THE CITY OF LAPEER MICHIGAN

AGENDA
CITY OF LAPEER
LAPEER CITY COMMISSION
576 LIBERTY PARK, LAPEER, MI 48446
OCTOBER 19, 2026

810-664-5231 * www.ci.lapeer.mi.us

6:30 P.M. CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF OCTOBER 19, 2026, AGENDA

A. MINUTES:

1. Minutes of the Special Meeting held October 1, 2026.
2. Minutes of the Regular Meeting held October 5, 2026.

B. PUBLIC COMMENTS:

C. CONSENT AGENDA:

1. Fixed Asset Disposal: 2015 Ford F-250.

SUGGESTED MOTION:
Approve the Consent Agenda for October 19, 2026.

D. BILL LISTING:

1. Bill Listing for October 19, 2026.

SUGGESTED MOTION:
Approve the Bill Listing for October 19, 2026, in the amount of $599,024.24.

E. PROCLAMATIONS, RECOGNITIONS AND RESOLUTIONS:

F. PUBLIC HEARINGS:

G. ADMINISTRATIVE REPORTS:

1. Electrical Inspector Contract.

SUGGESTED MOTION:
Approve the contract with Mark Griessel to provide electrical and rental inspections on an as-needed basis for the City of Lapeer Building Department and authorize the Mayor and Acting City Manager to sign all necessary documents.

2. Mechanical and Plumbing Inspector Contract.

SUGGESTED MOTION:
Approve the contract with T. P. Israel Co. Inc. to provide mechanical, plumbing, and back-up building inspections and building official services on an as-needed basis for the City of Lapeer Building Department and authorize the Mayor and Acting City Manager to sign all necessary documents.

3. Design Engineering – Nepessing Street Alley.

SUGGESTED MOTION:
To approve the ROWE Professional Services proposal for Design Engineering for the Nepessing Street Alley south-side water main, Court Street to Pine Street, for an amount not to exceed $26,200, and authorize the Director of Public Works to sign the necessary documents.

4. GLWA Contract Amendment No. 4.

SUGGESTED MOTION:
To approve Great Lakes Water Authority, City of Lapeer water service contract amendment No. 4 and authorize the Mayor and Acting City Manager to sign the necessary documents.

5. Inclusive Playground Project.

SUGGESTED MOTION:
To award the contract to Penchura, LLC for the construction of the Inclusive Playground at Rowden Park, in an amount not to exceed $1,248,856.80, and to authorize the Acting City Manager and Director of Parks, Recreation and Cemetery to execute all necessary documents.

6. CTE Firefighter Students.

SUGGESTED MOTION:
Approve the Memorandum of Understanding with Delta College and the Lapeer County Intermediate School District for the 2026–2027 CTE Firefighter Student Training Program and the associated Student Firefighter Program Participation Agreement and Release of Liability; authorize Fire Chief Mike Vogt to execute the MOU on behalf of the City and obtain the required institutional and student participation signatures.

H. CITY MANAGER'S REPORT:
1. Various matters.

I. CITY ATTORNEY'S REPORT:
1. Various matters.

J. UNFINISHED BUSINESS:
1. Appointments to Boards and Commissions.
a. Mayoral Appointments.
i. Local Officers Compensation Commission – Jannice Ferdon
Reappointment – Term to expire October 1, 2031.
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, November 2, 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 SPECIAL MEETING
WORKSHOP
OCTOBER 1, 2026

A Special Meeting of the Lapeer City Commission was held October 1, 2026, at the Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan. The meeting was called to order at 4:00 p.m.

ROLL CALL
Present: Mayor Hing. Commissioners: Atwood, Brady, Glisman, McCarthy, Petrie.
Absent: None.

Also present: Acting City Manager Howe, City Clerk Sanchez.

Mayor Hing led the Pledge of Allegiance.

PUBLIC COMMENTS
Rodney Sandserson-Smith gave an invocation.

Geraldine Carson commented on the next acting city manager.

WORK SESSION – ACTING CITY MANAGER
The Commission discussed the process for selecting the next City Manager/Acting City Manager, including the need for clearly defined duties and expectations based on the City Charter, rules and procedures, and Commission direction. Discussion included whether to begin with an Acting City Manager for approximately six to nine months, with the possibility of transitioning to a permanent position, while continuing to seek a permanent City Manager. Commissioners favored thoroughly vetting candidates and generally supported interviewing at least five candidates. The Commission also discussed whether to use an executive-search firm or consultant versus conducting the process internally.

The Commission identified desired qualities including executive-level operational ability, communication, relationship-building, sound judgment, character, competency, and the ability to work effectively with department heads, staff, the Commission, and the public. The Commission discussed regular three-month performance reviews and obtaining department-head input. Before proceeding, clarification from the City Attorney was requested regarding the Charter's 90-day requirement to appoint a City Manager and the distinction between a City Manager and Acting City Manager.

2026 10-01 ADJOURNMENT
Having no further business, the Special Meeting was adjourned at 5:20 p.m.

Jeramy Hing, Mayor

Romona Sanchez, City Clerk

DRAFT

LAPEER CITY COMMISSION
MINUTES OF A REGULAR MEETING
OCTOBER 5, 2026

A regular meeting of the Lapeer City Commission was held October 5, 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: Mayor Hing.
Commissioners: Atwood, Brady, McCarthy, Petrie.
Absent: Commissioner Glisman.

Also present: Acting City Manager Howe, City Attorney Francis, City Clerk Sanchez.

293 2026 10-05 EXCUSE MEMBER
Moved by Petrie. Second by McCarthy.
To excuse Commissioner Glisman from tonight's meeting.
Ayes: Atwood, Brady, McCarthy, Petrie.
Nays: None.
MOTION CARRIED.

Mayor Hing led the Pledge of Allegiance.

294 2026 10-05 AGENDA APPROVAL
Moved by Brady. Second by Atwood.
Approve the Agenda for October 5, 2026, with the addition of G-1 Work product from Bodman PLC engagement #1.

Call the question:
Motion by Petrie. Second by McCarthy.
To call the question.
ROLL CALL VOTE:
Ayes: Atwood, McCarthy, Petrie.
Nays: Brady.
MOTION CARRIED 3-1.

Vote on main motion:
Ayes: Brady, Atwood.
Nays: McCarthy, Petrie, Hing.
Note: The vote was tied, 2-2. Mayor Hing cast the tie-breaking vote against the motion pursuant to the City Charter.
MOTION FAILED 2-3.

295 2026 10-05 AGENDA APPROVAL
Moved by McCarthy. Second by Petrie.
To approve the Agenda for October 5, 2026, as presented.
ROLL CALL VOTE:
Ayes: McCarthy, Petrie, Atwood.
Nays: Brady.

DRAFT

MOTION CARRIED 3-1.

296 2026 10-05 MINUTES

Moved by McCarthy. Second by Petrie.
Approve the minutes of the Joint Meeting held September 14, 2026, and the Regular Meeting held September 21, 2026, as presented.
Ayes: Atwood, McCarthy, Petrie.
Nays: Brady.
MOTION CARRIED 3-1.

PUBLIC COMMENTS

Rodney Sanderson-Smith gave an invocation.

Ken Kopnick commented on the DDA Executive Director contract.

Susan Hough commented on a write-in candidate Kelly Nolan.

Peggy Brotzke commented on comments made at a previous commission meeting.

Karen Braschayko commented on the Open Meetings Act.

Kella Carter commented on actions of the Mayor.

Geraldine Carson commented on other public comments.

Joey Ford commented on write-in candidate Kelly Nolan.

Heidi Helfer commented on first amendment rights.

297 2026 10-05 CONSENT AGENDA

Moved by McCarthy. Second by Atwood.
To approve the consent agenda for October 5, 2026, as presented:
1. 2027 City Commission & Board Meeting Dates.
2. Special Event: DDA Fall Ladies Night Out, November 13, 2026.

Ayes: Atwood, Brady, McCarthy, Petrie.
Nays: None.
MOTION CARRIED.

298 2026 10-05 BILL LISTING

Moved by McCarthy. Second by Atwood.
Approve the bill listing for October 5, 2026, in the amount of $336,142.48.
ROLL CALL VOTE:
Ayes: Petrie, Atwood, Brady, McCarthy.
Nays: None.
MOTION CARRIED.

PROCLAMATION, RECOGNITIONS AND RESOLUTIONS:

None.

ADMINISTRATIVE REPORTS:

None.

CITY MANAGER'S REPORT
None.

CITY ATTORNEY'S REPORT
City Attorney Francis commented that they are working to resolve the issue with the Fresh Water Gardens case, no new date yet. He will be sending a formal written communication regarding the City Manager appointment process.

299 2026 10-05 CLOSED SESSION
Moved by McCarthy. Second by Atwood.
Enter into Closed Session at the close 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)).
ROLL CALL VOTE:
Ayes: Atwood, Brady, McCarthy, Petrie.
Nays: None.
MOTION CARRIED.

UNFINISHED BUSINESS:
300 2026 10-05 APPOINTMENT TO ZONING BOARD OF APPEALS
Moved by Atwood. Second by Brady.
To appoint Gerald Gaecke to the Zoning Board of Appeals for a term to expire April 1, 2028.
ROLL CALL VOTE:
Ayes: Brady, McCarthy, Atwood.
Nays: Petrie.
MOTION CARRIED 3-1.

301 2026 10-05 APPOINTMENT TO ZONING BOARD OF APPEALS - ALTERNATE
Moved by Atwood. Second by Brady.
To appoint Timothy Galbraith to the Zoning Board of Appeals - Alternate for a term to expire April 1, 2028.
ROLL CALL VOTE:
Ayes: McCarthy, Atwood, Brady.
Nays: Petrie.
MOTION CARRIED 3-1.

302 2026 10-05 APPOINTMENT TO ELECTION COMMISSION
Moved by Brady. Second by Atwood.
To appoint Christopher Mattei to the Election Commission for a term to expire January 1, 2027.
Ayes: Atwood, Brady, McCarthy.
Nays: Petrie.
MOTION CARRIED 3-1.

DEPARTMENTAL REPORTS
None.

PUBLIC COMMENTS

Alexis Hanks commented on the Election Commission appointments.

Geraldine Carson commented on the commissioners.

Karen Braschayko commented on comments made at a previous meeting.

Ken Kopnick commented on the recall hearing.

Christopher Burda commented on leading by example.

Peggy Brotzke commented on school board election candidates.

Susan Hough commented on actions of the commissioners.

Heidi Helfer commented on school board candidates.

Wes Weber commented on school board candidates.

MAYOR/COMMISSIONER COMMENTS

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

The Lapeer City Commission convened to a closed session for the purpose of discussing a written legal opinion, as permitted under Section 8 of the Open Meetings Act at 7:51 p.m. and returned to its regular meeting at 8:38 p.m.

303 2026 10-05 ADJOURNMENT

Having no further business, the regular meeting was adjourned at 8:39 p.m.

Jeramy Hing, Mayor

Romona Sanchez, City Clerk

DRAFT

ITEM C-1

Meeting Date: October 19, 2026
Department: Public Works
Requestor: Ross Slusher, Director of Public Works
Agenda Item: Fixed Asset Disposal – 2015 Ford F-250 Truck

RECOMMENDATION *(motion)*:
It is recommended that the City Commission approve the sale of a 2015 Ford F-250 truck.

AGENDA ITEM INFORMATION:
The Department of Public Works is requesting permission to sell a 2015 Ford F-250 truck, asset # 300063 with an estimated value of $10,000 - $15,000. In approving this item for disposal, it will be sold on an auction site through PurpleWave.com.

EQUIPMENT: 2015 Ford F-250 pickup truck

Department: Wastewater Treatment Plant

Year: 2015

Vin: # 1FTBF2B68FEB36635

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

ITEM D-1

To: Mayor and City Commission
From: Kelly Hanna, Director of Financial Services
Date: October 19, 2026
RE: Bill Listing – September 25, 2026, through October 8, 2026

STAFF RECOMMENDATION

Approve the listing of the bill as presented.

CURRENT OR NEW INFORMATION

I, Kelly Hanna, Director of Financial Services, have reviewed the bills for September 25, 2026, through October 8, 2026, in the total amount of **$599,024.24** 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 09/25/2026 - 10/08/2026

Check Date	Check	Vendor Name	Amount
10/08/2026	4225(A)	GREAT LAKES WATER AUTHORITY	182,329.39
10/08/2026	4247(A)	T2C INC.	91,640.00
10/08/2026	4249(E)	BLUE CROSS & BLUE SHIELD OF MI	83,782.69
09/25/2026	4210(E)	US BANK	33,518.58
10/08/2026	600526	LAPEER CO TREASURER	27,236.43
10/08/2026	4214(A)	BIOTECH AGRONOMICS, INC.	22,024.28
10/08/2026	4234(A)	MICHIGAN OVERHEAD DOOR/LOADING DOCK	19,198.00
10/08/2026	4241(A)	ROWE INC	14,648.75
10/08/2026	4217(A)	CRUISERS, INC	11,254.38
10/08/2026	4212(A)	ASSESSMENT ADMINISTRATION SERVICE	10,416.66
10/08/2026	4242(A)	S.D. ELECTRICAL CONTRACTING INC.	8,511.00
10/08/2026	4220(A)	ETNA SUPPLY	8,074.00
10/08/2026	4227(A)	INSOURCE SOLUTIONS GROUP	7,250.00
10/08/2026	600539	TARIQ, MUHAMMAD	5,250.00
10/08/2026	600513	DELYNN'S DESIGNS, INC	4,478.75
10/08/2026	4216(A)	CORRIGAN OIL II, INC.	4,123.13
10/08/2026	4215(A)	CEC INSTRUMENTS, INC.	3,928.61
10/08/2026	600504	ACE-SAGINAW PAVING CO.	3,841.92
10/08/2026	4250(E)	CONSUMERS ENERGY	3,396.98
10/08/2026	600509	BLACKHAWK SECURITY	2,950.00
10/08/2026	600512	CREEKWOOD ARCHITECTURE, INC.	2,500.00
10/08/2026	600520	GREEN DEVELOPMENT VENTURES LLC	2,500.00
10/08/2026	600537	SWAINE, RICHARD	2,500.00
10/08/2026	600527	LAPEER CO TREASURER	2,338.89
10/08/2026	4226(A)	HYDRO CORP	2,213.12
10/08/2026	600528	LAPEER COMMUNITY SCHOOLS	2,072.94
10/08/2026	4238(A)	PACE SYSTEMS, INC.	2,040.00
10/08/2026	4231(A)	MAUK, JODI	1,980.77
10/08/2026	4245(A)	SMITH, SHANNON	1,980.77
10/08/2026	600538	T. P. ISRAEL CO INC	1,980.00
10/08/2026	600542	TRW LANDSCAPES LLC	1,924.00
10/08/2026	600534	PERFECT PEACE MEMORIALS, LLC	1,748.00
10/08/2026	4253(E)	METROPOLITAN LIFE INSURANCE COMPANY	1,502.79
10/08/2026	600511	CARQUEST OF LAPEER	1,366.38
10/08/2026	4232(A)	MEI TOTAL ELEVATOR SOLUTIONS	1,288.00
10/08/2026	4236(A)	NORTH CENTRAL LABS	1,256.69
10/08/2026	600532	MGS ELECTRIC INC.	1,205.00
10/08/2026	4223(A)	FLETCHER FEALKO SHOUDY & FRANCIS PC	1,100.00
10/08/2026	4248(A)	TAYLOR, SARAH	1,096.15
10/08/2026	600540	TOWN & COUNTRY POOLS, INC	1,092.50
10/08/2026	4240(A)	RICK RHEIN DISPOSAL	1,090.11
10/08/2026	600529	LAPEER CROSSING LLC	1,000.00
10/08/2026	600546	WELCH, NICHOLAS	926.16
10/08/2026	4213(A)	BENNETT ASPHALT PAVING INC.	800.00
10/08/2026	4246(A)	SZOTT FORD	748.14

10/08/2026	4243(A)	SCHONS, NEENA SHARMA	690.00
10/08/2026	600505	ACTION MUNICIPAL SUPPLY, LLC	667.00
10/08/2026	4219(A)	EMULSO	594.98
10/08/2026	600507	APEX SOFTWARE	572.00
10/08/2026	600525	LAPEER CO INTERMEDIATE SCHOOL	566.88
10/08/2026	4237(A)	ON DUTY GEAR, LLC	479.97
10/08/2026	4222(A)	FIRE-DEX, GW LLC	473.51
10/08/2026	4211(A)	ADVANCE CONTRACT. & ELECTRICAL SRV	455.03
10/08/2026	600535	PITNEY BOWES GLOBAL FINANCIAL	444.00
10/08/2026	600543	UNIFIRST CORPORATION	372.10
10/08/2026	4218(A)	DAVISON OVERHEAD DOOR	339.00
10/08/2026	4229(A)	MACQUEEN EQUIPMENT, LLC	321.09
10/08/2026	4233(A)	MES SERVICE COMPANY, LLC	318.38
09/29/2026	600503	POSTMASTER	315.49
10/08/2026	600541	TROOP 78285	295.00
10/08/2026	4251(E)	GRANITE TELECOMMUNICATIONS, LLC	282.88
10/08/2026	4221(A)	EUROFINS ENVIRONMENT TESTING	265.00
10/08/2026	4252(E)	INVOICE CLOUD	235.00
10/08/2026	600522	HANAISH, JOE	225.00
10/08/2026	4230(A)	MARLETTE ROOFING CO.	200.00
10/08/2026	600518	GOYETTE MECHANICAL	200.00
10/08/2026	600533	OLMSTEAD ROOFING	200.00
10/08/2026	600547	ZIELINSKI, MICHAEL	200.00
10/08/2026	4239(A)	PARAGON LABORATORIES, INC.	190.85
10/08/2026	600544	VILLAGE PRINTING	178.00
10/08/2026	600530	LAPEER DISTRICT LIBRARY	175.09
10/08/2026	600508	AUTHENTIC SELF THERAPY	146.72
10/08/2026	600531	MARCO TECHNOLOGIES, LLC	126.57
10/08/2026	600521	HALL OF FRAMES	118.66
10/08/2026	4244(A)	SHORELINE INVESTMENT SERV. INC.	108.95
10/08/2026	4224(A)	FLINT WELDING SUPPLY CO	101.25
10/08/2026	600510	BUD'S HEATING & COOLING	100.00
10/08/2026	600514	DJ'S ELECTRICAL CONTRACTING	100.00
10/08/2026	600516	ESCON GROUP	100.00
10/08/2026	600517	FOUNDATION SYSTEMS OF MICHIGAN	100.00
10/08/2026	600523	HEAT FLOW MECHANICAL	100.00
10/08/2026	600524	JAY'S SEPTIC	100.00
10/08/2026	600536	RICK'S ELECTRIC	100.00
10/08/2026	600545	WALLSIDE WINDOWS	100.00
10/08/2026	600506	AMERICAN MADE DRILLING & FIBER LLC	72.45
10/08/2026	4235(A)	MIDWEST RECEIVABLE SOLUTIONS	68.79
10/08/2026	600519	GREATER LAPEER TRANS AUTH	48.70
10/08/2026	4228(A)	K & R TRUCK SALES, INC.	38.00
10/08/2026	600515	EARL, JAYDEN	33.84
10/08/2026	4254(E)	STATE OF MICHIGAN	0.10
		TOTAL	$599,024.24

ITEM G-1

Meeting Date: October 19, 2026
Department: Building Department
Requestor: Samantha Fountain, Community and Economic Development Director
Agenda Item: Contract Renewal for Electrical Inspector

RECOMMENDATION *(motion)*:
Approve the renewal of Mark Griessel's contract as an independent contractor providing electrical and rental inspections on an as needed basis for the City of Lapeer Building Department.

AGENDA ITEM INFORMATION:
Mark Griessel's current contract with the City of Lapeer is past due for renewal. The Building Department has utilized Mr. Griessel's services for electrical inspections for more than ten years, and his services have consistently met the City's needs.

Renewing the contract will allow the Building Department to continue utilizing Mr. Griessel on an as-needed basis for electrical and rental inspections. Maintaining this established resource provides the Department with necessary inspection coverage and flexibility to meet workload demands.

The proposed services are already included in the FY 2026/27 Building Department budget. Renewal of the contract will therefore allow the Department to maintain this important inspection resource within the existing budget.

Four quotes were sought, but only two contractors had capacity to offer services and provide a bid. Renewing Mr. Griessel's contract is the most cost competitive option and allows the City to maintain a high level of service within its Building Department. This contract was reviewed by the City Attorney, and revisions were made based on his advice.

Budgeted Amount:	$65,000	Funds Requested:	N/A
Funding Source:	249-371-815.000	CIP Project #:	N/A
Attorney Review Contract:	Yes	Budget Amendment Needed:	N/A
# of Bids/Quotes Obtained:	2	Budget Amendment Attached:	N/A
Explanation:	Renewal of existing contract		

CONTRACT
Electrical Mark Griessel

Contract made between the CITY of Lapeer, a Michigan Municipal Corporation, whose address is 576 Liberty Park, Lapeer, Michigan, herein referred to as "CITY", and Mark Griessel, whose address is 7068 Jordan Rd Melvin, Michigan 48454, herein referred to as "INDEPENDENT CONTRACTOR".

1. **SERVICES.** The Independent Contractor hereby covenants, agrees and promises to provide at his expense the following services to the City.

   (a) Review and provide written comments on all industrial and commercial construction plans involving electrical work. Review and provide written comments on any residential construction plans involving electrical work as may be assigned by the City.

   (b) Leave an inspection notice on each job inspected.

   (c) Perform rental inspections pursuant to the City's Housing Ordinance.

   (d) Submit written reports on all inspections in a form acceptable to the City including, among other things, the type of inspection, findings and violation(s), if any.

2. **FEES.** The City will pay the Independent Contractor according to the following schedule:

   (a) $75.00 per inspection for Industrial, Commercial and Residential projects.

   (b) The City will reimburse the Independent Contractor for Act 54 of 1986, as amended, credit hours of education up to an amount of $400.00 per year, upon the independent contractor submitting receipts for the educational classes taken. This will commence at the date of signing this contract and is not retroactive.

   (c) Rental Inspections $75 first unit and $8.00 each additional unit in Multi-family units.

   (d) Review Electrical Plans at $80 per hour.

   Payment will be tendered within thirty (30) days after each month covered by this agreement.

3. **QUALIFICATIONS.** The Independent Contractor hereby covenants, agrees and promises that all services rendered pursuant to Section 1 shall be performed by Mark Griessel or a qualified Electrical inspector who is a licensed Master Electrician & Electrical Contractor under the provisions of Act No. 217 of the Public Acts of 1956, as amended, being 338.881 et seq. of the Michigan Compiled Laws. Subcontracting under this contract requires approval of the subcontractor by the City on an individual basis.

4. **TERM.** The term of this Contract shall be the date of its execution for the term of twenty-four (24) months, starting on __._ 2026 through 12/31 , 2028. Term shall automatically renew for subsequent twelve (12) month terms until canceled in writing.

5. **INDEPENDENT CONTRACTOR.** The Independent Contractor will perform his services as an Independent Contractor. Employee owners, officers, contractors an agents of the Independent Contractor will not be considered an employee of the City for any purpose and may not hold him/herself out to the public as an employee of the City and shall have no authority to bind the City or make any commitments or representations or enter into agreement which may impose liability on the City. It is the responsibility of the Independent Contractor to provide the contractor and his employees, owners, officers, contractors and agents, where necessary, at their own cost, workers compensation insurance, disability benefits insurance, and any other payment of any payroll taxes, whether federal, state or local in nature, including but not limited to, income taxes, social security taxes, federal unemployment compensation taxes, and any other fees, charges, licenses or other payments required by law, it being fully understood and agreed that the responsibility for any such payments for taxes lies with the Independent Contractor. The Independent Contractor will indemnify the City against and hold the City harmless from claims of any taxing authority.

6. **BUSINESS Of INDEPENDENT CONTRACTOR.** It is understood and agreed that the Independent Contractor may engage in any business which he may determine, and that except as otherwise provided in this contract, he is not required to devote all of his energies exclusively for the benefit of the City.

7. **EQUIPMENT.** Independent Contractor shall be responsible for providing any necessary equipment including vehicle, fuel and insurance.

8. **ETHICS.** It is in the collective interest of both the Independent Contractor and the City that the City and its residents are served in the highest ethical manner possible. Consequently, the Independent Contractor agrees that all activities performed pursuant to this contract will be carried out within appropriate ethical and legal standards of conduct. The Independent Contractor shall be responsible for identifying and advising the City of any potential, actual or apparent conflict of interest.

9. **INSURANCE.** The Independent Contractor shall not commence work under this contract until he has obtained the insurance required under this paragraph. All coverage will be with insurance companies licensed and admitted to do business in the State of Michigan. All coverages shall be with insurance carriers acceptable to the City of Lapeer.

   (a) **Workers Compensation Insurance.** The Independent Contractor shall procure and maintain during the life of this contract, Workers Compensation Insurance, including Employees Liability Coverage, in accordance with all applicable statues of the State of Michigan.

   (b) **Commercial General Liability insurance.** The Independent Contractor shall procure and maintain during the life of this contract, Commercial General Liability Insurance on an "Occurrence Basis" with limits of liability not less than $1,000,000.00 per occurrence and/or aggregate combined single limit, Personal Injury, Bodily Injury and Property Damage. Coverage shall include the following extensions: (A) Contractual Liability; (B) Products and Completed Operations; {C) Independent Contractors Coverage; (D} Broad Form General Liability Extensions or equivalent; (E) Deletion of all explosion, collapse, and underground (XCU) exclusions, if applicable.

