



AGENDA
CITY OF LAPEER
LAPEER CITY COMMISSION
576 LIBERTY PARK, LAPEER, MI 48446
JUNE 15, 2026
810-664-5231 * www.ci.lapeer.mi.us

6:30 P.M. CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF JUNE 15, 2026, AGENDA

A. MINUTES:

1. Minutes of the Regular Meeting held June 1, 2026.

B. PUBLIC COMMENTS:

1. Lapeer County Commissioner - Brad Haggadone.

C. CONSENT AGENDA:

1. Special Event: Lapeer Symphony Orchestra, June 18, 2026, at 6:30 p.m., 90 Millville Rd.

SUGGESTED MOTION:

Approve the Consent Agenda for June 15, 2026.

D. BILL LISTING:

1. Bill Listing June 15, 2026.

SUGGESTED MOTION:

Approve the Bill Listing for June 15, 2026, in the amount of \$527,316.00.

E. PROCLAMATIONS, RECOGNITIONS AND RESOLUTIONS:

F. PUBLIC HEARINGS:

G. ADMINISTRATIVE REPORTS:

1. Second Reading: Zoning Ordinance Amendment – L21-39-831-019-10 Rezoning.

SUGGESTED MOTION:

Approve the rezoning of the property known as S. Lapeer Rd/Lapeer Commons, Parcel #L21-39-831-019-10 Planned Unit Development Concept Plan Amendment on the Second Reading.

2. 2026-2027 Property and Liability Insurance Renewal.

SUGGESTED MOTION:

Approve Highstreet Insurance & Financial Services for the City of Lapeer's Property and Liability Insurance at a cost of \$348,853 for the fiscal year of July 2, 2026, through July 2, 2027, and authorize the City Manager to sign the required documents.

3. Fire Protection Agreement with Mayfield Township.

SUGGESTED MOTION:

Approve the Fire Protection Agreement between the City of Lapeer and Mayfield Township for the provision of fire protection, rescue services, fire prevention services, and related emergency services for a ten-year period commencing July 1, 2026, and ending June 30, 2036, and authorize the Mayor and City Manager to execute the agreement.

4. 2026-2027 Solid Waste Licenses.

SUGGESTED MOTION:

Approve the 2026-2027 Solid Waste Collection Licenses for Tri County Refuse (a.k.a. Republic Services of Flint), Rick Rhein Disposal, and GFL Environmental.

5. Review and Possible Corrective Action – Commissioner Atwood Conduct.

SUGGESTED MOTION:

6. Review and Possible Corrective Action – Commissioner Brady Conduct.

SUGGESTED MOTION:

H. CITY MANAGER’S REPORT:

1. Teamsters Union Contract.

SUGGESTED MOTION:

To enter a Closed Session at the conclusion of the regular meeting to discuss the Teamsters Union Contract negotiations, as permitted under Section 8(c) of the Open Meetings Act (MCL 15.268(c)).

2. Allen Edwin Request for Reconsideration of Denial of Application.
3. Various matters.

I. CITY ATTORNEY’S REPORT:

1. Various matters.

J. UNFINISHED BUSINESS:

1. Appointments to Boards and Commissions.
 - a. Mayoral Appointments.
 - i. Lapeer Housing Commission – Robin Chesnutt
Re-appointment - 5-year term to expire August 1, 2031.
 - ii. Lapeer Neighborhoods, Inc.– James Mikus
Re-appointment – 2-year term to expire August 1, 2028.
 - iii. Planning Commission – Austin Kelly
Re-appointment - 3-year term to expire August 1, 2029.
 - iv. Planning Commission – Douglas Roberts
Re-appointment - 3-year term to expire August 1, 2029.
 - b. Commission Appointments.

K. DEPARTMENTAL COMMUNICATIONS:

1. Departmental Monthly Reports.

L. PUBLIC COMMENTS:

M. CLOSING COMMENTS:

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

N. REMINDER OF MEETINGS:

Next City Commission Meeting: **MONDAY, JULY 6, 2026, Regular**

O. REMINDER OF PUBLIC HEARINGS:

ADJOURNMENT

MATERIAL TRANSMITTAL

Notice:

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

**LAPEER CITY COMMISSION
MINUTES OF A REGULAR MEETING
JUNE 1, 2026**

A regular meeting of the Lapeer City Commission was held June 1, 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, Glisman, McCarthy, Petrie.

Absent: None.

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

Mayor Hing led the Pledge of Allegiance.

137 2026 06-01 AGENDA APPROVAL

Moved by Glisman. Seconded by Petrie.

Approve the Agenda for June 1, 2026, as presented.

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

Nays: None.

MOTION CARRIED.

138 2026 06-01 MINUTES

Moved by Petrie. Seconded by Glisman.

Approve the minutes of the Regular Meeting held May 18, 2026, as presented.

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

Nays: None.

MOTION CARRIED.

139 2026 06-01 MINUTES

Moved by Glisman. Seconded by Petrie.

Approve the minutes of the Special Meeting held May 21, 2026, as presented.

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

Nays: None.

MOTION CARRIED.

PUBLIC COMMENTS

Rodney Sanderson-Smith read Bible verses and gave an invocation.

Geraldine Carson spoke about the last meeting and gave an invocation.

Wes Weber spoke about Brookwood Lapeer North.

Bernadette Treece spoke about the commission behavior.

Ken Kopnick spoke about being removed from a previous meeting.

Heidi Helfer spoke about commission action at a previous meeting.

140 2026 06-01 CONSENT AGENDA

Moved by Petrie. Seconded by Glisman.

Approve the consent agenda for June 1, 2026, as presented:

1. Special Event: America 250 – Flagpole Dedication, June 14, 2026, at 2:00 p.m. – DeMille Blvd. and Genesee St.

ROLL CALL VOTE:

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

Nays: None.

MOTION CARRIED.

141 2026 06-01 BILL LISTING

Moved by Petrie. Seconded by Glisman.

Approve the bill listing for June 1, 2026, in the amount of \$979,494.26.

ROLL CALL VOTE:

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

Nays: None.

MOTION CARRIED.

ADMINISTRATIVE REPORTS:

142 2026 06-01 BUDGET AMENDMENTS FY2025/2026

Moved by Glisman. Seconded by Petrie.

Approve the budget amendments for FY2025/2026, as presented.

ROLL CALL VOTE:

Ayes: Glisman, McCarthy, Petrie, Brady.

Nays: Atwood.

MOTION CARRIED 4-1.

143 2026 06-01 BROOKWOOD OF LAPEER NORTH – PRELIMINARY SITE CONDOMINIUM PLAN

Moved by Brady. Seconded by Atwood.

To approve the request for preliminary site condominium plan requested by Aaron Besmer on behalf of North Oakland Management Company LLC to construct 112 single-family homes on parcels L20-98-031-011-00 and L20-98-031-005-00 as the applicant has addressed all outstanding City review comments from the February 12, 2026, Planning Commission public hearing with the exception that full construction drawings are not required at this stage.

Mayor Hing ruled Commissioner Brady out of order twice.

Mayor Hing ruled Commissioner Atwood out of order.

Commissioner Brady raised a point of order. Mayor Hing ruled the point of order out of order and stated that discussion and debate on the item had exceeded the 30-minute limit. Mayor Hing directed the Commission to proceed to a vote.

Commissioner Brady appealed the decision of the Chair.

Vote on appeal:

To reverse the decision of the Chair.

ROLL CALL VOTE:

Ayes: Atwood, Brady.
Nays: McCarthy, Petrie, Glisman.
Appeal Failed 2-3.

Call the question:

Moved by Petrie. Seconded by Glisman.

To call the question.

Ayes: Petrie, Glisman, McCarthy.

Nays: Atwood, Brady.

Motion Failed 3-2.

Mayor Hing ruled Commissioner Brady out of order.

Vote on Main Motion:

ROLL CALL VOTE:

Ayes: Atwood, Brady.

Nays: Glisman, McCarthy, Petrie.

Motion Failed 2-3.

The Commission engaged in an extensive discussion regarding the Brookwood of Lapeer North site condominium plan.

Mayor Hing ruled both Commissioner Atwood and Commissioner Petrie out of order.

Pursuant to RONR § 48:4(11), RONR § 48:5(5), and Rules and Procedures § A.10(f), minutes include this exchange verbatim, exactly as quoted above, together with the timestamp.

Commissioner Atwood: *"We're not forming a motion; you're writing a motion okay. Here's how I see it, correct me if I'm wrong. You didn't get your way on planning. You have control here, so now you can get your way. So, you're writing that."*

Mayor Hing: *"You're out of order."* Commission Rules § D(6), Conduct of Discussion, and, through Rules § D(5), Parliamentary Authority, RONR (12th ed.) § 43, Decorum in Debate (speaking without recognition and attacking the motives of another member).

Commissioner Atwood: *"Am I right or am I wrong?"*

Mayor Hing: *"You're out of order."* Commission Rules § D(6) and RONR § 43 (continuing to speak after being ruled out of order and after being advised he did not have the floor).

Commissioner Atwood: *"Am I right or am I wrong?"*

Mayor Hing: *"Again. You're out of order."*

Commissioner Atwood: *"Am I right?"*

Mayor Hing: *"You're wrong."*

Commissioner Atwood: *"Or am I wrong?"*

Mayor Hing: *"You're wrong."*

Commissioner Atwood: *"Absolutely, I'm not wrong."*

Mayor Hing: *"You do not have the floor."*

Commissioner Atwood: *"I don't need the floor."*

Mayor Hing: *"Oh my goodness."*

Commissioner Atwood: *"Can I make a motion?"*

Mayor Hing: "You're out of order again. That's three times." Commission Rules § D(6), RONR § 43, and Charter § C-6.6, Conduct at Meetings (persisting without recognition and refusing to yield after repeated rulings of the chair).

Commissioner Atwood: "Well, let's make it four."

Timestamp: 1:31:21 - 1:32:33

https://www.youtube.com/live/vMx0VW-rFHI?si=IG9hpAw8gb0KSC_q&t=5481

Mayor Hing gave a warning to several individuals of the audience who spoke out of order.

Mayor Hing ruled Commissioner Atwood out of order.

Commissioner Petrie raised a point of order. Mayor Hing ruled the point of order sustained and ruled both Commissioner Brady and Commissioner Atwood out of order.

144 2026 06-01 RECESS

Moved by Petrie. Seconded by Glisman.

To take a short recess.

Ayes: Atwood, Glisman, McCarthy, Petrie.

Nays: Brady.

MOTION CARRIED.

The Commission took a recess from 8:28 p.m. and returned to the regular session at 8:37 p.m.

145 2026 06-01 BROOKWOOD OF LAPEER NORTH – PRELIMINARY SITE CONDOMINIUM PLAN

Moved by Petrie. Seconded by Glisman.

To deny the request for preliminary site condominium plan requested by Aaron Besmer on behalf of North Oakland Management Company LLC to construct 112 single-family homes on parcels L20-98-031-011-00 and L20-98-031-005-00, with adjustments or with concerns addressed to § 7-18.04 Standards for site plan approval:

B. Site Design Characteristics. All elements of the site plan shall be designed to take into account the site's topography; the size and type of the lot; the character of adjoining property; the type and size of the buildings; and the traffic operations of adjacent streets. This provision should be satisfied by coming into better conformity with the site plan presented in 2004.

C. Building Design. The building design shall relate to the surrounding environment in regard to texture, scale, mass, proportion and color. High standards of construction and quality materials will be incorporated into the new development in accordance with the requirements of § 7-15.01, Building appearance.

G. Traffic impact. The expected volume of traffic to be generated by the proposed use shall not adversely affect existing streets and traffic patterns. Street access shall minimize excessive vehicle traffic on local streets to reduce the possibility of any adverse effects upon adjacent property. Requiring a traffic study based on criteria in this provision.

Commissioner Brady raised a point of order. Mayor Hing ruled the point of order not well taken.

ROLL CALL VOTE:

Ayes: Glisman, McCarthy, Petrie.

Nays: Brady, Atwood.

MOTION CARRIED 3-2.

146 2026 06-01 FIRST READING: ZONING ORDINANCE AMENDMENT – L21-39-831-019-10 REZONING

Moved by McCarthy. Seconded by Petrie.

To approve the first reading of an ordinance to rezone the property known as S. Lapeer Rd/Lapeer Commons, Parcel #L21-39-831-019-10, Planned Unit Development Concept Plan Amendment and schedule the Second Reading for June 15, 2026.

Ordinance No. 2026-04

THE CITY OF LAPEER ORDAINS:

ARTICLE 7.02 MAPPED DISTRICTS 7.02.02 District Boundaries

(a) Zoning District Amendments

- (42) The following described property, zoned Planned Unit Development (PUD) is hereby subject to a modification of the previously approved PUD Concept Plan:

PARCEL #L21-39-831-019-10. LOTS 20 THROUGH 22 AND PART OF LOTS 19 AND 23 AND PART OF VACATED LINA STREET OF "SUPERVISOR'S PLAT NO. 4" AS RECORDED IN LIBER 1, PAGE 91, LAPEER COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF LOT 18 OF SAID "SUPERVISOR'S PLAT NO. 4"; THENCE N90°00'00" W, ALONG THE NORTH LINE OF SAID LOT 18, 289.44 FEET; THENCE N00°00'19"W, 79.01 FEET; THENCE S89°47'01"W, 38.00 FEET; THENCE N00°00'19" W, 256.14 FEET; THENCE N90°00'00W, 69.08; THENCE S 45°00'00"W, 57.26 FEET; THENCE S00°21'07"W, 59.24 FEET; THENCE N90°00'00"W. 142.34 FEET TO THE WEST LINE OF LOT 23 OF SAID "SUPERVISOR'S PLAT NO. 4"; THENCE N00°00'19"W, ALONG SAID WEST LOT LINE, 134.62 FEET TO THE CENTERLINE OF SAID VACATED LINA STREET; THENCE ALONG SAID CENTERLINE, N90°00'00"W, 151.60 FEET TO THE EAST LINE OF BALDWIN ROAD (66 FEET WIDE); THENCE ALONG SAID EAST LINE, N26°51'17"E, 146.87 FEET TO THE NORTH LINE OF SAID LOT 22; THENCE ALONG SAID NORTH LINE, S89°53'16"E, 695.09 FEET TO THE WEST LINE OF STATE HIGHWAY M-24 (120 FEET WIDE); THENCE ALONG SAID WEST LINE OF STATE HIGHWAY M-24, 501.01 FEET ALONG A CURVE TO THE LEFT, WHICH CHORD BEARS S03°26'40"W, 500.47 FEET AND RADIUS 3113.82 FEET TO THE POINT OF BEGINNING, CONTAINING 5.44 ACRES OF LAND AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. ANNEXED 12/07

ROLL CALL VOTE:

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

Nays: None.
MOTION CARRIED.

147 2026 06-01 ZONING ORDINANCE AMENDMENT – 3300 DAVISON RD. AND VACANT DAVISON RD. PARCEL L20-83-307-040-00 AND L20-83-308-040-00

Moved by Petrie. Seconded by Glisman.

To deny the request to rezone the properties known as 3300 Davison Rd. and Vacant Davison Rd., Parcels #L20-83-307-040-00 and L20-83-308-040-00 from B-2 General Business District to RM-2 Multiple Family Residential.

ROLL CALL VOTE:

Ayes: McCarthy, Petrie, Atwood, Glisman.

Nays: Brady.

MOTION CARRIED 4-1.

CITY MANAGER'S REPORT

City Manager Womack commented about the sidewalk brickwork in the downtown on Nepessing Street which has had heaving and settling over the years and requested input from the Commission on what they would like to see done; staff is asking for direction on replacement of the brickwork.

148 2026 06-01 DOWNTOWN SIDEWALK BRICKWORK

Moved by Brady. Seconded by Petrie.

To direct the City Manager to pursue various bids for both brickwork and concrete work, with various contractors and also explore the options with those contractors for high need areas to be repaired.

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

Nays: None.

MOTION CARRIED.

City Manager Womack asked the Commission for direction on the request for installation of ADA Accessible Parking Spaces on Nepessing Street near a specific business. Shared a page describing the difference between e-bikes and e-motos and the legality and safety on each, will be working on ordinance for electronic bikes.

149 2026 06-01 E-BIKE COMMITTEE

Moved by Petrie. Seconded by Brady.

To form a committee to do research on e-bikes and provide future direction for City Manager Womack.

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

Nays: None.

MOTION CARRIED.

City Manager Womack also commented that due to renovations taking place here at City Hall, we need to move the location of the June 8, 2026, agenda workshop.

CITY ATTORNEY'S REPORT

None.

UNFINISHED BUSINESS

None.

DEPARTMENTAL REPORTS

None.

PUBLIC COMMENTS

Kelly Nolan spoke about comments made at a previous meeting. Mayor Hing gaveled and ruled Ms. Nolan out of order several times for using slanderous remarks and disrupting the meeting.

150 2026 06-01 CENSURE THE CHAIR

Moved by Brady. Seconded by Atwood.

To censure the chair for misapplication of the rule.

Call the question:

Moved by McCarthy. Seconded by Glisman.

To call the question.

Ayes: Glisman, McCarthy, Petrie, Atwood.

Nays: Brady.

MOTION CARRIED 4-1.

Vote on Main Motion:

Ayes: Atwood, Brady.

Nays: Glisman, McCarthy, Petrie.

Motion Failed 2-3.

Ken Kopnick spoke about his earlier comments.

Karen Braschayko spoke about Commissioner comments and e-bikes.

Brian Cloutier spoke about the behavior of the Commissioners.

Wes Weber spoke about Brookwood North.

Bernadette Treece spoke about the Memorial Day Celebration at Veterans Park.

Heidi Helfer spoke about Mayor and Commissioners comments.

MAYOR/COMMISSIONER COMMENTS

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

151 2026 06-01 ADJOURNMENT

Having no further business, the regular meeting was adjourned at 10:57 p.m.

Jeremy Hing, Mayor

Romona Sanchez, City Clerk



ITEM C-1

Meeting Date: June 15, 2026
Department: Police Department
Requestor: Chief Jeremy Howe
Agenda Item: Special Event – Summer Concert Event 2026

RECOMMENDATION (motion):

To approve the special event.

AGENDA ITEM INFORMATION:

The Lapeer Symphony Orchestra will be having a concert event on June 18, 2026, at 90 Millville Rd., Lapeer. The event will begin at 6:30 p.m. with 300 expected attendees. The event is looking to have a food truck vendor, Kona Ice. This event is not on city owned property and will not require city services. The event organizers do have a certificate of liability insurance.

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

City of Lapeer SPECIAL EVENT APPLICATION (SEA)



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

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

Sponsoring Organization
(Legal Name) Lapeer Symphony Orchestra Phone # _____

Address PO Box 372 Lapeer, Mi 48446

Organization Event
Coordinator/Contact Elizabeth Schultz Phone # 810-406-7003

Event Coordinator/
Contact Address _____

Coordinator/Contact Email beth.schultz23@gmail.com

Event Name Lapeer Symphony Orchestra Summer Concert

Purpose of Event Summer Concert event

Event Location 90 Millville Rd, Lapeer, MI 48446 Have you reserved your park/pavilion? ☒ Yes ☐ No
*If yes, provide copy of reservation form with this application, if no and planning a park event, reservations need to be made.**

Date of Event June 18th, 2026 Event Time 6:30 p.m.

of Event # of Expected Attendees: 300

Organizational Team

Describe the activities taking place at your event: _____

Symphony Orchestra Summer concert. We hope to have the Kona Ice truck.

Please check what will be part of your event:

☒ Music**	☐ Animals** (such as a petting zoo)	☒ Selling of food*	☐ Posted Signage of Event*
☐ Tents	☐ Wedding	☒ Selling of drinks*	☐ Liquor/Beer or Wine*

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

*See Rules and Regulations

Please check what you request the City to supply:

FOR OFFICE USE ONLY:

SPECIAL EVENT REVIEW COMMITTEE APPROVALS

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

Picnic Tables Qty:	Electricity Turned on/off	Other:
Trash Containers Qty:	Road Crossing Guards Qty:	
Road Closures List:		

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

Please check what type of event is this:

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

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

INDEMNIFICATION AGREEMENT

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

Signature: [Signature] Date: 6/1/2026

Witness: [Signature] Date: 6/1/2026

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

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

Normal Event Schedule

(e.g., third weekend in July): NA

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

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

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

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

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

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

6/1/2026
Date


Signature of Sponsoring Organization's Agent

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

Be sure to include the following with the application:

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

ACORD

CERTIFICATE OF LIABILITY INSURANCE

Fax: (810)664-2610

DATE (MM/DD/YYYY)

06/03/2026

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

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

PRODUCER	The Lapeer Agency 145 E. Nepessing St Lapeer, MI 48446	CONTACT NAME:	Joy Lumley		
		PHONE (A/C, No, Ext):	(810)664-2966	FAX (A/C, No):	(810)664-1102
		E-MAIL ADDRESS:	joy@lapeeragency.com		
		INSURER(S) AFFORDING COVERAGE		NAIC #	
		INSURER A: West Bend Mutual Ins. Co.		15350	
INSURED	LAPEER SYMPHONY ORCHESTRA PO BOX 372 LAPEER, MI 48446-0372	INSURER B:			
		INSURER C:			
		INSURER D:			
		INSURER E:			
		INSURER F:			

COVERAGES

CERTIFICATE NUMBER: 00001993-0

REVISION NUMBER: 5

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. *LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. LIMITS SHOWN ARE INCLUSIVE OF AMOUNTS REQUESTED BY THE CERTIFICATE HOLDER AND MAY NOT REFLECT POLICY LIMIT AMOUNTS IN EXCESS OF THOSE REQUESTED. *Not Applicable in WY

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:	Y		A229071	04/17/2026	04/17/2027	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 1,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000 \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ HIRE NON-OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

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

Theaters Noc (Not-For Profit)

The City of Lapeer is an additional insured with respect to the General Liability policy and a written agreement.

CERTIFICATE HOLDER

CANCELLATION

City of Lapeer 576 Liberty Street Lapeer, MI 48446	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE  (JOY)

ACORD 25 (2025/12)



ITEM D-1

Meeting Date: June 15, 2026
Department: Finance Department
Requestor: Kelly Hanna, Director of Financial Services
Agenda Item: Bill Listing – May 22, 2026, through June 4, 2026

STAFF RECOMMENDATION

Approve the bill listing as presented.

CURRENT OR NEW INFORMATION

I, Kelly Hanna, Director of Financial Services, have reviewed the bills for May 22, 2026, through June 4, 2026, in the total amount of **\$527,316.00** 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 05/22/2026 - 06/04/2026

Check Date	Check	Vendor Name	Amount
06/04/2026	3921(A)	GREAT LAKES WATER AUTHORITY	156,507.50
06/04/2026	3932(A)	ROWE INC	115,779.25
06/04/2026	3941(E)	BLUE CROSS & BLUE SHIELD OF MI	71,364.74
06/04/2026	3920(A)	GOYETTE MECHANICAL CO., INC.	37,358.40
05/25/2026	3910(E)	US BANK	35,898.56
06/04/2026	3939(A)	UNIFIED DOOR & HARDWARE GROUP	30,175.00
06/04/2026	3913(A)	ASSESSMENT ADMINISTRATION SERVICE	13,820.00
06/04/2026	3916(A)	DIRECT FITNESS SOLUTIONS, LLC	9,700.00
06/04/2026	600118	VIRTUAL TECHNOLOGIES GROUP LLC	7,329.80
06/04/2026	3931(A)	RICK RHEIN DISPOSAL	4,550.00
06/04/2026	3917(A)	ETNA SUPPLY	3,951.94
06/04/2026	3928(A)	OWEN TREE SERVICE INC	2,726.00
06/04/2026	600112	T. P. ISRAEL CO INC	2,250.00
06/04/2026	3923(A)	HYDRO CORP	2,128.00
06/04/2026	3925(A)	MLR ENGINEERING	2,100.00
06/04/2026	600103	KENT COMMUNICATIONS INC.	2,032.80
06/04/2026	3924(A)	MAUK, JODI	1,980.77
06/04/2026	3935(A)	SMITH, SHANNON	1,980.77
06/04/2026	600090	BETTER BUY FLAG	1,791.00
06/04/2026	3911(A)	D & K TRUCK COMPANY INC.	1,664.82
06/04/2026	3937(A)	TAU GARDENS LLC	1,600.00
06/04/2026	3943(E)	METROPOLITAN LIFE INSURANCE COMPANY	1,457.85
06/04/2026	600098	FOCUS INSTRUCTIONAL SOLUTIONS, LLC	1,395.00
06/04/2026	3926(A)	NORTH CENTRAL LABS	1,187.69
06/04/2026	600106	MGS ELECTRIC INC.	1,172.00
06/04/2026	3938(A)	TAYLOR, SARAH	1,096.15
06/04/2026	600116	VERIZON WIRELESS	1,070.37
06/04/2026	3922(A)	HIGHCOM ARMOR SOLUTIONS, INC.	995.00
06/04/2026	3933(A)	SCHONS, NEENA SHARMA	920.00
06/04/2026	3940(A)	WARREN SYSTEMS INC	783.44
06/04/2026	3912(A)	ALLIED INC.	755.00
06/04/2026	600088	ACTION MUNICIPAL SUPPLY, LLC	717.20
06/04/2026	600102	JAY'S SEPTIC	650.00
06/04/2026	3929(A)	PARAGON LABORATORIES, INC.	591.00
06/04/2026	600115	UNIFIRST CORPORATION	586.22
06/04/2026	3927(A)	NYE UNIFORM CO	555.57
06/04/2026	600094	DYNAMIC WEST SCHOOL ASSEMBLIES	495.00
06/04/2026	600091	CAPITAL REAL ESTATE TAX SERVICE	480.00
06/04/2026	3934(A)	SCIENTIFIC BRAKE & EQUIPMENT CO.	441.26
06/04/2026	600117	VILLAGE PRINTING	433.00
06/04/2026	600114	U.S. POSTMASTER	370.00
06/04/2026	600113	TRW LANDSCAPES LLC	359.00
06/04/2026	3914(A)	CASCADE SPRINKLER INSPECTION	350.00
06/04/2026	600105	MARCO TECHNOLOGIES, LLC	338.81
06/04/2026	600111	STATE OF MICHIGAN	310.00

06/04/2026	600095	ECKER MECHANICAL	308.00
06/04/2026	600107	MICHIGAN ASSESSORS ASSOCIATION	300.00
06/04/2026	3930(A)	PARSHALL COMPANIES. LLC	250.00
06/04/2026	600089	BENNETT ASPHALT PAVING, INC	250.00
06/04/2026	600092	CHARTER COMMUNICATIONS	250.00
06/04/2026	600104	LANDSCAPE CONCEPTS BY LONG	250.00
06/04/2026	600108	MOORS MASONRY	250.00
06/04/2026	600119	WILLIAM KIRSAMMER CUSTOM HOMES	200.00
06/04/2026	600099	GRAINGER	134.39
06/04/2026	3915(A)	D & K TRUCK COMPANY INC.	122.16
06/04/2026	600096	ECKER MECHANICAL CONTRACTORS, INC	100.00
06/04/2026	600097	ESCON GROUP	100.00
06/04/2026	600100	GUNS N HOSES, LLC	100.00
06/04/2026	600109	PARSCH, SETH	96.60
06/04/2026	3942(E)	ISOLVED, INC.	86.68
06/04/2026	600110	SIGNS BY CRANNIE INC	71.00
06/04/2026	3918(A)	EUROFINS ENVIRONMENT TESTING	65.00
06/04/2026	3919(A)	FIT PRO SERVICES	52.21
06/04/2026	600093	DELYNN'S DESIGNS, INC	51.50
06/04/2026	3936(A)	SZOTT FORD	39.95
06/04/2026	600101	JANSEN, DANA	39.60
TOTAL			<u><u>\$527,316.00</u></u>



ITEM G-1

Meeting Date: June 15, 2026
Department: Planning Department
Requestor: Wade Burkholder, Planning Consultant
Samantha Fountain, Community and Economic Development Director
Agenda Item: Rezoning – S. Lapeer Rd./Lapeer Commons, Parcel #L21-39-831-019-10
Planned Unit Development Concept Plan Amendment

RECOMMENDATION (motion):

To approve the request to rezone the property known as S. Lapeer Rd/Lapeer Commons, Parcel #L21-39-831-019-10 Planned Unit Development Concept Plan Amendment on the second reading.

AGENDA ITEM INFORMATION:

On May 14, 2026, the Planning Commission held a public hearing to consider a request from Hawkaw Enterprises LLC- Kevin Robertson to amend the concept plan for Lapeer Commons Planned Unit Development.

