



AGENDA
CITY OF LAPEER
LAPEER CITY COMMISSION
576 LIBERTY PARK, LAPEER, MI 48446
JULY 20, 2026
810-664-5231 * www.ci.lapeer.mi.us

6:30 P.M. CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF JULY 20, 2026, AGENDA

A. MINUTES:

1. Minutes of the Regular meeting held July 6, 2026.

B. PUBLIC COMMENTS:

1. Lapeer County Commissioner - Brad Haggadone.

C. CONSENT AGENDA:

1. Special Event: City of Lapeer America 250 Committee, America 250 Flagpole Dedication, September 11, 2026, 5:00 p.m., Nepessing St. at the Dog Park Corner.

SUGGESTED MOTION:

Approve the Consent Agenda for July 20, 2026.

D. BILL LISTING:

1. Bill Listing for July 20, 2026.

SUGGESTED MOTION: ON A ROLL CALL VOTE.

Approve the Bill Listing for July 20, 2026, in the amount of \$422,452.75.

E. PROCLAMATIONS, RECOGNITIONS AND RESOLUTIONS:

F. PUBLIC HEARINGS:

G. ADMINISTRATIVE REPORTS:

1. Lapeer Optimist Club Beer Tent Resolution.

SUGGESTED MOTION:

Adopt Resolution #2026-07 to authorize the Lapeer Optimist Club to use Annrook Park and Horton St. parking to operate their beer tent during Lapeer Days on Friday, August 21, 2026, through Sunday, August 23, 2026.

2. Second Reading – Ordinance Amendment – Chapter 7 Zoning.

SUGGESTED MOTION:

Adopt Ordinance 2026-05, on second reading amending Chapter 7, Article 7.02.02 (a)(43) to rezone 822 West Street (L21-33-306-040-00) from OS-1 Office Service to B-2 General Business, of the General Ordinances of the City of Lapeer.

3. Capital Improvement Project – Project #22895 – Chipper Truck.

SUGGESTED MOTION:

Approve the order and purchase of one (1) 2027 Ford F-600 4x4 from Milnes Ford of Lapeer in the amount of \$61,516.00 and the required vehicle upfitting from Viking Cives-Great Lakes (Battle Creek) in the amount of \$138,759.64, for a total project cost of \$200,275.64.

4. Capital Improvement Project – Project #10470 – Police Vehicles.

SUGGESTED MOTION:

Approve the order and purchase of two (2) 2026 Chevrolet Tahoe 4WD with the police package from Berger Chevrolet Inc. in the amount of \$109,390.00.

5. Capital Improvement Project – Project #22973 – Tractor Loader.

SUGGESTED MOTION:

Approve the order and purchase of a Kubota MX4900 loader tractor from Flint New Holland in the amount of \$54,415.42.

6. Capital Improvement Project – Project #22904 – Zero Turn Mower.

SUGGESTED MOTION:

Approve the order and purchase of a Kubota ZD1200-3-60 Zero turn mower from Flint New Holland in the amount of \$18,484.72.

7. Capital Improvement Project – Project #23004 –Traffic Signal Maintenance.

SUGGESTED MOTION:

Approve the purchase of two (2) EVO radar traffic detection kits from Carrier & Gable in the amount of \$68,226 and approve the accompanying budget amendment, as presented.

8. Capital Improvement Project – Project #23053 – Parks and Recreation Master Plan Update.

SUGGESTED MOTION:

Approve the proposal from Wade Trim to update the City of Lapeer Parks and Recreation Master Plan for a price not to exceed \$7,000, and authorize the Director of Parks, Recreation & Cemetery to sign the necessary documents.

H. CITY MANAGER'S REPORT:

1. Various matters.

I. CITY ATTORNEY'S REPORT:

1. Written Legal Opinion.

SUGGESTED MOTION:

Enter into Closed Session at the conclusion of the regular meeting to discuss a written legal opinion, as permitted under Section 8(h) of the Open Meetings Act (MCL 15.268(h)).

2. Various matters.

J. UNFINISHED BUSINESS:

- 1.** Appointments to Boards and Commissions.
Resignation – Planning Commission – Austin Kelly.

SUGGESTED MOTION:

Accept the resignation of Austin Kelly from the Planning Commission and declare the seat vacant.

- a.** Mayoral Appointments.
 - i.** Lapeer Neighborhoods, Inc.– James Mikus
Reappointment – 2-year term to expire August 1, 2028.
 - ii.** Planning Commission – Douglas Roberts
Reappointment – 3-year term to expire August 1, 2029.
- b.** Commission Appointments.

K. DEPARTMENTAL COMMUNICATIONS:

- 1.** Departmental Monthly Reports.

L. PUBLIC COMMENTS:

M. CLOSING COMMENTS:

N. REMINDER OF MEETINGS:

Next City Commission Meeting: **Monday, August 3, 2026, Regular**

O. REMINDER OF PUBLIC HEARINGS:

ADJOURNMENT

MATERIAL TRANSMITTAL

Notice:

Persons with disabilities needing accommodations for effective participation 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
JULY 6, 2026**

A regular meeting of the Lapeer City Commission was held July 6, 2026, at the Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan. The meeting was called to order at 6:30 p.m.

ROLL CALL

Present: Commissioners: Atwood, Brady, Glisman, McCarthy, Petrie.

Absent: Mayor Hing.

Also present: City Manager Womack, City Attorney Francis, City Clerk Sanchez.

Mayor Pro Tem Petrie led the Pledge of Allegiance.

176 2026 07-06 EXCUSE - MAYOR

Moved by McCarthy. Seconded by Glisman.

To excuse Mayor Hing from tonight's meeting.

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

Nays: None.

MOTION CARRIED.

177 2026 07-06 30-MINUTE TIME LIMIT

Moved by McCarthy. Seconded by Glisman.

Move that, for this meeting only, discussion of each agenda item remain subject to the thirty-minute limit established by the Rules and Procedures of the City Commission, and that each commissioner be recognized for no more than two (2) speaking turns on each agenda item unless extended by simple majority vote (3/2) of the Commission.

Ayes: Glisman, McCarthy, Petrie.

Nays: Atwood, Brady.

MOTION CARRIED 3-2.

178 2026 07-06 AGENDA APPROVAL

Moved by McCarthy. Seconded by Glisman.

Approve the Agenda for July 6, 2026, with the addition of item C-4, Special Event: Nightmare on Nepeessing, October 10, 2026, and the budget amendment to G-2 and removing Item G-4.

ROLL CALL VOTE:

Ayes: Glisman, McCarthy, Petrie.

Nays: Atwood, Brady.

MOTION CARRIED 3-2.

179 2026 07-06 MINUTES

Moved by Glisman. Seconded by McCarthy.

Approve the minutes of the Special Meeting held June 8, 2026, Regular Meeting June 15, 2026, and Special Meeting held June 25, 2026, as presented.

Ayes: Atwood, Glisman, McCarthy, Petrie.

Nays: Brady.

MOTION CARRIED 4-1.

PUBLIC COMMENTS

Geraldine Carson gave an invocation.

Leslie Getz commented about running for State Representative.

Karen Braschayko commented about religion and censuring the mayor.

Ken Kopnick commented about information the Mayor posted on the internet.

John DeAngelis commented on FOIA's and actions by commissioners.

Bryan Cloutier commented on actions by the commissioners.

Heidi Helfer commented about comments made at another commission meeting.

Yana Yakubchik commented on the behavior of the commission.

Mitchell Rock commented on negative commissioner comments.

180 2026 07-06 CONSENT AGENDA

Moved by Glisman. Seconded by Atwood.

Approve the consent agenda for July 6, 2026, as presented:

1. Special Event: Devonshire Retirement Village, 21st Annual Classic Car Show, July 14, 2026, 5:00 to 7:00 p.m., 101 Devonshire Dr.
2. Special Event: Lapeer HOG Chapter #2286 Rodeo, July 30 - August 2, 2026, 1491 S. Lapeer Road.
3. Special Event: Human Development Commission, Fun Fair, August 11, 2026, 1:00 p.m. to 3:00 p.m., Cramton Park.
4. Special Event: Nightmare on Nepessing, October 10, 2026, 6:00 p.m. to 1:00 a.m.

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

Nays: None.

MOTION CARRIED.

181 2026 07-06 BILL LISTING

Moved by Glisman. Seconded by McCarthy.

Approve the bill listing for July 6, 2026, in the amount of \$1,988,187.80.

ROLL CALL VOTE:

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

Nays: None.

MOTION CARRIED.

PROCLAMATION, RECOGNITIONS AND RESOLUTIONS:

182 2026 07-06 PROCLAMATION – DENISE SOLDENSKI

Moved by Brady. Seconded by Glisman.

Adopt the proclamation in recognition of Denise Soldenski, as presented.

CITY OF LAPEER Proclamation

In Recognition of Denise Soldenski

WHEREAS, Denise Soldenski began her employment with the City of Lapeer on September 13, 2004, as a part-time HCV Specialist; was promoted to Housing Grant Administrator on December 5, 2005; became the full-time Housing Grant Administrator on July 1, 2006; January 22, 2013, became Interim Director of Housing and Neighborhood Development; and was subsequently promoted to Director of Housing and Neighborhood Development on February 11, 2013; and

WHEREAS, Denise has faithfully served as on the Lapeer County Land Bank board, improved the market value of City of Lapeer Neighborhoods with valuable grant programs and has contributed to Neighbors Helping Neighbors, while fostering relationships with several local, State and Federal agencies; and

WHEREAS, Denise has demonstrated exceptional leadership by building strong community partnerships, administering housing and rehabilitation programs, implementing the Rental Assistance Demonstration (RAD) program, overseeing major improvements to Lapeer Riverview Towers, and successfully managing the Housing Choice Voucher Program throughout the City of Lapeer and the Counties of Lapeer, Tuscola, and Huron while maintaining high performance standards; and

WHEREAS, throughout her career, she has consistently demonstrated exceptional organizational ability, a strong work ethic, and a steadfast commitment to public service, proving herself to be an invaluable asset to the City of Lapeer through her dedication, integrity, and professionalism; and

WHEREAS, Denise will retire on July 14, 2026, after more than 21 years of exemplary service to the City of Lapeer, leaving behind a legacy of excellence and a community and colleagues who are deeply grateful for her contributions.

NOW, THEREFORE, BE IT PROCLAIMED, that I, Jeramy Hing, along with the Lapeer City Commission, do hereby honor and express our sincere appreciation to Denise Soldenski for her outstanding public service, and extend our heartfelt wishes for continued health, happiness, and fulfillment in her retirement.

Dated this 6th day of July 2026.

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

Nays: None.

MOTION CARRIED.

ADMINISTRATIVE REPORTS:

183 2026 07-06 FIRST READING – ORDINANCE AMENDMENT – CHAPTER 7

Moved by Brady. Seconded by Glisman.

Approve first reading of Ordinance 2026-05 rezoning of 822 West Street (#L21-33-306-040-00) from OS-1 Office Service to B-2 General Business and schedule the Second Reading for July 20, 2026.

Ordinance No. 2026-05

THE CITY OF LAPEER ORDAINS:

ARTICLE 7.02 MAPPED DISTRICTS 7.02.02 District Boundaries

(a) Zoning District Amendments

(43) The following described property formerly zoned OS-1 Office Service is hereby rezoned to B-2 General Business:

- PARCEL #L21-33-306-040-00. CITY OF LAPEER T7N, R10E, SEC 8, RICH'S ADDITION OUT LOT 2

ROLL CALL VOTE:

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

Nays: None.

MOTION CARRIED.

184 2026 07-06 PARTICIPATION AGREEMENT – COURTS AND LAW ENFORCEMENT MANAGEMENT INFORMATION SYSTEMS (CLEMIS) AUTHORITY

Moved by Glisman. Seconded by McCarthy.

Approve the CLEMIS Participation Agreement authorize the City Manager and Police Chief to sign on behalf of the City of Lapeer and approve the budget amendment as presented.

ROLL CALL VOTE:

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

Nays: None.

MOTION CARRIED.

185 2026 07-06 ASSESSMENT ADMINISTRATION SERVICES, LLC – CONTRACT MODIFICATION

Moved by Glisman. Seconded by McCarthy.

Approve a modification to the three-year contract with Assessment Administration Services, LLC for assessing services starting July 1, 2026, as presented, and authorize the City Manager to sign all necessary documents.

ROLL CALL VOTE:

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

Nays: None.

MOTION CARRIED.

CITY MANAGER'S REPORT

City Manager Womack commented on the request for proposals for City Attorney Services.

CITY ATTORNEY'S REPORT

None.

UNFINISHED BUSINESS

None.

DEPARTMENTAL REPORTS

None.

PUBLIC COMMENTS

Bryan Cloutier commented on public comments made by non-residents.

Geraldine Carson commented on her right to speak.

Karen Braschayko commented on the right to speak during public comment, City Manager Womack, and comments made at other meetings.

Mindy Schwab commented about the silencing of two Commissioners.

Commissioner Brady raised a point of order, Mayor Pro Tem Petrie ruled the point not well taken.

John DeAngelis commented on having a right to speak during public comment.

Ken Kopnick commented on attending multiple meetings throughout the county.

Cheryl Barnett spoke about Brookwood North Development.

Heidi Helfer commented on the censuring of Commissioners Atwood and Brady.

CLOSING COMMENTS

Mayor Pro Tem and Commissioners made closing remarks. No further business was brought before the Commission.

186 2026 07-06 ADJOURNMENT

Having no further business, the regular meeting was adjourned at 8:26 p.m.

Melissa Petrie, Mayor Pro Tem

Romona Sanchez, City Clerk



ITEM C-1

Meeting Date: July 20, 2026
Department: Police Department
Requestor: Chief Jeremy Howe
Agenda Item: Special Event – America 250 Flagpole Dedication 2026

RECOMMENDATION (motion):

Approve as presented.

AGENDA ITEM INFORMATION:

The City of Lapeer America 250 Committee is requesting special event approval for the dedication of a new flagpole at Nepessing and the Dog Park Corner. The event will take place on September 11, 2026, at 5:00 p.m. The event is expected to have approximately 25 attendees and will have speeches, patriotic music and flag raising. Road closures will be determined later by the police department.

Budgeted Amount:	N/A	Funds Requested:	N/A
Funding Source:		CIP Project #:	
		Budget Amendment Needed:	
# of Bids/Quotes Obtained:		Budget Amendment Attached:	
Explanation:			

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) City of Lapeer America 250 Committee Phone # 810-664-5231

Address 576 Liberty Park, Lapeer MI 48446

Organization Event
Coordinator/Contact Linda Glisman, Commissioner Phone # 248-321-7087

Event Coordinator/
Contact Address 359 Golfside Drive, Lapeer MI 48446

Coordinator/Contact Email L.glisman@att.net

Event Name America 250 Flagpole Dedication

Purpose of Event Dedication of new Flagpole

Event Location Genesee @ Dog Park Corner Have you reserved your park/pavilion? Yes / No
Yes: provide copy of reservation form with this application. No and a city park event reservation needs to be made.

Date of Event Friday, September 11, 2026 Event Time 5:00 pm

of Event 6 # of Expected Attendees: 25-ish

Organizational Team

Describe the activities taking place at your event: Speeches, patriotic music, flag Raising

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 Lapeer Symphony Orchestra & Boy Scouts

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	

	Picnic Tables Qty:		Electricity Turned on/off		Other:
	Trash Containers Qty:		Road Crossing Guards Qty:		
X	Road Closures List:	Road closure maybe be needed?			

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.

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

INDEMNIFICATION AGREEMENT

The America 250 Committee 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: R. Glusman / RjL Date: 5/26/26

Witnesss: _____ 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): N/A

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.

May 25, 2026
Date

Linda Gusman
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.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

8/19/2025

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
Highstreet Insurance & Financial Services
305 West Front Street, Suite 201
Traverse City MI 49684

CONTACT
NAME: Tammy MandersPHONE
(A/C, No, Ext): 231-489-7037FAX
(A/C, No): 231-922-7275E-MAIL
ADDRESS: tammy.manders@highstreetins.com

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A : Ascot Insurance Company

23752

INSURER B :

INSURER C :

INSURER D :

INSURER E :

INSURER F :

INSURED
City of Lapeer
576 Liberty Park
Lapeer MI 48446

LAPEER0-01

COVERAGES

CERTIFICATE NUMBER: 158945953

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:			TRPK-4001274-01	7/2/2025	7/2/2026	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$2,500 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$6,000,000 PRODUCTS - COMP/OP AGG \$6,000,000 \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY			TRPK-4001274-01	7/2/2025	7/2/2026	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☐ UMBRELLA LIAB ☒ OCCUR ☒ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTIONS			TRPK-4001274-01	7/2/2025	7/2/2026	EACH OCCURRENCE \$9,000,000 AGGREGATE \$9,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Public Officials Liability			TRPK-4001274-01	7/2/2025	7/2/2026	Per Occurrence Aggregate 1,000,000 6,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

City of Lapeer

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

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ITEM D-1

To: Mayor and City Commission
From: Kelly Hanna, Director of Financial Services
Date: July 20, 2026
RE: Bill Listing – June 26, 2026, through July 9, 2026

STAFF RECOMMENDATION

Approve the bill listing as presented.

CURRENT OR NEW INFORMATION

I, Kelly Hanna, Director of Financial Services, have reviewed the bills for June 26, 2026, through July 9, 2026, in the total amount of **\$422,452.75** and find them to be proper charges.

Budgeted Amount:	N/A	Funds Requested:	N/A
Funding Source:		CIP Project #:	
		Budget Amendment Needed:	
# of Bids/Quotes Obtained:		Budget Amendment Attached:	
Explanation:			

CHECK REGISTER FOR CITY OF LAPEER
CHECK DATE FROM 06/26/2026 - 07/09/2026

Check Date	Check	Vendor Name	Amount
07/02/2026	3994(A)	ROWE INC	204,031.75
07/02/2026	3999(E)	BLUE CROSS & BLUE SHIELD OF MI	79,000.38
07/02/2026	600223	T. G. PRIEHS PAVING CO	45,241.45
07/02/2026	3982(A)	ETNA SUPPLY	27,074.45
07/02/2026	3985(A)	GOYETTE MECHANICAL CO., INC.	7,288.35
07/02/2026	3980(A)	ASSESSMENT ADMINISTRATION SERVICE	6,910.00
07/02/2026	3983(A)	FLETCHER FEALKO SHOUDY & FRANCIS PC	6,415.00
07/02/2026	600224	T. P. ISRAEL CO INC	6,075.00
07/02/2026	600163	D & H ASPHALT COMPANY	5,250.00
07/02/2026	600210	OAKRIDGE LAWN AND SNOW	2,400.00
07/02/2026	600205	MGS ELECTRIC INC.	2,332.00
07/02/2026	3993(A)	RIGHT TOUCH LANDSCAPING INC	2,200.00
07/02/2026	600221	STATE OF MICHIGAN	2,021.20
07/02/2026	3989(A)	MAUK, JODI	1,980.77
07/02/2026	3996(A)	SMITH, SHANNON	1,980.77
07/02/2026	600175	ECKER MECHANICAL CONTRACTORS	1,716.19
07/02/2026	600161	CARQUEST OF LAPEER	1,579.67
07/02/2026	4000(E)	METROPOLITAN LIFE INSURANCE COMPANY	1,455.92
07/02/2026	600202	MARCO TECHNOLOGIES, LLC	1,256.39
07/02/2026	600167	DELYNN'S DESIGNS, INC	1,222.50
07/02/2026	600195	JOHNSON & WOOD L.L.C	1,100.00
07/02/2026	3998(A)	TAYLOR, SARAH	1,096.15
07/02/2026	600229	VERIZON WIRELESS	1,073.80
07/02/2026	3981(A)	DAVISON OVERHEAD DOOR	989.05
07/02/2026	600174	ECKER MECHANICAL	616.00
07/02/2026	3987(A)	K & R TRUCK SALES, INC.	615.68
07/02/2026	600176	ECKER MECHANICAL CONTRACTORS, INC	500.00
07/02/2026	600217	PROVOST CONSTRUCTION & SONS, INC	500.00
07/09/2026	4001(A)	PAYETTE SALES & SERVICE INC.	474.60
07/02/2026	3995(A)	SCHONS, NEENA SHARMA	460.00
07/02/2026	600168	DEWOLF & ASSOCIATES	450.00
07/02/2026	3984(A)	GEBJ	440.00
07/02/2026	3991(A)	ON DUTY GEAR, LLC	427.96
07/02/2026	600194	JAY'S SEPTIC	420.00
07/02/2026	600228	UNIFIRST CORPORATION	336.49
07/01/2026	600159	POSTMASTER	287.57
07/02/2026	600226	TOMKINSON, EDMOND	262.87
07/02/2026	600188	HENRY YANDT CONSTRUCTION	250.00
07/02/2026	600208	MOORS MASONRY	250.00
07/02/2026	600160	AUTO OWNERS INSURANCE	239.00
07/02/2026	600182	FENTON MEMORIALS & VAULTS, INC.	225.00
07/02/2026	600209	NEWBERY, CHRISTOPHER	211.94
07/02/2026	3990(A)	MES SERVICE COMPANY, LLC	211.83
07/02/2026	600189	HINTON, MILDRED	205.37
07/02/2026	600222	STRATTON HOME IMPROVEMENT	200.00

07/02/2026	3997(A)	SZOTT FORD	168.09
07/02/2026	3986(A)	JACK DOHENY SUPPLIES INC	163.63
07/02/2026	600203	MARKWART, BARRY	140.82
07/02/2026	600214	PIECHOCKI, JEFFREY	125.00
07/02/2026	600227	TRW LANDSCAPES LLC	125.00
07/02/2026	600170	DIGIOVANNI, MICHAEL & ALICE	108.49
07/02/2026	600165	DANIELLE LINDSAY	102.69
07/02/2026	600179	ENERGY EFFICIENCY RESOURCES	100.00
07/02/2026	600181	FAIRMONT SIGN CO	100.00
07/02/2026	600186	GUNS N HOSES, LLC	100.00
07/02/2026	600192	HOLLAND HEATING & COOLING, INC	100.00
07/02/2026	600193	IAN MCCURRY	100.00
07/02/2026	600196	JOHNSON CONTROLS SECURITY SOLUTIONS	100.00
07/02/2026	600197	JOZEL, JENNIFER & JEFFREY	100.00
07/02/2026	600206	MICHIGAN HOME SOLUTIONS	100.00
07/02/2026	600215	PINE TREE HEATING & AIR CONDITIONIN	100.00
07/02/2026	600216	PRECISION ROOFING & CONSTRUCTION, I	100.00
07/02/2026	600184	GIBSON, NORMA	81.96
07/02/2026	600225	TODD BRONSON	79.20
07/02/2026	600185	GRANGER, NANCY	72.89
07/02/2026	3988(A)	MACQUEEN EQUIPMENT, LLC	60.15
07/02/2026	600198	KEITH BRACE PLUMBING	60.00
07/02/2026	600169	DICKMAN, JEAN & FREDERICK	56.73
07/02/2026	600187	HARRY TURTON JR	56.17
07/02/2026	600204	MARY WRIGHT	54.94
07/02/2026	600212	OUYANG, ZONG	52.00
07/02/2026	600178	ELIZABETH AMATO	51.67
07/02/2026	600230	VILLAGE PRINTING	48.00
07/02/2026	600213	PAUL LOVE	47.40
07/02/2026	600207	MILLAR, CALEB	42.00
07/02/2026	600201	LAPEER LUBE EXPRESS	40.85
07/02/2026	600190	HOFFERT, DEBRA	40.00
07/02/2026	600211	OLSON, KATHLEEN	40.00
07/02/2026	600180	ETHAN ORANGE	39.03
07/02/2026	600200	KYLE RENBARGER	38.33
07/02/2026	600173	EARLY, RHONDA	36.90
07/02/2026	600183	GALLERY 194	35.45
07/02/2026	600172	EARL, JAYDEN	33.84
07/02/2026	600164	DANA LAMBERT	30.96
07/02/2026	600191	HOGAN, JAMES	29.15
07/02/2026	600219	SAMUAL BREWER IRREVOCABLE TRUST	26.23
07/02/2026	600218	REMINGTON MARTIN	24.33
07/02/2026	600220	SANDERSON, FRANKLIN	19.43
07/02/2026	600166	DAWKINS, CAROL	14.95
07/02/2026	600177	EDWARD MARSHALL	11.56
07/02/2026	600199	KINCH, THOMAS	7.41
07/02/2026	600162	CHASE MARKS	6.59
07/02/2026	600171	DORIS MERKLER	5.81
07/02/2026	3992(A)	PAYETTE SALES & SERVICE INC.	0.00

V

TOTAL \$422,452.75



ITEM G-1

Meeting Date: July 20, 2026
Department: City Clerk
Requestor: Romona Sanchez
Agenda Item: Optimist Beer Tent Resolution

RECOMMENDATION (motion):

Adopt the resolution to authorize the Lapeer Optimist Club to use Annrook Park and Horton St. Parking for their beer tent on Friday, August 21, 2026, through Sunday, August 23, 2025.

AGENDA ITEM INFORMATION:

The Optimist Club has requested a resolution from the City of Lapeer, to obtain their liquor license permit from Michigan Department of Licensing and Regulatory Affairs (LARA), Liquor Control Commission for their beer tent during the Lapeer Days Festival.

Budgeted Amount:	N/A	Funds Requested:	N/A
Funding Source:		CIP Project #:	
		Budget Amendment Needed:	
# of Bids/Quotes Obtained:		Budget Amendment Attached:	
Explanation:			

RESOLUTION #2026-07

**CITY OF LAPEER
LAPEER OPTIMIST CLUB
AUTHORIZATION TO OPERATE BEER TENT
DURING LAPEER DAYS**

At a regular meeting of the Lapeer City Commission on Monday, July 20, 2026, at 6:30 p.m. in the Lapeer City Commission Chambers of the Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan.

