerprint TM technology (proprietary machine learning software) and real-time alerts for unlimited users.
Professional Services - Standard Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.

FlockOS Features & Description

FlockOS Features	Description
Community Network Access	The ability to request direct access to feeds from privately owned Flock Safety Falcon® LPR cameras located in neighborhoods, schools, and businesses in your community, significantly increasing actionable evidence that clears cases.
Unlimited Users	Unlimited users for FlockOS
State Network (License Plate Lookup Only)	Allows agencies to look up license plates on all cameras opted into the Flock Safety network within your state.
Nationwide Network (License Plate Lookup Only)	With the vast Flock Safety sharing network, law enforcement agencies no longer have to rely on just their devices alone. Agencies can leverage a nationwide system boasting 10 billion additional plate reads per month to amplify the potential to collect vital evidence in otherwise dead-end investigations.
Law Enforcement Network Access	The ability to request direct access to evidence detection devices from Law Enforcement agencies outside of your jurisdiction.
Time & Location Based Search	Search full, partial, and temporary plates by time at particular device locations
License Plate Lookup	Look up specific license plate location history captured on Flock devices
Vehicle Fingerprint Search	Search footage using Vehicle Fingerprint TM technology. Access vehicle type, make, color, license plate state, missing / covered plates, and other unique features like bumper stickers, decals, and roof racks.
Insights & Analytics	Reporting tool to help administrators manage their LPR program with device performance data, user and network audits, plate read reports, hot list alert reports, event logs, and outcome reports.
ESRI Based Map Interface	Map-based interface that consolidates all data streams and the locations of each connected asset, enabling greater situational awareness and a common operating picture.
Real-Time NCIC Alerts on Flock ALPR Cameras	Receive automated alerts when vehicles entered into established databases for missing and wanted persons are detected, including the FBI's National Crime Information Center (NCIC) and National Center for Missing & Exploited Children (NCMEC) databases.
Unlimited Custom Hot Lists	Ability to add a suspect's license plate to a custom list and get alerted when it passes by a Flock camera



ITEM G-7

To: Lapeer City Commission
From: Mike Womack-City Manager
Date: August 27, 2025
RE: ROWE proposed contract amendment-Park, Pine and Parking#9 project

STAFF RECOMMENDATION

Approve the contract amendment proposal from Rowe Engineering for a cost not to exceed \$19,100.00 and authorize the Director of Public Works and the City Manager to sign the necessary documents

CURRENT OR NEW INFORMATION

During the initial engineering phase of any major project, additional work is often identified that needs to be completed as part of the project that was previously unknown at the time of original planning. Most/all the proposed work was either unknowable or impossible to fully ascertain at the beginning of this project.

As outlined in the attachment, ROWE will be performing additional design work in the following areas:

- Park Street and Pine Street Streetscape Joint Pattern/Landscape Plan
- Legal Descriptions for Permanent Easements (3)
- Fox Street Pavement and Sanitary Sewer Extensions
- Cedar Street Parking Area Reconfiguration
- City-owned Street Lighting Design and Coordination

BACKGROUND OR PREVIOUSLY SUBMITTED INFORMATION

Rowe Engineering was previously paid \$220,000+ for design engineering on this project.

Attachments

AGENDA ITEM REVIEW

Meeting Date:	September 2, 2025	Date Reviewed:	August 27, 2025
Consent:		Reviewed By:	Clerk's Office
Administrative:	X		
Public Hearing:			

Amendment No. 1 to Contract for Engineering Services
2025 Street and Parking Lot Improvements
Lapeer, MI

THIS AMENDMENT, entered into this ____ day of _____, 2025 by and between the City of Lapeer hereinafter referred to as the "CLIENT" and ROWE Professional Services Company, hereinafter referred to as the "CONSULTANT", provides details of Additional Services to be performed under the Contract executed on August 13, 2024, and as outlined in Section 2.

Additional Services to be Performed by Consultant:

As outlined in Exhibit A, Consultant has or will be performing additional design work in the following areas:

- Park Street and Pine Street Streetscape Joint Pattern/Landscape Plan
- Legal Descriptions for Permanent Easements (3)
- Fox Street Pavement and Sanitary Sewer Extensions
- Cedar Street Parking Area Reconfiguration
- City-owned Street Lighting Design and Coordination

Clarifications OR Exceptions:

See Exhibit A

Additional Client's Responsibilities:

With respect to the Electronic Vehicle (EV) Charging Station option, the City of Lapeer will need to review cost opinion information (once available) and provide direction as to what level of design is desired in this area.

Payments to the Consultant:

1. The Client will pay the Consultant for additional services \$19,100 with no other changes to Section 2 of the amended Contract. The current contract value dated August 14, 2024, was \$220,600. The new contract value will be a Lump Sum/Not To Exceed value of \$239,700. A summary of the requested additional fee is provided in Exhibit A. All terms and conditions of the original contract apply to this amendment unless otherwise noted.

Project Schedule:

As discussed previously at the request of the city, the construction schedule was moved to early 2026. ROWE is committed to delivering a completed set of bidding documents for bid by December 2025.

IN WITNESS WHEREOF, the parties hereto have made and executed this Amendment the day and year first above written.

Client:
City of Lapeer

Consultant:
ROWE Professional Services Company

Signature

Signature

Typed Name and Title

Typed Name and Title

Exhibit A: Fee Summary and Detailed Description of Work

R:\Projects\2400577\Docs\Proposal and Contract\CONTRACT ADDENDUM\Contract Amendment 1 2400577.docx

CITY OF LAPEER
2025 STREET AND PARKING LOT IMPROVEMENTS

EXHIBIT A

CONTRACT AMENDMENT 1

As design has progressed on this project, additional priorities have been brought into focus. These priorities have caused, or will cause, additional work. A brief summary of the extra work areas that have been done or will need to be done to deliver the final expanded project plans, is summarized as follows.

COST CENTER	BRIEF DESCRIPTION	PROPOSED FEE
Major Streets	Streetscape Joint Pattern Plan/Landscape Plan	\$1,600
Major Streets	Legal Docs for Permanent Ingress/Egress Easement	\$1,500
Local Streets	Fox Street Pavement Replacement Extension (30 feet)	\$1,200
Parking Lot	Cedar Street Parking Area Reconfiguration	\$4,300
Parking Lot	Street Lighting Design & Coordination	\$6,000
Sanitary Sewer	Fox Street Sanitary Sewer Replacement (163 feet)	\$4,500

Contract Amendment Totals:

COST CENTER	FEE
Major Streets	\$ 3,100
Local Streets	\$ 1,200
Parking Lot	\$10,300
Sanitary Sewer	\$ 4,500

Total **\$19,100**

Major Streets (Park Street):

Landscaping/Streetscape Improvements: When the project design started, ROWE understood that the commercial sections of Park Street (and a short section of Pine Street) represented potential opportunities to introduce a significant upgrade in the sidewalk/streetscape environment. Not only are both streets proposed to be reduced in width (which creates the ability to design an improved sidewalk with amenities) there is also the unique parking area on the north of the curb between Pine Street and Saginaw Street. What direction the design would go in these areas was not clear when the design process was kicked off. Once survey was complete, and the amount of sidewalk space available became clear, we discussed various ideas with city staff. The enhanced design will result in the installation of several new street trees, as well as a new landscape area in front of #14 - #26 Park Street. ROWE will need to prepare additional plan sheets to outline the jointing pattern, as well as landscaping in these areas to ensure that the work is completed as envisioned. The additional cost for this work is **\$1,600**.

Easement Assistance: As a part of our due diligence, ROWE has determined that it appears that the extra parking area that was constructed in front of #14-#26 Park Street is partially on private property, and that three properties are impacted. We have prepared a plan that we believe the property owners will endorse, but it will require getting written permission to proceed. Rather than just getting temporary rights, ROWE recommends that the city secure permanent legal access to the area that currently acts as public sidewalk/parking area by preparing legal descriptions for ingress/egress easements for the three parcels. ROWE can prepare said easements in recordable form, each with an appropriate sketch, for use when negotiating and securing these easements. The additional cost to proceed with this work is **\$1,500**.