The applicant submitted a conceptual plan outlining the proposed changes to include:

- A reduction in the medical office parcel from 26,400 square feet (two-stories) to a 13,200 square foot (one-story) building;
- Removal of a 6,600 square foot retail building and replacement with a 4,200 square foot dental office;
- Replacement of the previously approved 3,600 square foot dental office in the northwest corner or the PUD with a 3,600 square foot professional office use building.

Overall, internal circulation routes are being modified slightly and the overall gross square foot of building footprint in the development is being reduced from 47,084 square feet to 35,555 square feet.

The original concept plan for Lapeer Commons PUD was approved in 2013 and is attached as a reference. In 2022, the plan was revised to reflect the addition of the Tommy's Express and a few other minor modifications were also approved.

Because the original PUD designation and concept plan was accomplished by a rezoning, any changes to the concept plan must also pass through the same rezoning process.

The Planning Commission recommended approval of the request due meeting the Standards for Rezoning required in Section 7-23.06(b) and compliance with the Master Plan and B-2 Zoning Uses per the Future Land Use Map.

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

Ordinance No. 2026-04

Ordinance No. 2026-03 had a first reading by the City Commission at the regular meeting of the Lapeer City Commission on Monday June 1, 2026, at 6:30 p.m. in the Lapeer City Commission Chambers of Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan.

THE CITY OF LAPEER ORDAINS:

ARTICLE 7.02 MAPPED DISTRICTS 7.02.02 District Boundaries

(a) Zoning District Amendments

- (42) The following described property, zoned Planned Unit Development (PUD) is hereby subject to a modification of the previously approved PUD Concept Plan:

PARCEL #L21-39-831-019-10. LOTS 20 THROUGH 22 AND PART OF LOTS 19 AND 23 AND PART OF VACATED LINA STREET OF "SUPERVISOR'S PLAT NO. 4" AS RECORDED IN LIBER 1, PAGE 91, LAPEER COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF LOT 18 OF SAID "SUPERVISOR'S PLAT NO. 4"; THENCE N90°00'00" W, ALONG THE NORTH LINE OF SAID LOT 18, 289.44 FEET; THENCE N00°00'19"W, 79.01 FEET; THENCE S89°47'01"W, 38.00 FEET; THENCE N00°00'19" W, 256.14 FEET; THENCE N90°00'00W, 69.08; THENCE S 45°00'00"W, 57.26 FEET; THENCE S00°21'07"W, 59.24 FEET; THENCE N90°00'00"W. 142.34 FEET TO THE WEST LINE OF LOT 23 OF SAID "SUPERVISOR'S PLAT NO. 4"; THENCE N00°00'19"W, ALONG SAID WEST LOT LINE, 134.62 FEET TO THE CENTERLINE OF SAID VACATED LINA STREET; THENCE ALONG SAID CENTERLINE, N90°00'00"W, 151.60 FEET TO THE EAST LINE OF BALDWIN ROAD (66 FEET WIDE); THENCE ALONG SAID EAST LINE, N26°51'17"E, 146.87 FEET TO THE NORTH LINE OF SAID LOT 22; THENCE ALONG SAID NORTH LINE, S89°53'16"E, 695.09 FEET TO THE WEST LINE OF STATE HIGHWAY M-24 (120 FEET WIDE); THENCE ALONG SAID WEST LINE OF STATE HIGHWAY M-24, 501.01 FEET ALONG A CURVE TO THE LEFT, WHICH CHORD BEARS S03°26'40"W, 500.47 FEET AND RADIUS 3113.82 FEET TO THE POINT OF BEGINNING, CONTAINING 5.44 ACRES OF LAND AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.
ANNEXED 12/07

AYES:

NAYS:

ABSENT:

ABSTAIN:

MOTION CARRIED. AMENDMENT TO CHAPTER 7 ADOPTED.

1st Reading:

2nd Reading:

Published:

Effective:

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



Planning Commission Memorandum

To: City of Lapeer, Planning Commission
From: Wade Burkholder, AICP, Planning Consultant
CC: Samantha Fountain, Community and Economic Development Director
Date: May 7, 2026
RE: **Rezoning Request – Lapeer Commons**

Hakaw Enterprises, the original applicant and owner of the Lapeer Commons Planned Unit Development (PUD) has submitted a rezoning request to revise the PUD concept plan. The original concept plan for Lapeer Commons PUD was approved in 2013 and is attached as reference. Because the original PUD designation and concept plan is accomplished by a rezoning, any changes to the concept plan must also pass through the same rezoning process.

In 2022, the plan was revised to reflect the addition of the Tommy's Express building and reduces the size of proposed retail square footage in the southeast corner of the site from 6,840 square feet to 6,620 square feet. At that time a proposed 5,544 square foot restaurant was replaced with the 4,550 square foot Tommy's Express building.

STANDARDS

To grant approval of the rezoning one of the following must be found true per Section 7.23.06.(B) of the Zoning Ordinance:

- (1) The requested amendment is in compliance with the City Master Plan or that a mistake in the plan or changes in conditions or City policy have occurred that are relevant to the request. If the Planning Commission recommends approval of a request that is not in compliance with the current plan due to a mistake or change in conditions or policy, it shall immediately initiate an amendment to the plan to address the identified mistake or change.
- (2) The property cannot be reasonably used as it is currently zoned and the proposed request represents the most suitable alternative zoning classification based on the City Master Plan.

APPLICANT'S RESPONSE

No additional information was submitted by the applicant as part of the rezoning application request. Upon an approved rezoning the applicant would be required to submit a site plan for review and possible approval.

STAFF ANALYSIS

A summary of changes requested with this amendment include:

- Reduction in the medical office parcel from 26,400 square feet(two-stories) to a 13,200 square foot(one-story) building.

City of Lapeer

Page 2

- Removal of a 6,600 square-foot retail building replacement with a 4,200 square-foot dental office.
- Replacement of the previously approved 3,600 square-foot dental office in the northwest corner of the PUD with a 3,600 square-foot professional office use building.

Internal circulation routes are being modified slightly, and the overall gross square foot of building is being reduced from 47,084 square feet to 35,555 square feet.

The surrounding properties located in the City of Lapeer are zoned B-2, General Commercial and R-3, Single-Family Residential to the North, B-2, General Commercial both the East and West. Part of the property to the south is located in Elba Township. It would appear their zoning map shows this area designated as Commercial. The Future Land Use Map shows the surrounding properties to the north as Commercial – General Business and PUD, the properties to the East and West as Commercial – General Business, and the properties on the Southeast are classified as Planned Industrial.

The concept plan amendment/rezoning of the property is consistent with the City's Master Plan Future Land Use Map. The City Future Land Use Map, located on page #5, shows this area classified as "Commercial – General Business."

2012/2013 PUD Use Mix

PUD SITE DATA

<u>LAND USE</u>	<u>LAND USE AREA</u>	<u>BUILDING AREA</u>	<u>BUILDING AREA COVERAGE</u>	<u>PARKING SPACES REQUIRED</u>	<u>PARKING SPACES PROVIDED</u>
RETAIL AND RESTAURANT	2.12 AC	6,840 GFA 5,544 GFA	13.4%	27 SPACES 74 SPACES	27 SPACES 74 SPACES
AUTOMOTIVE-BELLE TIRE	0.99 AC	9,700 SF GROSS 10 BAYS/10 EMPLOYEES	22.5%	40 SPACES	37 SPACES*
MEDICAL OFFICE	2.80 AC	26,400 SF GROSS	21.7%	106 SPACES	100 SPACES*
DENTAL OFFICE	1.20 AC	3,600 SF GROSS	7.3%	15 SPACES	31 SPACES
TOTALS	7.11 AC	47,084 SF GROSS	15.2%	267 SPACES	214 SPACES

2022 PUD Use Mix

The City Commission approved revision of the Concept Plan showing Belle Tire, a proposed car wash and an additional retail building along S. Lapeer Road and medical offices along the west side of the property.

2026 PUD Use Mix

PUD SITE DATA

<u>LAND USE</u>	<u>LAND USE AREA</u>	<u>BUILDING AREA</u>	<u>BUILDING AREA COVERAGE</u>	<u>PARKING SPACES REQUIRED</u>	<u>PARKING SPACES PROVIDED</u>
DENTAL OFFICE	0.89 AC	4,200 GFA	10.8%	17 SPACES	42 SPACES
AUTOMOTIVE-BELLE TIRE	0.99 AC	9,805 SF GROSS 10 BAYS/10 EMPLOYEES	22.7%	40 SPACES	37 SPACES
MEDICAL OFFICE	1.66 AC	13,200 SF GROSS	18.2%	53 SPACES	68 SPACES
OFFICE PROFESSIONAL	0.60 AC	3,800 SF GROSS	14.5%	13 SPACES	31 SPACES
CAR WASH	1.11 AC	4,550 SF GROSS	9.41%	18 SPACES	21 SPACES
TOTALS	7.11 AC	35,555 SF GROSS	11.5%	143 SPACES	195 SPACES

RECOMMENDATIONS

The revised concept plan appears to be consistent with the first standard for evaluation of a rezoning request identified in Section 7.23.06.B., which relates to compliance with the Master Plan.

The City of Lapeer Master Plan identifies the area as Commercial-General Business, which *“allows for a wide range of commercial uses, but excluding big box retailers, malls and other regional commercial uses. The designation corresponds with the existing commercial development along south M-24 and West Genesee Street.”* The revisions to the concept plan are consistent with the development pattern along M-24 and do not include any big box retail or regional commercial uses.

Additional priorities identified in the Master Plan related to access management and design standards for the area are addressed through the site plan review process, by applying zoning ordinance standards for landscaping and site design. Further, the concept plan’s reliance upon a single driveway providing access to M-24/Lapeer Road addresses concerns related to access management.

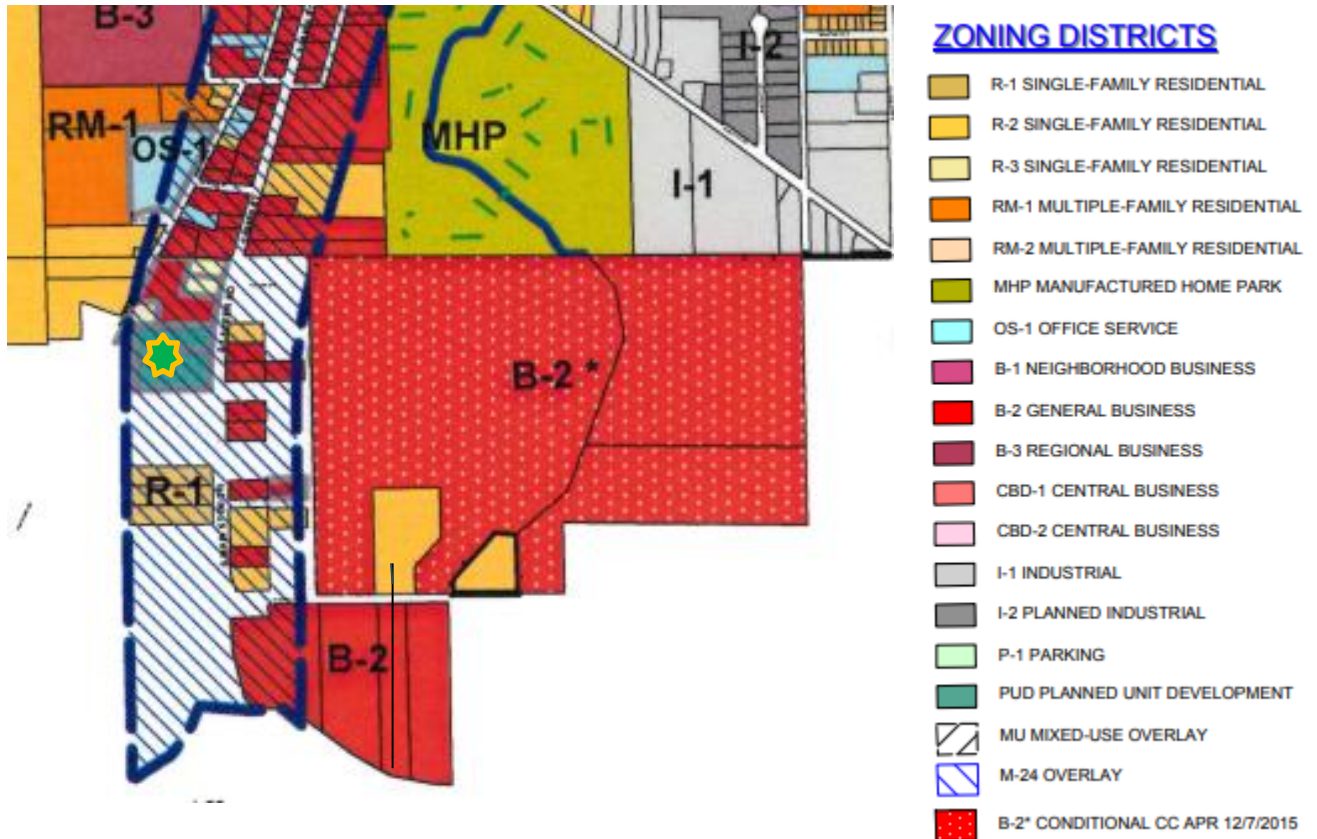
REFERENCE MATERIAL

Aerial Map



Key:  = Parcel Location

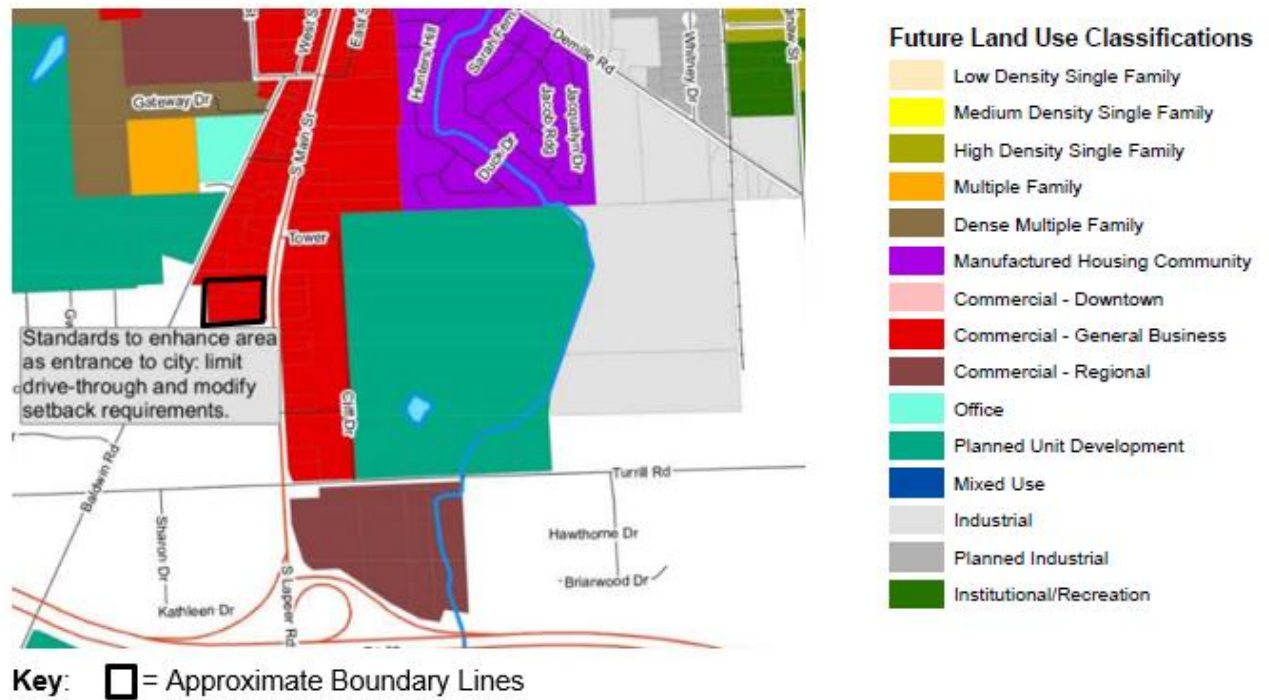
Current City of Lapeer Zoning Map



 Parcel Location Key

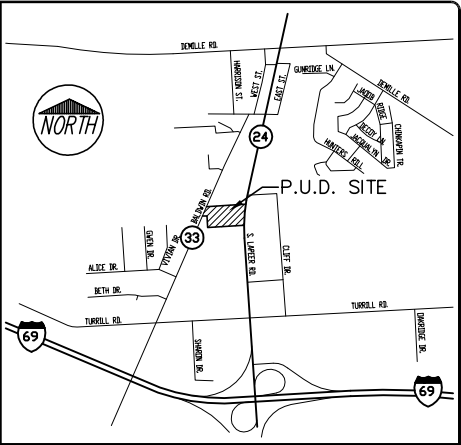
Future Land Use Map

Current Future Land Use Map



CONCEPTUAL PLANNED UNIT DEVELOPMENT PLAN

HAWKAW ENTERPRISES, LLC
1569 HARWOOD DRIVE
OXFORD, MICHIGAN 48371
(248)-459-1980



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:
PART OF "LAPEER COMMONS CONDOMINIUM", LAPEER COUNTY
CONDOMINIUM SUBDIVISION PLAN No. 66

ZONING INFORMATION:
PROPOSED ZONING: "PUD" (PLANNED UNIT DEVELOPMENT)
EXISTING ZONING: RESIDENTIAL (ANNEXED FROM LAPEER TWP.)

LEGEND:

- 9' x 18' PARKING SPACE AND 7' WIDE CONCRETE WALK
- 9' x 18'-6" PARKING SPACE (TO B/C) AND 2' WIDE CONCRETE CURB
- 8' x 18' BARRIER FREE PARKING SPACE, 8' WIDE ACCESS AISLE AND 7' WIDE SLOPED CONCRETE WALK
- CONCRETE WALK
- SCREENED TRASH ENCLOSURE
- PAINTED CROSSWALK
- TRAFFIC DIRECTION ARROWS

LEGEND

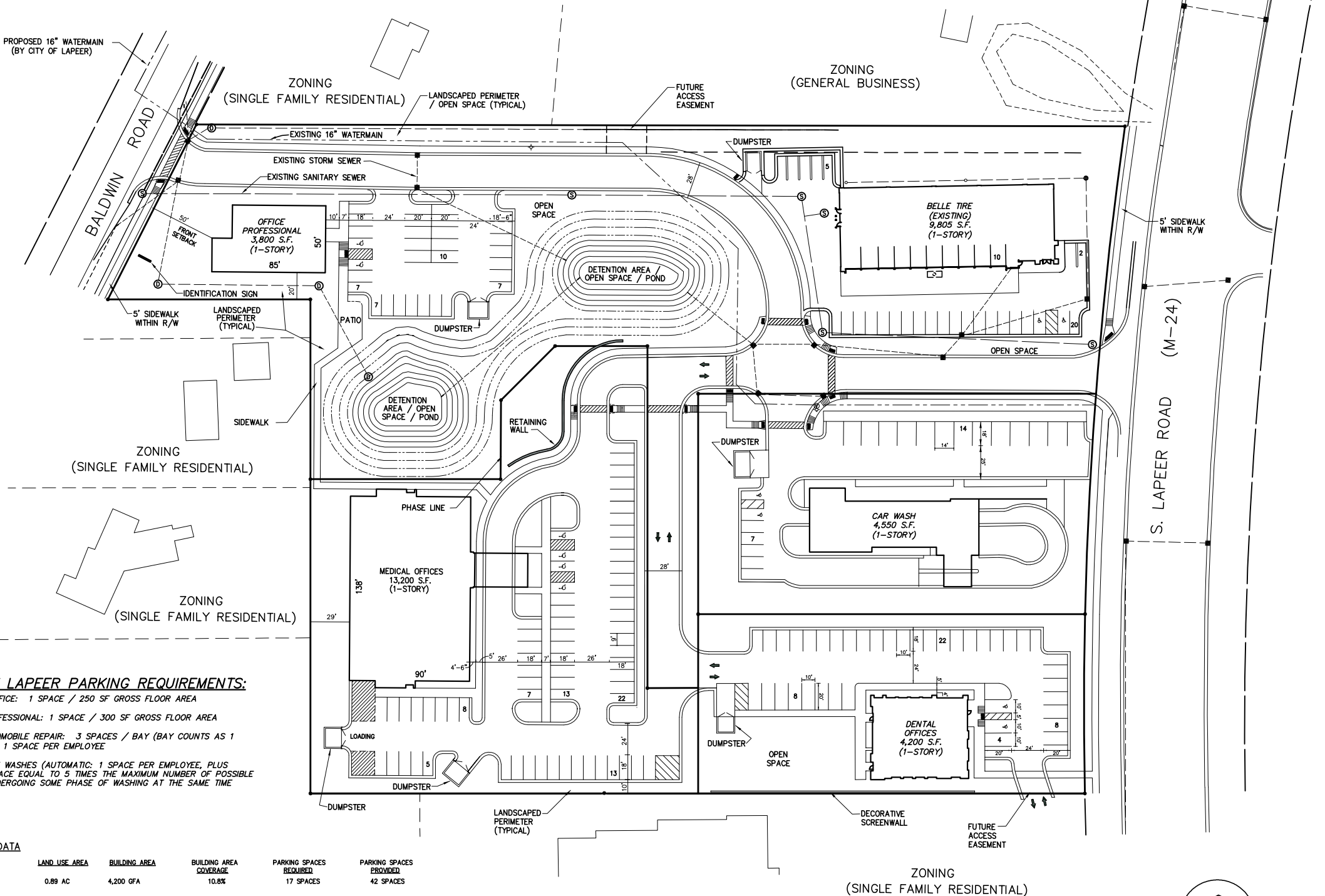
- STORM SEWER & MANHOLE
- SANITARY SEWER & MANHOLE
- WATERMAIN, HYDRANT, & VALVE
- GAS MAIN & VALVE
- BURIED TELEPHONE & MANHOLE
- UNDER GROUND ELECTRIC & MANHOLE
- OVERHEAD ELECTRIC, POLE, & GUY WIRE
- CATCH BASIN (CURB & ROUND)
- WELL
- CONTOUR LINE (PROPOSED)
- CONTOUR LINE (EXISTING)
- FENCE
- GUARD RAIL
- LIGHT POLE
- CABLE & TELE PEDESTALS
- PROPOSED FINISHED GRADE
- BENCHMARK
- FOUND IRON
- SET IRON
- FOUND MONUMENT
- SECTION CORNER

CITY OF LAPEER PARKING REQUIREMENTS:

- MEDICAL OFFICE: 1 SPACE / 250 SF GROSS FLOOR AREA
- OFFICE PROFESSIONAL: 1 SPACE / 300 SF GROSS FLOOR AREA
- MINOR AUTOMOBILE REPAIR: 3 SPACES / BAY (BAY COUNTS AS 1 SPACE) PLUS 1 SPACE PER EMPLOYEE
- AUTOMOBILE WASHES (AUTOMATIC): 1 SPACE PER EMPLOYEE, PLUS STACKING SPACE EQUAL TO 5 TIMES THE MAXIMUM NUMBER OF POSSIBLE VEHICLES UNDERGOING SOME PHASE OF WASHING AT THE SAME TIME

PUD SITE DATA

LAND USE	LAND USE AREA	BUILDING AREA	BUILDING AREA COVERAGE	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
DENTAL OFFICE	0.89 AC	4,200 GFA	10.6%	17 SPACES	42 SPACES
AUTOMOTIVE-BELLE TIRE	0.99 AC	9,805 SF GROSS 10 BAYS/10 EMPLOYEES	22.7%	40 SPACES	37 SPACES
MEDICAL OFFICE	1.66 AC	13,200 SF GROSS	18.2%	53 SPACES	68 SPACES
OFFICE PROFESSIONAL	0.60 AC	3,800 SF GROSS	14.5%	13 SPACES	31 SPACES
CAR WASH	1.11 AC	4,550 SF GROSS	9.41%	18 SPACES	21 SPACES
TOTALS	7.11 AC	35,555 SF GROSS	11.5%	143 SPACES	195 SPACES



0 45 90
SCALE: 1" = 90'

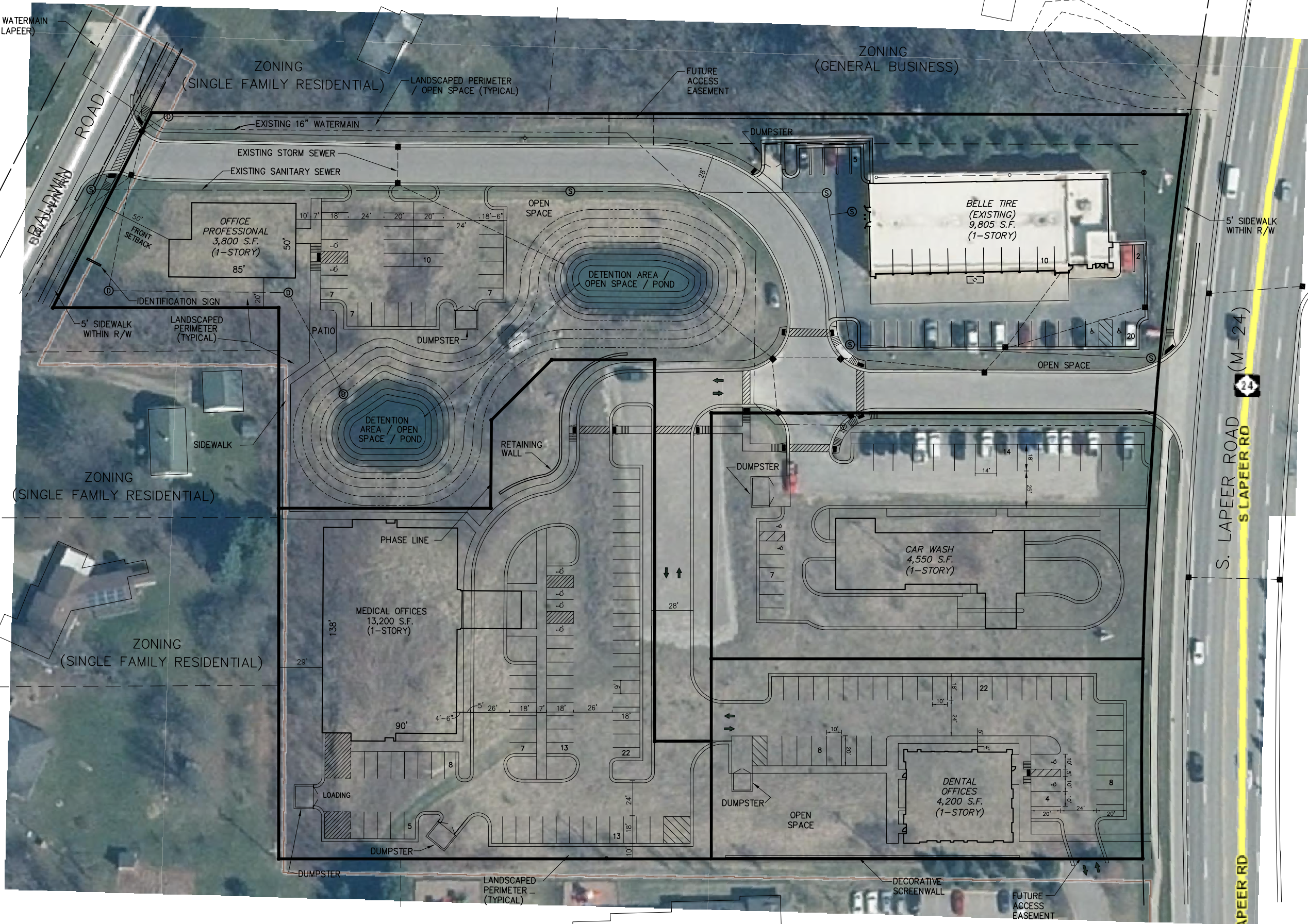


meridian
LAND SURVEYING
(810) 339-6605 www.meridianls.com
840 S. GRAND TRAVERSE ST.
CITY OF FLINT MICHIGAN 48502

