

**LAPEER CITY COMMISSION  
MINUTES OF A REGULAR MEETING  
JULY 5, 2022**

A regular meeting of the Lapeer City Commission was held July 5, 2022, at the Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan. The meeting was called to order at 6:30 p.m.

**ROLL CALL**

Present: Mayor Marquardt.

Commissioners: Atwood, Cattane, Pattison, Stroh, Swindell.

Absent: None.

City Manager: Dale Kerbyson, excused.

City Attorney: Mike Nolan, present.

Mayor Marquardt led the Pledge of Allegiance.

**148 2022 07-05 AGENDA APPROVAL**

Moved by Cattane. Seconded by Stroh.

Approve the Agenda for July 5, 2022, as presented.

Ayes: Atwood, Cattane, Pattison, Stroh, Swindell.

Nays: None.

MOTION CARRIED.

**149 2022 07-05 MINUTES**

Moved by Cattane. Seconded by Stroh.

Approve the minutes of the Workshop held, the Regular meeting held, and the Closed Session all held on June 20, 2022, as presented.

Ayes: Atwood, Cattane, Pattison, Stroh, Swindell.

Nays: None.

MOTION CARRIED.

**PUBLIC COMMENTS**

Melissa Petrie, 728 Lincoln Street, gave an invocation.

Clare Longoria presented an article titled "Difference between a zoning ordinance and a master plan" written by Lindsey Gardner. She asked that the Commission to strike out the zoning ordinance with drive-through restrictions, as you are the elected officials; wants to sell her property to a restaurant with a drive-through (*see Attachment A*).

Kim Hodge, steward of the Teamsters Union, read a letter to the Commission which the four (4) Union Stewards have signed, stating they are not in favor of the DDA Executive Director being offered Health Care Benefits as the DDA Executive Director is a contracted position and not a full-time City of Lapeer employee. She asked that the letter be a part of the minutes. Ms. Hodge also indicated the DDA does not have the budgeted funds to pay for this benefit and if approved, would expect the City of Lapeer's general fund to cover this expense; currently the general fund contributes over \$100,000 annually to the DDA budget as well as the significant resources that are contributed by the Department of Public Works, Parks and Recreation and Public Safety departments. She also would like it noted that Commissioner Cattane should be

abstaining on any vote that financially benefits the DDA Executive Director, on the basis of a conflict of interest due to his personal history and current relationship.

Shelley Lincoln, Union Steward representing TPOAM, has concerns that if this were approved, would it be allowed for all the other contract positions as well.

Rob Underhill, Union Steward, AFSCME, stated they agree with the letter submitted to the City Commission, which was signed by all four (4) Unions Stewards.

**150 2022 07-05 CONSENT AGENDA**

Moved by Stroh. Seconded by Cattane.

Approve the consent agenda for July 5 , 2022, as presented:

1. Special Event: Optimist of Lapeer, Nightmare on Nepessing, October 8, 2022.
2. Special Event: Crank 4 A Cause, Beaver Dash Bash, September 24, 2022.

Ayes: Atwood, Cattane, Pattison, Stroh, Swindell.

Nays: None.

MOTION CARRIED.

**151 2022 07-05 BILL LISTING**

Moved by Pattison. Seconded by Swindell.

Approve the bill listing for July 5, 2022, in the amount of \$539,358.82.

Ayes: Atwood, Cattane, Pattison, Stroh, Swindell.

Nays: None.

MOTION CARRIED.

**PROCLAMATION, RECOGNITIONS AND RESOLUTIONS:**

None.

**152 2022 07-05 CHARITABLE GAMING LICENSES – LAPEER COUNTY HISTORICAL SOCIETY**

Moved by Cattane. Seconded by Swindell.

Adopt the resolution for charitable gaming licenses for the Lapeer County Historical Society.

Ayes: Atwood, Cattane, Pattison, Stroh, Swindell.

Nays: None.

MOTION CARRIED.