Parking Lot 9:

1. Cedar Street Parking Area – The existing traffic configuration for Cedar Street was discussed during original discussions of the project. However, the original proposal did not include any design work for this area. ROWE was later given direction to expand the project work area to include the half block of Cedar Street between Parking Lot 9 and Nepessing Street, to allow for a one-way traffic direction northbound instead of southbound. Survey and design work was expanded to the south to Nepessing Street. Additional Design Fee = **\$4,300**.
2. Lighting Improvements & Electronic Vehicle (EV) Charging Stations – The original contract included the following with respect to electrical design:
 - a) Street Lighting: As a part of the original contract, ROWE agreed to provide cost estimating information and recommendations to remove the existing DTE Energy owned street lighting in the parking lot and along Park Street and replace it with a new city-owned system that would match the style and spacing of the system installed on Nepessing Street. Design of the upgrade was not included. Information was provided, and ROWE was directed to implement the installation of a full street lighting upgrade.
 - b) EV Charging Stations: The proposal does not include implementing EV charging stations into the design of the parking lot. However, given that DTE Energy was promoting rebates to public parking lot operators to assist in the cost of such installations, ROWE intended to research this matter further and provide information to the city for further direction. Since then, the future of EV charging station rebates is unclear, and recent attempts to get updates from DTE have been unsuccessful.

ROWE will need to hire a subconsultant in order to incorporate electrical engineering services into the design package. As was noted in the original proposal, this would be an additional cost. We propose to team with Trillium Engineering (based in Grand Blanc). Trillium is prepared to provide the following:

- Construction plans and specifications of the street lighting system within Parking Lot 9 and Park Street for the six blocks from Mason Street to Saginaw Street. We envision the installation of one centralized meter and control panel that will handle the entire new system. The design will include a photometric plan of the upgraded area to verify that our

preliminary planned spacing of the new lights is appropriate. ROWE will also coordinate with DTE Energy Street Lighting Group staff to prepare plans and an estimate to remove the existing overhead street lighting in this area.

- Preliminary cost estimating for the installation of an EV charging station in Parking Lot 9. For cost estimating purposes, we will suggest installing two stations that can supply up to four vehicles at one time, located next to each other, in the northeast corner of the parking lot. The city can then use this information to determine if it would like to move forward with completing whatever underground and surface work would be required to prepare for the purchase and installation of two EV charging stations.

The additional cost of the design services of Trillium Engineering will be **\$6,000**. Should the city determine with a cost opinion that it wishes to include wiring for EV charging stations into the contract, an additional charge of \$1,000 for design will be required (not included at this time).

3. Sanitary Sewer Design – During initial discussions, the DPW requested that the design include the removal and replacement of a sanitary sewer within Parking Lot 9 between Fox Street and the alley in the parking lot, due to its original construction using corrugated metal. As you are aware, last summer we requested that the city internally inspect all of its sewers within the project area to help identify any other areas where sewer repairs would be advisable. That information became available in May of this year. ROWE provided review of the videos (charged to General Engineering services) to keep the design process moving forward. Overall, the sewers within the project area are in moderate to excellent condition. As a result of this investigation, two areas of concern were noted:
 - a) Approximately 45 feet of 12 inch sanitary sewer located behind #410 and #420 Nepessing Street within four feet of the rear wall of 410 Nepessing Street is in severe distress. The pipe has cracked along the top, and has become elliptical in shape, showing signs of imminent failure. Due to its location, excavation and replacement would be very challenging. It is not advisable as long as other options are available. We have worked with DPW to review options to repair or replace the sewer and they have obtained preliminary verification from two contractors that lining this entire sewer segment (90 feet) is a suitable alternative for an estimated construction cost of \$20,000 to \$30,000. The DPW has recently fully cleaned and re-videoed the sewer to get confirmation from contractors regarding feasibility and cost. Since this work is not only critical but is different from any other work proposed for the project, we recommend that it be scheduled and completed as soon as practical. The DPW plans to pursue the completion of this work in advance of the larger parking lot project.
 - b) The existing sewer on Fox Street north of the Park Street intersection has issues that would be best resolved as a part of the larger project. Problems include:
 - *Stagnant flow in manholes and inadequate slopes in the sewers from north of Park Street to the alley in the parking lot.* (Limiting the sewer replacement to the original scope would result in proposing a new sewer that does not meet minimum slope requirements, potentially stalling the process of obtaining an EGLE permit).

- *A blind tap for an existing Park Street sewer into the Fox Street system, making maintenance more difficult.*
- *An extended sewer lateral connection for #519-#521 Fox Street (second property north of Park Street) that should be rerouted and shortened while Fox Street is being reconstructed.*

DPW has asked that we add an additional 163 feet of sewer replacement on Fox Street to help address these problems while work is already planned in the area. The proposed work will effectively double the proposed sewer design effort. Our design fee for this additional work is **\$4,500**.

4. Fox Street Pavement Extension – If the sanitary sewer replacement is extended to the north, the work will require pavement patching 30 feet further north than what was previously planned. Given the poor condition of the pavement and storm sewer system in this area, rather than leaving this area incomplete and patched in the middle of the street, ROWE recommends that the pavement and storm drain replacement be extended an additional 30 feet so that the city will be finished in this area for the foreseeable future. The DPW endorses this idea. Our design fee for this additional work, which will include street grading, as well as catch basin and storm sewer layout, is **\$1,200**.



ITEM G-8

To: Mike Womack, City Manager
From: Rodney Church, Director of Parks, Recreation & Cemetery
Date: August 28, 2025
RE: Oakdale Trails – New Kiddie Loop & Beaver Hill/Osprey Bypass Loop

STAFF RECOMMENDATION

To approve the Friends of Oakdale Trails group to construct a new “Kiddie Loop” in the DeMille Bowl and make the temporary bypass for the Beaver Hill/Osprey Loops permanent.

CURRENT OR NEW INFORMATION

Peter McCreedy with the Friends of Oakdale Trails group has requested permission to construct a new “Kiddie Loop” in the DeMille Bowl, and to make the temporary bypass for the Beaver Hill/Osprey Loops permanent. Attached are pictures and descriptions of what this group is planning to do. City Staff has reviewed the plan and visited the sites and approves of the work. There is no cost to the city for these two projects.

BACKGROUND OR PREVIOUSLY SUBMITTED INFORMATION

None.

AGENDA ITEM REVIEW

Meeting Date:	September 2, 2025	Date Reviewed:	August 28, 2025
Consent:			
Administrative:	X	Reviewed By:	City Clerk’s Office
Public Hearing:			

<https://www.ci.lapeer.mi.us/>

From: Peter McCreedy <pmccreedy@chatfieldschool.org>

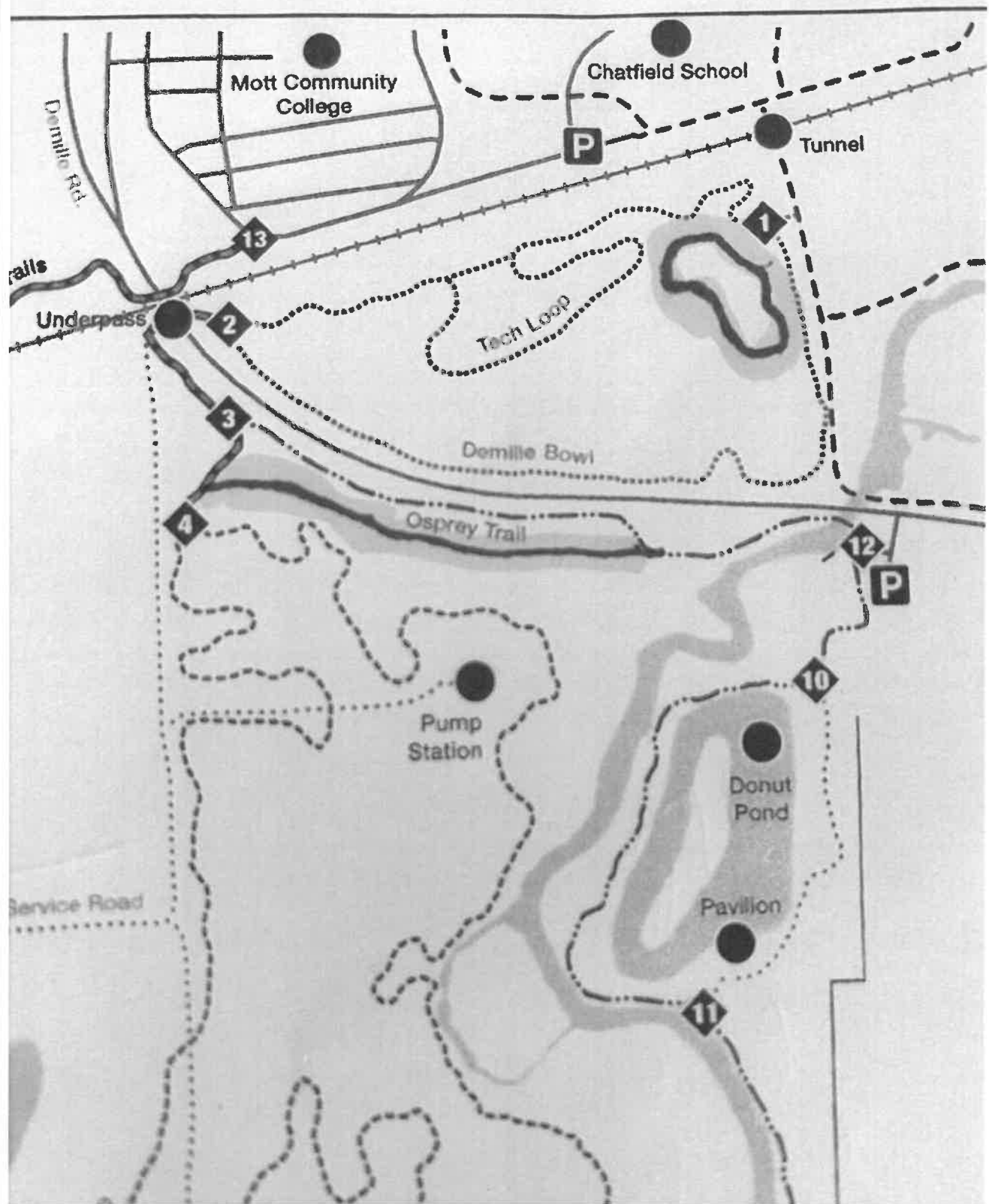
Sent: Wednesday, August 27, 2025 8:49 AM