Moved by Commissioner

Seconded by Commissioner

WHEREAS, the Lapeer Optimist Club is a recognized nonprofit organization serving the Lapeer community through youth-oriented programs and charitable activities; and

WHEREAS, the Lapeer Optimist Club has requested permission from the City of Lapeer to host a beer tent as part of the annual Lapeer Days Festival,

WHEREAS, the Lapeer Optimist Club are authorized to use Annrook Park and Horton St. parking on Friday, August 21, 2026, through Sunday, August 23, 2026; and

WHEREAS, the proposed beer tent will be operated in accordance with all applicable laws and regulations of the Michigan Liquor Control Commission (MLCC), and the Lapeer Optimist Club will apply for the necessary Special Liquor License for the duration of the event; and

WHEREAS, the City of Lapeer recognizes the longstanding partnership between the City and the Lapeer Optimist Club and supports their continued contribution to the community and the success of Lapeer Days.

NOW, THEREFORE, BE IT RESOLVED, that the Lapeer City Commission hereby grants its approval and support for the Lapeer Optimist Club to operate a beer tent during Lapeer Days Friday, August 21, 2026, through Sunday, August 23, 2026.

Dated this 20th day of July 2026.

YEAS:

NAYS:

MOTION CARRIED AND RESOLUTION DECLARED ADOPTED.

CERTIFICATION:

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Lapeer City Commission, County of Lapeer, Michigan at a regular meeting held on July 20, 2026, in compliance with Act No. 267 of the Public Acts of 1967.

Romona Sanchez, CMC MiPMC3
City Clerk, City of Lapeer



ITEM G-2

Meeting Date: July 20, 2026
Department: Building, Planning and Zoning
Requestor: Wade Burkholder, Planning Consultant
Samantha Fountain, Community and Economic Development Director
Agenda Item: Rezoning Request – 822 West Street – Dortch Enterprises; Parcel No. L21-33-306-040-00 from OS-1 Office Service District to B-2 General Business.

RECOMMENDATION (motion):

To adopt on second reading the request by Bob Grabowski with Dortch Enterprises to rezone 822 West Street (#L21-33-306-040-00) from OS-1 Office Service to B-2 General Business because the request meets the Standards in Section 7.23.06(b) for approval of a rezoning.

AGENDA ITEM INFORMATION:

On June 11, 2026, the Planning Commission held a public hearing to consider a request from Bob Grabowski of Dortch Enterprises to rezone 822 West Street – Dortch Enterprises: Parcel No. L21-33-306-040-00 from OS-1 Office Service District to B-2 General Business.

The intended use is for a drive-through only coffee establishment. The applicant submitted a conceptual site plan outlining the proposed changes to the parcel to include:

- The applicant intends to demolish all but 795 square feet of the existing buildings located on site currently and intends to repurpose the remaining square footage for the new establishment.
- Additional parking and stacking spaces for the drive-through is required.
- Landscaping will be required meeting the ordinance.
- A counter-clockwise flow of traffic is proposed to access the drive-through proposed on site.

Mike Cummings, franchisee owner for Bigby, spoke on their submittal and responded to questions on any potential future plans to develop the west side of the property.

Discussion was held on how the flow of traffic on the conceptual plan is moving counter to street traffic in order to utilize the existing building and suggestions were made to do a north curb cut that allows use for two-way traffic.

Attachments

Budgeted Amount:	N/A	Funds Requested:	N/A
Funding Source:		CIP Project #:	
		Budget Amendment Needed:	
# of Bids/Quotes Obtained:		Budget Amendment Attached:	
Explanation:			

Ordinance No. 2026-05

Ordinance No. 2026-05 had a first reading by the City Commission at the regular meeting of the Lapeer City Commission on Monday July 6, 2026, at 6:30 p.m. in the Lapeer City Commission Chambers of Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan.

THE CITY OF LAPEER ORDAINS:

ARTICLE 7.02 MAPPED DISTRICTS 7.02.02 District Boundaries

(a) Zoning District Amendments

(43) The following described property formerly zoned OS-1 Office Service is hereby rezoned to B-2 General Business:

- PARCEL #L21-33-306-040-00. CITY OF LAPEER T7N, R10E, SEC 8, RICH'S ADDITION OUT LOT 2

AYES:

NAYS:

ABSENT:

ABSTAIN:

MOTION CARRIED. AMENDMENT TO CHAPTER 7 ADOPTED.

1st Reading:

2nd Reading:

Published:

Effective:

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

**CITY OF LAPEER
MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
JUNE 11, 2026**

A regular meeting of the City of Lapeer Planning Commission was held at 6:30 p.m. on Thursday, June 11, 2026, at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan.

Members Present: Chair Austin Kelly, Vice Chair Doug Roberts and Commissioners Jeramy Hing, Catherine Bostick-Tullius, Jeff Pattison, Marty Johnson, Audrey Brady and Josh Atwood.

Members Absent: None.

Also Present: Rowe Professional Services Company Planning Consultant Wade Burkholder, City Manager Mike Womack, Community and Economic Development Director Samantha Fountain, and Recording Secretary Alexandria McLean.

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

AGENDA APPROVAL

303 2026 06-11 Agenda Approval

Motion by Brady. Seconded by Roberts.

To approve the agenda for the June 11, 2026, meeting as presented.

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

Nays: None.

Absent: None.

MOTION CARRIED.

MINUTES

304 2026 06-11 Meeting Minutes

Motion by Bostick-Tullius. Seconded by Atwood.

Approve the minutes of the regular meeting held on May 14, 2026, as presented.

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

Nays: None.

Absent: None.

MOTION CARRIED.

PUBLIC COMMENTS

There were no comments from the public.

PUBLIC HEARING SCHEDULED

Rezoning – 822 West Street – OS-1 to B-2

Consultant Burkholder reviewed the request received from Bob Grabowski with Dortch Enterprises to rezone 822 West Street, parcel #L21-33-306-040-00, from OS-1 to B-2 in

order to operate a drive-thru only coffee shop on the site. Burkholder reviewed aerial photos of the subject site and surrounding area and uses, the Zoning and Future Land Use Map designations for the site of Commercial – General Business. Burkholder also reviewed the Standards for Approval and staff findings for the request, including that the intended use would require a Special Land Use and site plan review. Burkholder reported the request to rezone to B-2 is consistent with the Master Plan, meets Standard #1 and #2 in Section 7.23.06.B, and that the B-2 zoning classification allows for a wider variety of permitted uses on the parcel.

Chair Kelly opened the public hearing at 6:40 p.m.

Mike Cummings, franchisee owner for Bigby, spoke on their submittal and responded to questions on any potential future plans to develop the west side of the property.

There being no further comments, the public hearing was closed at 6:43 p.m.

Discussion was held on how the flow of traffic on the conceptual plan is moving counter to street traffic in order to utilize the existing building and suggestions were made to do a north curb cut that allows use for two-way traffic.

305 2026 06-11 Rezoning – 822 West Street – OS-1 to B-2

Motion by Kelly. Seconded by Hing.

To recommend the City Commission approve the request by Bob Grabowski with Dortch Enterprises to rezone 822 West Street (#L21-33-306-040-00) from OS-1 Office Service to B-2 General Business because the request meets the Standards in Section 7.23.06(b) for approval of a rezoning.

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

Nays: None.

Absent: None.

MOTION CARRIED.

SITE PLAN REVIEWS

There were no site plans to be reviewed.

OTHER BUSINESS

Site Plan Extension – Davison Rd. (L21-18-180-001-00) – Telco Hut

Consultant Burkholder reviewed the site plan approval status of the Telco Hut project to construct a 200 square foot telecommunication structure on Davison Road parcel #L21-18-180-001-00. The site plan received Planning Commission contingent approval on June 12, 2025. Burkholder reviewed the site location, proposed site plan, and the applicant's correspondence requesting the approval extension.

Discussion was held on the previously granted contingent site plan approval due to the concrete drive. Rob Andrzejewski, the applicant from 123.Net, was present and clarified that they would be requesting a variance for a gravel drive.



Memorandum

To: City of Lapeer, Planning Commission
From: Wade Burkholder, Planning Consultant
Date: June 2, 2026
RE: Rezoning Request – Dortch Enterprises – 822 West Street
 Parcel: L21-33-306-040-00

The applicant, Dortch Enterprises/Bob Grabowski, has submitted a request to rezone 822 West Street from Office Service District to B-2 General Business. According to City records, the property is improved with 1,289 square feet of existing structures within three buildings located on site. The applicant has requested this rezoning with the intent of demolishing two buildings and reducing the size of the main building, as shown on the applicant's preliminary site plan, included with this review. The applicant states the proposal is to operate a drive-through coffee shop from an existing 795 square foot building. If this rezoning is approved, a site plan review would be required based on the proposed use of the site by the applicant. Drive-through restaurants additionally require Special Land Use approval in the B-2 Zoning District.

Surrounding Properties, Zoning and Land Use			
North: B-2, General Business. Qualified Staffing and Elga Credit Union	South: OS-1, Office Service. 830 West Street LLC B-2 General Business. Culver's	East: B-2, General Business. Subway	West: B-3, Regional Business. Meijer



Conceptual Plan Comments

The attached conceptual plan was included with the rezoning application for this case. This plan is currently, purely conceptual and is not being offered as a condition to the rezoning. Following comments are based on an initial review, comments should not be considered as completed site plan review comments rather comments the applicant should consider when preparing site plan and special land use applications.

- Parking Lot Location:
 - 822 West Street is a corner lot with frontage on both West Street and an asphalt drive, with Harrison Street at the back of the property.
 - Parking would be located to the side of the property parallel to 830 West Street, with one spot on the opposite side, along the asphalt drive.
- Number of Parking Spaces:
 - Restaurants, fast-food with drive-through windows, including coffee shops, cafes, delicatessens, etc. are required to have 1 space per 80 square feet of GFA, plus stacking space for drive-through windows. There must also be up to 2 double-length spaces designated for recreational vehicles and semi-trucks, as required for sites in proximity to M-24).
 - The applicant has proposed four (4) parking spaces.
 - $795 \text{ square feet} / 80 = 9.9 \text{ spaces}$
 - The structure would be 795 square feet.
 - While the current concept plan shows 4 parking spaces, it is safe to assume, based on the space available on-site, the Applicant could comply with this requirement.
- Setback requirements:
 - Section 7-6.03 states that structures in the B-2 district must have a minimum front setback of 30 feet. The current setback of 7.2 feet in the proposed plan does not meet this requirement.
- Stacking requirements for drive-through facilities:
 - Section 7-16.07 required drive-through restaurants to have 8 stacking spaces per window. The proposed stack is 5 vehicles. 3 more stacking spaces are required if the building is considered a drive-through restaurant.
- Curb Cut Proposed:

Section 7-16.08 states curb openings and driveway approaches, allows for only one curb opening to be installed per 100 linear feet of street frontage.

 - There are 103.94 feet of road frontage in the proposed site plan. There are two curb openings in the site plan, which exceeds the one curb opening allowed for the amount of street frontage.
- Additional Requirements for Drive-Through Businesses:

- A setback of at least 60 feet must be maintained from the right-of-way line of any existing or proposed street and the drive-through window. This setback is not in the concept plan.
- The location, setbacks, and landscaping requirements for the proposed site work will be reviewed once a more detailed site plan application has been submitted to the City.

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 did not provide any comment to support their rezoning request in their application. However, based on the preliminary concept plan provided by the applicant, the intent of the applicant with this rezoning request is to redevelop this site for a commercial restaurant/drive-through use.

STAFF FINDINGS

The City's Future Land Use map identifies the subject parcel as planned for "Commercial – General Business." The Future Land Use Plan states that this classification corresponds to the B-2 General Business zoning district. This classification is in direct compliance with the requested rezoning to B-2, which aligns with approval standard (1) for rezonings, section 7-23.06.B.

RECOMMENDATIONS

Based on the information provided, the request meets Standard #1 in Section 7.23.06.B of the zoning ordinance. Therefore, staff encourages the Planning Commission to recommend approval of the rezoning request to the City Commission.

REFERENCE MATERIAL

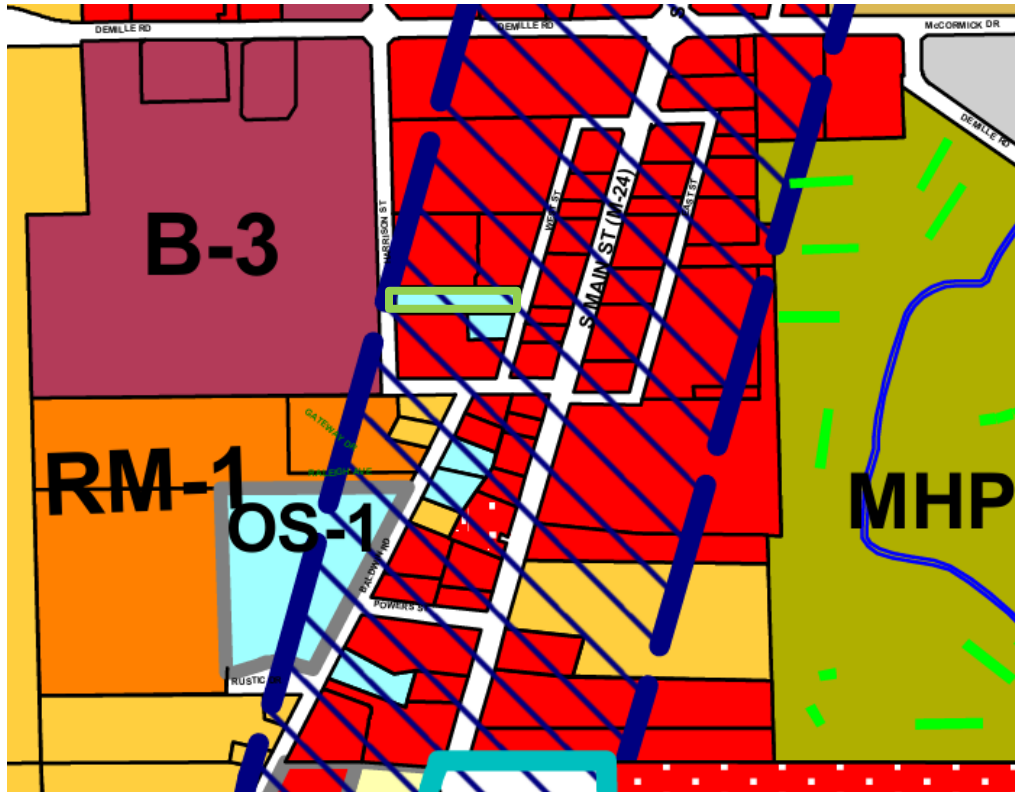
Aerial Map

Key: = Approximate Boundary Lines



Current City of Lapeer Zoning Map

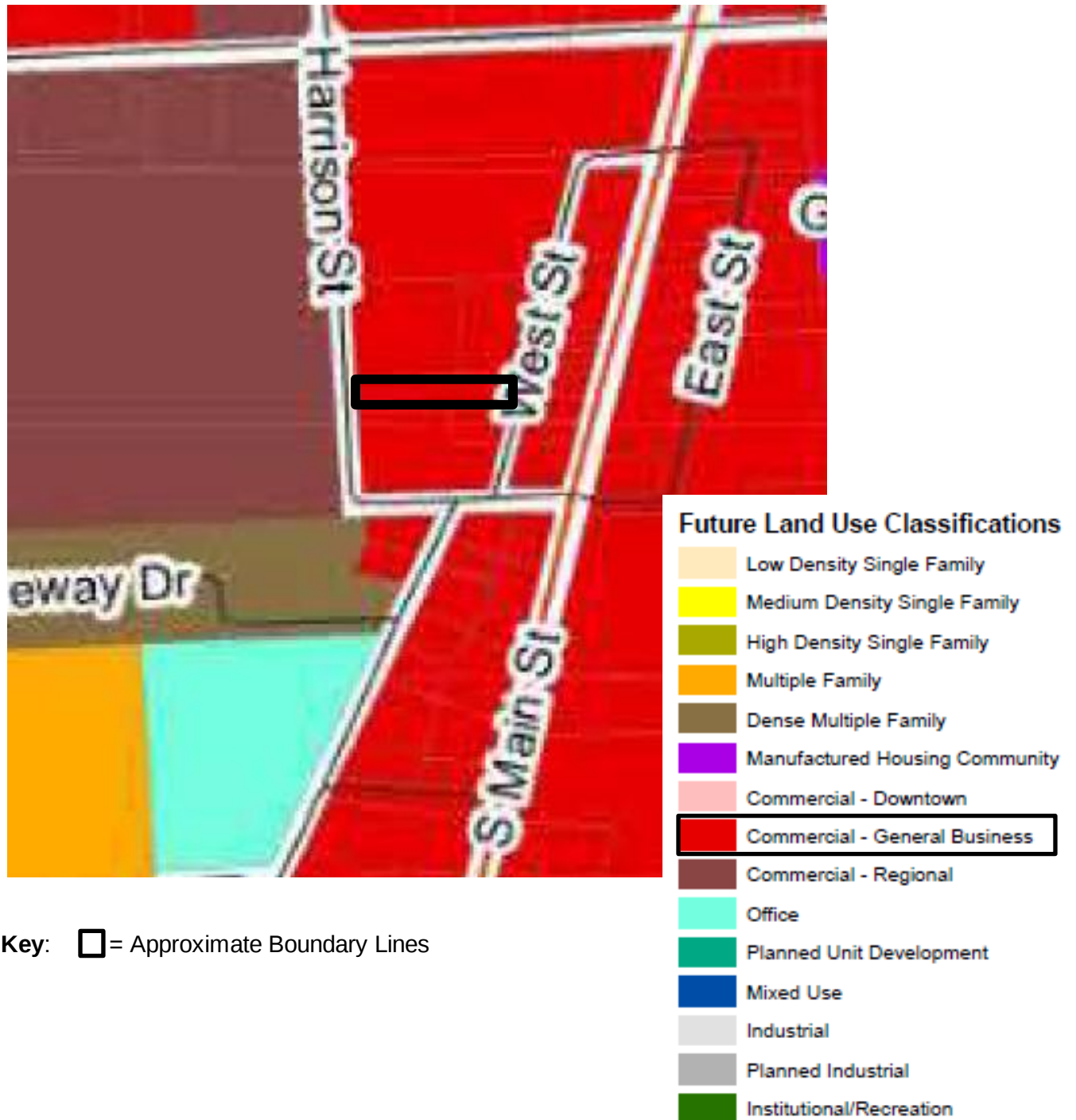
Key:  = Approximate Boundary Lines



ZONING DISTRICTS

-  R-1 SINGLE-FAMILY RESIDENTIAL
-  R-2 SINGLE-FAMILY RESIDENTIAL
-  R-3 SINGLE-FAMILY RESIDENTIAL
-  RM-1 MULTIPLE-FAMILY RESIDENTIAL
-  RM-2 MULTIPLE-FAMILY RESIDENTIAL
-  MHP MANUFACTURED HOME PARK
-  OS-1 OFFICE SERVICE
-  B-1 NEIGHBORHOOD BUSINESS
-  B-2 GENERAL BUSINESS
-  B-3 REGIONAL BUSINESS

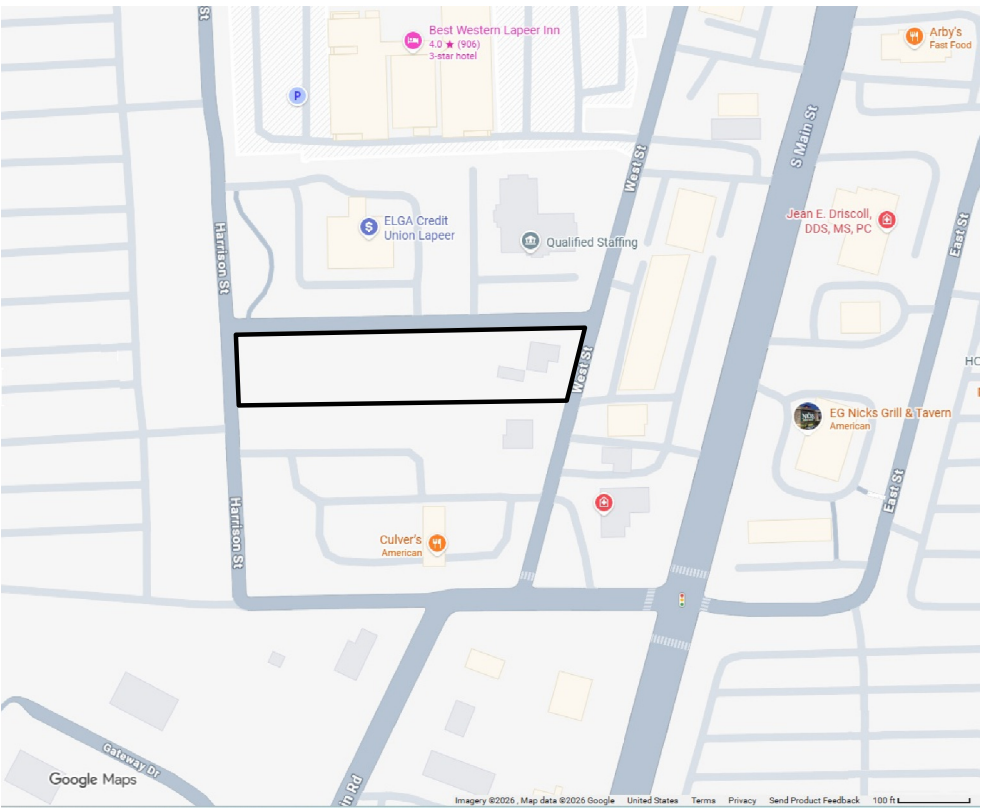
Current Future Land Use Map





LEGAL DESCRIPTION, (AS PROVIDED):

LAND IN THE CITY OF LAPEER, LAPEER COUNTY, MICHIGAN DESCRIBED AS:
OUT LOT TWO (2) OF RICH'S ADDITION TO THE CITY OF LAPEER LOCATED IN THE NORTHWEST
QUARTER OF THE NORTHWEST QUARTER, SECTION 8, T7N-R10E, LAPEER COUNTY, MICHIGAN.



LOCATION MAP

L21-33-307-030-00
CROCENZI, GIUSEPPE AND RITA
800 WEST ST. ST.
ZONE B-2

L21-33-307-035-00
ELGA CREDIT UNION
799 S. HARRISON ST.
ZONE B-2

ASPHALT DRIVE
ASPHALT SURFACE PRIVATE DRIVE

WEST STREET
ASPHALT SURFACE PUBLIC ROAD

L21-33-306-040-00
PINTAIL CREEK INVESTMENTS LLC
822 WEST ST.
AREA = 1.01 AC.
ZONE OS-1

L21-33-304-040-00
830 WEST STREET LLC
830 WEST ST.
ZONE OS-1

L21-33-305-040-00
ODW PROPERTIES
840 WEST ST.
ZONE B-2
(CULVERS)

SITE INFORMATION

PARCEL TAX ID NUMBER:
PROPERTY OWNER:
PROPERTY ADDRESS:
PROJECT DEVELOPER:
EXISTING SITE ZONING:
EXISTING SITE USE:
PROPOSED SITE USE:
PROPERTY AREA:
PROPERTY WIDTH:
PROPOSED BUILDING AREA:
PROPOSED/EXISTING FRONT SETBACK:
PROPOSED/EXISTING SIDE (NORTH) SETBACK:
PROPOSED SIDE (SOUTH) SETBACK:
PROPOSED REAR BUILDING SETBACK:
PROPOSED DRIVE-THRU STACK:
PROPOSED PARKING:
PROPOSED EMPLOYEES:

L21-33-306-040-00
PINTALE CREEK INVESTMENTS LLC
822 WEST STREET, LAPEER MI 48446
GREAT LAKES TACO, LLC
OS-1 (OFFICE SERVICE)
HAIR SALON
DRIVE-THRU/WALKUP ONLY COFFEE SHOP
1.01 ACRES
103.94' FEET OF ROAD FRONTAGE
795 S.F.
7.2' (30' REQUIRED MINIMUM)
1' (NO REQUIRED MINIMUM)
73.2' (NO REQUIRED MINIMUM)
326.5' (50' REQUIRED MINIMUM)
5 VEHICLES
4 SPACES
2 MAXIMUM

PROJECT NOTES:

THIS PROJECT IS THE REDEVELOPMENT OF AN EXISTING HAIR SALON INTO A DRIVE-THRU ONLY COFFEE SHOP. THE HOURS OF OPERATION WILL BE FROM 5:00AM TO 12:00AM, SEVEN DAYS A WEEK.

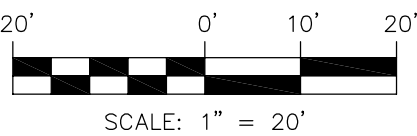
THIS SITE IS A 1.01 ACRE PARCEL OF LAND WITH THREE EXISTING BUILDINGS ON IT LOCATED AT 822 WEST STREET. THE MAIN BUILDING IS PROPOSED TO BE REDUCED IN SIZE FROM 1348 SQ.FT. TO APPROXIMATELY 795 SQ.FT. THE TWO OTHER BUILDINGS WILL BE DEMOLISHED. THE PROPERTY IS MOSTLY FLAT WITH NO NATURAL FEATURES ON IT. THE EXISTING STORM WATER FLOWS OVERLAND TO THE WEST SIDE OF THE PROPERTY WHERE IT INFILTRATES THE GROUND. THE IMPERVIOUS AREA OF THIS SITE IS 12.1%. THE PROPOSED IMPERVIOUS AREA IS 15.5% WITH THIS MINIMAL INCREASE IN PROPOSED IMPERVIOUS AREA THERE ARE NO PLANS FOR ADDITIONAL STORM WATER FACILITIES. THERE ARE NO REGULATED WETLANDS ON THIS SITE. PER FEMA FIRM COMMUNITY PANEL NO. 26087C00262E EFF. 09/19/2007, THIS SITE IS LOCATED WITHIN "ZONE X, AREA OF MINIMAL FLOOD HAZARD". THE BUILDING WILL BE CONNECTED TO THE EXISTING MUNICIPAL SEWER AND WATER SYSTEMS THAT SERVE THE SITE. THE REDEVELOPMENT OF THIS SITE WILL NOT ADVERSELY IMPACT ANY NATURAL RESOURCES IN THIS AREA.