(c) **Professional Liability.** Professional Liability Insurance: Independent Contractor shall maintain Professional Liability Insurance (Errors and Omissions) with limits of liability not less than $1,000,000.00 per claim and annual aggregate.

(d) **Motor Vehicle Liability.** The Independent Contractor shall procure and maintain during the life of the contract Motor Vehicle Liability Insurance including Michigan No-Fault Coverage, with limits of liability of not less than $1,000,000.00 per occurrence combined single limit, Bodily Injury and Property Damage. Coverage shall include all owned vehicles, all non-owned vehicles, and all hired vehicles.

(e) **Additional Insured.** Motor Vehicle Liability Insurance, as described above, shall include an endorsement stating that the following shall be *Additional Insured:* "The City of Lapeer, all elected and appointed official, all employees and volunteers, all board, commissions, and/or authorities and board members, including employees and volunteers thereof."

(f) **Cancelation Notice**. Workers Compensation insurance, and Motor Vehicle Liability Insurance, as described above, shall include an endorsement stating the following: "It is understood and agreed that thirty (30) days Advance Written Notice of Cancellation, Non-Renewal, Reduction, and/or Material Change shall be sent to:

Human Resources
576 Liberty Park
Lapeer, MI 48446

(g) **Proof of Insurance Coverage.** The Independent Contractor shall provide the City at the time the contracts are returned by him for execution, certificates and policies as listed below:

1) Two (2) copies of Certificate of Insurance for Workers Compensation Insurance.

2) Two (2) copies of Certificate of Insurance for Commercial General liability Insurance.

3) Two (2) copies of Certificate of Insurance for Vehicle Liability Insurance.

4) If so requested, certified copies of all policies mentioned above will be furnished.

(h) If any of the above coverages expire during the term of this contract, the Independent Contractor shall deliver renewal certificates and/or policies to the City at least ten (10) days prior to the expiration date.

10. **INDEMNIFICATION.** The Independent Contractor shall be liable to the City, and hereby agrees to release and hold harmless the City from any and all claims, damages, penalties, fines, costs, fees (including attorney fees), expenses, injuries or the like arising out of or related to Services rendered hereunder caused by any negligent conduct, intentional conduct, or act of the Contractor or any of its employees

11. **ASSIGNMENTS.** The Independent Contractor shall not sell, assign or transfer this contract without the prior written consent of the City.

12. **ENTIRE AGREEMENT.** This contract constitutes the entire contract between the parties and supersedes all prior agreements or understandings between City and the Independent Contractor. No oral representations shall amend or modify this contract which can only be amended with written consent of all parties hereto.

13. **GOVERNING LAW.** This contract shall be governed by the laws of the State of Michigan.

IN WITNESS WHEREOF, the parties have executed this contract at Lapeer, Michigan, This day of Oct. 7 2026.

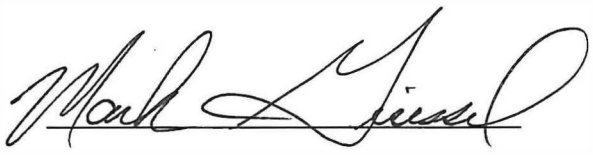
City of Lapeer

_____

Jeramy Hing, Mayor,

_____

City Manager



Mark Griessel, Independent Contractor

ITEM G-2

Meeting Date: October 19, 2026
Department: Building Department
Requestor: Samantha Fountain, Community and Economic Development Director
Agenda Item: Contract Renewal for Mechanical and Plumbing Inspector

RECOMMENDATION *(motion)*:
Approve the renewal of T. P. Israel Co. Inc.'s contract to provide mechanical, plumbing, and back-up building inspections and building official services on an as-needed basis for the City of Lapeer Building Department.

AGENDA ITEM INFORMATION:
T.P. Israel Co. Inc.'s current contract with the City of Lapeer is past due for renewal. The Building Department has utilized Mr. Israel's services for mechanical, plumbing, and back-up building inspections for more than ten years, and his services have consistently met the City's needs.

Renewing the contract will allow the Building Department to continue utilizing Mr. Israel on an as-needed basis for plumbing, mechanical, and back-up building inspections and back-up building official services. Maintaining this established resource provides the Department with necessary inspection coverage and flexibility to meet workload demands.

The proposed services are already included in the FY 2026/27 Building Department budget. Renewal of the contract will therefore allow the Department to maintain this important inspection resource within the existing budget.

Four quotes were sought, but only two contractors had capacity to offer services and provide a bid. Renewing Mr. Israel's contract is the cost competitive option and allows the city to maintain a high level of service within its Building Department. This contract was reviewed by the City Attorney, and revisions were made based on his advice.

Budgeted Amount:	$65,000	Funds Requested:	N/A
Funding Source:	249-371-815.000	CIP Project #:	N/A
Attorney Review Contract:	Yes	Budget Amendment Needed:	N/A
# of Bids/Quotes Obtained:	2	Budget Amendment Attached:	N/A
Explanation:	Renewal of existing contract		

INDEPENDENT CONTRACTOR AGREEMENT

Building, Mechanical & Plumbing Inspections, Building Official
T. P. Israel Co., Inc.

This Independent Contractor Agreement ("this Agreement" or this "Contract) is made between the City of Lapeer, a Michigan Municipal Corporation, whose address is 576 Liberty Park, Lapeer, Michigan, hereinafter referred to as "City", and T. P. Israel Co., Inc., whose address is 294 E. St. Clair, Romeo, MI 48065, hereinafter referred to as "Independent Contractor".

1. Effective Date: This Agreement shall be effective as of _____, 2026 through October, 31, 2028 unless terminated earlier as provided herein.

2. **SERVICES** The Independent Contractor hereby covenants, agrees and promises to provide the following services (the "Services") to the City:

(a) Perform Building Inspections on an as needed basis, in conjunction with the training for licensure of the current Building Department Superintendent to assume the role upon receiving her license.
(b) Perform Mechanical Inspections on as needed basis
(c) Perform Plumbing Inspections on an as needed basis
(d) Building Official services as needed and required for oversight. Building Official services will be provided on a primarily remote basis. This shall include providing oversight to the City's Building Department Superintendent or Coordinator to ensure that current Construction Codes and the Stille-DeRossett-Hale Single State Construction Code Act are being followed.
(e) Review and provide written comments on industrial and commercial construction plans involving mechanical code, or plumbing code work as requested by the City. Review and provide comments on residential construction plans as may be assigned by the City. Review and provide written comments on industrial and commercial constructions plans for building code as needed. Independent Contractor may send out Building Code plans for review at no cost to the Independent Contractor, as Independent Contractor cannot guarantee availability to complete all building plan reviews.
(f) Leave inspection notice(s) on each job inspected, or provide notice/written report to the Building Department Superintendent to forward via email. Building Plans may also be subcontracted by the Independent Contractor to a qualified plan reviewer to be billed as provided herein.
(g) Submit written reports on all inspections in a form acceptable to the City including, among other things, the type of inspection, findings, and violations, if any.
(h) The Independent Contractor shall assist the Building Department Superintendent with training for licensure/registration during the performance of their other duties under this Contract.

All Services shall be performed in a timely manner, free from negligence or defect, and consistent with applicable statutes, ordinances, regulations and codes.

2. **Compensation / Fee** In exchange for the Services, the City will pay the Independent Contractor according to the following schedule:

(a) $75.00 per inspection for plumbing or mechanical inspections, $90 per inspection for building inspections.
(b) The City will reimburse the Independent Contractor for Act 54 of 1986, as amended, credit hours of education up to an amount of $400.00 per year, upon the independent contractor submitting receipts for the educational classes taken. This will commence at the date of signing this contract and is not retroactive.
(c) The City shall pay plan review for mechanical and plumbing at $80 per hour performed by Contractor or the rate charged by the person, firm, entity performing such review if sent out for review. Costs for plans sent for a third-party review shall be paid by the City to the firm/person who does the review at the aforementioned rate. Plans subcontracted by the Independent Contractor shall be paid to the Independent Contractor pursuant to these established rates. Independent Contractor cannot guarantee availability to complete all building plan reviews.
(d) The City shall pay Independent Contractor $90 per hour for building official duties to be billed by Independent Contractor on a form acceptable to the City.
(e) The City shall pay plan review for building at $90 per hour or the rate charged by the person, firm, entity performing such review. Plans sent out for review shall be paid by the City to the firm/person who does the review. Costs for plans sent for a third-party review shall be paid by the City to the firm/person who does the review at the aforementioned rate. Plans subcontracted by the Independent Contractor shall be paid to the Independent Contractor pursuant to these established rates.

Payment will be tendered within thirty (30) days after each month covered by this Agreement.

3. **Qualifications**. The Independent Contractor hereby covenants, agrees and promises that all Services rendered shall be performed by Timothy P. Israel or a qualified State of Michigan registered Inspector or Plan Reviewer according to the Skilled Trades Registration Act 407 of 2016. If Mr. Israel is unavailable, Independent Contractor shall, at its own costs and expense, provide a equally qualified backup inspector(s) and plan reviewers who shall be suitably qualified for the Services they will perform. Independent Contractor shall provide the City's Building Superintendent with written notice if a backup inspector will be utilized. The City has the right to terminate this Agreement if the City, in its sole discretion, is not satisfied with a backup inspector. All Services shall be performed in a timely manner, free

from negligence or defect, and consistent with applicable statutes, ordinances, regulations and codes.

4. **Term**. The term of this Contract shall be the date of its execution through October 31st 2028. The City's obligation for payment shall extend to the last date of services rendered under the contract. Provided, the City may immediately terminate this Agreement prior to expiration of its term upon Independent Contractor's breach or default on this Agreement. The City may terminate this Agreement prior to expiration of its term for any other reason, or no reason, upon providing Independent Contractor with 30 days advance written notice.

5. **Independent Contractor**. Independent Contractor will perform Services as an Independent Contractor and is not and shall not be considered an employee of the City for any purposes. Employees, owners, officers, shareholders, contractors and agents of the Independent Contractor will not be considered an employee of the City for any purpose and may not hold themselves out to the public as an employee of the City and shall have no authority to bind the City or make any commitments or representations or enter into agreement which may impose liability on the City, with the sole exception of performing the Services outlined in this contract (The Independent Contractor must identify to the public as the City Building Official, Building Inspector, Mechanical Inspector, Plumbing Inspector, and associated Plan Reviewers). It is the responsibility of the Independent Contractor to provide its employees, owners, officers, shareholders, contractors and agents, where necessary, at its own cost, workers compensation insurance and any other payment of any payroll taxes, whether federal, state, or local in nature, including but not limited to; income taxes, social security taxes, federal unemployment compensation taxes, and any other fees, charges, licenses or other payments required by law, it being fully understood and agreed that the responsibility for any such payments for taxes lies with the Independent Contractor. The Independent Contractor will indemnify the City against and hold the City harmless from claims of any taxing authority related to any taxes arising out of payment for or performance of the Services.

6. **Building Official**.

(a) The City shall provide the Independent Contractor with access to a city email address (buildingofficial@ci.lapeer.mi.us), letterhead, approval and rejection stickers, rejection notes, forms, office supplies, City office help and other incidentals required to complete the Services required for services a the City Building Official at no cost to the Independent Contractor. Provided, such shall be used only in the provision of the Services and for no other purpose.

(b) The City's Building Department Superintendent will complete administrative work related to the Services and Independent Contractor will provide oversight and training to assist with the same.

(c) The City shall maintain its membership and access to ICC Services and provide appropriate access to and copies of the required codes and standards to Independent Contractor.

7. **Business of Independent Contractor**. The Independent Contractor may engage in any business which it determines, and that except as otherwise provided in this contract, they are not required to devote all of their energies exclusively for the benefit of the City.

8: **Equipment**. Independent Contractor shall, at no cost to the City, provide all necessary vehicle, fuel and vehicle insurance related to providing the Services

9: **Ethics**. It is in the collective interest of both the City and the Independent Contractor that the City and its residents are served in the highest ethical manner possible. The Independent Contractor agrees that all activities performed pursuant to this Contract, including the Services, will be carried out within appropriate ethical and legal standards of conduct. Independent Contractor shall identify and advise the City in writing of any potential, actual or apparent conflict of interest with respect to the City or any Services, including, any direct or indirect financial interest or potential interest associated with the property, business or project related to any of the Services by Independent Contractor or any of its employees, shareholders, agents, subcontractors, or any individual performing the Services.

10. **Insurance**. The Independent Contractor shall not commence work under this Contract until all the insurance required herein has been obtained. All coverage will be with insurance companies licensed and admitted to do business in the State of Michigan. All coverage shall be with insurance carriers acceptable to the City. Except as required by code or law;

(a) **Workers Compensation Insurance** The Independent Contractor shall procure and maintain during the life of this contract, Workers Compensation Insurance, including Employees Liability Coverage, in accordance with all applicable statutes of the State of Michigan.

(b) **Commercial General Liability Insurance** The Independent Contractor shall procure and maintain during the life of this contract, Commercial General Liability Insurance on an "Occurrence Basis" with limits of liability not less than $1,000,000.00 per occurrence and/or aggregate combined single limit, Personal Injury, Bodily Injury and Property Damage. Coverage shall include the following extensions: (A) Contractual Liability; (B) Products and Completed Operations; (C) Independent Contractors Coverage; (D) Broad Form General Liability Extensions or equivalent; (E) Deletion of all explosion, collapse and underground (XCU) exclusions, if applicable.

(c) **Professional Liability. P**rofessional Liability Insurance: Independent Contractor shall maintain Professional Liability Insurance (Errors and Omissions) with limits of liability not less than $1,000,000.00 per claim and annual aggregate.

(d) **Motor Vehicle Liability** The Independent Contractor shall procure and maintain during the life of the contract Motor Vehicle Liability Insurance with limits of liability of not less than $1,000,000.00 per occurrence combined single limit, bodily injury and property damage. Coverage shall include all owned vehicles, all non-owned vehicles and all hired vehicles.

(e) **Additional Insured** Motor Vehicle Liability, Commercial General Liability Insurance as described above, shall if permitted by the carriers, include an endorsement stating that the following shall be Additional Insured: "The City of Lapeer, all elected and appointed official, all employees and volunteers, all board, commissions and/or authorities and board members, including employees and volunteers thereof"

(f) **Cancellation Notice** Workers Compensation Insurance, Motor Vehicle Liability Insurance, Commercial General Liability Insurance, and Professional Liability coverages, as described above, shall include an endorsement stating the

following: "It is understood and agreed that thirty (30) days Advance Written Notice of Cancellation, Non-Renewal, Reduction, and/or Material Change shall be sent to:

Human Resources
576 Liberty Park
Lapeer, MI 48446

(g) **Proof of Insurance Coverage** Prior to providing any Services, Independent Contractor shall provide to the City upon request the certificates as listed below:

(1) Certificate of Insurance for Workers Compensation Insurance
(2) Certificate of Insurance for Commercial General Liability Insurance
(3) Certificate of Insurance for Professional Liability insurance.
(3) Certificate of Insurance for Vehicle Liability Insurance
(4) If so required, copies of all policies mentioned above will be furnished to the City.
(5) If any of the above coverage's expire during the term of this contract, the Independent Contractor shall deliver renewal certificates and/or policies to the City at least ten (10) days prior to the expiration date.

11. **Indemnification**. Except as prohibited by Code or Law, Independent Contractor shall release, indemnify, defend and hold harmless the City and all of the City's employees, officials, insurers, volunteers, boards, departments, and commissions, from any and all losses, damages, costs, claims, expenses, fees including attorney fees, judgments, fines, injuries, demands, causes of action and the like which arise out of or are related to the Services or any act or omission of Independent Contractor or Independent Contractor's employees, agents, shareholders, officers, or subcontractors.

12: **Legal Defense** To the extent authorized by applicable codes, statutes, and law, any civil suit or administrative proceeding instituted against Independent Contractor (or its designated inspectors) arising solely out of acts performed in good faith and within the lawful scope of their official duties for the City shall be defended by the legal representative of the City until final disposition of the proceedings. Independent Contractor shall not be liable for legal costs incurred by the City in providing such civil defense.

(b) Exceptions & Limitations: The City's obligation to defend under this Paragraph shall not apply to:

Any criminal complaint, charge, or proceeding against Independent Contractor;

Acts or omissions involving proven gross negligence, willful misconduct, fraud, or intentional violations of law;

Any claim or action arising outside the authorized scope of Services defined in this Agreement; or

Disputes or claims between the City and Independent Contractor.

(c) Nothing in this Paragraph shall limit or waive Independent Contractor's obligations to maintain insurance or indemnify the City as set forth in Paragraphs 10 and 11 of this Agreement. In the event of a conflict between Paragraph 11 and Paragraph 12, Paragraph 11 shall control regarding any negligent or wrongful acts of Independent Contractor.

13. **Assignment**. Independent Contractor shall not sell, assign or transfer this Contract without the prior written consent of the City.

14. **Entire Agreement**. This Contract constitutes the entire agreement between the parties and supersedes all prior agreements or understandings between the City and the Independent Contractor. Nor oral representations nor conduct of the parties shall amend or modify this Contract and the same can only be amended with written consent of all parties hereto.

15. **Governing law**. This contract shall be governed by the laws of the State of Michigan. In dispute arising out of this Agreement or the Services resulting in legal action shall be filed in a court of competent jurisdiction located in Lapeer County, Michigan. Such court shall have exclusive subject matter and personal jurisdiction to resolve such claims. Further, the parties agree that in such case to waive any right they may have to a trial by jury.

IN WITNESS WHEREOF, the parties have executed this contract in Lapeer, Michigan, this day _____ of _____, 20____.

CITY OF LAPEER:

BY:_____
Jeramy Hing, Mayor

_____
, City Manager

INDEPENDENT CONTRACTOR:

BY:_____
Timothy Israel, authorized agent,
T. P. Israel Co., Inc.

ITEM G-3

Meeting Date: October 19, 2026
Department: Public Works
Requestor: Ross Slusher, Director of Public Works
Agenda Item: Design Engineering

RECOMMENDATION *(motion)*:
To approve the ROWE Professional Services proposal for Design engineering on the Nepessing Street Alley south side water main Court Street to Pine Street, and to authorize the Director of Public Works to sign the necessary documents.

AGENDA ITEM INFORMATION:
This is a portion of the city's contribution to the Lapeer Opera House project# NDD-2024-292-CDB funded through the Michigan State Housing Development Authority (MSHDA), MI-Neighborhood grant, Community Development Block Grant (CDBG) program.

CDBG Requested Funds (7 units @ $100k each)	$ 700,000
Private Owner Match Funds	$1,030,520
City of Lapeer Match Fund (Water main alley)	$ 70,000
CDBG Administrative Requested Funds	$ 126,000
Total Project Costs	$1,926,520

Replace 275 feet of existing 4-inch water main behind the downtown fire site and Dagwood's Deli with a new 8-inch main to improve capacity, reliability, and fire flow.

The existing 4-inch water main in this downtown corridor is undersized and in deteriorating condition, resulting in reduced water quality and limited fire flow. Replacing it with a new 8-inch main will significantly improve system performance, ensure adequate fire suppression capability for current and future businesses, and enhance overall reliability of the downtown distribution network. This upgrade addresses both aging infrastructure and the need for improved public safety in a high-value commercial area.

Budgeted Amount:	$90,000	Funds Requested:	$26,200
Funding Source:	Water Fund	CIP Project #:	23088
Attorney Review Contract:	No	Budget Amendment Needed:	N/A
# of Bids/Quotes Obtained:	1	Budget Amendment Attached:	N/A
Explanation:	Design portion of the city's contribution to the grant. Additional construction portion to follow.		

ROWE

128 N. Saginaw Street
Lapeer, MI 48446 | (810) 664-9411
www.rowepsc.com

September 4, 2026

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

RE: Nepessing Street Alley (South Side) Water Main
Court Street to Pine Street
Design Engineering Services Proposal

Dear Mr. Slusher:

ROWE Professional Services Company is pleased to present this proposal to provide engineering services to prepare plans and bidding documents for the replacement of an existing water main located on the above noted alley. The following describes the project.

Discussions are underway for the renovation of the Lapeer Opera House building, located at 161-183 Nepessing Street. Currently, a four-inch water main services the properties on the south side of Nepessing Street from the alley between Court Street and Pine Street. The main will not be able to support the fire suppression system that will need to be installed as a part of this renovation. The project as currently envisioned can be described as follows:

- Installation of approximately 300 feet of new water main in the south side Nepessing Street alley. Connections to the main will include:
  a) The existing eight-inch stub located at or near the Court Street east right-of-way line.
  b) The existing four-inch main on Pine Street.
- Directional drilling for the entire length will be seriously considered, to reduce further damage to the existing pavement on the alley.
- Repair of the existing alley pavement is not within the scope of the work. Considering plans to not only renovate the Opera House building but also construct a three-story building on the vacant parcel located on this block, restoration will consist of temporary eight-inch gravel backfill (where excavations are needed).
- Other parts of the project within the rights-of-way of Court Street and Pine Street will be restored with concrete and asphalt patching to match current conditions.
- With input from the adjacent property owners, two tees will be constructed on the new main to extend either six-inch or eight-inch water services north toward the north alley property line for both the Opera House and the vacant parcel, to simplify future fire suppression system connections.

- The existing domestic services for both the Opera House building and the two other buildings (101-115 W. Nepessing Street) will be reconnected into the new main.
- The four-inch water main will be abandoned in place.
- City records indicate that two dead-end sanitary sewers also function on this alley, one flowing west, and one flowing east. No manholes appear to exist at their upstream ends. With information to be gathered by the city, the design will include the installation of two new manholes (if feasible) as a part of the project to allow better access to these sewers.

SCOPE OF SERVICES

ROWE proposes the following scope of services for your consideration:

- ROWE will prepare a topographic survey of the proposed work area to facilitate the design. The survey will document the location of all existing buildings, pavements, fixed objects, and existing contours. The survey will extend south 20 feet into the adjacent municipal Parking Lot #1 and the adjacent private parking lot to gather information in this area that will be needed during design.
- ROWE will prepare plans and specifications that outline the scope of work for purposes of obtaining approval from the Michigan Department of Environment, Great Lakes, and Energy (EGLE). The plan will also be the main reference for the contractors bidding on the project, allowing them to understand the scope of the proposed work.
- ROWE will prepare a contract bidding document that will include pay items, quantities, and specifications that can be issued to bidders in conjunction with the plans.
- Due to the work's proximity to Farmer's Creek, a soil erosion control permit will be required. ROWE will prepare a Soil Erosion and Sedimentation Control (SESC) plan as a part of the water main plans. We will assist the city with an application to obtain an SESC permit from the Lapeer County Health Department.
- Prepare an application for a water main permit from EGLE and assist the city in submitting the application to the state for review and approval.
- Prepare a construction cost opinion once the design and bidding documents have been completed.
- ROWE will assist in issuing the contract documents to prospective bidders to solicit prices. We will review the bid documents and assist the city with awarding the construction contract.

CLARIFICATIONS

- The project will be funded using local funds. Special funding or grant requirements are not anticipated.
- Given the expected locations of the existing water main and sanitary sewer, until the topographic survey has been prepared, it is not known whether there will be sufficient space in the city owned alley to install this new water main. It may be necessary to route parts or all of the main to the south, through Parking Lot #1 and the adjacent private parking lot. ROWE will prepare a legal description across the private parking lot, should an easement need to be acquired. ROWE will need assistance from the city to negotiate with the property owner and acquire the signed easement prior to proceeding to construction.
- The city will attempt to clean out and internally inspect the existing sanitary sewers located in the alley to assist with determining locations and depths to the extent possible, and identify any other possible concerns, such as the need to perform point repairs, prior to the design work being completed. ROWE will use whatever information is obtained from this effort to improve the accuracy and completeness of the plans.

- The city will reach out to the two large property owners on this block to obtain recommendations relative to their planned fire suppression, and what size water services that they will need as a part of their projects.
- It is possible that the existing water services for some or all of the adjacent buildings contain lead pipe. The contract documents will have pricing provisions contained within them to allow for complete replacement of the water service, up to the water meter inside the building (if located near the rear wall). The plans will demonstrate the need for the contractor to be flexible in this regard, based on what is discovered during excavation.
- No assistance with construction engineering, construction management, or staking has been included in this proposal. Once the design has been completed, should the city wish to consider these services, ROWE will be able to submit a proposal at that time.

COMPENSATION

ROWE proposes to provide these services for a lump sum fee of **$26,200.** We will invoice the city monthly based upon the work completed during that billing period. If you require engineering services that are not specifically outlined in this proposal, ROWE will provide a written Contract Amendment that outlines the additional services and the associated fees.

SCHEDULE

Given current workloads, it is anticipated that design plans ready for bid can be completed within eight weeks of authorization. If the city needs to move the project forward during the late fall or early winter to satisfy the time schedule of the adjacent building project, construction can proceed during the winter. Additional costs may need to be expended for temporary concrete patching, such as on Pine Street, until permanent pavement repairs can be completed in the spring of 2027. ROWE will be prepared to implement these provisions into the contract documents, if needed.

ROWE appreciates the opportunity to provide this proposal and is looking forward to assisting the city with this project. Once this proposal is authorized by the Commission, a standard ROWE contract will be forwarded to you for signing, acting as our authorization to proceed.