To: Rodney Church <rchurch@ci.lapeer.mi.us>

Subject: oakdale

Rodney,

We would like permission to add a kiddie loop in the bowl and make the bypass for Beaver Hill/Osprey permanent. Both segments are highlighted in pink on this map. All work would be completed by volunteers at no cost to the city.



The straight highlighted section below Osprey trail was mowed several years ago for the race to avoid cross traffic. That section of Osprey is known as Beaver Hill and is the fastest downhill at Oakdale. Hikers, trail runners, and beginner cyclists started using the bypass even though it was bumpy, unimproved sod as a safer alternative to going up Beaver Hill. This picture shows its

current state. We would reinforce the tread with a clay based aggregate and create mowed grass margins like the rest of the south trails. The bypass is about 1000ft long.

 image.png

The kiddie loop is designated for our youngest trail users, strider bikes. This segment design would be validated by Trailsense for slope and difficulty. Josh will be on site today. It is approximately 800ft long. It would have the easiest possible features with no consequence and is closest to the paved linear trail for access and observation by parents. Kiddie loops are a common feature at most of the major trail systems in Michigan. The following picture was taken yesterday. We are seeing a significant increase in this user group.

 image.png

Please also feel free to call for discussion or questions. Also, Mike mentioned in an email to Gerald that the non motorized plan is in the process of getting revised. We are very interested in being a part of that project when it happens. thanks,
Peter

Re: oakdale

From Peter McCreedy <pmccreedy@chatfieldschool.org>

Date Wed 8/27/2025 10:52 AM

To Rodney Church <rchurch@ci.lapeer.mi.us>



a low, almost flush boardwalk



rock surfaces flush with natural surface tread



gentle berms



small rollers

This concept would integrate the most simple and basic features as shown in these samples from other locations. I would also be very happy to do a walk thru. Let me know if this is not enough, I will have more time after school.

On Wed, Aug 27, 2025 at 8:51 AM Peter McCreedy <pmccreedy@chatfieldschool.org> wrote:
Got it, I'll put together some pictures of other versions. We are copying.

On Wed, Aug 27, 2025 at 8:50 AM Rodney Church <rchurch@ci.lapeer.mi.us> wrote:
Peter,

Can you please provide more detail on what a kiddie loop will entail. I will be asked this question. The more detail the better.

Thanks,



Director of Parks, Recreation & Cemetery

Community Center/Recreation Offices

880 S. Saginaw Street, Lapeer, MI 48446

810 – 664 – 4431



Interoffice Memo

To: Mike Womack, City Manager
From: Rodney Church, Director of Parks, Recreation, and Cemetery
Date: September 28, 2025
RE: **M-24 Pedestrian Tunnel Connection**

Commission Discussion:

Two new pay items for the M-24 Pedestrian Tunnel Connection project were discovered this past week that weren't previously planned or budgeted for.

1. DTE Pole Relocation – \$20,568.86. Attached is the agreement.
2. While excavating Superior Contracting exposed what appears to be hazardous waste buried on the land that is west of M-24, in the area of the southwest corner of the property. Young's Environmental was contacted immediately and they visited the site to see what was happening, assess the situation, take samples, and provide an absorbent baffle that can be installed in the area downstream. As a follow up to their visit, Young's Environmental submitted a proposal to process three samples of the hazardous material (attached). There will be an additional cost for disposal, but at this time we do not know what that entails yet. We are also in the process of seeking an additional quote to get the materials tested.

1100 Clark
Lapeer, MI 48446



Wednesday, August 27, 2025

City of Lapeer
576 Liberty St
Lapeer, MI 48446

Regarding: Rear Of 58 Main St, Lapeer, Lapeer Township

Enclosed are two (2) copies of the Temporary or Permanent Line Relocation Agreement for your signature. The payment for this work is \$20,568.86 for a Permanent Relocation based on: Relocate wooden pole 40 south of existing location; Install 50 wooden pole, Install new crossarm equipment . Relocate fusing equipment to new pole.

Please return the signed document to me with a check made payable to DTE Energy. To ensure proper credit, the contract number should be indicated on your remitted check. Keep the "Customer Copy" document for your records. When we receive the signed document and your check, we will proceed to schedule the work.

If you have any questions regarding this job, please feel free to contact me at the phone number or e-mail address indicated below.

Sincerely,

Linda K. Lee
Planner

linda.lee@dteenergy.com

enclosures:

Two copies of the Temporary or Permanent Line Relocation Agreement



**Agreement for
Temporary or Permanent Line Relocation
No. 76100848**

"DTE Energy" and "Customer" make this agreement for consideration of the promises in the Agreement.

"DTE Energy" is:

The DTE Energy Company
1100 Clark
Lapeer, MI 48446

"Customer" is:

City of Lapeer
576 Liberty St
Lapeer, MI 48446

Background Statement: Customer agrees to reimburse DTE Energy for permanent relocation of equipment in the vicinity of Rear Of 58 Main St, Lpaeer. To do this, DTE Energy requires that payment be made in the amount indicated below. Under Michigan Public Service Commission rules, DTE Energy is permitted to require payment before performing this work.

**DTE Energy and Customer agree to the following terms:
See details of this contract under the Terms and Conditions section**

Payment for the permanent relocation is \$20,568.86.

The type of work to be performed:

Relocate wooden pole 40' south of existing location; Install 50' wooden pole, Install new crossarm equipment . Relocate fusing equipment to new pole.

In return for the above reimbursement payment, The DTE Energy Company agrees to perform the requested work, providing all necessary permits and rights-of-way can be secured. This job will not be scheduled until DTE Energy receives full payment for the above work. The price quoted on this agreement shall be in effect for a period of six (6) months from the date hereof.

Notwithstanding anything herein to the contrary, the installation, ownership, and maintenance of electric services and the rates, fees, and charges to be made shall be subject to and in accordance with the orders and rules and regulations adopted and approved from time to time by the Michigan Public Service Commission. The above charge covers only the removal/relocation of **DTE Energy owned** equipment.