**153 2022 07-05 SETTLEMENT AGREEMENT - GREAT LAKES WATER AUTHORITY**

Moved by Stroh. Seconded by Swindell.

Approve the settlement agreement with Great Lakes Water Authority and the City of Lapeer in the amount of \$14,143.03 and authorize the Mayor and City Manager to the sign necessary documentation.

Ayes: Atwood, Cattane, Pattison, Stroh, Swindell.

Nays: None.

MOTION CARRIED.

**154 2022 07-05 DDA EXECUTIVE DIRECTOR HEALTH CARE BENEFITS**

Moved by Cattane. Seconded by Stroh.

For the City of Lapeer to provide and pay for municipal retirement and insurance benefits for the DDA Executive Director, as made legal per Michigan Public Act 57, 125.4206, benefits to be available to the DDA Executive Director with in 30 days.

Commissioner Stroh stated that he has concerns that information being read into the record is incorrect when it comes to percentages of increases. The percentages are correct; however, we were playing catch up, which is similar with what we have done with the Teamsters Union in this last contract. Next, the \$100,000 that is provided by the general fund is also used for the Center for the Arts, the salary of the DDA Director; not asking for him to be an employee, not asking for him to be made a department head; we are asking the City to open the line of benefits so we can proceed with securing the DDA, its director and its forward motion of our Downtown. He is confused with the politics of this and asked if anyone else has problems with this.

Commissioner Cattane stated this law was created, in this section, for the DDA and the DDA's throughout the State because these are historically contract people. When you have a high-quality person, who does good work and they are not getting any benefits, we are at risk of losing them because they do not have health care. Our director has done enough good work to justify his existence 10 times over. The law states, employees of an authority, which is a DDA, shall be eligible to participate in a municipal retirement and insurance programs of the municipality as if they are civil service employees except that the employee of an authority are not civil service employees, so, he can have access to the benefit programs, but he is not in the pyramid of supervision.

Commissioner Stroh stated that this issue has been ongoing since before he was a City Commissioner and has been a concern. It was brought to the City, and the City was told it was not allowable and it was misrepresented to the City Manager by the insurance company, who forwarded it to the DDA, and it was taken at face value. He is trying to figure out how do we get to a resolve that makes everyone happy; how do we move forward in an amicable way. Commissioner Stroh stated he would be comfortable with allowing access to the insurance, and not having the City pay for it, but allowing the DDA to make up and find their own funding but allow the director access to the plan that is available to all City employees.

Commissioner Pattison asked what the average cost of our employee's insurance plan. Director of Financial Services Kelly Hanna stated the annual cost for a single person is \$11,000. Commissioner Pattison then asked if this happens, what will happen to the \$200 monthly stipend, Mr. Alt currently receives. We should not be paying him the \$200 stipend and paying for his health benefits. We need to have the DDA comment on this. He also asked if a policy equal to the City employee's coverage could be purchased if the stipend was increased.

Commissioner Atwood asked if the DDA has asked Mr. Alt if he currently has insurance and what the cost of that is. He also stated he would recommend that this be sent back to the DDA so they can have a conversation and look within their budget, look at his current coverage and work with the director to come up with a number and go from there.

Commissioner Pattison commented the average cost of insurance for a single person is \$11,000; currently the City is paying \$2,400; that's a \$9,000 raise that we would be giving to him and that is coming out of our budget. Commissioner Cattane commented we are not broke.

Commissioner Swindell stated that if this commission directs the DDA to find the funding for benefits, then it would not come out of the City's budget. The DDA would have to figure out how to pay for it. We are a Michigan Main Street Community, we are an RRC Community, and along with the MEDC, all three state that best practices would be to include benefits for this position. She also stated that if you want to keep and retain talented people, we must pay them, and we must give them benefits.