Please contact me on my cell phone at (248) 318-1492 if you have any questions.

Sincerely,
ROWE Professional Services Company

Paul T. O'Meara, PE
Senior Project Manager

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ITEM G-4

Meeting Date: October 19, 2026
Department: Public Works
Requestor: Ross Slusher Director of Public Works
Agenda Item: GLWA Contract Amendment NO.4

RECOMMENDATION *(motion)*:
To approve Great Lakes Water Authority, City of Lapeer water service contract amendment No.4 and authorize Mayor Jeramy Hing and the Acting City Manager Jermey Howe to sign the necessary documents.

AGENDA ITEM INFORMATION:
On December 29, 2015, the City of Lapeer entered into a 30-year water service contract with the City of Detroit with the understanding that this new contract would be transferred from the City of Detroit to the Great Lakes Water Authority (GLWA) on January 1, 2016. January 1, 2016, was the official start date for GLWA, a regional water authority that took over operations of the Detroit Water System.

Work began in 2014 in getting all 83 Detroit water wholesale customers to sign a new contract. This new contract was created by a transition team that was comprised of GLWA staff and Detroit water staff with the knowledge GLWA would become the new water operation manger in January 2016. All wholesale customers signed identical agreements, with one exception. The exception to all the contracts being identical is related to items specific to each community, which are shown within exhibits located at the end of each contract. Items that can be found within these exhibits include:

- Service Area Map
- City of Lapeer Water Customers outside Municipal limits (425 agreement customers)
- Meter pit schematics with pipe details and valve locations for all three of our connections, LA-01, LA-02 and LA-03.
- Contract annual volume amount – Determined by the City of Lapeer
- Contract Max Day usage –Determined by the City of Lapeer
- Contract Peak Hour – Determined by the City of Lapeer

Additionally, these new contracts included set re-opener dates to allow communities to make necessary adjustments due to changes in their system or to adjust the annual volume amounts, max day and peak hour to prevent penalties, if needed. Each wholesale customers billing rate for GLWA is based on the same formula; however, there is an exception in that individual amounts set by each wholesale customer for annual volumes, Max Day and Peak hour effects each community GLWA water billing rate differently. An example of how this contract amount can affect communities billing rate is that a higher peak hour will cause that communities GLWA billing water rate to be higher, this is due to pump and capacity requirements and cost of operation.

This year was a scheduled re-opener year within our water contract to review our current contract; check our contract amounts set in 2022 to ensure they are correct for our needs; and to review service provided by GLWA. In completing re-opener meetings with GLWA it was determined that our contract amounts for Max Day and Peak hour would change from Max Day set at 1.75 mgd and Peak Hour set at 2.50 mgd. to Max day set at 1.64 mgd and Peak Hour set at 2.37mgd. Also, LA-02 pressure range (psi) Max would change from 76 psi to 80 psi and LA-03 pressure range (psi) Max would change from 55psi to 60psi. Reducing the Max Day and Peak Hour allocations will result in cost savings for the city.

Budgeted Amount:	N/A	Funds Requested:	N/A
Funding Source:	Water fund	CIP Project #:	N/A
Attorney Review Contract:	Sent 10/6/2026	Budget Amendment Needed:	N/A
# of Bids/Quotes Obtained:	N/A	Budget Amendment Attached:	N/A
Explanation:	This contract has a re-opener every 4 years.		

AMENDMENT NO. 4 TO WATER SERVICE CONTRACT
BETWEEN
GREAT LAKES WATER AUTHORITY
AND
CITY OF LAPEER

This Amendment No. 4 ("Amendment") is made between the Great Lakes Water Authority, a municipal authority and public body corporate ("GLWA"), and the City of Lapeer, a municipal corporation ("Member Partner"). GLWA and Member Partner are collectively referred to as the "Parties".

RECITALS

A. GLWA leases, operates, and maintains the public water supply system owned by the City of Detroit ("System"); and

B. On December 16, 2015, the Parties entered a Water Service Contract ("Contract") reflecting the terms and conditions governing the delivery and purchase of potable water, as subsequently amended and assigned; and

C. The Contract provides for periodic reopening on a four-year schedule, of which the Parties wish to avail themselves; and

D. Article 15 of the Contract permits the Parties to amend the Contract by mutual agreement; and

E. In consideration of the mutual undertakings of the Parties and for the benefit of the public, it is the mutual desire of the Parties to enter this Amendment to amend the Contract as set forth in detail in the following sections.

ACCORDINGLY, THE PARTIES AGREE AS FOLLOWS:

1. Exhibit A of the Contract is amended by deleting in its entirety the existing Exhibit A and substituting the attached Exhibit A in its place.

2. Exhibit B of the Contract is amended by deleting in its entirety the existing Exhibit B and substituting the attached Exhibit B in its place.

3. Except for the provisions of the Contract specifically contained in this Amendment, all other terms, conditions, and covenants contained in the Contract shall remain in full force and effect and as set forth in the Contract.

4. This Amendment to the Contract shall be effective and binding upon the Parties when it is signed and acknowledged by the duly authorized representatives of both Parties and is approved by Member Partner's governing body and the GLWA Board of Directors.

(*Signatures appear on next page*)

Accordingly, GLWA and Member Partner, by and through their duly authorized officers and representatives, have executed this Amendment.

City of Lapeer:

By: _____
Jeramy Hing
Mayor

By: _____
Print Name:
Manager

APPROVED BY
LAPEER CITY COUNCIL ON: _____
Date

Great Lakes Water Authority:

By: _____
Suzanne R. Coffey, P.E.
Chief Executive Officer

Dated: _____

APPROVED BY
GLWA BOARD OF DIRECTORS ON: _____
Date

APPROVED AS TO FORM BY
GLWA GENERAL COUNSEL ON: _____
Signature/Date

EXHIBIT A

Customer's Water Distribution Points

This Exhibit contains the following information:

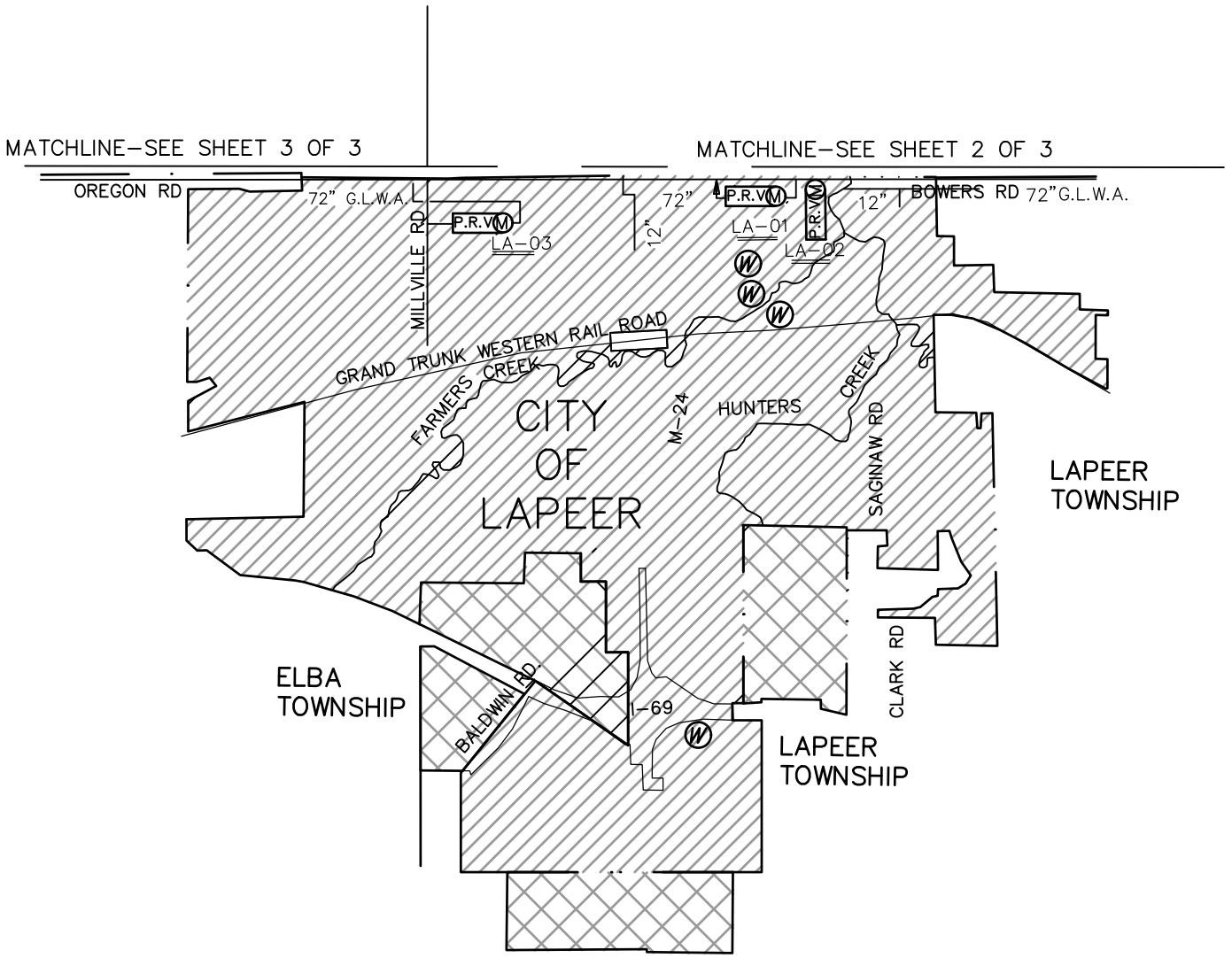
1. The corporate limits of Customer;

2. The agreed upon water Service Area of Customer which (a) may or may not be entirely within the corporate limits of Customer and (b) which may or may not include the entire area within the Customer's corporate limits;

3. The specific location of the Water Distribution Points, including any Board approved emergency connections;

4. The designation of appurtenances to be maintained by Customer and those to be maintained by the Board; and

5. A list of any closed meter locations.

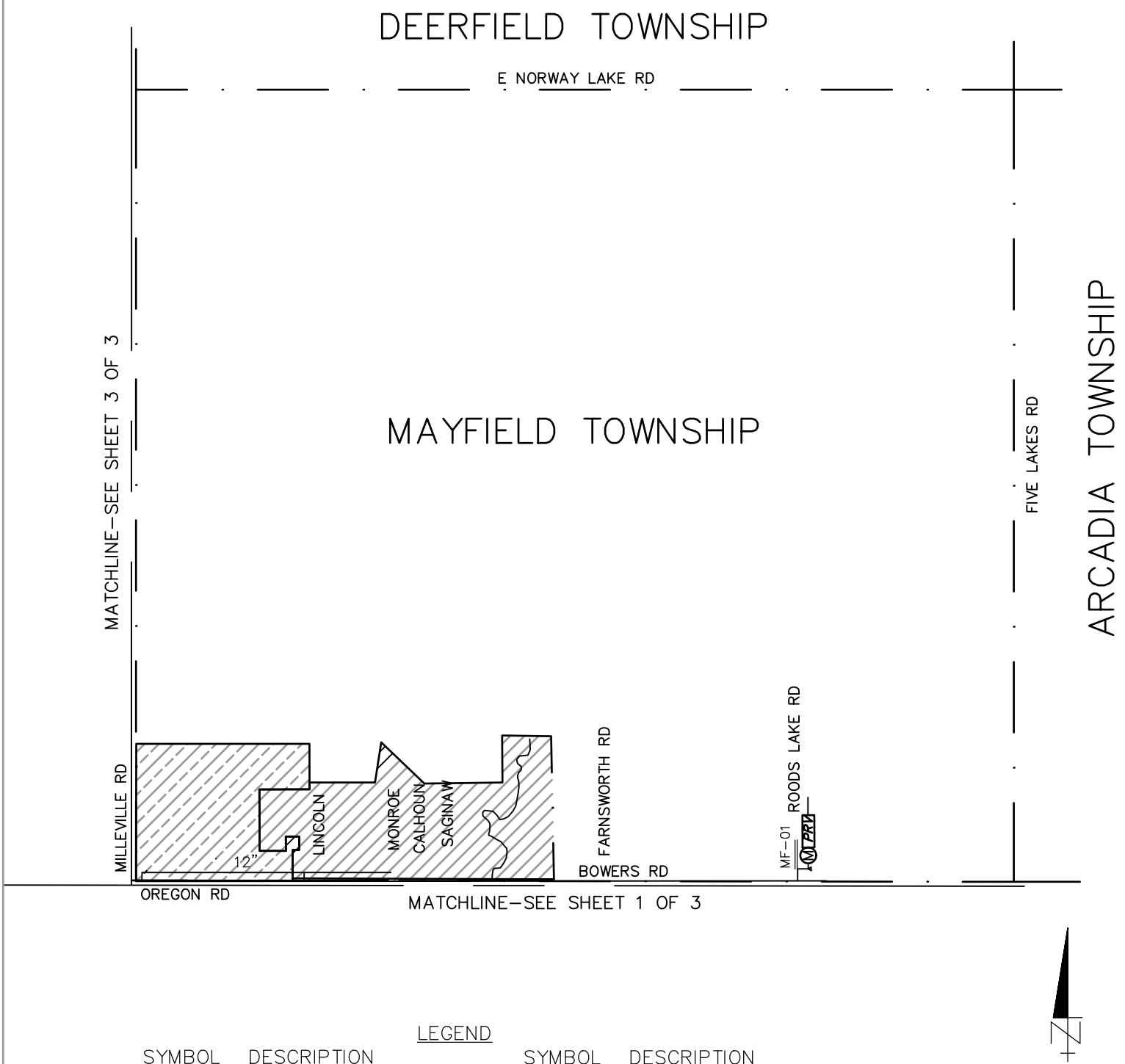


LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
Ⓜ	GLWA METER PIT		SERVICE AREA
PRV	PRV		CITY OF LAPEER SERVICE AREA WITHIN LAPEER TOWNSHIP PER PUBLIC ACT 7 AGREEMENT WITH LAPEER TOWNSHIP
Ⓦ	BACKUP WELL		CITY – TWP LINE

EXHIBIT–A	SERVICE AREA LOCATION MAP CITY OF LAPEER NOT TO SCALE SHEET 1 OF 3

NOTE: IN THE EVENT OF A CONFLICT BETWEEN THIS SERVICE AREA LOCATION MAP AND THE AGREEMENT ENTITLED "INTERLOCAL AGREEMENT CITY OF LAPEER – TOWNSHIP OF LAPEER SHARING OF REVENUE AND ANNEXATION OF PROPERTY PUBLIC ACT 7 OF 1967 (EXTRA SESSION) AS AMENDED" (THE "AGREEMENT"), THE AGREEMENT SHALL CONTROL.

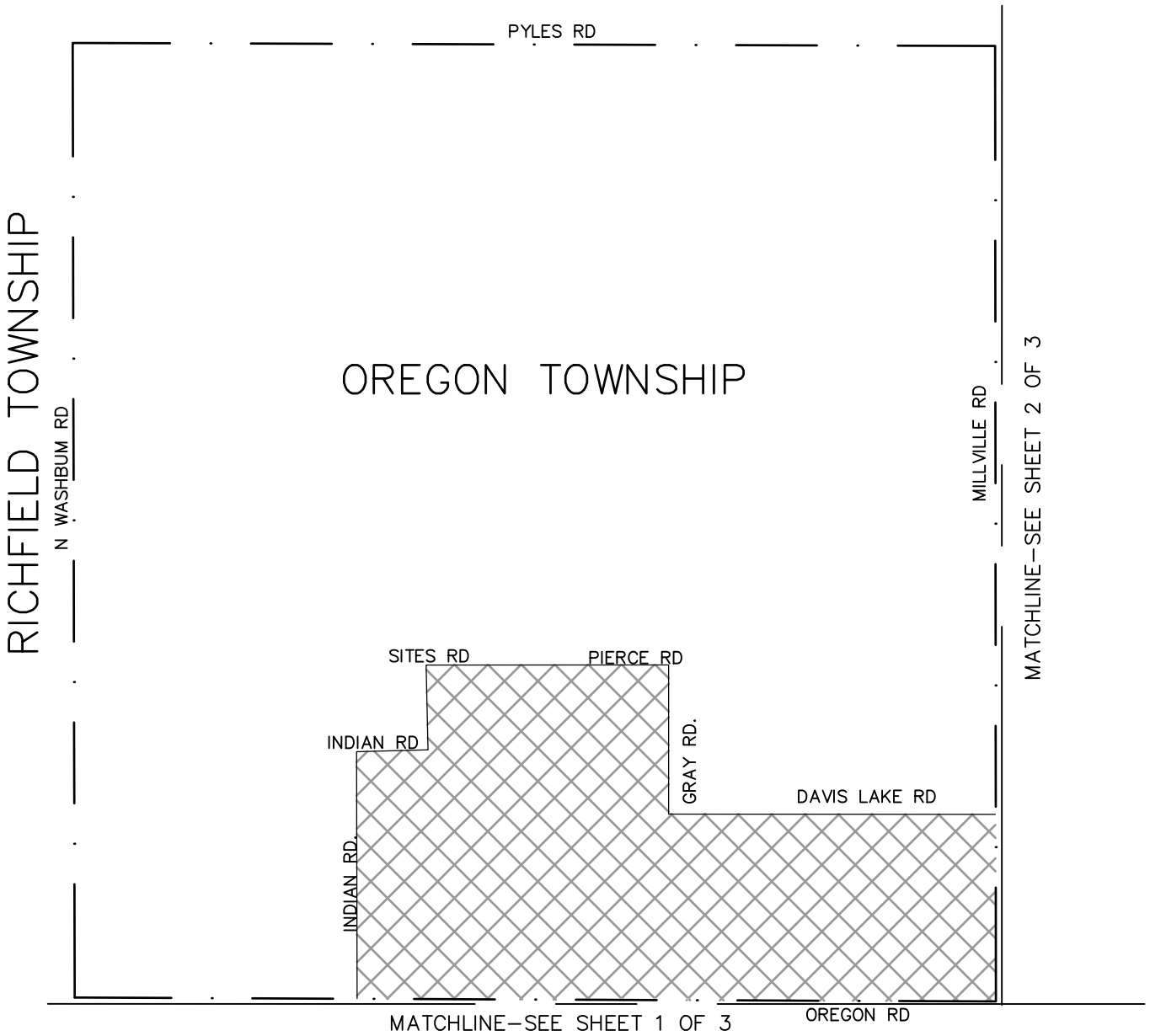


LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
Ⓜ	GLWA METER PIT		SERVICE AREA
PRV	PRV		CITY OF LAPEER SERVICE AREA WITHIN MAYFIELD TOWNSHIP PER PUBLIC ACT 425 AGREEMENT WITH MAYFIELD TOWNSHIP
			CITY – TWP LINE

EXHIBIT–A	SERVICE AREA LOCATION MAP CITY OF LAPEER NOT TO SCALE SHEET 2 OF 3

NOTE: IN THE EVENT OF A CONFLICT BETWEEN THIS SERVICE AREA LOCATION MAP AND THE AGREEMENT ENTITLED "CITY OF LAPEER – TOWNSHIP OF MAYFIELD CONTRACT FOR CONDITIONAL TRANSFER OF PROPERTY PUBLIC ACT 425 OF 1984" (THE "AGREEMENT"), THE AGREEMENT SHALL CONTROL.



LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
Ⓜ	GLWA METER PIT	▨	CITY OF LAPEER SERVICE AREA WITHIN OREGON TOWNSHIP PER PUBLIC ACT 7 AGREEMENT WITH OREGON TOWNSHIP
PRV	PRV	———	CITY – TWP LINE

EXHIBIT–A	SERVICE AREA LOCATION MAP CITY OF LAPEER NOT TO SCALE SHEET 3 OF 3

NOTE: IN THE EVENT OF A CONFLICT BETWEEN THIS SERVICE AREA LOCATION MAP AND THE AGREEMENT ENTITLED "INTERLOCAL AGREEMENT CITY OF LAPEER – TOWNSHIP OF OREGON AGREEMENT TO SHARE REVENUE AND MUNICIPAL SERVICES PUBLIC ACT 7 OF 1967 (EXTRA SESSION) AS AMENDED" (THE "AGREEMENT"), THE AGREEMENT SHALL CONTROL.

EXHIBIT A

City of Lapeer Emergency Connections:

None

City of Lapeer Water Customers Outside Municipal Limits:

Mayfield Township per Agreement entitled "CITY OF LAPEER – TOWNSHIP OF MAYFIELD CONTRACT FOR CONDITIONAL TRANSFER OF PROPERTY PUBLIC ACT 425 OF 1984".

Oregon Township per Agreement entitled "INTERLOCAL AGREEMENT CITY OF LAPEER – TOWNSHIP OF OREGON AGREEMENT TO SHARE REVENUE AND MUNICIPAL SERVICES PUBLIC ACT 7 OF 1967 (Extra Session) As Amended" the property outside the City of Lapeer corporate limits legally served by the City of Lapeer is described as follows:

"1. PROPERTY DESCRIBED. The real property covered by this Agreement is described as Sections 27, 28, 33, 34, 35, and 36 of Oregon Township. The TOWNSHIP consents to annexation of only the property located in Section 34 and 35 to the CITY. However, parcels of the land within Sections 34 and 35 shall only be annexed to the CITY if a written request is filed with the TOWNSHIP and the CITY by the property owner and provided that the parcel proposed for annexation is contiguous to the CITY boundary as it exists at the time of the request. Any legally permissible annexation request in Section 34 and 35 shall be approved by the TOWNSHIP within ninety (90) days of the date annexation approval is granted by resolution of the City Commission. The TOWNSHIP agrees not to obstruct any annexations by discouraging cooperation by contiguous property owners. In addition to annexation requests in Section 34 and 35, the Township shall also consent to the annexation of a strip of land in Section 36 for purposes of contiguity of CITY boundaries to Section 35. Said strip of land shall not exceed sixty-six (66') feet in width and shall only be annexed with the consent of the property owner."