It is the customer's responsibility to contact other companies (usually telephone, cable TV) that have equipment on the pole (or in the trench) to determine whether additional charges may incur from this move. **Payment for these charges is the customer's responsibility and will be made by separate agreement between the customer and the other companies.**

REMOVED PER ROWE'S RECOMMENDATION

DTE Energy:(sign) Christopher B Folden / s/ Title: Supervisor Date: 8-27-2025
Christopher B Folden

Customer:(sign) _____ (print) _____ Date: _____
(sign) _____ (print) _____ Date: _____

Terms and Conditions
Agreement for Temporary or Permanent Line Relocation

1. **MPSC Rules** - This Agreement is subject to the Michigan Public Services Commission ("MPSC") Rules, including but not limited to, Rule C6.1, "Extension of Service"; Rule C6.2, "Overhead Extension Policy"; Rule C6.3, "Underground Distribution Systems"; and Rule C6.5 "Miscellaneous Customer Requests", which are incorporated herein by reference.
2. **Description of Work** - DTE Energy or one of its contractors shall install the underground or overhead conductors and any associated overhead or underground equipment required for the line relocation, (collectively, the "Work"). DTE Energy will only install electric service and is not responsible for any other utility service including, but not limited to, cable television, or other communication services. Customer shall contact those companies responsible for the installation of services other than electrical service.
3. **Customer Staking Requirements**
 - a. Prior to commencement of the Work, Customer shall visually identify, by either exposing or clearly staking through the use of flags or other appropriate identification device, all private underground property, including but not limited to:

a. private electrical lines b. sprinkler systems c. invisible fences d. swimming pool hardware e. septic tanks and fields f. fiber optic lines g. security systems h. heated sidewalk and driveway equipment	i. burial sites of pets j. geothermal systems k. private water mains and lines l. solar power equipment m. privately owned gas n. propane and petroleum lines o. any other underground equipment not previously listed.
--	---
 - b. If Customer refuses the route suggested by DTE Energy for the Work and requests an alternative route, which is mutually agreed to by Customer and DTE Energy, Customer shall stake the alternative route as provided in paragraph 3(a) above.
 - c. If Customer fails to clearly stake all private underground property, then Customer releases DTE Energy from any and all liability for property damage related to the installation, operation or maintenance of the Work, including, but not limited to, loss of trees, shrubs or other landscape.
4. **Total Payment** - By executing this Agreement, Customer agrees to pay DTE Energy the "Total Payment" calculated on page 1 of this Agreement.
5. **Termination prior to Commencement of Work** - If Customer fails to complete any obligations under this Agreement within six (6) months from the date DTE Energy receives full payment or the Total payment, then, upon written notice, DTE Energy may cancel this Agreement and a refund may be issued to Customer, less all reasonable costs incurred by DTE Energy.
6. **Failure to Execute Agreement; Changes to Agreement** - If the Customer fails to execute this Agreement and pay the Total payment due to DTE Energy within six (6) months of the date of this Agreement, then this Agreement shall become null and void. Further, Customer shall not make any changes to this Agreement, including but not limited to handwritten changes or striking any language. In the event Customer makes any changes to this Agreement without the specific written consent of DTE Energy, then this Agreement shall become null and void.
7. **Damages and Limitation on Liability** - If Customer, its contractors, agents, and/or employees cause damage to the Work, then Customer shall reimburse DTE Energy for all costs related to that damage.

DTE Energy's sole liability to Customer, its employees, agents, subcontractors and to all other persons arising out of or related to the performance of the Work, whether in contract, under any claims warranty, in tort, or otherwise shall be limited to either DTE Energy repairing or replacing the Work at its own expense or, at DTE Energy's option, refund the money paid for the Work. The foregoing shall be Customer's sole remedy. In no event will DTE Energy or its contractors be liable under this Agreement or under any cause of action relating to the subject matter of this Agreement, whether based on contract, warranty, tort (including negligence), strict liability, indemnity or otherwise, for any incidental or consequential damages including but not limited to loss of use, interest charges, inability to operate full capacity, lost profits or other similar claims of Customer.
8. **Set Off** - DTE Energy shall be entitled at any time to set off any sums owing by Customer or any of Customer's affiliated companies with common ownership, to DTE Energy or any of DTE Energy's affiliated companies, against sums payable by DTE Energy.
9. **Assignment and Notices** - Customer shall not assign this Agreement without DTE Energy's prior written consent. All notices required by this Agreement must be in writing and sent by U.S. mail or delivered in person to the addresses listed on page 1 of this Agreement.
10. **Saving Clause** - Each term and condition of this Agreement is deemed to have an independent effect and the invalidity of any partial or whole paragraph or section shall not invalidate the remaining paragraphs or sections. The obligation to perform all of the terms and conditions shall remain in effect regardless of the performance of any invalid term by the other party.
11. **Governing Law and Jurisdiction** - This Agreement shall be construed in accordance with the law of the State of Michigan, without regard to conflict of law principals. The parties agree that any action with respect to this Agreement shall be brought in a court of competent

jurisdiction located in the State of Michigan and the parties hereby submit themselves to the exclusive jurisdiction and venue of such court for the purpose of such action.

12. Entire Agreement - This Agreement together with the DTE Energy Rate Book on file with the MPSC, the Electrical Service Installation Guide, which is available at:

www.dteenergy.com/businessCustomers/buildersContractors/electricService/standards.html

and, if applicable, the Certificate of Grade (referred to herein collectively, as the "Contract Documents") constitutes the entire Agreement between the parties regarding this transaction. Any agreements, negotiations or understanding of the parties prior to or contemporaneous to the date of the Agreement, whether written or oral, are superseded hereby. In the event of a conflict between the Contract Documents, then the Contract Document shall control in the order stated above.



**YOUNG'S
ENVIRONMENTAL
CLEANUP INC.**

WWW.YOUNGSENVIRONMENTAL.COM

**City Of Lapeer
Attn: Rodney Church**

Corporate Headquarters
G-5305 N Dort Hwy
Flint, MI 48505
P: (810) 789-7155
F: (810) 789-3606

West Michigan Operations
3376 Three Mile Rd. NW
Grand Rapids, MI 49534
P: (616) 785-3374
F: (616) 785-3401

PROPOSAL

Proposal No: 00005167
Date: 08-28-2025
Expiration Date: 01-23-2026

Waste Sampling & Analytical Services
Lapeer, MI

Scope of Work:

Upon receipt of a signed proposal/agreement or purchase order, Young's will provide labor and equipment to perform the following scope of work:

Young's Environmental will mobilize to the site located in Lapeer, MI. Once on site Young's personnel will sample each of the 3 drums. The samples will be placed into glass sample jars and will then be transported to Brighton Analytical for analytical testing.

Services as stated will be invoiced in accordance with the following fee schedule:

- Waste Sampling Services: \$775.00 Lump Sum
- Analytical Testing (Unknown Substances): \$2,125.00 Per Sample (3 Samples Required)

Qualifications

- Work performed outside of Scope of Work or Qualifications directed by your companies designated onsite contact for this project will result in additional Standard Time and Material Billing.
- Disposal to be billed in accordance to actual materials delivered to Disposal Facility
- Project site has clear and easy access for Young's personnel and equipment
- All work will be done under the direction of onsite personnel
- Cancellations made 24 hours or less before scheduled service will be subject to a 4-hour labor and equipment charge
- Cancellations made 8 hours or less before scheduled service will be subject to a 8-hour labor and equipment charge
- Work will be conducted Monday through Friday during normal business hours (7AM – 5PM)

If you have any questions or need additional information, please do not hesitate to contact me at (810) 789-7155 or email at jpotter@yec1.us.

The scope of work authorized by this proposal is subject to Young's Standard Terms and Conditions effective on the date of this proposal, which are incorporated here by reference and made an integral part hereof and can be found online at bit.ly/YEC1terms15 or you may request a copy by calling us at (800) 496-8647.

Executed on behalf of Young's by:

Accepted and agreed to by:

Jake Potter

Signature

Date

Print Name

Purchase Order / Work Authorization #



ITEM J-1

To: Mayor and City Commission
Date: September 2, 2025
RE: Boards & Commissions Appointments

MAYORAL APPOINTMENT

BOARD OR COMMISSION	MEMBER NAME	CURRENT TERM EXPIRES	TERM LENGTH	NEW TERM EXPIRATION	COMMENTS Re: STATUS
County Center Board	Vacancy	Jan 1, 2026	1 Year		Awaiting Recommendation
EDC/TIFA/ Brownfield Redevelopment Authority	Vacancy	Jun 1, 2027	6 Year		Awaiting Recommendation
Downtown Development Authority	Vacancy	Jan 1, 2026	4 Year		Awaiting Recommendation
Local Finance Development Authority	Vacancy	Aug 1, 2027	4 Year		Board Recommends Reappointment
Local Officers Compensation Commission	Vacancy	Oct 1, 2025	5 Year		Awaiting Recommendation

COMMISSION APPOINTMENTS

BOARD OR COMMISSION	MEMBER NAME	EXPIRATION	TERM LENGTH	NEW TERM EXPIRATION	COMMENTS Re: STATUS
Board of Review	Vacancy - Alternate	Jan 1, 2026	3 Year		Awaiting Recommendation
Lapeer Building Authority	Vacancy Vacancy	Jun 1, 2027 Jun 1, 2028	3 Year		Awaiting Recommendation
Prison Liaison Committee	Vacancy	Apr 1, 2026	3 Year		Awaiting Recommendation
Zoning Board of Appeals	Vacancy – Alternate Vacancy – Alternate	Apr 1, 2027 Apr 1, 2028	3 Year 3 Year		Awaiting Recommendation

The following residents have applied to a Board or Commission:

Board/Commission:	Name:	Date Application Submitted:
Local Development Finance Authority	Mike Womack	N/A - City Manager

Suggested Motion:

Accept the resignation of Brad Chayka from the Lapeer Housing Commission, Lapeer Neighborhoods, Incorporated, and the City of Lapeer Housing Board of Appeals and declare the seat vacant.