THERE WILL BE NO NOISE, SMOKE, DIRT, ASH, OPEN FIRES, NOXIOUS GASES, VIBRATIONS, ODORS, GLARE OR RADIOACTIVE MATERIALS PRODUCED BY THIS PROPOSED RESTAURANT. NOR WILL THERE BE ANY OPEN STORAGE OF ANY KIND.

THIS PROJECT SHALL COMPLY WITH ANY AND ALL LOCAL, COUNTY, STATE AND FEDERAL REQUIREMENTS AND SHALL OBTAIN ANY PERMITS REQUIRED BY THE SAME.

LEGEND

- PROPERTY CORNER
- ROAD SIGNS
- CATCH BASIN
- BLDG. BUILDING
- CONC. CONCRETE
- ASPH. ASPHALT
- ELEC. ELECTRIC
- EX EXISTING
- R.O.W. RIGHT-OF-WAY



SCALE: 1" = 20'

No.	REVISIONS	DATE	BY



DATE: 4.10.26	
DESIGNED BY: MJW	DRAWN BY: MJW
CHECKED BY: JAW	FIELD CREW CHIEF N/A

DEVELOPER
GREAT LAKES TACO LLC
8487 RETREAT DRIVE
GRAND BLANC, MI 48439
(810)-771-4500

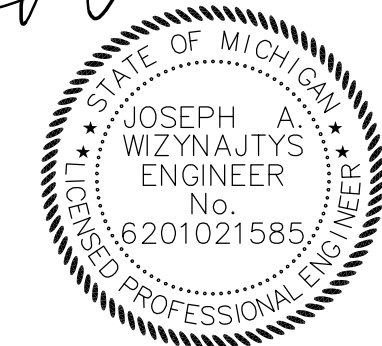
REC ENGINEERS
REAL ESTATE CONSULTING ENGINEERS, LLC
169 VILLAGE COURT, ORTONVILLE, MICHIGAN 48462
PH: (810) 845-5364 EMAIL: MWI264@GMAIL.COM

CITY OF LAPEER

CIVIL ENGINEERING SITE PLAN
FOR
LAPEER BIGGBY

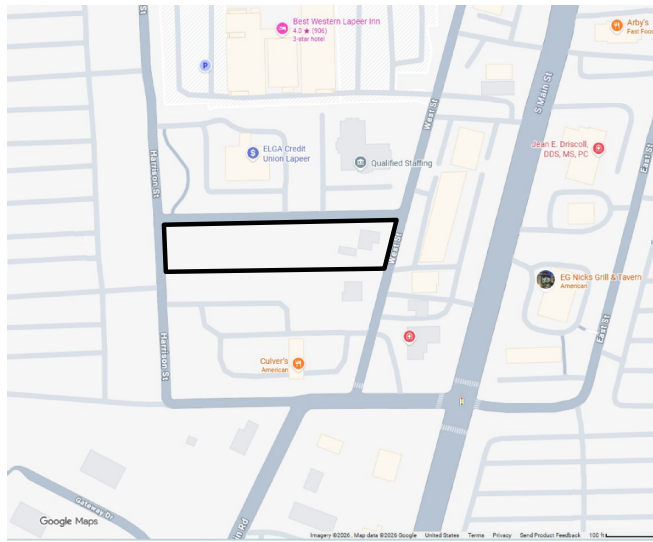
LAPEER COUNTY

MICHIGAN

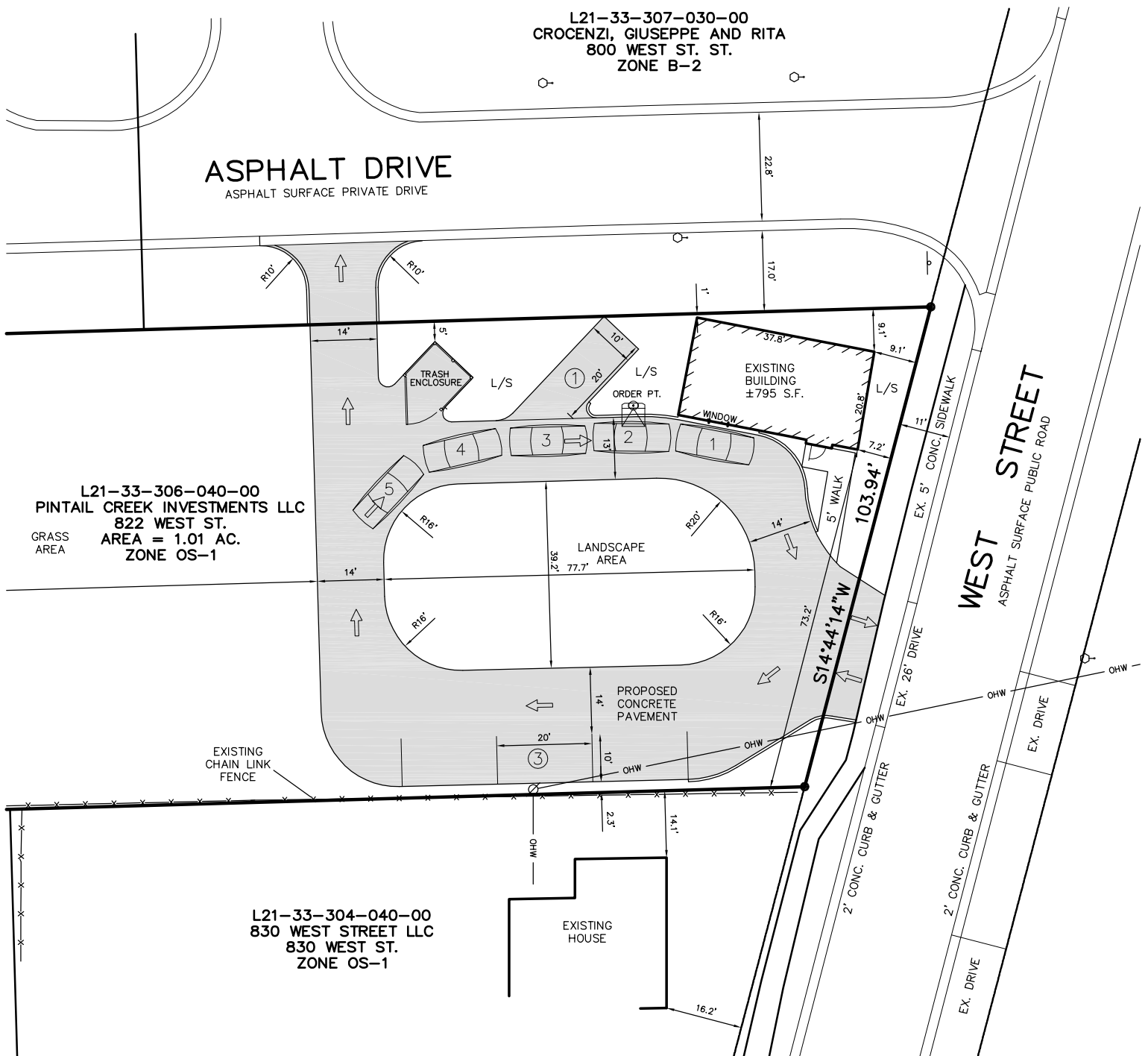


JOB NO: BIGGBY LAPEER

C2



LOCATION MAP





ITEM G-3

Meeting Date: July 20, 2026
Department: City of Lapeer, Public Works
Requestor: Ross Slusher, Director of Public Works
Agenda Item: Capital Improvement Project – Chipper Truck – Project #22895

RECOMMENDATION (motion):

Approve the order and purchase of a 2027 Ford F- 600 4x4 from Milnes Ford of Lapeer Michigan in the amount of \$61,516.00 and the required vehicle upfitting from Viking Cives – Great Lakes – Battle Creek in the amount of \$138,759.64. Total project cost of \$200,275.64.

AGENDA ITEM INFORMATION:

Funding was provided for the 2026-2027 Capital Improvements Projects for the purchase of one New Chipper Truck and RFQ's were sent to the following vendors:

Cab and Chassis

1. **Lunghammer Ford**, 1960 E Main St., Owosso, MI 48867 - 2027 Ford F600 4x4 Cab & Chassis - \$61,827.00
2. **Milnes Ford**, 333 E. Genesee St., Lapeer, MI 48446 - 2027 Ford F600 4x4 Cab & Chassis - \$61,516.00
3. **Graff Ford**, 244 Melton Rd., Chesterton, Indiana, 46304 - 2027 Ford F600 4x4 Cab & Chassis - \$61,075.00

Vehicle Upfit

1. **MTech** – (Lead Time 120-180 days), 11701 Belden Ct., Livonia, MI 48150 - Upfitting City Provided Ford F600 - \$157,500.00
2. **Truck & Trailer Specialties, Inc.** – (Lead Time 365 days, V-box 450 days), 900 Grand Oaks Dr., Howell, MI 48843 - Upfitting City Provided Ford F600 - \$140,795.00
3. **Viking Cives – Great Lakes** – (Q2 2027 Lead Time 365 days), 1405 Shiga Dr., Battle Creek, MI 49037 - Upfitting City Provided Ford F600 - \$138,759.64
4. **Reading Truck**, 55 E. Silverdome, Industrial Park, Pontiac, MI 48342 – Did not quote.

Replace the current one-ton chipper truck #45 with a newer and larger capacity 18,000 to 22,000 GVW (Gross Vehicle Weight) truck. This would take the place of two one-ton pickup trucks in our fleet.

The existing chipper truck (#45) will be 21 years old at the time of replacement and is scheduled to be replaced by the equipment replacement plan. Recently, this vehicle has seen a sharp increase in maintenance frequency and overall operating costs. A newer model will provide greater reliability and operational efficiency, allowing crews to complete tasks more quickly due to its larger holding capacity.

Budgeted Amount:	\$190,000.00	Funds Requested:	\$200,275.00
Funding Source:	661-580-976.000	CIP Project #:	22895
		Budget Amendment Needed:	N/A
# of Bids/Quotes Obtained:	6	Budget Amendment Attached:	N/A
Explanation:			

MILNES FORD OF LAPEER

OUT THE DOOR PRICES

City of Lapeer

STOCK #

Ordered

MODEL

F-600 4x4 Gas W18J

YEAR

2027

Red

5/7/2026

NOTES

	MSRP		YOUR PRICE	\$64,001.00 Gov Inv
PRICE	\$69,385.00		\$61,501.00	-\$2,500.00 GPC
BODY	\$0.00		\$0.00	\$61,501.00 net
ADDED EQUIPMENT	\$0.00		\$0.00	
DOCUMENT FEE	\$260.00	fleet	\$0.00	
CVR	\$24.00		\$0.00	
TAXABLE AMOUNT	\$69,385.00		\$61,501.00	
MI. SALES TAX %6	\$4,163.10		\$0.00 Exempt	
LIC PLATE	\$330.00		\$0.00	
TITLE	\$15.00		\$15.00	
INSURANCE				
SUB TOTAL	\$73,893.10		\$61,516.00	
Down	\$0.00		\$0.00	
DISCOUNTS				
	\$0.00		\$0.00	
	\$0.00		\$0.00	
	\$0.00		\$0.00	
TOTAL DED	\$0.00		\$0.00	
OUT THE DOOR	\$73,893.10		\$61,516.00	

City of Lapeer
 2300 W. Genesee St
 Lapeer MI 48446
 Rob Underhill
 810-417-0225

Production STARTS

4th Week in August, 26



Viking-Cives Great Lakes
1405 Shiga Drive
Battle Creek, MI 49014

Quote#	Date
CB622261	6/30/2026

Customer
City of Lapeer 217 Bentley St Lapeer, MI 48446

Ship To
City of Lapeer 217 Bentley St Lapeer, MI 48446

Customer Account	Terms	Sales Rep	Ship Via	Lead Time	Customer PO	Good Thru
	Net 30	Bush	BEST	Q2 2027		8/30/2026

Item	Description	UOM	Quantity	Unit Price	Ext Price
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	Stellar ShuttleFlex36-84 Hooklift System Stellar Shuttle 84-10 Flex, designed for 84" to 96" CA chassis. Body lengths 10' - 12'; up to 13' flatbed. SHFLEX-84 Includes: 125017 TILT ASM FLEX 36 NARROW TOP GEN2 33341 SECONDARY ASM 84-10 FLEX 36 33339 DUMP ASM 84-10 FLEX 36 41826 BASE ASM 84-10 FLEX 36 LRG FLNG RLR 72354 HOSE KIT 84-10 FLEX 36 W/PLUNGER VAVLE 114321 MTG KIT FOR FLEX GEN2 Tab Alarm Kit With Bracket Stainless steel pins Standard Black Paint Bumpers-Engineered to order Pintle Hitch - 30,000 lb Trailer plug - 7 pin round BUMPER ASM 20K PINTLE RECEIVER W/LIGHT KIT ROLLER KIT 4.50DIA 5IN TUBES RUBBER	EA	1		
96897	One pair poly fenders for 19.5" dual rear wheels, includes fender brackets, mounting hardware. No mud flaps	EA	1		
62056-0301	18x18x24 Stainless Steel Truck Box With Polished Door * Mounted PS	EA	1		
1701031	18x18 Inch Welded Stainless Steel Mounting Brackets	EA	1		
	Ecco ED9040AG Warning Lights *2 Installed in each side of front bumper *2 Installed in Grille *2 Installed in each side of rear bumper	EA	6		
62042-02212	Ecco ED3060AG ECCO S/T/T GROMMET MOUNT AMBER/GREEN * Installed in rear bumper	EA	4		



Viking-Cives Great Lakes
1405 Shiga Drive
Battle Creek, MI 49014

Quote#	Date
CB622261	6/30/2026

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Item	Description	UOM	Quantity	Unit Price	Ext Price
111828	Viking 11' SS Dump Body 84" ID 7 gauge 201 2B Mounted on Stellar Skid 8545 4 Oval Rear Corner Posts 18" Fold Down Sides 6 OVAL LGT HOLE CAB GUARD 28" SS Manual TG w/ Spreader Chains	EA	1		
62042-02211	ECCO LED OVAL AMBER/GREEN W/GROMMET *(2) A/G Strobe Lights Mounted to Front of Cab Shield *(2) A/G Strobe Lights Mounted to Side of Cab Shield *(2) A/G Strobe Lights Mounted to Rear of Cab Shield **Strobes Wired to Deutsch Connector on Dump Box with Jumper Wire to Chassis	EA	6		
S631-4X	Plumb Kit - Hooklift Hoist	EA	1		
S611-6	REAR SWING MUDFLAP KIT VGL BODY	EA	1		
S671-22	2 IN RED/WHITE REFLECTIVE TAPE	EA	1		
S671-X	Body Install Kit - Hooklift	EA	1		
	10' Chipper Body 40" Sides, 24" Roof, 10" Understructure Overall Height 74" Width 96" Barn Door 24" Gate Height Mounted to Stellar Skid 8545 Painted Ford Race Red	EA	1		
62042-02211	ECCO LED OVAL AMBER/GREEN W/GROMMET *(2) Amber/Green Strobe Lights Mounted to Front Top of Box *(2) Amber/Green Strobe Lights Mounted to Side Top of Box **Strobes Wired to Deutsch Connector on Dump Box with Jumper Wire to Chassis	EA	4		



Viking-Cives Great Lakes
1405 Shiga Drive
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Quote#	Date
CB622261	6/30/2026

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Customer Account	Terms	Sales Rep	Ship Via	Lead Time	Customer PO	Good Thru
	Net 30	Bush	BEST	Q2 2027		8/30/2026

Item	Description	UOM	Quantity	Unit Price	Ext Price
62042-02212	Ecco ED3060AG ECCO S/T/T GROMMET MOUNT AMBER/GREEN * Lights Mounted to Rear Top of Box * Strobes Wired to Deutsch Connector on Dump Box with Jumper Wire to Chassis	EA	2		
S675-21X	Viking 10' DA SS Spreader Dual Auger Sensor for Force Controller Center Chute w/ Spinner SS 201 2B 10ga Top Material Screens Mounted on Stellar Skid 8545	EA	1		
S675-49X	FRONT DS LADDER FOR SPREADER	EA	1		
S675-37	DA MOTOR WITH SENSOR	EA	1		
S675-25	MOD SA/DA PIVOTABLE CHUTE ASSY	EA	1		
S670-7	Work Light - LED 800 Lumen * Installed at spinner	EA	1		
62042-02211	ECCO LED OVAL AMBER/GREEN W/GROMMET *(2) Lights Mounted to Front of Salter Stainless Steel Mount *(2) Lights Mounted to Side of Salter Stainless Steel Mount *Strobes Wired to Deutsch Connector on Dump Box with Jumper Wire to Chassis	EA	4		
62042-02212	Ecco ED3060AG ECCO S/T/T GROMMET MOUNT AMBER/GREEN * Mounted to Rear of Salter Stainless Steel Mount * Lights Wired to Deutsch Connector on Dump Box with Jumper Wire to Chassis	EA	2		
	Varitech Hyd Closed Loop Power Unit Kit 3 Nozzle Plumbing Kit Relief Valve Kit Hyd Power Unit	EA	1		
S675-15	Prewet Tanks for V Box Spreader 200 gal	EA	1		
S631-31X	Return Manifold W/Spdr+Pre-wet Frame Tan	EA	1		



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Quote#	Date
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Ship To
City of Lapeer 217 Bentley St Lapeer, MI 48446

Customer Account	Terms	Sales Rep	Ship Via	Lead Time	Customer PO	Good Thru
	Net 30	Bush	BEST	Q2 2027		8/30/2026

Item	Description	UOM	Quantity	Unit Price	Ext Price
S631-XX	PLUMB KIT- VBOX SPREADER TRK SIDE	EA	1		
S631-XX	PLUMB KIT- PRE-WET TRK SIDE SS	EA	1		
	Force America Hyd System Kit Elec/Hyd Shift PTO & Pump Combo Kit Patrol Commander Hookift Control 5100EX Spreader Controller 15Gal SS Reservoir	EA	1		
S671-XX	Body Wiring- 2-8 Cab Shield Lights	EA	1		
PAINT	Paint Subframe Paint Miscel	EA	1		
MISC	Miscellaneous Material - includes any or all of the following: wiring, electricalconnectors, tie downs, clamps, nut, bolts, washers, steel, oil, grease, etc.	EA	1		

Accepted by: _____ Date: _____ PO#: _____

*Quoted price does not include any applicable taxes or fees unless otherwise noted.

*Terms are Cash With Order (CWO) unless prior agreed credit

*Terms for established accounts, NET 30 days

*Please note if chassis is furnished, it is as a convenience and terms are Net Due on Receipt of Chassis

Sub Total	\$113,958.84
Freight	\$3,400.00
Discount	\$0.00
Labor	\$21,400.80
Total	\$138,759.64

The price and terms on this quotation are not subject to verbal changes or other agreements unless approved in writing by the Home Office of the Seller. All quotations and agreements are contingent upon strikes, accidents, fires, availability of material and all other causes beyond our control. Prices are based on costs and conditions existing on date of quotation and are subject to change by the Seller before final acceptance.

- Typographical and stenographic errors subject to corrections. Purchaser agrees to accept either overage or shortage not in excess of ten percent to be charged pro-rata. Purchaser assumes liability for patent and copyright infringement when goods are made to Purchaser's specifications. When quotation specifies material to be furnished by the purchaser, ample allowance must be made for reasonable spoilage and material must be of suitable quality to facilitate efficient production.
- Conditions not specifically stated herein shall be governed by the established trade customs. Terms inconsistent with those stated herein which may appear on Purchaser's formal order will not be binding on the Seller.
- Unless otherwise stated, Installation charges do not include modifications to exhaust systems, cab protectors or bumpers



ITEM G-4

Meeting Date: July 20, 2026

Department: City of Lapeer, Public Works

Requestor: Ross Slusher, Director of Public Works

Agenda Item: Capital Improvement Project – Police Vehicles – Project #10470

RECOMMENDATION (motion):

Approve the order and purchase of two (2) 2026 4-wheel drive Chevrolet Tahoe's with the police package from Berger Chevrolet Inc. in the amount of \$109,390.00.

These vehicles were bid through MiDeal pricing.

AGENDA ITEM INFORMATION:

Scheduled replacement of two front-line police vehicles, along with related equipment required for the vehicles. Rotation of vehicles is necessary to maintain a maximum front-line vehicle age of five (5) years with the police package Chevy Tahoe.

The continued replacement of vehicles within the police fleet provides for lower maintenance costs and reduced down time of the vehicles. A proactive rotation plan of front-line police vehicles provides reliable vehicles capable of responding to the daily activities associated with police work. This rotation also allows the replaced vehicles to be allocated to other city departments while these vehicles still have a useful service life. Additional equipment purchases are required to outfit and update the vehicles with the required police equipment that is not sold or installed by the manufacturer. Vehicles are outfitted with equipment and made ready for patrol service by the City of Lapeer mechanics, which reduces outfitting cost while increasing the quality of the installation.

Budgeted Amount:	\$130,000.00	Funds Requested:	\$109,390.00
Funding Source:	661-580-976.000	CIP Project #:	10470
		Budget Amendment Needed:	N/A
# of Bids/Quotes Obtained:	2	Budget Amendment Attached:	N/A
Explanation:			

BID PER ENCLOSED SPECIFICATIONS

Cost per vehicle \$54,695.00

Vehicle Description:

Number of units 2

Year 2026

Make Chevrolet

\$109,390.00

Model Tahoe 4wd
police package

Vendor:

Berger Chevrolet Inc.

Bid Prepared For :

Address 2525 28th Street S.E.

City of Lapeer

Grand Rapids, MI 49512

Phone (616) 575-9629

Fax (616) 988-9178

Price includes title fee and delivery. Price based on
Municipal discount in the State of Michigan.

Signature *Robert Evans*

Printed Signature Robert M. Evans

Date 6/4/2026



Berger 1 Fleet 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (Complete)

Selected Model and Options

MODEL	
CODE	MODEL
CK10706	2026 Chevrolet Tahoe 4WD 4dr Commercial

COLORS	
CODE	DESCRIPTION
GBA	Black

OPTIONS	
CODE	DESCRIPTION
—	Active Hill Hold Assist (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
—	Seat belts, 3-point, all seating positions (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
—	Capless Fuel Fill (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
—	Protected idle allows vehicle engine to remain idling and vehicle immobilized while FOB is outside vehicle (Included and only available (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
—	Instrumentation, analog with certified 140 mph speedometer, odometer with trip odometer, engine hour meter, fuel level, voltmeter, engine temperature, oil pressure and tachometer (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
—	Exterior ornamentation delete (front & rear Chevrolet bowties will remain) (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
—	Power supply, 100-amp, auxiliary battery, rear electrical center (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
—	Power supply, 120-amp, (4) 30-amp circuit, Primary battery, relay controlled, passenger compartment harness wiring (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
—	Power supply, 50-amp, power supply, auxiliary battery, passenger compartment wiring harness (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
—	Theft-deterrent system, vehicle, PASS-Key III (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
1FL	Commercial Preferred Equipment Group includes standard equipment
5J3	Calibration, Surveillance Mode interior lighting (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
5J9	Calibration, taillamp flasher, Red/White (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
5LO	Calibration, taillamp flasher, Red/Red (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)

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Berger 1 Fleet 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial

(Complete)

OPTIONS

CODE	DESCRIPTION
5T5	Seats, front cloth and second row vinyl (Standard with (5W4) Special Service Vehicle; otherwise requires (9C1) Police Package. On 4WD model, not available with (A50) front bucket seats.)
6C7	Lighting, red and white front auxiliary dome Red and white LED auxiliary dome lamp is located on headliner between front row seats. The auxiliary lamp is wired independently from standard dome lamp (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
6E2	Fleet Calibration provides a single key with a specific code that is common to the door locks of all the vehicles in the vehicle fleet. Key code is an alternate to SEO (6E8) Fleet Calibration. NOTE: NOT COMPATIBLE with previous model years (Requires (AMF) Remote Keyless Entry Package and either (9C1) Police Package or (5W4) Special Service Package. Includes (AU7) fleet common key. Not available with SEO (6E8) complete vehicle fleet common key.)
6J3	Wiring, grille lamps and siren speakers (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
6J7	Flasher system, headlamp and taillamp, DRL compatible with control wire (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
6N5	Switches, rear window inoperative (rear windows can only operate from driver's position.) (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
6N6	Door locks and handles, inside rear doors inoperative (door can only be opened from outside) (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
9C1	Identifier for Police Package Vehicle includes, (K47) heavy-duty air filter, (KX4) 250 amp high output alternator, (K6K) 760 cold-cranking amps auxiliary battery, electrical power & vehicle signals for customer connection located at the center front floor. Auxiliary battery circuit for customer connection located in the rear cargo area, (Z56) heavy-duty, police-rated suspension, (XCS) 275/55R20SL all-season tires, (RAV) 275/55R20 all-season spare tire, Police brakes, (RC1) front skid plate, (PXT) 20" steel wheels, Certified speedometer, SEO (5J3) Surveillance Mode interior lighting calibration, SEO (UT7) blunt cut cargo area and blunt cut console area ground wires, (V53) delete luggage rack side rails, deletes side doors and liftgate nameplate badging, and (ATD) third row seat delete) (Also includes (NP0) active single-speed transfer case.) *Upon selection of this option the base price will change*
9G8	Headlamps, Daytime Running Lamps and automatic headlamp control delete (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
AMF	Remote Keyless Entry Package includes 4 additional transmitters, NOTE: programming of remotes is at customer's expense. Programming remotes is not a warranty expense (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
ATD	Seat delete, third row passenger
AU7	Key common, fleet (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle. Included and only available with SEO (6E2) Fleet Calibration or SEO (6E8) Fleet Calibration.)
AZ3	Seats, front 40/20/40 split-bench (STD)
BCV	Lock control, driver side auto door lock disable (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
BTV	Remote start (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
C6G	GVWR, 7600 lbs. (3447 kg) (4WD models only.) (STD)

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Berger Chevrolet Inc

Robert Evans | 6162925749 | bevans@bergerchevy.com

Berger 1 Fleet 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (Complete)

OPTIONS

CODE	DESCRIPTION
FE9	Emissions, Federal requirements
GBA	Black
GU5	Rear axle, 3.23 ratio
H1T	Jet Black, Cloth seat trim (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
J55	Brake system, heavy duty with front Brembo calipers and 16" front rotors (Included and only available with (9C1) Police Package.)
K34	Cruise control, electronic with set and resume speed (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
K3W	Battery, 900 cold-cranking amps with 95 amp hour rating (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
K6K	Battery, auxiliary, 760 cold-cranking amps with 70 amp hour rating (packaged behind left rear cargo area panel) (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
KX4	Alternator, 250 amps (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
L84	Engine, 5.3L EcoTec3 V8 with Dynamic Fuel Management, Direct Injection and Variable Valve Timing, includes aluminum block construction (355 hp [265 kW] @ 5600 rpm, 383 lb-ft of torque [518 Nm] @ 4100 rpm) (STD)
MHU	Transmission, 10-speed automatic electronically controlled with overdrive, includes Traction Select System including tow/haul (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
PXT	Wheels, 20" x 9" (50.8 cm x 22.9 cm) steel (Included and only available with (9C1) Police Vehicle.)
RAV	Tire, spare 275/55R20 all-season, blackwall, Firestone Firehawk Pursuit (Included and only available with (9C1) Police Vehicle.)
RC1	Skid plate, front (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
RNQ	Wheel, full-size spare, matching 20" (50.8 cm) steel wheel without center cap (Included and only available with (9C1) Police Vehicle.)
T66	Wiring provision, for outside mirrors and cargo side mirrors (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
UD7	Rear Parking Assist (Included and only available with (9C1) Police Vehicle and (5W4) Special Service Vehicle.)
URW	Audio system, 17.7" diagonal advanced color LCD display with Google built-in compatibility (select service plan required, terms and limitations apply), including navigation capability, connected apps, personalized profiles for each driver's settings, Natural Voice Recognition and Phone Integration (STD)
UT7	Ground wires, blunt cut cargo area and blunt cut console area (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
UUA	Display, automatic occupant sensing (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
V03	Cooling system, extra capacity (Included and only available with (9C1) Police Vehicle.)