LAPEER COMMONS
S. LAPEER ROAD (M-24)
CITY OF LAPEER, LAPEER COUNTY, MICHIGAN
P.U.D. CONCEPT PLAN

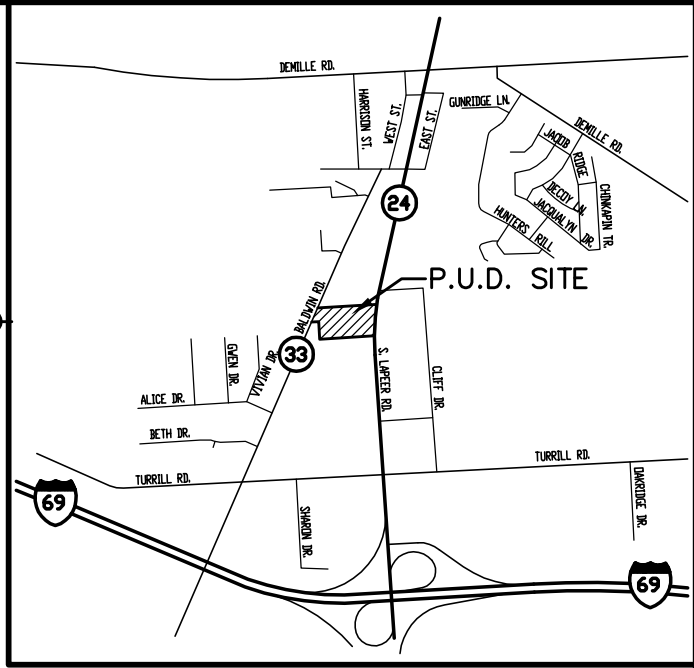
DATE: 4-10-26 DRAWN BY: MA JOB NO: 2026040
SCALE: 1" = 90' CHECKED BY: GMM SHEET: 1 OF 1

AERIAL OVERLAY/CURRENT CONDITIONS - LAPEER COMMONS 4-10-2026



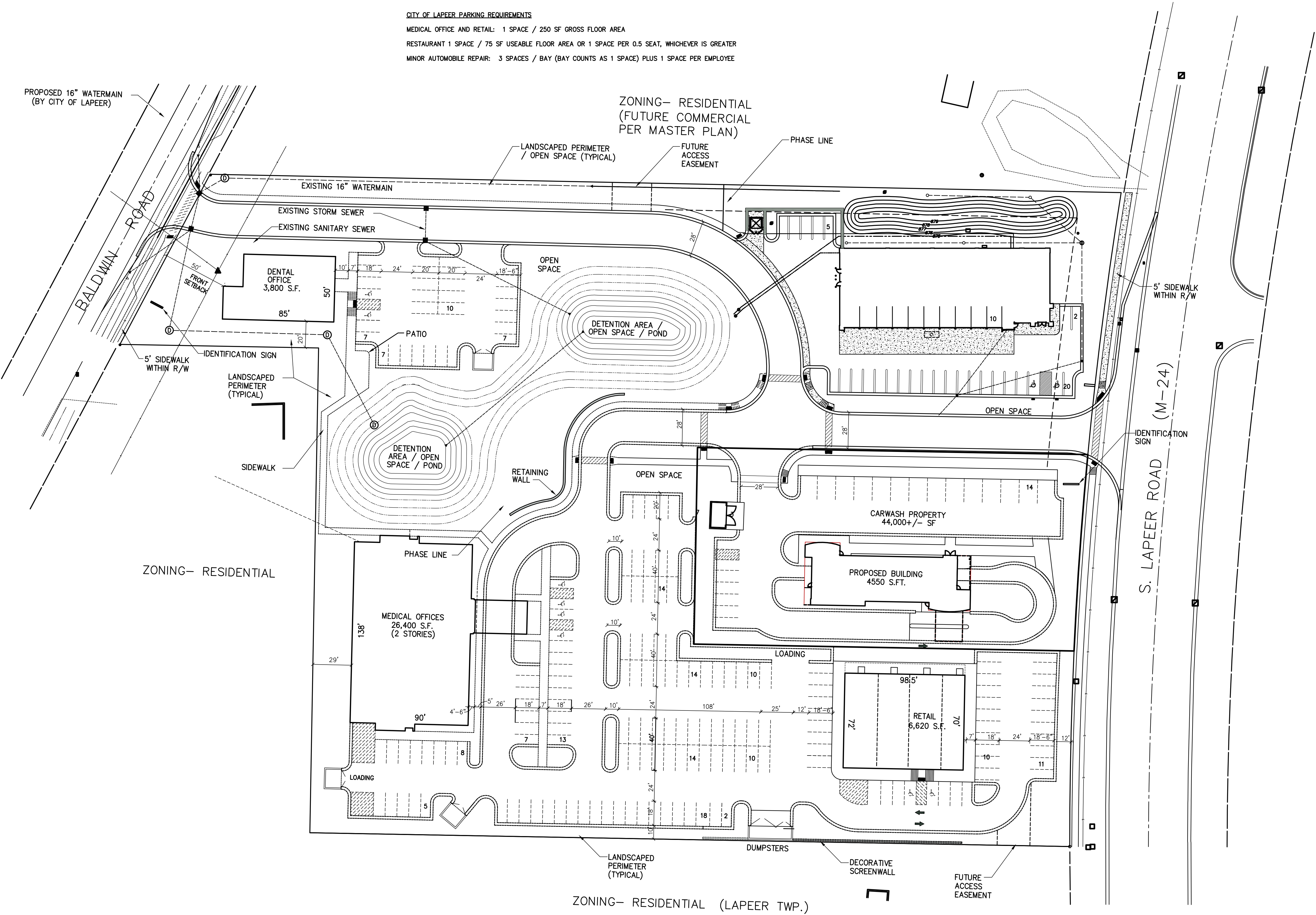
PUD SITE DATA table with 6 columns: LAND USE, LAND USE AREA, BUILDING AREA, BUILDING AREA COVERAGE, PARKING SPACES REQUIRED, PARKING SPACES PROVIDED. Rows include RETAIL, AUTOMOTIVE-BELLE TIRE, MEDICAL OFFICE, DENTAL OFFICE, and TOTALS.

CITY OF LAPEER PARKING REQUIREMENTS
MEDICAL OFFICE AND RETAIL: 1 SPACE / 250 SF GROSS FLOOR AREA
RESTAURANT 1 SPACE / 75 SF USEABLE FLOOR AREA OR 1 SPACE PER 0.5 SEAT, WHICHEVER IS GREATER
MINOR AUTOMOBILE REPAIR: 3 SPACES / BAY (BAY COUNTS AS 1 SPACE) PLUS 1 SPACE PER EMPLOYEE

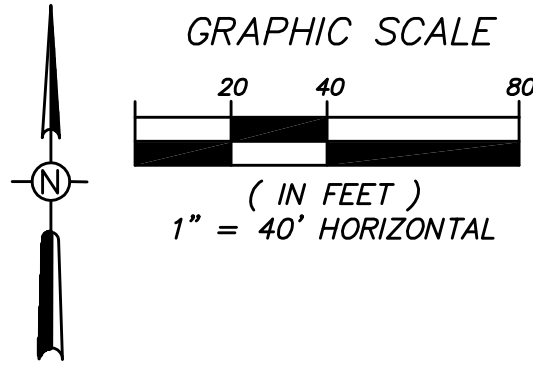


LEGAL DESCRIPTION - ROACH PARCEL
LOTS 19, 20, 21, 22, 23, 24, 25 AND VACATED LINA STREET AS PLATTED EXCEPT THE SOUTH 1/2 OF SAID LINA STREET LYING WEST OF THE WEST LOT LINE OF SAID LOT 23 EXTENDED TO THE CENTERLINE (30.00 FEET) OF SAID LINA STREET OF SUPERVISOR'S PLAT NO. 4 AS RECORDED IN LIBERTY, PAGE 91, LAPEER COUNTY RECORDS.

ZONING INFORMATION:
PROPOSED ZONING: "PUD" (PLANNED UNIT DEVELOPMENT)
EXISTING ZONING: RESIDENTIAL (ANNEXED FROM LAPEER TWP.)



- LEGEND:
9' x 18' PARKING SPACE AND 7' WIDE CONCRETE WALK
9' x 18'-6" PARKING SPACE (TO B/C) AND 2' WIDE CONCRETE CURB
8' x 18' BARRIER FREE PARKING SPACE, 8' WIDE ACCESS AISLE AND 7' WIDE SLOPED CONCRETE WALK
CONCRETE WALK
SCREENED TRASH ENCLOSURE
PAINTED CROSSWALK
PHASE LINE
LAND USE LIMITS
TRAFFIC DIRECTION ARROWS
877 EXISTING CONTOURS



- LEGEND
STORM SEWER & MANHOLE
SANITARY SEWER & MANHOLE
WATERMAIN, HYDRANT, & VALVE
GAS MAIN & VALVE
BURIED TELEPHONE & MANHOLE
UNDER GROUND ELECTRIC & MANHOLE
OVERHEAD ELECTRIC, POLE, & GUY WIRE
CATCH BASIN (CURB & ROUND)
WATER MANHOLE
CONTOUR LINE
785
FENCE
GUARD RAIL
LIGHT POLE
SIGN
STREET SIGN
MAILBOX
MONITOR WELL

CONCEPTUAL PLANNED UNIT DEVELOPMENT PLAN

S:\P\08005500 HAKAW Enterprises\dwg\PUD Concept (8-3-2012).dwg 8/3/2012 9:58:30 AM

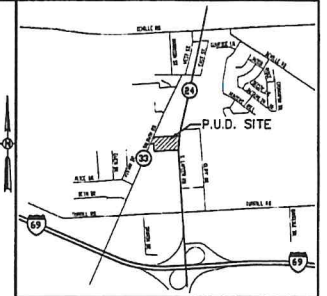
PUD SITE DATA

LAND USE	LAND USE AREA	BUILDING AREA	BUILDING AREA COVERAGE	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
RETAIL AND RESTAURANT	2.12 AC	6,840 GFA 5,544 SFA	13.4%	21 SPACES 14 SPACES	21 SPACES 14 SPACES
AUTOMOTIVE-BELLE TIRE	0.91 AC	9,100 SF GROSS 10 BAYS/10 EMPLOYEES	22.5%	40 SPACES	31 SPACES*
MEDICAL OFFICE	2.80 AC	26,400 SF GROSS	21.7%	106 SPACES	100 SPACES*
DENTAL OFFICE	1.20 AC	3,800 SF GROSS	7.3%	15 SPACES	31 SPACES
TOTALS	7.11 AC	47,084 SF GROSS	15.2%	261 SPACES	214 SPACES

* PARKING SHARED WITH RETAIL/RESTAURANT AND DENTAL OFFICE

CITY OF LAPEER PARKING REQUIREMENTS

MEDICAL OFFICE AND RETAIL: 1 SPACE / 250 SF GROSS FLOOR AREA
RESTAURANT: 1 SPACE / 75 SF USEABLE FLOOR AREA OR 1 SPACE PER 0.5 SEAT, WHICHEVER IS GREATER
MINOR AUTOMOBILE REPAIR: 5 SPACES / BAY (BAY COUNTS AS 1 SPACE) PLUS 1 SPACE PER EMPLOYEE



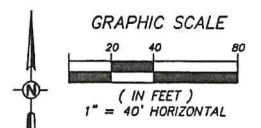
LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION - ROACH PARCEL
LOTS 19, 20, 21, 22, 23, 24, 25 AND VACATED LINA STREET AS PLATTED EXCEPT THE SOUTH 1/2 OF SAID LINA STREET LYING WEST OF THE WEST LOT LINE OF SAID LOT 23 EXTENDED TO THE CENTERLINE (30.00 FEET) OF SAID LINA STREET OF SUPERVISOR'S PLAT NO. 4 AS RECORDED IN LIBER, PAGE 41, LAPEER COUNTY RECORDS.

ZONING INFORMATION:
PROPOSED ZONING: "PUD" (PLANNED UNIT DEVELOPMENT)
EXISTING ZONING: RESIDENTIAL (ANNEXED FROM LAPEER TWP.)

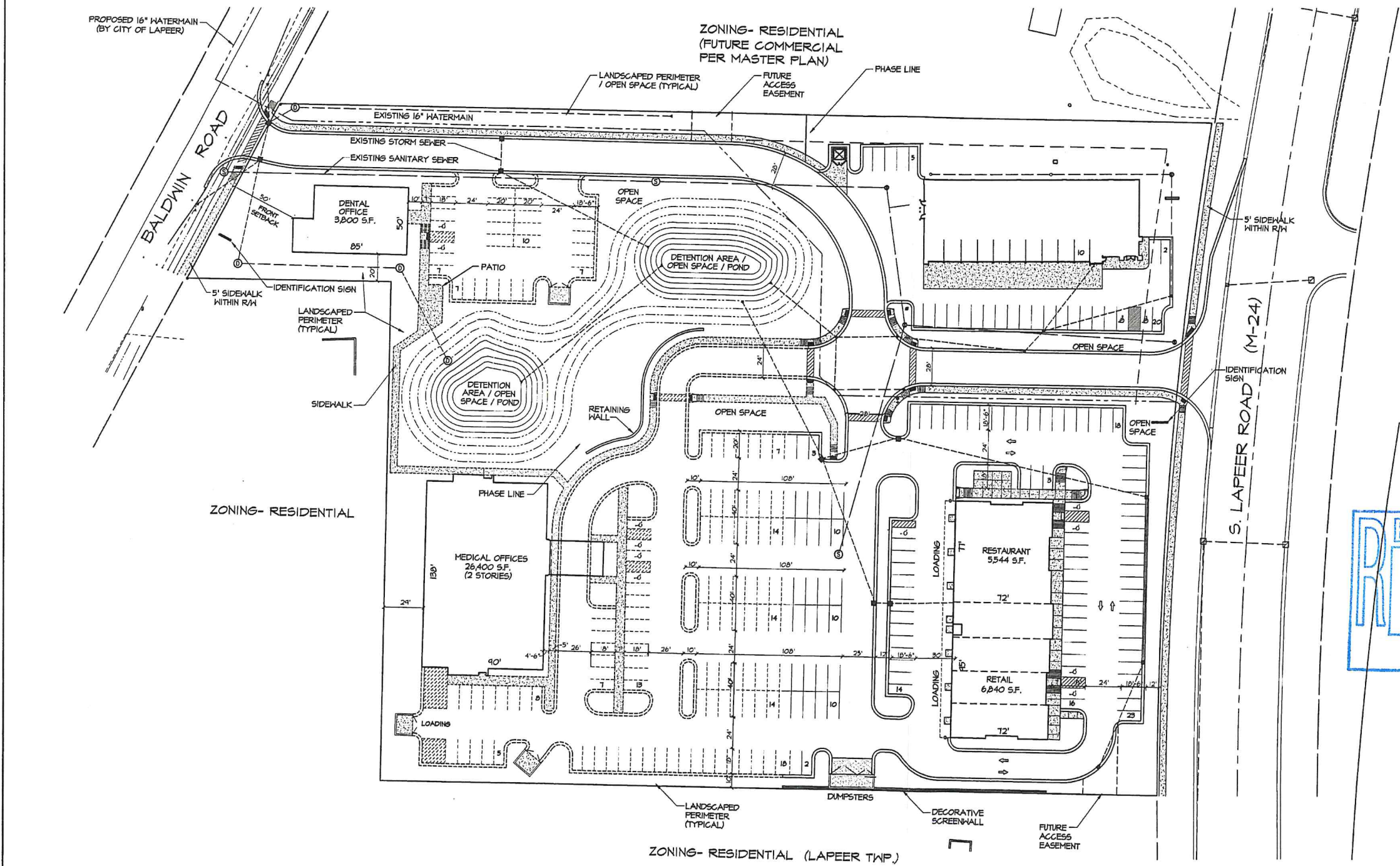
LEGEND:

- 9' x 16' PARKING SPACE AND 7' WIDE CONCRETE WALK
- 9' x 16'-6" PARKING SPACE (TO B/C) AND 2' WIDE CONCRETE CURB
- 8' x 16' BARRIER FREE PARKING SPACE, 8' WIDE ACCESS AISLE AND 7' WIDE SLOPED CONCRETE WALK
- CONCRETE WALK
- SCREENED TRASH ENCLOSURE
- PAINTED CROSSWALK
- PHASE LINE
- LAND USE LIMITS
- TRAFFIC DIRECTION ARROWS
- EXISTING CONTOURS



LEGEND

- STORM SEWER & MANHOLE
- SANITARY SEWER & MANHOLE
- WATERMAIN, HYDRANT, & VALVE
- GAS MAIN & VALVE
- BURIED TELEPHONE & MANHOLE
- UNDERGROUND ELECTRIC & MANHOLE
- OVERHEAD ELECTRIC, POLE, & OUT WIRE
- CATCH BASIN (DRAIN & ROAD)
- WATER MANHOLE
- FOUR
- GUARD RAIL
- LIGHT POLE
- BOX
- STREET SIGN
- WALKWAY
- MONITOR WELL



CONCEPTUAL PLANNED UNIT DEVELOPMENT PLAN



PLANNING DEPARTMENT
576 Liberty Park, Lapeer, MI 48446
(810) 664-4553

REZONING APPLICATION

Fee: \$750.00 base fee plus \$50.00 per acre

FEE: \$ 900⁰⁰

DATE PAID: 4-13-2016

An application to request the rezoning of property must be heard before the City of Lapeer Planning Commission. ***Regular meetings of the Planning Commission are held on the second (2nd) Thursday of each month at 6:30 p.m. at Lapeer City Hall.*** After receipt of the application and payment of the fee a public hearing will be scheduled for the next Planning Commission meeting for consideration, with all legal notifications being met. Public hearing legal notices are required to be published in the local newspaper 15 days in advance of a public hearing.

Recommendations from the Planning Commission are considered by the Lapeer City Commission at the first available City Commission regular meeting date following the regular Planning Commission meeting. *The applicant is advised to contact the Planning Department at (810)664-4553 to confirm the date for City Commission action.*

A non-refundable filing fee of \$750.00 base fee plus \$50.00 per acre made payable to the City of Lapeer must accompany your application.

Applicant Information

Name: Hawkaw Enterprises, LLC c/o Kevin Robertson

Address: 1569 Harwood Drive, Oxford, MI 48371

Phone Number: 248-459-1980 Email Address: hkwenterprises@gmail.com

Property Owner Name and Address (if different than above): _____

Property Information

Property Address: S. Main Street, Lapeer, MI 48446

Parcel Number (Tax ID Number): L21-39-831-019-10

Current Zone District Classification: PUD "Planned Unit Development"

Proposed Zone District Classification: _____

Proposed Use: Business/Office/Medical

A copy of the deed for the subject property or its legal description must be attached to the application.

Preliminary Concept Plan

Please provide a preliminary concept plan showing the subject lot or parcel and the intended layout of the proposal. The concept plan is required to be drawn to scale and becomes part of the application.

In consideration of all rezoning request, the PC shall review each case as to its compliance with **one of the two standards**:

- (1) The requested amendment is in compliance with the City Master Plan or that a mistake in the plan or changes in conditions or City policy have occurred that are relevant to the request. If the Planning Commission recommends approval of a request that is not in compliance with the current plan due to a mistake or change in conditions or policy, it shall immediately initiate an amendment to the plan to address the identified mistake or change.
- (2) The property cannot be reasonably used as it is currently zoned and the proposed request represents the most suitable alternative zoning classification based on the City Master Plan.

Please state the intended action and the reason the requested rezoning:

Reason for submittal is to update previous PUD Conceptual Plan dated 8-3-2012

I (we), the undersigned, do hereby make application and petition the City of Lapeer to amend the City of Lapeer Zoning Ordinance and associated zoning map.

Applicant's Signature(s): 

Print Applicant Name(s): Kevin Robertson

Date: 4/10/2026

Signature(s) of Property Owner(s): _____
(If different than applicant)

Print Property Owner(s) name: _____

Date: _____

HAKAW ENTERPRISES1569 HARWOOD DR.
OXFORD, MI 48371

1141

PAY TO THE
ORDER OF

CITY OF LAPEER

DATE

4/9/26

74-433
724-2

NINE HUNDRED + 00/100

\$ 900. —

DOLLARS

Security Features
Included.
Details on Back.

FOR

Delivering value. For Life.

REZONING PUD \$750 + 3 Acc's \$150

K. Watson

⑈001141⑈ ⑆072404333⑆

1111351711

Received From:
HAKAW ENTERPRISES
1569 HARWOOD DR
OXFORD MI 48371Date: 04/13/2026 Time: 10:25:20 AM
Receipt: 245598 *** REPRINT ***
Cashier: jwatson

ITEM REFERENCE	AMOUNT
REZONE REZONING APPLICATION FEE	
REZONING APPLICATION FEE	\$900.00
TOTAL	\$900.00
CHECK 1141	\$900.00
Total Tendered:	\$900.00
Change:	\$0.00

**CITY OF LAPEER
MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
May 14, 2026**

A regular meeting of the City of Lapeer Planning Commission was held at 6:30 p.m. on Thursday, May 14, 2026, at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan.

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

Members Absent: Doug Roberts and Audrey Brady.

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

Chair Kelly called the meeting to order at 6:32 p.m.

AGENDA APPROVAL

296 2026 05-14 Agenda Approval

Motion by Catherine Bostick-Tullius. Seconded by Jeff Pattison.

To approve the agenda for the May 14, 2026, meeting as presented.

Ayes: Commissioners Johnson, Bostick-Tullius, Hing, Atwood, Pattison.

Nays: None.

Absent: Roberts and Brady.

MOTION CARRIED.

MINUTES

297 2026 05-14 Meeting Minutes

Motion by Austin Kelly. Seconded by Hing.

Approve the minutes of the regular meeting held on April 9, 2026, as presented.

Ayes: Commissioners Johnson, Bostick-Tullius, Hing, Atwood, Pattison.

Nays: None.

Absent: Roberts and Brady.

MOTION CARRIED.

PUBLIC COMMENTS

None.

Public Hearing Scheduled

Special Land Use - 24 S. Court Street

Consultant Burkholder reviewed the request received from Adnan Shango to approve a SLU for 24 S. Court St.

Chair Kelly opened the public hearing at 6:47 p.m.

Adnan Shango spoke in favor of approving the SLU.

There being no further comments, the public hearing was closed at 6:49 p.m.

Commission discussed the property and proposed use and determined that the proposed use of the property met the requirements of a SLU based upon findings in Planner's memo.

298 2026 05-14 Special Land Use - 24 S. Court Street

Motion by Bostick-Tullius. Seconded by Hing.

To approve the special land use application requested by Adnan Shango for 24 S. Court Street. PIO: L21-25-500-040-00 because the request meets the Standard(s) in Section 7-19-04 for approval of a special land use proposal.

Ayes: Commissioners Johnson, Bostick-Tullius, Hing, Atwood, Pattison.

Nays: None.

Absent: Roberts, Brady.

MOTION CARRIED.

Public Hearing Scheduled

Rezoning - 3300 Davison Rd. & Vacant Parcel

Consultant Burkholder reviewed the request from Jeff Van Camp and Adnan Shango to rezone 3300 Davison Rd and Vacant Parcel PIO: L20-83-307-040-00 and L20-83-308-040-00 from B-2 General Business to RM-2 Multiple Family Residential.

Chair Kelly opened the public hearing at 6:55 p.m.

Jeff Van Camp discussed the proposed plans as the architect for the project

Adnan Shango spoke in favor of making the project residential, stating that commercial development is not viable at that location.

There being no further comments, the public hearing was closed at 6:57 p.m.

The Commission discussed the proposed rezoning, discussed issues related to commercial development at the location and how property may not be appropriately zoned, but that future land use map in the Master Plan did have it noted as commercial development. Board suggested working with staff to find a way to move forward in a legal manner, following appropriate steps with staff assistance.

299 2026 05-14 Rezoning - 3300 Davison Rd. & Vacant Parcel

Motion by Hing. Seconded by Bostick-Tullius.

To recommend the City Commission deny the rezoning requested by Jeff Van Camp, applicant, and Adnan Shango, owner, for 3300 Davison Rd and Vacant Parcel PIO: L20-83-307-040-00 and L20-83-308-040-00 from B-2 General Business to RM-2 Multiple Family Residential because the request fails to meet Standard(s) in Section 7.23.06.(b) for approval of a rezoning.

Ayes: Commissioners Johnson, Bostick-Tullius, Hing, Atwood, Pattison.

Nays: None.

Absent: Roberts, Brady.

MOTION CARRIED.

Public Hearing Scheduled

Rezoning/PUD Concept Plan Revision - Lapeer Commons

PUD

Chair Kelly opened the public hearing at 7:19 p.m.

Consultant Burkholder reviewed the request received from Hawkaw Enterprises.

No public comment.

There being no further comments, the public hearing was closed at 7:20 p.m.

The Commission discussed the proposal, noting that it is very similar to the current proposal, just downsized, and adopted findings of the consultant's memo.

300 2026 05-14 Rezoning/PUD Concept Plan Revision - Lapeer Commons

PUD

Motion by Bostick-Tullius. Seconded by Johnson.

To recommend the City Commission approve the Rezoning/PUD Concept Plan Revision requested by Hawkaw Enterprises, LLC, c/o Kevin Robertson, for Lapeer Commons PIO: L21-39-831-019-10 because the request meets Standard(s) in Section 7.23.06.(b) for approval of a rezoning amendment to the previously approved PUD.

Ayes: Commissioners Johnson, Bostick-Tullius, Hing, Atwood, Pattison.

Nays: None.

Absent: Roberts, Brady.

MOTION CARRIED.

SITE PLAN REVIEWS

There were no site plans to be reviewed.

OLD BUSINESS

None.

OTHER BUSINESS

Master Plan Steering Committee Discussion

Consultant Burkholder discussed the master plan process and whether the Commission wanted to have a steering committee or not. Board discussed options, noting pros and cons.

301 2026 05-14 Master Plan Steering Committee Discussion

Motion made by Pattison. Seconded by Hing.

The Planning Commission shall not create a Master Plan steering committee and shall act as the reviewing body for documents, gather input, act as community champions for the project, and provide regular updates and guidance for the duration of the Master Plan update process.

Ayes: Commissioners Johnson, Bostick-Tullius, Hing, Atwood, Pattison.

Nays: None.

Absent: Roberts, Brady.

MOTION CARRIED.

Master Plan Community Survey

Consultant Burkholder discussed the process and challenges of putting together a community survey. Board acknowledged various issues with the survey but expressed desire to have a

high response rate and discussed various ways to improve the response rate. Board asked Consultant Burkholder to investigate a variety of options and to bring that new information and requested revisions back to the Planning Commission prior to the release of the survey.

302 2026 05-14 Master Plan Community Survey

Motion by Hing. Seconded by Atwood.

To move forward with distribution of the Master Plan Community Survey with the following revisions: staff to create multiple focused surveys that are shorter in length, for final review by the Planning Commission.

Ayes: Commissioners Johnson, Bostick-Tullius, Hing, Atwood, Pattison.

Nays: None.

Absent: Roberts, Brady.

MOTION CARRIED.

CORRESPONDENCE

The Development Activities Report was reviewed as presented.

TRAINING REPORT

The training report was reviewed. Chair Kelly asked for it to be emailed out to all Planning Commissioners.

COMMISSIONER COMMENTS

Commissioner Atwood spoke about a housing bill that will preempt local zoning control and encouraged others to speak to their legislators about this issue. Commissioner Bostick-Tullius thanked Commissioner Atwood for informing them about issues at the state level. Commissioner Hing thanked staff for attending the meeting. Chair Kelly spoke on the importance of working through zoning issues while maintaining compliance with the Master Plan.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:54 p.m.

Jeff Pattison
Secretary

Mike Womack
Recording Secretary



ITEM G-2

Meeting Date: June 15, 2026
Department: City Clerk
Requestor: Romona Sanchez, City Clerk
Agenda Item: Property & Liability Insurance

RECOMMENDATION (motion):

Recommend approval of the renewal with Highstreet Insurance & Financial Services (formerly Peterson McGregor) for the City of Lapeer's Property and Liability Insurance for **\$348,853** for the Fiscal Year July 2, 2026, to July 2, 2027, and authorize the City Manager to sign required documents. This policy will include a separate ancillary cyber security policy and a volunteer accident policy.

AGENDA ITEM INFORMATION:

Peterson-McGregor has been the City's liability insurance carrier since July 2010. The past year's premiums are as follows:

Policy Term	Municipal Package	Cyber Liability	Treasury Bond	Volunteer Accident	Crime	Total
07-02-26 to 07-02-27	\$337,804	\$6,540	\$239	\$1,903	\$2,367	\$348,853
07-02-25 to 07-02-26	\$282,883	\$6,540	\$239	\$1,903	\$1,838	\$293,403
07-02-24 to 07-02-25	\$261,173	\$6,540	\$239	\$1,903	\$1,716	\$271,598
07-01-23 to 07-02-24	\$219,478	\$6,338	\$239	\$1,903	\$1,230	\$229,215
07-01-22 to 07-01-23	\$199,347	\$6,917	\$239	\$1,903	\$1,214	\$209,647
07-01-21 to 07-01-22	\$191,570	\$6,550	\$239	\$1,903		\$200,289

The service through Highstreet Insurance & Financial Services has been outstanding and the City has developed a positive working relationship.

An average loss ratio is around 30%, however, for the City of Lapeer, the loss ratio is at 82% which is very high.

The Director of Financial Services will place a budget amendment on the consent agenda for the City Commission to approve in the near future.