Lapeer Township per Agreement entitled "CITY OF LAPEER – TOWNSHIP OF LAPEER SHARING OF REVENUE AND ANNEXATION OF PROPERTY PUBLIC ACT 7 1967 (Extra Session) As Amended" the property outside the City of Lapeer corporate limits legally served by the City of Lapeer is described as follows:

"BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 17, T.7N., R.10E., LAPEER TOWNSHIP, LAPEER COUNTY, MICHIGAN; THENCE S02º3B'46"W 33.00 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 17 (AS MONUMENTED); THENCE N86º34'51"W 896.01 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF TURRILL ROAD (66 FEET WIDE); THENCE S02º42'02"W 1374.83 FEET; THENCE S86º21 '40"E 255.S7 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 69 (VARIABLE WIDTH); THENCE S02º43'57"W 1435.80 FEET; THENCE S66º52'36"W 251.19 FEET; THENCE S02º54'59"W 1023.58 FEET; THENCE S03º56'37"E 686.23 FEET; THENCE S14º52'28"E 339.87 FEET; THENCE S03º53'25"W 318.65 FEET; THENCE N86º06'24"W 1931.34 FEET ALONG THE SOUTH LINE OF SAID SECTION 17 TO THE SOUTHWEST

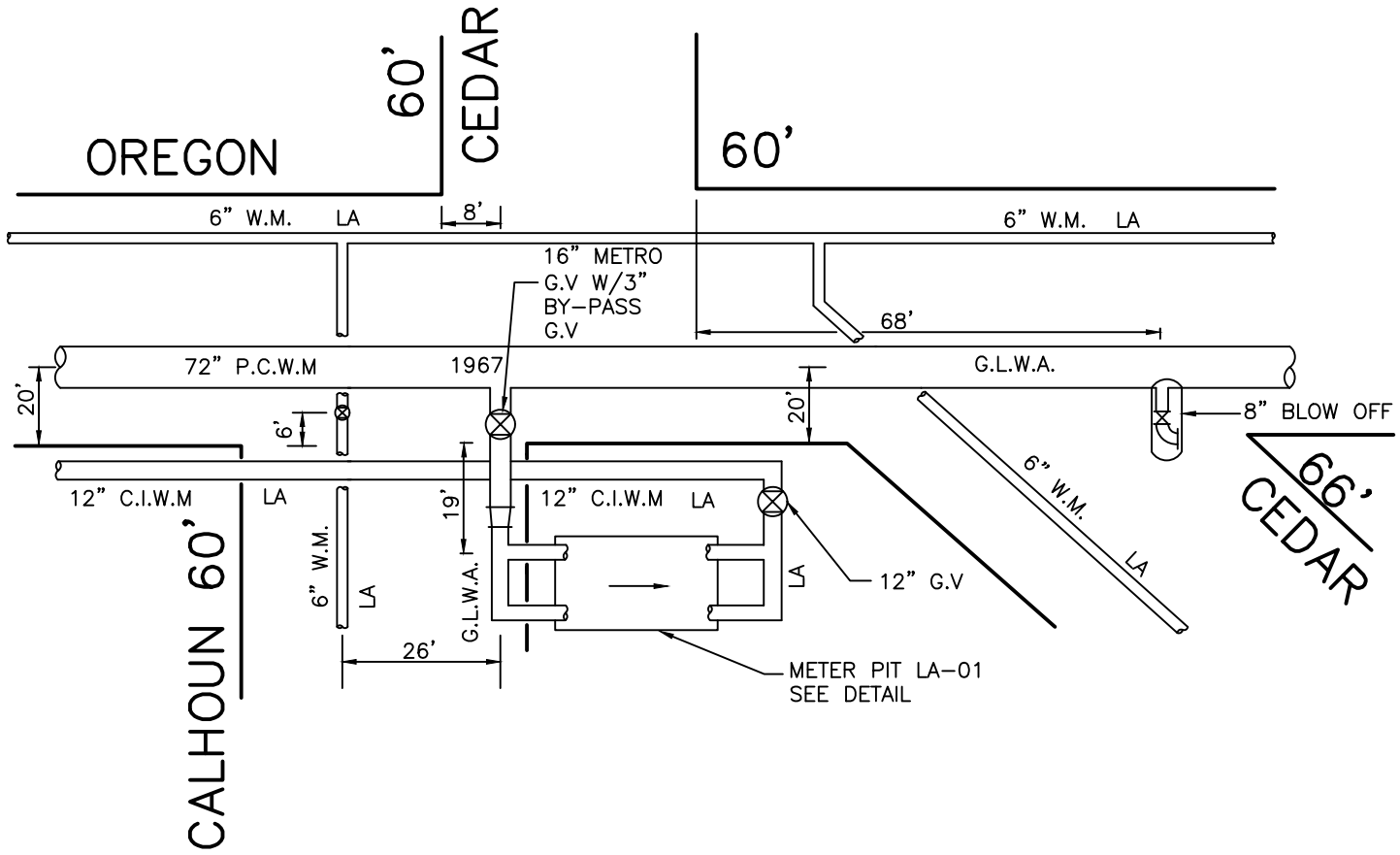
CORNER OF SAID SECTION 17 AND THE SOUTHEAST CORNER OF SECTION 18, T.7N., R.10E., LAPEER TOWNSHIP, LAPEER COUNTY, MICHIGAN; THENCE N86º31'22"W 52.93 FEET ALONG THE SOUTH LINE OF SAID SECTION 18; THENCE THE FOLLOWING TWO COURSES ALONG THE WEST RIGHT-OF-WAY LINE OF LAPEER ROAD (M-24, VARIABLE WIDTH): N02º06‘32"E 343.23 FEET AND 46.94 FEET ALONG THE ARC OF A 171827.34 FOOT RADIUS CURVE TO THE LEFT, A CENTRAL ANGLE OF 00'00‘56", CHORD BEARING N02º32'17"E 46.94 FEET; THENCE S87º09'28"W 1269.87 FEET ALONG THE CENTER LINE OF MIRROR LAKE DRAIN; THENCE S02º37'29"W 250.61 FEET; THENCE N86º30'32"W 294.B1 FEET; THENCE N15º26'00"W 157.03 FEET; THENCE N24º29'07"E 325.07 FEET; THENCE WEST 147.68 FEET; THENCE S26º46’00"W 320.00 FEET; THENCE S88º73’00”W 20.00 FEET; THENCE S88º11’46"W 39.96 FEET; THENCE S88º73’00”W 246.00 FEET; THENCE S65º02'00"W 145.00 FEET; THENCE S25º16‘l0"E 59.15 FEET; THENCE N86º30’32"W 413.25 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 18; THENCE N02º36'03"E 1326.88 FEET ALONG THE NORTH—SOUTH 1/4 LINE OF SAID SECTION 18; THENCE N86º36’34"W 1323.04 FEET; THENCE N02°28·12"E 915.38 FEET; THENCE N49º07'03"E 659.05 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF BALDWIN ROAD (66 FEET WIDE); THENCE S37º28'05"E 66.12 FEET; THENCE S86º42'42'E 804.31 FEET ALONG THE EAST-WEST 1/4. LINE OF SAID SECTION 18 TO THE CENTER OF SAID SECTION 18; THENCE N02º23'13"E 1176.70 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 18; THENCE THE FOLLOWING TWO COURSES ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID BALDWIN ROAD: S30º13‘26"W 1057.00 FEET AND S55º56'46”W 386.14 FEET; THENCE N37º2B'05”W 66.12 FEET; THENCE THE FOLLOWING TWO COURSES ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID BALDWIN ROAD: N55º56'46”E 375.01 FEET AND N30º13’26"E 1602.35 FEET; THENCE THE FOLLOWING NINE COURSES ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 69: S62º13‘18"E 715.30 FEET, S73º31’48"E 552.82 FEET, S86º29'41"E 365.00 FEET, N72º02'49"E 280.00 FEET, N65º27'54"E 322.00 FEET, N35º55'39"E 264.00 FEET, N15º22‘35''E 519.00 FEET, N02º18’40"E 310.49 FEET, AND N15º52'34"W 52.78-FEET; THENCE THE FOLLOWING FOUR COURSES ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID LAPEER ROAD: N20º51'56”E 97.50 FEET, N02º20'09"E 1518.31 FEET, 935.29 FEET ALONG THE ARC OF A 3113.82 FOOT RADIUS CURVE TO THE RIGHT, A CENTRAL ANGLE OF 17º72’35'', CHORD BEARING N10ºS8’51"E 931.77 FEET, AND N19º35'09"E 116.69 FEET; THENCE S86'07‘40”E 124.66 FEET ALONG THE NORTH UNE OF LOT 32 OF "SUPERVISOR'S PLAT NO. 4", AS RECORDED IN LIBER 1’ OF PLATS, PAGE 91, LAPEER COUNTY RECORDS, LAPEER COUNTY, MICHIGAN AND THE EAST-WEST 1/4 UNE OF SAID SECTION 8 (AS PREVIOUSLY ESTABLISHED); THENCE THE FOLLOWING TWO COURSES ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID LAPEER ROAD: S19º35'09"W 150.45 FEET AND 67.16 FEET ALONG THE ARC OF A 2993.02 FOOT RADIUS CURVE TO THE LEFT, A CENTRAL ANGLE OF 1’17'07", CHORD BEARING S18º56’35"W 67.16 FEET; THENCE S87º39’51”E 484.54 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF TOWER STREET (60 FEET WIDE); THENCE S02º20·09”W 60.00 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF CLIFF DRIVE (60 FEET WIDE); THENCE N87º39’51”W 501.03 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID TOWER STREET; THENCE THE FOLLOWING TWO COURSES ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID LAPEER ROAD: 769.81 FEET ALONG THE ARC OF A 2993.82 FOOT RADIUS CURVE TO THE LEFT, A CENTRAL ANGLE OF 14º43’58", CHORD BEARING S09º44’35"W 767.69 FEET AND S02º20'09"W 888.71 FEET; THENCE S87º39'51"E 600.00 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF ORCHARD DRIVE (60 FEET WIDE); THENCE S02°20'09"W 60.00 FEET ALONG THE WEST RIGHT-OF-WAY UNE OF SAID CLIFF DRIVE; THENCE N87º39'51”W 600.00 FEET

ALONG THE SOUTH RIGHT-OF-WAY UNE OF SAID ORCHARD DRIVE; THENCE THE FOLLOWING THREE COURSES ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID LAPEER ROAD: S02°20'09"W 517.68 FEET, S15º59'18"E 155.80 FEET AND S21º00'08"W 139.50 FEET; THENCE S86º34'51"E 286.21 FEET; THENCE N02º18'20"E 100.00 FEET; THENCE N86º34'51"W 252.58 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID TURRILL ROAD; THENCE THE FOLLOWING TWO COURSES ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID LAPEER ROAD: N21º00'08"E 34.62 FEET AND N15º59'18"W 34.99 FEET; THENCE S86º34'51"E 562.12 FEET ALONG THE NORTH RIGHT-OF WAY LINE OF SAID TURRILL ROAD; THENCE N02º20'09"E 2609.75 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF SAID CLIFF DRIVE; THENCE S86º07'40"E 59.58 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 8 (AS PREVIOUSLY ESTABLISHED); THENCE S86º07'20"E 605.16 FEET ALONG THE EAST-WEST 1/4 UNE OF SAID SECTION 8 (AS PREVIOUSLY ESTABUSHED); THENCE S85°57'58"E 1318.45 FEET ALONG SAID LINE TO THE CENTER OF SAID SECTION 8; THENCE CONTINUING S86º11'37"E 1895.52 FEET ALONG SAID LINE; THENCE S02°29'16"W 1469.39 FEET ALONG THE WESTERLY LINE OF THE FORMER CONRAIL RAILROAD (66 FEET WIDE); THENCE N85º31'30"W 1701.32 FEET; THENCE ALONG THE EASTERLY BANK OF HUNTERS CREEK (MIRROR LAKE DRAIN) THE FOLLOWING THREE COURSES: S24º02'08"W 268.05 FEET, S19º17'40"W 83.15 FEET, AND S52º23'37"W 88.34 FEET; THENCE S02º20'45"W 783.57 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 9 TO THE SOUTH 1/4 CORNER OF SAID SECTION 8 AND THE POINT OF BEGINNING, BEING PART OF SAID SECTION 7, SAID SECTION B, SAID SECTION 17, AND SAID SECTION 18, CONTAINING 697.67 ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THAT PORTION THEREOF, AS OCCUPIED BY SAID LAPEER ROAD, SAID BALDWIN ROAD, SAID TURRILL ROAD, SAID TOWER STREET, SAID ORCHARD DRIVE, SAID CLIFF DRIVE, AND SAID INTERSTATE 69, AND BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY."

City of Lapeer Master Meters Not In Service:

None.

EXHIBIT–A LA–01
CALHOUN AND OREGON
CITY OF LAPEER



SITE PLAN
NOT TO SCALE

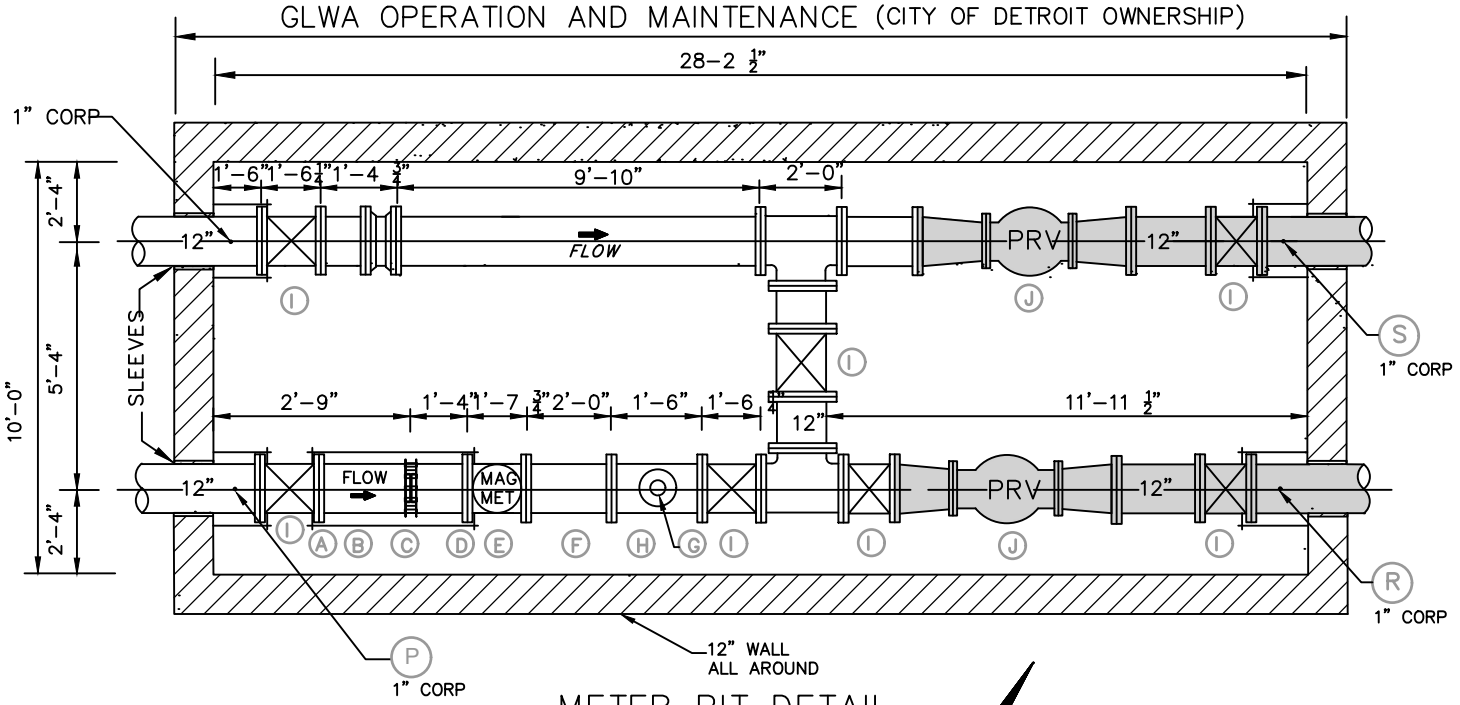
LA – CITY OF LAPEER
OWNERSHIP & MAINTENANCE

GLWA – GREAT LAKES WATER AUTHORITY
OPERATION AND MAINTENANCE
(CITY OF DETROIT OWNERSHIP)

LOCATIONS SUBJECT TO VERIFICATION IN THE FIELD.

LA 01

EXHIBIT–A LA–01
CALHOUN AND OREGON
CITY OF LAPEER



CITY OF LAPEER OWNERSHIP AND MAINTENANCE

METER PIT DETAIL
NOT TO SCALE

NOTE: METER PIT STRUCTURE AND EQUIPMENT OWNED AND MAINTAINED BY GLWA EXCEPT WHERE SHOWN TO BE OWNED AND MAINTAINED BY CITY OF LAPEER

TYPICAL PRESSURE LOSS THRU METER	
METER TYPE	P.S.I LOSS
VENTURI	1 TO 2
MAG	0
TURBINE	4 – 6

Ⓟ–UPSTREAM PRESSURE TRANSMITTER, G.L.W.A. OPERATION & MAINTENANCE (CITY OF DETROIT OWNERSHIP)

Ⓡ–OTHER PRESSURE TRANSMITTER, G.L.W.A. OPERATION & MAINTENANCE (CITY OF DETROIT OWNERSHIP)

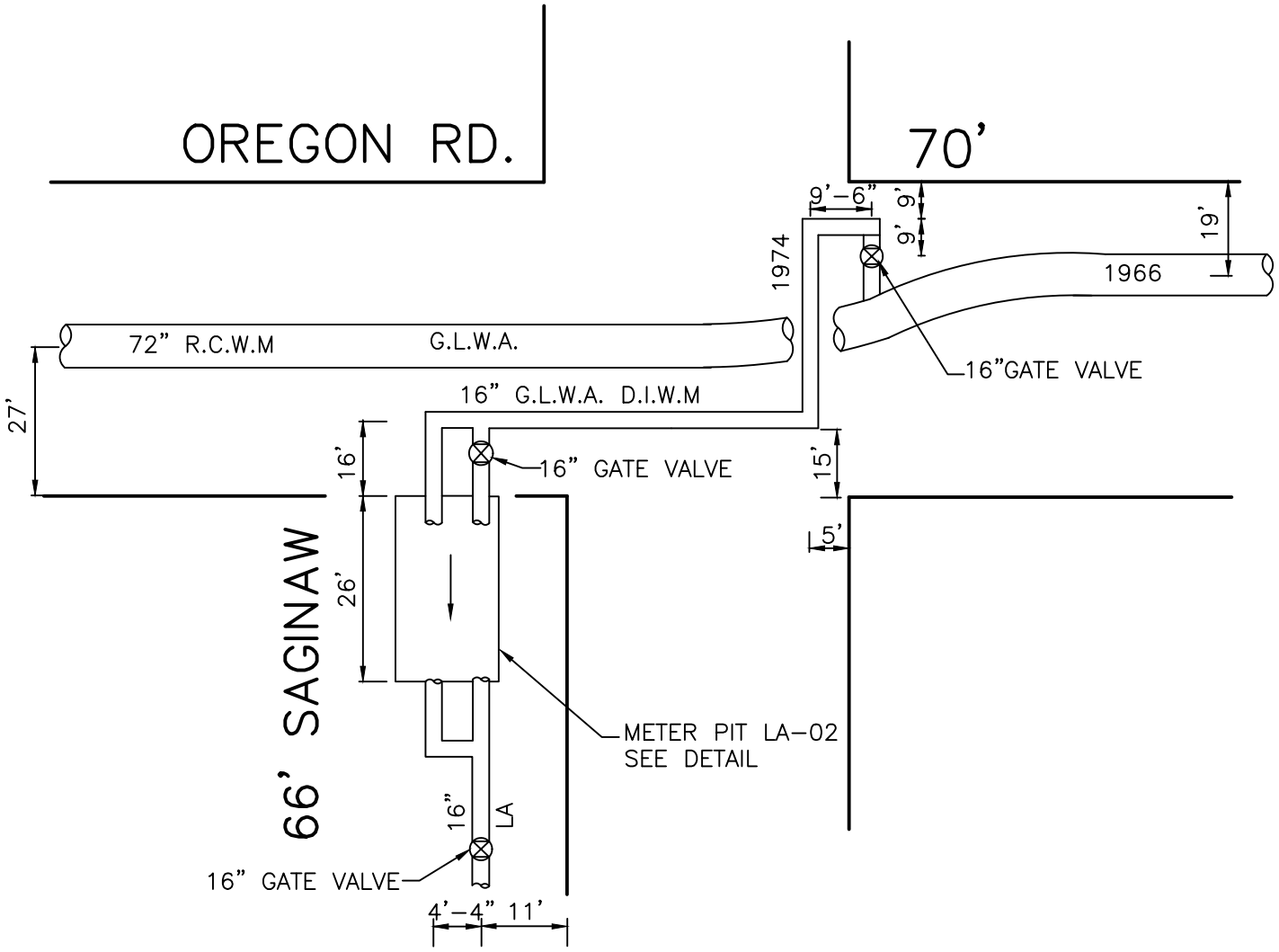
Ⓢ–OTHER PRESSURE TRANSMITTER, G.L.W.A. OPERATION & MAINTENANCE (CITY OF DETROIT OWNERSHIP)

LEGEND		
TAG	QTY	DESCRIPTION
A	1	12" X 2'–9" F–PE PIPE GADR, D.I.
B	1	12" X 1'–4" F–PE PIPE, GADR, D.I
C	1	12" "DRESSER STYLE" PIPE COUPLING
D	LOT	COUPLING RESTRAINT: [4] 54" LONG THRD. RODS, [8] EAR PLATES
E	1	12" FLGD. MAGNETIC FLOWMETER, 19.75" F–F
F	1	12" X 2'–0" F–F PIPE, D.I.
G	1	TEST TEE ASSEMBLY W/3" X 9" O.D COMPANION FLANGE
H	1	12" X 4" FLGD. TEST TEE D.I. 12" C–F
I	7	12" GATE VALVE
J	2	8" PRV

ADDRESS	301 W. OREGON
FEED TO	CITY OF LAPEER
FEED FROM	G.L.W.A. TRANS. MAIN
TYPE OF METER	ABB MAG
SIZE OF METER	12"
METER NUMBER	V/33112/1/3
METER PIT CONST. & SIZE	28'–2.5" X 10'–0" I.D BRICK
GATE BOOK NO.	N–1542

LA 01

EXHIBIT–A LA–02
SAGINAW AND OREGON
CITY OF LAPEER



SITE PLAN
NOT TO SCALE

N

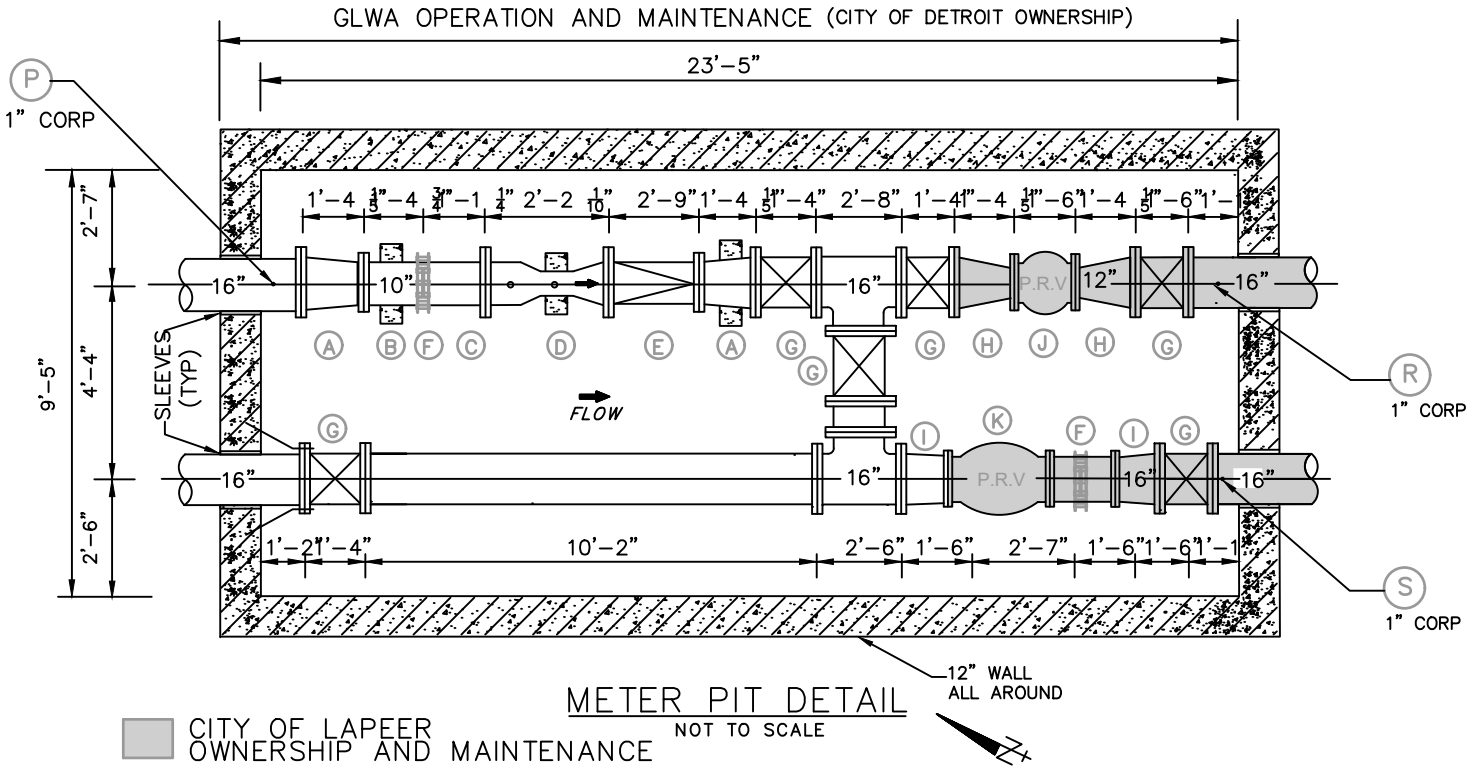
LA – CITY OF LAPEER
OWNERSHIP & MAINTENANCE

GLWA – GREAT LAKES WATER AUTHORITY
OPERATION AND MAINTENANCE
(CITY OF DETROIT OWNERSHIP)

LOCATIONS SUBJECT TO VERIFICATION IN THE FIELD.