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Berger Chevrolet Inc

Robert Evans | 6162925749 | bevans@bergerchevy.com

Berger 1 Fleet 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (Complete)

OPTIONS	
CODE	DESCRIPTION
V53	Luggage rack side rails, delete (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Package.)
V76	Recovery hooks, 2 front, frame-mounted, Black (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle. Required on all models going to Alaska, Guam, Hawaii, Puerto Rico and Virgin Islands. All Tahoe (9C1) and (5W4) vehicles include front fascia with recovery hook openings.)
VPV	Ship Thru, Produced in Arlington Assembly and shipped to Kerr Industries and onto Arlington Assembly (Included with SEO (6J8) White Left/White Right Whelen LED Lamp Package, SEO (6J9) Red Left/Red Right Whelen LED Lamp Package, SEO (6JE) Blue Left/Blue Right Whelen LED Lamp Package, SEO (6JG) Red Left/Blue Right Whelen LED Lamp Package, SEO (6C7) red and white front auxiliary dome lighting, SEO (6N6) door locks and handles, SEO (7X2) left- and right-hand spotlamps, SEO (7X3) left-hand spotlight, SEO (T53) alternate flashing Red & Blue rear compartment lid warning lamps, SEO (UN9) Radio Suppression Package, SEO (6J3) grille lamps and siren speakers wiring, SEO (6J4) horn and siren circuit wiring and SEO (WX7) auxiliary speaker wiring.)
VZ2	Speedometer calibration (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
WUA	Fascia, front high-approach angle with recovery hook openings, but does not include hooks (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
XCS	Tires, 275/55R20SL all-season, blackwall, Firestone Firehawk Pursuit (Included and only available with (9C1) Police Vehicle.)
Z56	Suspension Package, heavy-duty, police-rated. Full independent suspension with monotube dampers, linear coil springs, 35mm solid front stabilizer bar and 32mm hollow rear stabilizer bar (Included and only available with (9C1) Police Vehicle.)
Options Total	

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Berger 1 Fleet 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (Complete)

Standard Equipment

Mechanical
Engine, 5.3L EcoTec3 V8 with Dynamic Fuel Management, Direct Injection and Variable Valve Timing, includes aluminum block construction (355 hp [265 kW] @ 5600 rpm, 383 lb-ft of torque [518 Nm] @ 4100 rpm) (STD)
Transmission, 10-speed automatic electronically controlled with overdrive, includes Traction Select System including tow/haul (STD)
Rear axle, 3.23 ratio
Suspension, Premium Smooth Ride (STD)
GVWR, 7600 lbs. (3447 kg) (4WD models only.) (STD)
Keyless start, push button
Automatic Stop/Start (Not available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
Engine control, stop/start system disable button, non-latching
Engine air filtration monitor
Fuel, gasoline, E15
Transfer case, active, single-speed, electronic Autotrac does not include neutral. Cannot be dinghy towed
Differential, mechanical limited-slip
4-wheel drive
Air filter, heavy-duty
Cooling, external engine oil cooler, heavy-duty air-to-oil integral to driver side of radiator
Cooling, auxiliary transmission oil cooler, heavy-duty air-to-oil
Battery, 730 cold-cranking amps with 80 amp hour rating (Not available with (9C1) Police Package or (5W4) Special Service Package.)
Alternator, 220 amps (Not available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
Trailer equipment includes trailering hitch platform, 7-wire harness with independent fused trailering circuits mated to a 7-way connector and 2" trailering receiver
Trailer sway control (Not available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
Hitch Guidance
Suspension, front coil-over-shock with stabilizer bar (Not available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
Suspension, rear multi-link with coil springs (Not available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
Steering, power
Brakes, 4-wheel antilock, 4-wheel disc with DURALIFE rotors (Not available with (9C1) Police Vehicle.)

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Data Version: 28649. Data Updated: Jun 4, 2026 1:49:00 AM UTC.



Berger 1 Fleet 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial

(Complete)

Mechanical	
	Exhaust, single system, single-outlet
	Mechanical Jack with tools
Exterior	
	Wheels, 18" x 8.5" (45.7 cm x 21.6 cm) Bright Silver painted aluminum (STD)
	Tires, 265/65R18SL all-season, blackwall (Standard with (RCV) 18" Bright Silver painted aluminum wheels only.) (STD)
	Wheel, full-size spare, 17" (43.2 cm) steel (Not available with (9C1) Police Vehicle.)
	Tire, spare P265/70R17 all-season, blackwall (Not available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
	Tire carrier, lockable outside spare, winch-type mounted under frame at rear
	Active aero shutters, upper (Not available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
	Fascia, front (Not available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
	Luggage rack side rails, roof-mounted, Black, standard (Available with (5W4) Special Services Vehicle.)
	Assist steps, Black
	IntelliBeam, automatic high beam on/off (Deleted when (9C1) Police Vehicle is ordered.)
	Headlamps, LED
	Tail lamps, LED
	Mirrors, outside heated power-adjustable, manual-folding, body-color
	Mirror caps, body-color
	Glass, deep-tinted (all windows, except light-tinted glass on windshield and driver- and front passenger-side glass)
	Glass, acoustic, laminated
	Glass, windshield shade band
	Windshield, solar absorbing
	Wipers, front intermittent, Rainsense
	Wiper, rear intermittent with washer
	Door handles, body-color
	Liftgate, rear manual
Entertainment	
	Audio system, 17.7" diagonal advanced color LCD display with Google built-in compatibility (select service plan required, terms and limitations apply), including navigation capability, connected apps, personalized profiles for each driver's settings, Natural Voice Recognition and Phone Integration (STD)

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Berger 1 Fleet 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial

(Complete)

Entertainment	
	Audio system feature, 6-speaker system
	Bluetooth for phone personal cell phone connectivity to vehicle audio system
	5G Wi-Fi Hotspot capable (Requires (UE1) OnStar. Terms and limitations apply. See onstar.com or dealer for details.)
	Wi-Fi Hotspot capable (Requires (UE1) OnStar. Terms and limitations apply. See onstar.com or dealer for details.)
	SiriusXM, delete
	Wireless Apple CarPlay/Wireless Android Auto
Interior	
	Seats, front 40/20/40 split-bench (STD)
	Seat trim, cloth
	Seat adjuster, driver 8-way power
	Seat adjuster, front passenger 6-way power
	Seat adjuster, driver 2-way power lumbar
	Seat adjuster, front passenger 2-way power lumbar
	Seats, second row 60/40 split-folding bench, manual
	Seats, third row 60/40 split-folding bench, manual (Not available with (9C1) Police Package or (5W4) Special Service Package.)
	Floor covering, Black rubberized vinyl (Deleted when (B30) floor covering is ordered.)
	Electronic Precision Shift
	Steering column lock, electrical
	Steering column, manual tilt and telescopic
	Steering wheel, vinyl
	Steering wheel controls, mounted audio, Driver Information Center, Adaptive Cruise Control, Forward Collision Alert following gap button and heated steering wheel (when equipped)
	Driver Information Center, 11" diagonal multi-color digital display
	Door locks, power programmable with lockout protection. Auto Lockout is disabled on driver door.
	Keyless Open includes extended range Remote Keyless Entry
	Window, power with driver Express-Up/Down
	Window, power with front passenger Express-Up/Down
	Windows, power with rear Express-Down

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Berger 1 Fleet 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial

(Complete)

Interior

- Adaptive Cruise Control (Not available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
- Universal Vehicle Module
- Theft-deterrent system, electrical, unauthorized entry
- USB ports, 2 type-A and C, charge and data, located on front console
- USB ports, 2 type-C, charge-only, located in third row
- Air conditioning, tri-zone automatic climate control with individual climate settings for driver, right front passenger and rear seat occupants
- Air conditioning, rear
- Defogger, rear-window electric
- Power outlets, 2, 120-volt, located on the rear of the center console and rear cargo area (NOTE: When ordered with (9C1) Police Package or (5W4) Special Service Package, the location of the outlets will change from the rear of the center console to the rear of the center seat.)
- Mirror, inside rearview manual day/night
- Visors, driver and front passenger illuminated vanity mirrors, sliding
- Assist handles, overhead, driver and front passenger, located in headliner
- Assist handles, front passenger A-pillar and second row outboard B-pillar
- Lighting, interior with dome light, driver- and passenger-side door switch with delayed entry feature, cargo lights, door handle or Remote Keyless Entry-activated illuminated entry and map lights in front and second seat positions
- Cargo management system (Not available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
- Chevrolet Connected Access capable (Subject to terms. See onstar.com or dealer for details.) (Not available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)

Safety-Mechanical

- Front Pedestrian and Bicyclist Braking (Deleted when (9C1) Police Vehicle is ordered.)
- Intersection Automatic Emergency Braking intersection alert, braking (Deleted when (9C1) Police Vehicle is ordered.)
- Enhanced Automatic Emergency Braking (Not available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
- Reverse Automatic Braking (Not available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
- StabiliTrak, stability control system with brake assist, includes traction control

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Berger 1 Fleet 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial

(Complete)

Safety-Interior

- Airbags, Frontal airbags for driver and front outboard passenger; Seat-mounted side-impact airbags for driver and front outboard passenger; Head-curtain airbags for all rows in outboard seating positions (Always use seat belts and child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)
- Front outboard Passenger Sensing System for frontal outboard passenger airbag (Always use seat belts and child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)
- Hill Start Assist (Not available with (9C1) Police Vehicle or (5W4) Special Services Vehicle.)
- OnStar Services capable (On 4WD model, deleted when (UDA) OnStar deactivated is ordered. See onstar.com for details and limitations. Services vary by model. Service plan required.)
- Enhanced Automatic Parking Assist (Not available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
- HD Surround Vision
- Rear Camera Washer
- Rear Cross Traffic Braking (Deleted when (9C1) Police Vehicle is ordered.)
- Rear Pedestrian Alert
- Side Bicyclist Alert (Deleted when (9C1) Police Vehicle is ordered.)
- Forward Collision Alert (Deleted when (9C1) Police Vehicle is ordered.)
- Safety Alert Seat (Not available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
- Rear Seat Reminder
- Buckle to Drive prevents vehicle from being shifted out of Park until driver seat belt is fastened; times out after 20 seconds and encourages seat belt use, can be turned on and off in Settings or Teen Driver menu (Defaulted off. Feature can be turned on in the infotainment menu.)
- Door locks, rear child security, manual
- LATCH system (Lower Anchors and Tethers for CHildren), for child restraint seats lower anchors and top tethers located in all second-row seating positions, top tethers located in third row seating positions
- Teen Driver a configurable feature that lets you activate customizable vehicle settings associated with a key fob, to help encourage safe driving behavior. It can limit certain available vehicle features, and it prevents certain safety systems from being turned off. An in-vehicle report card gives you information on driving habits and helps you to continue to coach your new driver
- Tire Pressure Monitoring System auto learn, includes Tire Fill Alert (does not apply to spare tire)
- Warning tones headlamp on, driver and right-front passenger seat belt unfasten and turn signal on

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Berger 1 Fleet 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (Complete)

Safety-Interior

OnStar Basics (OnStar Fleet Basics for Fleet) Drive confidently with core OnStar services including remote commands, built-in voice assistance, real-time traffic and navigation, and Automatic Crash Response to help if you're in need. (Requires (UE1) OnStar. OnStar Basics includes remote commands, Navigation, Voice Assistance, and Automatic Crash Response, for eligible vehicles with compatible software. OnStar Basics is standard for 8 years; OnStar plan, working electrical system, cell reception and GPS signal required. OnStar links to emergency services. Service coverage varies with conditions and location. Service availability, features and functionality vary by device and software version. See onstar.com for details and limitations.)

WARRANTY

Warranty Note: <<< Preliminary 2026 Warranty >>>
Basic Years: 3
Basic Miles/km: 36,000
Drivetrain Years: 5
Drivetrain Miles/km: 60,000
Drivetrain Note: 3.0L & 6.6L Duramax® Turbo-Diesel engines, and certain commercial, government, and qualified fleet vehicles: 5 years/100,000 miles
Corrosion Years (Rust-Through): 6
Corrosion Years: 3
Corrosion Miles/km (Rust-Through): 100,000
Corrosion Miles/km: 36,000
Roadside Assistance Years: 5
Roadside Assistance Miles/km: 60,000
Roadside Assistance Note: 3.0L & 6.6L Duramax® Turbo-Diesel engines, and certain commercial, government, and qualified fleet vehicles: 5 years/100,000 miles
Maintenance Note: First Visit: 12 Months/12,000 Miles

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ITEM G-5

Meeting Date: July 20, 2026
Department: City of Lapeer, Public Works
Requestor: Ross Slusher, Director of Public Works
Agenda Item: Capital Improvement Project – Tractor Loader – Project #22973

RECOMMENDATION (motion):

Approve the order and purchase of a Kubota MX4900 loader tractor from Flint New Holland in the amount of \$54,415.42.

AGENDA ITEM INFORMATION:

The current tractor-loader is used frequently but now requires cost-prohibitive transmission repairs. Similarly, the cemetery backhoe is nearing the end of its operational life. Replacing these units with a single Kubota MX4900 tractor will ensure uninterrupted service for both the cemetery and city parks.

This procurement includes three essential attachments: a Landpride Grapple, a Landpride Rotary Cutter, and a Landpride 3rd function valve kit. To secure the best municipal pricing, Flint New Holland provided a competitive quote for the complete package under the Sourcewell cooperative purchasing contract.

Budgeted Amount:	\$70,000.00	Funds Requested:	\$54,415.42
Funding Source:	661-580-976.000	CIP Project #:	22973
		Budget Amendment Needed:	N/A
# of Bids/Quotes Obtained:	1	Budget Amendment Attached:	N/A
Explanation:	Sourcewell pricing		

Underhill, Rob
18509

City of Lapeer
runderhill@ci.lapeer.mi.us
810-664-2902

Quote Provided By
FLINT NEW HOLLAND, INC.
Joe Curtis
3266 EAST BRISTOL ROAD
BURTON, MI 48529
email: fnhjoecurtis@hotmail.com
phone: 8107442030

-- Standard Features --

-- Custom Options --



M Series

MX4900HSTC
UTILITY TRACTOR, 4WD, 2 POST FOLDABLE ROPS, HST
TRANSMISSION

*** EQUIPMENT IN STANDARD MACHINE ***

DIESEL ENGINE

Kubota V2403 Direct Injection
2.4L (148.6 cu in.) 4 Cyl
EPA Tier 4 Final Complaint
Turbo Common Rail Electronic Fuel Injection
Alternator - 45 Amp ROPS / 60 Amp CAB
12V 600 (ROPS) / 650 (CAB) CCA Battery

EXHAUST EMISSION CONTROL TYPE

DPF System (Diesel Particulate Filter)

HYDRAULICS / HITCH / DRAWBAR

Open Center Gear Pump
Max. Flow @ Rated Engine Speed: 2700 RPM
Power Steering: 4.9 GPM
Impl. Flow: 9.5 GPM
Total Flow: 14.4 GPM

REMOTE VALVES

Optional (3) valves Float Detent,
Double Acting

3 POINT HITCH & DRAWBAR

Cat I/II 3-Point Hitch
@ Lift Points: 2870 lbs
(ASAE) @24" Behind: 2310 lbs
2WD Model - Rigid Lower Links
4WD Model - Telescoping Lower Links
2WD Model - Turn Buckle Stabilizers
4WD Model - Telescoping Stabilizers

FRONT AXLE

Hydrostatic Power Steering
2WD: Tubular Steel Telescopic
4WD: Cast Iron, Bevel Gear

TRANSMISSION - HST

3 Range Low/Med/High
Cruise Control Standard
Mechanical Wet Disc Brakes
Left Side Brake Pedals
Rear Differential Lock

SELECTED TIRES

sub1426
FT TITN 12-16.5 R4 STL 6BLT TL2
RT TITN 17.5L-24 R4 STL 6BLT MXTL2

FLUID CAPACITY

Fuel Tank 11.9 gal
Cooling System 6.9 qts
Crankcase with filter 7.4 qts
Transmission and
Hydraulics 11.6 gal

POWER TAKE OFF

Live-Independent Hydraulic
540 rpm Rear PTO
@ 2700 Eng. rpm
SAE Std 1 3/8" Six Spline

SAFETY EQUIPMENT

2-Post Foldable ROPS w/
Retractable Seat Belt
Flip-Up PTO Shield
Safety Start Switches
Parking Brakes
Electric Key Shut Off
Turn Signals
SMV Sign

OPERATORS PLATFORM

Semi-Flat Deck w/Hanging Pedals
High Back Seat with Adjustable
Suspension
Rubber Floor Mat
Stationary PTO Switch
Cup Holder
Color Coded Controls
Interior Light
Internal Rearview Mirror
Front Wiper w/ Washer
A/C & Heater
Speakers & Radio Pre-Wired
Left & Right Hand Door
Left Hand Step
Horn

INSTRUMENTS

Tachometer/Hour Meter
Fuel Gauge Meter
Warning Symbols
Coolant Temperature Meter

MX4900HSTC Base Price: \$46,149.00

Selected Kubota Attachments

(1) FRONT LOADER MX SERIES W/O VALVE LA1065A-FRONT LOADER MX SERIES W/O VALVE	\$5,971.00
(1) LOADER VALVE FOR CAB MODELS MX2132-LOADER VALVE FOR CAB MODELS	\$1,013.00
(1) 72" HD BUCKET FOR LA724/854 L2296-72" HD BUCKET FOR LA724/854	\$1,459.00
(1) BOLT ON CUTTING EDGE FOR 72" HD BUCKET FOR L2294 OR L2291 TL1748-BOLT ON CUTTING EDGE FOR 72" HD BUCKET FOR L2294 OR L2291	\$301.00
(1) REAR WIPER KIT L8364-REAR WIPER KIT	\$191.00
(1) REAR WORK LIGHT (CAB) L8333-REAR WORK LIGHT (CAB)	\$176.00
(1) GRILL GUARD FOR LA1065A MX2268A-GRILL GUARD FOR LA1065A	\$379.00

Total Kubota Attachments: \$9,490.00

Total Attachments: \$9,490.00

Configured Price: \$55,639.00

Sourcewell Discounts:

Kubota Items: (\$12,240.58)

Total Discount: (\$12,240.58)

SUBTOTAL: \$43,398.42

Factory Assembly: \$325.00

Kubota Item Fees:

Dealer Assembly: \$825.00

Freight Cost: \$1,150.00

PDI: \$400.00

Total Unit Price: \$46,098.42

Quantity Ordered: 1

Final Sales Price: \$46,098.42

Purchase Order Must Reflect Final Sales Price.**To order, place your Purchase Order directly with the quoting dealer**

*All equipment specifications are as complete as possible as of the date on the quote. Additional attachments, options, or accessories may be added (or deleted) at the discounted price. All specifications and prices are subject to change. Taxes are not included. The PDI fees and freight for attachments and accessories quoted may have additional charges added by the delivering dealer. These charges will be billed separately. Prices for product quoted are good for 60 days from the date shown on the quote. All equipment as quoted is subject to availability.

FLINT NEW HOLLAND INC.

3266 EAST BRISTOL ROAD

BURTON, MI 48529

810-744-2030

To. City of Lapeer

Attn. Rob

Sourcewell contract # 032525-LPI

1- Landpride RG1072 Fork Grapple
72 in. wide
Dual grapple cylinders
Quick attach mount.
\$3,410.00

1- Landpride RCR1872 Rotary Cutter
72 in. wide
Single tail wheel
Debri guards
\$3,510.00

1- Landpride 3rd function valve kit
Loader lever handle kit
Hoses and couplers
\$1,397.00

Joe Curtis
FNH
7-8-26



ITEM G-6

Meeting Date: July 20, 2026

Department: City of Lapeer, Public Works

Requestor: Ross Slusher, Director of Public Works

Agenda Item: Capital Improvement Project – Zero turn mower – Project #22904

RECOMMENDATION (motion):

Approve the order and purchase of a Kubota ZD1200-3-60 Zero turn mower from Flint New Holland in the amount of \$18,484.72.

AGENDA ITEM INFORMATION:

The city received three quotes for this mower.

1. Flint New Holland, 3266 East Bristol Rd., Burton, MI 48529 - Kubota ZD1200-3-60 - \$18,484.72.
2. Viers Golf Cars, 1640 N Lapeer Rd., Lapeer, MI 48446 - Bad Boy Renegade 61" - \$17,728.00.
3. Keene Small Engine Sales and Service, 4717 Arbela Rd., Millington, MI 48746 - Scag Turf Tiger II Kubota Diesel - \$18,797.00.
4. S.S. Equipment Repair LLC., 1404 Imlay City Rd., Lapeer, MI 48446 Bobcat Mower - Did Not Quote.

Following on-site demonstrations of several models, the Kubota zero-turn mower consistently delivered the best overall performance. Furthermore, its diesel engine is expected to provide a significantly longer service life compared to alternative options.

The current zero-turn mower is reaching its limit on hours such that the cost for maintenance and repairs exceeds its value. The mower will require more repairs as it logs more hours and depreciates in value. The mowers are typically replaced once they reach 2,000-2,500 hours, which takes about five years to reach that threshold. The replacement program is designed so that the City of Lapeer does not have to replace multiple mowers per year, which saves the city in the long-term.

Budgeted Amount:	\$17,000.00	Funds Requested:	\$18,484.72
Funding Source:	661-580-976.000	CIP Project #:	22904
		Budget Amendment Needed:	N/A
# of Bids/Quotes Obtained:	3	Budget Amendment Attached:	N/A
Explanation:			

-- Standard Features --

-- Custom Options --



ZD1200 Series

ZD1211-3-60

*** EQUIPMENT IN STANDARD MACHINE ***

DIESEL ENGINE

3 Cylinder, Kubota Model #
D1105
23.8 Gross HP @ 3000 rpm
68.5 cu. in. Displacement
12v 430 Amp Hr. Battery
14 Amps Charging Output

SAFETY EQUIPMENT

Electric Key Shut Off
Control Lever Safety Switch
Parking Brake Safety Switch
Foldable ROPS
Seat Safty Switch

TRANSMISSION

Hydrostatic Drive
(2) HST w/Gear Reduction
Brake - Wet Multi Disks
Forward Speeds 0 - 10.6 mph
Reverse Speeds 0 - 5.3 mph

DIMENSIONS

Height 78.7"
Length 89.0"
Width Overall 73.8"
Wheelbase 56.7"

STEERING / MOTION CONTROL

(2) Hand Levers, Adjustable
Hydraulically Damped,
Adjustable

OPERATING FEATURES

Zero Turn Radius
Adj. Front Axle: Rigid/Oscillating
Dual Element Air Filter
Deluxe Suspension Seat w/
Kubota Exclusive Seat Design
Hands-free Hydraulic Deck Lift
Hands-free Parking Brake
Cup Holder

POWER TAKE OFF

Hydraulic Independent PTO
Shaft Drive Mower Deck
Wet Disk Clutch

SIDE DISCHARGE MOWER

60" and 72" Kubota PRO Deck
w/ACS
8 Gauge, 6" Deep Deck
1-5" Cut Height, Adjustable
1/4" Increments
Flexible Discharge Cover
3 Blades

FLUID CAPACITY

Fuel Tank 13.1 gal
Engine Coolant w/ Recovery
tank 3.96 qts
Crankcase w/ Filter 4.1 qts
Transmission Case and Axle
Gear 12.8 qts

+ Manufacturer Estimate

TIRES AND WHEELS

Front 15 x 6.0 - 6 Flat-free
Rear 26 x 12.0 - 16 Turf, Low Profile

ZD1211-3-60 Base Price: \$22,849.00

Configured Price: \$22,849.00

Sourcewell Discounts:

Kubota Items: (\$5,026.78)

Total Discount: (\$5,026.78)

SUBTOTAL: \$17,822.22

Kubota Item Fees:

Dealer Assembly: \$0.00

Freight Cost: \$262.50

PDI: \$400.00

Total Unit Price: \$18,484.72

Quantity Ordered: 1

Final Sales Price: \$18,484.72

Purchase Order Must Reflect Final Sales Price.