Budgeted Amount:		Funds Requested:	\$348,853
Funding Source:	Property Ins & Liability Insurance	CIP Project #:	
		Budget Amendment Needed:	Yes
# of Bids/Quotes Obtained:	None.	Budget Amendment Attached:	No
Explanation:	The budget amendment will be presented at a future meeting.		



ITEM G-3

Meeting Date: June 15, 2026

Department: Fire-Rescue

Requestor: Mike Vogt, Fire Chief

Agenda Item: Approval of Fire Protection Agreement with Mayfield Township

RECOMMENDATION (motion):

Approve the Fire Protection Agreement between the City of Lapeer and Mayfield Township for the provision of fire protection, rescue services, fire prevention services, and related emergency services for a ten-year period commencing July 1, 2026, and ending June 30, 2036, and authorize the Mayor and City Manager to execute the agreement.

AGENDA ITEM INFORMATION:

The attached agreement is a proposed ten-year Fire Protection Agreement between the City of Lapeer and Mayfield Township for the provision of fire protection, rescue services, fire prevention activities, life safety inspections, pre-incident planning, and related emergency services.

Lapeer Fire & Rescue has provided fire protection services to Mayfield Township for decades. This agreement continues that longstanding partnership and provides stability for both the City and Township through June 30, 2036.

Over the past several months, City staff worked collaboratively with Mayfield Township officials to review and update the existing agreement. The proposed agreement was developed in conjunction with the City Manager and City Attorney and was subsequently reviewed and approved by legal counsel. The Mayfield Township Board approved the agreement without modification on June 8, 2026.

The updated agreement modernizes several provisions of the previous contract while continuing the services currently provided by Lapeer Fire & Rescue. It establishes a predictable compensation schedule over the term of the agreement, continues fire prevention and inspection services within the township, and provides a framework for maintaining consistent fire code standards and long-term planning.

Discussions regarding the agreement went very well and were productive throughout the process. Staff believes the agreement represents a fair partnership between both communities and provides long-term stability moving forward.

Lapeer Fire & Rescue is proud to continue serving the residents of Mayfield Township and appreciates the strong working relationship that has existed between our organizations for many years.

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

CITY OF LAPEER – MAYFIELD TOWNSHIP
FIRE PROTECTION AGREEMENT

THIS AGREEMENT is made by and between the City of Lapeer, a Michigan Municipal Corporation, 576 Liberty Park, Lapeer, Michigan, hereinafter referred to as "CITY," and the Township of Mayfield, a Michigan Municipal Corporation, hereinafter referred to as "TOWNSHIP".

RECITALS

WHEREAS, pursuant to the Urban Cooperation Act, MCL 125.501 et seq., ("Act 7") the parties may make intergovernmental agreements to provide for municipal services, including fire fighting and other services;

WHEREAS The CITY maintains a Fire Department and is willing to render fire protection service outside of its corporate limits upon reasonable terms; and

WHEREAS The TOWNSHIP desires to have fire protection, rescue-type service, life safety inspections, and other services provided by the CITY'S Fire Department on the terms and conditions herein; and

WHEREAS the CITY is willing to provide fire protection, rescue-type service, life safety inspections, and other services to the TOWNSHIP on the terms and conditions herein.

NOW, THEREFORE, in exchange for good and valuable consideration and the promises herein, the parties agree as follows:

1. Equipment and Services. Subject to the terms and conditions herein, on a non-exclusive / non dedicated basis, the CITY shall maintain availability of one fire engine, one ladder, one tender, one rescue apparatus, one brush truck (collectively the "Equipment"), to be used to provide the following Services within the boundaries of the TOWNSHIP:
 - a. Fire and/or rescues incidents;
 - b. Hazardous material release incidents;
 - c. Other calls for emergency services for which the CITY determines the Equipment and/or CITY Fire Department personnel are an appropriate response;
 - d. Fire-rescue related calls for service;
 - e. Fire prevention services within the TOWNSHIP, including Firefighter Right-to-Know surveys, pre-incident planning activities, and life safety inspections as deemed necessary by the CITY;
 - f. Fire inspections for all new commercial construction and commercial remodels requiring permits within the TOWNSHIP, in accordance with applicable codes and standards as adopted and enforced by the TOWNSHIP (collectively the "Services").

Provided, the Services do not include: (i) ambulance or patient transport; or (ii) emergency medical technician response.

2. Response to Request for Services. Subject to the provisions herein, the CITY will respond to the TOWNSHIP'S requests for Services within the TOWNSHIP

3. Non-Exclusivity. None of the CITY's equipment/apparatus, including the Equipment, or personnel shall provide the Services. Rather, all CITY equipment/apparatus, including the Equipment, and all CITY personnel may be used/deployed by the CITY for CITY purposes and/or for providing mutual aid or contracted services to other municipalities.
4. Term and Compensation. This Agreement shall be effective commencing July 1, 2026 and, unless terminated earlier as provided herein, shall terminate June 30, 2036.

During the Term of this Agreement, the TOWNSHIP shall compensate the CITY for the SERVICES on a lump sum basis in the amounts below, in equal monthly, quarterly, semi-annually, or annual payments. If the TOWNSHIP selects an annual payment, such is due on or before July 1st of each year. If the TOWNSHIP elect's installment payments, the first payment is due on or before July 1st of each year with installment payments due on the 1st day of the month thereafter, based on the number of installments elected.

- a. July 1, 2026 – June 30, 2027: \$215,244.00
- b. July 1, 2027 – June 30, 2028: \$219,548.88
- c. July 1, 2028 – June 30, 2029: \$223,939.86
- d. July 1, 2029 – June 30, 2030: \$228,418.66
- e. July 1, 2030 – June 30, 2031: \$232,987.03
- f. July 1, 2031 – June 30, 2032: \$237,646.77
- g. July 1, 2032 – June 30, 2033: \$242,399.71
- h. July 1, 2033 – June 30, 2034: \$247,247.70
- i. July 1, 2034 – June 30, 2035: \$252,192.65
- j. July 1, 2035 – June 30, 2036: \$257,236.50

Payments shall be made in advance of Services to be provided. Payments not received within ten days of the due date shall be subject to interest at the rate 0.55% per month until paid in full.

5. Scope of Services. That the compensation provided for in this Agreement for the Services is intended to provide inclusive Services within the TOWNSHIP. Provided, in addition to the above, the TOWNSHIP shall be responsible for any costs associated with outside agencies or contractors requested or required in the provision of Services, including but not limited to hazardous materials cleanup, environmental remediation, or specialized response resources. Such additional costs shall be paid by the TOWNSHIP within 30 days of invoice by the CITY.
6. General Information. Upon request from the TOWNSHIP, the CITY shall provide the TOWNSHIP with:
 - a. Informational reports regarding the Services provided.
 - b. General information regarding the CITY's capital replacement planning to the extent such impacts the Equipment and/or Services.
 - c. The CITY's anticipated acquisition of major fire related equipment/apparatus as related to the provision of Services.

Nothing in this section shall be construed to require TOWNSHIP approval of capital expenditures or limit the CITY'S sole authority over capital planning and procurement decisions, including, but not limited to, the right of the CITY to amend any planned capital acquisitions. However, the CITY will advise the TOWNSHIP concerning capital expenditures related to the City of Lapeer Fire Department which may impact the Services.

7. Adoption of Fire Code. The TOWNSHIP shall adopt and maintain a fire prevention code that is substantially consistent with the fire code adopted and enforced by the CITY, including all CITY adopted amendments, as may be periodically updated. Provided, the TOWNSHIP may adopt any code or ordinance provisions approved by the CITY's Fire Chief, even if the same differ from the City's fire code.
8. The TOWNSHIP acknowledges that alignment of fire code standards with the CITY is necessary to ensure consistent enforcement, inspection practices, plan review, and overall fire and life safety within the TOWNSHIP and for the CITY to effectively and efficiently provide the Services.

The CITY, through its Fire Department and Fire Code Official, shall be authorized to enforce the adopted fire code within the TOWNSHIP and any applicable TOWNSHIP ordinances or resolutions. The TOWNSHIP may adopt modifications to the fire code to address unique local conditions, provided such modifications do not materially reduce the level of fire and life safety established by the CITY'S adopted code as determined by the CITY in its sole discretion.

9. Means and Methods. That the CITY shall have full discretion concerning the means and methods in providing the Services, including, but not limited to, the deployment of personnel and Equipment. The CITY may factor availability of Equipment and personnel as well as whether other incidents are being responded to such decisions. The CITY's failure to respond, failure to timely respond, or removal of personnel and Equipment from a response due to a request for Services because of unavailability of personnel or Equipment, concurrent emergencies, or circumstances where response would jeopardize protection within the CITY shall not constitute a breach of this Agreement.
10. Insurance and Indemnity. That the TOWNSHIP agrees to maintain general liability insurance coverage insuring its interests. To the extent not otherwise prohibited by law, the CITY shall hold the TOWNSHIP including for purposes of this paragraph the TOWNSHIP'S officers and employees) harmless, indemnify them for, and defend them (with legal counsel reasonably acceptable to them) against, any cause of action, claim, damage, accident, injury or liability that arise as a result regarding the provision of the Services. However, any cause of action, claim, damage, accident, injury or liability that arises, in whole or part, as a result of the CITY acting on the direction of the TOWNSHIP (or TOWNSHIP officers or employees) then the TOWNSHIP and its officers and employee shall not be defended, held harmless, or indemnified by the CITY. Further, the CITY's obligations to defend, indemnify, and hold harmless herein shall not apply during any time the TOWNSHIP is in breach of any provision of this Agreement nor to any Services provided while the TOWNSHIP is in breach of any provision of this Agreement.

11. Conditions. The CITY's obligations herein, including the obligation to provide the Services, is expressly conditioned upon the following:

- a. Priority of Responses. it is further specifically agreed and understood by the parties that the CITY is or may be contracting to furnish fire protections with other units of government, and provides its own fire protection services within the City. Nothing herein shall afford requests for Services under this Agreement any priority over the CITY Fire Department providing services within the CITY or to other municipalities as deemed necessary by the CITY.
- b. Capability. This Agreement does not obligate the CITY to increase, enhance or improve its presently existing firefighting capability, or to maintain such capabilities to any specific level. All such decisions are expressly reserved to the CITY.
- c. No breach by the Township. The TOWNSHIP is not in breach and has not breached any of its obligations under this Agreement, including, but not limited to, its obligation to make timely payments to the CITY as required herein. In addition to any other remedies, the CITY may (but is not obligation to) immediately suspend the provision of SERVICES during any portion of time the TOWNSHIP is in breach of obligations herein.

12. Termination and Breach.

- a. Upon Breach. In the event of a breach of this Agreement, the non-breaching party may terminate this Agreement if the breaching party does not cure such breach within 60 days written notice of the breach. In the event of an uncured breach by the TOWNSHIP involving payment, in addition to any other remedies in this Agreement or under the law, the CITY may terminate commence legal action to collect all amounts owed under this Agreement. The TOWNSHIP shall reimburse the CITY for all costs and fees incurred in collecting from the TOWNSHIP, including, court costs and actual attorney fees.
- b. For Convenience. The CITY and/or the TOWNSHIP may terminate this Agreement at any time for any reason or no reason by providing the other party 90 days advanced written notice of termination.
- c. Inability to Provide Services. The CITY may terminate this Agreement without advance notice if the CITY determines that it is unable to provide the Services contemplated herein.

13. Request for Review. That in the event of a change in service demand, operational costs, capital needs, regulatory requirements, or other factors impacting the delivery of Services, either party may request a review of this Agreement. In such case, the parties agree to meet and negotiate in good faith regarding any proposed adjustments. Provided, neither party is obligation to agree to any modifications, adjustments, or revisions.

14. Employees and Equipment. All employees of the CITY shall remain employees of the CITY even while providing Services to pursuant to this Agreement. Nothing herein shall convey any interest in or right to the Equipment or any equipment or apparatus of the CITY to the TOWNSHIP.
15. Immunity. Nothing herein shall be construed as a waiver or limit of governmental immunity or other defenses to liability of any party or of any officers or employee of any party.
16. Filing. This Agreement may be filed with the State of Michigan as well as any other agency, including, the Lapeer County Clerk.
17. Notices. Any written notice required or permitted in this Agreement shall be given by first class mail addressed to the clerk of the respective party at the address of that party first written above.
18. Entire Agreement. This is the entire Agreement among the parties regarding its subject matter and it supersedes and replaces all prior and contemporaneous agreements. This Agreement may not be amended except in writing signed by all parties. This Agreement shall not be affected by any course of dealing. The headings in this Agreement are for convenience only, and shall not be considered as a part of this Agreement. However, the Recitals are an integral part of this Agreement.
19. That this Agreement shall be for a period of ten (10) years, commencing July 1, 2026, and ending June 30, 2036. The parties agree to meet in good faith to discuss potential extension or renewal of this Agreement on terms acceptable to both parties.

SIGNATURES

CITY OF LAPEER

By: _____
Its:

TOWNSHIP OF MAYFIELD

By: 
Its: Supervisor



ITEM G-4

Meeting Date: June 15, 2026
Department: Department of Public Works
Requestor: Ross Slusher
Agenda Item: 2026-2027 Solid Waste Licenses

RECOMMENDATION (motion):

Recommend approval of 2026-2027 Solid Waste Collection Licenses for the following companies:

1. Tri County Refuse (a.k.a. Republic Services of Flint)
2. Rick Rhein Disposal
3. GFL Environmental

AGENDA ITEM INFORMATION:

All required information and license fees for the 2026-2027 Solid Waste Licenses have been received and reviewed from the three companies listed above.

Tri County Refuse (aka Republic Services of Flint) offers various sizes of front load dumpsters to commercial customers at varying rates. **Rick Rhein Disposal** provides commercial and residential pick-up services for a rate of \$21 per month per residential household. **GFL Environmental** services the Hunters Creek Mobile Home Park for \$14.50 per unit as well as roll-off and front load dumpsters to commercial customers at varying rates.

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



**CITY OF LAPEER
APPLICATION TO OBTAIN
LICENSE FOR SOLID WASTE COLLECTION**

COMPANY NAME: Tri County Refuse (Republic Services)
ADDRESS: 4101 Holiday Dr. Flint, MI 48507
APPLICANT'S NAME: Kim Bryant
PHONE #: 810-219-3416 EMAIL: kbryant4@republi-services.com

LICENSE REQUESTED FOR THE YEAR OF: 2026-2027

ATTACHMENTS REQUIRED FOR OBTAINING LICENSE:

- ✓1. Attach a current financial statement (balance sheet).
- ✓2. Attach current certificate of insurance.
- ✓3. Attach a current rate schedule.
- ✓4. Attach a list of complete services offered to customers.
(Recycling must be an offered service for residential customers.)
- ✓5. Attach a list of the equipment to be used in the City of Lapeer and indicate the ID numbers and if the equipment is owned or leased.
- ✓6. Attach a list of references. (Must have at least two.)

ANSWER THE FOLLOWING QUESTIONS:

1. Number of years in business under present name: 30
2. Current # of customers served in City of Lapeer: 0 Residential 60 Commercial.
3. Address of where equipment is parked or stored: 4101 Holiday Dr. Flint MI. 48507
4. Has the company ever been denied or had a license revoked from a municipality?
Yes _____ No X
If yes, please explain: _____
5. Does the company agree to conduct all residential pick up service on Tuesday?
Yes X No _____

I, THE UNDERSIGNED, AGREE TO COMPLY WITH ALL PROVISIONS OF THE SOLID WASTE COLLECTION AND DISPOSAL ORDINANCE OF THE CITY OF LAPEER AND ALL OTHER LAWS, ORDINANCES, RULES AND REGULATIONS APPLICABLE TO THE CONDUCT OF SUCH BUSINESS NOW IN FORCE OR WHICH MAY HEREAFTER BE ADOPTED.

Signature of Applicant

Operations Manager

Title

6/1/26

Date

For questions concerning this application, please contact Marcie Lebo, Department of Public Works at (810) 664-4711.

217 Bentley Street, MI 48446 Website: www.ci.lapeer.mi.us



**CITY OF LAPEER
APPLICATION TO OBTAIN
LICENSE FOR SOLID WASTE COLLECTION**

COMPANY NAME: Rick Rhein Disposal
ADDRESS: 3600 Davis Lake Rd
APPLICANT'S NAME: Richard Rhein
PHONE #: 8106674824 EMAIL: rickrheindisposal@hotmail.com

LICENSE REQUESTED FOR THE YEAR OF: 2026-2027

ATTACHMENTS REQUIRED FOR OBTAINING LICENSE:

1. ☒ Attach a current financial statement (balance sheet).
2. ☒ Attach current certificate of insurance.
3. ☒ Attach a current rate schedule.
4. ☒ Attach a list of complete services offered to customers. ☒
(Recycling must be an offered service for residential customers.)
5. ☒ Attach a list of the equipment to be used in the City of Lapeer and indicate the ID numbers and if the equipment is owned or leased.
6. ☒ Attach a list of references. (Must have at least two.)

ANSWER THE FOLLOWING QUESTIONS:

1. Number of years in business under present name: 33
2. Current # of customers served in City of Lapeer: 2000 Residential 200 Commercial.
3. Address of where equipment is parked or stored: 1987 Gray Rd Lapeer MI 48446
4. Has the company ever been denied or had a license revoked from a municipality?
Yes _____ No ☒
If yes, please explain: _____
5. Does the company agree to conduct all residential pick up service on Tuesday?
Yes ☒ No _____

I, THE UNDERSIGNED, AGREE TO COMPLY WITH ALL PROVISIONS OF THE SOLID WASTE COLLECTION AND DISPOSAL ORDINANCE OF THE CITY OF LAPEER AND ALL OTHER LAWS, ORDINANCES, RULES AND REGULATIONS APPLICABLE TO THE CONDUCT OF SUCH BUSINESS NOW IN FORCE OR WHICH MAY HEREAFTER BE ADOPTED.

[Signature]
Signature of Applicant

Office Manager
Title

5-6-26
Date

For questions concerning this application, please contact Marcie Lebo, Department of Public Works at (810) 664-4711.



**CITY OF LAPEER
APPLICATION TO OBTAIN
LICENSE FOR SOLID WASTE COLLECTION**

COMPANY NAME: GFL Environmental USA
ADDRESS: 2051 W. Bristol Rd Flint MI 48507
APPLICANT'S NAME: Michael Kretzer
PHONE #: 815-391-1350 EMAIL: MKretzer@gflev.com

LICENSE REQUESTED FOR THE YEAR OF: 2026-2027

ATTACHMENTS REQUIRED FOR OBTAINING LICENSE:

1. Attach a current financial statement (balance sheet).
- ✓2. Attach current certificate of insurance.
- ✓3. Attach a current rate schedule.
- ✓4. Attach a list of complete services offered to customers.
(Recycling must be an offered service for residential customers.)
- ✓5. Attach a list of the equipment to be used in the City of Lapeer and indicate the ID numbers and if the equipment is owned or leased.
- ✓6. Attach a list of references. (Must have at least two.)

ANSWER THE FOLLOWING QUESTIONS:

1. Number of years in business under present name: 19.
2. Current # of customers served in City of Lapeer: 406 Residential 40 Commercial.
3. Address of where equipment is parked or stored: 2051 W. Bristol Rd
Flint MI 48507
4. Has the company ever been denied or had a license revoked from a municipality?
Yes _____ No X
If yes, please explain: _____
5. Does the company agree to conduct all residential pick up service on Tuesday?
Yes _____ No X Hunters Creek is Monday Service

I, THE UNDERSIGNED, AGREE TO COMPLY WITH ALL PROVISIONS OF THE SOLID WASTE COLLECTION AND DISPOSAL ORDINANCE OF THE CITY OF LAPEER AND ALL OTHER LAWS, ORDINANCES, RULES AND REGULATIONS APPLICABLE TO THE CONDUCT OF SUCH BUSINESS NOW IN FORCE OR WHICH MAY HEREAFTER BE ADOPTED.

[Signature]
Signature of Applicant

Dispatch
Title

5-18-26
Date

For questions concerning this application, please contact Marcie Lebo, Department of Public Works at (810) 664-4711.

217 Bentley Street, MI 48446 Website: www.ci.lapeer.mi.us



ITEM G-5

Meeting Date: June 15, 2026
Department: City Manager's Office
Requestor: Mike Womack, agenda item submitted by Mayor Hing
Agenda Item: 1. Corrective and Record-Preserving Review of Commissioner Atwood's June 1, 2026, Conduct and 2. Corrective and Record-Preserving Review of Procedural Conduct (Commissioner Brady)

RECOMMENDATION (motion):

The Commission may wish to discuss a number of issues related to these proposed items, while the City Attorney is likely to be considered a witness in some or all of these items, he should be consulted on how to proceed forward.

1. Whether these proposed courses of action are within the purview of the Mayor and whether the Commission has directed him to pursue such action.
2. Whether these proposed changes would violate Commission policies or past decisions.
3. Whether special counsel should be hired to investigate some or all of these claims and/or weigh in on the proposed course of action.
4. Whether these items are to be part of any future misconduct of office investigation or charges.
5. Whether these items or their investigation might result in criminal charges.
6. Whether these items or their investigation might result in removals from office.
7. Whether these items or their investigation might chill the free speech rights of elected officials.
8. Whether Commissioner Atwood and Commissioner Brady, or any other affected member of the Board, should be afforded independent Counsel at the City's cost to assist them with their response to this matter.
9. Whether these items are being selectively enforced against some Commission members but not others for similar actions.

AGENDA ITEM INFORMATION:

On or about June 9th, 2026, the Mayor e-mailed the City Clerk with requests to add two matters to the agenda, 1. Corrective and Record-Preserving Review of Commissioner Atwood's June 1, 2026 Conduct and 2. Corrective and Record-Preserving Review of Procedural Conduct, which appears to relate to Commissioner Brady, these items caused a significant amount of review and discussion by staff on how best to proceed forward.

The City's policies and procedures indicate that the City Clerk and City Manager set the agenda. The policy also indicates that "Agenda items from the Commission should be in writing. . . requested items will appear in a meeting agenda within three meetings after a request is made".

The City's staff do not believe that these items are appropriate to move forward on, however, based upon previous direction and communication from the Mayor, staff do not believe we can follow the Commission's policy without suffering adverse employment consequences. Hence, while staff do not believe that this matter has been sufficiently reviewed by staff for legality or liability purposes, it is presented to the Commission as directed by the Mayor.

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

To: City Commission

From: Mayor Jeramy Hing

Meeting Date: June 15, 2026

RE: Review and possible corrective action regarding Commissioner Atwood's June 1, 2026 refusal to yield to the chair, and a related record-preservation matter

REQUESTED ACTION

The Commission is asked to:

- find that Commissioner Atwood's conduct at the June 1, 2026 meeting violated the Conduct of Discussion rules (Rules §D(6));
- recognize that the conduct correlates with the orderly-conduct concerns of Charter §C-6.6, without making a final adjudication of misconduct in office;
- clarify that action-only minutes do not prevent the Commission from preserving a specific conduct concern by motion, and recognize the related prior matter described below; and
- provide notice that continued similar conduct may be referred to the City Attorney for formal review under Charter §C-6.6.

PURPOSE

This item is corrective and record-preserving, not punitive. The Commission is not asked to remove Commissioner Atwood or to make a final finding of misconduct in office. It is asked to determine whether the documented conduct violated the Commission Rules, whether it correlates with the orderly-conduct concerns of Charter §C-6.6, and whether the record should be preserved so that any continued similar conduct can be evaluated in context.

BACKGROUND: June 1, 2026 Incident

During the June 1, 2026 City Commission meeting, while the Commission was working through possible motion language concerning the Brookwood Preliminary Site Plan, Commissioner Atwood interrupted the Mayor and shifted from the pending Brookwood Preliminary Site Plan issue to accusations regarding the Mayor's motives.

TRANSCRIPT EXCERPT (June 1, 2026 meeting):

***Commissioner Atwood:** We're not forming a motion, you're writing a motion okay. Here's how I see it, correct me if I'm wrong. You didn't get your way on planning. You have control here, so now you can get your way. So, you're writing that.*

Mayor Hing: You're out of order.

Commissioner Atwood: Am I right or am I wrong?

Mayor Hing: You're out of order.

Commissioner Atwood: Am I right or am I wrong?

Mayor Hing: Again. You're out of order.

Commissioner Atwood: Am I right?

Mayor Hing: You're wrong.

Commissioner Atwood: Or am I wrong?

Mayor Hing: You're wrong.

Commissioner Atwood: Absolutely, I'm not wrong.

Mayor Hing: You do not have the floor.

Commissioner Atwood: I don't need the floor.

Mayor Hing: Oh my goodness.

Commissioner Atwood: Can I make a motion?

Mayor Hing: You're out of order again. That's three times.

Commissioner Atwood: Well, let's make it four.

GOVERNING AUTHORITY

Charter §C-6.6, Conduct at Meetings: The presiding officer enforces orderly conduct; a member who fails to conduct himself in an orderly manner is deemed guilty of misconduct in office. A designated police officer serves as Sergeant-at-Arms.

Charter §C-6.7, Organization and Rules: The Commission is the judge of its own organization, rules, and order of business, subject to the Charter.

Rules §D(5), Parliamentary Authority: Robert's Rules of Order governs where applicable and not in conflict with the Rules, ordinances, or Charter.

Rules §D(6), Conduct of Discussion: No member speaks until recognized; after recognition, the member confines discussion to the question at hand; personal comments about other individuals should be avoided; members address one another by title and last name.

Rules and RONR 48:4(11), 48:5(5), Minutes, RONR 35:1 Rescind; Amend, Rules §A(10)(f), Meetings: Minutes record action items and the vote of each member; the Clerk is not responsible for narrating discussion. A majority vote may direct inclusion of specific additional information, and a material omission may be corrected by Amend Something Previously Adopted.

PRIOR RECORD-PRESERVATION MATTER

The April 6, 2026 "toe to toe" threat was the subject of a request to preserve the conduct in the record. When the related minutes came forward for approval, the Commission removed the reference on the basis of a prior practice of action-only minutes consistent with RONR.

The action-only minutes practice does not prevent the Commission from taking formal action to preserve a specific conduct concern, transcript excerpt, video reference, or corrective finding. The Clerk is not required to narrate debate, but the Commission may direct that a specific conduct item be preserved as part of an action item. This item clarifies that distinction prospectively. It is not an amendment of the prior minutes, which would require a separate motion under the applicable procedure.

The June 1, 2026 incident does not stand alone. Read together with the April 6 matter, it raises a continuing meeting-order concern that the record should be able to support if the Commission must later evaluate a pattern under Charter §C-6.6.

FINDINGS

Finding 1: Rules Violation

Commissioner Atwood's conduct at the June 1, 2026 meeting appears to violate Section D(6) of the Commission Rules because he spoke without recognition, failed to confine remarks to the question at hand, and made personal comments regarding the Mayor's motives.

Finding 2: Refusal to Yield

The conduct escalated beyond ordinary debate when Commissioner Atwood continued speaking after repeated rulings of the chair, stated "I don't need the floor," and challenged the chair to continue calling him out of order by stating, "Well, let's make it four."

Finding 3: Charter §C-6.6 Correlation

The conduct correlates with Charter §C-6.6, which provides that a member of the Commission or other officer who fails to conduct himself in an orderly manner at a meeting is deemed guilty of misconduct in office. The Commission does not make a final adjudication of misconduct in office on this single incident; this finding preserves the record and provides corrective notice.

Finding 4: Corrective, Not Removal

This item is intended to correct conduct, preserve the record, and provide notice. It is not a removal proceeding or final adjudication of misconduct in office.

Finding 5: Prior Record-Preservation Concern

As described above, a prior threatening statement by Commissioner Atwood to the Mayor, "You want to go toe to toe with me?", was removed from the record when the related minutes were

approved under the action-only practice. The Commission clarifies that action-only minutes do not prevent formal action to preserve a specific conduct concern, transcript excerpt, video reference, or corrective finding.

Finding 6: Future Relevance

If similar conduct occurs again, the June 1, 2026 incident, the prior related incident, and this corrective action may be considered together as part of a continuing pattern when determining whether formal Charter §C-6.6 review is warranted.

RECOMMENDED MOTION

I move that the City Commission adopt a corrective finding regarding Commissioner Atwood's conduct at the June 1, 2026 meeting. The Commission finds that the conduct violated Section D(6) of the Commission Rules and Procedures by speaking without recognition, failing to confine remarks to the question at hand, making personal comments regarding the Mayor's motives, and continuing to speak after repeated rulings of the chair.

The Commission further finds that this conduct correlates with Charter §C-6.6, which provides that a member who fails to conduct himself in an orderly manner at a meeting is deemed guilty of misconduct in office. This finding is not a final adjudication of misconduct in office.