Commissioner Stroh commented that when he returned to Lapeer after being gone for decades, the occupancy rate of the downtown was at 63%. There was a lot of vacancy; not a lot of traffic, and there was a lot of negative talk. He, the DDA and its Director have worked diligently hard to increase the vitalization of the downtown which now has a 90% occupancy rate. The health of a city depends on the revitalization and the health of the downtown core and its businesses; that is with the lead of the DDA and its director. He asked, what does this do legally, to us, withstanding with our Unions that we have with the City.

City Attorney Nolan stated that he is not the City's labor counsel ; however, this came to the commission as a recommendation from the DDA, yet it was absent the detail. If he recalls, Mr. Alt is a contract employee with a written contract. Some of the things discussed here tonight would vary the terms of his contract. This decision must come from the DDA; with a recommendation that they suggest on how the contract should be amended and provide an amended contract. You will want to make sure that all the i's are dotted, and all the t's are crossed.

Mayor Marquardt stated that we are not the only City that has elected to pay for health benefits for DDA Director. There are several throughout the State that do pay their DDA Directors, some are larger, and some are small.

Commissioner Pattison stated his comments are not personal, we have a tremendous DDA Director, but he wants to make sure that we do this right. Also feels it is the responsibility of the DDA to bring the reasoning and the contract changes.

Commissioner Cattane asked if Mr. Alt's contract is coming up for review in a few months, because it was several months late when it came before us recently.

Commissioner Stroh thought the contract would be up for review soon, and he asked Ms. Hodge, secretary of the DDA, who was in the audience for verification. Ms. Hodge indicated that the contract expired July 1, 2022, however, the contract was open for benefits only.

City Attorney Nolan suggested that a representative of the DDA come to the City Commission with a presentation, detailing what it is they would like to do; how it would affect his contract, and here is the proposed amendment; this is how he would suggest it be handled in the future.

ON A ROLL CALL VOTE:

Ayes: Cattane.

Nays: Atwood, Pattison, Stroh, Swindell.

**MOTION FAILED 1-4.**

The City Commission recommends that the DDA bring forward a revised contract, outlining the specifics of their request for health insurance for Executive Director, Mr. Alt.

**RESTRICTION**

Moved by Cattane. Seconded by Swindell.

Request City staff to begin the process of amending the Ordinance to remove the drive-through restaurant restriction on M-24.

Commissioner Pattison stated he has an issue with the motion as it does not address the traffic problem it is going to occur on M-24. We have zoning of annexed areas, 7-2.05 which reads “...Land that is zoned previous to annexation shall be classified as being in whichever district of this chapter most clearly conforms with the zoning that existed prior to the annexation, such classification to be recommended by the Planning Commission to the City Commission and the Commission shall approve same by resolution.” Requested Mr. Nolan’s opinion on how that affects this.

City Attorney Nolan stated that Ms. Longoria presented you with something that states the Commission speaks through its ordinance. That is true, one of the ordinances that is on the books in the city, does say that whatever it was before as it came out of the township is essentially what it is to be zoned now. However, he has a different concern, not sure that area came in through 425 Agreement, if it did the only way you can change the zoning is to have an agreement with the township.

Mayor Marquardt stated that the motion was for staff to begin the process of amending the ordinance. City Attorney Nolan stated he would be happy to address what he could this evening.

Commissioner Pattison stated, that is where he has a problem, the motion is take the time to begin the process; there are no available properties available with M-24 access that have approved site plans; why are we doing this when there is no property with M-24 frontage available. The properties in the township will not be impacted by this decision. As he was an assessor for 35 years; highest and best use is defined as the reasonable, probable, and legal use of vacant land or improved property, that is physically property, appropriately supported, financially feasible and that is the highest value. There is a four-part test for this; part one is it legally permissible. The properties that came into the city through the annexation, came into the City with the restriction in place. Saying we are denying highest and best use; no, he rejects that statement. The properties on Cliff are residential. Right now, being in the township, they have always had the possibility of an office going in, however, offices are quiet. Releasing this restriction, we are now subjecting these properties to having a fast-food restaurant in their backyard. Residents on Cliff Drive can annex into the city and go commercial, but it is a dirt road, and it would need to be improved and paid for; now that’s Cliff Drive. Next, what would happen to the people on Baldwin, because the removal of the drive-through restriction would also affect them as well. When you remove the restriction, it affects both sides of M-24. He will be voting No.