AGENDA ITEM REVIEW

Meeting Date: September 2, 2025

Date Reviewed: August 27, 2025

Reviewed By: City Clerk's Office

Romona Sanchez

From: Denise Soldenski
Sent: Wednesday, August 27, 2025 8:03 AM
To: Dana Jansen; Romona Sanchez
Cc: Mike Womack
Subject: FW: Board Resignation - Housing Boards

Hello Dana & Romona,
Please see the email below for the resignation of Brad Chayka from the three Housing boards. Please include this in the 9/2/25 City Commission meeting if not too late. I will start searching for a replacement and please post on the City's social media for the three boards with the stipulation that the person would need to be a city resident.
Thank you!

From: Brad Chayka <bradchayka@gmail.com>
Sent: Tuesday, August 26, 2025 7:50 PM
To: Denise Soldenski <dsoldenski@ci.lapeer.mi.us>
Subject: Re: Board Resignation - Housing Boards

I confirm that I will be resigning from the aforementioned boards. I enjoyed my time serving. Thank you.

On Tue, Aug 26, 2025, 2:52 PM Denise Soldenski <dsoldenski@ci.lapeer.mi.us> wrote:

Hello Brad,

Thanks so very much for your service! As we discussed, it was determined via the City Charter that board members appointed to City boards do need to be City residents. On some occasions, for boards that are public corporations, such as Lapeer Housing Commission/Lapeer Riverview Towers, board members may be voters within the County; however, would still need to be taxpayers within the City of Lapeer.

As you have stated, upon your move out of the City limits, your family will no longer be taxpayers within the City of Lapeer, therefore, would not be able to continue serving on the three following boards:

- Lapeer Housing Commission/Lapeer Riverview Towers
- Lapeer Neighborhoods, Incorporated
- City of Lapeer Housing Board of Appeals

If you would, please respond to this email with confirmation that the above is correct and that you would need to resign for all three.

I'd like to thank you very much for your service over the past few years! You've been a valuable asset to our boards, and I wish you & your family the very best in your new home!!



THE CITY OF
LAPEER
MICHIGAN

Denise Soldenski

Director of Housing & Neighborhood Development

Housing Improvement Department

544 N. Saginaw Street, Suite 109, Lapeer, MI 48446

810 – 245 – 4221

Fax: 810 – 667 - 2501

<https://www.ci.lapeer.mi.us/>





Downtown Development Authority

August 20, 2025

Lapeer Main Street DDA. .

- *Michigan Main Street Program/Michigan Downtown Association*
 - Downtown Development Authority
 1. I've completed the onboarding for the See My Legacy software that we have access to as part of 2025 Vibrancy Grant that we received through Michigan Main Street. I've started setting up and tailoring the platform for Lapeer. Jill and I will continue to work on this. Moving forward, it looks like it will be a great tool for volunteer engagement, fundraising efforts, and creating community engagement through walking tours and memorial programs. The more I become familiar with the software the more I'm excited about it's potential.
 - Michigan Main Street
 1. **National Accreditation** – To help make sure we are in the best position possible for Accreditation I've been taking some time to revisit our workplans, making updates, and adding more information to the plans. This is an area that we have fallen short on in the past. My goal/hope is that these will be come templates that committees can use to create workplans and updates moving forward. This should also help streamline our event planning.
 2. Our community self-assessments are due August 29th. We will visit standards 4 – 6 at our board meeting on August 27th. Thank you to those of you that have submitted your assessments to me early. This allows me to enter scores and get further ahead on the report.
 3. The Lapeer Main Street DDA has received a Match on Main grant for The Doghouse Coffee shop. The Doghouse will use this award to purchase a larger capacity coffee roaster, increase their retail merchandise area, and increase their coffee offerings to include fun and unique coffee beverages and desserts like slushies and affogatos.
 4. The Hype Hound program is live, this was a part of last year's vibrancy grant and gives dog bandanas to dogs who are regularly walking the community with their owners. It turns the dogs into community ambassadors. Bandanas and rules' & guidelines for the program are available at the DDA office.
 5. Lapeer Main Street is one of 7 Main Street Communities that was selected to participate in a photo campaign for the MEDC featuring RRC and Main Street Communities. The goal of the program is to showcase vibrant Michigan communities across Michigan. While the photos will be used to support and showcase the efforts of the MEDC and Michigan Main Street, we will have access to the photos as well to use for our own marketing. Photos were taken by Phil Eich on August 13th. We had 12 volunteers show up to take part in the photos. It was a fun afternoon that will not only result in great photos of our community being enjoyed but also created some economic impact with our volunteers' making purchases at multiple Lapeer businesses throughout the day.
 6. The next Michigan Main Street training will take place on September 29 & 30 and will focus on Board Engagement. These training sessions will take place in Grosse Pointe. September 29 is for directors only and the September 30th session is open to all board and committee members. If you're interested in attending on the 30th, please let me know by August 29 so that I can RSVP.

ITEM K-1

7. Leigh Young and Myself have submitted to co-present at The National Conference in Tulsa Oklahoma. Our session will be an expansion of the session we presented at the CEC Conference, talking about “The Magic of Understanding Your Assets.
 8. I have been invited by Michigan Main Street and National Main Street to join them in Washington DC on Feb. 10 – 12. We will be meeting with legislators talking about the importance of Main Street, Small towns and the impact, good and bad that legislation/changes in DC might have on our small towns and businesses.
 9. **Upcoming Main Street Dates:**
 1. September 29 & 30 – Main Street Fall Directors training in Grosse Pointe
 2. April 12 – 16, 2026 – Main Street NOW, Tulsa Oklahoma
- o Michigan Downtown Association
 1. The MDA Annual Workshop will be taking place in Rochester MI this year. November 5 & 6. This is a two-day workshop with a variety of topics focused on downtown best practices. I will be part of a panel discussion this year talking about renewing DDA Development and TIF Plans.

Business Development - Economic Vitality

Business Recruitment/Retention and Support

- o GD Placemaking and the MDA have released a destination marketing grant for MDA communities. This grant will award 3 businesses located in MDA communities with a year's worth of training and technical assistance. The DDA will be able to nominate one local business for the grant. Applications will be due Mid-September.
- o Sam Moore and I met with staff and leadership from the UofM Office of Economic Development located in the Flint Campus to talk about ways we can partner with U of M more and what kinds of services they provide. U of M will be working with us to set up a day and time to bring the Chancellor of U of M – Flint to Lapeer to meet with business owners and community leadership to discuss resources available and to hear what challenges and opportunities exist. This will help U of M identify possible future resources through their programs.
 - a. Current Empty storefronts and available properties include:
 1. 18 E. Nepessing St. – City Owned property – Empty, not currently for sale
 2. 350 N. Court Street – 2nd/3rd Floor office space available
 3. 606 N. Saginaw Street – multiple units – recently rezoned to allow for retail
 4. 10 E. Nepessing St. – Previously Flannagan's
 5. 114 Park Street – Located next to the Chamber and Holiday Depot
 6. 324 W. Nepessing Street – Under new ownership
 7. 404 W. Nepessing Street – Previously Tech Smart – The property owners are currently exploring options for the space.
 8. 306 Genesee St. – In front of Gerlach's Bowling Center
 9. 279 N. Court Street – Old Register of Deeds
 - b. Businesses Opening
 - i. 240 W. Nepessing St. – Grace and Butter Bakery (Fall opening) They have requested that the DDA does the Ribbon cutting for their grand opening.
 - ii. Villa Milano will have their grand opening celebration on September 16th at 4:00pm

ITEM K-1

Placemaking - Design:

- The Placemaking Committee met on August 19th and had discussion on The PIX Theatre mural. I've Submitted a grant application to the Lapeer County Community Foundation for The PIX Theatre mural Project. I am also exploring other possible options to help with funding of the mural project. Moving forward I'll be working directly with the artist on the project for any adjustments and planning going into the project.
- The committee also discussed the uses of the See My Legacy Software and talked about possible locations and criteria for selecting downtown locations for the History Walk plaques that we will be creating as part of this year's vibrancy grant. In addition to the History plaques/walk, we also discussed the idea of doing an art walk that highlights not only public art outside, like the community painting murals, but also artwork inside downtown businesses as well, including the mural at Kin Thai, Hernandez Mexican Food, and Kooky's n Cream.