To order, place your Purchase Order directly with the quoting dealer

***All equipment specifications are as complete as possible as of the date on the quote. Additional attachments, options, or accessories may be added (or deleted) at the discounted price.** All specifications and prices are subject to change. Taxes are not included. The PDI fees and freight for attachments and accessories quoted may have additional charges added by the delivering dealer. These charges will be billed separately. Prices for product quoted are good for 60 days from the date shown on the quote. All equipment as quoted is subject to availability.



ITEM G-7

Meeting Date: July 20, 2026

Department: City of Lapeer Public Works

Requestor: Ross Slusher

Agenda Item: Capital Improvement Project –Traffic Signal Maintenance – Project #23004

RECOMMENDATION (motion):

Approve the purchase of two (2) - EVO radar traffic detection kits from Carrier & Gable in the amount of \$68,226 and approve the budget amendment as presented.

AGENDA ITEM INFORMATION:

This equipment would replace the current 20-year-old traffic detection at the Genesee St. and Saginaw St. intersection and the DeMille Rd. and Harrison St. intersections. Additionally, this new equipment has fewer components and does not require any equipment in the roadway.

The major street fund budget included \$40,000 for this project in FY25/26 and FY26/27 for a total of \$80,000. The budget amendment is requested to carry forward the FY25/26 budget funds of \$40,000 that was not spent.

The city replaced the detection system at Genesee St. and Millville Rd. two years ago with this same EVO system. The EVO radar helps to reduce travel time and traffic congestion, while increasing safety at intersections for pedestrians, cyclists, and motorists.

Budgeted Amount:	\$40,000.00	Funds Requested:	\$68,226.00
Funding Source:	Major Street Fund	CIP Project #:	23004
		Budget Amendment Needed:	yes
# of Bids/Quotes Obtained:	1	Budget Amendment Attached:	yes
Explanation:	This is specialized equipment sold from a regional dealer		

BUDGET AMENDMENT
REQUEST FORM

2026/2027

TO: CITY MANAGER

The following budget adjustments are requested. **All Budget adjustments must be whole dollars. Negative numbers should be in parenthesis ().**

ACCOUNT #	ACCOUNT NAME	AMOUNT OF ADJUST. (+/-)
202-474-782.000	Materials & Supplies	\$ 40,000.00

TOTAL NET AMOUNT 40,000

Carryover budget funds from FY25/26 to FY26/27 for CIP #23004

Fund/Department: 202

Ross Slusher, Director of Public Services
Department Head Signature

TO: FINANCE DEPARTMENT

- ☐ The above indicated Budget Adjustments are approved by the City Manager.
- ☒ The above indicated Budget Adjustments were approved by the City Commission at their July 20, 2026 Commission meeting. Please make the appropriate entries to reflect the approved amount.

Date

City Manager's Signature



CARRIER & GABLE, INC.

24110 Research Drive
Farmington Hills, MI 48335
(248) 477-8700 | (248) 473-0730 FAX
www.carriergable.com

Sales Quote

Page: 1

Sales Quote Number: SQ-12978-001
Sales Quote Date: 7/7/2026
Expires On: 08/07/2026
Customer ID: 1622
SalesPerson: Chris Leonard
Terms: NET 30 DAYS

Sell To:
LAPEER, CITY OF
ROSS SLUSHER
576 LIBERTY PARK
LAPEER, MI 48446-2141
USA

Ship To:
LAPEER, CITY OF
576 LIBERTY PARK
LAPEER, MI 48446-2141
USA

ALL VALUES STATED IN U.S. DOLLARS

Bid Item No:	Project No:
Ship Within: 6-8 WEEKS ARO	Intersection: DEMILLE @ HARRISON
Ship Via:	Project City: LAPEER
	Project County: LAPEER
	Sheet:
	Project Misc.:

Item No.	Description	Cross Ref. No.	Qty.	Unit Price	Total Price
105-1810	CABLE, SDLC MALE TO EVO HUB, TS2, 25P-15P		1	97.00	97.00
105-1855	EPIQ RADAR HUB, SHELF MOUNT		1	7,654.00	7,654.00
105-1850	EPIQ RADAR SENSOR KIT		2	10,762.00	21,524.00
169-NS13324	14-2C IMSA 50-2, CABLE, 1000', 600V LOOP LEAD-IN		1	933.00	933.00
105-2312	CONTROLLER, COBALT-C, EOS		1	3,905.00	3,905.00
FREIGHT-OUT	FREIGHT-OUT		1		

Subtotal:	34,113.00
Invoice Discount:	0.00
Total Sales Tax:	0.00
Total:	34,113.00

**CARRIER & GABLE, INC.**

24110 Research Drive
Farmington Hills, MI 48335
(248) 477-8700 | (248) 473-0730 FAX
www.carriergable.com

Sales Quote

Page: 1

Sales Quote Number: SQ-12977-001
Sales Quote Date: 7/7/2026
Expires On: 08/07/2026
Customer ID: 1622
SalesPerson: Chris Leonard
Terms: NET 30 DAYS

Sell To:

LAPEER, CITY OF
ROSS SLUSHER
576 LIBERTY PARK
LAPEER, MI 48446-2141
USA

Ship To:

LAPEER, CITY OF
DEP'T. OF PUBLIC WORKS
217 BENTLEY
LAPEER, MI 48446
USA

ALL VALUES STATED IN U.S. DOLLARS

Bid Item No:	Project No:
Ship Within: 6-8 WEEKS ARO	Intersection: GENESEE @ SAGINAW
Ship Via:	Project City: LAPEER
	Project County: LAPEER
	Sheet:
	Project Misc.:

Item No.	Description	Cross Ref. No.	Qty.	Unit Price	Total Price
105-1810	CABLE, SDLC MALE TO EVO HUB, TS2, 25P-15P		1	97.00	97.00
105-1855	EPIQ RADAR HUB, SHELF MOUNT		1	7,654.00	7,654.00
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FREIGHT-OUT	FREIGHT-OUT TBD		1		

Subtotal:	34,113.00
Invoice Discount:	0.00
Total Sales Tax:	0.00
Total:	34,113.00



ITEM G-8

Meeting Date: July 20, 2026
Department: Parks, Recreation & Cemetery
Requestor: Rodney Church
Agenda Item: Parks and Recreation Master Plan Update (CIP#23053)

RECOMMENDATION (motion):

Approve the proposal from Wade Trim to update the City of Lapeer Parks and Recreation Master Plan for a price not to exceed \$7,000, and authorize the Director of Parks, Recreation & Cemetery sign the necessary documents.

AGENDA ITEM INFORMATION:

The City's current Parks and Recreation Master Plan is set to expire on December 31, 2026, it is very important that we update the plan so we can stay in compliance with the MDNR (Michigan Department of Natural Resources). The state requires grant applicants to have an approved Master Plan on file to be eligible to apply for future grant opportunities. The City has had a Parks & Recreation Master Plan active since 1980. The plans are only good for five years and the previous plan was adopted back in 2021. The state has very strict criteria that the Master Plans must meet, and we've previously hired consultants to assist us through the process. The entire process can take 3-4 months to complete.

During the FY 26/27 Budget and Capital Improvement Plan process we received quotes from three different consulting companies. Due to the sizable difference in estimates, we received proposals from two of the companies:

- Wade Trim - \$7,000
- ROWE Professional Services - \$12,000

City staff have previously worked with both companies on various projects. The most recent Master Plan update was consulted by ROWE Engineering. The employee who we worked with previously now works for Wade Trim and provided us with their proposal. Due to our budget, previous working relationship, and familiarity with our previous plan it is our recommendation to hire Wade Trim to assist us with the Master Plan update.

Budgeted Amount:	\$7,000	Funds Requested:	\$7,000
Funding Source:	Park Fund	CIP Project #:	23053
		Budget Amendment Needed:	No
# of Bids/Quotes Obtained:	3	Budget Amendment Attached:	No
Explanation:			



Wade Trim, Inc.

555 S. Saginaw Street, Suite 201 • Flint, MI 48502
810.235.2555 • www.wadetrim.com

July 9, 2026

City of Lapeer
880 South Saginaw Street
Lapeer, MI 48446

Attention: Rodney Church
Director of Parks & Recreation & Cemetery

Re: City of Lapeer – Parks and Recreation Plan Update

Dear Rodney:

We are pleased to submit this letter proposal for City of Lapeer for the parks and recreation plan update. Our proposal confirms our scope of work, proposed schedule, and budget effort estimate. Our submittal format outlines the base proposed services.

Wade Trim is a Michigan-based firm with more than 1,000 professionals and support staff. Our Michigan offices include Bay City, Detroit, Flint, Gaylord, Grand Rapids, Taylor, and Traverse City. Since 1972, Wade Trim's planning team has been developing creative and thoughtful solutions to strengthen communities and improve quality of life. Drawing from our extensive technical expertise and national project experience, we apply a holistic approach to solving local challenges. We have a team of 14 planners with diverse experience in visioning, public engagement, land use planning, zoning, and community and economic development.

PROJECT UNDERSTANDING/SUMMARY

Wade Trim understands that the City of Lapeer is updating its Parks and Recreation Plan to maintain eligibility for Michigan Department of Natural Resources (DNR) grant funding and provide a roadmap for future parks and recreation improvements. The proposed scope is designed to meet all DNR plan requirements while building upon the City's previous plan, incorporating updated public input, documenting progress made since the last update, and identifying priorities for the next five years.

Our approach focuses on efficiency, collaboration, and practical recommendations that reflect community needs and support the City's long-term vision.

PROJECT SCOPE OF WORK

Wade Trim will provide planning services to the City of Lapeer as outlined in the task descriptions that follow. This scope of services was developed in coordination with City staff and reflects the City's needs for updating its Parks and Recreation Plan.

Wade Trim will assign a dedicated Project Manager who will serve as the City's primary point of contact and be responsible for coordinating project resources, schedules, and deliverables throughout the planning process. Caitlyn Habben, AICP, will serve as Project Manager for this effort. Caitlyn led the previous Parks and Recreation Plan update and has extensive experience working with the City of Lapeer, providing valuable continuity and institutional knowledge for this project.

We are excited to continue our long-standing relationship with the City and assist in shaping the future of its parks and recreation system. Our team is committed to working alongside City leadership, residents, and stakeholders to preserve community values while identifying opportunities to enhance recreational amenities and services.

Work will commence upon receipt of a written Notice to Proceed from the City of Lapeer, anticipated in August 2026. The specific services included in this scope are described in the sections that follow.

1.0 Background Material

The background information will be reviewed over one meeting after the community meeting.

1.1 Background Material Update

- A. **Introduction:** Wade Trim will incorporate minor modifications to the Introduction chapter of the existing parks and recreation plan to include a narrative and a summary of the planning process for this updated parks and recreation plan.
- B. **Community Description:** The existing Community Description chapter regarding park description, budget, programming, grant history, volunteers, and relationship with the school district and other agencies will be updated by Wade Trim, as necessary, to reflect changes since the prior plan.
- C. **Inventory of Park Amenities:** Wade Trim will update this existing chapter based on changes from the previous plan as directed by City staff. The reference maps will not be updated as part of this proposal.

2.0 Visioning and Public Engagement

2.1 Public Engagement

For a parks and recreation update, two forms of public engagement are required by the DNR. One will be a community meeting and the other will be the required public hearing.

- A. **Community Meeting:** Wade Trim will conduct a community engagement meeting where members of the public are invited to join in a variety of exercises consistent with the parks and recreation update that was conducted in 2022.
- B. **Public Input and Planning Process:** The section in the parks plan will be updated to summarize each of the public engagement events utilized in this update.

2.2 Scope Clarification & Meetings

- A. **Goals & Actions:** A community's vision, expressed through goals and actions, is a core component of a parks and recreation plan. We will review and improve the existing goals and actions in the parks and recreation plan, based on feedback received from the community meeting.
- B. **Implementation Plan:** We will update the implementation chapter based on modifications from the previous parks and recreation plan as required based on public engagement and completion of action items since the last update. This proposed does not include updating the concept diagrams located in the parks and recreation plan.

3.0 Adoption Process

Wade Trim will provide guidance to the City of Lapeer throughout the planning process to ensure compliance with DNR Guidelines, including providing template notices for all the steps in the approval process. The City will ultimately be responsible for publication and distribution of the required notices.

3.1 Final Deliverables

- A. The final deliverable for the project will include a digital (Adobe PDF) copy of the approved parks and recreation plan report. Editable report files (Microsoft Word). Our scope does not include the printing of hard copies of the approved report. If requested by the City of Lapeer, we can provide a quote for printing any number of hard copies.

Deliverables: Parks and Recreation Plan in Microsoft Word and Adobe PDF

SCHEDULE

We propose completing the project in five months, while allowing one month for the DNR-required notification period and adoption process. We propose to start this project in August. The public hearing and final plan approval are proposed to take place in January of 2027 so that the approved plan can be submitted to the DNR by February 1, 2027 (this would allow the City to submit a grant application to the DNR by their April 1, 2027, grant application deadline).

Wade Trim's fees are based on the schedule. Changes in the schedule may impact the presented fees. Depending on the actual notice-to-proceed date and desired completion date, Wade Trim reserves the right to renegotiate professional fees to account for additional effort required to accommodate the project schedule. The Wade Trim Project Manager will notify the City immediately if there is an expected change in schedule that would impact the presented fee.

FEES AND COMPENSATION METHOD

Wade Trim proposes a Lump Sum Fee of **\$7,000** to complete the above-described base scope. Our cost is inclusive of all project related expenses, including project management, mileage, and travel costs. The scope sections listed above detail our assumptions and specific quantities assumed in our fee development. Changes to assumptions, scope, or schedule may impact the project fee.

Included in the above cost is Wade Trim's attendance at three meetings (basic update, community meeting, and public hearing). Wade Trim's participation at additional meetings not outlined above would be billed at a flat rate of **\$500** per meeting.

** Scope sections detail assumptions and specific quantities assumed in fee development. Changes to assumptions, scope, or schedule may impact task fee.*

OWNER RESPONSIBILITIES

The provided listed items or services the Owner is going to provide and/or needs to provide.

- Provide access to the project site for Wade Trim and its subconsultants
- Provide Wade Trim with a current concept plan in an acceptable digital format
- Publication and mailing of official notices as part of the adoption process
- Costs or expenses for obtaining shapefile data, obtaining maps, aerials, publications, any recording or filing fees, or other contractors are not included in our fees
- Review documents prepared by Wade Trim and provided comments in a timely fashion
- Attend review/approval agency meetings

INVOICING PROCEDURES

All effort and cost will be invoiced monthly for our effort to date. Payment of invoices is expected within 30 days. Any disputes related to the invoice amount will immediately be brought to the attention of Wade Trim. Wade Trim reserves the right to stop work when accounts receivable exceeds 60 days. All deliverables are the property of Wade Trim until payment obligations are met.

We have enclosed a Professional Services Short Form Agreement for this project. If this meets with your approval, please sign, date, and return the Agreement to authorize Wade Trim to proceed.

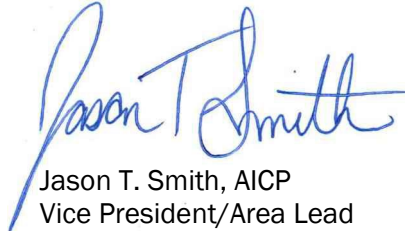
We look forward to working with you on this project and should you have any questions, please do not hesitate to call.

Very truly yours,

Wade Trim, Inc.



Caitlyn Habben, AICP
Professional Planner



Jason T. Smith, AICP
Vice President/Area Lead

CLH:JTS:kmk
AAA1000.26
[20260709_LAP Park & Rec Proposal Ltr WT.docx](#)
Enclosure



Professional Services Agreement (Short Form)

Agreement

To engage the Services of Wade Trim , Inc., as a Design, Planning, Testing and/or Land Survey Professional.

This Agreement, entitled City of Lapeer – Parks and Recreation Plan Update between City of Lapeer of 880 South Saginaw Street, Lapeer, Michigan 48446, hereinafter called "Owner," and Wade Trim, Inc., 555 South Saginaw Street, Suite 201, Flint, Michigan 48502, hereinafter called "Professional," is as follows:

The Owner and Professional, for mutual consideration hereinafter set forth, agree as follows:

A. Professional agrees to perform certain professional services for Owner as follows:

As outlined in the letter proposal dated July 9, 2026.

B. Owner agrees to pay Professional as compensation for Professional's services as follows:

As outlined in the letter proposal dated July 9, 2026.

C. Owner agrees to establish an allowance of \$N/A for additional services on this Project (not less than 10% of the compensation amount specified in Item B.)

D. The Owner and Professional agree to conditions as set forth on the reverse side in the General Provisions of this Agreement.

E. The Owner and Professional agree to the following schedule:

As outlined in the letter proposal dated July 9, 2026.

F. Professional has the option to render this Agreement null and void, if it is not executed within 60 days.

Owner:

Professional:

By:

(Print Name)

By:

Jason T. Smith, AICP

(Print Name)

Title:

Title:

Vice President/Area Lead

Date Signed:

Date Signed:

General Provisions

1.01 Basic Agreement

A. Professional shall provide, or cause to be provided, the services set forth in this Agreement, and Owner shall pay Professional for such Services as set forth herein.

2.01 Payment Procedures

A. *Preparation of Invoices.* Professional will prepare a monthly invoice in accordance with Professional's standard invoicing practices and submit the invoice to Owner.

B. *Payment of Invoices.* Invoices are due and payable within 30 days of receipt. If Owner fails to make any payment due Professional for services and expenses within 30 days after receipt of Professional's invoice, the amounts due Professional will be increased at the rate of 1.0% per month (or the maximum rate of interest permitted by law, if less) from said thirtieth day. In addition, Professional may, without liability, after giving seven days written notice to Owner, suspend services under this Agreement until Professional has been paid in full all amounts due for services, expenses, and other related charges. Payments will be credited first to interest and then to principal.

3.01 Additional Services

A. If authorized by Owner, or if required because of changes in the Project, Professional shall furnish services in addition to those set forth above.

B. Owner shall pay Professional for such additional services as follows: For additional services of Professional's employees engaged directly on the Project an amount equal to the cumulative hours charged to the Project by each class of Professional's employees times standard hourly rates for each applicable billing class; plus reimbursable expenses and Professional's consultants' charges with a 15% mark-up, if any.

4.01 Termination

A. The obligation to provide further services under this Agreement may be terminated:

1. For cause,

a. By either party upon 30 days written notice in the event of substantial failure by the other party to perform in accordance with the Agreement's terms through no fault of the terminating party.

b. By Professional:

1) upon seven days written notice if Professional believes that Professional is being requested by Owner to furnish or perform services which are outside of the agreed upon scope of services without compensation, which are contrary to Professional's responsibilities as a licensed professional; or

2) upon seven days written notice if the Professional's services for the Project are delayed or suspended for more than 90 days for reasons beyond Professional's control.

3) Professional shall have no liability to Owner on account of such termination.

c. Notwithstanding the foregoing, this Agreement will not terminate as a result of a substantial failure under paragraph 4.01.A.1.a if the party receiving such notice begins, within seven days of receipt of such notice, to correct its failure and proceeds diligently to cure such failure within no more than 30 days of receipt of notice; provided, however, that if and to the extent such substantial failure cannot be reasonably cured within such 30 day period, and if such party has diligently attempted to cure the same and thereafter continues diligently to cure the same, then the cure period provided for herein shall extend up to, but in no case more than, 60 days after the date of receipt of the notice.

2. For convenience, by Owner effective upon the receipt of notice by Professional.

B. The terminating party under paragraphs 4.01.A.1 or 4.01.A.2 may set the effective date of termination at a time up to 30 days later than otherwise provided to allow Professional to demobilize personnel and equipment from the Project site, to complete tasks whose value would otherwise be lost, to prepare notes as to the status of completed and uncompleted tasks, and to assemble Project materials in orderly files. Professional shall be compensated for Basic Services performed through the date of termination as set forth herein and for work performed per 4.01.B in the manner set forth in 3.01.

5.01 Controlling Law

A. This Agreement is to be governed by the law of the state in which the Project is located.

6.01 Successors, Assigns, and Beneficiaries

A. Owner and Professional each is hereby bound and the partners, successors, executors, administrators, employees and legal representatives of Owner and Professional (and to the extent permitted by paragraph 6.01.B the assigns of Owner and Professional) are hereby bound to the other party to this Agreement and to the partners, successors, executors, administrators, and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements, and obligations of this Agreement.

B. Neither Owner nor Professional may assign, sublet, or transfer any rights under or interest (including, but without limitation, moneys that are due or may become due) in this Agreement without the written consent of the other, except to the extent that any assignment, subletting, or transfer is mandated or restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.

7.01 General Considerations

A. The standard of care for all professional engineering and related services performed or furnished by Professional under this Agreement will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. Professional makes no warranties, express or implied, under this Agreement or otherwise, in connection with Professional's services. Professional and its consultants may use or rely upon the design services of others, including, but not limited to, contractors, manufacturers, and suppliers and Professional shall not be responsible for design services provided by others.

B. Professional shall not at any time supervise, direct, or have control over any contractor's work, nor shall Professional have authority over or responsibility for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, for safety precautions and programs incident to a contractor's work progress, nor for any failure of any contractor to comply with laws and regulations applicable to contractor's work.

C. Professional neither guarantees the performance of any contractor nor assumes responsibility for any contractor's failure to furnish and perform its work in accordance with the contract between Owner and such contractor.

D. Professional shall not be responsible for the acts or omissions of any contractor, subcontractor, or supplier, or of any contractor's agents or employees or any other persons (except Professional's own employees) at the Project site or otherwise furnishing or performing any of construction work; or for any decision made on interpretations or clarifications of the construction contract given by Owner without consultation and advice of Professional.

E. The provisions in this Agreement supersede and render null and void any contrary provisions in the contract documents between Owner and Contractor.

F. All design documents prepared or furnished by Professional are instruments of service, and Professional retains an ownership and property interest (including the copyright and the right of reuse) in such documents, whether or not the Project is completed.

G. To the fullest extent permitted by law, Owner and Professional (1) waive against each other, and the other's employees, officers, directors, agents, insurers, partners, and consultants, any and all claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to the Project, and (2) agree that Professional's total liability to Owner under this Agreement shall be limited to \$50,000 or the total amount of compensation received by Professional, whichever is less.

H. The parties acknowledge that Professional's scope of services does not include any services related to a Hazardous Environmental Condition (including but not limited to the presence of asbestos, PCBs, petroleum, hazardous substances or waste, and radioactive materials). If Professional or any other party encounters a Hazardous Environmental Condition, Professional may, at its option and without liability for consequential or any other damages, suspend performance of services on the portion of the Project affected thereby until Owner: (i) retains appropriate specialist consultants or contractors to identify and, as appropriate, abate, remediate, or remove the Hazardous Environmental Condition; and (ii) warrants that the Site is in full compliance with applicable Laws and Regulations.

8.01 Dispute Resolution

Except for debt collection cases for less than \$25,000, and except as otherwise provided herein, all claims, counterclaims, disputes and other matters in question between the parties hereto arising out of or relating to this Agreement or the breach thereof will be decided by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association then obtaining, subject to the limitations and restrictions stated below. This agreement to arbitrate and any other agreement or consent to arbitrate entered into in accordance herewith as provided in this paragraph will be specifically enforceable under the prevailing arbitration law of any court having jurisdiction. Notice of demand for arbitration must be filed in writing with the other parties to this Agreement and with the American Arbitration Association. The demand must be made within a reasonable time after the claim, dispute, or other matter in question has arisen. In no event may the demand for arbitration be made after the expiration of one year from the date the cause of action accrued. The cause of action whether based in tort, contract, indemnity, contribution, or any other form of action, legal or equitable, shall be deemed to have accrued at the time the party asserting the claim either knew or, by the exercise of reasonable diligence, should have known of the existence of the facts underlying such claim, dispute or other matter in question regardless of when damages occur. After the expiration of said one year, any claim between the parties hereto shall be barred. No arbitration arising out of, or relating to this Agreement may include, by consolidation, joinder or in any other manner, any person or entity who is not a party to this Agreement.

The award rendered by the arbitrators will be final, not subject to appeal and judgment may be entered upon it in any court having jurisdiction thereof.

9.01 Total Agreement

A. This Agreement (together with any expressly incorporated appendix), constitutes the entire agreement between Owner and Professional, supersedes all prior written or oral understandings, and becomes binding as if fully executed at the time Professional commences work. To the extent that the terms of any appendices or documents referenced in this Agreement conflict with the terms of this Agreement, the terms of this Agreement shall govern. This Agreement may only be amended, supplemented, modified, or canceled by a duly executed written instrument.



ITEM J-1

To: Mayor and City Commission
Date: July 20, 2026
RE: Boards & Commissions Appointments

MAYORAL APPOINTMENT

BOARD OR COMMISSION	MEMBER NAME	CURRENT TERM EXPIRES	TERM LENGTH	NEW TERM EXPIRATION	COMMENTS Re: STATUS
Construction Board of Review	Vacancy Vacancy Vacancy	Jul 1, 2028 Jul 1, 2028 Jul 1, 2028	2 Year 2 Year 2 Year		Awaiting Recommendation
County Center Board	Vacancy	Jan 1, 2027	1 Year		Awaiting Recommendation
Local Development Finance Authority	Vacancy	Aug 1, 2027	4 Year		Awaiting Recommendation
Local Officers Compensation Commission	Vacancy	Oct 1, 2030	5 Year		Awaiting Recommendation
Park Board	Vacancy	April 1, 2029	3 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, 2029	3 Year		Awaiting Recommendation
Income Tax Board of Review	Vacancy	Dec 1, 2028	3 Year		Awaiting Recommendation
Lapeer Building Authority	Vacancy Vacancy	Jun 1, 2027 Jun 1, 2028	3 Year 3 Year		Awaiting Recommendation
Prison Liaison Committee	Vacancy	Apr 1, 2028	3 Year		Awaiting Recommendation
Zoning Board of Appeals	Vacancy Vacancy – Alternate Vacancy – Alternate	Apr 1, 2029 Apr 1, 2027 Apr 1, 2028	3 Year 3 Year 3 Year		Awaiting Recommendation

The following individuals have applied to a Board or Commission:

<u>Board/Commission:</u>	<u>Name:</u>	<u>Application Submitted:</u>	<u>Current Term Ends:</u>
---------------------------------	---------------------	--------------------------------------	----------------------------------

Mayoral Appointments:

Current Board Members seeking re-appointment:

Lapeer Neighborhoods, Inc.	James Mikus	04/16/2026	08/01/2026
Planning Commission	Doug Roberts	04/28/2026	08/01/2026

Applications submitted for Board with NO Vacancy:

Planning Commission	Anne Shenck	04/21/2026	N/A
Planning Commission	Wesley Weber, Jr.	05/18/2026	N/A

Commission Appointments:

Current Board Members seeking reappointment:

None.