LA 02

EXHIBIT–A LA–02
OREGON AND SAGINAW
CITY OF LAPEER



METER PIT DETAIL
NOT TO SCALE

CITY OF LAPEER OWNERSHIP AND MAINTENANCE

TYPICAL PRESSURE LOSS THRU METER	
METER TYPE	P.S.I LOSS
VENTURI	1 TO 2
MAG	0
TURBINE	4 – 6

Ⓟ–UPSTREAM PRESSURE TRANSMITTER, G.L.W.A. OPERATION & MAINTENANCE (CITY OF DETROIT OWNERSHIP)

Ⓡ–OTHER PRESSURE TRANSMITTER, G.L.W.A. OPERATION & MAINTENANCE (CITY OF DETROIT OWNERSHIP)

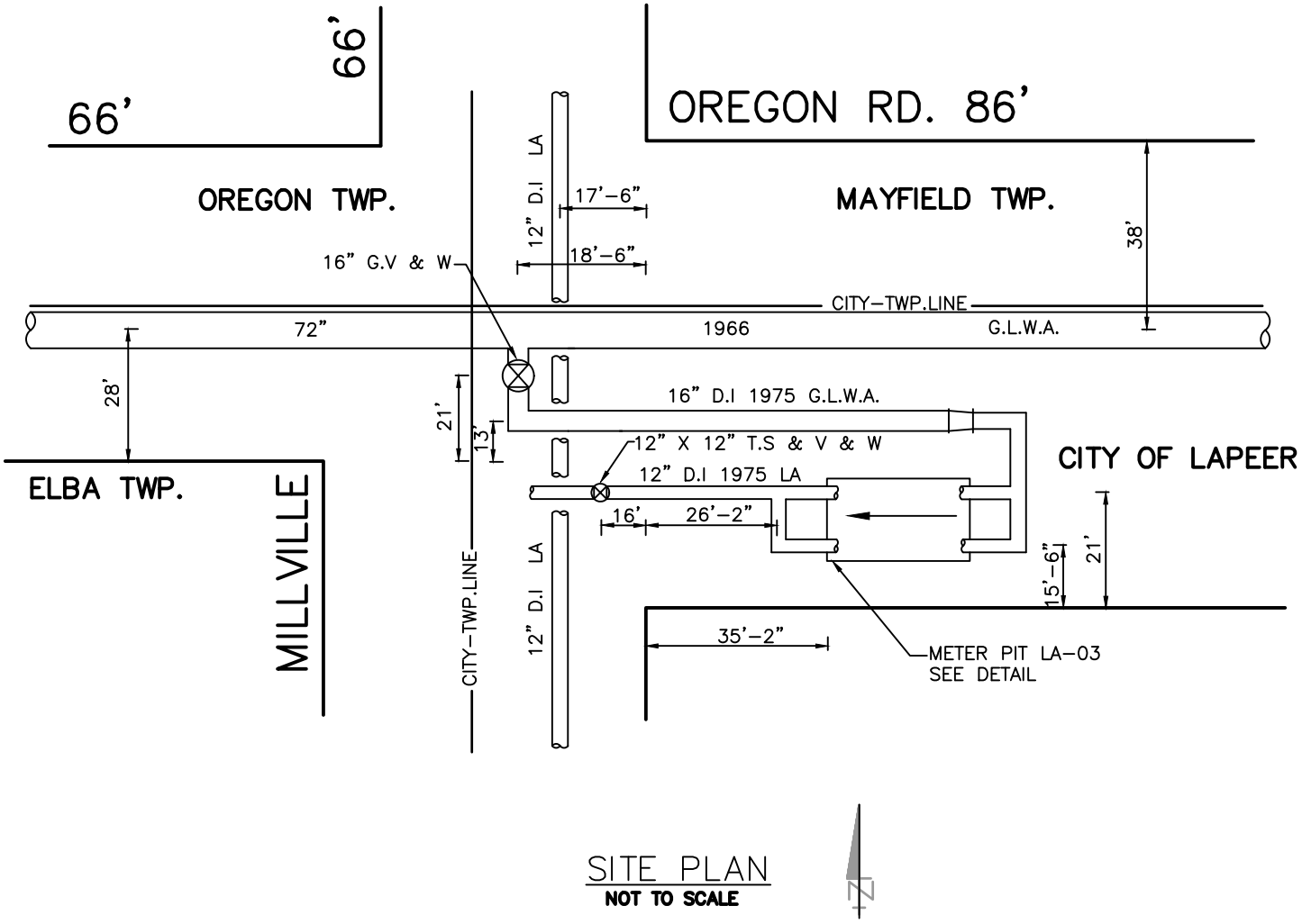
Ⓢ–OTHER PRESSURE TRANSMITTER, G.L.W.A. OPERATION & MAINTENANCE (CITY OF DETROIT OWNERSHIP)

LEGEND		
TAG	QTY	DESCRIPTION
A	2	16" X 10" D.I CONCENTRIC REDUCER
B	1	10" X 19" D.I SPOOL PIECE
C	1	10" X 13" D.I SPOOL PIECE
D	1	10" VENTURI TUBE – 4.8" THROAT
E	1	10" TILTED DISC CHECK VALVE
F	2	10", 12" DRESSER STYLE 38 COUPLING
G	6	16" GATE VALVE
H	2	16" X 12" D.I CONCENTRIC REDUCER
I	2	16" X 12" D.I CONCENTRIC REDUCER
J	1	12" PRV
K	1	12" PRV

ADDRESS 999 SAGINAW
FEED TO CITY OF LAPEER
FEED FROM 72" G.L.W.A. TRANS. MAIN
TYPE OF METER VENTURI
SIZE OF METER 10" X 4.8"
METER NUMBER 95–041821–09–01
METER PIT CONST. & SIZE 23'–5" X 9'–5" I.D REINF. CONC. BLOCK
GATE BOOK NO. N – 1540

LA 02

EXHIBIT–A LA–03
MILLVILLE AND OREGON
CITY OF LAPEER



SITE PLAN
NOT TO SCALE

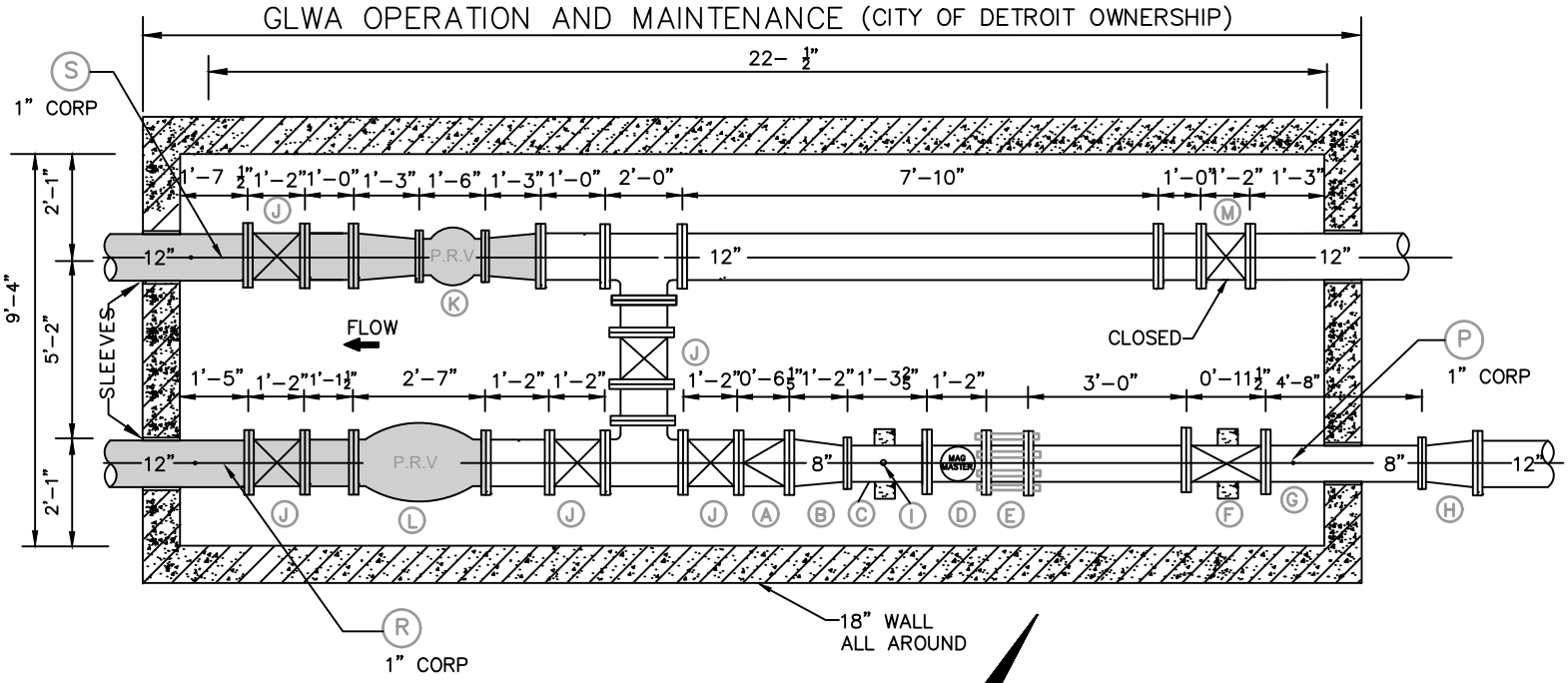
LA – CITY OF LAPEER
OWNERSHIP & MAINTENANCE

GLWA – GREAT LAKES WATER AUTHORITY
OPERATION AND MAINTENANCE
(CITY OF DETROIT OWNERSHIP)

LOCATIONS SUBJECT TO VERIFICATION IN THE FIELD.

LA 03

EXHIBIT–A LA–03
MILLVILLE AND OREGON RD.
CITY OF LAPEER



METER PIT DETAIL
NOT TO SCALE

CITY OF LAPEER
OWNERSHIP AND MAINTENANCE

NOTE: METER PIT STRUCTURE AND EQUIPMENT OWNED AND MAINTAINED BY GLWA EXCEPT WHERE SHOWN TO BE OWNED AND MAINTAINED BY CITY OF LAPEER

NOTE:
BYPASS VALVE TO REMAIN CLOSED FOR NORMAL OPERATION.

TYPICAL PRESSURE LOSS THRU METER	
METER TYPE	P.S.I LOSS
VENTURI	1 TO 2
MAG	0
TURBINE	4 – 6

Ⓟ–UPSTREAM PRESSURE TRANSMITTER, G.L.W.A. OPERATION & MAINTENANCE (CITY OF DETROIT OWNERSHIP)

Ⓡ–OTHER PRESSURE TRANSMITTER, G.L.W.A. OPERATION & MAINTENANCE (CITY OF DETROIT OWNERSHIP)

Ⓢ–OTHER PRESSURE TRANSMITTER, G.L.W.A. OPERATION & MAINTENANCE (CITY OF DETROIT OWNERSHIP)

LEGEND		
TAG	QTY	DESCRIPTION
A	1	12" VALMATIC SERIES 8000 DOUBLE DISC CHECK VALVE
B	1	12" X 8" D.I CONCENTRIC REDUCER
C	1	8" X 3" D.I TEE
D	1	8" SIEMENS MAG 5100 W
E	1	8" MEGA FLANGE ADAPTER
F	1	8" DWS GATE VALVE
G	1	8" X 56" F X PE DI SPOOL PIECE
H	1	12" X 8" BELL X BELL (PUSH JOINT) DI CONCENTRIC RED.
I	1	3" TEST TEE ASSEMBLY
J	5	12" GATE VALVE
K	1	6" GOLDEN ANDERSON PRV.
L	1	12" GOLDEN ANDERSON PRV.
M	1	12" GATE VALVE (BYPASS)

ADDRESS _____ 998 MILLVILLE ROAD
FEED TO _____ CITY OF LAPEER
FEED FROM _____ 72" G.L.W.A. TRANS. MAIN
TYPE OF METER _____ SIEMENS MAG 5100 W
SIZE OF METER _____ 8" / DN 200mm
METER NUMBER _____ PBD–K4174820
DATE METER SET _____ MARCH 12, 2025
METER PIT CONST. & SIZE _____ 22'–1/2" X 9'–4": I.D CONC. BLOCK
GATE BOOK NO. _____ N – 1547

LA 03

EXHIBIT B

Projected Annual Volume and Minimum Annual Volume (Table 1)
Pressure Range and Maximum Flow Rate (Table 2)
Flow Split Assumptions (Table 3)
Addresses for Notice (Table 4)

Table 1 and Table 2 set forth the agreed upon Projected Annual Volumes, Minimum Annual Volumes, Pressure Ranges and Maximum Flow Rates for the term of this Contract provided that figures in bold type face are immediately enforceable pursuant to the terms of Section 5.07 and italicized figures are contained for planning purposes only but will become effective absent the negotiated replacements anticipated in Section 5.07.

The approximate rate of flow by individual meter set forth in Table 3 is the assumption upon which the Pressure Range commitments established in Table 2 have been devised. Should Customer deviate from these assumptions at any meter(s), the Board may be unable to meet the stated Pressure Range commitments in this Contract or in the contract of another customer of the Board and Section 5.08 of this Contract may be invoked.

EXHIBIT B

Table 1
Projected Annual Volume and Minimum Annual Volume

Fiscal Year Ending June 30	Projected Annual Volume (Mcf)	Minimum Annual Volume (Mcf)
2016	**NA**	**NA**
2017	**59,600**	**29,800**
2018	**59,600**	**29,800**
2019	**59,600**	**29,800**
2020	**59,600**	**29,800**
2021	**59,600**	**29,800**
2022	**59,600**	**29,800**
2023	**59,600**	**29,800**
2024	**59,600**	**29,800**
2025	**59,600**	**29,800**
2026	**59,600**	**29,800**
2027	**59,600**	**29,800**
2028	**59,600**	**29,800**
2029	**59,600**	**29,800**
2030	**59,600**	**29,800**
2031	**59,600**	**29,800**
2032	*59,600*	*29,800*
2033	*59,600*	*29,800*
2034	*59,600*	*29,800*
2035	*59,600*	*29,800*
2036	*59,600*	*29,800*
2037	*59,600*	*29,800*
2038	*59,600*	*29,800*
2039	*59,600*	*29,800*
2040	*59,600*	*29,800*
2041	*59,600*	*29,800*
2042	*59,600*	*29,800*
2043	*59,600*	*29,800*
2044	*59,600*	*29,800*
2045	*59,600*	*29,800*
2046	*59,600*	*29,800*

EXHIBIT B

Table 2
Pressure Range and Maximum Flow Rate

Calendar Year (Reopener Schedule in bold type)	Pressure Range (psi) Meter LA-01		Pressure Range (psi) Meter LA-02		Pressure Range (psi) Meter LA-03		Maximum Flow Rate (mgd)	
	Min	Max	Min	Max	Min	Max	Max Day	Peak Hour
2016	**55**	**78**	**56**	**76**	**40**	**55**	**1.86**	**2.23**
2017	**55**	**78**	**56**	**76**	**40**	**55**	**1.86**	**2.23**
2018	**55**	**78**	**56**	**76**	**40**	**55**	**1.86**	**2.23**
2019	**55**	**78**	**56**	**76**	**40**	**55**	**1.72**	**2.50**
2020	**55**	**78**	**56**	**76**	**40**	**55**	**1.72**	**2.50**
2021	**55**	**78**	**56**	**76**	**40**	**55**	**1.72**	**2.50**
2022	**55**	**78**	**56**	**76**	**40**	**55**	**1.72**	**2.50**
2023	**55**	**78**	**56**	**76**	**40**	**55**	**1.75**	**2.50**
2024	**55**	**78**	**56**	**76**	**40**	**55**	**1.75**	**2.50**
2025	**55**	**78**	**56**	**76**	**40**	**55**	**1.75**	**2.50**
2026	**55**	**78**	**56**	**76**	**40**	**55**	**1.75**	**2.50**
2027	**55**	**78**	**56**	**80**	**40**	**60**	**1.64**	**2.37**
2028	**55**	**78**	**56**	**80**	**40**	**60**	**1.64**	**2.37**
2029	**55**	**78**	**56**	**80**	**40**	**60**	**1.64**	**2.37**
2030	**55**	**78**	**56**	**80**	**40**	**60**	**1.64**	**2.37**
2031	*55*	*78*	*56*	*80*	*40*	*60*	*1.64*	*2.37*
2032	*55*	*78*	*56*	*80*	*40*	*60*	*1.64*	*2.37*
2033	*55*	*78*	*56*	*80*	*40*	*60*	*1.64*	*2.37*
2034	*55*	*78*	*56*	*80*	*40*	*60*	*1.64*	*2.37*
2035	*55*	*78*	*56*	*80*	*40*	*60*	*1.64*	*2.37*
2036	*55*	*78*	*56*	*80*	*40*	*60*	*1.64*	*2.37*
2037	*55*	*78*	*56*	*80*	*40*	*60*	*1.64*	*2.37*
2038	*55*	*78*	*56*	*80*	*40*	*60*	*1.64*	*2.37*
2039	*55*	*78*	*56*	*80*	*40*	*60*	*1.64*	*2.37*
2040	*55*	*78*	*56*	*80*	*40*	*60*	*1.64*	*2.37*
2041	*55*	*78*	*56*	*80*	*40*	*60*	*1.64*	*2.37*
2042	*55*	*78*	*56*	*80*	*40*	*60*	*1.64*	*2.37*
2043	*55*	*78*	*56*	*80*	*40*	*60*	*1.64*	*2.37*
2044	*55*	*78*	*56*	*80*	*40*	*60*	*1.64*	*2.37*
2045	*55*	*78*	*56*	*80*	*40*	*60*	*1.64*	*2.37*

EXHIBIT B

Table 3
Flow Split Assumptions

Meter	Assumed Flow Split (2027-2030)
LA-01	0 – 5 %
LA-02	60 – 70 %
LA-03	30 – 45 %

Table 4
Addresses for Notice

If to the Board:	**If to Customer:**
General Counsel Great Lakes Water Authority 735 Randolph, Suite 1901 Detroit, Michigan 48226	City Manager City of Lapeer 576 Liberty Park Lapeer, Michigan, 48446 cc: Director of Public Works

ITEM G-5

Meeting Date: October 19, 2026
Department: Parks, Recreation & Cemetery Department
Requestor: Rodney Church
Agenda Item: Inclusive Playground Project – Contractor Selection

RECOMMENDATION *(motion)*:
To approve Penchura LLC's bid in the amount of $1,248,856.80 to construct the Inclusive Playground at Rowden Park, and to authorize the Director of Parks, Recreation & Cemetery to sign all necessary documents.

AGENDA ITEM INFORMATION:
The Kiwanis Club of Lapeer (Kiwanis) has been planning, designing, and fundraising for this project since 2023. Early in the process the club met with city staff to determine the best location for the playground. After many site visits and discussions, the old tennis court site at Rowden Park was selected due to the accessibility of the parking lot and pathway, ADA restrooms, and park topography. Recent improvements to the Rowden Park Linear Trail, parking lot and bathrooms helped make this site the ideal location. During the recent trail/parking lot renovations the city removed the tennis court fencing, light poles and pulverized the existing asphalt courts. The asphalt millings will be used as the base for the new playground development.

Kiwanis launched an extensive fundraising campaign to raise just over a million dollars through grants, community donations, and club fundraisers. The city was able to secure a $150,000 Recreation Passport Grant through the Michigan Department of Natural Resources (MDNR) and allocated $200,000 that was remaining from the Richard A. Kreuzkamp Endowment towards the project.

Due to MDNR grant requirements, Kiwanis hired and paid ROWE Professional Services on behalf of the City of Lapeer to serve as the prime professional for the project. Serving as the prime professional ROWE will assist the city through the following stages of the project: preliminary design, final design, bidding, construction, and grant recording.

The project includes the following work: installing universally accessible playground, safety surfacing, and sidewalk, plus all related grading and restoration work. Sealed bids were received until 3:00 p.m. on October 7, 2026, and were read aloud immediately following the deadline; see bid tabulation attachment. Penchura's bid includes the base bid plus alternates 2 (play structure), 3 (play structure), and voluntary alternates 1 (PLM Bonds) and 2 (temporary construction access road).

The project is currently budgeted for this fiscal year 26/27 and was approved as part of the budget and capital improvement process this past spring. With the exception to the MDNR Grant and Endowment Donation, the Kiwanis Club is funding the entire project including engineering.

Kiwanis plans to launch the final phase of this project once they raise additional funds and it will feature landscaping, fencing, gateway sign, a children's theater garden with music elements, and additional play structures. Estimated cost for the final phase is $160,000.

Budgeted Amount:	$1,250,000	Funds Requested:	$1,248,856.80
Funding Source:	208 – Park Fund	CIP Project #:	23049
Attorney Review Contract:	Yes	Budget Amendment Needed:	No
# of Bids/Quotes Obtained:	5	Budget Amendment Attached:	

AGREEMENT BETWEEN OWNER AND CONTRACTOR FOR CONSTRUCTION CONTRACT (STIPULATED PRICE)

THIS AGREEMENT is by and between City of Lapeer ("Owner") and

("Contractor").

Terms used in this Agreement have the meanings stated in the General Conditions and the Supplementary Conditions.

Owner and Contractor hereby agree as follows:

ARTICLE 1 – WORK

1.01 Contractor shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows:

Installing universally accessible playground, safety surfacing, and sidewalk, plus all related grading and restoration work.

ARTICLE 2 – THE PROJECT

2.01 The Project, of which the Work under the Contract Documents is a part, is generally described as follows:

Kiwanis Inclusive Playground

ARTICLE 3 – ENGINEER

3.01 The Owner has shall retain a site representative at a later date to act as Owner's representative, assume all duties and responsibilities of Engineer, and have the rights and authority assigned to Engineer in the Contract.

3.02 The part of the Project that pertains to the Work has been designed by ROWE Professional Services Company

ARTICLE 4 – CONTRACT TIMES

4.01 *Time is of the Essence*

A. All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

4.02 *Contract Times: Dates*

A. The Work will be substantially complete on or before May 15, 2027, and completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before June 15, 2027.

4.03 *Liquidated Damages*

A. Contractor and Owner recognize that time is of the essence as stated in Paragraph 4.01 above and that Owner will suffer financial and other losses if the Work is not completed and Milestones not achieved within the Contract Times, as duly modified. The parties also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by Owner if the Work is not completed on time.

Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty):

1. Substantial Completion: Contractor shall pay Owner $500 for each day that expires after the time (as duly adjusted pursuant to the Contract) specified above for Substantial Completion until the Work is substantially complete.
2. Completion of Remaining Work: After Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the Contract Times (as duly adjusted pursuant to the Contract) for completion and readiness for final payment, Contractor shall pay Owner $500 for each day that expires after such time until the Work is completed and ready for final payment.
3. Liquidated damages for failing to timely attain Substantial Completion and final completion are not additive and will not be imposed concurrently.

B. If Owner recovers liquidated damages for a delay in completion by Contractor, then such liquidated damages are Owner's sole and exclusive remedy for such delay, and Owner is precluded from recovering any other damages, whether actual, direct, excess, or consequential, for such delay, except for special damages (if any) specified in this Agreement.

ARTICLE 5 – CONTRACT PRICE

5.01 Owner shall pay Contractor for completion of the Work in accordance with the Contract Documents the amounts that follow, subject to adjustment under the Contract:

A. For all Work, at the prices stated in Contractor's Bid, attached hereto as an exhibit.

ARTICLE 6 – PAYMENT PROCEDURES

6.01 *Submittal and Processing of Payments*

A. Contractor shall submit Applications for Payment in accordance with Article 15 of the General Conditions. Applications for Payment will be processed by Engineer as provided in the General Conditions.

6.02 *Progress Payments; Retainage*

A. Owner shall make progress payments on the basis of Contractor's Applications for Payment at monthly intervals during performance of the Work as provided in Paragraph 6.02.A.1 below, provided that such Applications for Payment have been submitted in a timely manner and otherwise meet the requirements of the Contract. All such payments will be measured by the Schedule of Values established as provided in the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no Schedule of Values, as provided elsewhere in the Contract.

1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as Owner may withhold, including but not limited to liquidated damages, in accordance with the Contract.

a. 90 percent of the value of the Work completed (with the balance being retainage).

1) If 50 percent or more of the Work has been completed, as determined by Engineer, and if the character and progress of the Work have been satisfactory to Owner and Engineer, then as long as the character and progress of the Work

remain satisfactory to Owner and Engineer, there will be no additional retainage; and

b. 50 percent of cost of materials and equipment not incorporated in the Work (with the balance being retainage).

B. Upon Substantial Completion, Owner shall pay an amount sufficient to increase total payments to Contractor to 100 percent of the Work completed, less such amounts set off by Owner pursuant to Paragraph 15.01.E of the General Conditions, and less 200 percent of Engineer's estimate of the value of Work to be completed or corrected as shown on the punch list of items to be completed or corrected prior to final payment.

6.03 *Final Payment*

A. Upon final completion and acceptance of the Work, Owner shall pay the remainder of the Contract Price in accordance with Paragraph 15.06 of the General Conditions.

6.04 *Consent of Surety*

A. Owner will not make final payment, or return or release retainage at Substantial Completion or any other time, unless Contractor submits written consent of the surety to such payment, return, or release.

6.05 *Interest*

A. All amounts not paid when due will bear interest at the rate of 2 percent per annum.

ARTICLE 7 – CONTRACT DOCUMENTS

7.01 *Contents*

A. The Contract Documents consist of all of the following:

1. This Agreement.
2. Bonds:
    a. Performance bond (together with power of attorney).
    b. Payment bond (together with power of attorney).
    c. __ (together with power of attorney).
3. General Conditions.
4. Supplementary Conditions.
5. Specifications as listed in the table of contents of the project manual (copy of list attached).
6. Drawings (not attached but incorporated by reference) consisting of __ sheets with each sheet bearing the following general title: __ **[or]** the Drawings listed on the attached sheet index.
7. Addenda (numbers __ to __, inclusive).
8. Exhibits to this Agreement (enumerated as follows):
    a. Contractor's Bid.

9. The following which may be delivered or issued on or after the Effective Date of the Contract and are not attached hereto:
    a. Notice to Proceed.
    b. Work Change Directives.
    c. Change Orders.
    d. Field Orders.
    e. Warranty Bond, if any.

B. The documents listed in Paragraph 7.01.A are attached to this Agreement (except as expressly noted otherwise above).

C. There are no Contract Documents other than those listed above in this Article 7.

D. The Contract Documents may only be amended, modified, or supplemented as provided in the Contract.

ARTICLE 8 – REPRESENTATIONS, CERTIFICATIONS, AND STIPULATIONS

8.01 *Contractor's Representations*

A. In order to induce Owner to enter into this Contract, Contractor makes the following representations:

1. Contractor has examined and carefully studied the Contract Documents.
2. Contractor has visited the Site, conducted a thorough visual examination of the Site and adjacent areas, and become familiar with the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
3. Contractor is familiar with all Laws and Regulations that may affect cost, progress, and performance of the Work.
4. Contractor has carefully studied the reports of explorations and tests of subsurface conditions at or adjacent to the Site and the drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, if any, with respect to Technical Data in such reports and drawings.
5. Contractor has carefully studied the reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, with respect to Technical Data in such reports and drawings.
6. Contractor has considered the information known to Contractor itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Contract Documents; and the Technical Data identified in the Supplementary Conditions or by definition, if any, with respect to the effect of such information, observations, and Technical Data on a) the cost, progress, and performance of the Work; b) the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor; and c) Contractor's safety precautions and programs.
7. Based on the information and observations referred to in the preceding paragraph, Contractor agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price,

within the Contract Times, and in accordance with the other terms and conditions of the Contract.

8. Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.

9. Contractor has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents, and of discrepancies between Site conditions and the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.

10. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

11. Contractor's entry into this Contract constitutes an incontrovertible representation by Contractor that without exception all prices in the Agreement are premised upon performing and furnishing the Work required by the Contract Documents.

8.02 *Contractor's Certifications*

A. Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract. For the purposes of this Paragraph 8.02:

1. "corrupt practice" means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process or in the Contract execution;

2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process or the execution of the Contract to the detriment of Owner, (b) to establish Bid or Contract prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;

3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish Bid prices at artificial, non-competitive levels; and

4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

8.03 *Standard General Conditions*

A. Owner stipulates that if the General Conditions that are made a part of this Contract are EJCDC® C-700, Standard General Conditions for the Construction Contract (2018), published by the Engineers Joint Contract Documents Committee, and if Owner is the party that has furnished said General Conditions, then Owner has plainly shown all modifications to the standard wording of such published document to the Contractor, through a process such as highlighting or "track changes" (redline/strikeout), or in the Supplementary Conditions.

IN WITNESS WHEREOF, Owner and Contractor have signed this Agreement.

This Agreement will be effective on _____ (which is the Effective Date of the Contract).

Owner:	Contractor:
City of Lapeer *(typed or printed name of organization)*	_____ *(typed or printed name of organization)*
By: _____ *(individual's signature)*	By: _____ *(individual's signature)*
Date: _____ *(date signed)*	Date: _____ *(date signed)*
Name: _____ *(typed or printed)*	Name: _____ *(typed or printed)*
Title: _____ *(typed or printed)*	Title: _____ *(typed or printed)*
	(If Contractor is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.)
Attest: _____ *(individual's signature)*	Attest: _____ *(individual's signature)*
Title: _____ *(typed or printed)*	Title: _____ *(typed or printed)*
Designated Representative (if necessary):	Designated Representative (if necessary):
Name: _____ *(typed or printed)*	Name: _____ *(typed or printed)*
Title: _____ *(typed or printed)*	Title: _____ *(typed or printed)*
Address for giving notices: 576 LIBERTY PARK Lapeer, MI 48446	Address for giving notices: _____ _____
Phone: _____	Phone: _____
Email: _____	Email: _____
(If Owner is a corporation, attach evidence of authority to sign. If Owner is a public body, attach evidence of authority to sign and resolution or other documents authorizing execution of this Agreement.)	License No.: _____ *(where applicable)* State: _____ *NOTE TO USER: Use in those states or other jurisdictions where applicable or required.*

TABULATION OF BIDS

ROWE PROFESSIONAL SERVICES COMPANY

OWNER: City of Lapeer
PROJECT: Kiwanis Inclusive Playground
JOB NO.: 2500735
DATE: October 7, 2026

	LUMP SUM BASE BID PRICE	ALTERNATE 1	ALTERNATE 2	ALTERNATE 3	ALTERNATE 4	ALTERNATE 5	BASE BID PLUS ALL ALTERNATES
Penchura LLC	$1,074,353.00	$20,580.00	$58,156.00	$87,135.00	$30,300.00	$4,380.00	$1,274,904.00 PLM Bonds if necessary (based on base bid plus alternates) $18,360.00 Voluntary Alternate: Install Gravel access road to site & remove/restore upon completion of project ADD $13,950.00
DCC Construction, Inc.	$1,112,800.00	$12,800.00	$63,200.00	$95,800.00	$32,900.00	$5,100.00	$1,322,600.00
New Adventure Development, LLC	$1,114,410.36	$12,000.00	$59,266.00	$88,375.00	$30,870.00	$4,745.00	$1,309,666.36
Sinclair Recreation, LLC	$1,346,000.00	$15,000.00	$49,450.00	$49,545.00	$30,600.00	$2,675.00	$1,493,270.00
Spencs Brothers	$1,409,155.00	$13,997.00	$69,128.00	$103,081.00	$36,007.00	$5,535.00	$1,636,903.00

ROWE

128 N. Saginaw Street
Lapeer, MI 48446 | (810) 664-9411
www.rowepsc.com

October 8, 2026

Mr. Rodney Church – Director of Parks, Recreation, and Cemetery
Community Center/Recreation Offices
City of Lapeer
880 South Saginaw Street
Lapeer, MI 48446

RE: Kiwanis Inclusive Playground – Recommendation for Award

Dear Mr. Church:

On October 7, 2026, bids were opened and read publicly for the above-mentioned project. There were five responses with the low bidder being Penchura L.L.C., based in Brighton, MI.

Penchura is the vendor representative for Landscape Structures playground equipment which was the basis of design for this project. Kiwanis has worked directly with their representatives for over four years to develop the project. ROWE has worked with them on similar projects previously with successful results.

There was a base bid along with various alternates. Based on input from Kiwanis of Lapeer, we are recommending a timely award of the base bid and alternates 2 and 3 to ensure that equipment can be ordered within the 2026 year to avoid any escalation in equipment costs. Voluntary alternates for bonding and construction access is also included.

Kiwanis is funding a majority of the project including engineering fees, with support from the City of Lapeer and a $150,000 Michigan Department of Natural Resources (MDNR) Recreation Passport Grant. The award is within the current city budget for this project of $1.25 million.

Based on the information noted above, ROWE would support awarding the above-mentioned project to Penchura LLC in the amount of **$1,248,856.80.**

Award is contingent on approval by the MDNR, per the grant funding associated with this project (currently under review). If you have any questions or need additional information regarding this matter, please contact me at phone number (810) 341-7500.

Sincerely,
ROWE Professional Services Company

Doug Schultz, PLA
Senior Landscape Architect II/Associate

L:\CAD\Projects\2500735\Docs\Specs or Special Provisions\Bidding\Bids\Recommendation of Award.docx

2026-2027
BOARD OF DIRECTORS

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October 7, 2026

Honorable Jeramy Hing, Mayor
and Members of the Lapeer City Commission
City of Lapeer
576 Liberty Park
Lapeer, MI 48446

Re: Letter of Commitment – Kiwanis Inclusive Playground Project

Dear Mayor Hing and Members of the City Commission:

On behalf of the Kiwanis Club of Lapeer, we are pleased to provide this letter confirming our commitment to funding the Kiwanis Inclusive Playground at Rowden Park. We sincerely appreciate the City of Lapeer's continued partnership and shared commitment to making an inclusive playground a reality for children and families throughout our community.

This playground represents one of the Kiwanis Club of Lapeer's most significant community initiatives and reflects our commitment to creating a welcoming destination where children, families, and individuals of all ages and abilities can experience the joy of playing, connecting, and growing together.

The extraordinary support we have received from individuals, businesses, foundations, organizations, and community partners demonstrates how deeply this project resonates throughout our community. With this continued support, we are confident in our ability to fulfill our financial commitment and bring the Kiwanis Inclusive Playground to fruition.

Together, we are creating a lasting community resource that will positively impact children and families for generations to come. We are grateful to the City of Lapeer for being an important partner in this effort and hope you take pride in the role you are playing in creating a place where every individual has the opportunity to play.

Sincerely,

Tammy Lylerla
President

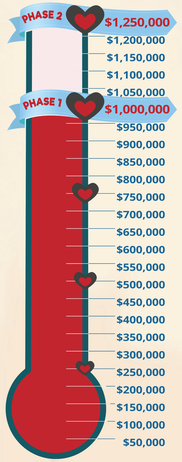
Kara Lambourn
Project Chair

KIWANIS CLUB OF LAPEER

PO Box 501
Lapeer, MI 48446

kiwanislapeer.org

PHASE 1 GOAL
$1,000,000



$1,000,000 RAISED!

Phase 1 Ground Breaking Goal:
Spring 2027

PHASE 2 GOAL
$250,000

Kiwanis Club of Lapeer
INCLUSIVE PLAYGROUND
Rowden Park • Lapeer, Michigan

Every person. Every generation. Every ability. **A DESTINATION FOR ALL.**

HELP US REACH OUR GOAL!
Scan to find out more -
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Kiwanis Club of Lapeer
INCLUSIVE PLAYGROUND
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KIWANIS INTERNATIONAL
FOUNDATION

THE CITY OF
LAPEER
MICHIGAN

DEPARTMENT OF NATURAL RESOURCES
DNR
MICHIGAN

choice one
BANK

McLaren
LAPEER REGION
FOUNDATION

LCCF
LAPEER
COUNTY
COMMUNITY
FOUNDATION


INCLUSIVE
PLAYGROUND


The
Johnson Family
Play
Together
For A Brighter
Tomorrow


OUR
PLAYGROUND
SPONSORS



ITEM G-6

Meeting Date: October 19, 2026
Department: Fire-Rescue
Requestor: Mike Vogt, Fire Chief
Agenda Item: CTE Firefighter Student Training Partnership

RECOMMENDATION *(motion)*:

Approve the Memorandum of Understanding with Delta College and the Lapeer County Intermediate School District for the 2026–2027 CTE Firefighter Student Training Program and the associated Student Firefighter Program Participation Agreement and Release of Liability; authorize Fire Chief Mike Vogt to execute the MOU on behalf of the City and obtain the required institutional and student participation signatures.

AGENDA ITEM INFORMATION:

Fire & Rescue proposes a new partnership with Delta College and the Lapeer County Intermediate School District to provide supervised training and observation for approximately four Career and Technical Education (CTE) firefighter students. Students would attend for approximately two hours each Friday, working with on-duty full-time staff to reinforce their Firefighter I & II and hazardous materials operations coursework. The partnership would give students practical experience in a fire department setting and support future firefighter recruitment. Students may also attend regularly scheduled department training. At the Department's discretion, students may ride on apparatus during emergency calls solely for observation. The agreements prohibit entry into active firegrounds or immediately dangerous to life or health atmospheres and participation in live rescue operations.

The agreements establish supervision, protective equipment, attendance, insurance, and participation requirements. Students are not City employees or volunteers. The Department retains control over training activities and may remove students from participation. Required insurance documentation and signed student agreements, including parent or guardian signatures for minors, must be obtained before participation. The documents have been drafted and reviewed by the City Attorney and reviewed by the City's insurance carrier. The MOU covers the 2026–2027 academic year, concluding in August 2027, unless terminated earlier under its terms.

No additional funding or budget amendment is requested. Friday activities will use existing full-time staff during their regular work hours. The operational impact is staff time devoted to student instruction and supervision.

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

MEMORANDUM OF UNDERSTANDING
BETWEEN CITY OF LAPEER AND DELTA COLLEGE / LAPEER COUNTY ISD
REGARDING THE CTE FIREFIGHTER STUDENT TRAINING PROGRAM

This Memorandum of Understanding ("MOU") is entered into this ____ day of _____, 2026, by and between the City of Lapeer, a Michigan municipal corporation, on behalf of the City of Lapeer Fire Department (the "City"), and Delta College and the Lapeer County Intermediate School District (collectively, the "Educational Institution").

RECITALS

WHEREAS, the Educational Institution operates a Career and Technical Education (CTE) Firefighter Program (the "Program"); and

WHEREAS, the Educational Institution desires to place students enrolled in the Program (the "Students") at the City's Fire Department for hands-on educational training and observation (collectively "Training"); and

WHEREAS, the City is willing to host Students, subject to strict operational limitations, strict administrative oversight, and full indemnification from the Educational Institution.

NOW, THEREFORE, in consideration of the mutual promises contained herein, the parties agree as follows:

1. Purpose and Scope. The purpose of this MOU is to establish the terms, conditions, and operational boundaries under which the City will allow Students to participate in Training at the Fire Department. The Training is strictly educational. Students are not employees, agents, or volunteers of the City and are not entitled to wages, workers' compensation, or employment benefits from the City.

2. Educational Institution Responsibilities.

(a) Program Administration: The Educational Institution shall designate a primary Program Coordinator who will serve as the exclusive point of contact for the City regarding scheduling, student assignments, and administrative matters.

(b) Student Prerequisites: Prior to assigning any Student to the City, the Educational Institution warrants that it has completed appropriate background checks and verified that the Student is medically and physically cleared to participate in the rigors of firefighter training. Educational Institution further represents and warrants that it will only assign Students to the City who are medically and physically cleared to participate in the Training and the Program.

(c) Execution of Municipal Waivers. The Educational Institution acknowledges that its standard "Participation in Required or Voluntary College Activity" waiver related to the Program does not adequality protect the City related to the Training. In addition to the protections offered herein by the Educational Institution, the Educational Institution shall ensure that every assigned Student (and their parent/legal guardian, if a minor) executes the City's specific "Student Firefighter Program Participation Agreement and Release of Liability" prior to the Student's first day on Municipal property.

3. City Responsibilities. The City will designate a Fire Department officer to oversee the Students. The City will treat the Students as potential new members for the purpose of reinforcing the Firefighter I & II and HAZMAT-OPS topics covered in their curriculum. Without waiving any rights, the City retains absolute discretion over the nature, duration, and extent of the Training. The City does not guaranty any specific level of training or amount of training hours will be made available to Students.

4. Operational Limitations. To ensure the safety of the Students and limit City liability, the Educational Institution agrees that Students shall be subject to the following:

(a) Apparatus Use: Students are prohibited from riding on any fire apparatus during emergency responses. Apparatus use shall be limited exclusively to static training, equipment familiarization, and non-emergency transport to controlled training sites. Provided, without waiving any rights or incurring additional liability, the Department may permit Student(s) to ride on an apparatus during an emergency call solely for observational purposes.

(b) Hazardous Conditions. Students shall not enter Immediately Dangerous to Life or Health (IDLH) atmospheres, active firegrounds, or engage in any live rescue operations.

(c) PPE Requirements: Students must wear full, appropriate Personal Protective Equipment (PPE) during any physical hands-on training evolutions, whether such gear is provided by the Educational Institution or the City.

5. Attendance and Right of Removal.

(a) Attendance Protocol: Students shall adhere to the schedule established by the CTE calendar. If a Student cannot attend a scheduled session, they must contact the Fire Department's designee in advance.

(b) Compliance with Directives. Students must obey all lawful orders, policies, and directives of the Fire Chief and Department officers at all times.

(c) Participation is not a Right. Participation in the Training is a privilege, not a right. The City may remove a Student from Training at any time, for any reason, without notice or a hearing. The City may decline a Student from participating in the Training at the sole discretion of the City.

(d) Right of Removal. The City reserves the unilateral right to immediately suspend, reject, or permanently remove any Student from the Training for any reason, including but not limited to safety violations, failure to follow orders, disciplinary issues, or failure to communicate absences.

6. Insurance and Indemnification.

(a) Insurance Requirements: The Educational Institution shall maintain, at its sole expense, Commercial General Liability Insurance, Educators Legal, Cyber Liability, Auto Liability, and Umbrella/Excess insurance policies with minimum limits of $1,000,000 per occurrence and $2,000,000 aggregate for each such policies. The Educational Institution shall provide a Certificate of Insurance (COI) naming the City, its elected officials, officers, and employees as Additional Insureds on a Primary, Non-Contributory basis, including Waiver of Subrogation for each such policy.

(b) Indemnification: To the fullest extent permitted by law, the Educational Institution shall defend, indemnify, and hold harmless the City, its elected officials, officers, employees, and volunteers from and against any and all claims, demands, suits, liabilities, injuries (including death), property damage, and expenses (including reasonable attorney fees) arising out of or resulting from the Educational Institution's administration of the Program, the City's participating in the Program or offering of Training, a Student participating in the Program or Training, or the acts or omissions of its Students.

(c) Immunity. Nothing in this MOU shall be construed as a waiver of any governmental immunity afforded to the City, its personnel, or any individual under Michigan law, including, but not limited to, MCL 691.1407, et seq. The parties represent, warrant, and agree that for all purposes under the law the City's participation in the Program and offering of the Training and the Student's participation in the Training constitutes a governmental function.

7. Term and Termination. This MOU shall become effective upon signature by both parties and shall remain in effect for the duration of the 2026-2027 academic year, concluding in August 2027, unless terminated earlier. Either party may terminate this MOU with or without cause upon thirty (30) days' written notice to the other party. The City may terminate this MOU immediately upon written notice if the Educational Institution breaches any safety or insurance provision herein.

8. Governing Law and Severability. Any legal action arising out of this Agreement or the Program shall be brought in a court of competent jurisdiction located in Lapeer County, Michigan, which shall have sole and exclusive jurisdiction over the claims and parties. In such case, each party irrevocably waives any right they may have to a jury trial and consents to a bench trial.

9. Execution and Counterparts. Once this Agreement is signed by all parties, it will constitute a binding agreement. This Agreement may be executed in two or more counterparts,

but all such counterparts, taken together, shall constitute one and the same Agreement. The signature of any party to any counterpart shall be deemed to be a signature to, and may be appended to, any other counterpart.

10. Entire Agreement. This Agreement constitutes the entire understanding between the parties and supersedes all prior written agreements and oral understandings between them regarding the subject matter of this Agreement. There are no representations, agreements, arrangements, or understandings, oral or written, between the parties to this Agreement, relating to the subject matter of this Agreement, that are not fully contained in this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Understanding as of the date first written above.

CITY OF LAPEER

By: _____

Name: _____

Title: _____

Date: _____

DELTA COLLEGE

By: _____

Name: _____

Title: _____

Date: _____

LAPEER COUNTY INTERMEDIATE SCHOOL DISTRICT

By: _____

Name: _____

Title: _____

Date: _____

CITY OF LAPEER FIRE DEPARTMENT
STUDENT FIREFIGHTER PROGRAM PARTICIPATION
AGREEMENT AND RELEASE OF LIABILITY

This Student Firefighter Program Participation Agreement and Release of Liability ("Agreement") is entered into by and between the City of Lapeer, a Michigan municipal corporation (the "City"), on behalf of the City of Lapeer Fire Department (the "Department"), and the undersigned student participant ("Participant") and, if the Participant is under 18 years of age, their parent or legal guardian ("Guardian").

RECITALS

WHEREAS, Participant is enrolled in the Delta College / Lapeer County ISD Career and Technical Education (CTE) Firefighter Program (the "Program"); and

WHEREAS, Participant has requested to participate in hands-on training, observation, and educational activities (the "Activities") at the Department; and

WHEREAS, the City requires strict adherence to operational limitations and a full release of liability as a condition of Participant's presence at the Department and participation in the Activities.

NOW, THEREFORE, in consideration of being permitted to participate in the activities at the Department, the parties agree as follows:

1. Operational Rules of Conduct. Participant and Guardian acknowledge and agree to the following strict operational boundaries:

(a) Apparatus Restrictions. Participant is prohibited from riding on any fire apparatus during active emergency responses. Apparatus use is restricted to static training, equipment familiarization, and non-emergency transport to controlled training sites under direct Department supervision. Provided, without waiving any rights or incurring additional liability, the Department may permit Participant to ride on an apparatus during an emergency call solely for observational purposes.

(b) Hazardous Conditions. Participant shall not enter Immediately Dangerous to Life or Health (IDLH) atmospheres, active firegrounds, or engage in any live rescue operations.

(c) Personal Protective Equipment (PPE). Participant must wear full and appropriate PPE, whether issued by the Department or provided by the Program, during any physical training.

(d) Attendance and Communication. Participant must strictly adhere to the Department's scheduling. If Participant cannot attend a scheduled session, they must directly

contact the Department's designated officer prior to the absence. A failure to communicate ("no call, no show") may result in immediate removal from the Department's roster.

(e) Compliance with Directives. Participant must obey all lawful orders, policies, and directives of the Fire Chief and Department officers at all times.

(f) Participation is not a Right. Participation in the Program is a privilege, not a right. The City may remove Participate from Activities at any time, for any reason, without notice or a hearing. The City may decline Participant's request to participate in Activities at the sole discretion of the City.

(g) Termination. The City may, in its sole discretion and without notice, terminate its involvement in the Program and the Activities. The City does not guaranty any specific level of training or amount of training hours will be made available to Participant.

2. Assumption of Risk. Participant and Guardian acknowledge that participation in the Program and Activities, including, fire department training, even in a controlled environment, involves inherent and unforeseeable risks. These risks include, but are not limited to, physical exertion, exposure to heavy equipment, trips and falls, loud noises, structural hazards, exposure to weather elements, and the risk of serious bodily injury, illness, or death. Participant and Guardian represent that Participant is physically, mentally, and medically capable of participating in the Program and Activities. If at any time Participant or Guardian believe that Participant cannot complete all or part of the Program or Activities, Participant shall not participate in the same. Participant and Guardian voluntarily assume full responsibility for any and all risks of loss, property damage, personal injury, or death, that may be sustained as a result of Participant's participation in the Program or Activities.

3. Release and Waiver of Liability. To the fullest extent permitted by law, Participant and Guardian irrevocably and unconditionally release, waive, and discharge, the City, the Department, and their respective elected officials, officers, employees, paid-call personnel, volunteers, insurers, and agents (collectively the "Releasees") from any and all liability, claims, demands, actions, and causes of action whatsoever arising out of or related to any loss, damage, or injury, including death, that may be sustained by Participant, or to any property belonging to Participant, while participating in the Program and/or Activities, whether caused by the ordinary negligence of the Releasees or otherwise.

4. Indemnification. Participant and Guardian agree to indemnify, defend, and hold harmless the Releasees from and against any and all costs, expenses, damages, claims, lawsuits, judgments, losses, and/or liabilities (including attorney fees) arising either directly or indirectly from Participant's presence at the Department, participation in the Program and/or Activities, or failure to comply with the terms of this Agreement. Guardian further specifically agrees to indemnify, defend, and hold harmless the Releasees from and against any and all costs, expenses,

damages, claims, lawsuits, judgments, losses, and/or liabilities (including attorney fees) asserted by or on behalf of Participant.

5. Medical Authorization. In the event of an injury or medical emergency, Participant and Guardian authorize the City and/or the Department and their personnel to provide or secure emergency medical treatment, including transportation to a medical facility. Participant and Guardian assume full financial responsibility for any costs associated with such medical care or transportation and release the City from any liability related to the provision or failure to provide such treatment.

6. Immunity. Nothing herein shall be construed as a waiver of any governmental immunity afforded to the City, its personnel, or any individual under Michigan law, including, but, not limited to pursuant to MCL 691.1407, et seq. The parties represent, warrant, and agree that for all purposes under the law the City's and Participant's participation in the Program and Activities constitutes a governmental function.

7. Governing Law and Severability. This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan. If any portion of this Agreement is held invalid by a court of competent jurisdiction, it is agreed that the remaining provisions shall continue in full legal force and effect. Any legal action arising out of this Agreement or the Program shall be brought in a court of competent jurisdiction located in Lapeer County, Michigan, which shall have sole and exclusive jurisdiction over the claims and parties. In such case, each party irrevocable waives any right they may have to a jury trial and consents to a bench trial.

8. Entire Agreement. This Agreement constitutes the entire understanding between the parties and supersedes all prior written agreements and oral understandings between them regarding the subject matter of this Agreement. There are no representations, agreements, arrangements, or understandings, oral or written, between the parties to this Agreement, relating to the subject matter of this Agreement, that are not fully contained in this Agreement.

BY SIGNING BELOW, I ACKNOWLEDGE THAT I HAVE CAREFULLY READ THIS AGREEMENT, FULLY UNDERSTAND ITS TERMS, AND VOLUNTARILY SIGN IT WITHOUT ANY INDUCEMENT. I UNDERSTAND THAT I AM GIVING UP SUBSTANTIAL LEGAL RIGHTS.

_____

Participant Printed Name

_____

Participant Signature

Dated: _____

PARENT / GUARDIAN SIGNATURE (Required if Participant is under 18):

I certify that I am the parent or legal guardian of the above-named Participant. I have read and understand this Agreement, I consent to the Participant's involvement in the Program under these terms, and I agree to be bound by the Release of Liability and Indemnification provisions on behalf of myself and the Participant.

_____

Parent/Guardian Printed Name

_____

Parent/Guardian Signature

Dated_____

ITEM J-1

To: Mayor and City Commission
Date: October 19, 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	Jul 1, 2028 Jan 1, 2027	2 Year 2 Year		Awaiting Recommendation
County Center Board	Vacancy	Jan 1, 2027	1 Year		Awaiting Recommendation
Local Development Finance Authority	Vacancy Vacancy	Aug 1, 2027 Aug 1, 2027	4 Year 4 Year		Awaiting Recommendation
Local Officers Compensation Commission	Vacancy **Jannice Ferdon**	Oct 1, 2030 **Oct 1, 2026**	5 Year 5 Year	**Oct 1, 2031**	**Recommend Re Appointment**
Park Board	Vacancy	Apr 1, 2028	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 -Alternate	Apr 1, 2027	3 Year		Awaiting Recommendation

The following individuals have applied to a Board or Commission:

Board/Commission:	Name:	Application Submitted:	Current Term Ends:
Mayoral Appointments:			
Park Board	Gerald Gaecke	08/06/2026	N/A
Park Board	Anne Shenck	08/03/2026	N/A
Local Officers Compensation Commission	Jannice Ferdon	10/08/2026	10/01/2026

Current Board Members seeking reappointment:
None.

Applications submitted for Board with NO Vacancy:

EDC/TIFA/Brownfield	Anne Shenck	04/21/2026	N/A
Planning Commission	Andrew Johnson	08/26/2026	N/A

Commission Appointments:
None.