Outreach – Organization & Promo and Marketing:

- The Outreach Committee will be focusing on volunteer engagement and recognition this year, with upcoming dates and times to meet start planning soon.
- There are a variety of fundraising and campaigns that we can look at through the See My Legacy software that I think will help increase our fund-raising efforts.
- DDA Online (social media, Website)
 - Social Media – February saw increase/improvements in Instagram interactions and decreases in Facebook interactions.
 - Facebook
 - Followers = 7,657 followers on Facebook
 - Views = 159,036 in the last 28 days
 - Content Shares = 267
 - Reactions = 1700
 - 73 New Followers in the last 28 days
 - Instagram
 - Followers = 1200
 - Views = 724 in the last 28 days
 - 14 New Followers in the last 28 days.
 - 24 Interactions

Special Events:

- The event committee met on August 5 with the majority of the conversation focused on talking about creating more of an experience downtown and generating positive engagement through social media, word of mouth, and collaboration. The committee talked about the importance of positive conversations needing to start with the DDA and community leaders. We need to be more vocal about bragging about our community.
- The committee also talked about releasing an event survey in mid September. This survey would be sent to businesses downtown to collect information on how each downtown event is received. Do businesses have a positive view of an event or a negative view. Do they see a value in it and what suggestions might they have for each event. The goal is to keep the survey short and simple, but it's also important to include every event that takes place downtown, not just the DDA events.
- August Events
 - Back to the Bricks took place on August 6, the turnout and response seems to be great. We estimate that we had around 1,000 vehicles and about 3500 people in attendance downtown. The initial response from most businesses has been very supportive and positive for the event.

ITEM K-1

- Monday Car Cruise
 - Aug 4, 11, 18, 25
- Concert Series
 - Aug 7, 21
- Lapeer Days
 - Aug 15 - 17
- September Events:
 - Final Car Cruise of the season
 - Sept. 8
 - Michigan Downtown Day
 - Sept. 27

Partnerships:

- The Historic Farmers Market of Lapeer is hosting Renaissance Festival Day on September 6 and has partnered with several downtown businesses.

Administrative:

- For the last couple of years, I have been working toward my Professional Downtown Management Certification through the Michigan Downtown Association. I will be submitting my Capstone project in early September to complete the program. My Capstone project is an exploration of "Thinking Like a Magician: Creative Strategies for Economic Development in Downtowns"

James Alt
Lapeer DDA Executive Director,
810-728-6598
james@lapeerdda.com

CITY OF LAPEER, 576 LIBERTY PARK, LAPEER, LAPEER COUNTY, MICHIGAN 48446

N-1

2025 MEETING DATES

In accordance with the Open Meetings Act, MCL 15.261 et. Seq., notice is hereby given that every meeting of the City Council, Boards, Authorities and Commissions of the City of Lapeer shall be open to the public. Notice is further given that the following City Council, Boards, Authorities and Commissions are regular meeting dates for 2024. A public notice of each special or rescheduled meeting will be posted at least 18 hours prior to the time of the meeting.

<u>Board/Commission</u>	<u>Location</u>	<u>Time</u>	January	February	March	April	May	June	July	August	September	October	November	December
City Commission 1st & 3rd Monday of each Month	Commission Chambers	6:30 P.M.	6, 21	3, 18	3, 17	7, 21	5, 19	2, 16	7, 21	4, 18	2, 15	6, 20	3, 17	1, 15
Cemetery Board 3rd Thursday of October	Mt. Hope Cemetery Building	2:00 P.M.	--	--	--	--	--	--	--	--	--	16	--	--
Downtown Development Authority 4th Wednesday of each Month	City Hall - 2nd Floor Conference Room	8:00 A.M.	22	26	26	23	28	25	23	27	24	22	26	24
Economic Development Corp (EDC) & Tax Increment Finance Auth (TIFA) 2nd Wednesday as Needed	City Hall - 2nd Floor Conference Room	8:00 A.M.	8	12	12	9	14	11	9	13	10	8	12	10
Housing Commission 3rd Thursday of each Month	City Hall - 2nd Floor Conference Room	4:00 P.M.	16	20	20	17	15	19	17	21	18	16	20	18
Local Development Finance Authority (LDFA) 1st Tuesday March/June/Sept/Dec As Needed	City Hall - 2nd Floor Conference Room	8:00 A.M.			4			3			2			2
Park Board 1st Wednesday in November	Commission Chambers	6:30 P.M.	--	--	--	--	--	--	--	--	--	--	5	--
Planning Commission 2nd Thursday of each Month	Commission Chambers	6:30 P.M.	9	13	13	10	8	12	10	14	11	9	13	11
Zoning Board of Appeals 4th Monday of each Month	Commission Chambers	6:30 P.M.	27	24	24	28	26	23	28	25	22	27	24	22

Address of the above locations are as follows:

Commission Chambers City Hall, 576 Liberty Park
City Hall - 2nd Floor
Conference Room City Hall, 576 Liberty Park
Mt. Hope Cemetery 1230 Park Street

Romona Sanchez, CMC, MiPMCIII
City Clerk

City of Lapeer
576 Liberty Park, Lapeer
Lapeer County, Michigan 48446
(810) 664-5231



MAT. TRANS.

To: City Commission
Date: August 26, 2025
RE: Material Transmittals

1. Planning Commission Minutes – July 10, 2025.
2. Michigan Municipal League – MI Home Program.

**CITY OF LAPEER
MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
JULY 10, 2025**

A regular meeting of the City of Lapeer Planning Commission was held at 6:30 p.m. on Thursday, July 10, 2025 at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan.

Members Present: Chair Austin Kelly, Vice Chair Doug Roberts and Commissioners Mike Womack, Josh Atwood, Catherine Bostick-Tullius, Jeff Pattison and Audrey Brady.

Members Absent: Debbie Marquardt and Marty Johnson.

Also Present: Rowe Professional Services Company Planning Consultant Ben Keller and Recording Secretary Kimberly Hodge.

Chair Kelly called the meeting to order at 6:30 p.m.

AGENDA APPROVAL

256 2025 7-10 Agenda Approval

Motion by Bostick-Tullius. Seconded by Pattison.

To approve the agenda for the July 10, 2025 meeting.

Ayes: Commissioners Kelly, Roberts, Womack, Atwood, Bostick-Tullius, Pattison and Brady.

Nays: None.

Absent: Commissioners Marquardt and Johnson.

MOTION CARRIED.

MINUTES

257 2025 7-10 Meeting Minutes

Motion by Atwood. Seconded by Bostick-Tullius.

To approve the minutes of the regular meeting held on June 12, 2025 as presented.

Ayes: Commissioners Kelly, Roberts, Womack, Atwood, Bostick-Tullius, Pattison and Brady.

Nays: None.

Absent: Commissioners Marquardt and Johnson.

MOTION CARRIED.

PUBLIC COMMENTS

There were no comments from the public.

PUBLIC HEARINGS SCHEDULED

There were no public hearings scheduled.

SITE PLAN REVIEWS

There were no site plans to be reviewed.

OTHER BUSINESS

Site Plan Extension – Woodchips Mixed-Use Building – 480 W. Nepessing St.

Consultant Keller reviewed the site plan approval status of the Woodchips Mixed-Use Building project to be constructed at 480 W. Nepessing Street which received Planning Commission contingent approval on July 11, 2024. Keller reviewed the site location, design renderings, proposed uses in the building and the applicant correspondence requesting the approval extension.

258 2025 7-10 Woodchips Mixed-Use Building – 480 W. Nepessing St. – Site Plan Approval Extension

Motion by Kelly. Seconded by Bostick-Tullius.

To approve a one-year site plan extension requested by Patrick Hingst for the Woodchips Mixed-Use Building to be constructed on a vacant lot at 480 W. Nepessing Street because the project is likely to commence before the site plan approval expires on July 10, 2026.

Ayes: Commissioners Kelly, Roberts, Womack, Atwood, Bostick-Tullius, Pattison and Brady.

Nays: None.

Absent: Commissioners Marquardt and Johnson.

MOTION CARRIED.