RESIGNATIONS:

**** At the Planning Commission Meeting held on July 9, 2026, Austin Kelly resigned.**

SUGGESTED MOTION:

To accept the resignation of Austin Kelly from the Planning Commission and declare the seat vacant.



Application for Boards and/or Commissions

Please complete, sign and date the application and return to:
 City Clerk's Office, 576 Liberty Park, Lapeer, MI 48446
 810-664-5231
 Email: clerk@ci.lapeer.mi.us

☐ Accuracy Board	☐ Downtown Development Authority	☒ Lapeer Neighborhoods, Inc.
☐ Board of Review	☐ Economic Development Corporation / Tax Increment Financing Authority / Brownfield Redevelopment Authority	☐ Local Development Finance Authority
☐ Cemetery Board	☐ Greater Lapeer Transportation Authority	☐ Local Officers Compensation Commission
☐ Center for the Arts of Greater Lapeer	☐ Income Tax Board of Review	☐ Park Board
☐ Construction Board of Review	☐ Lapeer Building Authority	☐ Planning Commission
☐ County Center Board	☒ Lapeer Housing Commission	☐ Zoning Board of Appeals
☐ District Library Board	☐ Lapeer Housing Board of Appeals	

Please tell us why you wish to serve on this Board or Commission; describe your relevant experience; and what do you feel you can contribute to the Board or Commission:

• Many years experience on Housing Commission
• Concern about housing for elderly and under-served

Applicant Information:

Print Name: JAMES (First) MIKUS (Last)

Street Address: _____

Home Phone: _____ Cell Phone: _____

Email: _____

Employer: Retired Occupation: _____

Educational Background: B.S. CMA ; M.S. Ohio State

Community Activities and/or Work Experience:

• Resident since 1973
• Member of Housing Commission & Bd of Lapeer Neighborhoods

Signature: *James Mikus* Date: 4-16-26

Thank you for your interest in serving on one of our Boards or Commission. All information on this application is public information and subject to disclosure in response to public records request made pursuant to the Freedom of Information Act.



RECEIVED

APR 28 2026

CITY MANAGER
LAPEER, MI

Application for Boards and/or Commissions

Please complete, sign and date the application and return to:

City Clerk's Office, 576 Liberty Park, Lapeer, MI 48446

810-664-5231

Email: clerk@ci.lapeer.mi.us

☐ Accuracy Board	☐ Downtown Development Authority	☐ Lapeer Neighborhoods, Inc.
☐ Board of Review	☐ Economic Development Corporation / Tax Increment Financing Authority / Brownfield Redevelopment Authority	☐ Local Development Finance Authority
☐ Cemetery Board	☐ Greater Lapeer Transportation Authority	☐ Local Officers Compensation Commission
☐ Center for the Arts of Greater Lapeer	☐ Income Tax Board of Review	☐ Park Board
☐ Construction Board of Review	☐ Lapeer Building Authority	☒ Planning Commission
☐ County Center Board	☐ Lapeer Housing Commission	☐ Zoning Board of Appeals
☐ District Library Board	☐ Lapeer Housing Board of Appeals	

Please tell us why you wish to serve on this Board or Commission; describe your relevant experience; and what do you feel you can contribute to the Board or Commission:

I would like to continue as a planning commission member. I have spent my entire life living in Lapeer, either the city or township. I have been a member of the planning commission for roughly 6 years now. I really enjoy working with others to achieve a common-good for all citizens of Lapeer. I have 40 years of business experience that I think helps in forming decisions. I have also been a member of the Lapeer Optimist Club.

I am currently the vice-chairperson for the planning commission.

Applicant Information:

Print Name: Doug

Roberts

(First)

(Last)

Street Address:

Home

Cell Phone:

Email:

Employer: Sherwin-Williams Company

Occupation: Military market segment sales representative

Educational Background:

Lapeer East High School graduate -1996

Ferris State University graduate- 1991 B.A. in business administration

Community Activities and/or Work Experience:

Lapeer Planning Commission

Lapeer Optimist Club

Coach of numerous youth sports, including: soccer, basketball, and baseball.

April 27, 2026

Signature

Date

Thank you for your interest in serving on one of our Boards or Commission. All information on this application is public information and subject to disclosure in response to public records request made pursuant to the Freedom of Information Act.



Application for Boards and/or Commissions
Please complete, sign and date the application and return to:
City Clerk's Office, 576 Liberty Park, Lapeer, MI 48446
810-664-5231
Email: clerk@ci.lapeer.mi.us

☐ Accuracy Board	☐ Downtown Development Authority	☐ Lapeer Neighborhoods, Inc.
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☐ Cemetery Board	☐ Greater Lapeer Transportation Authority	☐ Local Officers Compensation Commission
☐ Center for the Arts of Greater Lapeer	☐ Income Tax Board of Review	☐ Park Board
☐ Construction Board of Review	☐ Lapeer Building Authority	☒ Planning Commission
☐ County Center Board	☐ Lapeer Housing Commission	☐ Zoning Board of Appeals
☐ District Library Board	☐ Lapeer Housing Board of Appeals	

Please tell us why you wish to serve on this Board or Commission; describe your relevant experience; and what do you feel you can contribute to the Board or Commission:

see Attached

Applicant Information:

Print Name:

ANNE
(First)

Shenck
(Last)

Street Address:

Home Phone:

Email:

Employer:

Retired

Occupation:

RN

Educational Background:

ADN-UNiv of AK, BSN- U of MI-Flint
MA-MSU emphasis on public relations

Community Activities and/or Work Experience:

see attached also

BCLS, Neonatal Resuscitation & Fetal Monitor certification until Retired

Signature

Anne L Shenck

Date

April 6, 2026

Thank you for your interest in serving on one of our Boards or Commission. All information on this application is public information and subject to disclosure in response to public records request made pursuant to the Freedom of Information Act.

RECEIVED

RECEIVED

APR 21 2026

APR 21 2026

CITY MANAGER
LAPEER, MI

emailed to mayor 4-21-26

Relevant Experience

- moved to Lapeer in 1980 to a federally registered historical landmark "The Eagle Tavern". Worked to restore and maintain historical status
- 1983/84 attended MSU extension course Building Leadership in Tourism: attended the Arkansas section; at the end of year long course was nominated by my group to do the Report of our findings to the state tourism board
- attended sessions of MI congress as representative of group fighting the location of tri-county prison in Lapeer
- was on cemetery board
- Ran for mayor (88/89) - several of my platform goals were adopted
- member of Lapeer 2000 - co-chair of Housing/Land Use Task force
- appointed to Planning Commission (did not resign was forced to leave)
- currently on zoning board
- President/Treasurer of JW Shenck, DMD, PC from 2000 until closure in 2018
- First faculty advisor to MI student nurses association appointed by the state student nurses - served for 2 years

Reason

From school age on I have felt a responsibility to contribute. During my senior senior year of high school the phrase: government of the people, by the people, for the people requires accountability from each capable citizen. The history of Lapeer is unique and I feel privileged to be able to contribute as well as preserve it. During my campaign for mayor I became aware of the intricacies and impact an individual can contribute to local government. I felt my varied background would be most beneficial to the planning commission. I asked mayor Belhausen and he gave me the appointment. I believe my most valuable asset to the planning commission is my lack of ties to any one local entity and my devotion to listening and responding to the citizens concerns over any special groups/individuals.



Application for Boards and/or Commissions

Please complete, sign and date the application and return to:
City Clerk's Office, 576 Liberty Park, Lapeer, MI 48446
810-664-5231

Email: clerk@ci.lapeer.mi.us

☐ Accuracy Board	☐ Downtown Development Authority	☐ Lapeer Neighborhoods, Inc.
☐ Board of Review	☐ Economic Development Corporation / Tax Increment Financing Authority / Brownfield Redevelopment Authority	☐ Local Development Finance Authority
☐ Cemetery Board	☐ Greater Lapeer Transportation Authority	☐ Local Officers Compensation Commission
☐ Center for the Arts of Greater Lapeer	☐ Income Tax Board of Review	☐ Park Board
☐ Construction Board of Review	☐ Lapeer Building Authority	☒ Planning Commission
☐ County Center Board	☐ Lapeer Housing Commission	☐ Zoning Board of Appeals
☐ District Library Board	☐ Lapeer Housing Board of Appeals	

Please tell us why you wish to serve on this Board or Commission; describe your relevant experience; and what do you feel you can contribute to the Board or Commission:

I am interested in serving on the City of Lapeer Planning Commission, provided that there will be any available openings/vacancies, and provided that training could be made available in bringing on new members to the Planning Commission.

In my time interacting with the Planning Commission, primarily with respect to Brookwood, I feel that I have been able to understand more complex municipal issues (in this case MSHDA Tax Increment Financing) and I have brought in

helpful discussion. I also feel that I am able to listen well, and also to differing perspectives, and to gather all relevant info prior to making decisions. I want to serve the City of Lapeer, I hope to see it prosper, and I am hopeful that

I might be considered in serving on this board. I am aware (I believe this is correct) that this would mean I would be unable to simultaneously serve on the Zoning Board of Appeals. Thank you for considering me.

Applicant Information:

Print Name: Wesley

(First)

Weber Jr.

(Last)

Street Address:

Home

Cell Phone:

Email:

Employer: APTIV

Occupation: Mechanical Design Engineer

Educational Background:

USMC - Certified 6035 Avionics Electrician. Undergraduate Mechanical Engineering (Youngstown State).

Currently enrolled in the Master's Program at Knox Theological Seminary, nearing completion of the MDIV path.

Community Activities and/or Work Experience:

USMC Avionics (4 years), and then 29 Years of Mechanical Design Engineering at APTIV in Troy, MI. I have been awarded 24 patents by the USPO.

I am active in pastoral ministry, preaching monthly at King Haven (in Trenton, MI), annually (since 2012) at the First Pres Trenton

Summer Camp Ministry (serving the Jr. High students), and currently providing pulpit supply while in a church planting residency at Immanuel Clarkston

Wesley W. Weber Jr.

18 May 2026

Signature

Date

Thank you for your interest in serving on one of our Boards or Commission. All information on this application is public information and subject to disclosure in response to public records request made pursuant to the Freedom of Information Act.

RECEIVED

MAY 18 2026

CITY MANAGER
LAPEER, MI



ITEM K-1

To: Mayor and City Commission
Date: July 20, 2026
RE: MONTHLY OPERATIONAL REPORTS

CITY DEPARTMENTS:

- 1. BUILDING DEPARTMENT**
- 2. FINANCIAL SERVICES DEPARTMENT**
 - A. ASSESSING DIVISION
 - B. INCOME TAX DIVISION
 - C. ACCOUNTING/DATA PROCESSING DIVISION
- 3. FIRE AND RESCUE DEPARTMENT**
- 4. HOUSING AND NEIGHBORHOOD DEVELOPMENT DEPARTMENT**
 - A. LAPEER HOUSING COMMISSION (LHC)
 - B. LAPEER NEIGHBORHOOD'S INC (LNI)
- 5. PLANNING DEPARTMENT**
 - A. DEVELOPMENT ACTIVITIES
- 6. POLICE DEPARTMENT**
 - A. POLICE
 - B. ORDINANCE ENFORCEMENT
 - C. PARKING DIVISION
- 7. PUBLIC WORKS DEPARTMENT**
 - A. SEWER UTILITY DIVISION
 - B. STREET DIVISION
 - C. WATER DIVISION
 - D. WASTEWATER DIVISION
- 8. CITY CLERK'S OFFICE**
 - A. CEMETERY / VOTER INFORMATION
 - B. MARIJUANA MONTHLY REPORT
- 9. PARKS, RECREATION & CEMETERY DEPARTMENT**

Monthly Rental Certificates

BUILDING DEPARTMENT
576 LIBERTY PARK
LAPEER, MI 48446
810-245-9621

Property Address	Holder Name	Certificate Number	Status	Date Issued	Date Expires	Total Amount
710 TURRILL AVE	DRINKARD, TODD	CR25-0887	Certified	06/17/2026	08/22/2027	150.00
356 ORIOLE AVE	DRINKARD, TODD	CR25-0888	Certified	06/17/2026	08/22/2027	150.00
340 MOCKINGBIRD TRL	DRINKARD, TODD	CR25-0889	Certified	06/17/2026	08/22/2027	150.00
515 ADAMS ST	DRINKARD, TODD	CR25-0890	Certified	06/17/2026	08/22/2027	150.00
11005 VILLAGE WEST DR BLDG 1	PINES LAPEER WEST LLC	CR26-0195	Certified	06/10/2026	03/26/2028	140.00
12006 VILLAGE WEST DR BLDG 1	PINES LAPEER WEST LLC	CR26-0208	Certified	06/10/2026	03/26/2028	140.00
12011 VILLAGE WEST DR BLDG 1	PINES LAPEER WEST LLC	CR26-0213	Certified	06/10/2026	03/26/2028	140.00
21007 VILLAGE WEST DR BLDG 2	PINES LAPEER WEST LLC	CR26-0221	Certified	06/10/2026	03/26/2028	140.00
41007 VILLAGE WEST DR BLDG 4	PINES LAPEER WEST LLC	CR26-0251	Certified	06/10/2026	03/26/2028	200.00
41008 VILLAGE WEST DR BLDG 4	PINES LAPEER WEST LLC	CR26-0252	Certified	06/10/2026	03/26/2028	50.00
42008 VILLAGE WEST DR BLDG 4	PINES LAPEER WEST LLC	CR26-0254	Certified	06/10/2026	03/26/2028	50.00
51001 VILLAGE WEST DR BLDG 5	PINES LAPEER WEST LLC	CR26-0255	Certified	06/10/2026	03/26/2028	250.00
51002 VILLAGE WEST DR BLDG 5	PINES LAPEER WEST LLC	CR26-0256	Certified	06/10/2026	03/26/2028	50.00
51003 VILLAGE WEST DR BLDG 5	PINES LAPEER WEST LLC	CR26-0257	Certified	06/11/2026	03/26/2028	140.00
51004 VILLAGE WEST DR BLDG 5	PINES LAPEER WEST LLC	CR26-0258	Certified	06/10/2026	03/26/2028	50.00
52002 VILLAGE WEST DR BLDG 5	PINES LAPEER WEST LLC	CR26-0260	Certified	06/10/2026	03/26/2028	50.00
52003 VILLAGE WEST DR BLDG 5	PINES LAPEER WEST LLC	CR26-0261	Certified	06/10/2026	03/26/2028	50.00
52004 VILLAGE WEST DR BLDG 5	PINES LAPEER WEST LLC	CR26-0262	Certified	06/10/2026	03/26/2028	50.00
61002 VILLAGE WEST DR BLDG 6	PINES LAPEER WEST LLC	CR26-0264	Certified	06/10/2026	03/26/2028	50.00
61003 VILLAGE WEST DR BLDG 6	PINES LAPEER WEST LLC	CR26-0265	Certified	06/10/2026	03/26/2028	50.00
61004 VILLAGE WEST DR BLDG 6	PINES LAPEER WEST LLC	CR26-0266	Certified	06/10/2026	03/26/2028	50.00
61006 VILLAGE WEST DR BLDG 6	PINES LAPEER WEST LLC	CR26-0268	Certified	06/10/2026	03/26/2028	50.00
62001 VILLAGE WEST DR BLDG 6	PINES LAPEER WEST LLC	CR26-0269	Certified	06/10/2026	03/26/2028	50.00

Property Address	Holder Name	Certificate Number	Status	Date Issued	Date Expires	Total Amount
62003 VILLAGE WEST DR BLDG 6	PINES LAPEER WEST LLC	CR26-0271	Certified	06/10/2026	03/26/2028	50.00
62004 VILLAGE WEST DR BLDG 6	PINES LAPEER WEST LLC	CR26-0272	Certified	06/10/2026	03/26/2028	50.00
62006 VILLAGE WEST DR BLDG 6	PINES LAPEER WEST LLC	CR26-0274	Certified	06/10/2026	03/26/2028	50.00
71002 VILLAGE WEST DR BLDG 7	PINES LAPEER WEST LLC	CR26-0276	Certified	06/11/2026	03/26/2028	50.00
71004 VILLAGE WEST DR BLDG 7	PINES LAPEER WEST LLC	CR26-0278	Certified	06/11/2026	03/26/2028	50.00
71005 VILLAGE WEST DR BLDG 7	PINES LAPEER WEST LLC	CR26-0279	Certified	06/11/2026	03/26/2028	50.00
71007 VILLAGE WEST DR BLDG 7	PINES LAPEER WEST LLC	CR26-0281	Certified	06/11/2026	03/26/2028	50.00
72003 VILLAGE WEST DR BLDG 7	PINES LAPEER WEST LLC	CR26-0285	Certified	06/11/2026	03/26/2028	50.00
72004 VILLAGE WEST DR BLDG 7	PINES LAPEER WEST LLC	CR26-0286	Certified	06/11/2026	03/26/2028	50.00
72005 VILLAGE WEST DR BLDG 7	PINES LAPEER WEST LLC	CR26-0287	Certified	06/11/2026	03/26/2028	50.00
72006 VILLAGE WEST DR BLDG 7	PINES LAPEER WEST LLC	CR26-0288	Certified	06/11/2026	03/26/2028	50.00
72007 VILLAGE WEST DR BLDG 7	PINES LAPEER WEST LLC	CR26-0289	Certified	06/11/2026	03/26/2028	50.00
72008 VILLAGE WEST DR BLDG 7	PINES LAPEER WEST LLC	CR26-0290	Certified	06/11/2026	03/26/2028	50.00
607 JEFFERSON ST	GADLEY, MARK	CR26-0293	Certified	06/17/2026	05/27/2028	290.00
1070 GATEWAY DR 6	GATEWAY APTS LDHA LLC	CR26-0300	Certified	06/17/2026	04/24/2028	140.00
1076 GATEWAY DR 6	GATEWAY APTS LDHA LLC	CR26-0308	Certified	06/17/2026	04/24/2028	50.00
1080 GATEWAY DR 4	GATEWAY APTS LDHA LLC	CR26-0314	Certified	06/17/2026	04/24/2028	140.00
1080 GATEWAY DR 5	GATEWAY APTS LDHA LLC	CR26-0315	Certified	06/17/2026	04/24/2028	50.00
1080 GATEWAY DR 6	GATEWAY APTS LDHA LLC	CR26-0316	Certified	06/17/2026	04/24/2028	50.00
525 N CALHOUN ST	PIERCE, MICHAEL	CR26-0339	Certified	06/17/2026	05/07/2028	150.00
921 N MAIN ST	DIAMOND, KELLY & JOEL RE	CR26-0341	Certified	06/17/2026	05/19/2028	150.00
286 W NEPESSING ST A	LAPEER TEAM WORK INC	CR26-0342	Certified	06/24/2026	06/02/2028	550.00
286 W NEPESSING ST B	LAPEER TEAM WORK INC	CR26-0343	Certified	06/24/2026	06/02/2028	50.00
286 W NEPESSING ST D	LAPEER TEAM WORK INC	CR26-0345	Certified	06/24/2026	06/02/2028	50.00
286 W NEPESSING ST E	LAPEER TEAM WORK INC	CR26-0346	Certified	06/24/2026	06/02/2028	50.00
286 W NEPESSING ST F	LAPEER TEAM WORK INC	CR26-0347	Certified	06/24/2026	06/02/2028	50.00
286 W NEPESSING ST G	LAPEER TEAM WORK INC	CR26-0348	Certified	06/24/2026	06/02/2028	50.00
286 W NEPESSING ST I	LAPEER TEAM WORK INC	CR26-0350	Certified	06/24/2026	06/02/2028	50.00
286 W NEPESSING ST J	LAPEER TEAM WORK INC	CR26-0351	Certified	06/24/2026	06/02/2028	50.00
286 W NEPESSING ST K	LAPEER TEAM WORK INC	CR26-0352	Certified	06/24/2026	06/02/2028	50.00

Property Address	Holder Name	Certificate Number	Status	Date Issued	Date Expires	Total Amount
527 WASHINGTON ST	NANTAU, SCOTT	CR26-0356	Certified	06/17/2026	06/08/2028	150.00
523 N MADISON ST 1	HUTCHINS, WILLIAM J & STE	CR26-0358	Certified	07/01/2026	07/01/2028	150.00
1204 JEFFERSON ST	BOOM, CAROL J	CR26-0361	Certified	07/01/2026	06/05/2028	150.00

Total # of Certificates:	56	Total Amount Billed:	\$5420.00
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Population: All Records
Certificate.DateIssued Between 6/8/2026 12:00:00 AM AND 7/8/2026 11:59:59 PM AND
Certificate.Status = Certified AND
Certificate.CertType = Rental

Permit Summary Report

Building Department
576 Liberty Park
Lapeer, MI 48446
810-245-9621

07/08/26

DATE ISSUED	PERMIT TYPE	PERMIT CATEGORY	ADDRESS	FEES PAID	STATUS
06/08/2026	Mechanical	Mechanical	390 DEVONSHIRE DR	\$540.00	ISSUED
06/08/2026	Mechanical	Mechanical	360 DEVONSHIRE DR	\$540.00	ISSUED
06/08/2026	Roof / Siding	Roof	61 OLD CARRIAGE LN	\$370.00	ISSUED
06/09/2026	Mechanical	Mechanical	374 DEVONSHIRE DR	\$476.00	ISSUED
06/09/2026	Mechanical	Mechanical	360 DEVONSHIRE DR	\$476.00	ISSUED
06/09/2026	Electrical	Electrical	53 BENTLEY ST 1	\$446.00	ISSUED
06/10/2026	Window	Replacement	1305 PINE ST	\$280.00	ISSUED
06/10/2026	Sign	Monument	2400 DEMILLE RD	\$900.00	ISSUED
06/10/2026	Electrical	Electrical	2400 DEMILLE RD	\$279.00	ISSUED
06/10/2026	Mechanical	Mechanical	208 E GENESEE ST	\$392.00	ISSUED
06/11/2026	Building	Deck	1437 LUXINGTON DR	\$630.00	ISSUED
06/11/2026	Building	Deck	1440 LINCOLN ST	\$630.00	ISSUED
06/11/2026	Res Add/Alter/Repair	Res Alteration	649 N COURT ST	\$540.00	ISSUED
06/11/2026	Mechanical	Mechanical	374 DEVONSHIRE DR	\$540.00	ISSUED
06/16/2026	Plumbing	Plumbing	231 LAKE DR	\$387.00	ISSUED
06/17/2026	Mechanical	Mechanical	390 DEVONSHIRE DR	\$476.00	ISSUED
06/22/2026	Mechanical	Mechanical	742 N MADISON ST	\$205.00	ISSUED
06/22/2026	Electrical	Electrical	742 N MADISON ST	\$189.00	ISSUED
06/22/2026	Electrical	Electrical	519 S ELM ST	\$189.00	ISSUED
06/22/2026	Mechanical	Mechanical	519 S ELM ST	\$205.00	ISSUED
06/22/2026	Electrical	Electrical	371 S VILLAGE WEST DR	\$311.00	ISSUED
06/22/2026	Window	Replacement	138 PINE ST	\$280.00	ISSUED
06/22/2026	Mechanical	Mechanical	108 ROSEMARY ST	\$336.00	ISSUED
06/23/2026	Plumbing	Plumbing	614 GREENS WAY BLVD	\$189.00	ISSUED
06/24/2026	Mechanical	Mechanical	371 S VILLAGE WEST DR	\$195.00	ISSUED
06/24/2026	Compliance	Shed	2885 BERKSHIRE ST	\$45.00	ISSUED
06/24/2026	Compliance	Certificate of Compliance/Occu	140 S MAIN ST 2	\$90.00	ISSUED
06/24/2026	Mechanical	Mechanical	279 GOLFSIDE DR	\$189.36	ISSUED
06/25/2026	Plumbing	Plumbing	481 CHARBRIDGE AVE-BLDG 3	\$189.00	ISSUED

Permit Summary Report

07/08/26

Building Department
576 Liberty Park
Lapeer, MI 48446
810-245-9621

DATE ISSUED	PERMIT TYPE	PERMIT CATEGORY	ADDRESS	FEES PAID	STATUS
06/25/2026	Roof / Siding	Roof	235 W NEPESSING ST	\$370.00	ISSUED
06/25/2026	Compliance	Shed	323 KYLES PL	\$45.00	ISSUED
06/30/2026	Compliance	Fence	810 ADAMS ST	\$90.00	ISSUED
06/30/2026	R.O.W.	Driveway	816 PEPPERMILL CIR	\$350.00	ISSUED
06/30/2026	Temporary Sign	Temporary Sign	1555 DEMILLE RD	\$61.00	ISSUED
06/30/2026	Roof / Siding	Roof	411 N MAIN ST	\$470.00	ISSUED
06/30/2026	Plumbing	Plumbing	395 GOLFSIDE DR	\$210.00	ISSUED
06/30/2026	Mechanical	Mechanical	980 DEWEY ST 202	\$308.00	ISSUED
06/30/2026	Building	Residential Add/Alter/Repair	1241 W GENESEE ST	\$1,125.00	ISSUED
06/30/2026	R.O.W.	Driveway	822 PEPPERMILL CIR	\$250.00	ISSUED
07/01/2026	R.O.W.	Driveway	54 UNION ST	\$250.00	ISSUED
07/01/2026	Compliance	Fence	252 N CALHOUN ST	\$90.00	ISSUED
07/01/2026	Compliance	Certificate of Compliance/Occu	1785 W GENESEE ST STE B	\$90.00	ISSUED
07/01/2026	Compliance	Temporary Sign/Banner	807 EAST ST	\$61.00	ISSUED
07/01/2026	Compliance	Fence	138 N CALHOUN ST	\$105.00	ISSUED
07/01/2026	Compliance	Temporary Sign/Banner	260 S MAIN ST	\$161.00	ISSUED
07/06/2026	R.O.W.	Driveway	834 PEPPERMILL CIR	\$250.00	ISSUED
07/06/2026	Building	Deck	54 ROSEMARY ST	\$720.00	ISSUED
07/06/2026	Res Add/Alter/Repair	Res Repair	437 N MADISON ST	\$540.00	ISSUED
07/06/2026	Mechanical	Mechanical	853 DEWEY ST BLDG 7	\$189.00	ISSUED
07/06/2026	Mechanical	Mechanical	925 DEWEY ST BLDG 1	\$189.00	ISSUED
07/06/2026	Mechanical	Mechanical	647 ROLLING HILLS LN 2	\$308.00	ISSUED
07/07/2026	Electrical	Electrical	231 LAKE DR	\$365.00	ISSUED
07/07/2026	Window	Replacement	1635 LIBERTY ST	\$280.00	ISSUED

TOTAL FEES PAID: \$17,391.36



Item K-1-2-B

To: Mike Womack, City Manager
From: Kelly Hanna, Director of Financial Services
Date: July 1, 2026
RE: Income Tax Monthly Report for June 2026

CITY OF LAPEER
Monthly Financial Statement
Income Tax Department
June 2026

Fiscal <u>Year</u>	Net Monthly <u>Income</u>	Net Total <u>Yr-to-date</u>	Original Budget <u>for year</u>	Current Budget <u>for year</u>	Actual Total <u>for year</u>	Excess (Deficit) <u>Revenue</u>
2015/16	\$58,754	\$3,069,571	\$2,785,000	\$2,785,000	\$3,069,571	\$284,571
2016/17	\$120,096	\$3,212,298	\$3,065,000	\$3,065,000	\$3,212,298	\$147,298
2017/18	\$114,178	\$3,349,223	\$3,165,000	\$3,165,000	\$3,349,223	\$184,223
2018/19	\$111,426	\$3,521,027	\$3,175,000	\$3,175,000	\$3,521,027	\$346,027
2019/20	\$96,341	\$3,228,260	\$3,265,000	\$3,265,000	\$3,881,826	\$616,826
2020/21	\$69,263	\$3,605,683	\$3,495,000	\$3,495,000	\$3,783,095	\$288,095
2021/22	\$78,917	\$4,503,364	\$3,476,000	\$3,476,000	\$4,527,734	\$1,051,734
2022/23	\$261,149	\$4,941,930	\$4,090,000	\$4,140,076	\$4,984,764	\$844,688
2023/24	\$221,309	\$5,107,391	\$4,833,000	\$4,833,000	\$5,145,549	\$312,549
2024/25	\$173,628	\$4,745,504	\$5,428,000	\$5,428,000	\$4,718,452	-\$709,548
2025/26	\$ 282,491	\$4,880,602	\$5,400,900	\$4,890,000		

Original Budget and Current Year Budget columns for FYE 2013- 2023 adjusted to include budgeted p&l & prosecution



ITEM # K-1-2-C

To: Mike Womack, City Manager
From: Kelly Hanna, Director of Financial Services
Date: July 13, 2026
RE: Finance Department Report for June 2026

- 1) 140 – accounts payable checks were issued.
- 2) 324 - payroll payments were issued.
- 3) 245 - income tax refund checks were issued.
- 4) Eighty-seven (87) delinquent 2023, 2024 & 2025 personal property tax bills were receipted for \$3,468.93.