Commissioner Atwood stated he is not anti-drive through and has been doing some research, drive-throughs have changed and are getting smaller. Before the pandemic, many cities were banning drive-through for various reasons, idling cars, traffic, noise, litter, etc. however, the pandemic seems to have saved the drive-throughs. He asked if we could find a solution in the current ordinance to that would work well for everyone. He feels there has to be some sort of design that works well for everyone and would solve all the issues at once. He commented that we do not have a large amount of people from the community coming to commission

meetings asking for the drive-through ban to be lifted. He continued stating naturally he is a problem solver, and we have the smarts to come up with something that would benefit everyone involved.

Commissioner Stroh thanked the other commissioner for bringing up some important points and agrees we need to take a look at this ordinance and look at the crafting and the wordsmithing of it to make sure it fits our long-range goals. He stated the terrain that employees as well as American families are going through during this pandemic has changed the way we are dining. He continued stating that we have approved a carwash which will also impact the environment; a bank with a drive-through that will impact residents with lighting issues as well. We have a little bit of work to do, and we are playing catch up. This is more about working through growing pains and how best to move forward. He continued stating that if we take out the component of fast-food, regular chain restaurants are not building new restaurants without adding a drive-through component for convenience and staffing; we cannot be short sided. He appreciates the fact that residential homes will be impacted, and we will need to find a balance. The first step in finding that balance is to ask the City staff to begin the process of looking at this ordinance, and what is best for the City.

Commissioner Pattison commented the motion does not say to look at and come back with changes, the motion is to remove. Again, why are we doing this, there is no available property.

Mayor Marquardt stated we have tried to ask the proper direction through staff. We just need to go through the process and discuss, maybe it can be done, maybe it cannot.

Commissioner Cattane stated that we got here today because we do not have authority over the master plan. Some of us feel misled as we do not have power and authority over the master plan. We have power and authority over ordinances and polity making. He has spoken with residents of Cliff Drive; they have been waiting for years for businesses to come offer them cash for their properties because the nature of that property is commercial. However, those offers are not coming, because the only business that wants to be that close to the freeway is fast-food and currently there is a ban on those. We have been discussing why this ban exists since he was elected to the commission, and commissions before him were debating this rule. He continued stating now that the car wash was approved, all those previous arguments are void and leaves us with the dark store theory. A new small business is not going to be parked by I-69, that area is for the big chains. The small business can go into buildings that were fast-food places that have moved. If you are afraid of dark-spaces, look at the way Tropical Smoothie is shoe-horned into their location, that is a result of the ban. Commissioner Cattane added, looking at this annexed property, we have to look at the revenue sharing we have with Lapeer Township. Even if this ban is removed today, we are heading into a recession, so the development of this property is questionable.

Commissioner Pattison stated maybe we should get an appraiser to do a market analysis of what the highest and best use for that property would be, otherwise we are guessing. If we want to make this change, let's make sure it is the right change for the area.

Commissioner Cattane wanted to point out an individual person's right to their property; this rule only exists for a small sub sect of the City, and their peers do not have to face it. This is not a rule that everyone must abide by, only a small select few; and those people have a right to their property .

Commissioner Pattison stated these properties were zoned residential in the township, came into the City knowing this drive-through restriction existed and now you're telling them it doesn't matter because it's your property. We have to respect the townships that we adjoin. Zoning matters to everyone.

Commissioner Swindell commented some of those properties were annexed into the City before the restriction applied. We are not in the real estate business, that is up to the developers, we should take caution.