Text Amendments – Various Sections

Consultant Keller reviewed and discussion was held on various potential text amendments to the following sections:

- 7-15.01 Building Appearance – addition of tables;
- 7-15.07 Mechanical Equipment - screening;
- 7-17 Signs – permit requirements for banner and flag signs, permitted temporary signs, monument sign base height calculation and window signs;
- 7-15 General Site Development – landscaping, tree removal and replacement and waivers;
- 7-16 Parking – minimum, deferment and bike rack credits;
- 7-21.03 Zoning Permits – parking lot maintenance, striping and waste receptacles; and
- 7-16.06 – Waste Receptacles – allow waivers by Planning Department.

Commissioner Womack requested the restriction on overheard doors facing a public street be added to the list of potential amendments.

Discussion was held regarding adding potential amendments for increasing housing density and minimum dwelling unit floor area size.

CORRESPONDENCE

The Development Activities Report was reviewed as presented.

TRAINING REPORT

Discussion was held on the possibility of requiring Planning Commissioners to complete a certain amount of training.

COMMISSIONER COMMENTS

Commissioner Brady thanked Consultant Keller for putting together the potential text amendments in a clear format for the commissioners.

ADJOURNMENT

There being no further business, the meeting was adjourned by consensus at 8:06 p.m.
MEETING ADJOURNED.

Debbie Marquardt
Secretary

Kimberly Hodge
Recording Secretary

***** MEDIA ADVISORY *****

Bold policy solution to tackle state housing shortage to be proposed by Michigan Municipal League

WHAT:

The Michigan Municipal League (the League) will be joined by legislators, local leaders, developers, and home builders from across the state to announce a bold strategy to build and rehab more attainable housing in Michigan.

The **MI Home Program** is a bold, detailed strategy that leverages partnership over **preemption** to boost housing construction and rehabilitation while modernizing local zoning rules to help accelerate housing development across the state. The plan calls for a \$160 million annual investment over five years, leading to the development of more than 10,000 attainable housing units and sparking ongoing and lasting change.

WHO:

- Don Gerrie, The League Board President and Sault Ste. Marie Mayor
- Andy Schor, Lansing Mayor
- Dan Gilmartin, Michigan Municipal League CEO
- Rep. Mark Tisdell (R-Rochester)
- Rep. Amos O'Neal (D-Saginaw)
- Rep. Samantha Steckloff (D-Farmington Hills)
- Other members of the Michigan Municipal Caucus
- Brian Farkas, director of workforce housing, Allen Edwin Homes
- Dan Dimitroff, RDS Management
- Other League past presidents and local elected leaders

WHEN:

9:30 a.m., Tuesday, August 19

WHERE:

Lansing City Hall Plaza

In the event of adverse weather, the event will be held in the lobby

CONTACT:

Josh Hovey, Bellwether Public Relations

C: 517-712-5829

E: jhovey@bellwetherpr.com



MI Home Program

Partnership over Preemption

The **MI Home Program** will support investment to accelerate housing construction and rehabilitation, while also promoting updates to local zoning regulations that will help cultivate thriving communities and stimulate economic vitality.

The program enables a powerful partnership between the state and local units of government to improve access to attainable housing.

Program Components

The State of Michigan will invest \$160 million annually for five years to stimulate housing investment through four targeted programs.

1. MI Home Readiness (\$5 million annually)

- Continue to provide funding for Housing Readiness Incentive Grants to local governments for the purpose of updating zoning regulations in support of housing needs. Capped at \$50,000 per applicant.
- Create a statewide matchmaking platform to identify housing opportunities and make connections between the state, municipalities, and developers.

2. MI Home Grant (\$95 million in years one and two, \$145 million in years three through five)

- Establish a grant fund to pay for the cost of building or rehabbing qualified residential property. Capped at \$100,000 for new construction and \$30,000 for rehab per dwelling unit but cannot exceed 1/3 of the cost of construction or rehab. The caps will increase annually by an amount equal to the Headlee Inflation Rate Multiplier.

3. MI Home Fund (\$50 million in years one and two)

- Create a revolving loan fund that addresses finance gaps for building or rehabbing qualified residential property. Modeled after current funds such as Build U.P. (InvestUP), Rapid Response Housing Fund (Housing North), and Grand Rapids Affordable Housing Fund (City of Grand Rapids). The MI Home Fund can be used in conjunction with the MI Home Grant.

4. MI Home Employer (\$10 million annually)

- Continue providing funding for the Employer-Assisted Housing Fund to promote public-private partnerships, with the state matching employer contributions to their employees' housing.

The program promotes local zoning reform and increases efficiency by encouraging specific housing-related zoning changes. Local units of government that proactively make or have made 50 percent or more of the following recommended actions and have been approved by the State, unlock the ability for a qualified developer to utilize the MI Home Grant and the MI Home Fund within those communities.

- Reduce residential parking requirements to 1.5 space per dwelling or less
- Allow accessory dwelling units (ADU) for long-term housing (not short term rentals) as permitted use
- Allow duplex as permitted use in residential
- Adopt pre-approved plans
- Allow higher density near transit and employment centers
- Allow single room occupancy for non-related individuals for long-term housing (not short term rentals)
- Reduce allowable dwelling unit size
- Allow multi use dwellings and mixed use where commercial is allowed
- Reduce governing body approvals by expanding and expediting administrative review approvals
- Reduce minimum lot size requirements
- Provide height density bonuses
- Reduce tap fees
- Allow modular as a permitted use in residential
- Complete the Redevelopment Ready Communities program

Additionally, eligible local units of government under the MI Home Program will also be prioritized for traditional state funding and financing opportunities.



Program Eligibility and Qualifications

A **Qualified Residential Property** has access to existing or utilizes adjacent infrastructure, and is an owner-occupied or rental property that includes any of the following:

- Single-unit house
- Duplex, triplex, or fourplex or unit(s) within
- Townhouse
- Row house
- Condo in a complex/community
- Dwelling unit in a mixed-use structure
- Modular home

A qualifying residential property must be sold or rented to a qualified individual for a period of no less than 10 years.

A property that is sold must have a sale price that results in an affordable mortgage for a household at 120 percent of Area Median Income. A property that is rented may charge total monthly rents and fees not to exceed 30 percent of the monthly income of a household at 120 percent of the Area Median Income. The rents and sale prices for this purpose will use the calculations established for Housing TIF projects.

A **Qualified Developer** is one of the following:

- A nonprofit corporation based in Michigan with a primary mission of developing and preserving attainable housing
- A developer that rehabilitates or constructs a unit of qualifying residential property and sells or leases the property to a qualified individual
- A land bank authority
- A qualified individual who purchases a qualified residential property to rehab for the purpose of being their primary residence

A **Qualified Individual** must meet all the following and agree that the qualifying residential properties on which program funds are spent shall be sold with a deed restriction ensuring only qualified individuals own and occupy the property for a specified period:

- Have an annual income of not more than 120 percent of the Area Median Income
- Demonstrate the financial means to purchase or rent the qualifying residential property

- For a qualifying residential property sold for homeownership:
 - For at least five years after the date of purchase, agree to maintain ownership of the qualifying residential property, to occupy it as a primary residence, and not to rent any portion of the property to another individual for use as a short-term rental
 - For the 10 years following the date of the initial sale, agree not to sell the qualifying residential property to any purchaser other than a qualified Individual
 - Agree to pay a penalty if ownership is not maintained according to regulations
 - Complete a homebuyer education class approved by the state and receive a “certificate of completion”
- For a qualifying residential property occupied under a lease:
 - Agree to occupy the qualifying residential property as a primary residence for the duration of the lease

Program Limits and Standards

A qualified developer may apply for funding of as many qualifying properties as their capacity allows. There is not a maximum grant ceiling for applications. Administrative and construction capacity must be detailed in the application.

Minimums

- There are no minimums to any of the MI Home programs.

Maximums

- MI Home Readiness has a maximum of \$50,000.
- MI Home Grant has a maximum of \$100,000 for construction and \$30,000 for rehab but cannot exceed 1/3 of the cost of construction or rehab adjusted annually for inflation.

The construction or rehabilitation of qualifying residential property for all activities funded by the MI Home Program must be completed according to all applicable federal, state, and local construction, rehabilitation, and design regulations and standards.