ITEM K-1-3

To: Mike Womack, City Manager
From: Mike Vogt, Fire Chief
Date: July 7, 2026
RE: June 2026

MONTH SUMMARIZED:

Training: The department conducted a total of eight training sessions (4 days/4 nights). A total of 246.0 personnel-hours were spent on training during the month.

Community Risk Reduction: During the month of June, the department participated in seven community events. Four were in the City of Lapeer, two in Mayfield Township and one in our surrounding area. Approximately 318 children and 122 adults participated in these events.

Fire & Life Safety: In the city, there were a total of eight annual inspections, 11 re-inspections, nine other types of inspections, nine food truck inspections, and one site visit. The inspections resulted in the identification of 17 violations. Three businesses were inspected with no violations found. During June, one site plan was reviewed for the Planning Department and one interior building out plan, one swimming pool plan, one site plan and one fire pump plan were reviewed for the Building Department.

Responses: During the month, the department addressed a total of 63 incidents, which required a total of 443.5 personnel hours. This is an increase of nine responses compared to the same period in 2025. Notably, 59% of these incidents occur on weekdays, specifically between 6:00 a.m. and 6:00 p.m. The estimated financial loss for the month amounted to \$280,556, bringing the year-to-date estimated loss to \$1,873,528. The loss for the month was due to a commercial building fire in Lapeer Township.

The number of responses for the month by municipality was: City of Lapeer-34, Lapeer Twp-8, Mayfield Twp-9, Oregon Twp-5, Automatic/Mutual Aid-7.

The average emergency response time (in minutes) to each municipality was: City of Lapeer-4.0, Lapeer Twp-7.0, Mayfield Twp-5.0, Oregon Twp-0.0.

The calendar year's annual percentage of responses by municipality is: City of Lapeer-54.35%, Lapeer Twp-15.22%, Mayfield Twp-15.49%, Oregon Twp-7.34%, Assists-7.61%.

The number of burn permits issued for the month by the municipality was: Lapeer Twp-88, Mayfield Twp-115, Oregon Twp-0.

Response Summary:

Fire Alarm-Malicious (1)	Carbon Monoxide Incident (2)
Fire Alarm-Unintentional (13)	Other Type Responses (14)
Fire Alarm-Malfunction (1)	Other Type Fires (1)
Fire Alarm-Residential (2)	Assist to Other Agencies (7)
Carbon Monoxide Alarms (3)	(All remaining response types recorded zero incidents)
Building Fire-Residential (1)	
Building Fire-Commercial (1)	
Grass Fire (1)	
Rescue (1)	
Good Intent (5)	
Electrical Related (6)	
Smoke Investigation (3)	
Natural Gas/Propane Leak (1)	

Additional Fire Department Information:

- Submitted a regional Self-Contained Breathing Apparatus (SCBA) grant application through the FEMA Assistance to Firefighters Grant Program. Lapeer City Fire & Rescue is serving as the lead agency and fiduciary for this regional project.
- Submitted a grant application to the Michigan Department of Natural Resources for firefighter safety equipment and initiatives.
- Submitted a safety grant application through TC Energy to support department improvements.
- Chief Vogt was selected to serve as a Subject Matter Expert and panel reviewer for FEMA's Assistance to Firefighters Grant, SAFER, and Fire Prevention. This appointment recognizes his professional expertise and provides the department with valuable insight into the federal grant review process.
- Department staff continue to coordinate with other City departments in planning and preparing for upcoming summer community events to ensure safe, successful operations and effective public service throughout the season.

IT Updates:

- The help desk and on-site support continue to handle ticket requests and workstation deployments.
- Phase 1 of the cybersecurity grant continues, which will be migrating over to the .gov domain.

Activity Calendar:

CITY OF LAPEER FIRE & RESCUE						
June 2026						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 Incident 26-306	2 Incident 26-307 Swing Out Event Turrill School Event	3 Incident 26-308 Incident 26-309 Incident 26-310 Incident 26-311	4 Incident 26-312 Incident 26-313	5 Incident 26-314 Incident 26-315 Chatfield School Event	6 Incident 26-316 Incident 26-317 Incident 26-318
7 Incident 26-319	8 Incident 26-320 Department Trng Food Truck Festival	9 Incident 26-321	10 Incident 26-322 Incident 26-323 Incident 26-324 Ed Tech Event Schickler School Event	11 Incident 26-325 Incident 26-326	12 Incident 26-327 Incident 26-328 Incident 26-329	13
14 Incident 26-330	15 Incident 26-331 Department Trng	16 Incident 26-332 Incident 26-333 Incident 26-334 Incident 26-335	17 Incident 26-336 Incident 26-337 LCMH Event Leadership Mtg	18 Incident 26-338 Incident 26-339 Incident 26-340 Incident 26-341 Incident 26-342 Incident 26-343 Incident 26-344 Incident 26-345 Incident 26-346 Incident 26-347	19 Incident 26-348 Incident 26-349 Incident 26-350	20
21	22 Department Trng	23 Incident 26-351 Incident 26-352	24 Incident 26-353 Incident 26-354 Incident 26-355 Incident 26-356 Car Seat-Walmart	25 Incident 26-357 Incident 26-358 Incident 26-359	26 Incident 26-360	27
28	29 Incident 26-361 Incident 26-362 Department Trng	30 Incident 26-363 Incident 26-364 Incident 26-365 Incident 26-366 Incident 26-367 Incident 26-368				
		Notes Incidents (Monthly Total - 63) Training Public Events Meetings				



Dept: Housing Improvement Department
Submitted To: Mr. Mike Womack, City Manager
From: Janelle Jackson, Executive Director, Lapeer Housing Commission
Date: July 16th, 2026
RE: June 5th, 2026 – July 9th, 2026
copy: Lapeer Housing Commission/Lapeer Riverview Towers, LLC

LAPEER HOUSING COMMISSION (LHC)/LAPEER RIVERVIEW TOWERS, LLC (LRT)

A. RIVERVIEW TOWERS: HUD PROJECT BASED VOUCHER (PBV)

1. As of July 6, Riverview has four vacant units with verified applicants to tentatively lease these units in the month of July and into the month of August.
2. The waitlist contains a sufficient supply of applicants to fill future vacant units.
3. The new Housing Clerk and Maintenance Supervisor are proving to be valuable additions and are a great fit with our team.

B. HOUSING CHOICE VOUCHER PROGRAM (HCV)

1. As of July 6, 85 vouchers are under contract.
2. There is currently one voucher issued to a new applicant who is still shopping for a place to live.
3. Pulling applicants from the waitlist will continue as funding allows for new vouchers to be issued.

C. ADMINISTRATION

1. **Attachment #1** Lapeer Housing Commission (LHC)/Lapeer Riverview Towers, LLC (LRT) financials. *In the event monthly financials are not complete for report deadline, they will be presented at the meeting.*
2. ***Ms. Jackson would like discussion and approval of LRT Resolution 22-206/LHC Resolution #194-2026 for removal of current LHC Executive Director including signature authority effective July 16, 2026 and addition of Housing Compliance Specialist as a signature authority and authorized representative for existing LHC accounts at Choice One also effective July 16, 2026.***
3. Effective September 1, 2026, the contract rent for Lapeer Riverview Towers will increase from \$741/month to \$774/month for residents who have resided at Riverview for at least one year. The increase is based on a Rent Reasonableness evaluation completed by an independent third party and also on HUD's 2026 OCAF, Operation Cost Adjustment Factor, for Michigan. Residents will receive a 30-day notice of contract rent increase and per the subsidy program, residents will still only pay 30% of their adjusted monthly income. ***Ms. Jackson would like the board's approval of this contract rent increase effective September 1, 2026.***
4. HUD has changed the process/standard for Housing Quality Standard Inspections (HQS) to National Standards for the Physical Inspection of Real Estate (NSPIRE). The new standard is an inspection model that will be common across the various HUD programs. HUD has issued PIH Notice 2023-28 for implementation guidance and administrative procedures for HCV/PBV. *On 9/10/25, HUD announced that the mandatory conversion from the HQS to NSPIRE inspection protocol for HCV/PBV has*

*been extended from Oct. 1, 2025 to **February 1, 2027**.* The LHC has secured a cell phone to use for inspections when a free HUD or other reasonably priced application to enter inspection data is available.

5. HUD released the Final Rule of the Housing Opportunity Through Modernization Act (HOTMA) of 2016, Sections 102, 103 and 104 on February 14, 2023. This rule provides for income and asset changes that will affect the HCV and PBV programs. HUD released PIH Notice 2023-27 which provides implementation guidance *and revised this guidance on 4/16/26. HUD is postponing the new HUD HIP system in favor of updating PIC to allow for 50058's that will accept the new asset and income changes.* LHC is current with all policy for partial HOTMA requirements effective through 7/1/2025 and adopted use of Nan McKay version of HCV Admin Plan effective 3/20/2025. *On May 14th in PIH Notice 2026-15, HUD announced that the Date of full HOTMA implementation and required compliance will be **January 1, 2027**, which means PHAs will need to have all policies, documentation and training in place by September 2027 because actions effective 1/1/27 many begin the paperwork process as early as 120 days in advance. The LHC has a HOTMA compliant version of policy; however, it will need to be updated to reflect revisions to PIH Notice 2023-27 and subsequent other notices regarding HOTMA.*
6. HUD occasionally updates chapters in the "Housing Choice Voucher Program Guidebook". As the chapters are released, Ms. Jackson reviews, updates and requests approval for our HCV Administrative Plan, if necessary. *There are no updates to the Guidebook this month that affect policy.*

To: Housing Improvement Department
Submitted To: Mr. Mike Womack, City Manager
From: Shelley Lincoln, Housing, Development & Grant Administration Supervisor
Date: July 16th, 2026
RE: June 5th, 2026 – July 9th, 2026
copy: Lapeer Neighborhoods Inc.

A. HOUSING IMPROVEMENT DEPARTMENT (HID)

- 1. MSHDA MI-Neighborhood Park Enhancement Grant:** Grant in close out with MSHDA.
- 2. MSHDA MI-Neighborhood 2025 CDBG Grant:** Two additional applications have been received and are in process and will be considered if funding is available.
 - a.** Project #1 – E. Oregon St. – Project in Environmental Tier II review with MSHDA
 - b.** Project #2 – Park Way St. - Project in Environmental Tier II review with MSHDA
 - c.** Project #3 – Jefferson St. - Project in Environmental Tier II review with MSHDA
 - d.** Project #4 – N. Main St. - Project in Environmental Tier II review with MSHDA
 - e.** Project #5 – Mockingbird Trail - Project in Environmental Tier II review with MSHDA
- 3. MSHDA MI-Neighborhood CDBG Lapeer Opera House application:** Grant Agreement has been received and in the process of being signed by the mayor. Next steps in the process will be to procure a Third-Party Administrator to complete the Environmental Review and to complete the CDBG required reporting for the grant.
- 4. USDA Rural Development HPG Grant application:** Ms. Lincoln is currently working to coordinate these funds with the MSHDA CDBG grant.
- 5. MSHDA Housing Choice Vouchers / Section 8**
 - a.** Lapeer County allocation is 309 regular Housing Choice Vouchers (HCV). Tuscola County allocation is 79 HCV and 5 Project Based Vouchers for a total of 84 in Tuscola County. Huron County allocation is a total of 42 HCV. There are 17 former Emergency HCV that are now converted to standard HCV. The total VASH allocation is currently at 33, Moving Up is at 3, and Balance of State is 2. The total allocation as of 6/1/2026 is 490. MSHDA allows waitlists to be populated with the exact number of names expected for waitlist pulls based on budget. *MSHDA's HCV HUD Budget Authority was recently released and MSHDA does not expect new waitlist pulls for the remainder of 2026. Leased vouchers will be reduced due to attrition.*
 - b.** Lease up rate is currently being waived by MSHDA through 12/31/26.

B. LAPEER NEIGHBORHOODS INCORPORATED (LNI)

1. **Projects:** None at this time
2. **Financials:** Attachment #1
3. **Administration:**
 - a. ***Ms. Lincoln would like discussion and approval of LNI Resolution #41-2026 For removal of current LNI Executive Director including Signature Authority effective July 16th, 2026 and addition of Housing Compliance Specialist as a Signature Authority and authorized representative for LNI bank accounts.***
 - b. Ms. Lincoln received 8 entries to the Patriotic Decoration Contest and judging took place between July 1st and July 3rd. As of the date of this report, scoring has not been concluded. Once complete, three winners will be selected to receive a \$250 prize.

ITEM K-1-5-A

TO: City Planning Commission & Lapeer City Commission
FROM: Planning Department
DATE: June 30, 2026
RE: July 2026 Development Activities Report



This report summarizes activity on various development projects in the City over the past month listed by full site plans for developments reviewed and approved by the Planning Commission and administratively reviewed site plans for projects currently in the review and development process.

Site Plans Reviewed by Planning Commission

1. Rittgers / 888 Baldwin Road

General Information – Site redevelopment project to convert existing single family residential home to office use including construction of a parking lot and eliminating access to the existing garage. The property was rezoned from R-1 to B-2 General Business in February 2026.

Project Status – Site plan was received on April 14, 2026, and comments were sent to applicant on April 30th. Revised site plans were requested. The site plan will not be presented to the Planning Commission for review and approval consideration until staff comments are addressed in a revised site plan submittal.

2. Brookwood of Lapeer North – Preliminary Site Condominium Plan - Portions of Parcels #L20-98-031-011-00 & #L20-98-031-005-00 located north of the existing Brookwood of Lapeer development at the northeast quadrant of the Oregon Street and Millville Road area.

General Information – Construction of 112 single-family residential home lots and expansion of the existing street and utility network including a drainage detention basin.

Project Status – The Preliminary Site Condo Plan was received on January 7, 2026, and revised plans were received on February 4, 2026. On February 12, 2026, the Planning Commission recommended Preliminary Site Condo Plan approval by the City Commission contingent upon remaining staff comments being addressed on a revised plan prior to submitting to the City Commission. City staff received revised plans on April 27, 2026, and completed their review. Comments were sent to the applicant and the Preliminary Site Condo Plan has been submitted to the June 1, 2026, City Commission meeting. City Commission voted to deny the request and the motion carried with a 3-2 vote.

3. Telco Hut / 123NET – Vacant Davison Road Parcel #L21-18-180-001-00

General Information – Construction of a 200 sq. ft. telecommunications shelter structure for connection and maintenance of fiber optic systems for internet connections.

Project Status – The site plans were received on April 28, 2025, and revised plans were received May 29, 2025. The plan was approved with conditions at the June 12th Planning Commission meeting. City staff is currently waiting on revised plans. Site plan extension approved by Planning Commission on June 11th, 2026. Site plan expires on June 11, 2027. Applicant states construction plans to begin by the end of 2026.

4. Midstate Well Drillers – 1313 Imlay City Rd.

General Information – Reconstruction of a 2,800 sq. ft. commercial building on the same footprint as a previous building destroyed by fire utilizing existing pavement, entrances and parking.

Project Status – The site plans were received on January 7, 2025. On October 10, 2024, the Planning Commission approved a non-conforming building designation for overhead doors location, side yard greenbelts and front yard parking non-conformities. The Planning Commission gave contingent approval of the Site Plan on February 13, 2025. Revised plans were received March 24, 2025. Revised plans received May 1, 2025, were approved and distributed May 12, 2025. Building Department issued the building permit June 24, 2025. Construction is underway.

5. Lapeer Cultivation (#3) – John Conley Dr. Parcel #L20-83-358-030-00

General Information – Construction of a new 11,480 sq. ft. marihuana grow facility.

Project Status – The site plans were received on August 29, 2024. The site plan was approved with conditions by the Planning Commission on September 12, 2024. Revised plans were received January 7, 2025, February 11, 2025, and March 6, 2025. The Property Transfer Affidavit was received on August 11, 2025. Final approved and signed site plans were distributed August 21, 2025. A site plan one year extension until September 12, 2026, was approved administratively. The Building Dept. is waiting for plans to be submitted by the general contractor.

6. Urgent Design Addition – 3123 John Conley Dr.

General Information – Construction of a 70,514 sq. ft. addition to the existing 55,866 sq. ft. industrial facility.

Project Status – The site plans were received on July 1 and August 5, 2024, and approved with conditions at the August 8, 2024, Planning Commission meeting. On August 14, 2025, the Planning Commission approved a site plan extension until August 14, 2026. Revised plans were received on October 22, 2025, January 29, 2026, and March 19, 2026. Remaining comments were provided to the applicant on April 7, 2026. Revised site plans were received on May 5, 2026, and Rowe Engineer comments were sent to the applicant on May 13th. Engineering comments will be addressed during the building plan submittal. Signatures requested from reviewers on site plan #6 on May 26, 2026. Signed site plans were distributed on June 8, 2026, with three engineering contingencies.

7. Farley Commercial Building – DeMille Blvd.

General Information – Construction of a new 5,000 sq. ft. commercial building on the north side of DeMille Blvd. The previous plan submittal in February 2021 has expired and the project is now being re-submitted for a full review.

Project Status – The 2nd full review submission of the site plan was received June 28, 2024, and revised plans received on July 25, 2024, were approved at by the Planning Commission on August 8, 2024, Planning Commission. In December 2024 County Drain Commission confirmed a permit is not required. The recorded water main easement was received February 12, 2025. Revised plans were received on February 24, 2025, and revised plans received March 6, 2025, were approved and distributed on March 10, 2025. Permits were issued May 7, 2025, and construction is under way.

8. Tommy's Express Car Wash – 1068 S. Main Street

General Information – Construction of a new automatic car wash with vacuum stations.

Project Status – The 2nd full review submission of the site plan was received on May 31, 2024, and revised plans received on June 24, 2024, were approved with conditions at the July 11, 2024, Planning Commission meeting. The approved and signed Wakkott Road paving agreement was received on December 10, 2024. A site plan amendment was received on February 26, 2025, to add 15 ft to the south property line and add an additional stacking lane. Revised plans for the site plan amendment were received on March 25, 2025. The parcel modification process has been completed and the City Engineer assisted applicant with EGLE permit application. City staff received the approved EGLE permit and the recorded amended sanitary sewer easement on May 5 and 6, 2026. Signed site plans were distributed on May 20, 2026. A construction observation escrow account of \$3,500 has been requested from the applicant for the public sanitary sewer extension on June 8, 2026.

9. EL Cozumel Restaurant – 1109 S. Main Street

General Information – Construction of new 5,692 sq. ft. restaurant and related site improvements.

Project Status – The site plan was submitted on October 31, 2023, and conditionally approved at the December 14, 2023, Planning Commission meeting. On November 19, 2024, the Planning Dept. received confirmation of MDOT's approval of the Right-of-Way permit as submitted by the applicant pending submittal of the required bond and certificate of insurance to MDOT. Approved and signed site plans were distributed on December 11, 2024. The applicant is required to provide the final approved MDOT permit and recorded required easements to the Planning Department prior to Building Department's issuance of a Building Permit. An amended site plan incorporating

an outdoor rooftop patio seating area and additional parking were submitted for administrative review on May 7, 2025. The issue with the annexation from the township has been resolved by the City Assessing Department and the lot combination has been finalized as of August 20, 2025. Revised plans received September 8, 2025, were ready for approval after receipt of the recorded stormwater maintenance agreement. The recorded agreement was received from the City Clerk on April 30th. Revised plans received on March 26, 2026, amending the exterior building façade materials/colors have been approved and final signed site plans were distributed on May 4, 2026. A building permit was applied for on May 14, 2026, and a demolition permit has been approved.

10. Carriage Hill Circle – New Multiple-Family Residential Units

General Information – Construction of a new phased multiple-family residential development consisting of 32 units on Carriage Hills Circle.

Project Status – The site plan was submitted on April 3, 2023, and revised plans were received on April 26th, June 9th, July 21st. The Planning Commission approved the site plan with conditions on August 10, 2023. Revised plans were received on Aug. 31st & Oct. 19, 2023. The site plan was approved on Oct. 19, 2023. A one-year site plan approval extension until Aug. 10, 2025, was approved by the Planning Commission on July 11, 2024. Building permits for 9 units were issued May 20, 2025, and construction is underway. Phase I needs to be finalized before Phase II can begin.

11. Lapeer Villas – Baldwin Rd. – Site Plan Amendment – Pool & Clubhouse

General Information – Construction of a pool and clubhouse at the Lapeer Villas apartment complex.

Project Status – All site requirements in Phase 1 and 2 of the development including the required berm, fencing and gate were reviewed and approved by City Planner on July 31, 2025. The applicant submitted plans for the clubhouse and pool (Phase 3) to the Building Department on September 29, 2025, and building permits were issued on November 4, 2025. Construction is underway as of December 23, 2025.

12. Woodchips Mixed Use Building #2 – Vacant Lot - 480 W. Nepessing St.

General Information – Construction of a new three-story mixed-use building on the vacant lot with commercial and restaurant uses on the 1st floor and apartments on the 2nd and 3rd floors.

Project Status – Site plans originally received May 3, 2022, and contingently approved on June 9, 2022, expired. New site plan submittal was received June 12, 2024, and approved with conditions by Planning Commission on July 11, 2024. Planning Dept. received all approved and recorded easement documents and final approved and signed site plans were distributed on February 3, 2025. Building Department has reviewed and approved the building plans and is waiting on permit application submittals from the General Contractor. The applicant's request for a one time one year site plan approval extension to July 10, 2026, was approved at the July 10, 2025, Planning Commission meeting. No construction has begun as of June 30, 2026, and site plan will expire on July 10, 2026. If ground has not been broken by July 10th, this project will no longer be approved and will be removed from next month's report.

13. Popeye's – Drive-Through Facilities – 1040 S. Lapeer Rd.

General Information – Construction of two new buildings (a 2,143 sq. ft. building to the north and a 2,529 sq. ft. to the south) for drive-through facilities and shared parking.

Project Status – The site plan for Phase 1 received on Nov. 1, 2021. Special land use approved Dec. 9, 2021, and the site plan received contingent approval on Jan. 13, 2022. MDOT required changes to the M-24 access drive. Site plan extension approved until Jan. 13, 2024. Revised plans received on Mar. 24, June 14, Aug. 9 and Sept. 27, 2023. Final plans approved on Feb. 21, 2024, and distributed March 13, 2024. A site compliance bond has been submitted to the Planning Department for remaining work to be completed in Spring. A Temporary Certificate of Occupancy was issued on February 19, 2026, with stipulations requiring remaining work items be completed by May 30, 2026. The Temporary Certificate of Occupancy will be extending shortly to address some site compliance concerns.

14. Woodbridge Park II – North and West of existing Woodbridge Park Development

General Information - Construction of 58 additional attached conventional condominium units north and west of the existing Woodbridge Park development. Individual condo units will be constructed in two, three and four unit attached structures.