The Commission also recognizes that a prior threatening statement by Commissioner Atwood to the Mayor, "You want to go toe to toe with me?", was removed from the record when the related minutes were approved under the Commission's action-only practice. The Commission clarifies that action-only minutes do not prevent the Commission from taking formal action to preserve a specific conduct concern, transcript excerpt, video reference, or corrective finding.

This action is corrective and record-preserving only. It is not a removal proceeding or final adjudication of misconduct in office. The Commission directs that the relevant transcript excerpts, video references, and this corrective finding be preserved in the record, and provides notice that continued similar conduct may be referred to the City Attorney for formal review under Charter §C-6.6.

ATTACHMENTS

1. June 1, 2026 video link, timestamp, and transcript excerpt.
2. Commission Rules §D(5), Rules of Parliamentary Procedure, §D(6), Conduct of Discussion.
3. RONR 48:4(11), 48:5(5), Minutes and Reports of Officers.
4. RONR 35:1 Rescind; Amend Something Previously Adopted.

5. Commission Rules §A(10)(f), Meetings.
6. Charter §C-6.6 Compulsory attendance and conduct at meetings.
7. Charter §C-6.7 Organization and rules of the commission.
8. Prior meeting video reference for "You want to go toe to toe with me?" (April 6, 2026).
9. Prior minutes reflecting the removed record-preservation reference.

June 1, 2026 Transcript Excerpt

Timestamp: (1:31:21 – 1:32:33)

https://www.youtube.com/live/vMx0VW-rFHI?si=IG9hpAw8gb0KSC_q&t=5481

Transcript Excerpt:

Mayor Hing: Four subsection G traffic impact...

Commissioner Atwood: again who is expecting...

Mayor Hing: volume of traffic to be generated by the proposed use shall not adversely affect...

Commissioner Atwood: here, here's the way I see it...

Mayor Hing: streets and traffic patterns...

Commissioner Atwood: Can I, point of order...

Mayor Hing: We are forming a motion.

Commissioner Atwood: We're not forming a motion, you're writing a motion okay. Here's how I see it, correct me if I'm wrong. You didn't get your way on planning. You have control here, so now you can get your way. So, you're writing that.

Mayor Hing: You're out of order.

Commissioner Atwood: Am I right or am I wrong?

Mayor Hing: You're out of order.

Commissioner Atwood: Am I right or am I wrong?

Mayor Hing: Again. You're out of order.

Commissioner Atwood: Am I right?

Mayor Hing: You're wrong.

Commissioner Atwood: Or am I wrong?

Mayor Hing: You're wrong.

Commissioner Atwood: Absolutely, I'm not wrong.

Mayor Hing: You do not have the floor.

Commissioner Atwood: I don't need the floor.

Mayor Hing: Oh my goodness.

Commissioner Atwood: Can I make a motion?

Mayor Hing: You're out of order again. That's three times.

Commissioner Atwood: Well, let's make it four.

Mayor Hing: You're off the floor.

Commissioner Atwood: I'm not trying to make a joke, Commissioner Petrie.

Commissioner Petrie: It's not funny.

Commissioner Atwood: I'm stating the reality.

Mayor Hing: You're not following order or decorum either.

Commissioner Atwood: That's what's really going on.

Commissioner Atwood: Call it whatever you want to see or say.

Mayor Hing: *I'll... You know what? We don't have a motion on table.*

Commissioner Atwood: *Let's let the Commission make the motion.*

Mayor Hing: *I'll entertain a motion to censor Mr. Atwood cuz he just can't stop himself right now for the rest the remainder of this agenda item.*

Commissioner Atwood: *I can't stop speaking the truth. I'm, I apologize.*

Prior meeting video reference for "You want to go toe to toe with me?" (April 6, 2026).

Timestamp: (2:15:03 – 2:16:52)

<https://www.youtube.com/live/LBly8zfUwvc?si=TPHMtpyNxMSfjobd&t=8102>

Commissioner Atwood stated, *"You want to go toe to toe with me?"*

The Mayor replied, *"Mr. Atwood, ... if you have another outburst and threaten me again, you will be removed from this room."*

Commissioner Atwood then replied, *"Do it, that won't feel good for you."*

5. Rules of Parliamentary Procedure:

The rules of parliamentary practice as contained in Robert's Rules of Order, most recent edition, shall govern the Commission in all cases to which they are applicable, provided they are not in conflict with these Rules or with the Ordinances and Charter of the City of Lapeer.

6. Conduct of Discussion:

During Commission discussion and debate, the conduct of discussion will be, but not limited to, the following:

- Discussion and debate on agenda items will be limited to thirty (30) minutes each and five (5) minutes each for non-agenda items.
- Matter requiring a more in-depth, longer presentation and discussion will be scheduled for a workshop and/or study session.
- The maker of the motion shall speak first.
- The supporter of the motion shall speak second.
- No member shall speak until recognized for such purpose by the presiding officer. After such recognition, the member shall confine discussion to the question at hand.
- Personal comments about other individuals should be avoided.
- When addressing other members of the Commission, they should be addressed by title and/or last name but not by first name.
- No member should request to speak a second time on a motion as long as another is requesting recognition to speak for a first time.

7. General Consensus:

General consent or consensus may be used to give direction, and the minutes should indicate that a majority consented.

E. CITIZEN PARTICIPATION

1. General:

Each Commission meeting agenda shall provide for reserve time for audience participation, as requested, known as Public Comments.
(REF: Charter: Chapter 6, Section 6.4; PA 267 of 1976: Open Meetings Act, Section 3(5);-)

2. Length of Presentation:

Members of the public at the meeting shall not speak unless recognized by the presiding officer. Members of the public shall be limited to speaking for a maximum of three (3) minutes during any public hearing or public comment. A person representing a defined group and speaking on behalf of same shall be allowed up to ten (10) minutes to address the Commission with permission of the presiding officer. Other speakers not representing a defined group may not yield their time to other speakers.

(Amended 11-04-2024)

as provided in [51:60–62](#);

9) all notices of motions ([10:44–51](#));

10) all points of order and appeals, whether sustained or lost, together with the reasons given by the chair for his or her ruling; and

11) the declaration by the chair in “naming” an offending member as a part of disciplinary procedures, as well as any disorderly words that led to such naming and that the chair directed the secretary to take down (see [61:12–14](#)).

The *last paragraph* should state:

12) the hour of adjournment.

48:5 Additional rules and practices relating to the content of the minutes are the following:

1) The name of the maker of a main motion should be entered in the minutes, but the name of the seconder should not be entered unless ordered by the assembly.

2) a) When a count has been ordered, the number of votes on each side is entered, unless the vote was on a motion that would not otherwise be entered in the minutes.

b) When the voting is by ballot, the full tellers’ report ([45:37–40](#)) is entered.

c) When the voting is by roll call, the names of those voting on each side and those answering “present,” as well as the total number in each category, are entered. If members who are present fail to respond on a roll-call vote, enough of their names must be recorded as present to reflect that a quorum was present at the time of the vote. If the chair voted, no special mention of this fact is made in the minutes.

3) The proceedings of a committee of the whole, or a quasi committee of the whole, are not entered in the minutes, but the fact that the assembly went into committee of the whole

(or into quasi committee) and the committee report is recorded (see [52](#)).

4) When a question is considered informally, the same information is recorded as under the regular rules, since the only informality in the proceedings is in the debate.

5) When a committee report is of great importance or should be recorded to show the legislative history of a measure, the assembly can order it “to be entered in the minutes,” in which case the secretary copies it in full in, or attaches a copy of it to, the minutes.

6) The name and subject of a guest speaker can be given, but no effort should be made to summarize his remarks.

48:6 The use by the secretary of a recording device can be of great benefit in preparing the minutes, but a transcription from it should never be used as the minutes themselves.

48:7 **The Signature.** Minutes should be signed by the secretary and can also be signed, if the assembly wishes, by the president. The words *Respectfully submitted*—although occasionally used—represent an older practice that is not essential in signing the minutes.

48:8 **Form of the Minutes.** The principles stated above are illustrated in the following model form for minutes:

The regular monthly meeting of the L.M. Society was held on Thursday, January 4, 20__, at 8:30 P.M., at the Society’s building, the President being in the chair and the Secretary being present. The minutes of the last meeting were read and approved as corrected.

The Treasurer reported the receipt of a bill from the Downs Construction Company in the amount of \$5,000 for the improvements recently made in the Society’s building. The question put by the chair “that the bill be paid” was adopted.

Mr. Johnson, reporting on behalf of the Membership Committee, moved “that John R. Brown be admitted to membership in the Society.”

§35. RESCIND; AMEND SOMETHING PREVIOUSLY ADOPTED

35:1 By means of the motions to *Rescind* and to *Amend Something Previously Adopted*—which are two forms of one incidental main motion governed by identical rules—the assembly can change an action previously taken or ordered. *Rescind*—also known as *Repeal* or *Annul*—is the motion by which a previous action or order can be canceled or countermanded. The effect of *Rescind* is to strike out an entire main motion, resolution, order, or rule that has been adopted at some previous time. *Amend Something Previously Adopted* is the motion that can be used if it is desired to change only a part of the text, or to substitute a different version.

- b. Proceedings of the Commission, or a brief synopsis thereof, will be published in a newspaper of general circulation within the City within seven (7) days following the date of approval.

(REF: Charter: Chapter 6, Section 6.7(c);-)

- c. Proposed minutes of meetings will be available for public inspection not more than eight (8) business days after such meeting.

(REF: PA 267 of 1976: Open Meetings Act, Section 9;-)

- d. Approved minutes will be available for public inspection not later than five (5) business days after the meeting at which the minutes were approved.

(REF: PA 267 of 1976: Open Meetings Act, Section 9;-)

- e. Minutes shall include action items of the Commission with respect to motions and show the “yes”, “no”, and “abstention” of each member.

- f. The Clerk shall not be responsible for a written record or summary of discussion or comments of the Commission. Upon direction of the presiding officer, the Clerk may provide a summary of individual comments.

- g. Minutes of public time will include individual’s name, address (if applicable), and a brief synopsis of the individual’s comments and concerns.

B. MEETING PROCEDURE

1. Meetings to be Public:

All meetings of the City Commission shall be open to the public and citizens shall have a reasonable opportunity to be heard under such rules and regulations as the Commission may prescribe.

(REF: Charter: Chapter 6, Section 6.4; PA 267 of 1976: Open Meetings Act, Section 3;-)

2. Order of Business:

An agenda for each Regular Commission meeting shall be prepared by the City Manager, City Clerk, or designee, in accordance with the following order of business:

Call To Order

Roll Call

Pledge of Allegiance

Approval of Agenda

A. Minutes

B. Public Comments

C. Consent Agenda

§ C-6.6. Compulsory attendance and conduct at meetings.

Any two or more members of the Commission may by vote either request or compel the attendance of its members and other officers of the city at any meeting. Any member of the Commission or other officer who when notified of such request for his attendance fails to attend such meeting for reason other than confining illness or absence from Lapeer County shall be deemed guilty of misconduct in office unless excused by the Commission. The presiding officer shall enforce orderly conduct at meetings and any member of the Commission or other officer who shall fail to conduct himself in an orderly manner at any meeting shall be deemed guilty of misconduct in office.

Any police officer designated by the presiding officer of the meeting shall serve as the Sergeant-at-Arms of the Commission in the enforcement of the provisions of this section.

§ C-6.7. Organization and rules of the commission.

The Commission shall be the sole judge of the election and qualification of its own members and its own organization, rules, and order of business, subject to the following provisions:

- (a) A journal of the proceedings of each meeting shall be kept in the English language by the Clerk and shall be signed by the presiding officer and clerk of the meeting.
- (b) No member of the Commission shall vote on any question in which he has a financial interest, other than the common public interest, or on any question concerning his own conduct. On all other questions each member who is present shall vote when his name is called, unless excused by the unanimous consent of the remaining members present. Any member refusing to vote, when not excused or disqualified by this paragraph, shall be guilty of misconduct in office.
- (c) The proceedings of the Commission, or a brief summary thereof, shall be published within seven days following the date of approval. Any such summary shall be prepared by the Clerk and shall show the substance of each separate proceeding of the Commission.
- (d) There shall be no standing committees of the Commission.

Prior meeting video reference for "You want to go toe to toe with me?" (April 6, 2026).

Timestamp: (2:15:03 – 2:16:52)

<https://www.youtube.com/live/LBly8zfUwvc?si=TPHMtpyNxMSfjobd&t=8102>

Commissioner Atwood stated, *"You want to go toe to toe with me?"*

The Mayor replied, *"Mr. Atwood, ... if you have another outburst and threaten me again, you will be removed from this room."*

Commissioner Atwood then replied, *"Do it, that won't feel good for you."*

Moved by Petrie. Seconded by Glisman.

To approve the Bodman PLC Attorney Billing, Labor Misc. in the amount of \$776.26, and authorize the finance director to process payment.

Commissioner Brady raised a point of order. Mayor Hing ruled the point of order not sustained because no citable authority was given by the maker of the point of order that can be sustained, and the presiding officer had discovered within the Rules and Procedures of the City Commission a rule that we are well past our time of 30 minutes on a single agenda item.

During discussion of billing for special counsel, Commissioner Atwood stated to Mayor Hing, 'You want to go toe to toe with me?' Mayor Hing responded that if Commissioner Atwood had another outburst and threatened the Mayor again, he would be removed from the meeting. Commissioner Atwood replied, 'Do it, that won't feel good for you.' Commissioner Atwood then clarified he did not mean toe to toe in a fighting manner.

Commissioner Brady requested to be excused from this vote with unanimous consent, stating he has not been provided information or given an opportunity to ask questions.

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

Nays: None.

Vote on main motion:

ROLL CALL VOTE:

Ayes: Glisman, McCarthy, Petrie.

Nays: Atwood.

Abstain: Brady.

MOTION CARRIED 3-1-1.

82 2026 04-06 HIGHWAY SAFETY IMPROVEMENT PROGRAM GRANT

Moved by Glisman. Seconded by Atwood.

Approve the ROWE proposal in an amount not to exceed \$3,000 and authorize the City Manager to sign all necessary documents.

Commissioner Brady raised a point of order. Mayor Hing sustained the point of order on the authority of the Rules and Procedures of the City Commission (§ D-6). When addressing other members of the commission they should be addressed by title and last name, but not first name.

During discussion Mayor Hing indicated that Commissioner Atwood was speaking out of order.

ROLL CALL VOTE:

Ayes: Brady, Glisman, Atwood.

Nays: McCarthy, Petrie.

MOTION CARRIED 3-2.

83 2026 04-06 SPECIAL EVENT: HISTORICAL FARMERS MARKET

Moved by McCarthy. Seconded by Glisman.

Approve the Special Event: Historic Farmers Market of Lapeer, Wednesdays and Saturdays, May 9 to October 24, 2026, 9:00 a.m. to 3:00 p.m., Historic Courthouse Square; working with staff for the dates of June 20, 2026, and July 4, 2026.



ITEM G-6

Meeting Date: June 15, 2026
Department: City Manager's Office
Requestor: Mike Womack, agenda item submitted by Mayor Hing
Agenda Item: 1. Corrective and Record-Preserving Review of Commissioner Atwood's June 1, 2026, Conduct and 2. Corrective and Record-Preserving Review of Procedural Conduct (Commissioner Brady)

RECOMMENDATION (motion):

The Commission may wish to discuss a number of issues related to these proposed items, while the City Attorney is likely to be considered a witness in some or all of these items, he should be consulted on how to proceed forward.

1. Whether these proposed courses of action are within the purview of the Mayor and whether the Commission has directed him to pursue such action.
2. Whether these proposed changes would violate Commission policies or past decisions.
3. Whether special counsel should be hired to investigate some or all of these claims and/or weigh in on the proposed course of action.
4. Whether these items are to be part of any future misconduct of office investigation or charges.
5. Whether these items or their investigation might result in criminal charges.
6. Whether these items or their investigation might result in removals from office.
7. Whether these items or their investigation might chill the free speech rights of elected officials.
8. Whether Commissioner Atwood and Commissioner Brady, or any other affected member of the Board, should be afforded independent Counsel at the City's cost to assist them with their response to this matter.
9. Whether these items are being selectively enforced against some Commission members but not others for similar actions.

AGENDA ITEM INFORMATION:

On or about June 9th, 2026, the Mayor e-mailed the City Clerk with requests to add two matters to the agenda, 1. Corrective and Record-Preserving Review of Commissioner Atwood's June 1, 2026 Conduct and 2. Corrective and Record-Preserving Review of Procedural Conduct, which appears to relate to Commissioner Brady, these items caused a significant amount of review and discussion by staff on how best to proceed forward.

The City's policies and procedures indicate that the City Clerk and City Manager set the agenda. The policy also indicates that "Agenda items from the Commission should be in writing. . . requested items will appear in a meeting agenda within three meetings after a request is made".

The City's staff do not believe that these items are appropriate to move forward on, however, based upon previous direction and communication from the Mayor, staff do not believe we can follow the Commission's policy without suffering adverse employment consequences. Hence, while staff do not believe that this matter has been sufficiently reviewed by staff for legality or liability purposes, it is presented to the Commission as directed by the Mayor.

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

To: City Commission

From: Mayor Jeramy Hing

Meeting Date: June 15, 2026

RE: Review and possible corrective action regarding the recurring use of points of order, motions, and procedural devices in a manner that obstructs Commission business

REQUESTED ACTION

The Commission is asked to:

- find that points of order, appeals, motions, and division requests must be used to enforce the rules and protect member rights, not to obstruct business, personalize debate, repeat matters already ruled upon, or force extended debate on matters not properly before the Commission;
- recognize that the recurring procedural conduct reflected in the Commission's minutes correlates with the orderly-conduct concerns of Charter §C-6.6 and the Commission's authority over its own rules and order of business under Charter §C-6.7, without making a final adjudication of misconduct in office;
- preserve in the record the recurring pattern of dilatory rulings identified below, together with the June 1, 2026 incident; and
- provide notice that continued similar conduct may be ruled dilatory or improper by the chair, confined strictly to the procedural question, or referred to the City Attorney for formal review under Charter §C-6.6.

PURPOSE

This item is corrective and record-preserving, not punitive. The Commission is not asked to remove any member or to make a final finding of misconduct in office.

It is asked to determine whether a documented, recurring pattern of procedural conduct has interfered with the orderly transaction of Commission business, whether that conduct correlates with the orderly-conduct concerns of Charter §C-6.6, and whether the record should be preserved so that any continued similar conduct can be evaluated in context rather than treated as isolated.

Commissioners have the right to raise proper points of order, appeal rulings of the chair, request division when appropriate, and make motions. This item does not challenge those rights. It addresses whether procedural devices have been used in a pattern or manner that obstructs business, personalizes debate, or converts limited procedural questions into extended collateral disputes.

BACKGROUND: RECURRING PATTERN IN THE RECORD

The concern is not any single ruling or disagreement. It is a recurring pattern, reflected in the Commission's own minutes, in which the chair has had to rule procedural conduct out of order or dilatory:

- **December 1, 2025 (Motions 271 and 290):** an appeal from the decision of the chair was denied 2-3; the member was ruled dilatory; the Commission adopted a motion of censure for the remainder of the meeting; the member exited the chambers.
- **December 15, 2025 (Motion 302):** an appeal from the decision of the chair was ruled out of order, and the chair noted on the record that the member was out of order for the second time that meeting.
- **January 5, 2026 (Motion 07):** the chair named the member for dilatory points of order and for extending the meeting unnecessarily, and the record reflects the member was ruled out of order multiple times during the meeting.
- **March 2, 2026 (Motion 54):** the chair stated on the record that the member had engaged in dilatory outburst behavior and a second improper use of a point of order.
- **April 6, 2026 (Motion 80):** a point of order was ruled not sustained for lack of any citable authority, and the member's appeal from the decision of the chair was denied 2-3.
- **May 4, 2026 (Motion 117):** the chair ruled the member out of order with a dilatory point of order.
- **May 18, 2026 (Motion 130):** the chair ruled the member dilatory and out of order.

Read together, these entries show a continuing meeting-order concern that the record should be able to support if the Commission must later evaluate the conduct as a pattern under Charter §C-6.6.

BACKGROUND: June 1, 2026 Incident

The most recent instance occurred at the June 1, 2026 meeting. During public comment, a member of the public read a dictionary definition of a semi-profane term that had been used in a prior public-comment insult directed at the Mayor. The Mayor ruled the speaker out of order and not germane. The speaker did not stop, continued over the chair, and asserted a First Amendment right while the chair called for order. On the record, the City Attorney stated that the conduct was not disorderly initially, but that it became disorderly when the speaker did not stop after being directed to stop.

Immediately afterward, Commissioner Brady raised a point of order and moved to censure the Mayor for allegedly failing to apply the standard of the rule. Commissioner Atwood supported the motion. The motion failed.

The concern is not that a member disagreed with the chair or sought to challenge a ruling. Those are protected. The concern is that, in context and in light of the pattern above, the point of order and censure motion were used to personalize the dispute and accuse the chair of abuse of authority rather than to resolve a genuine procedural breach, for which the ordinary remedy is an appeal from the decision of the chair. The transcript excerpt is at Attachment 1.

GOVERNING AUTHORITY

Charter §C-6.6, Conduct at Meetings: The presiding officer enforces orderly conduct; a member of the Commission or other officer who fails to conduct himself in an orderly manner at a meeting is deemed guilty of misconduct in office. This item does not make a final finding of misconduct in office; it asks the Commission to recognize that repeated obstruction of orderly business through procedural devices correlates with the orderly-conduct concerns of §C-6.6.

Charter §C-6.7, Organization and Rules: The Commission is the judge of its own organization, rules, and order of business, subject to the Charter. This supports the Commission's authority to clarify the proper use of points of order, appeals, division requests, and motions.

Rules §D(5), Parliamentary Authority: Robert's Rules of Order governs where applicable and not in conflict with the Rules, ordinances, or Charter.

Rules §D(6), Conduct of Discussion: No member speaks until recognized; after recognition, the member confines discussion to the question at hand; personal comments about other individuals should be avoided; members address one another by title and last name. Procedural motions and points of order used as vehicles for personal accusation or extended off-question debate conflict with this rule.

Rules and RONR 48:4(11), 48:5(5), Minutes, Rules §A(10)(f), Meetings: Minutes record action items and the vote of each member; the Clerk is not responsible for narrating discussion. The Commission may, by formal action, preserve a specific conduct concern, transcript excerpt, video reference, or corrective finding as part of an action item.

RONR §23, Point of Order: A point of order raises a breach of the rules; it is not a vehicle for arguing the merits, relitigating a factual dispute, or attacking the character of the chair.

RONR §24, Appeal: An appeal is the proper method to challenge a ruling of the chair; members have no right to criticize a ruling of the chair unless they appeal from the decision.

RONR §39, Dilatory and Improper Motions: Procedural actions used merely to obstruct business are dilatory and not in order, and it is the duty of the presiding officer to prevent the misuse of legitimate parliamentary forms for dilatory purposes. Motions are improper when, except as necessary for a disciplinary procedure, they use language reflecting on the conduct or character of a member.

FINDINGS

Finding 1: Proper Use of Parliamentary Tools

Points of order, appeals, motions, and division requests are important protections for commissioners and for the minority. They exist to enforce rules, protect member rights, clarify procedure, and allow the body to decide properly presented questions. This item does not diminish them.

Finding 2: Tools Are Not a License to Obstruct, and a Pattern Is Documented

Parliamentary tools are not properly used when they obstruct business, personalize debate, repeat matters already ruled upon, or force extended discussion on collateral matters. The Commission's minutes reflect a recurring pattern of conduct that the chair has had to rule dilatory or out of order across multiple meetings, as listed in the Background above.

Finding 3: The Chair's June 1 Enforcement Was Grounded in Conduct and Made in Good Faith

The chair applied Rule E.7 to conduct, not to viewpoint, and said so on the record: "It's not about what you're saying. It's about your adherence to our policy and order." The chair read the rule before applying it, escalated proportionally by issuing warnings rather than ordering removal, and sought and obtained the City Attorney's concurrence that disorder occurred when the speaker refused to stop after direction. The chair enforced order even though he was the target of the speaker's remarks, which is the presiding officer's express duty under Charter §C-6.6 and Commission Rule B.4, the latter making the presiding officer responsible for enforcing the Rules and Procedures and the Code of Conduct. The intent of Rule E.7 is to keep public comment orderly and free of character-based disruption while protecting genuine criticism of an official's performance; the chair applied it to the disorder itself, the refusal to stop, the speaking while no longer recognized, and the resulting disruption, which is the rule's core. The chair's enforcement was grounded in conduct rather than content and made in good faith. The City Attorney confirmed on the record that the speaker became disorderly when she failed to stop after direction, and during deliberation affirmed that the Mayor's interpretation of the policy was proper while declining to characterize the enforcement as an abuse of power. On that record, Commissioner Brady's accusation of "abuse of power" had no established basis, and it is against the chair's good-faith enforcement that the conduct in Finding 4 must be judged.

Finding 4: The June 1 Point of Order and Censure Motion Were Improper and Constituted a Deliberate Attack on the Chair

No live breach of the rules existed when Commissioner Brady spoke. The chair had ruled, the matter was resolved, and the chair had said, "We'll resume public comments." A point of order exists to flag a breach of the rules happening at that moment; Commissioner Brady had none. He used the point of order as a vehicle to seize the floor and immediately move to censure the chair, placing on the permanent record an accusation that the Mayor had committed an "abuse of power." The motion was improper in three independent respects.

First, the premise was false. Rule E.7 bars character attacks "unrelated to the manner in which he or she performs his or her duties," so Commissioner Brady's motion depended on showing that the speaker's words concerned the Mayor's performance of his office. They did not. The speaker read a generic dictionary definition of an inconsequential, worthless, and irritating person, tied it to the Mayor as a person ("I cannot think of a better description of the mayor"), and tied it to a prior public-comment insult; she never connected it to the manner in which the Mayor performs his duties. A bare attack on a person's worth is the very kind of character attack Rule E.7 makes disorderly, and it does not become protected criticism merely because it is aimed at an officeholder. Commissioner Brady supplied the missing duties-nexus himself, asserting the remarks were "referenced towards [the Mayor's] manner performing his duties," in order to relabel a character insult as protected, duty-related criticism and manufacture a basis to accuse the chair.

Second, counsel had just refuted it. Seconds earlier, the City Attorney confirmed on the record that the speaker's conduct was disorderly when she failed to stop after direction from the chair. Commissioner Brady then moved to censure the chair for "failing to apply the standard of the rule" at the very moment the City's own counsel had confirmed the disorder the chair acted on, that the speaker became disorderly when she failed to stop after direction. The stated basis for the censure was contradicted by the City's counsel before the motion was made.

Third, it was the wrong remedy. The remedy for disagreement with a ruling of the chair is an appeal, which tests whether the ruling was correct. Commissioner Brady skipped the appeal and moved straight to a censure, which does not test the ruling but impugns the presiding officer's character and motives. Choosing censure over appeal converted a procedural question into a personal attack.

Taken together, the point of order was the vehicle, the censure was the payload, the chair's character was the target, the premise was fabricated, and the City's own counsel had already confirmed the chair was right. That is the misuse of parliamentary forms that RONR §39 prohibits, aggravated by the contemporaneous contradiction from counsel, and on this record it

functioned as a deliberate attack on the presiding officer. The censure motion failed and established no abuse of authority by the Mayor.

The deliberation that followed reinforced the point. After the gavel passed to the Mayor Pro Tem and the Mayor was given the floor, the Mayor asked the City Attorney whether his understanding and interpretation of the policy were proper. The City Attorney confirmed that they were: "in our conversations, yes, Mayor. I do think it comes down to a case-by-case basis, but I think you do." Asked whether the chair had abused his power in enforcing the policy, the City Attorney declined to adopt that characterization, stating he was "not in a position to say, frankly, whether I think that's an abuse or not," and he confirmed that the speaker "should have sat down when she was directed to" and that no ruling was ever completed because she continued speaking. The body therefore had, from its own counsel and in the course of the very deliberation, an affirmation that the Mayor's reading of the policy was proper and a refusal to endorse the "abuse of power" premise the motion depended on, before it voted the censure down.