Monitoring and Reporting

Qualified developers will be responsible for the following monitoring and reporting:

- Review and document income eligibility for qualifying buyers
- Provide information on the homebuyer education class
- Report to the state the date the qualifying residential property closes and is sold
 - This is only required for the initial sale of the qualifying residential property.
- Annually certify to the state the buyer remains in the property for the entire five years following the date of sale
- Assist in monitoring the 10-year affordability requirement by income qualifying future buyers

The state will be responsible for the following monitoring requirements:

- Calculate the penalty and collect the penalty if it is violated
- Maintain a list of homes that are still subject to the 10-year affordability deed restriction
- Monitor and enforce the 10-year affordability requirement by income qualifying future buyers

Penalties

A qualified developer would repay all funds expended for the following reasons:

- Expenses are for activities other than the construction or rehabilitation of qualifying residential property
- The qualifying residential property is not sold or rented to a qualified individual
- The property is sold without a deed restriction

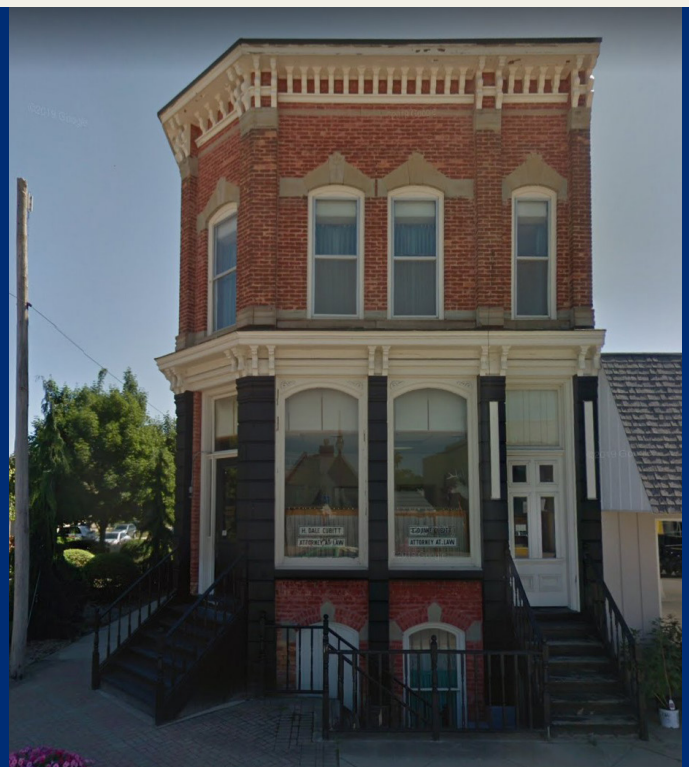
A qualified individual would be responsible for the following:

- Occupy the dwelling as a primary residence for at least five years or pay the state all funds expended, prorated by 20 percent for each full year they own the property
- Abide by the deed restrictions or face possible action brought against them by the state

The state may waive penalties faced by the homeowner if it is determined that making a repayment would constitute a hardship to the seller. Hardship, with respect to the homeowner, may include divorce, disability, illness, loss of income, or any other hardship supported by documentation and approved by the state.

Program Impacts

- The MI Home Program will result in over 10,000 homes being built or rehabbed, promote significant local zoning changes, and invest in a market-based solution allowing employers to help with their employees' housing needs.
- The MI Home Program will create a lasting impact well beyond the five-year funding cycle through the implementation of a statewide revolving loan fund for housing that will continue to provide funding to address financing gaps for housing construction for years to come.
- The MI Home Program will impact additional building and rehab opportunities in communities across Michigan beyond the scope of this program as updated zoning regulations will apply to all housing projects.



Contact: Jennifer Rigterink
Assistant Director of State & Federal Affairs,
jrigterink@mml.org | mml.org

MI Home Program

Partnership over Preemption

The MI Home Program will support investment to **accelerate housing construction and rehabilitation**, while also promoting updates to local zoning regulations that will help cultivate thriving communities and stimulate economic vitality.

The program enables a **powerful partnership** between the state and local units of government to improve access to attainable housing.

Program Impacts

- The MI Home Program will result in over **10,000 homes** being built or rehabbed, promote significant local zoning changes, and invest in a market-based solution allowing employers to help with their employees' housing needs.
 - The MI Home Program will create a **lasting impact** well beyond the five-year funding cycle through the implementation of a statewide revolving loan fund. This will continue to address financing gaps for housing construction for years to come.
 - The MI Home Program will impact additional building and rehab opportunities in communities across Michigan beyond the scope of this program as updated zoning regulations will apply to all housing projects.
- **Promoting local zoning reform** and increasing efficiency by encouraging more than a dozen specific housing-related zoning changes and unlocking MI Home Program funds in communities that have made those changes.
 - Eligible properties include a single-unit house, duplex, triplex, and fourplex or unit(s) within; townhouse, row house, condo in a complex/community, dwelling units in a mixed-use structure, and modular homes.
 - Grants may be awarded to nonprofit developers, land bank authorities, traditional developers, and, in limited cases, an individual.
 - Properties awarded a grant shall be sold or rented to individuals who have an annual income of not more than 120 percent of the Area Median Income.
 - Developing grant limits, reporting, monitoring, and compliance measures to ensure resources are spent on attainable housing and instituting penalties for when program parameters are not followed.

Key Tenants of the Program

- Investing \$160 million annually for five years to **stimulate housing investment** through four targeted programs that fund updates to zoning regulations in support of

housing needs, providing grants to fill the finance gaps when building or rehabbing attainable housing units, creating a revolving loan fund for housing, and continuing to fund the Employer-Assisted Housing Fund.

This program achieves what we all desire, builds more homes, and does so by choosing **partnership over preemption**.

****EMBARGOED** RELEASE**

9:30 a.m., Tuesday, August 19, 2025

CONTACT:

Josh Hovey

jhovey@bellwetherpr.com

517-712-5829

Michigan Municipal League proposes partnership-based approach to address the state's housing shortage

LANSING, Mich. – The Michigan Municipal League (the League) was joined by legislators, local leaders, developers, and home builders from across the state today to unveil a bold, detailed strategy to build and rehab more attainable housing in Michigan.

The [MI Home Program](#) seeks to boost housing construction and rehabilitation while modernizing local zoning rules to help accelerate housing development across the state. The plan calls for a \$160 million annual investment over five years, leading to the development of more than 10,000 attainable housing units and sparking ongoing and lasting change.

“Michigan’s housing shortage affects every corner of our state — from large cities to rural communities,” said the **League Board President and Sault Ste. Marie Mayor Don Gerrie**. “The MI Home Program is a targeted, practical approach to building more attainable housing units, while supporting local decision-making and creating thriving, more vibrant communities.”

Program Components Include:

- **MI Home Readiness** – \$5 million annually for Housing Readiness Incentive Grants to help communities modernize their zoning ordinances in ways that encourage more housing development, plus a statewide matchmaking platform connecting municipalities and developers.
- **MI Home Grant** – \$95 million in years one and two, increasing to \$145 million in years three through five, for grants to fill the gap when building or rehabbing attainable housing.
- **MI Home Fund** – \$50 million in years one and two to create a revolving loan fund that can be layered with grant dollars to address gaps for housing development and rehabilitation.
- **MI Home Employer** – \$10 million annually to continue the Employer-Assisted Housing Fund, matching employer investments to help workers secure housing.

The program incentivizes local governments to adopt housing-friendly zoning changes. Fourteen best practices such as allowing duplexes and accessory dwelling units, reducing parking requirements, and enabling higher density near transit have been identified. MI Home Program resources can go directly to qualified developers to spend those funds in communities where at least half of these best practices have been adopted.

Grant funding will be made available for a wide range of housing types, including single-family units, duplexes, triplexes, fourplexes, townhouses, row houses, condos, modular homes and mixed-use development. Properties built or rehabilitated under the program must be sold or rented to households earning no more than 120 percent of the area median income and kept attainable for no less than ten years.

“This is a housing development strategy that chooses partnership over preemption,” said **State Representative Samantha Steckloff (D-Farmington Hills)**. “It’s about empowering local decision makers to meet the unique housing needs of their communities and ensuring they have the resources and flexibility to get the job done.”

“This is about building more homes and building them the right way — in partnership with our communities,” said **Brian Farkas, director of workforce housing at Allen Edwin Homes**. “By aligning resources, incentives, and local leadership, we can continue to work to address today’s housing needs and set the stage for long-term economic vitality across the state.”

For more information on the MI Home Program and MML’s housing policy efforts, visit www.mml.org/mihomeprogram.

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ABOUT:

The Michigan Municipal League is the premier statewide association representing more than 500 full-service cities, villages, and urban townships. Our members expect us to educate, advocate, and inspire their work as public servants building community wealth for their residents and stakeholders. We accomplish this by providing unmatched services in everything from professional development to executive recruitment to insurance and risk mitigation.