Project Status - The site plan was approved by the Planning Commission on January 10, 2019. Revised site plans were received on June 7, 2019, and approved by staff on June 14, 2019. The required performance bond was submitted on March 3, 2020, and final approved/signed were distributed March 4, 2020. Permits were renewed in June 2023. Construction is underway.

Administrative Review Site Plans in Process

Sunoco Gas Station Building Addition – 1489 N. Main St.

General Information – Construction of a 700 sq. ft. addition to the northwest corner of the existing building, relocation of the dumpster with new enclosure and striping of additional parking spaces.

Project Status – The site plan was received on January 7, 2026. Revised site plans received on March 23, 2026, were approved on March 26, 2026. The applicant will now need to submit building plans to the Building Department for review and permit applications.

Hobby Lobby - 1875 W. Genesee St.

General Information – Construction of a loading dock on east side of building and exterior façade changes.

Project Status – The site plan was received and distributed for staff reviews on October 20, 2025. Staff approved the site plan as of Nov. 13, 2025. Permits for the loading dock and building shell construction plans were issued by the Building Department on February 6, 2026. A Zoning Permit for occupancy and a zoning permit for proposed exterior building materials/colors were approved and sent to the applicants on June 8, 2026. No permits have been issued for occupancy or interior building work with the Building Department.

NCG Cinemas - 1650 DeMille Rd.

General Information – Ramp replacement & storm sewer utility work.

Project Status – The site plan was received on September 16, 2025. Revised site plans were received October 30 and November 6, 2025, that addressed all comments. The applicant was advised on Nov. 6, 2025, to submit plans to the Building Department for review and permit issuance. Final signed/approved site plans were distributed Nov. 18, 2025. Per the architect, this project is on hold until Spring 2026.

Woodchips – 315 W Nepessing St.

General Information – Installation of a smoker in the rear alleyway.

Project Status – The submittal was received on May 14, 2026, and distributed for staff reviews on May 18th. Staff review comments are due back on Monday June 1, 2026. Comments were sent to applicant and architect/engineer on June 2, 2026. Site plan submittal #2 received on June 18th. Plans were distributed to staff for review and comments are due on Monday June 29, 2026.

Projects on Hold:

HTF Hydraulic Tubes & Fittings – 524 McCormick St.

General Information – Construction of a 3,645 sq. ft. building addition and resurfacing of the existing parking lot at the existing site.

Project Status – The site plan was received on Sept. 29, 2020. Site plans were approved on Nov. 10, 2020. The Building Department has revoked their Temporary Certificate of Occupancy. The City is waiting for construction to be completed in accordance with the approved site plan. The Building Official spoke with the property owner on July 1, 2025, and made a follow up site visit and was advised the work was anticipated to be completed by the end of 2025.

Upcoming Projects:

WOW Gas Station – 1280 Imlay City Road

General Information – Construction of a lean-to on the south side of the building has been expanded to an expressed interest in construction of an enclosed addition instead.

Project Status: A minor site improvement zoning permit application for a 19' x 14' x 10' lean-to on the south side of the gas station was applied for on December 22, 2025. It was approved by the planning consultant on January 8, 2026, with approval notes, and sent to the applicant on January 13, 2026. On May 18, 2026, the Building Department received via email revised drawings for the project, showing an enclosed addition. On May 21st, the planning consultant sent an email notification to the applicant that the revision would require a full site plan review of the entire site, as it is a major amendment to the site, and sent a copy of the application and checklist.



MEMORANDUM ITEM K-1-6



CITY OF LAPEER POLICE DEPARTMENT

TO: Mike Womack, City Manager

FROM: Jeremy Howe, Chief of Police

DATE: 07/06/2026

RE: Monthly Report; June 1 – June 30, 2026

In the month of June 2026, our Police Department Officers responded to 1032 calls for service. Of these 1032 calls for service, 140 or approximately 14% were criminal activity reports, of which 38 required submissions to the Michigan Incident Crime Reporting System (MICRS). Our officers made 16 arrests in June, 6 felony crimes and 10 misdemeanor crimes, with 1 arrest for operating under the influence of alcohol or drugs.

This month our officers made 203 traffics stops, issued 20 citations, and gave 177 verbal warnings. Officers also handled 47 vehicle crashes.

There were no overdose cases for the month of June.

Code Enforcement had a total of 140 contacts for the month of June. The majority of the enforcement was for grass/weeds at 96 and signage at 29.

The month of June generated 59 hours of overtime. Most of the overtime was a result of training and special events such as Swing Out, City Commission meeting and funeral coverage. The remainder was court and training.

Officers from the department attended 184 hours of advanced training which included K-9 Team training, Emergency Vehicle Operations, Active Assailant Conference, Raider Active Assailant Training.

Officers participated in the following Special Events within the downtown area: We have also dramatically increased patrols in our parks and walking trails. This will continue until the end of summer, at which time officers are back in the schools.

Lapeer City Police Department**Monthly Report****JUNE 2026**

	<u>Current</u>	<u>Calendar Year</u>	<u>Previous Year</u>
	<u>Month</u>	<u>To Date</u>	<u>To Date</u>
Complaints Received and Investigated	1032	6041	6039
District Court Fines Received	\$ 663.30	\$ 5,783.58	\$ 6,870.27
OUIL-Cost of Prosecution	\$ -	\$ 1,750.00	\$ 3,120.00
Charges for Copies of Police Reports	\$ 185.00	\$ 838.70	\$ 859.60
<u>ACCIDENTS:</u>			
Fatal	0	0	0
Property Damage	26	151	151
Private Property Damage	15	82	121
Personal Injury	6	34	19
<u>ARRESTS:</u>			
Misdemeanor	10	81	83
Felony	6	36	34
<u>HEROIN/OVERDOSE INCIDENTS:</u>			
Heroin Possession/Usage	0	0	1
Overdose	0	0	0
Overdose Deaths	0	0	2



ITEM K-1-7

To: Mike Womack, City Manager
From: Ross Slusher, Director of Public Works
Date: July 7, 2026
RE: Department of Public Works Monthly Report – June 2026

Department of Public Works Division Summary:

Water/Sewer Utilities Division and Streets Division:

In June, the DPW repaired all patches in the roadway from watermain breaks this winter. The city took a water pressure spike from GLWA that caused multiple watermain breaks throughout the city. Also, we sent out Consumer Confidence Report for 2025.

Other tasks completed in this month include but are not limited to the following items:

- Concrete repairs throughout the city.
- Installed new fire hydrant on Barry Dr.
- Clean storm and sanitary sewer throughout the city.
- Assisted contractor with private water at Pines of Lapeer.
- Clean out sanitary holding tank at WWTP.
- Power outages on traffic signals.
- Installed carpet in City Managers suite.
- Sidewalk replacement in front of the Presbyterian church.
- Tree removal and trimming throughout the city.
- Tree stump grinding and restorations.
- Cold patch streets.
- Painted RXR crossings.
- Mowing shoulders of roadways.

Training and Safety:

- Temporary Traffic Control class.

Water/Sewer/Streets Monthly Routine tasks included:

Water sampling at all the wells (back-up water supply); water samples: bacteria samples, and water quality testing of the distribution system; operate wells; meter

City of Lapeer

Page 2

reading; meter repair; Miss-Dig staking; add material and grade gravel streets; well house maintenance; dump maintenance; haul compost, rotation of PRV's in GLWA LA-02 Meter Pit; barricade placement Downtown

Equipment Maintenance Division:

- Upfit /transfer Police Detective vehicle.
- Replace pump packing on Fire truck #122
- Replace mower deck spindles
- 78 work orders completed.

Various repairs were completed on vehicles and equipment, including:

- Tire replacements and repairs.
- Brake system maintenance and replacements.
- Electrical system diagnostics and repairs.
- Air leak inspections and repairs.
- Suspension repairs.
- Repair coolant leaks.
- Continue fire truck maintenance.
- HVAC system diag. and repairs.
- Mower repairs and service.
- Loader bucket cutting edge replacement.
- Hydraulic leak repairs.

Equipment Disposal:

- Prep vehicles for sale.
- Sold generator on Gov. deals.

City of Lapeer WWTP

ITEM K-1-7-D

Monthly Report May/June 2026

July 20, 2026



No injuries this month. DMR will be submitted.

Key Operating/Compliance Tasks:

- Weekly/Daily samples
- In-house Process control
- IPP PFAS/PFOA

Team members on site:

- Jason Hall, Superintendent
- Jake Mann, Crew Leader
- Lance Medberry, Operator Mechanic
- Ron Canell, Lab Tech
- Gage Robinson, IPP Coordinator
- Brandon Fair, Operator

Plant shift Coverage:

Monday-Friday 7:00am-3:00pm

Weekends 7:00am-10:00am

WWTP summary:

Waste Treatment

- Check all lift stations 2 times a week with 2 employees
 - Read meters, record utility and chemical usage
 - Read, record, and email all weather conditions to the National Weather Service
 - Daily WWTP inspection
 - Weekly equipment greasing
 - Rotate equipment sequences
 - Empty trash cans, disinfect, clean break room, clean grounds
 - Weekend work schedule
 - Holiday work schedule
-

NPDES/IPP

- Daily Laboratory Analysis
- Monthly PFAS sampling for WWTP effluent and biosolids
- NPDES monthly Selenium sampling
- Monitor weekly PFAS sampling via LP&P
- PFAS file updates
- Chloride and sulfate sampling

Mechanical/Operations

- Sludge haulers land application May 14th-22nd
- Land application field site visits
- EGLE field site visit
- Test PCP ability to pump from clarifiers to drying beds
- Test new KSB ability to pump to drying beds
- Repair broken check ball housing on piston pump
- Installation of new secondary effluent pump
- Process control and adjustment for single oxidation ditch operation
- Water Solve oxidation ditch and drying bed cleanout
- CEC Electric meeting for additional aerator power
- Pump out and clean selector tank #1
- Clean clarifier #1 and #2
- Clean chlorine contact tank
- Process control and adjustment for single ditch operation
- Process control and adjustment bringing both ditches online
- Angle adjustment on aerator #1
- Reinstall selector tank mixer #1
- Pump decant water from storage tanks

Miscellaneous

- Johnson Wood service call for AC
- Johnson Wood backflow preventer testing

- Meetings with CEC Electric, Meyers Electric, and UIS Electric
- Watersolve meeting for oxidation ditch cleanout
- Repair soil around front gate from install
- Plant grass and mint seed
- Trim bushes around plant
- Mow and trim trees at lift stations
- Pole barn clean out
- Disposed of old rotor covers, EQ scrapers, and pallets
- Remove old storage shelves from garage
- Install no trespassing signs on outside gates
- Prison LS power failure 6/30
- O1 LS power failure 6/30
- Devonshire LS power failure 6/30
- Generator checks
- WWTP grounds maintenance and cleanup
- LS grounds maintenance and cleanup
- Brandon and Jake EGLE exam

Bio-Solids Disposal Status

- 2-North tanks hold 474,980 gallons /we have 174,000 gallons in storage
- 2-South tanks hold 430,120 gallons/we have 56,000 gallons in storage
- Total –230,000gallons in storage

Health & Safety

- There were no safety incidents during the month.

Training

- The monthly safety training Staying Safe in hot weather
-

Noteworthy Safety Activities

- Monthly facility safety inspection monthly, and daily safety meetings.



ITEM K-1-8-A

To: Mike Womack, City Manager
From: Romona Sanchez, City Clerk
Date: July 20, 2026
RE: Clerk's Office Report for June 2026

- 1) Records were reviewed with those needing information on burial location. There was one (1) grave purchased, four (4) burials of cremains, and six (6) foundations purchased.
- 2) There were 65 additions, and 70 cancellations received regarding the voter registration records.

ITEM K-1-8-B

MEDICAL MARIHUANA LICENSES PROVISIONING CENTER - GROWER – PROCESSOR – SECURE TRANSPORTER APPROVED LICENSES

Updated: June 2026

Applicant Name	DBA	Address	License	Status
PROVISIONING CENTERS				
DNVK Lapeer Inc	The Pier Provisioning Center	2401 W Genesee St	Facility	App: Exp 06-11-26
TRC Lapeer LLC	The ReLeaf Center of Lapeer	200 E Genesee St	Facility	App: Exp 10-23-26
Alternative RX, LLC	Xplore Cannabis	824 S Main Street	Facility	App: Exp 10-30-26
Ox Tail, Inc.	Exclusive Brands	111 W Genesee St	Facility	App: Exp 11-19-26
SPMI LLC	Shango Lapeer	224 E Genesee St	Facility	App: Exp 12-12-26
FB Lapeer PRV, LLC	The Jazz Club Center	1333 Imlay City Road	Facility	App: Exp 02-10-27
The Pure Lapeer, LLC	Pure Lapeer	1330 Imlay City Road Units C&D	Facility	App: Exp 06-21-27
GROWER				
None.				
PROCESSOR				
Kaoud Holdings, Inc	4K Processing	1356 Imlay City Road	Facility	App: Exp 09-14-26
Kaoud Holdings, Inc	4K Processing	1330 Imlay City Road	Facility	App: Exp 09-14-26
Northwest Confections Michigan LLC	WYLD	525 S. Court Street, Suite 110	Facility	App: Exp 10-07-26
SECURE TRANSPORTER				
None.				

**ADULT USE MARIHUANA LICENSES
PROVISIONING CENTER - GROWER –
PROCESSOR – SECURE TRANSPORTER
APPROVED LICENSES**

Updated: June 2026

Applicant Name	DBA	Address	License	Status
PROVISIONING CENTERS				
FB Lapeer PRV LLC	Jazz Cannabis Club Lapeer	1333 Imlay city Road	Facility	App: Exp 08-13-26
DNVK Lapeer Inc	The Pier Provisioning Center	2401 W Genesee St	Facility	App: Exp 11-19-26
TRC Lapeer LLC	H.O.D.	200 E Genesee St	Facility	App: Exp 12-03-26
The Pure Lapeer, LLC	Pure Lapeer	1330 Imlay City Road Units C&D	Facility	App: Exp 12-03-26
SPMI, LLC	Shango Lapeer	224 E. Genesee St	Facility	App: Exp 12-15-26
Ox Tail, Inc.	Heads	111 W Genesee St	Facility	App: Exp 12-16-26
Alternative RX	Xplore	824 S. Main St.	Facility	App: Exp 12-21-26
GROWER				
SDRK Group, LLC #1		207 S. Saginaw St.	Facility – Class C	App: Exp 12-18-25
SDRK Group, LLC #2		207 S. Saginaw St.	Facility – Class C	App: Exp 12-18-25
SDRK Group, LLC #3		207 S. Saginaw St.	Facility – Class C	App: Exp 02-12-26
Old School Organics, LLC	Old School Organics, LLC	350 County Center Street	Facility – Class C	App: Exp 04-08-27
Fresh Water Gardens, LLC		L20-83-358-030-00	Prov – Class C	App: Exp 02-03-27
PROCESSOR				
Kaoud Holdings, Inc	4K Processing	1330 Imlay City Rd, Ste F-G-H	Facility	App: Exp 09-14-26
Kaoud Holdings, Inc	4K Processing	1356 Imlay City Road	Facility	App: Exp 09-14-26
Northwest Confections Michigan	WYLD	525 S. Court Street, Suite 110	Facility	App: Exp 10-07-26
Atwater Management LLC	Culture Complex	525 S. Court St., Suite 120	Facility	App: Exp 01-25-27
SECURE TRANSPORTER				
None.				



ITEM K-1-9

To: Mike Womack, City Manager
From: Rodney Church, Director of Parks, Recreation & Cemetery
Date: July 8, 2026
RE: Parks, Recreation & Cemetery Department – June Monthly Report

Parks

- Staff continue with normal summer maintenance operations.
- Staff planted 26 lilacs mainly in Rowden Park and a few at the rec center.
- The Cramton Pickleball/Tennis Court project continues to be slow moving. The undercutting process has begun and will be finished as soon as the project area dries up. The site takes quite a while to dry up after storms, which has been causing delays.
- The M-24 Tunnel Connection project is almost wrapped up. The contractor still has a few minor things to complete. The silt fence will remain onsite until the grass is established. The contractor is responsible for turf establishment, in addition to watering the new trees and plants planted on the west side of the tunnel.

Community Center

- Summer classes are in full swing and will continue into August.
- Our summer special open swim schedule runs June 15 - August 30 from 1:30p – 4:00p Monday through Friday.
- The splash pad is open for use during all our open swim times (weather permitting). The splash pad is open free for the public to use on Saturdays and Sundays from 4:00p – 9:00p (patrons can enter through the side gate of the splash pad).
- The community center will be closed for our annual maintenance August 31- September 9. Staff will be busy during this time redoing floors, painting, cleaning, etc.

Recreation

- The summer day camp program has begun, and we just finished the third week. It is going well so far, and the staff and kids are having a great time.
- Youth and adult summer tennis lessons have begun and continue for a few more weeks.

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

N-1

2026 MEETING DATES

In accordance with the Open Meetings Act, MCL 15.261 et. Seq., notice is hereby given that every meeting of the City Commission, Boards, Authorities and Commissions of the City of Lapeer shall be open to the public. Notice is further given that the following City Commission, Boards, Authorities and Commissions are regular meeting dates for 2026. 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.	5, 20	2, 17	2, 16	6, 20	4, 18	1, 15	6, 20	3, 17	8, 21	5, 19	2, 16	7, 21
Cemetery Board 3rd Thursday of October	Mt. Hope Cemetery Building	2:00 P.M.	--	--	--	--	--	--	--	--	--	15	--	--
Downtown Development Authority 4th Wednesday of each Month	Commission Chambers	8:00 A.M.	28	25	25	22	27	24	22	26	23	28	25	23
Economic Development Corp (EDC) & Tax Increment Finance Auth (TIFA) 1st Wednesday as Needed	City Hall - 2nd Floor Conference Room	8:00 A.M.	7	4	4	1	6	3	1	5	2	7	4	2
Housing Commission 3rd Thursday of each Month	City Hall - 2nd Floor Conference Room	4:00 P.M.	15	19	19	16	21	18	16	20	17	15	19	17
Local Development Finance Authority (LDFA) 1st Tuesday March/June/Sept/Dec As Needed	City Hall - 2nd Floor Conference Room	8:00 A.M.			3			2			1			1
Park Board 1st Wednesday in November	Commission Chambers	6:30 P.M.	--	--	--	--	--	--	--	--	--	--	4	--
Planning Commission 2nd Thursday of each Month	Commission Chambers	6:30 P.M.	8	12	12	9	14	11	9	13	10	8	12	10
Zoning Board of Appeals 4th Monday of each Month As Needed	Commission Chambers	6:30 P.M.	26	23	23	27	25	22	27	24	28	26	23	28

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, MiPMC3
City Clerk

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

Updated: 3/5/2026



MAT. TRANS.

To: City Commission
Date: July 20, 2026
RE: Material Transmittals

1. Downtown Development Authority Meeting Minutes – April 22, 2026.

**CITY OF LAPEER
MINUTES OF A REGULAR
DOWNTOWN DEVELOPMENT AUTHORITY
LAPEER MAIN STREET MEETING
APRIL 22, 2026**

A regular meeting of the City of Lapeer Downtown Development Authority and Lapeer Main Street was held at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan on Wednesday, April 22, 2026, at 8:00 a.m.

Members Present: Chair Mindy Schwab, Vice Chair Tim Roodvoets, Buddy Beyer, Catherine Bostick-Tullius, Linda Glisman, Chris Herr, Jeramy Hing, Jeff Hogan, Jason Rogers, and Dan Sharkey (arrived at 8:01 a.m.)

Absent: Tammy Cutcher, Megan Gillingham, Adam Perry.

Also Present: Executive Director James Alt, City Manager Mike Womack, and Center for the Arts Executive Director Jill Lyons.

Chair Schwab called the meeting to order at 8:00 a.m.

AGENDA APPROVAL

260 2026 4-22 Agenda Approval

Moved by Bostick-Tullius. Supported by Roodvoets.

To approve the agenda for the April 22, 2026 meeting.

Yeas: Members Schwab, Roodvoets, Beyer, Herr, Hing, Hogan, Sharkey, Glisman, Bostick-Tullius, and Rogers.

Nays: None.

Absent: Cutcher, Gillingham, and Perry.

MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments.

CONSENT AGENDA

261 2026 4-22 Consent Agenda

Moved by Glisman. Supported by Roodvoets.

To approve the Consent Agenda for April 22, 2026, as follows:

1. Approval of minutes of DDA meeting held on March 25, 2026.
2. Approval of Treasurer Report and Bill Listing.

Yeas: Members Schwab, Roodvoets, Beyer, Herr, Hing, Hogan, Sharkey, Glisman, Bostick-Tullius, and Rogers.

Nays: None.

Absent: Cutcher, Gillingham, and Perry.

MOTION CARRIED.

EXECUTIVE COMMITTEE

Chair Schwab presented a proclamation to Kim Hodge for her retirement and years of dedicated service to the City of Lapeer Downtown Development Authority.

262 2026 4-22 Proclamation – Kim Hodge

Moved by Bostick-Tullius. Supported by Hogan.

To adopt the proclamation in recognition of Kim Hodge, as presented.

Yeas: Members Schwab, Roodvoets, Beyer, Herr, Hing, Hogan, Sharkey, Glisman, Bostick-Tullius, and Rogers.

Nays: None.

Absent: Cutcher, Gillingham, and Perry.

MOTION CARRIED.

COMMITTEE REPORTS / MINUTES

Outreach Committee

Bostick-Tullius reported the committee met to work on establishing funding levels and recognition for each level of the annual giving campaign, with an anticipated kick-off in May.

Business Development Committee

Roodvoets reported the committee met to review and score the applications for the Match on Main grants. Of the six applications received, two were recommended for approval. The City of Lapeer has received more of these grants than any other municipality.

Roodvoets stated that \$400 in Downtown Dollars have been redeemed since the beginning of the year.

Placemaking Committee

Alt reported that the committee met to discuss the projects they continue to work on from the Vibrancy Grant through Michigan Main Street; he met with the Parks and Recreation Director Rodney Church about bike rack options, on locations and styles; and spoke with the biking community on the preference of the type of racks that would be most utilized by the public. Beyer is working on the cedar planter boxes that will be available for purchase by the downtown businesses to place in their storefronts.

Events Committee

Alt reported that the committee met to work on upcoming events including the Spring Ladies Night Out on May 8th, which will kick off from Beyers Furniture; and the Car Cruise, which will begin May 11th, and the DDA will work with the City of Lapeer on adjustments to the car cruise footprint due to the construction project.

OTHER REPORTS

There were no additional sub-committee reports or business.

Center for the Arts

Executive Director Lyons updated the board on current and upcoming Gallery 194 exhibits, art class attendance, the gift shop, Pix Theatre shows, rentals, event attendance, and America 250 events. Highlights included the annual Spring into Art Reception on May 8th from 5 to 7 pm; a new artistic associate started; Center for the Arts benefit on May 1st; and the America 250 Marsalis concert.

STAFF REPORT

Main Street Program Update

Executive Director Alt reported he and Schwab attended the National Conference in Tulsa, Oklahoma and he gave an overview of the sessions on various topics to include

durability of main streets; replicating surveys that focus on individuals that work in the downtown and how the City and County contribute to the downtown; storytelling; the benefits and challenges of Artificial Intelligence (A.I.); annual giving campaigns; flood and emergency preparedness. Alt announced the 2027 National Conference will take place in Detroit May 3, 4, 5, 2027 and hopes more people from the DDA board will be able to attend and volunteer, and he will submit Lapeer as a potential host sight for local tours.

Schwab shared her experience at the conference which included sessions on topics such as homelessness issues and stated that the Michigan Main Street Program was well represented

Alt reported that Sam Moore from the EDC and Assistant Director Carlos Quiroga also attended the conference, speaking on revolving funds, utilizing resources in and around your community for marketing, funding and retention.

Alt gave an update on the Park Street, Pine Street, and parking lot 9 reconstruction project. April 22nd is the first day parking lot 9 is fully closed; milling begins next week; an area will be created for parking in its place. The 15-minute temporary parking signs have been placed downtown to generate turnover. The construction is a little ahead of schedule.

The DPW reconnected the string lights at the pocket park and replaced burned out bulbs. Trimming of trees, removal of rocks, and placement of mulch will be done later.

The Downtown newsletter is back with weekly updates on Mondays.

The DDA is featured in the County Press progress edition.

NEW BUSINESS

FIT 2.0

Alt explained Fit 2.0 as a first impression tourism program partnership with MSU Extension; a year-round campaign involving the general public wherein they give feedback on the downtown area and development by means of answering questions accessed by scanning QR codes placed in storefronts around the downtown area. The QR codes would be left up for a year, and the Michigan State Extension would supply quarterly reports based on the answers received. The only cost would be for the flyers; the whole program would cost less than \$500.

Alt reviewed the types of questions that would be asked, to include asking what they will remember about the City of Lapeer six months from now.

263 2026 4-22 Fit 2.0

Moved by Bostick-Tullius. Supported by Herr.

To approve moving forward with the implementation of Fit 2.0, generating the QR codes and flyers.

Yeas: Members Schwab, Roodvoets, Beyer, Herr, Hing, Hogan, Sharkey, Glisman, Bostick-Tullius, and Rogers.

Nays: None.

Absent: Cutcher, Gillingham, and Perry.

MOTION CARRIED.

OLD BUSINESS

None.

BOARD MEMBER COMMENTS

Community Support

Each board member present listed downtown businesses they had recently visited or supported.

Glisman spoke about the upcoming America 250 celebration to include the installation of two flagpoles in the City which were made possible by donations and reported the next meeting will be on April 27th at 3:30 p.m. at the Community Center.

Herr reported there will be a free concert at the Pix on May 29th and that Axecadia is celebrating their 3rd anniversary.

Alt reported that MT Vintage is celebrating its anniversary on May 1st and JMC Sports is a new business opening behind HealthQuest Physical Therapy.

Schwab stated a Fire Extinguisher Check Day will take place with the City of Lapeer Fire Department on April 29th at 9:00 a.m. at the pavilion by the courthouse.

ADJOURNMENT

It was moved by Schwab to adjourn the meeting at 8:45 a.m.

MEETING ADJOURNED.

Tammy Cutcher, Secretary