Current Board Members seeking reappointment:
None.

THE CITY OF LAPEER MICHIGAN

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:

See Attachment

RECEIVED
AUG 06 2026
CITY MANAGER
LAPEER, MI

Applicant Information:

Print Name: Gerald (First) Gaecke (Last)

Street Address: 85 Rosemay Street

Cell Phone:

Employer: Henry Ford Health system

Occupation: Cloud Architect

Educational Background:

College Graduate

Community Activities and/or Work Experience:

See Attachment

Signature

8.05.2026
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.

I am interested in serving on the Zoning Board of Appeals and the Parks and Recreation Board because I care about the future of Lapeer and want to help make sure our community continues to grow in a thoughtful and responsible way. Whether it's new development, preserving green space, or improving our parks, I believe it's important to make decisions that benefit both today's residents and future generations.

For the past two years, I have served on the Tax Increment Finance Authority (TIFA) Board, where I've gained firsthand experience working through public meetings, reviewing proposals, evaluating investments in our community, and collaborating with city staff, elected officials, and fellow board members. That experience has given me a strong understanding of how local government works and the importance of balancing community input with sound, long-term decision making.

Professionally, I work as a **Cloud Architect**, where my job requires me to analyze complex information, evaluate risks, apply standards consistently, and solve problems with both technical and practical considerations in mind. Those are the same skills I would bring to reviewing zoning variances or helping guide decisions that affect our parks and public spaces. I believe in making decisions based on facts, fairness, and the intent of the ordinances, while also understanding the real-world impact those decisions have on residents.

Outside of work, I serve as Vice President of the Red Fox Cycling Club and am actively involved in organizing group rides, races, trail advocacy, volunteer projects, and community events. I've worked closely with local organizations to promote cycling, improve trail access, and encourage more people to enjoy our parks and outdoor spaces.

As a father of young children, I also spend a lot of time in our local parks. That gives me a perspective not only as an outdoor enthusiast but also as a parent who understands the importance of safe, accessible, and well-maintained recreational spaces for families. I believe quality parks and trails improve the health, quality of life, and overall appeal of our community while also contributing to economic development and making Lapeer an even better place to live.

If appointed, I would approach the position with an open mind, a willingness to listen, and a commitment to making thoughtful, well-informed decisions. I enjoy finding practical solutions, working collaboratively, and giving back to the community that my family and I call home.

It would be an honor to continue serving the City of Lapeer, whether on the Zoning Board of Appeals or the Parks and Recreation Board. I believe my experience on the TIFA Board, my professional background as a Cloud Architect, my involvement in the local cycling community, and my perspective as a parent would allow me to make a positive contribution to either board.

THE CITY OF LAPEER MICHIGAN

Application for Boards and/or Commissions

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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 - added 8-3-2026. per email
☐ 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: Cell 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 certifications until Retired

Anne L Shenck
Signature

April 6, 2026
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
APR 21 2026
CITY MANAGER
LAPEER, MI

RECEIVED
APR 21 2026
CITY

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 J.W. 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 Helhousen 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.

Dana Jansen

From: Samantha Fountain
Sent: Monday, August 3, 2026 1:20 PM
To: Romona Sanchez
Cc: Dana Jansen
Subject: Board application - addition for Anne Shenck

Categories: Boards&Commissions

Hello there,

Ms. Shenck called me and asked to add "Park board" to the boards she'd like to be added to. Your phone line was busy, so she asked me to share that message with you.

Thanks,

Samantha Fountain, CEcD
Community and Economic Development Director
Building, Planning & Zoning Department
576 Liberty Park, Lapeer, MI 48446
Planning: 810-664-4553
Cell: 810-705-3958

THE CITY OF
LAPEER
MICHIGAN

THE CITY OF LAPEER MICHIGAN

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 use my 30 plus years in the building industry to serve the community. I have run Bruce Johnson Plumbing since 2010. I have owned the business since 2023. Having held these positions I've hired and fired employees, dealt with $100,000 plus contracts, obtained permits and have had communication with contractors.

Applicant Information:

Print Name: Andrew (First) Johnson (Last)

Street Address:

Home Phone: Cell Phone:

Email:

Employer: Bruce Johnson Plumbing Inc. Occupation:

Educational Background: 1991 Lapeer East. Master plumber, Licensed mechanical contractor, licensed boiler installer, licensed builder

Community Activities and/or Work Experience: I worked in the plumbing and heating industry since 1992. Attend Hunters Creek Community church. Former youth leader mission committee and deacon board participant

Andrew M Johnson — Signature

8-26-26 — 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
AUG 26 2026
CITY MANAGER
LAPEER, MI

8-31-26- Andrew Johnson called to add Construction Bd of Review to application

emailed to mayor 8-27-26

THE CITY OF LAPEER MICHIGAN

Application for Boards and/or Commissions

Please complete, sign and date the application and return to:
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810-664-5231
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☐ Accuracy Board	☐ Downtown Development Authority	☐ Lapeer Neighborhoods, Inc.
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☐ 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 believe I am well qualified to serve on the Local Officers Compensation Commission due to my extensive experience in Human Resources, compensation administration, employee relations, and policy interpretation. In my role as a Human Resources Generalist, I am responsible for recruitment, benefits administration, compliance with employment regulations, HR reporting, employee relations, and providing guidance to management on a wide range of personnel matters. These responsibilities require strong analytical skills, sound judgment, confidentiality, and ability to evaluatecompensation-related matters objectively and fairly. Throughout my career, I have worked closely with organizational leadership to ensure compensation and employment practices are competitive, equitable, and aligned with organizational goals. I routinely analyze compensation data, interpret policies, prepare reports, and make recommendations based on facts and established guidelines. My experience allows me to balance fiscal responsibility with the need to attract and retain qualified individuals. In addition to my professional background, I am committed to serving the community and making decisions that are impartial, transparent, and in the best interest of the public. I understand the importance of maintaining public trust and would approach the responsibilities of the Commission with professionalism, integrity, and a commitment to fairness for both elected officials and the taxpayers they serve. I'm confident that my dedication to ethical decision -making would allow me to make a meaningful contribution to the Local Officer Compensation Commission.

Applicant Information:

Print Name: Jannice (First) Ferdon (Last)

Street Address: [redacted] Lapeer MI., 48446

Home Phone: Cell Phone: [redacted]

Email: [redacted]com

Employer: Hutchinson Corporation, Inc. Occupation: Human Resource Generalist

Educational Background:

American Society of Employees - Human Resource Generalist Certification, Employer Law Compliance Certified, and Artificial Intelligence Certified

Community Activities and/or Work Experience:

HR Professional since 2015

Lapeer TIFA Board Member

Jannice Ferdon — Signature

10/8/2024 — 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.

ITEM K-1

To: Mayor and City Commission
Date: October 19, 2026
RE: MONTHLY OPERATIONAL REPORTS

CITY DEPARTMENTS:

CIP PROJCTS

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**

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. MARIHUANA MONTHLY REPORT

9. **PARKS, RECREATION & CEMETERY DEPARTMENT**

ITEM K-1

To: Mayor and City Commission
Date: September 21, 2026
RE: Purchases, Bids, and Contracts awarded

Per Section VII. Awarding of Bids and Contracts, the City Manager shall approve purchases, bids and contracts that pertain to equipment purchases, vehicle purchases or purchases made for the City's fleet maintenance system which are over the value of $20,000 and up to $100,000 and which have been approved within the current fiscal year budget. The City Manager and Departments will report to the Commission each month any purchases that have been approved per Section VII.

Date Approved	CIP#	Description	Vendor	Amount	# of bids or quotes obtained
9/1/2026	23085	Secondary Containment Coating	Advanced Rehabilitation Technology	$29,450.00	3
9/1/2026	23065	TACO Boiler Pump	Johnson & Wood	$24,003.35	1 (proprietary)
9/1/2026	23076	Prison Lift Station Pumps	Smith & Loveless	$43,036.20	3
9/1/2026	22914	Secondary Effluent Pumps	Smith & Loveless	$71,139.00	3

ITEM K-1-1

10/06/2026

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
266 HOWARD ST	LUISIER, JAMES B	CR26-0380	Certified	09/29/2026	07/24/2028	330.00
268 HOWARD ST	LUISIER, JAMES B	CR26-0381	Certified	09/29/2026	07/24/2028	140.00
1677 WOOD BRIDGE PARK AVE 101	IVY TERRACE LAPEER LLC	CR26-0392	Certified	09/02/2026	09/02/2028	750.00
1677 WOOD BRIDGE PARK AVE 102	IVY TERRACE LAPEER LLC	CR26-0393	Certified	09/02/2026	09/02/2028	50.00
1677 WOOD BRIDGE PARK AVE 103	IVY TERRACE LAPEER LLC	CR26-0394	Certified	09/02/2026	09/02/2028	50.00
1677 WOOD BRIDGE PARK AVE 104	IVY TERRACE LAPEER LLC	CR26-0395	Certified	09/02/2026	09/02/2028	50.00
1677 WOOD BRIDGE PARK AVE 105	IVY TERRACE LAPEER LLC	CR26-0396	Certified	09/02/2026	09/02/2028	50.00
1677 WOOD BRIDGE PARK AVE 106	IVY TERRACE LAPEER LLC	CR26-0397	Certified	09/02/2026	09/02/2028	50.00
1677 WOOD BRIDGE PARK AVE 107	IVY TERRACE LAPEER LLC	CR26-0398	Certified	09/02/2026	09/02/2028	50.00
1677 WOOD BRIDGE PARK AVE 108	IVY TERRACE LAPEER LLC	CR26-0399	Certified	09/02/2026	09/02/2028	50.00
1677 WOOD BRIDGE PARK AVE 109	IVY TERRACE LAPEER LLC	CR26-0400	Certified	09/02/2026	09/02/2028	50.00
1677 WOOD BRIDGE PARK AVE 110	IVY TERRACE LAPEER LLC	CR26-0401	Certified	09/02/2026	09/02/2028	50.00
1677 WOOD BRIDGE PARK AVE 111	IVY TERRACE LAPEER LLC	CR26-0402	Certified	09/02/2026	09/02/2028	50.00
1677 WOOD BRIDGE PARK AVE 112	IVY TERRACE LAPEER LLC	CR26-0403	Certified	09/02/2026	09/02/2028	50.00
1677 WOOD BRIDGE PARK AVE 113	IVY TERRACE LAPEER LLC	CR26-0404	Certified	09/02/2026	09/02/2028	50.00
1677 WOOD BRIDGE PARK AVE 114	IVY TERRACE LAPEER LLC	CR26-0405	Certified	09/02/2026	09/02/2028	50.00
1677 WOOD BRIDGE PARK AVE 115	IVY TERRACE LAPEER LLC	CR26-0406	Certified	09/02/2026	09/02/2028	50.00
1677 WOOD BRIDGE PARK AVE 201	IVY TERRACE LAPEER LLC	CR26-0407	Certified	09/02/2026	09/02/2028	150.00
1677 WOOD BRIDGE PARK AVE 202	IVY TERRACE LAPEER LLC	CR26-0408	Certified	09/02/2026	09/02/2028	50.00
1677 WOOD BRIDGE PARK AVE 203	IVY TERRACE LAPEER LLC	CR26-0409	Certified	09/02/2026	09/02/2028	50.00
1677 WOOD BRIDGE PARK AVE 204	IVY TERRACE LAPEER LLC	CR26-0410	Certified	09/02/2026	09/02/2028	50.00
1677 WOOD BRIDGE PARK AVE 205	IVY TERRACE LAPEER LLC	CR26-0411	Certified	09/02/2026	09/02/2028	50.00
1677 WOOD BRIDGE PARK AVE 206	IVY TERRACE LAPEER LLC	CR26-0412	Certified	09/02/2026	09/02/2028	50.00

Property Address	Holder Name	Certificate Number	Status	Date Issued	Date Expires	Total Amount
1677 WOOD BRIDGE PARK AVE 207	IVY TERRACE LAPEER LLC	CR26-0413	Certified	09/02/2026	09/02/2028	50.00
1677 WOOD BRIDGE PARK AVE 208	IVY TERRACE LAPEER LLC	CR26-0414	Certified	09/02/2026	09/02/2028	50.00
1677 WOOD BRIDGE PARK AVE 209	IVY TERRACE LAPEER LLC	CR26-0415	Certified	09/02/2026	09/02/2028	50.00
1677 WOOD BRIDGE PARK AVE 210	IVY TERRACE LAPEER LLC	CR26-0416	Certified	09/02/2026	09/02/2028	50.00
1677 WOOD BRIDGE PARK AVE 211	IVY TERRACE LAPEER LLC	CR26-0417	Certified	09/02/2026	09/02/2028	50.00
1677 WOOD BRIDGE PARK AVE 212	IVY TERRACE LAPEER LLC	CR26-0418	Certified	09/02/2026	09/02/2028	50.00
1677 WOOD BRIDGE PARK AVE 213	IVY TERRACE LAPEER LLC	CR26-0419	Certified	09/02/2026	09/02/2028	50.00
1677 WOOD BRIDGE PARK AVE 214	IVY TERRACE LAPEER LLC	CR26-0420	Certified	09/02/2026	09/02/2028	50.00
1677 WOOD BRIDGE PARK AVE 215	IVY TERRACE LAPEER LLC	CR26-0421	Certified	09/02/2026	09/02/2028	50.00
1677 WOOD BRIDGE PARK AVE 216	IVY TERRACE LAPEER LLC	CR26-0422	Certified	09/02/2026	09/02/2028	50.00
1677 WOOD BRIDGE PARK AVE 217	IVY TERRACE LAPEER LLC	CR26-0423	Certified	09/02/2026	09/02/2028	50.00
1677 WOOD BRIDGE PARK AVE 301	IVY TERRACE LAPEER LLC	CR26-0424	Certified	09/02/2026	09/02/2028	150.00
1677 WOOD BRIDGE PARK AVE 302	IVY TERRACE LAPEER LLC	CR26-0425	Certified	09/02/2026	09/02/2028	50.00
1677 WOOD BRIDGE PARK AVE 303	IVY TERRACE LAPEER LLC	CR26-0426	Certified	09/02/2026	09/02/2028	50.00
1677 WOOD BRIDGE PARK AVE 304	IVY TERRACE LAPEER LLC	CR26-0427	Certified	09/02/2026	09/02/2028	50.00
1677 WOOD BRIDGE PARK AVE 305	IVY TERRACE LAPEER LLC	CR26-0428	Certified	09/02/2026	09/02/2028	50.00
1677 WOOD BRIDGE PARK AVE 306	IVY TERRACE LAPEER LLC	CR26-0429	Certified	09/02/2026	09/02/2028	50.00
1677 WOOD BRIDGE PARK AVE 307	IVY TERRACE LAPEER LLC	CR26-0430	Certified	09/02/2026	09/02/2028	50.00
1677 WOOD BRIDGE PARK AVE 308	IVY TERRACE LAPEER LLC	CR26-0431	Certified	09/02/2026	09/02/2028	50.00
1677 WOOD BRIDGE PARK AVE 309	IVY TERRACE LAPEER LLC	CR26-0432	Certified	09/02/2026	09/02/2028	50.00
1677 WOOD BRIDGE PARK AVE 310	IVY TERRACE LAPEER LLC	CR26-0433	Certified	09/02/2026	09/02/2028	50.00
1677 WOOD BRIDGE PARK AVE 311	IVY TERRACE LAPEER LLC	CR26-0434	Certified	09/02/2026	09/02/2028	50.00
1677 WOOD BRIDGE PARK AVE 312	IVY TERRACE LAPEER LLC	CR26-0435	Certified	09/02/2026	09/02/2028	50.00
1677 WOOD BRIDGE PARK AVE 313	IVY TERRACE LAPEER LLC	CR26-0436	Certified	09/02/2026	09/02/2028	50.00
1677 WOOD BRIDGE PARK AVE 314	IVY TERRACE LAPEER LLC	CR26-0437	Certified	09/02/2026	09/02/2028	50.00
1677 WOOD BRIDGE PARK AVE 315	IVY TERRACE LAPEER LLC	CR26-0438	Certified	09/02/2026	09/02/2028	50.00
1677 WOOD BRIDGE PARK AVE 316	IVY TERRACE LAPEER LLC	CR26-0439	Certified	09/02/2026	09/02/2028	50.00
1677 WOOD BRIDGE PARK AVE 317	IVY TERRACE LAPEER LLC	CR26-0440	Certified	09/02/2026	09/02/2028	50.00
2792 SOMERSET ST	TURCOTT, KYLE & PERLE, ME	CR26-0457	Certified	09/16/2026	08/25/2028	150.00
6 LAW ST	MARQUARDT, DANIEL LYNN	CR26-0477	Certified	09/01/2026	07/24/2028	150.00

Property Address	Holder Name	Certificate Number	Status	Date Issued	Date Expires	Total Amount
321 S ELM ST	RITTGERS, TIMOTHY	CR26-0552	Certified	09/24/2026	09/04/2028	150.00

Total # of Certificates: 54 **Total Amount Billed:** $4270.00

Population: All Records

Certificate.DateIssued Between 9/1/2026 12:00:00 AM AND 9/30/2026 11:59:59 PM AND
Certificate.Status = Certified AND
Certificate.CertType = Rental

Permit Summary Report

10/05/26

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

DATE ISSUED	PERMIT TYPE	PERMIT CATEGORY	ADDRESS	FEES PAID	STATUS
09/09/2026	Demo Accessory Building	Garage Demo	417 E OREGON ST	$532.00	ISSUED
09/09/2026	Res Add/Alter/Repair	Res Alteration	276 S ELM ST	$380.00	ISSUED
09/09/2026	Fence	Fence	809 CEDAR ST	$190.00	ISSUED
09/09/2026	Sign	Refacing	3056 DAVISON RD 1	$370.00	ISSUED
09/09/2026	R.O.W.	Right of Way	1245 IMLAY CITY RD	$11,500.00	ISSUED
09/09/2026	R.O.W.	Right of Way	1245 IMLAY CITY RD	$8,500.00	ISSUED
09/10/2026	Com Add/Alter/Repair	Com Alteration	1375 N MAIN ST	$985.00	ISSUED
09/10/2026	Fence	Fence	350 WILDFLOWER LN	$90.00	ISSUED
09/10/2026	Plumbing	Plumbing	344 S ELM ST	$189.00	ISSUED
09/10/2026	Res Crawl Space Encapsula	Res Crawl Space Encapsulation	344 S ELM ST	$540.00	ISSUED
09/14/2026	Mechanical	Mechanical	2130 CARRIAGE HILL CR	$318.00	ISSUED
09/14/2026	Compliance	Certificate of Compliance/Occu	525 N SAGINAW ST	$0.00	ISSUED
09/15/2026	Roof / Siding	Roof	162 S SAGINAW ST	$460.00	ISSUED
09/15/2026	Fire Alarm	Fire Alarm	1875 W GENESEE ST	$900.00	ISSUED
09/15/2026	Building	Residential Add/Alter/Repair	488 E OREGON ST	$650.00	ISSUED
09/15/2026	Com Add/Alter/Repair	Com Alteration	1875 W GENESEE ST	$13,993.00	ISSUED
09/16/2026	Res New Construction	Res New Construction	246 RAVEN AVE	$2,232.00	ISSUED
09/16/2026	R.O.W.	New Construction Home	246 RAVEN AVE	$250.00	ISSUED
09/16/2026	Sewer	Sewer	246 RAVEN AVE	$4,000.00	ISSUED
09/16/2026	Water	Water	246 RAVEN AVE	$2,750.00	ISSUED
09/16/2026	Plumbing	Plumbing	305 DEVONSHIRE DR	$210.00	ISSUED
09/16/2026	Res Add/Alter/Repair	Res Addition	317 DEVONSHIRE DR	$765.00	ISSUED
09/17/2026	Res New Construction	Res New Construction	3 PARTRIDGE CR	$622.00	ISSUED
09/17/2026	R.O.W.	Right of Way	3496 DAVISON RD	$2,450.00	ISSUED
09/17/2026	R.O.W.	Right of Way	2688 W GENESEE ST	$4,950.00	ISSUED
09/17/2026	R.O.W.	Right of Way	897 BALDWIN RD	$2,950.00	ISSUED
09/17/2026	R.O.W.	Right of Way	10 E GENESEE ST	$250.00	ISSUED
09/17/2026	Res New Construction	Res New Construction	300 JESSIE LEE DR	$622.00	ISSUED
09/17/2026	Res New Construction	Res New Construction	359 CHINKAPIN TRL	$622.00	ISSUED

Permit Summary Report

10/05/26

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

DATE ISSUED	PERMIT TYPE	PERMIT CATEGORY	ADDRESS	FEES PAID	STATUS
09/21/2026	Mechanical	Mechanical	1409 LUXINGTON DR	$189.90	ISSUED
09/21/2026	Mechanical	Mechanical	1391 LUXINGTON DR	$189.90	ISSUED
09/21/2026	Roof / Siding	Roof	343 ADAMS ST	$370.00	ISSUED
09/21/2026	Mechanical	Mechanical	2300 W GENESEE ST	$180.00	ISSUED
09/22/2026	Mechanical	Mechanical	53 BENTLEY ST 1	$205.00	ISSUED
09/23/2026	Shed <200SqFt	Shed <200SqFt	634 LIBERTY ST	$135.00	ISSUED
09/23/2026	Res Add/Alter/Repair	Res Alteration	305 MANSFIELD DR	$540.00	ISSUED
09/23/2026	Res Add/Alter/Repair	Res Repair	664 LAMOREAUX DR	$609.00	ISSUED
09/28/2026	Mechanical	Mechanical	921 W NEPESSING ST	$430.00	ISSUED
09/28/2026	Electrical	Electrical	555 E GENESEE ST	$324.00	ISSUED
09/29/2026	R.O.W.	Right of Way	1073 JACKSON ST	$265.00	ISSUED
09/29/2026	Roof / Siding	Roof	272 NIGHTINGALE AVE	$370.00	ISSUED
09/30/2026	Electrical	Electrical	1444 W GENESEE ST	$342.00	ISSUED
09/30/2026	Mechanical	Mechanical	1305 W OREGON ST	$318.00	ISSUED
09/30/2026	Compliance	Certificate of Compliance/Occu	1875 W GENESEE ST	$90.00	ISSUED
09/30/2026	Deck >200SqFt	Deck >120SqFt	1110 LANCASTER ST	$540.00	ISSUED
10/01/2026	Fence	Fence	904 N MAIN ST	$180.00	ISSUED
10/05/2026	Compliance	Fence	520 IMLAY CITY RD	$270.00	ISSUED
10/05/2026	R.O.W.	Right of Way	12 E OREGON ST	$250.00	ISSUED

TOTAL FEES PAID: $68,067.80

Item K-1-2-A

To: Jeremy Howe, Acting City Manager
C.C. City Commission
From: Christopher Mattei, Deputy Assessor
Date: October 6, 2026
RE: Monthly Departmental Report

ASSESSING DEPARTMENT CONCENTRATION:

- All Property Transfers received are processed and are currently up to date. Deeds have been processed through September.

  Current Deed breakdown:

Deeds	September	Vacant Land	New Construction	Prior Month
Transfers	21	1	0	19
Non-Transfers	6	0	0	3
Forcl/Redempt	1	0	0	0
Total	28	1	0	22

- The Department is currently working on the 2027 assessments. The staff are currently working on Transfer/Exemption affidavits, permit work, address assignments, and legal description corrections.
- There are currently three (3) 2026 Michigan Tax Tribunals pending for the City of Lapeer and one (1) small claims tribunal. The responses from the city have been filed with the State. The outcomes of each of these tribunals will be included in a future report once they are resolved.
- We assist departments, property owners, realtors and appraisers with questions and concerns, in addition to processing address and lot split requests.
- Please contact myself or Ben Griffin if you have any questions or concerns.

Item K-1-2-B

To: Jeremy Howe, Acting City Manager
From: Kelly Hanna, Director of Financial Services
Date: October 8, 2026
RE: Income Tax Monthly Report for September 2026

CITY OF LAPEER
Monthly Financial Statement
Income Tax Department
September 2026

Fiscal Year	Net Monthly Income	Net Total Yr-to-date	Original Budget for year	Current Budget for year	Actual Total for year	Excess (Deficit) Revenue
2016/17	$126,337	$738,194	$3,065,000	$3,065,000	$3,212,298	$147,298
2017/18	$186,482	$827,068	$3,165,000	$3,165,000	$3,349,223	$184,223
2018/19	$155,483	$809,055	$3,175,000	$3,175,000	$3,521,027	$346,027
2019/20	$162,317	$811,798	$3,265,000	$3,265,000	$3,881,826	$616,826
2020/21	$162,944	$830,098	$3,495,000	$3,495,000	$3,783,095	$288,095
2021/22	$298,438	$992,051	$3,476,000	$3,476,000	$4,527,734	$1,051,734
2022/23	$237,605	$1,006,478	$4,090,000	$4,140,076	$4,984,764	$844,688
2023/24	$202,222	$1,017,813	$4,833,000	$4,833,000	$5,145,549	$312,549
2024/25	$142,723	$994,411	$5,428,000	$5,428,000	$4,718,452	-$709,548
2025/26	$185,157	$1,000,271	$5,400,900	$4,890,000	$4,915,853	$25,853
2026/27	$211,731	$1,069,677	$4,822,000	$4,822,000		

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

ITEM K-1-2-C

To: Jeremy Howe, City Manager
From: Kelly Hanna, Director of Financial Services
Date: October 8, 2026
RE: Finance Department Report for September 2026

1) 173 – accounts payable checks were issued.