Commissioner Atwood stated that the way this motion is worded he cannot support it and asked that we vote on the motion.

ON A ROLL CALL VOTE:

Ayes: Cattane, Stroh, Swindell.

Nays: Atwood, Pattison.

MOTION CARRIED 3-2.

### **CITY MANAGER'S REPORT**

None.

### **CITY ATTORNEY'S REPORT**

None.

### **156 2022 07-05 APPOINTMENT TO LAPEER HOUSING COMMISSION**

Appointment by Mayor Marquardt. Moved by Pattison. Seconded by Atwood.

To re-appoint Jennell RaCosta to the Lapeer Housing Commission for a term to expire August 1, 2027.

Ayes: Atwood, Cattane, Pattison, Stroh, Swindell.

Nays: None.

MOTION CARRIED.

### **157 2022 07-05 APPOINTMENTS TO LAPEER NEIGHBORHOODS, INC.**

Appointment by Mayor Marquardt. Moved by Atwood. Seconded by Pattison.

To re-appoint James Mikus and Jennell RaCosta to Lapeer Neighborhoods, Inc. for terms to expire August 1, 2024.

Ayes: Atwood, Cattane, Pattison, Stroh, Swindell.

Nays: None.

MOTION CARRIED.

### **158 2022 07-05 RESIGNATION FROM DOWNTOWN DEVELOPMENT**

#### **AUTHORITY - RAY DAVIS**

Moved by Stroh. Seconded by Cattane.

To accept the resignation of Ray Davis from the DDA effective immediately and declare the seat vacant.

Ayes: Atwood, Cattane, Pattison, Stroh, Swindell.

Nays: None.

MOTION CARRIED.

### **DEPARTMENTAL REPORTS**

The DDA Monthly Departmental Reports was received into the record.

## **PUBLIC COMMENTS**

Melissa Petrie stated she has been coming to all the meeting so she can become enlightened and see what is happening. Currently, she has priorities that she is involved in and will continue to come to the meetings. Ran for the commission seat because Dan Osentoski passed away.

Clare Longoria, spoke about the history of her parcel and when she purchased it and what has happened since then and continued to speak against the drive-through restriction.

## **MAYOR/COMMISSIONER COMMENTS**

Commissioner Stroh: Loved this meeting; loved that we talked, we hashed through issues, we debated, we listened. Loved everything about this meeting; likes having conversation and loves asking questions, loves probing, and playing devil's advocate and trying to find solution, so thank you everybody. Summer camps are happening all over the City, work together to see if we can help families in need. Cultural Arts are alive and well, thrilled to see so much activity in our City. Thank you so much for a good meeting.

Commissioner Cattane: Those who have differing opinions from him, it's okay and he still thinks highly of you if we are on opposite sides of an issue. Its different to be seated next to Chief Frisch. Personal note, if you could keep his wife in your prayers, she lost her father last Friday and it has not been easy for her.

Commissioner Pattison: Duty as a commissioner is to always to bring up those questions; to look at the other side, yet he is ultimately only one of five votes; will go along with the final decision. Explore everything before we make a final decision. Will ask hard questions. Last Tuesday, was in Port Huron with City Manager Dale Kerbyson and Director of Parks, Recreation and Cemetery Rodney Church, for the dedication of a new biking trail. Both Dale and Rodney were there being thanked for their assisting with the development of this trail. Thanked them for making our city look good. Thank you.

Chief Frisch stated the board has approved a special event, please be aware of the amount of time and staff effort, staff forethought, and staff energy that goes into these events; he wanted to thank everyone involved; enjoy the events. If you attend events outside our city, you will not see a commitment by another city that matches ours. Please be safe.

Mayor Marquardt: Recognizes the police and fire for all the additional work they have to take care of this weekend. Thankful for them being there to protect us. Read the list of local events.

## **159 2022 07-05 ADJOURNMENT**

Moved by Cattane.