Commissioner Brady's invocation of order on June 1 cannot be reconciled with his own use of the same rule six months earlier. At the December 1, 2025 meeting, a resident who had been recognized and still held the floor stated his name and residency and criticized Commissioner Brady's conduct in office, including the prolonging of meetings through repeated procedural delay. That criticism was directed at the manner in which Commissioner Brady performs his duties, which Rule E.7 expressly protects, and the chair had made no out-of-order ruling against the speaker. Commissioner Brady and Commissioner Atwood nonetheless interrupted the speaker while he still held the floor, and when he objected that it was public-comment time, Commissioner Brady declared a "second offense," for which no prior ruling existed, and requested that the speaker be escorted from the meeting. On June 1, by contrast, when a speaker attacked the chair with an insult unrelated to his duties and continued after being properly ruled out of order, Commissioner Brady defended the speaker and moved to censure the chair for enforcing the rule. Commissioner Brady sought to remove a resident who lawfully criticized his performance, yet acted to protect a disorderly speaker who attacked the Mayor. That inversion confirms that his use of the order rules turns on who is being criticized, not on the rule.

Finding 5: The Conduct Provides Grounds for Misconduct in Office Under Charter §C-6.6

Charter §C-6.6 provides that a member of the Commission or other officer who fails to conduct himself in an orderly manner at a meeting is deemed guilty of misconduct in office. The conduct documented here is not an isolated lapse of decorum. It is the deliberate use of parliamentary procedure to obstruct business and to attack the presiding officer, and it is the most recent and best-documented instance in a sustained pattern of similar conduct directed at the chair across at least seven meetings. The incidents compiled in this request are representative, not exhaustive; additional conduct directed at the chair is not yet fully documented. Taken together, this conduct falls squarely within the orderly-conduct concerns that Charter §C-6.6 declares to be misconduct

in office, and it provides grounds for that charge. The Commission does not make a final adjudication of misconduct in office through this corrective item; it preserves the record, states the correlation directly, and provides notice that continued conduct of this kind may be referred to the City Attorney for the formal process by which such a charge would be determined.

Finding 6: Corrective, Not Removal

This action is corrective, record-preserving, and prospective. It is not a removal proceeding or a final adjudication of misconduct in office. Its purpose is to preserve the record, clarify expectations, and provide notice.

RECOMMENDED MOTION

I move that the City Commission adopt a corrective and record-preserving finding regarding the recurring use of points of order, appeals, motions, and division requests to obstruct business, personalize debate, repeat matters already ruled upon, or force debate on matters not properly before the Commission. These are legitimate parliamentary tools, and this finding does not diminish their proper use; it addresses their misuse.

The Commission finds that its minutes reflect a recurring pattern of such conduct that the chair has had to rule dilatory or out of order across multiple meetings: December 1 and 15, 2025, and January 5, March 2, April 6, May 4, and May 18, 2026.

As to June 1, 2026, the Commission finds that the chair acted in good faith to enforce order based on conduct rather than viewpoint; that Commissioner Brady nonetheless raised a point of order stating no breach of the rules, used it to move to censure the chair, and placed an accusation of "abuse of power" on the record; that the motion rested on a premise the speaker never stated and was made immediately after the City Attorney confirmed the speaker's conduct became disorderly when she failed to stop after direction; that, during deliberation, the City Attorney affirmed the Mayor's interpretation of the policy was proper and declined to call the chair's enforcement an abuse of power; and that the proper remedy for disagreement with a ruling is an appeal, not a censure of the presiding officer. The Commission finds this an improper use of parliamentary procedure under RONR §39 that functioned as a deliberate attack on the chair. The censure motion failed and established no abuse of authority.

The Commission finds that this conduct, and the sustained pattern of which it is the most recent and best-documented part, falls within the orderly-conduct concerns of Charter §C-6.6 and provides grounds for a charge of misconduct in office. The incidents documented here are representative, not exhaustive. This finding rests on the Commission's authority under Charter §C-6.7 and is not a final adjudication of misconduct in office.

This action is corrective and record-preserving only. The Commission directs that the relevant minutes, transcript excerpts, video references, and this finding be preserved in the record, and provides notice that continued similar conduct may be ruled dilatory by the chair, confined to the procedural question, or referred to the City Attorney for formal review under Charter §C-6.6.

RECOMMENDED NEXT STEP

This corrective item preserves the record and states the grounds; it does not itself determine the charge. If conduct of this kind continues, or if the Commission wishes to determine whether the documented conduct constitutes misconduct in office, the proper vehicle is an investigation under Charter §C-6.8, by which the Commission, or a committee or person it authorizes, may inquire into the conduct of an officer, with authority to summon witnesses, administer oaths, and compel the production of evidence. Such an investigation, authorized by majority vote, is the appropriate formal step. The corrective finding adopted here is not a substitute for that process and does not prejudge its outcome.

ATTACHMENTS

1. June 1, 2026 video link, timestamp, and transcript excerpt of the public-comment exchange, the censure motion, and the Mayor/City Attorney deliberation exchange.
2. December 1, 2025 video link, timestamp, and transcript excerpt of the public-comment exchange and Commissioner Brady's request that the speaker be escorted out.
3. Commission minutes reflecting the dilatory and out-of-order rulings cited above (December 1 and 15, 2025; January 5, March 2, April 6, May 4, May 18, 2026), with motion numbers and vote results.
4. Commission Rules §D(5), Rules of Parliamentary Procedure.
5. Commission Rules §D(6), Conduct of Discussion.
6. RONR 48:4(11), 48:5(5), Minutes and Reports of Officers.
7. Commission Rules §A(10)(f), Meetings.
8. Charter §C-6.6, Conduct at Meetings.
9. Charter §C-6.7, Organization and Rules.
10. RONR §23 (Point of Order), §24 (Appeal), and §39 (Dilatory and Improper Motions).

June 1, 2026 Transcript Excerpt

Timestamp: (3:31:40 – 3:37:38)

<https://www.youtube.com/live/vMx0VW-rFHI?si=2wx3gBc4nDdwfUTf&t=12700>

Kelly Nolan (public comment): Hello, my name is Kelly Nolan. I'm from Lapeer Township. Thank you for listening. Wikipedia describes a "piss ant" as a word for an inconsequential, irrelevant, worthless person, one who is irritating to his or her perceived significance. I am not. **Mayor Hing:** Out of order. You can stop speaking right now. That's two warnings. You're out of order.

Kelly Nolan: This is my First Amendment right to say this. I am not breaking the peace.

Commissioner Brady: Point of order. I would like us to have a ruling.

Mayor Hing: I can't speak a ruling while I'm being interrupted.

Kelly Nolan: ...so it was used accurately and correctly during the May 18th public comment.

Mayor Hing: You do not have the floor. Out of order.

Kelly Nolan: I cannot think of a better description of the mayor.

Mayor Hing: All right, this is cause for disorder. Can you please remove her from the meeting.

Kelly Nolan: So the gaveling and out of order was unnecessary, as he was not breaking the peace.

Commissioner Atwood: Mr. Mayor, I would recommend not doing that. [advising against removal]

Kelly Nolan: He was just hurting the piss ant's feelings. I am continually amazed that certain people in front of me not realizing himself. Thank you.

Mayor Hing: Out of order, that's three. Mr. Francis, is this order or disorder?

Mr. Francis: It's done, Mayor.

[Mayor Hing reads Rule E.7 in full and applies it on the record: the comment made attacks on the conduct and character of a person unrelated to the manner in which he performs his duty, was not germane, was made while the speaker was no longer recognized, and caused a disruption to the meeting.]

Mayor Hing: It's not about what you're saying. It's about your adherence to our policy and order. You were called out of order. You did not remain germane and you continued in disorderly conduct. If it happens again and you're disorderly to that effect, which I believe we would hear from the attorney at that time, but I do believe that removal from the meeting would be warranted. Mr. Francis, if the disorder would have continued, whether or not we call for the removal, where are we at in following compliance with our rules and policy?

Mr. Francis: I do not, Mayor, believe that it was disorderly initially. I believe it was disorderly not to stop when you directed her to, but we did not get to the follow-up on that.

Mayor Hing: Okay. But she did cross that threshold after not stopping when she was told. There should have been a pause for a further determination.

Mayor Hing: Thank you. All right. We'll resume public comments.

Commissioner Brady: Mr. Mayor, I raised a **point of order**.

Mayor Hing: Proceed with your point of order.

Commissioner Brady: I move **to censure the chair for failing to apply the standard of the rule**. I would seek support for that.

Commissioner Atwood: Support.

Mayor Hing: All in favor?

Commissioner Brady: Mr. Mayor, it's prudent for you to step down from the chair while we discuss this. I would ask that you hand the gavel over to Mayor Pro Tem.

Commissioner Brady: I believe that the public speaker was well within the bounds when she was interrupted by the chair. She was giving a definition for a word. **It was being referenced towards his manner performing his duties**. I believe that he just really escalated that and that's an abuse of power by the chair and so that's my motion to censure that he is misapplying that rule.

Timestamp: (3:45:12 - 3:48:14)

<https://www.youtube.com/live/vMx0VW-rFHI?si=naPf5pXyKyGIFlCC&t=13512>

Mayor Hing: I'd like to ask Mr. Francis a question, if I may. Mr. Francis, you and I have had conversation about this particular policy at some length. We've exchanged some emails. We've talked about some case files and interpretations. **In your conversations with me, is it your understanding that I have a proper understanding and interpretation of our policy?**

Mr. Francis: **Yeah, I mean, in our conversations, yes, Mayor. I do think it comes down to a case-by-case basis, but I think you do.**

Mayor Hing: Okay. And in the situation today, with the citation of our policy and at the point in time where you said there was a threshold that was crossed, do you feel that the claims being made right now, that I'm abusing power to enforce the policies?

Mr. Francis: My position on what occurred was that, I don't believe, if the question recalled, that there was a violation by use of the word. I think the violation occurred after, when there was not a break to make that determination. I'm not in a position to say, frankly, whether I think that's an abuse or not. I don't have an opinion on that. When the chair calls a public speaker out of order, until there's a ruling, we don't know what the chair is calling out of order yet, in what we're going to discuss. So right now a lot of people have made an assumption, Mr. Womack is the only one who's asking for clarification, which hasn't been given, that it was over a particular term. But that's the assumption right now.

Mayor Hing: But I did call someone out of order. At that point, a ruling needs to be made.

Mr. Francis: Correct.

Mayor Hing: And if the ruling is wrong, it's the duty of the commission to have that appealed, right? And that process didn't happen, because the member of the public continued speaking after being called out of order. A ruling couldn't be made, and they crossed a threshold of disorder. Is that your understanding?

Mr. Francis: *That, I mean, that there is no ruling, that is a factual representation of what it currently is, yeah.*

Mayor Hing: *So as much as Mr. Atwood and Mr. Brady want to speculate and characterize abuse of power, the fact of the matter is we never got to a point of a ruling, and the member of the public was in fact disorderly. Is that correct?*

Mr. Francis: *Well, again, Mayor, she should have sat down when she was directed to. I'm not, I don't want to speak for Mr. Brady, or anybody who's made the motion, as to what the substance of that is beyond the discussion that's occurred.*

Mayor Hing: *Yeah, I understand. That's good enough. Thank you, Mr. Francis. I appreciate your input.*

December 1, 2025 Transcript Excerpt

Timestamp: (2:03:32 – 2:04:28)

<https://www.youtube.com/live/TfbZeMUqII1?si=TJLAxhYwulfvCi14&t=7409>

John D'Angelis (public comment): John D'Angelis, Metamora Township. First of all, I'd like to say your clerk, Ramona Sanchez, did a fabulous job on the election, as usual. I'm a county canvasser and you guys really have a great clerk.

John D'Angelis: **Mr. Brady, I think it's tough when the person you want to get elected doesn't get elected. But what you're doing here, this two hours I'll never get back in my life. Listening to you go,**

[Brady points at the Mayor.]

John D'Angelis: "Oh, him. You think it's him?" **There's mistakes in every single meeting. You're being a baby. You need a pacifier. You need to grow up.** I hope your kids aren't watching you right now on this video. Thanks, Mr. Chair. Thank you.

[Commissioners Brady and Atwood are both seen vying for the Mayor's attention.]

Commissioner Atwood: Mr. Chair,

John D'Angelis: You can't talk. It's public time. Shut up.

Commissioner Brady: **That's the second offense, sir. I would request that he'd be escorted out.**

Commissioner Brady: It's a second offense. [laughter] Okay.

**LAPEER CITY COMMISSION
MINUTES OF A REGULAR MEETING
DECEMBER 1, 2025**

A regular meeting of the Lapeer City Commission was held December 1, 2025, at the Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan. The meeting was called to order at 6:30 p.m.

ROLL CALL

Present: Mayor Hing.

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

Absent: None.

Also present: City Manager Womack, City Attorney Ferres, City Clerk Sanchez, Deputy City Clerk Jansen.

Mayor Hing led the Pledge of Allegiance.

Commissioner Brady raised a point of order, Mayor Hing ruled unheard according to Robert's Rules, a board of five is a small board.

Commissioner Brady appealed the ruling of the chair citing Robert's Rules Chapter 49, Section 21 procedure of small boards.

Commissioner Brady raised a point of order. Mayor Hing ruled Commissioner Brady dilatory and would not hear any more points of order from him.

271 2025 12-01 APPEAL DECISION OF THE CHAIR

Motion by Brady. Seconded by Atwood.

The authority of the chair to debate on a procedural issue.

ROLL CALL VOTE.

Ayes: Atwood, Brady

Nays: Glisman, McCarthy, Petrie.

MOTION FAILED 2-3. APPEAL DENIED.

272 2025 12-01 AGENDA APPROVAL

Moved by Atwood. Seconded by Brady.

Approve the Agenda for December 1, 2025, as presented.

ROLL CALL VOTE.

Ayes: Atwood, Brady

Nays: Glisman, Petrie, McCarthy.

MOTION FAILED 2-3.

273 2025 12-01 AGENDA APPROVAL – ITEM G-2

Moved by McCarthy. Seconded by Petrie.

To amend Item G-2 ordinance introduction procedure to discussion only tonight with any motion action for this item to be moved to the December 15, 2025, agenda.

Commissioner Brady raised a point of order.

Commissioner Brady raised a point of order, Mayor Hing ruled recognized.

Ayes: Glisman, McCarthy, Petrie.
Nays: Brady, Atwood.
MOTION CARRIED 3-2.

Vote on main motion

ROLL CALL VOTE:

Ayes: McCarthy, Petrie, Glisman.
Nays: Brady, Atwood.
MOTION CARRIED 3-2.

290 2025 12-01 COMMISSIONER CENSURED

Moved by McCarthy. Seconded by Glisman.
To Censure Commissioner Brady for the remainder of this meeting.

Commissioner Brady raised a point of order.

Mayor Hing raised a point of order and ruled that a vote was to be taken on the censure.

ROLL CALL VOTE:

Ayes: Glisman, McCarthy, Petrie.
Nays: Atwood, Brady.
MOTION CARRIED 3-2.

291 2025 12-01 REAPPOINTMENT – BOARD OF REVIEW

Moved by Atwood. Seconded by Brady.
To reappoint Cathy Malmrose to the Board of Review for a term to expire January 1, 2029.
Ayes: Atwood, Brady, Glisman, McCarthy, Petrie.
Nays: None.
MOTION CARRIED.

DEPARTMENTAL REPORTS

The DDA Monthly Departmental Report and Update on 18 E. Nepessing Report were received into the record.

PUBLIC COMMENTS

Two members of the public spoke.

MAYOR/COMMISSIONER COMMENTS

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

approval of the proposal by Rowe and authorize the City Manager to sign all necessary documents.

ROLL CALL VOTE.

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

Nays: None.

MOTION CARRIED.

300 2025 12-15 KAREGNONDI WATER AUTHORITY (KWA) ENGINEERING STUDY

Moved by Brady. Seconded by Glisman.

To approve of the ROWE, KWA feasibility study as presented, for a fee not to exceed \$44,300 and authorize the City Manager or Director of Public Works to sign all necessary documents.

ROLL CALL VOTE.

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

Nays: None.

MOTION CARRIED.

301 2025 12-15 PROPOSED AMENDMENTS TO RULES & PROCEDURES - WORKSHOP

Moved by Petrie. Seconded by Glisman.

To move item G-6 a-b-c to a workshop.

ROLL CALL VOTE.

Ayes: McCarthy, Petrie, Glisman.

Nays: Atwood, Brady.

MOTION CARRIED 3-2.

302 2025 12-15 ENGAGEMENT OF SPECIAL LABOR COUNSEL

Moved by Atwood. Seconded by Brady.

To table G-7 until the City Attorney provides a written legal opinion regarding whether the Mayor acted within his authority under the Charter in initiating contact with outside legal counsel. No further action on this item shall occur until the Commission receives the City Attorney's guidance.

Commissioner Atwood raised a point of order, Mayor Hing ruled unheard.

Commissioner Brady appealed the decision of the chair, Mayor Hing ruled Commissioner Brady out of order.

Commissioner Atwood raised a point of order.

Commissioner Atwood raised a point of order.

Commissioner Brady raised a point of order, Mayor Hing ruled not sustained.

Mayor Hing asked that it be noted that Commissioner Brady is out of order for the second time this meeting.

Call the question

Moved by Petrie. Seconded by McCarthy.

Called the question.

04 2026 01-05 RE-APPOINTMENT – ELECTION COMMISSION

Moved by Glisman. Seconded by Atwood.

To re-appoint Romona Sanchez to the Election Commission for a term to expire January 1, 2027.

ROLL CALL VOTE:

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

Nays: None.

MOTION CARRIED.

05 2026 01-05 RE-APPOINTMENT – ELECTION COMMISSION

Moved by Glisman. Seconded by Petrie.

To re-appoint T. Allen Francis to the Election Commission for a term to expire January 1, 2027.

ROLL CALL VOTE:

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

Nays: None.

MOTION CARRIED.

06 2026 01-05 APPOINTMENT – ELECTION COMMISSION

Moved by Petrie. Seconded by Atwood.

To appoint Timothy Mayer to the Election Commission for a term to expire January 1, 2027.

ROLL CALL VOTE:

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

Nays: None.

MOTION CARRIED.

07 2026 01-05 MINUTES

Moved by Petrie. Seconded by Glisman.

To postpone approval of the minutes of December 1, 2025, and December 15, 2025, to the next regular meeting with direction to the City Clerk to revise the minutes to reflect actions only, consistent with Robert's Rule of Order Chapter 48, 12th Edition and also consistent with the Rules and Procedures of the Commission, Section A.10(F), by removing narrative, summaries, commentary and discussion not expressly required by rule.

Commissioner Brady raised a point of order, Mayor Hing ruled to proceed to make discussion germane to the topic of the motion on the table.

The chair Named Commissioner Brady for dilatory points of order and extending the meeting unnecessarily. The chair ruled the member out of order.

Commissioner Brady raised a point of order, Mayor Hing ruled section 61:12 is sufficient for what we are encountering.

Mayor Hing requested that the record reflect that Commissioner Brady was ruled out of order multiple times during the meeting. The chair ruled further points of order on this matter would not be recognized.

Ayes: Brady, Glisman, McCarthy, Petrie.

Nays: Atwood.

MOTION CARRIED 4-1.

ROLL CALL VOTE:

Ayes: Glisman, McCarthy, Petrie, Brady.

Nays: None.

MOTION CARRIED. RESOLUTION DECLARED ADOPTED.

53 2026 03-02 ZONING ORDINANCE – ARTICLE 7.17, SIGNS – FIRST READING

Moved by Petrie. Seconded by Glisman.

Approve the first reading of Ordinance No. 2026-02, Text Amendments, Article 7.17, Signs, on First Reading and schedule the Second Reading for March 16, 2026 (see attached).

ROLL CALL VOTE:

Ayes: McCarthy, Petrie, Brady, Glisman.

Nays: None.

MOTION CARRIED.

Commissioner Brady raised a point of order stating that the agenda has been approved and Commissioner Petrie is attempting to make a motion to add to the agenda. Mayor Hing acknowledged the point of order and agreed to follow the agenda, moving to item G-3.

54 2026 03-02 BODMAN PLC - ATTORNEY BILLING

Moved by Petrie. Seconded by Glisman.

Approve the Bodman Attorney Billing, Labor Misc. February 18, 2026, for an amount not to exceed \$1,311.75, and authorize the finance director to process payment.

Mayor Hing indicated that Commissioner Brady has had dilatory outburst behavior and a second improper use of point of order

Call the question:

Moved by Petrie. Seconded by Glisman.

To call the question.

ROLL CALL VOTE:

Ayes: Glisman, McCarthy, Petrie.

Nays: Brady.

3-1.

Commissioner Brady asked for unanimous consent for him to abstain from the vote on item G-3. Mayor Hing asked for a roll call vote to be taken for this request.

Vote for unanimous consent:

ROLL CALL VOTE:

Ayes: Glisman, Petrie.

Nays: McCarthy.

2-1.

Vote on main motion:

ROLL CALL VOTE:

Ayes: Petrie, Glisman, McCarthy.

Nays: Brady.

MOTION CARRIED 3-1.

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

80 2026 04-06 BODMAN PLC – ATTORNEY BILLING

Moved by Brady. Seconded by Atwood.

To postpone the Bodman bill until April 20, 2026, request Bodman attend the April 20, 2026, meeting to update the commission as a whole, and possibly go into closed session for attorney client privilege.

Commissioner Brady raised a point of order, citing Roberts Rules of Order Newly Revised (§ 42:18). Mayor Hing ruled in favor of the point of order.

Commissioner Brady raised a point of order, citing the Rules and Procedures of the City Commission (§ D-6). Mayor Hing ruled the point of order not sustained because no citable authority found.

Appeal the Decision:

Motion by Brady. Seconded by Atwood.

Appeal the decision of the chair.

ROLL CALL VOTE:

Ayes: Atwood, Brady,

Nays: Glisman, McCarthy, Petrie.

MOTION FAILED 2-3.

Call to Question:

Moved by Petrie. Seconded by Glisman.

Called the question.

ROLL CALL VOTE:

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

Nays: None.

MOTION CARRIED.

Vote on main motion:

ROLL CALL VOTE:

Ayes: Atwood, Brady.

Nays: Glisman, McCarthy, Petrie.

MOTION FAILED 2-3.

81 2026 04-06 BODMAN PLC – ATTORNEY BILLING

Moved by Petrie. Seconded by Glisman.

To approve the Bodman PLC Attorney Billing, Labor Misc. in the amount of \$776.26, and authorize the finance director to process payment.

Commissioner Brady raised a point of order. Mayor Hing ruled the point of order not sustained because no citable authority was given by the maker of the point of order that can be sustained, and the presiding officer had discovered within the Rules and Procedures of the City Commission a rule that we are well past our time of 30 minutes on a single agenda item.

Deny the request to rezone the property known as 3301 Davison Road (Parcels #L20-83-321-040-00 & #L20-83-352-040-00) from B-2 General Business to I-1 Industrial.

ROLL CALL VOTE:

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

Nays: None.

MOTION CARRIED.

**115 2026 05-04 REZONING – 1134 S. MAIN, 1146 S. MAIN & VACANT S. MAIN
PARCEL #L21-39-831-013-00 R-1 SINGLE-FAMILY RESIDENTIAL TO PUD PLANNED
UNIT DEVELOPMENT**

Moved by Petrie. Seconded by Glisman.

Deny the request to rezone the properties known as 1134 S. Main Street, 1146 S. Main Street and vacant S. Main Street Parcel #L21-39-831-013-00 from R-1 Single-Family Residential to PUD Planned Unit Development.

ROLL CALL VOTE:

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

Nays: None.

MOTION CARRIED.

116 2026 05-04 CITY MANAGER EVALUATION FORM

Moved by Atwood. Seconded by Brady.

To let the City Commission utilize the City Manager Performance Evaluation form previously used by the Commission from years 2022 to 2025, for the purpose of conducting the City Manager's Performance Evaluation for May 2025 to May 2026 review period.

Mayor Hing ruled Commissioner Brady out of order.

Call the question:

Moved by Atwood. Seconded by Brady.

To call the question.

Ayes: Atwood, Glisman, McCarthy, Petrie.

Nays: Brady.

MOTION CARRIED 4-1.

Vote on main motion:

Ayes: Brady, Atwood.

Nays: Glisman, McCarthy, Petrie.

MOTION FAILED 3-2.

117 2026 05-04 CITY MANAGER EVALUATION FORM

Moved by Petrie. Seconded by Glisman.

To accept the revised City Manager Performance Evaluation form for the period of May 2025 to May 2026.

Mayor Hing ruled Commissioner Brady out of order and out of order with a dilatory point of order.

Call the question:

Moved by Petrie. Seconded by McCarthy.

To call the question.

Mayor Hing ruled Commissioner Brady has been dilatory and out of order.

Mayor Hing stated the record should reflect Commissioner Brady stated Mayor Hing has rejiggered the timeline, however, discussion has revealed the timeline was adjusted due to multiple vacations that were in play, including City Clerk Sanchez, Commissioner McCarthy's and Mr. Womack's, which he later cancelled.

Mayor Hing raised a point of order citing Robert's Rules of Order 4:31.

Call the question:

Moved by Atwood. Seconded by Brady.

To call the question.

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

Nays: None.

MOTION CARRIED.

ROLL CALL VOTE:

Ayes: Atwood.

Nays: Glisman, McCarthy, Petrie, Brady.

MOTION FAILED 1-4.

131 2026 05-18 POSTPONE CITY MANAGER EVALUATION

Moved by McCarthy. Seconded by Glisman.

Postpone the City Manager Performance Review until the City Manager has the 30-day window to review his performance reviews, set the date on July 20, 2026, at 4:00 p.m.

Motion by Petrie. Seconded by McCarthy.

To take a recess at 9:26 p.m.

Ayes: Atwood, Glisman, McCarthy, Petrie.

Nays: Brady.

MOTION CARRIED 4-1.

The Commission resumed session at 9:36 p.m.

Mayor Hing ruled Commissioner Brady out of order by mischaracterizing and injecting private opinions towards officials of this board.

Vote on main motion:

ROLL CALL VOTE:

Ayes: Glisman, McCarthy, Petrie.

Nays: Brady, Atwood.

MOTION CARRIED 3-2.

CITY MANAGER'S REPORT

City Manager Womack commented that at a previous meeting it was asked that a City Attorney RFP/Rfq be developed. While it has not yet been completed, he did have staff put together some billing information regarding attorney fees which show a significant cost savings.

5. Rules of Parliamentary Procedure:

The rules of parliamentary practice as contained in Robert's Rules of Order, most recent edition, shall govern the Commission in all cases to which they are applicable, provided they are not in conflict with these Rules or with the Ordinances and Charter of the City of Lapeer.

6. Conduct of Discussion:

During Commission discussion and debate, the conduct of discussion will be, but not limited to, the following:

- Discussion and debate on agenda items will be limited to thirty (30) minutes each and five (5) minutes each for non-agenda items.
- Matter requiring a more in-depth, longer presentation and discussion will be scheduled for a workshop and/or study session.
- The maker of the motion shall speak first.
- The supporter of the motion shall speak second.
- No member shall speak until recognized for such purpose by the presiding officer. After such recognition, the member shall confine discussion to the question at hand.
- Personal comments about other individuals should be avoided.
- When addressing other members of the Commission, they should be addressed by title and/or last name but not by first name.
- No member should request to speak a second time on a motion as long as another is requesting recognition to speak for a first time.

7. General Consensus:

General consent or consensus may be used to give direction, and the minutes should indicate that a majority consented.

E. CITIZEN PARTICIPATION

1. General:

Each Commission meeting agenda shall provide for reserve time for audience participation, as requested, known as Public Comments.
(REF: Charter: Chapter 6, Section 6.4; PA 267 of 1976: Open Meetings Act, Section 3(5);-)

2. Length of Presentation:

Members of the public at the meeting shall not speak unless recognized by the presiding officer. Members of the public shall be limited to speaking for a maximum of three (3) minutes during any public hearing or public comment. A person representing a defined group and speaking on behalf of same shall be allowed up to ten (10) minutes to address the Commission with permission of the presiding officer. Other speakers not representing a defined group may not yield their time to other speakers.

(Amended 11-04-2024)

as provided in [51:60–62](#);

9) all notices of motions ([10:44–51](#));

10) all points of order and appeals, whether sustained or lost, together with the reasons given by the chair for his or her ruling; and

11) the declaration by the chair in “naming” an offending member as a part of disciplinary procedures, as well as any disorderly words that led to such naming and that the chair directed the secretary to take down (see [61:12–14](#)).

The *last paragraph* should state:

12) the hour of adjournment.

48:5 Additional rules and practices relating to the content of the minutes are the following:

1) The name of the maker of a main motion should be entered in the minutes, but the name of the seconder should not be entered unless ordered by the assembly.

2) a) When a count has been ordered, the number of votes on each side is entered, unless the vote was on a motion that would not otherwise be entered in the minutes.

b) When the voting is by ballot, the full tellers’ report ([45:37–40](#)) is entered.

c) When the voting is by roll call, the names of those voting on each side and those answering “present,” as well as the total number in each category, are entered. If members who are present fail to respond on a roll-call vote, enough of their names must be recorded as present to reflect that a quorum was present at the time of the vote. If the chair voted, no special mention of this fact is made in the minutes.