2) 285 - payroll payments were issued.

3) 49 - income tax refund checks were issued.

4) Forty-three (43) delinquent 2022, 2023, 2024 & 2025 personal property tax bills were receipted for $3,071.68.

One hundred fifty-three (153) summer 2026 property tax bills were receipted for $115,382.93.

ITEM K-1-3

To: Jeremy Howe, Acting City Manager
From: Mike Vogt, Fire Chief
Date: October 4, 2026
RE: September 2026

MONTH SUMMARIZED:

Training: The department conducted a total of six training sessions (3 days/3 nights). A total of 120.0 personnel-hours were spent on training during the month.

Community Risk Reduction: During the month of September, the department participated in five events, with events occurring in the City of Lapeer. Approximately 23 children and 36 adults participated in these events.

Fire & Life Safety: During the reporting period, a total of 18 annual inspections, 25 re-inspections, five other types of inspections, one site visit, and one complaint were completed within the City of Lapeer. These inspections resulted in the identification of 31 violations, while eight businesses were found to be in compliance with no violations noted. During September, two building plans were reviewed for the Building Department, and three site plans were reviewed for the Planning Department.

Responses: During the month, the department addressed a total of 67 incidents, which required a total of 453.5 personnel hours. This is an increase of 33 responses compared to the same period in 2025. Notably, 52% 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 $1,376,000, bringing the year-to-date estimated loss to $3,506,613. The loss for the month was due to a building and trash fire in the City of Lapeer and a building and cooking fire in Mayfield Township.

The number of responses for the month by municipality was: City of Lapeer-27, Lapeer Twp-10, Mayfield Twp-16, Oregon Twp-4, Automatic/Mutual Aid-10.

The average emergency response time (in minutes) to each municipality was: City of Lapeer-3.5, Lapeer Twp-0.0, Mayfield Twp-6.4, Oregon Twp-0.0.

The calendar year's annual percentage of responses by municipality is: City of Lapeer-52.48%, Lapeer Twp-14.89%, Mayfield Twp-15.96%, Oregon Twp-6.91%, Assists-9.75%.

The number of burn permits issued for the month by the municipality was: Lapeer Twp-54, Mayfield Twp-60, Oregon Twp-0.

Response Summary:

Fire Alarm-Unintentional (5)
Fire Alarm-Malfunction (2)
Fire Alarm-Residential (6)
Carbon Monoxide Alarm (3)
Building Fire-Residential (1)
Building Fire-Commercial (1)
Good Intent (3)
Electrical Dist. Related (8)
Smoke Investigations (5)
Gasoline/Diesel Fuel Spills (1)
Natural Gas/Propane Leaks (1)
Carbon Monoxide Incidents (1)
Assists (10)
Other Type Fires (6)
Other Responses (13)
Washdowns (1)
(All remaining response types recorded zero incidents)

IT Updates:

- The help desk and on-site support continue to handle ticket requests and workstation deployments.
- Exploring permanent ADA accommodation solutions.

Activity Calendar:

CITY OF LAPEER FIRE & RESCUE

September 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 Incident 26-498 Incident 26-499 Incident 26-500 Incident 26-501	2 Incident 26-502 Incident 26-503 Incident 26-504 Incident 26-505 Incident 26-506	3 Incident 26-507 Incident 26-508 Incident 26-509	4 Incident 26-510 Incident 26-511	5
6 Incident 26-512 Incident 26-513	7 Incident 26-514 Incident 26-515	8	9 Incident 26-516 Incident 26-517	10 Incident 26-518 Incident 26-519 Incident 26-520 Incident 26-521	11 Incident 26-522 Incident 26-523 Incident 26-524	12 Home Depot Fair
13 Incident 26-525 Incident 26-526	14 Incident 26-527 Incident 26-528 Department Trng Food Truck Festival	15 Incident 26-529 Incident 26-530	16 Incident 26-531 Fire Prev-ABC Kids Leadership Mtg	17 Incident 26-532 Incident 26-533 Incident 26-534	18 Incident 26-535 Incident 26-536 Incident 26-537 Homecoming Parade	19 Incident 26-538 Incident 26-539 Incident 26-540 Beaver Dash
20 Incident 26-541	21 Incident 26-542 Department Trng	22 Incident 26-543 Incident 26-544	23 Incident 26-545 Incident 26-546	24 Incident 26-547 Incident 26-548 Incident 26-549	25 Incident 26-550 Incident 26-551 Incident 26-552	26 Incident 26-553 Incident 26-554 Incident 26-555 Incident 26-556
27 Incident 26-557 Incident 26-558 Incident 26-559	28 Incident 26-560 Incident 26-561 Incident 26-562 Department Trng	29 Incident 26-563 Incident 26-564	30			
		Notes Incidents (Monthly Total - 67) Training Public Events Meetings				

THE CITY OF LAPEER MICHIGAN

ITEM K-1-4-A

LAPEER HOUSING COMMISSION

Dept:	Housing Improvement Department
Submitted To:	Acting City Manager
From:	Janelle Jackson, Executive Director, Lapeer Housing Commission
Date:	October 15, 2026
RE:	September 11, 2026 – October 8, 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 October 8, Riverview has three vacant units with plans to lease all three units in the months of November and December.
2. The waitlist contains a sufficient supply of applicants to fill future vacant units.

B. HOUSING CHOICE VOUCHER PROGRAM (HCV)

1. As of October 8, 83 vouchers are under contract.
2. Four new vouchers have been issued.
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.
2. Since October is our annual meeting, Ms. Jackson would like to confirm and gain approval for the Commissioner positions. ***Ms. Jackson would like a motion to confirm and approve the following members of both Lapeer Housing Commission/Lapeer Riverview Towers, LLC boards: James Mikus, Chair; Kerri Roberts, Vice-Chair; Robin Chesnutt, Treasurer; Lisa Lie, Secretary; Aidan Leach, Member.*** As part of the annual meeting, Conflict of Interest forms will also be updated and signed by all commissioners.
3. ***Ms. Jackson would like approval to begin using LHC's HOTMA-compliant Housing Choice Voucher Admin Plan with an effective date of 10/15/2026 for actions with an effective date on or after 1/1/2027, the effective date of full HOTMA implementation.*** This policy reflects the most recent revisions from Nan McKay which are based on most recent HUD updates.
4. ***Ms. Jackson would like approval to begin using 2027 HUD Inflation-Adjusted Values for actions with an effective date on or after 1/1/2027.*** Use of these annually published values is required by HOTMA regulations. See attached 2027 HUD Inflation-Adjusted Values (Table 1).
5. ***Ms. Jackson would like approval from the board to spend no more than a total of $1,000 on a Resident Appreciation Holiday Luncheon in December.***
6. Ms. Jackson will attend an in-depth training provided by Nan McKay on agency implementation of HOTMA policy changes affecting LHC's day-to-day program operations, as well as a workshop by our software vendor on HOTMA-compliant software updates and implications October 21-22.
7. LHC/LRT single audit for FYE 6/30/2026 should begin in early November.

8. 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.
9. 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 which has been updated to reflect revisions to PIH Notice 2023-27 and subsequent other notices regarding HOTMA.*
10. 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.*

THE CITY OF LAPEER MICHIGAN

ITEM K-1-4-B

LAPEER NEIGHBORHOODS INC.

To: Housing Improvement Department
Submitted To: City Manager
From: Shelley Lincoln, Housing, Development & Grant Administration Supervisor
Date: October 6, 2026
RE: September 11th, 2026 – October 8th, 2026
copy: Lapeer Neighborhoods Inc.

A. HOUSING IMPROVEMENT DEPARTMENT (HID)

1. **MSHDA MI-Neighborhood 2025 CDBG Grant:** Three additional applications have been received, however, due to the grant ending; they will be placed on a waitlist for a project next year.
   - **a.** Project #1 – E. Oregon St. – 1 bid received
   - **b.** Project #2 – Park Way St. – Project moving to contracts and start date.
   - **c.** Project #3 – Jefferson St. – Project moving to contracts and start date.
   - **d.** Project #4 – N. Main St. - 1 bid received
   - **e.** Project #5 – Mockingbird Trail – 1 bid received

2. **MSHDA MI-Neighborhood CDBG Lapeer Opera House application:** Project is currently on hold until the Developer enters into a MEDC grant agreement. Once complete, selected Third-Party Administrator and Environmental Assessment consultant contracts will be completed.

3. **USDA Rural Development HPG Grant application:** Ms. Lincoln is currently working to coordinate these funds with the MSHDA CDBG grant.

4. **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 35, Moving Up is at 1, and Balance of State is 2. The total allocation as of 9/1/2026 is 492. 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:** 2026 America 250 Christmas Decorating Contest

2. **Financials:** Attachment #1

3. **Administration:** None at this time.

TO: City Planning Commission & Lapeer City Commission
FROM: Planning Department
DATE: September 29, 2026
RE: **October 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 applicants on April 30th. 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. Revised site plans were received on July 6th, and comments were given to applicants on July 28th. A meeting was held with the applicants, architect, and Planning Department Staff on July 30, 2026, to discuss site plan submittal #3. Plan review deposit was submitted. Submittal #3 was received on August 20th and approved with conditions at September 10, 2026, Planning Commission meeting. Awaiting submittal #4 to address outstanding review comments.

2. 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.

3. 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 in its final phase. As-builts were received on August 27th, and the Planning Consultant is to complete final site inspection as soon as possible. The final building inspection was scheduled for September 1, 2026, and was disapproved with violations being emailed to the owners for correction. Owners were also notified regarding noncompliance with landscaping plan and during a phone call on September 28, 2026, they indicated they do not intend to comply with the approved landscaping plan.

4. 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. The Planning Department received a site plan amendment on August 17, 2026, due to a change in the façade of the building and desired landscaping changes on the site. The amendment was administratively denied by the planning consultant and a letter sent on Sept. 21st.

5. 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. A reminder email for the escrow account payment was sent to the applicants on July 16, 2026.

6. 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. The Building Department is awaiting revised building plans to be submitted.

7. 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 final inspection was approved on August 18, 2026. Awaiting submittal of Phase II construction plans.

8. 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. The swimming pool permit was issued on August 3, 2026.

9. 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 was extended shortly to address some site compliance concerns, and the final as-built plans were submitted on July 27, 2026. Additional final site inspections are currently needed to address last outstanding issues. Site compliance is due to be completed by Tuesday, October 6, 2026.

10. 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.

11. Dental Office – Lapeer Commons PUD – S Lapeer Rd.

General Information - Construction of a new 4,387 square foot dental office and internal shared access drive within the PUD.

Project Status - The site plan was received on June 30, 2026, and staff comments were returned to the applicant on July 21, 2026. A land division application and an address application have been requested. A land division application was submitted and determined to be incomplete. The applicant was notified for additional information by the Assessing Department on August 3, 2026. Site plan submittal #2 was received on August 5, 2026, and staff comments were sent to the applicant on August 19, 2026. Submittal #2 was approved with conditions at the September 10th Planning Commission meeting. Awaiting submittal #3 and engineering deposit to address outstanding review comments.

12. Bigby Coffee – 822 West Street

General Information – Remodel of an existing building and site for a drive-thru coffee shop.

Project Status - The site plan was received on July 30, 2026, and distributed to staff reviewers. Comments were sent to the applicant on August 19, 2026. Awaiting site plan submittal #2.

13. Woodchips – 315 W Nepessing Street

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

Project Status – The administrative site plan submittal was received on May 14, 2026, and distributed for staff reviews on May 18th. Comments were sent to applicant and project designer on June 2, 2026. Site plan submittal #2 was received on June 18th and staff comments were sent to the applicant and project designer on Tuesday June 30, 2026, with staff denial of the request. A meeting between the project designer, Director Fountain, Consultant Burkholder, and Fire Marshal Jadach occurred on July 16, 2026. A full site plan submittal was received on August 19th and was

approved with conditions by the Planning Commission on September 10th. Awaiting submittal #2 to address outstanding comments and screening requirements.

14. Quest Industries – 3309 John Conley
General Information – Major expansion of a warehouse facility.

Project Status – The site plan submittal was received on September 5, 2026. Comments were sent to applicant and project designer on September 24, 2026. Awaiting site plan submittal #2.

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 submitted building plans to the Building Department for review on July 20, 2026, and comments were sent back. Awaiting revised plans.

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. Building plans, revision #2, were received on July 30, 2026, and were approved. The building application was submitted by the general contractor and a permit issued on September 15, 2026.

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.

Rolling Hills Golf Course – 3274 Davison Road
General Information – Construction of a storage building for golf carts.

Project Status – The site plan was received on September 17, 2026. Review comments are due to Planning by Wednesday, September 30th.

Simply Enjoyable Snacks (Lott Holdings) – 1 DeMille Road
General Information – Warehouse facility addition for storage.

Project Status – The site plan was received on September 17, 2026. Review comments are due to Planning by Wednesday, September 30th.

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. This business is still operating, and the department will be moving forward with violation actions due to lack of compliance. A site inspection took place on September 22, 2026, to evaluate the current status of the violations.

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.

ITEM K-1-6

MEMORANDUM

CITY OF LAPEER POLICE DEPARTMENT

TO: City Manager

FROM: Jeremy Howe, Chief of Police

DATE: 10/05/2026

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

In the month of September 2026, our Police Department Officers responded to 959 calls for service. Of these 959 calls for service, 129 or approximately 16% were criminal activity reports, of which 54 required submissions to the Michigan Incident Crime Reporting System (MICRS). Our officers made 21 arrests in September, 10 felony crimes and 11 misdemeanor crimes, with 1 arrest for operating under the influence of alcohol or drugs.

This month our officers made 143 traffics stops, issued 19 citations, and gave 124 verbal warnings. Officers also handled 64 vehicle crashes.

Code enforcement had 82 self-initiated complaints for the month of September. 12 of those were sign violations, 57 were grass violations and 5 were blight related cases.

No overdose cases were reported in the month of September, there were no fatalities.

Officers from the department attended 312 hours of advanced training for the month of September which included Active Shooter Training for the entire Department, Drone Course, MGT 335 Rural event Management, Command Level 1 and Rifle Instructor Delta Academy.

Officers participated in several Special Events during the month of September. The total number of overtime hours for the month was 209 hrs. Most of those hours coming from holiday pay at 62 hrs., per CBA. The remaining hours of overtime were from mandatory court appearances, manpower shortages and investigations. Lapeer Community Schools also requested additional services that required overtime which was 21.5 hours.

September was a very busy month as we had lots of hours of training and overtime. We also completed our yearly Accreditation requirements. The Community Partnership Program is also getting into full swing with lots of security assessments and active shooter training occurring within the city.

Lapeer City Police Department
Monthly Report
SEPTEMBER 2026

	Current Month	Calendar Year To Date	Previous Year To Date
Complaints Received and Investigated	959	9471	9302
District Court Fines Received	$ 749.76	$ 8,212.05	$ 10,354.08
OUIL-Cost of Prosecution	$ 250.00	$ 2,250.00	$ 4,610.00
Charges for Copies of Police Reports	$ 155.00	$ 1,300.40	$ 1,289.65
ACCIDENTS:			
Fatal	0	0	0
Property Damage	33	235	208
Private Property Damage	25	135	178
Personal Injury	6	48	32
ARRESTS:			
Misdemeanor	11	137	152
Felony	10	58	65
HEROIN/OVERDOSE INCIDENTS:			
Heroin Possession/Usage	0	0	1
Overdose	0	0	0
Overdose Deaths	0	0	2

CITY MANAGER REVIEW

Meeting Date: 10/19/2026

Date of Review:

Completed by: City Manager

Interoffice Memo ITEM K-1-7

To: Jermey Howe, Acting City Manager
From: Ross Slusher, Director of Public Works
Date: October 7, 2026
RE: Director of Public Works Monthly Report – September 2026

DEPARTMENT OF PUBLIC WORKS SEPTEMBER 2026 MONTHLY REPORT

Water/Sewer Utilities and Streets Division

In September, the Department of Public Works (DPW) focused on concrete repairs throughout the city, as well as crack sealing on major and local roads.

Other work completed during the month included, but was not limited to, the following:

- Repaired asphalt following water main breaks.
- Assisted GLWA with meter replacement at the LA-02 site.
- Worked on the pedestrian crossing signal on Genesee Street.
- Provided barricades for multiple downtown events.
- Installed signs along M-21.
- Completed tree trimming and removals throughout the city.
- Cleaned storm drainpipes on M-24.
- Replaced roof vents at the DPW facility.
- Removed an out-of-service fire hydrant at the hospital.
- Replaced the water service line at 109 Nepessing Street.

Training and Safety

- Mandatory workplace training was completed for all employees.
- Carrier and Gable traffic signal controller training was completed.
- Nick Welch attended the ETV Fire Truck Training Conference.

Routine Water, Sewer, and Streets Operations

Routine monthly activities included:

- Water sampling at all wells serving as the backup water supply.
- Bacteria sampling and water quality testing throughout the distribution system.
- Operation and maintenance of the City's wells.
- Water meter reading and repairs.
- MISS DIG staking.
- Adding material and grading gravel streets.

- Well house maintenance.
- DPW dump maintenance.
- Compost hauling.
- Rotation of pressure-reducing valves (PRVs) at the GLWA LA-02-meter pit.
- Downtown barricade placement and removal.

Equipment Maintenance Division

Work Orders

- **76** work orders completed during September.
- **678** work orders completed year-to-date.

Major Equipment Repairs

- Completed a full suspension rebuild on a Ford PI sedan.
- Completed replacement of the leaf machine fan bearings.
- Completed service on the backup generator.

Vehicle and Equipment Repairs

Various repairs and maintenance were completed on City vehicles and equipment, including:

- Tire replacements and repairs.
- Coolant leak repairs.
- Brake system maintenance and replacements.
- Electrical system diagnostics and repairs.
- Air leak inspections and repairs.
- Mowing equipment repairs and service.
- Hydraulic leak repairs.
- Suspension repairs.
- HVAC system diagnostics and repairs.
- TPMS repairs and service.

CIP Equipment Purchasing

- Ordered two new F-350 pickup trucks from Milnes Ford.

Equipment Disposal

The following equipment was sold during the month:

- Kubota L48 tractor.
- Bobcat zero-turn mower.
- 2020 Ford PIU.

Ongoing Projects Throughout the City

Park Street, Pine Street, and Parking Lot 9

The project commenced on March 23, 2026, and includes replacement of the existing water main with a new 8-inch water main, installation of new curbs, partial sidewalk replacement, and resurfacing with a new asphalt pavement.

The contractor is currently addressing remaining punch-list items. The project is anticipated to reach substantial completion by the end of October 2026.

Downtown Sidewalk and Crosswalk Improvements

As part of the downtown sidewalk improvement project, brick pavers were removed as necessary, and the underlying subbase was raised and regraded. The brick pavers were then reset to the proper grade, followed by the installation of new polymeric sand and application of sealer to improve the durability and appearance of the paved areas.

In addition to the original project scope, the Acting City Manager approved an additional **$25,000** to complete polymeric sand installation and sealing of the existing brick crosswalks throughout the downtown area. The additional cost will be funded through the **Major Street Fund**.

CRACK SEALING 2026 FALL SEASON COST

September DATE	DAILY HRS	DAILY EMPLOYEE COST	DAILY EQUIP COST	DAILY MATERIAL COST	TOTAL DAILY COST	TOTAL LANE MILES	TOTAL LANE FEET	STREETS COMPLETED
Tuesday, September 15, 2026	11.00	$390.15	$191.35	$555.34	$1,136.84	0.995	5,252.72	Lincoln St
Wednesday, September 16, 2026	42.50	$1,384.55	$636.82	$1,239.15	$3,260.52	3.056	16,135.96	Lincoln, Dewey, Lamoreaux, Liberty, Jackson
Tuesday, September 22, 2026	50.00	$1,494.30	$725.14	$2,220.68	$4,440.12	4.419	23,333.77	Genesee from Harrison to round-about
Wednesday, September 23, 2026	49.00	$1,459.22	$759.65	$1,109.32	$3,328.19	2.4	12,672.00	Genesee from Millville to Harrison and back
Thursday, September 24, 2026	32.00	$1,017.76	$459.12	$1,561.34	$3,038.22	1.095	5,784.20	John Conley Loop
Monday, September 28, 2026	40.00	$1,327.20	$589.02	$1,770.02	$3,686.24	2.109	11,137.52	Finish John Conley, Monroe from Second to Fourth St.
Tuesday, September 29, 2026	47.00	$1,538.83	$643.20	$1,084.85	$3,266.88	3.065	16,181.96	Calhoun-Gen. to Oregon, Mill, Sag.-Oregon to point
Wednesday, September 30, 2026	33.00	$1,082.19	$325.16	$1,410.44	$2,817.79	1.079	5,696.18	Golfside Dr
MONTH TOTALS:	**304.50**	**$9,694.20**	**$4,329.46**	**$10,951.14**	**$24,974.80**	**18.2**	**96,194.31**	

TOTAL COST : **$24,974.80**

Dpwfiles (M Drive)/Crack Seal Program/Crack Sealing - Cost Summary 2025

ITEM K-1-8-A

To: City Manager
From: Romona Sanchez, City Clerk
Date: October 19, 2026
RE: Clerk's Office Report for September 2026

1) Records were reviewed with those needing information on burial location. There were eight (8) graves purchased (all non-resident), two (2) full burials, three (3) burials of cremains, and one (1) foundation purchased.

2) There were 100 additions, and 71 cancellations received regarding the voter registration records.

ITEM K-1-8-B

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

Updated: September 2026

Applicant Name	DBA	Address	License	Status
PROVISIONING CENTERS				
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**
Arctic Falls, LLC	Blazed Cannabis	2401 W Genesee St	**Facility**	**App: Exp 08-20-27**
TRC Lapeer LLC	The ReLeaf Center of Lapeer	200 E Genesee St	**Facility**	**App: Exp 10-23-27**
GROWER				
None.				
PROCESSOR				
Northwest Confections Michigan LLC	WYLD	525 S. Court Street, Suite 110	**Facility**	**App: Exp 10-07-26**
Kaoud Holdings, Inc	4K Processing	1356 Imlay City Road	**Facility**	**App: Exp 09-14-27**
Kaoud Holdings, Inc	4K Processing	1330 Imlay City Road	**Facility**	**App: Exp 09-14-27**
SECURE TRANSPORTER				
None.				

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

Updated: September 2026

Applicant Name	DBA	Address	License	Status
PROVISIONING CENTERS				
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**
FB Lapeer PRV LLC	Jazz Cannabis Club Lapeer	1333 Imlay city Road	**Facility**	**App: Exp 08-13-27**
Arctic Falls, LLC	Blazed Cannabis, LLC	2401 W Genesee St	**Facility**	**App: Exp 08-20-27**
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				
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**
Kaoud Holdings, Inc	4K Processing	1330 Imlay City Rd, Ste F-G-H	**Facility**	**App: Exp 09-14-27**
Kaoud Holdings, Inc	4K Processing	1356 Imlay City Road	**Facility**	**App: Exp 09-14-27**

SECURE TRANSPORTER
None.

ITEM K-1-9

To: City Manager
From: Rodney Church, Director of Parks, Recreation & Cemetery
Date: October 8, 2026
RE: Parks, Recreation & Cemetery Department – September/October Monthly Report

Parks

- Staff continue with normal fall maintenance operations.
- Staff planted two new trees (American Elm & American Oak) in Cramton Park to honor of our nation's 250th birthday.
- The Cramton Pickleball/Tennis Court project is almost wrapped up. The week of October 5th crews were on site boring holes for the net posts and painting the courts. There are few items still on the punch list to complete: 1) install gates, 2) pave pathway where it meets the playing surface, and 3) site restoration. All of this should be wrapped up within the next few weeks.
- The M-24 Tunnel Connection project has been open for pedestrian use. There are still several signs that need to be installed. Cameras at both ends of the tunnel were installed.
- Staff continues to be busy working on the latest Parks and Recreation Master Plan update. So far, we've held two meetings and will be holding a public hearing on the Draft Master Plan at the regular scheduled Park Board meeting on Wednesday, November 4th at 6:00 p.m. at City Hall. At this meeting the park board will be making a recommendation to the Lapeer City Commission to approve the plan.
- The Kiwanis Inclusive Playground project has been out for bids for the last month or so. The bid opening took place on Wednesday, October 7th. A recommendation will be made to the city commission to hire a contractor at the October 19th city commission meeting.

Community Center

- We held a successful community center maintenance shutdown from 8/31-9/9. We were able to accomplish a lot.
- Majority of the fall classes and programs began the week of September 13th.
- The winter brochure will be released on December 10th.
- As the weather changes the facility will begin to get busier with users and room rentals.

Recreation

- Fall soccer is in full swing with practices and games. The season concludes on Saturday, October 24th.
- Registration for winter youth basketball began on October 1st.

Dept. Misc.

- We participated in the 2026 Kiwanis Club Fantasy Forest at Rowden Park on Saturday, October 10th. We handed out candy and literature.
- The annual Cemetery Board meeting was held on October 15th.
- The first Kids Night Out event of the school year took place on October 17th. This was for kids in grades 4th – 6th.

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

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.

Board/Commission	Location	Time	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: October 19, 2026
RE: Material Transmittals

1. None.