3) The proceedings of a committee of the whole, or a quasi committee of the whole, are not entered in the minutes, but the fact that the assembly went into committee of the whole

(or into quasi committee) and the committee report is recorded (see [52](#)).

4) When a question is considered informally, the same information is recorded as under the regular rules, since the only informality in the proceedings is in the debate.

5) When a committee report is of great importance or should be recorded to show the legislative history of a measure, the assembly can order it “to be entered in the minutes,” in which case the secretary copies it in full in, or attaches a copy of it to, the minutes.

6) The name and subject of a guest speaker can be given, but no effort should be made to summarize his remarks.

48:6 The use by the secretary of a recording device can be of great benefit in preparing the minutes, but a transcription from it should never be used as the minutes themselves.

48:7 **The Signature.** Minutes should be signed by the secretary and can also be signed, if the assembly wishes, by the president. The words *Respectfully submitted*—although occasionally used—represent an older practice that is not essential in signing the minutes.

48:8 **Form of the Minutes.** The principles stated above are illustrated in the following model form for minutes:

The regular monthly meeting of the L.M. Society was held on Thursday, January 4, 20__, at 8:30 P.M., at the Society’s building, the President being in the chair and the Secretary being present. The minutes of the last meeting were read and approved as corrected.

The Treasurer reported the receipt of a bill from the Downs Construction Company in the amount of \$5,000 for the improvements recently made in the Society’s building. The question put by the chair “that the bill be paid” was adopted.

Mr. Johnson, reporting on behalf of the Membership Committee, moved “that John R. Brown be admitted to membership in the Society.”

- b. Proceedings of the Commission, or a brief synopsis thereof, will be published in a newspaper of general circulation within the City within seven (7) days following the date of approval.

(REF: Charter: Chapter 6, Section 6.7(c);-)

- c. Proposed minutes of meetings will be available for public inspection not more than eight (8) business days after such meeting.

(REF: PA 267 of 1976: Open Meetings Act, Section 9;-)

- d. Approved minutes will be available for public inspection not later than five (5) business days after the meeting at which the minutes were approved.

(REF: PA 267 of 1976: Open Meetings Act, Section 9;-)

- e. Minutes shall include action items of the Commission with respect to motions and show the “yes”, “no”, and “abstention” of each member.

- f. The Clerk shall not be responsible for a written record or summary of discussion or comments of the Commission. Upon direction of the presiding officer, the Clerk may provide a summary of individual comments.

- g. Minutes of public time will include individual’s name, address (if applicable), and a brief synopsis of the individual’s comments and concerns.

B. MEETING PROCEDURE

1. Meetings to be Public:

All meetings of the City Commission shall be open to the public and citizens shall have a reasonable opportunity to be heard under such rules and regulations as the Commission may prescribe.

(REF: Charter: Chapter 6, Section 6.4; PA 267 of 1976: Open Meetings Act, Section 3;-)

2. Order of Business:

An agenda for each Regular Commission meeting shall be prepared by the City Manager, City Clerk, or designee, in accordance with the following order of business:

Call To Order

Roll Call

Pledge of Allegiance

Approval of Agenda

A. Minutes

B. Public Comments

C. Consent Agenda

§ C-6.6. Compulsory attendance and conduct at meetings.

Any two or more members of the Commission may by vote either request or compel the attendance of its members and other officers of the city at any meeting. Any member of the Commission or other officer who when notified of such request for his attendance fails to attend such meeting for reason other than confining illness or absence from Lapeer County shall be deemed guilty of misconduct in office unless excused by the Commission. The presiding officer shall enforce orderly conduct at meetings and any member of the Commission or other officer who shall fail to conduct himself in an orderly manner at any meeting shall be deemed guilty of misconduct in office.

Any police officer designated by the presiding officer of the meeting shall serve as the Sergeant-at-Arms of the Commission in the enforcement of the provisions of this section.

§ C-6.7. Organization and rules of the commission.

The Commission shall be the sole judge of the election and qualification of its own members and its own organization, rules, and order of business, subject to the following provisions:

- (a) A journal of the proceedings of each meeting shall be kept in the English language by the Clerk and shall be signed by the presiding officer and clerk of the meeting.
- (b) No member of the Commission shall vote on any question in which he has a financial interest, other than the common public interest, or on any question concerning his own conduct. On all other questions each member who is present shall vote when his name is called, unless excused by the unanimous consent of the remaining members present. Any member refusing to vote, when not excused or disqualified by this paragraph, shall be guilty of misconduct in office.
- (c) The proceedings of the Commission, or a brief summary thereof, shall be published within seven days following the date of approval. Any such summary shall be prepared by the Clerk and shall show the substance of each separate proceeding of the Commission.
- (d) There shall be no standing committees of the Commission.

See [6:15ff.](#) for a list of these motions and a description of their characteristics as a class.

§23. POINT OF ORDER

23:1 When a member thinks that the rules of the assembly are being violated, he can make a *Point of Order* (or “raise a question of order,” as it is sometimes expressed), thereby calling upon the chair for a ruling and an enforcement of the regular rules.

§24. APPEAL

24:1 By electing a presiding officer, the assembly delegates to him the authority and duty to make necessary rulings on questions of parliamentary law. But any two members have the right to *Appeal* from his decision on such a question. By one member making (or “taking”) the appeal and another seconding it, the question is taken from the chair and vested in the assembly for final decision.

24:2 Members have no right to criticize a ruling of the chair unless they appeal from his decision.

§39. DILATORY AND IMPROPER MOTIONS

Dilatory Motions

- 39:1 A motion is *dilatory* if it seeks to obstruct or thwart the will of the assembly as clearly indicated by the existing parliamentary situation.
- 39:2 Parliamentary forms are designed to assist in the transaction of business. Even without adopting a rule on the subject, every deliberative assembly has the right to protect itself from the dilatory use of these forms.
- 39:3 Any main or other motion that is frivolous or absurd or that contains no rational proposition is dilatory and cannot be introduced. As further examples, it is dilatory to obstruct business by appealing from a ruling of the chair on a question about which there cannot possibly be two reasonable opinions, by demanding a division ([29](#)) on a vote even when there has been a full vote and the result is clear, by moving to lay on the table the matter for which a special meeting has been called, by constantly raising points of order and appealing from the chair's decision on them, or by moving to adjourn again and again when nothing has happened to justify renewal of such a motion. By use of such tactics, a minority of two or three members could bring business to a standstill.
- 39:4 It is the duty of the presiding officer to prevent members from misusing the legitimate forms of motions, or abusing the privilege of renewing certain motions, merely to obstruct business. Whenever the chair becomes convinced that one or more members are repeatedly using parliamentary forms for dilatory purposes, he should either not recognize these members or he should rule that such motions are not in order

Allen Edwin Homes
795 Clyde Ct.
Byron Center, MI 49315

ITEM H-2

June 8, 2026

Mike Womack, City Manager
576 Liberty Park
Lapeer, MI 48446

Re: Brookwood North, Parcel No. L20-98-031-011-00 & L20-98-031-005-00;
Preliminary Site Condominium Application;
Request for Reconsideration of Denial of Application

Dear Mr. Womack:

I was quite surprised by the City Commission's decision to deny the application for the Brookwood North Site Condominium on June 1, 2026, but I believe there is a constructive pathway to correct the Commission's incorrect basis of denial. The purpose of this letter is to request reconsideration of the Commission of the City of Lapeer's (the "Commission") denial of the above-referenced application at its regularly-held meeting of June 1, 2026. The denial of the application is an unsupported rejection of the recommendation of the City of Lapeer's Planning Commission and its professional consultants; and contrary to the City's clear standards for site plan review as set forth in Chapter 7 (Zoning) and Chapter 10 (Condominiums) of the General Ordinances. Please consider this Allen Edwin's formal request for reconsideration.

By way of background, the property at issue is situated in a Single-Family Residential District and Allen Edwin therefore appropriately applied for a site condominium under Chapter 10. Thereafter, the Planning Commission recommended approval with certain conditions that Allen Edwin has since fulfilled. The Commission met on June 1 to consider the Planning Commission recommendation for approval. During the deliberations, the Commissioners made references to ordinance sections 7-18.04 B, C, G that do NOT apply to site condominium subdivision developments and single-family detached residential structures. In short, the Commission erroneously applied Chapter 7 to a site condominium project as a basis for denial. Please note the following black and white instructions for reviewing site condominiums and the commissions incorrect application of Chapter 7 Section 18 as a basis for denial:

- 1) Site Plan Review Standards

Allen Edwin Homes
795 Clyde Ct.
Byron Center, MI 49315

- Proceed to “Chapter 7-18.02 Uses Requiring Review” and review “Table 7.18.1: Plan Review Requirements” to find that Subdivisions and Condominiums are referenced back to Chapters 6 and Chapters 10 which contain procedures and standards for review.
- Chapter 10 section 6.B (1) establishes procedures and standards for “*conventional condominiums*” and indicates these types of developments shall “*...follow the site plan review process as outlined in Chapter 7, Zoning*”. Brookwood North is NOT a proposed conventional condominium.
- Chapter 10 section 6.C establishes review procedures and standards for “*site condominiums*” and indicates these types of developments shall “*...follow the process outlined in this section*”. There is no reference to Chapter 7-18 Site Plan Review.
- Notably, the planning review letter from the City’s own consultant, ROWE Professional Services Company, makes NO reference to Chapter 7 section 18 Site Plan Review; instead referencing only the applicable section of Chapter 10 Condominiums and Chapter 7-15-02 Landscaping and Chapter 7-15-05 Lighting.
- The Commission’s reference and reliance on Chapter 7 Section 18-04 (B, C and G) as a basis for the denial, is not supported by their ordinances.

2) Building Appearance Standards – Section 7-15-01

- The Commission deliberations also included several references to Chapter 7 section 15-01 Building Appearance, along with statements such as “higher quality construction” and “above builder grade”.
- Under the Applicability section of Chapter 7-15-01 Building Appearance, single family residences are explicitly exempt from these standards: “*This section shall apply to the exterior walls of all construction, **except one-family detached** and two-family residential structures...*” The site condominium application contained only one-family detached homes only.
- Again, the City Commission’s reference and reliance on Chapter 7-15-01 Building Appearance, as a basis for the denial, is not supported by the City ordinances.

Allen Edwin Homes
795 Clyde Ct.
Byron Center, MI 49315

Beginning in 2019, Allen Edwin Homes began constructing new single family homes in the Brookwood of Lapeer community that was developed in the Mid-2000s. Over the last 7 years a total of 41 new single-family homes have been constructed amounting to over \$14 million of investment into the City. The homes have all been reviewed and approved to meet the City's ordinances, quality and appearance standards.

Additionally, two of the Commissioners indicated they wanted to see "better conformity" to the previously approved 2004 plan and more consistency in the lot sizes and home plans/architectural style to the existing neighborhood. Of course, there is no requirement or standard that Allen Edwin follow the 2004 plan (i.e., develop lots which are the same size of the adjacent subdivision or build houses that look like the houses in the adjacent neighborhood). The use of the phrase "extension of (or expansion of) the existing community" is not a useful justification for a basis of denial because that's not to be found in the city's review criteria, and the City's planning consultant used the exact same language in the City's report dated January 28, 2026 to the planning commission. We are therefore justifiably concerned that perhaps the personal preference of some of the Commissioners had inappropriate bearing on the outcome inconsistent with the City's ordinances.

As you can appreciate, the Allen Edwin team has invested significant time and effort in this important project, and we remain committed to a fair outcome that aligns with the City's mission and the benefits the community. Allen Edwin has worked cooperatively with the City to refine its plan in accordance with Planning Commission direction. Because the Commission's denial was based on a misapplication of the ordinance, we respectfully request reconsideration. At the next City Commission meeting, the motion to deny may be rescinded before approval of the June 1, 2026 City Council meeting minutes and corrected to be in conformance with the City's ordinances.

Thank you for your attention to this matter, and we look forward to continue to work productively with the City.

Respectfully,

A handwritten signature in black ink, appearing to read 'Dan Larabel', with a stylized flourish extending to the right.

Dan Larabel

Land Entitlement and Development Director
Allen Edwin Homes



ITEM J-1

To: Mayor and City Commission
Date: June 15, 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	Jul 1, 2026	2 Year		Awaiting Recommendation
County Center Board	Vacancy	Jan 1, 2027	1 Year		Awaiting Recommendation
Local Development Finance Authority	Vacancy	Aug 1, 2027	4 Year		Awaiting Recommendation
Local Officers Compensation Commission	Vacancy	Oct 1, 2030	5 Year		Awaiting Recommendation
Park Board	Vacancy	April 1, 2029	3 Year		Awaiting Recommendation

COMMISSION APPOINTMENTS

BOARD OR COMMISSION	MEMBER NAME	EXPIRATION	TERM LENGTH	NEW TERM EXPIRATION	COMMENTS Re: STATUS
Board of Review	Vacancy - Alternate	Jan 1, 2029	3 Year		Awaiting Recommendation
Income Tax Board of Review	Vacancy	Dec 1, 2028	3 Year		Awaiting Recommendation
Lapeer Building Authority	Vacancy Vacancy	Jun 1, 2027 Jun 1, 2028	3 Year 3 Year		Awaiting Recommendation
Prison Liaison Committee	Vacancy	Apr 1, 2028	3 Year		Awaiting Recommendation
Zoning Board of Appeals	Vacancy Vacancy – Alternate Vacancy – Alternate	Apr 1, 2029 Apr 1, 2027 Apr 1, 2028	3 Year 3 Year 3 Year		Awaiting Recommendation

The following individuals have applied to a Board or Commission:

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

Mayoral Appointments:

Current Board Members seeking re-appointment:

Lapeer Housing Commission	Robin Chesnutt	02/19/2026	08/01/2026
Lapeer Neighborhoods, Inc.	James Mikus	04/16/2026	08/01/2026
Planning Commission	Austin Kelly	04/27/2026	08/01/2026
Planning Commission	Doug Roberts	04/28/2026	08/01/2026

Applications submitted for Board with NO Vacancy:

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

Commission Appointments:

Current Board Members seeking re-appointment:

None.



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'm on other boards and feel like I am a good asset to the board.

Applicant Information:

Print Name:

Robin
(First)

Chasnutt
(Last)

Street Address:

Home Phone:

Cell Phone:

Email:

Employer: *State of Michigan*

Occupation: *In Home Health Care*

Educational Background: *some college*

RECEIVED

Community Activities and/or Work Experience:

FEB 19 2026

CITY MANAGER
LAPEER, MI

Robin Chasnutt
Signature

2/19/26
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.



Application for Boards and/or Commissions

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

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

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

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

Applicant Information:

Print Name: JAMES (First) MIKUS (Last)

Street Address: _____

Home Phone: _____ Cell Phone: _____

Email: _____

Employer: Retired Occupation: _____

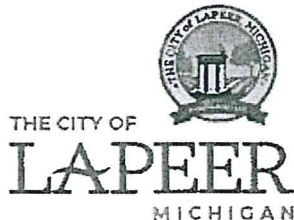
Educational Background: B.S. CMA ; M.S. Ohio State

Community Activities and/or Work Experience:

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

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

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



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 WISH TO CONTINUE TO SERVE ON THE PLANNING COMMISSION. WITH MY 8 YEARS ON THE BOARD I FEEL I HAVE BROUGHT GOOD CONVERSATIONS TO THE ITEMS BROUGHT IN FRONT OF US. MY ONLY GOAL IS TO BETTER THE CITY OF LAPEER.

Applicant Information:

Print Name:

AUSTIN
(First)

KELLY
(Last)

Street Address:

Home Phc

Phone:

Email:

Employer: SPECTRUM

Occupation: CONSTRUCTION SUPERVISOR

Educational Background: TRADE SCHOOL (VIDEO PRODUCTION)

Community Activities and/or Work Experience:

SITTING CHAIR OF THE PLANNING COMMISSION. MEMBER OF THE LAPEER MASONIC LODGE. TRACK OPERATOR OF RICHFIELD PARK BMX (NON PROFIT)

Signature

Date

4-27-26

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

RECEIVED

APR 27 2026

CITY OF LAPEER



RECEIVED

APR 28 2026

CITY MANAGER
LAPEER, MI

Application for Boards and/or Commissions

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

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

810-664-5231

Email: clerk@ci.lapeer.mi.us

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

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

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

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

Applicant Information:

Print Name: Doug

(First)

Roberts

(Last)

Street Address:

Home

Cell Phone:

Email:

Employer: Sherwin-Williams Company

Occupation: Military market segment sales representative

Educational Background:

Lapeer East High School graduate -1996

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

Community Activities and/or Work Experience:

Lapeer Planning Commission

Lapeer Optimist Club

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

April 27, 2026

Signature

Date

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



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

☐ Accuracy Board	☐ Downtown Development Authority	☐ Lapeer Neighborhoods, Inc.
☐ 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 Attached

Applicant Information:

Print Name:

ANNE
(First)

Shenck
(Last)

Street Address:

Home Phone:

Email:

Employer:

Retired

Occupation:

RN

Educational Background:

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

Community Activities and/or Work Experience:

see attached also
BCLS, Neonatal Resuscitation & Fetal Monitor certification until Retired

Signature

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.

Relevant Experience

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

Reason

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



Application for Boards and/or Commissions

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

Email: clerk@ci.lapeer.mi.us

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

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

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

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

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

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

Applicant Information:

Print Name: Wesley

(First)

Weber Jr.

(Last)

Street Address:

Home

Cell Phone:

Email:

Employer: APTIV

Occupation: Mechanical Design Engineer

Educational Background:

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

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

Community Activities and/or Work Experience:

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

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

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

Wesley W. Weber Jr.

18 May 2026

Signature

Date

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

RECEIVED

MAY 18 2026

CITY MANAGER
LAPEER, MI



ITEM K-1

To: Mayor and City Commission
Date: June 15, 2026
RE: MONTHLY OPERATIONAL REPORTS

CITY DEPARTMENTS:

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

Monthly Rental Certificates

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

Property Address	Holder Name	Certificate Number	Status	Date Issued	Date Expires	Total Amount
622 N MONROE ST	THOMAS LAMAGNA ENTERP	CR26-0142	Certified	05/07/2026	03/29/2028	150.00
360 RAVEN AVE	THOMAS LAMAGNA ENTERP	CR26-0143	Certified	05/07/2026	03/29/2028	150.00
393 DOVE LN	THOMAS LAMAGNA ENTERP	CR26-0144	Certified	05/07/2026	03/29/2028	150.00
1210 ADAMS ST	THOMAS LAMAGNA ENTERP	CR26-0145	Certified	05/07/2026	03/29/2028	150.00
628 N CALHOUN ST 1	BULLINGER, THEODORE & K	CR26-0160	Certified	05/27/2026	04/12/2028	150.00
628 N CALHOUN ST 2	BULLINGER, THEODORE & K	CR26-0161	Certified	05/27/2026	04/12/2028	50.00
628 N CALHOUN ST 3	BULLINGER, THEODORE & K	CR26-0162	Certified	05/27/2026	04/12/2028	50.00
628 N CALHOUN ST 4	BULLINGER, THEODORE & K	CR26-0163	Certified	05/27/2026	04/12/2028	50.00
628 N CALHOUN ST 5	BULLINGER, THEODORE & K	CR26-0164	Certified	05/27/2026	04/12/2028	50.00
118 W NEPESSING ST 21	TL CAPITAL INVESTMENTS L	CR26-0169	Certified	05/11/2026	03/29/2028	150.00
118 W NEPESSING ST 22	TL CAPITAL INVESTMENTS L	CR26-0170	Certified	05/11/2026	03/29/2028	50.00
118 W NEPESSING ST 23	TL CAPITAL INVESTMENTS L	CR26-0171	Certified	05/11/2026	03/29/2028	50.00
118 W NEPESSING ST 24	TL CAPITAL INVESTMENTS L	CR26-0172	Certified	05/11/2026	03/29/2028	50.00
118 W NEPESSING ST 25	TL CAPITAL INVESTMENTS L	CR26-0173	Certified	05/11/2026	03/29/2028	50.00
118 W NEPESSING ST 26	TL CAPITAL INVESTMENTS L	CR26-0174	Certified	05/11/2026	03/29/2028	50.00
118 W NEPESSING ST 27	TL CAPITAL INVESTMENTS L	CR26-0175	Certified	05/11/2026	03/29/2028	50.00
118 W NEPESSING ST 28	TL CAPITAL INVESTMENTS L	CR26-0176	Certified	05/11/2026	03/29/2028	50.00
118 W NEPESSING ST 29	TL CAPITAL INVESTMENTS L	CR26-0177	Certified	05/11/2026	03/29/2028	50.00
118 W NEPESSING ST 31	TL CAPITAL INVESTMENTS L	CR26-0178	Certified	05/11/2026	03/29/2028	50.00
118 W NEPESSING ST 32	TL CAPITAL INVESTMENTS L	CR26-0179	Certified	05/11/2026	03/29/2028	50.00
118 W NEPESSING ST 33	TL CAPITAL INVESTMENTS L	CR26-0180	Certified	05/11/2026	03/29/2028	50.00
118 W NEPESSING ST 34	TL CAPITAL INVESTMENTS L	CR26-0181	Certified	05/11/2026	03/29/2028	50.00
118 W NEPESSING ST 35	TL CAPITAL INVESTMENTS L	CR26-0182	Certified	05/11/2026	03/29/2028	50.00

Property Address	Holder Name	Certificate Number	Status	Date Issued	Date Expires	Total Amount
118 W NEPESSING ST 36	TL CAPITAL INVESTMENTS L	CR26-0183	Certified	05/11/2026	03/29/2028	50.00
118 W NEPESSING ST 37	TL CAPITAL INVESTMENTS L	CR26-0184	Certified	05/11/2026	03/29/2028	50.00
930 VILLAGE WEST DR N	PINES LAPEER WEST LLC	CR26-0190	Certified	05/13/2026	03/26/2028	150.00
11001 VILLAGE WEST DR BLDG 1	PINES LAPEER WEST LLC	CR26-0191	Certified	05/13/2026	03/26/2028	250.00
11002 VILLAGE WEST DR BLDG 1	PINES LAPEER WEST LLC	CR26-0192	Certified	05/13/2026	03/26/2028	50.00
11003 VILLAGE WEST DR BLDG 1	PINES LAPEER WEST LLC	CR26-0193	Certified	05/13/2026	03/26/2028	50.00
11004 VILLAGE WEST DR BLDG 1	PINES LAPEER WEST LLC	CR26-0194	Certified	05/13/2026	03/26/2028	50.00
11006 VILLAGE WEST DR BLDG 1	PINES LAPEER WEST LLC	CR26-0196	Certified	05/13/2026	03/26/2028	50.00
11007 VILLAGE WEST DR BLDG 1	PINES LAPEER WEST LLC	CR26-0197	Certified	05/13/2026	03/26/2028	50.00
11008 VILLAGE WEST DR BLDG 1	PINES LAPEER WEST LLC	CR26-0198	Certified	05/13/2026	03/26/2028	50.00
11009 VILLAGE WEST DR BLDG 1	PINES LAPEER WEST LLC	CR26-0199	Certified	05/13/2026	03/26/2028	50.00
11010 VILLAGE WEST DR BLDG 1	PINES LAPEER WEST LLC	CR26-0200	Certified	05/13/2026	03/26/2028	50.00
11011 VILLAGE WEST DR BLDG 1	PINES LAPEER WEST LLC	CR26-0201	Certified	05/13/2026	03/26/2028	50.00
11012 VILLAGE WEST DR BLDG 1	PINES LAPEER WEST LLC	CR26-0202	Certified	05/13/2026	03/26/2028	50.00
12001 VILLAGE WEST DR BLDG 1	PINES LAPEER WEST LLC	CR26-0203	Certified	05/13/2026	03/26/2028	50.00
12002 VILLAGE WEST DR BLDG 1	PINES LAPEER WEST LLC	CR26-0204	Certified	05/13/2026	03/26/2028	50.00
12003 VILLAGE WEST DR BLDG 1	PINES LAPEER WEST LLC	CR26-0205	Certified	05/13/2026	03/26/2028	50.00
12004 VILLAGE WEST DR BLDG 1	PINES LAPEER WEST LLC	CR26-0206	Certified	05/13/2026	03/26/2028	50.00
12005 VILLAGE WEST DR BLDG 1	PINES LAPEER WEST LLC	CR26-0207	Certified	05/13/2026	03/26/2028	50.00
12007 VILLAGE WEST DR BLDG 1	PINES LAPEER WEST LLC	CR26-0209	Certified	05/13/2026	03/26/2028	50.00
12008 VILLAGE WEST DR BLDG 1	PINES LAPEER WEST LLC	CR26-0210	Certified	05/13/2026	03/26/2028	50.00
12009 VILLAGE WEST DR BLDG 1	PINES LAPEER WEST LLC	CR26-0211	Certified	05/13/2026	03/26/2028	50.00
12010 VILLAGE WEST DR BLDG 1	PINES LAPEER WEST LLC	CR26-0212	Certified	05/13/2026	03/26/2028	50.00
12012 VILLAGE WEST DR BLDG 1	PINES LAPEER WEST LLC	CR26-0214	Certified	05/13/2026	03/26/2028	50.00
746 SECOND ST	RICHEY, DENNIS	CR26-0321	Certified	05/11/2026	05/18/2028	150.00
748 SECOND ST	RICHEY, DENNIS	CR26-0322	Certified	05/11/2026	05/18/2028	50.00
1023 PINE ST 1	1023 PINE, LLC	CR26-0326	Certified	05/14/2026	05/17/2028	150.00
1023 PINE ST 2	1023 PINE, LLC	CR26-0327	Certified	05/14/2026	05/17/2028	50.00
1023 PINE ST 3	1023 PINE, LLC	CR26-0328	Certified	05/14/2026	05/17/2028	50.00
1023 PINE ST 4	1023 PINE, LLC	CR26-0329	Certified	05/14/2026	05/17/2028	50.00

Property Address	Holder Name	Certificate Number	Status	Date Issued	Date Expires	Total Amount
1023 PINE ST 5	1023 PINE, LLC	CR26-0330	Certified	05/14/2026	05/17/2028	50.00
217 N COURT ST B	DAWSON, BRANDON	CR26-0331	Certified	05/11/2026	05/01/2028	150.00
1440 GRANT CT	NOWAK, RONALD M & BETH	CR26-0334	Certified	05/11/2026	05/08/2028	150.00
840 ADAMS ST	TL MGMT GROUP LLC	CR26-0335	Certified	05/07/2026	03/29/2028	150.00

Total # of Certificates: 57 Total Amount Billed: \$4250.00

Population: All Records
Certificate Date Issued Between 5/7/2026 12:00:00 AM AND
6/8/2026 11:59:59 PM AND
Certificate Status = Certified AND
Certificate CertType = Rental

Permit Summary Report

06/08/26

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

DATE ISSUED	PERMIT TYPE	PERMIT CATEGORY	ADDRESS	FEES PAID	STATUS
05/20/2026	Electrical	Electrical	376 DEVONSHIRE DR	\$751.00	ISSUED
05/20/2026	Electrical	Electrical	362 DEVONSHIRE DR	\$751.00	ISSUED
05/20/2026	Sign	Refacing	800 WEST ST STE A	\$280.00	ISSUED
05/21/2026	Mechanical	Mechanical	421 N MADISON ST	\$189.00	ISSUED
05/21/2026	Building	Deck	1013 LANCASTER ST	\$405.00	ISSUED
05/21/2026	Water	Water	1439 LINCOLN ST	\$2,750.00	ISSUED
05/21/2026	Sewer	Sewer	1439 LINCOLN ST	\$4,000.00	ISSUED
05/21/2026	R.O.W.	New Construction Home	1439 LINCOLN ST	\$250.00	ISSUED
05/21/2026	Res New Construction	Res New Construction	1439 LINCOLN ST	\$2,418.00	ISSUED
05/21/2026	Water	Water	1437 LINCOLN ST	\$2,750.00	ISSUED
05/21/2026	Sewer	Sewer	1437 LINCOLN ST	\$4,000.00	ISSUED
05/21/2026	R.O.W.	New Construction Home	1437 LINCOLN ST	\$250.00	ISSUED
05/21/2026	Res New Construction	Res New Construction	1437 LINCOLN ST	\$2,418.00	ISSUED
05/21/2026	Res New Construction	Res New Construction	1435 LINCOLN ST	\$2,418.00	ISSUED
05/21/2026	R.O.W.	New Construction Home	1435 LINCOLN ST	\$250.00	ISSUED
05/21/2026	Sewer	Sewer	1435 LINCOLN ST	\$4,000.00	ISSUED
05/21/2026	Water	Water	1435 LINCOLN ST	\$2,750.00	ISSUED
05/21/2026	Res New Construction	Res New Construction	1433 LINCOLN ST	\$2,418.00	ISSUED
05/21/2026	R.O.W.	New Construction Home	1433 LINCOLN ST	\$250.00	ISSUED
05/21/2026	Sewer	Sewer	1433 LINCOLN ST	\$4,000.00	ISSUED
05/21/2026	Water	Water	1433 LINCOLN ST	\$2,750.00	ISSUED
05/21/2026	Electrical	Electrical	1875 W GENESEE ST	\$427.00	ISSUED
05/26/2026	Mechanical	Mechanical	926 W NEPESSING ST	\$552.00	ISSUED
05/27/2026	Window	Replacement	417 S ELM ST	\$280.00	ISSUED
05/27/2026	Roof / Siding	Roof	102 HARTLEY ST	\$370.00	ISSUED
05/27/2026	Compliance	Fence	21 N ELM ST	\$90.00	ISSUED
05/28/2026	Mechanical	Mechanical	305 DEVONSHIRE DR	\$540.00	ISSUED
05/28/2026	Compliance	Shed	842 N MADISON ST	\$45.00	ISSUED
05/28/2026	Mechanical	Mechanical	1375 N MAIN ST	\$398.00	ISSUED

Permit Summary Report

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

06/08/26

DATE ISSUED	PERMIT TYPE	PERMIT CATEGORY	ADDRESS	FEES PAID	STATUS
06/01/2026	Mechanical	Mechanical	407 CLAY ST	\$570.00	ISSUED
06/01/2026	Roof / Siding	Roof	608 GREENS WAY BLVD	\$370.00	ISSUED
06/01/2026	Mechanical	Mechanical	305 DEVONSHIRE DR	\$485.00	ISSUED
06/01/2026	Window	Replacement	692 LAMOREAUX DR	\$280.00	ISSUED
06/02/2026	Compliance	Fence	205 HIGGINS ST	\$90.00	ISSUED
06/02/2026	R.O.W.	Right of Way	3309 JOHN CONLEY DR	\$250.00	ISSUED
06/02/2026	Plumbing	Plumbing	1206 RUTHERFORD ST	\$699.00	ISSUED
06/03/2026	Compliance	Certificate of Compliance/Occu	1785 W GENESEE ST STE A	\$90.00	ISSUED
06/03/2026	Roof / Siding	Roof	351 CHARBRIDGE AVE-BLDG 10	\$460.00	ISSUED
06/08/2026	Electrical	Electrical	60 OLD CARRIAGE LN	\$189.00	ISSUED
06/08/2026	Mechanical	Mechanical	60 OLD CARRIAGE LN	\$190.80	ISSUED

TOTAL FEES PAID: \$56,254.80

Permit Summary Report

06/08/26

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

DATE ISSUED	PERMIT TYPE	PERMIT CATEGORY	ADDRESS	FEES PAID	STATUS
06/01/2026	Mechanical	Mechanical	407 CLAY ST	\$570.00	ISSUED
06/01/2026	Roof / Siding	Roof	608 GREENS WAY BLVD	\$370.00	ISSUED
06/01/2026	Mechanical	Mechanical	305 DEVONSHIRE DR	\$485.00	ISSUED
06/01/2026	Window	Replacement	692 LAMOREAUX DR	\$280.00	ISSUED
06/02/2026	Compliance	Fence	205 HIGGINS ST	\$90.00	ISSUED
06/02/2026	R.O.W.	Right of Way	3309 JOHN CONLEY DR	\$250.00	ISSUED
06/02/2026	Plumbing	Plumbing	1206 RUTHERFORD ST	\$699.00	ISSUED
06/03/2026	Compliance	Certificate of Compliance/Occu	1785 W GENESEE ST STE A	\$90.00	ISSUED
06/03/2026	Roof / Siding	Roof	351 CHARBRIDGE AVE-BLDG 10	\$460.00	ISSUED
06/08/2026	Electrical	Electrical	60 OLD CARRIAGE LN	\$189.00	ISSUED
06/08/2026	Mechanical	Mechanical	60 OLD CARRIAGE LN	\$190.80	ISSUED

TOTAL FEES PAID: \$56,254.80



Item K-1-2-A

To: Mike Womack, City Manager
C.C. City Board of Commissioners
From: Tim Mayer, Deputy Assessor
Date: June 4, 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 May.

Current Deed breakdown:

Deeds	MAY	Vacant land	New Construction	Prior Month
Transfers	13	0	0	14
Non-Transfers	6	0	0	14
Forcl/Redmptn	0			2
Total	19			30

- The Department is currently working on the 2026 assessments. The staff are currently working on Permits, Field Work and title work and identification projects.
- The department continues to investigate, correct, and update property description discrepancies, omissions, errors, and changes. We assist departments, property owners, realtors and appraisers with questions and concerns as well as 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: Mike Womack, City Manager
From: Kelly Hanna, Director of Financial Services
Date: June 3, 2026
RE: Income Tax Monthly Report for May 2026

CITY OF LAPEER
Monthly Financial Statement
Income Tax Department
May 2026

Fiscal <u>Year</u>	Net Monthly <u>Income</u>	Net Total <u>Yr-to-date</u>	Original Budget <u>for year</u>	Current Budget <u>for year</u>	Actual Total <u>for year</u>	Excess (Deficit) <u>Revenue</u>
2015/16	\$358,560	\$3,010,816	\$2,785,000	\$2,785,000	\$3,069,571	\$284,571
2016/17	\$367,883	\$3,092,259	\$3,065,000	\$3,065,000	\$3,212,298	\$147,298
2017/18	\$260,474	\$3,235,044	\$3,165,000	\$3,165,000	\$3,349,223	\$184,223
2018/19	\$280,358	\$3,409,601	\$3,175,000	\$3,175,000	\$3,521,027	\$346,027
2019/20	\$334,490	\$3,130,023	\$3,265,000	\$3,265,000	\$3,881,826	\$616,826
2020/21	\$429,575	\$3,536,419	\$3,495,000	\$3,495,000	\$3,783,095	\$288,095
2021/22	\$518,182	\$4,424,447	\$3,476,000	\$3,476,000	\$4,527,733	\$1,051,733
2022/23	\$478,268	\$4,680,781	\$4,090,000	\$4,140,076	\$4,984,764	\$844,688
2023/24	\$598,825	\$4,886,083	\$4,833,000	\$4,833,000	\$5,145,549	\$312,549
2024/25	\$480,062	\$4,571,875	\$5,428,000	\$5,428,000	\$4,718,452	-\$709,548
2025/26	\$504,006	\$4,598,111	\$5,400,900	\$4,890,000		

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



ITEM K-1-2-C

To: Mike Womack, City Manager
From: Kelly Hanna, Director of Financial Services
Date: June 8, 2026
RE: Finance Department Report for May 2026

- 1) 163 – accounts payable checks were issued.
- 2) 315 - payroll payments were issued.
- 3) 1257 - income tax refund checks were issued.
- 4) Forty-four (44) delinquent 2023, 2024 & 2025 personal property tax bill was receipted for \$2,205.67.



ITEM K-1-3



To: Mike Womack, City Manager
From: Mike Vogt, Fire Chief
Date: June 3, 2026
RE: May 2026

MONTH SUMMARIZED:

Training: The department conducted a total of four training sessions (2 days/2 nights). A total of 49.0 personnel-hours were spent on training during the month.

Community Risk Reduction: During the month of May, the department participated in five community events. Three were in the City of Lapeer, one in Mayfield Township and one in Oregon Township. Approximately 437 children and 214 adults participated in these events.

Fire & Life Safety: In the city, there were a total of 19 annual inspections, 18 re-inspections, eight other types of inspections, one complaint, seven food truck inspections, and one fire watch. The inspections resulted in the identification of 33 violations. Nine businesses were inspected with no violations found. During May one fire alarm plan, two building plans, and a fire pump plan were reviewed for the Building Department, and one site plan was reviewed for the Planning Department.

Responses: During the month, the department addressed a total of 53 incidents, which required a total of 419.0 personnel hours. This is an increase of eight responses compared to the same period in 2025. Notably, 45% 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 \$262,580, bringing the year-to-date estimated loss to \$1,592,972. The loss for the month was due to two residential building fire; one in Lapeer Township and one in Oregon Township.

The number of responses for the month by municipality was: City of Lapeer-33, Lapeer Twp-11, Mayfield Twp-2, Oregon Twp-4, Automatic/Mutual Aid-3.

The average emergency response time (in minutes) to each municipality was: City of Lapeer-5.5, Lapeer Twp-8.0, Mayfield Twp-6.0, Oregon Twp-13.0.

The calendar year's annual percentage of responses by municipality is: City of Lapeer-54.43%, Lapeer Twp-15.74%, Mayfield Twp-15.74%, Oregon Twp-7.21%, Assists-6.89%.

The number of burn permits issued for the month by the municipality was: Lapeer Twp-176, Mayfield Twp-198, Oregon Twp-0.

Response Summary:

Fire Alarm-Unintentional (4)
Fire Alarm-Malfunction (6)
Fire Alarm-Residential (2)
Building Fire-Residential (2)
Grass Fire (1)
Rescue (4)
Good Intent (2)
Electrical Related (10)
Smoke Investigation (1)
Gasoline/Diesel Fuel Spill (1)
Natural Gas/Propane Leak (2)
Carbon Monoxide Incident (3)

Other Type Responses (11)
 Other Type Fires (1)
 Assist to Other Agencies (3)
 (All remaining response types recorded zero incidents)

IT Updates:

- The help desk and on-site support have been busy handling a higher-than-normal influx of IT requests.
- Updated workstations are still being deployed. This process is extremely slow due to having on-site support only one day per week.
- Successfully entered the initial stage of the cyber security grant.

Activity Calendar:

CITY OF LAPEER FIRE & RESCUE						
May 2026						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 Incident 26-253	2 Incident 26-254 LEAF Live Event
3 Incident 26-255	4 Incident 26-256 Incident 26-257 Incident 26-258	5 Incident 26-259	6	7 Incident 26-260	8	9 Incident 26-261 Incident 26-262 Incident 26-263 Incident 26-264 Incident 26-265
10 Incident 26-266 Incident 26-267	11 Incident 26-268 Incident 26-269 Incident 26-270 Food Truck Event Department Trng	12 Incident 26-271 McLaren-Fill Barrels Station Tour	13 Incident 26-272	14 Incident 26-273 Incident 26-274 Incident 26-275	15 Incident 26-276 Incident 26-277	16 Veterans Fair
17	18 Incident 26-278 Incident 26-279 Incident 26-280 Incident 26-281 Incident 26-282 Incident 26-283 Incident 26-284 Incident 26-285 Incident 26-286 Incident 26-287 Department Trng	19 Incident 26-288 Incident 26-289 CBRNE Training	20 Incident 26-290 Incident 26-291	21 Incident 26-292 Incident 26-293 CBRNE Training	22 Incident 26-294	23
24 Incident 26-295 Incident 26-296	25	26	27	28 Incident 26-297 Incident 26-298 Lynch School Event	29 Incident 26-299 Incident 26-300	30 Incident 26-301 Incident 26-302 Incident 26-303 Incident 26-304 Incident 26-305
31		Notes  Incidents (Monthly Total - 53)  Training  Public Events  Meetings				



Dept: Housing Improvement Department
Submitted To: Mr. Mike Womack, City Manager
From: Denise Soldenski, Director of Housing and Neighborhood Development
Date: June 18th, 2026
RE: May 8th, 2026 – June 4th, 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 June 4, Riverview has four vacant units with verified applicants to tentatively lease these units in the month of July or the first week of August.
2. The waitlist contains a sufficient supply of applicants to fill future vacant units.

B. HOUSING CHOICE VOUCHER PROGRAM (HCV)

1. As of June 4, 85 vouchers are under contract.
2. There are currently two vouchers issued to new applicants who are shopping for a place to live.
3. Pulling applicants from the waitlist will continue as funding allows for new vouchers to be issued.

C. ADMINISTRATION

1. **Attachment #1** Lapeer Housing Commission (LHC)/Lapeer Riverview Towers, LLC (LRT) financials. *In the event monthly financials are not complete for report deadline, they will be presented at the meeting. Includes the 7/1/2026 proposed budget for review & approval.*
2. **Ms. Soldenski would like approval for LRT Resolution #20-2026 Disposition of Disposed Items for FYE 6/30/2026.**
3. *There was no LRT debt write-off necessary for FYE 6/30/2026.*
4. **Ms. Soldenski would like review and approval for the 7/1/2026 Budgets for both Lapeer Housing Commission (LHC) and Lapeer Riverview Towers, LLC (LRT) which includes the Replacement Reserve (RR) funding and increase of the monthly RR for 7/1/2026. The following Resolutions apply: LRT Resolution #21-2026 LRT Operating/Capital Budget FY 7/1/2026-6/30/2027 and LHC Resolution #192-2026 LHC Budget FY 7/1/2026 – 6/30/2027.** Ms. Soldenski was informed by HUD that LHC/LRT is not required to submit a HUD52574 as LHC/LRT no longer has an HUD funded Operating Budget.
5. **Ms. Soldenski would like discussion and approval of LHC/LRT Resolution #193-2026 For new LHC Executive Director/LRT Manager including Signature Authority effective July 1st, 2026.**
6. 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 1st, 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.

7. HUD released the Final Rule of the Housing Opportunity Through Modernization Act (HOTMA) of 2016, Sections 102, 103 and 104 on February 14th, 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 1st. 2027**, which means PHAs will need to have all policies, documentation and training in place by September 2027 because actions effective 1/1/27 many begin the paperwork process as early as 120 days in advance. The LHC has a HOTMA compliant version of policy; however, it will need to be updated to reflect revisions to PIH Notice 2023-27 and subsequent other notices regarding HOTMA.*
8. HUD occasionally updates chapters in the "Housing Choice Voucher Program Guidebook". As the chapters are released, Ms. Soldenski reviews, updates and requests approval for our HCV Administrative Plan, if necessary. *There are no updates to the Guidebook this month that affect policy.*



To: Housing Improvement Department
Submitted To: Mr. Mike Womack, City Manager
From: Denise Soldenski, Director of Housing and Neighborhood Development
Date: June 18th, 2026
RE: May 8th, 2026 – June 4th, 2026
copy: Lapeer Neighborhoods Inc.

A. HOUSING IMPROVEMENT DEPARTMENT (HID)

1. **MSHDA MI-Neighborhood Park Enhancement Grant:** All projects are complete except the Bioswale signage along Farmer's Creek. We are awaiting the sign to be completed by the printing company. Once installed the grant will move to close out.
2. **MSHDA MI-Neighborhood 2025 CDBG Grant:** Ms. Lincoln has received a 6th application and will begin the eligibility review. For the existing applications, Ms. Lincoln is working on procuring the hazard testing company to perform the lead paint and asbestos testing. Testing will be scheduled on all homes to identify any unknown hazards at the following grant projects:
 - a. Project #1 – E. Oregon St.
 - b. Project #2 – Park Way St.
 - c. Project #3 – Jefferson St.
 - d. Project #4 – N. Main St.
 - e. Project #5 – Mockingbird Trail
3. **MSHDA MI-Neighborhood CDBG Lapeer Opera House application:** No new updates on the application submission. A determination has not been received as of the date of this report by MSHDA. The grant request is for \$826,000. These grant funds will be used towards the creation of 7 new 1- & 2-bedroom apartments at 350 N. Court St.
4. **USDA Rural Development HPG Grant application:** Ms. Lincoln is currently working to coordinate these funds with the MSHDA CDBG grant.
5. **MSHDA Housing Choice Vouchers / Section 8**
 - a. Lapeer County allocation is 309 regular Housing Choice Vouchers (HCV). Tuscola County allocation is 79 HCV and 5 Project Based Vouchers for a total of 84 in Tuscola County. Huron County allocation is a total of 42 HCV. There are 17 former Emergency HCV that are now converted to standard HCV. The total VASH allocation is currently at 33, Moving Up is at 3, and Balance of State is 2. The total allocation as of 5/1/2026 is 490. MSHDA allows waitlists to be populated with the exact number of names expected for waitlist pulls based on budget. *MSHDA's HCV HUD Budget Authority was recently released and MSHDA does not expect new waitlist pulls for the remainder of 2026. Leased vouchers will be reduced due to attrition.*
 - b. Lease up rate is currently being waived by MSHDA through 12/31/26.

B. LAPEER NEIGHBORHOODS INCORPORATED (LNI)

1. **Projects:** None at this time
2. **Financials:** Attachment #1
3. **Administration:**
 - a. ***Ms. Soldenski would like discussion and approval of LNI Resolution #40-2026 For new LNI Executive Director including Signature Authority effective July 1st, 2026.***
 - b. Ms. Soldenski and Ms. Lincoln will provide a report at the meeting on the information received from Nancy Boxey of the Lapeer County Community Foundation regarding a potential endowment fund for LNI. Ms. Boxey provided some other great information for general non-profit financial stability that can be shared with the board as well.
 - c. Ms. Lincoln has announced the Patriotic Decoration Contest which began on May 1, 2026, and will run through June 30, 2026. Judging will commence on July 3rd, 2026, with a winner being announced by the July 16, 2026 meeting. No applications have been received to date.

ITEM K-1-5-A

TO: City Planning Commission & Lapeer City Commission
FROM: Planning Department
DATE: June 2, 2026
RE: June 2026 Development Activities Report



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

Site Plans Reviewed by Planning Commission

1. Rittgers / 888 Baldwin Road

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

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

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

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

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

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

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

Project Status – The site plans were received on April 28, 2025, and revised plans were received May 29, 2025. The plan was approved with conditions at the June 12th Planning Commission meeting. City staff is currently waiting on revised plans. Site plan extension to be considered at the June 11th, 2026, Planning Commission meeting.

4. Midstate Well Drillers – 1313 Imlay City Rd.

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

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

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

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

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

6. Urgent Design Addition – 3123 John Conley Dr.

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

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

7. Farley Commercial Building – DeMille Blvd.

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

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

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

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

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

9. EL Cozumel Restaurant – 1109 S. Main Street

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

Project Status – The site plan was submitted on October 31, 2023, and conditionally approved at the December 14, 2023, Planning Commission meeting. On November 19, 2024, the Planning Dept. received confirmation of MDOT's approval of the Right-of-Way permit as submitted by the applicant pending submittal of the required bond and certificate of insurance to MDOT. Approved and signed site plans were distributed on December 11, 2024. The applicant is required to provide the final approved MDOT permit and recorded required easements to the Planning Department prior to Building Department's issuance of a Building Permit. An amended site plan incorporating an outdoor rooftop patio seating area and additional parking were submitted for administrative review on May 7, 2025. The issue with the annexation from the township has been resolved by the City Assessing Department and the lot combination has been finalized as of August 20, 2025. Revised plans received September 8, 2025, were ready for approval after receipt of the recorded stormwater maintenance agreement. The recorded agreement was received from the City Clerk on April 30th. Revised plans received on March 26, 2026, amending the exterior building façade

materials/colors have been approved and final signed site plans were distributed on May 4, 2026. A building permit was applied for on May 14, 2026.

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

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

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

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

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

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

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

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

Project Status – Site plans originally received May 3, 2022, and contingently approved on June 9, 2022, expired. New site plan submittal was received June 12, 2024, and approved with conditions by Planning Commission on July 11, 2024. Planning Dept. received all approved and recorded easement documents and final approved and signed site plans were distributed on February 3, 2025. Building Department has reviewed and approved the building plans and is waiting on permit application submittals from the General Contractor. The applicant's request for a one time one year site plan approval extension to July 10, 2026, was approved at the July 10, 2025, Planning Commission meeting.

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

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

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

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

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

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

Administrative Review Site Plans in Process

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

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

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

Hobby Lobby - 1875 W. Genesee St.

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

Project Status – The site plan was received and distributed for staff reviews on October 20, 2025. Staff approved the site plan as of Nov. 13, 2025. Permits for the loading dock and building shell construction plans were issued by the Building Department on February 6, 2026. A Zoning Permit for proposed exterior building materials/colors is currently being reviewed by City staff for compliance. No permits have been issued for occupancy or interior building work.

NCG Cinemas - 1650 DeMille Rd.

General Information – Ramp replacement & storm sewer utility work.

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

Woodchips – 315 W Nepessing St.

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

Project Status – The submittal was received on May 14, 2026, and distributed for staff reviews on May 18th. Staff review comments are due back on Monday June 1, 2026.

Projects on Hold:

HTF Hydraulic Tubes & Fittings – 524 McCormick St.

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

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

Upcoming Projects:

WOW Gas Station – 1280 Imlay City Road

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

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



MEMORANDUM

CITY OF LAPEER POLICE DEPARTMENT

TO: Mike Womack, City Manager

FROM: Jeremy Howe, Chief of Police

DATE: 06/08/2026

RE: Monthly Report; May 1 – May 31, 2026

In the month of May 2026, our Police Department Officers responded to 1173 calls for service. Of these 1,173 calls for service, 215 or approximately 14% were criminal activity reports, of which 64 required submissions to the Michigan Incident Crime Reporting System (MICRS). Our officers made 22 arrests in May, 6 felony crimes and 16 misdemeanor crimes, with 2 arrests for operating under the influence of alcohol or drugs.

This month our officers made 273 traffic stops, issued 30 citations, and gave 243 verbal warnings. Officers also handled 40 vehicle crashes.

In the month of May, our Code Enforcement Officer handled 91 complaints. Complaints involved blight-garbage (2), grass mowing (52), signs (29), and Miscellaneous (5).

There was one overdose case reported in the month of May.

Department members attended 148 hours of advanced police training which included the following: Department Qualification for Firearms, Emergency Vehicle Operation, K-9 Training, I Love You Guys (SRO Training), Leadership, Trace Evidence, and How to Prevent the Avoidable.

Overtime for the month of May was 132 hours. The majority of those hours are a result of holiday overtime, training, investigations and court.

In the month of May the Police Department assisted and/or participated in the following events: Setting up barricades for the Summer Car Cruise, Historic Farmers Market, Food Truck Festival and the Memorial Day Parade, ceremony at Veterans Park.

We also held our 2nd Annual Clay Shoot at the Hunters Creek Hunt Club. This event is for the City of Lapeer Police Charitable Fund which raised over 25,000 that will be donated to different charities within our community.

Park patrol will be increasing significantly as the summer begins. We will be having multiple officers assigned to all the parks and will be patrolling both on foot and on bikes.

Lapeer City Police Department
Monthly Report
MAY 2026

	<u>Current</u>	<u>Calendar Year</u>	<u>Previous Year</u>
	<u>Month</u>	<u>To Date</u>	<u>To Date</u>
Complaints Received and Investigated	1173	5009	5028
District Court Fines Received	\$ 718.41	\$ 5,120.28	\$ 5,704.71
OUIL-Cost of Prosecution	\$ 250.00	\$ 1,750.00	\$ 3,100.00
Charges for Copies of Police Reports	\$ 125.00	\$ 653.70	\$ 684.60
<u>ACCIDENTS:</u>			
Fatal	0	0	0
Property Damage	24	125	120
Private Property Damage	12	67	102
Personal Injury	4	28	13
<u>ARRESTS:</u>			
Misdemeanor	16	71	66
Felony	6	30	30
<u>HEROIN/OVERDOSE INCIDENTS:</u>			
Heroin Possession/Usage	0	0	1
Overdose	0	0	0
Overdose Deaths	0	0	1



ITEM K-1-7

To: Mike Womack, City Manager
From: Ross Slusher, Director of Public Works
Date: June 3, 2026
RE: Director of Public Works Monthly Report – May 2026

Department of Public Works Division Summary:

Water/Sewer Utilities Division and Streets Division:

In March the City had its annual Spring cleanup.

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

- Brine gravel roads and alleys.
- Hauled brush from side of City Walk path.
- Grind stumps throughout the city.
- Cold patching on Major and local streets.
- Grade gravel roads.
- Cold patch city streets.
- Installed light pole in Crampton Park and the Dog park.
- Concrete repairs throughout the city.
- Repair main break in Crampton Park.
- Repair Fire Hydrant on John Conley.

Training and Safety:

Water license training classes.

Water/Sewer/Streets Monthly Routine tasks included: Water sampling at all the wells (back-up water supply); Water samples: bacteria samples, and Water Quality testing of the distribution system; operate wells; meter reading; meter repair; Miss-Dig staking; add material and grade gravel streets; well house maintenance; dump maintenance; haul compost, Rotation of PRV's in GLWA LA-02 Meter Pit; barricade placement Downtown

Equipment Maintenance Division:

- Dump truck #43 Axle seal replacement and rear brakes.
- Fire truck #121 &123 rebuild 7 ball valves.
- Street sweeper rebuild conveyor.
- 71 work orders completed.

Various repairs were completed on vehicles and equipment, including:

- Tire replacements and repairs.
- Brake system maintenance and replacements.
- Electrical system diagnostics and repairs.
- Air leak inspections and repairs.
- Emission system repairs.
- TPMS repairs.
- Replace plow cutting edges.
- Suspension repairs.
- Repair coolant leaks
- Continue Fire truck Maintenance.
- HVAC system diag and repairs.

Equipment Disposal:

- Prep vehicles for sale

On- Going Projects throughout the City:

- Park Street, Pine Street and Parking lot 9 project kicked off March 23. This project includes replacing old watermain with new 8" main, new curbs, partial sidewalk replacements, and new asphalt surface.



ITEM K-1-8-A

To: Mike Womack, City Manager
From: Romona Sanchez, City Clerk
Date: June 4, 2026
RE: Clerk's Office Report for May 2026

- 1) Records were reviewed with those needing information on burial location. There were three (3) graves purchased (2 - resident; 1 – non-resident), three (3) full burials, one (1) burial of cremains, and four (4) foundations purchased.
- 2) There were 64 additions, and 59 cancellations received regarding the voter registration records.

ITEM K-1-8-B

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

Updated: May 2026

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

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

Updated: May 2026

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



ITEM K-1-9

To: Mike Womack, City Manager
From: Rodney Church, Director of Parks, Recreation & Cemetery
Date: June 4, 2026
RE: Parks, Recreation & Cemetery Department – May Monthly Report

Parks

- Our staff has been busy mowing and keeping up with maintaining the park system. We've also been busy planting the flower beds throughout town. 28 lilacs were donated to the city and we are working to get those planted as well.
- The Cramton Pickleball/Tennis Court project is underway. There was a change order in the project to fix the softness issue of the subbase. The contractor will now have to undercut and back fill with 1x3 stone the entire playing surface. We should see a lot of movement on the project going forward.
- The M-24 Tunnel Connection Project continues to work towards completion. It should be wrapped up in a few short weeks. The tunnel walls have been painted, and we will now be working on attempting to remove the graffiti from the tunnel floor. We have a good plan in place, and it should be completed very soon.

Community Center

- Spring classes ended a few weeks ago and we are preparing for our summer programs starting in mid-June.
- Our summer special open swim schedule runs June 15 - August 30 from 1:30p – 4:00p Monday through Friday.
- The splash pad is open for use during all our open swim times (weather permitting), also beginning on June 13th the splash pad will be open free for the public to use on Saturdays and Sundays from 4:00p – 9:00p (patrons can enter through the side gate of the splash pad).
- Staff is working on updating all of our pricing per the new fee schedule that begins on July 1st.
- The Boiler Replacement project is almost wrapped up. Both boilers and control system are fully functioning. Over the next few weeks, the final walkthroughs and inspections will take place.
- The bathroom and locker room partition replacement project is complete, and it turned out great. We've received a lot of compliments on them.

Recreation

- Spring soccer wrapped up at the end of May and overall was a great season.

City of Lapeer

Page 2

- Tee-Ball continues for a few more weeks and that is going well.
- Summer day camp begins the week of June 15th. Our camp director has been very busy with hiring and training staff. We are looking forward to a great summer camp season.
- Youth and adult summer tennis lessons and league registration continue with the program starting mid-June.

Department Misc.

- The campground opened in May and remained open throughout October.
- The mowing contractor began in May and continues to do a great job at the cemetery and DeMille/Oakdale area.

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

N-1

2026 MEETING DATES

In accordance with the Open Meetings Act, MCL 15.261 et. Seq., notice is hereby given that every meeting of the City Commission, Boards, Authorities and Commissions of the City of Lapeer shall be open to the public. Notice is further given that the following City Commission, Boards, Authorities and Commissions are regular meeting dates for 2026. A public notice of each special or rescheduled meeting will be posted at least 18 hours prior to the time of the meeting.

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

Address of the above locations are as follows:

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

Romona Sanchez, CMC, MiPMC3
City Clerk

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

Updated: 3/5/2026