Adjourn the regular meeting at 8:12 p.m.

Ayes: Atwood, Cattane, Pattison, Stroh, Swindell.

Nays: None.

MOTION CARRIED.

The regular meeting adjourned at 8:12 p.m.

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Debbie Marquardt, Mayor

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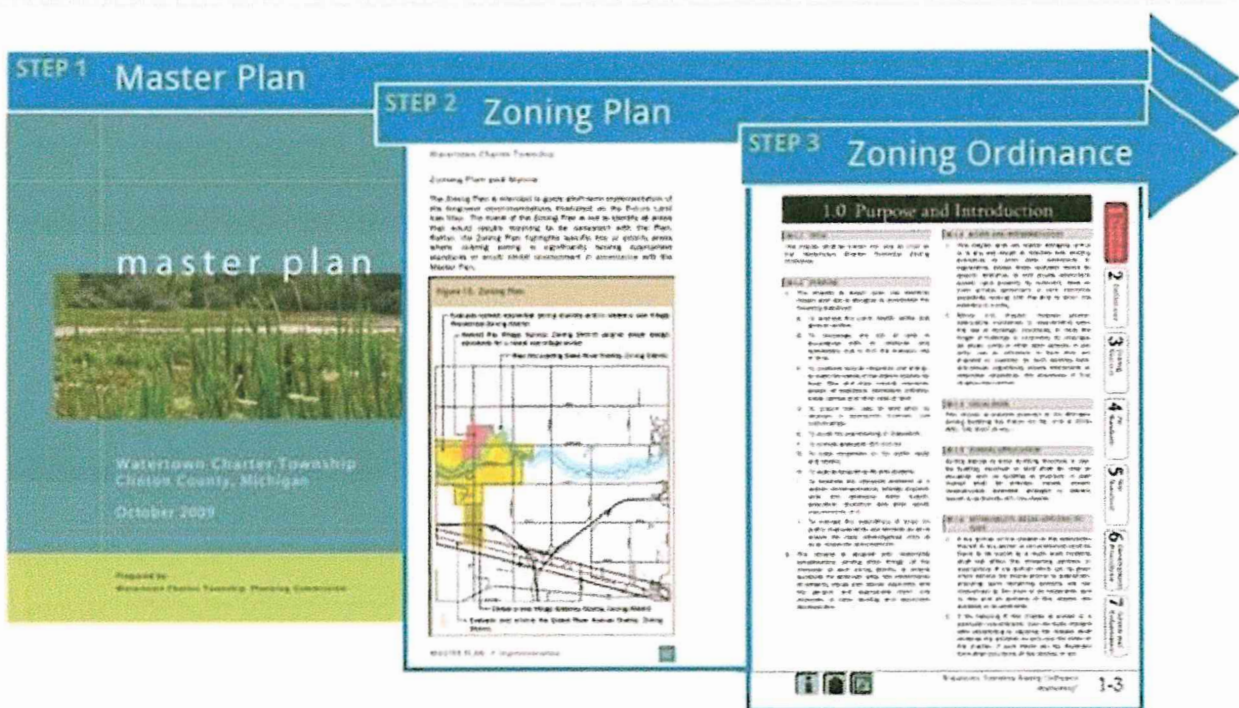
Romona Sanchez, City Clerk

# Difference between a zoning ordinance and a master plan

Lindsey Gardner , Michigan State University Extension - October 10, 2019

Updated from an original article written by Kurt H. Schindler.

The zoning ordinance is a law with penalties and consequence for not following it. A master plan is a policy document that expresses intent. It is not an enforceable document and is not law.



Source: Figure by the Land Policy Institute, Michigan State University, 2015. Left and middle images: Watertown Charter Township Planning Commission. (2009). **Master Plan**. Watertown Charter Township, MI. Available at: [www.watertowntownship.com/Portals/0/Master%20Plan%20%28Updated%20October%202009%29.pdf](http://www.watertowntownship.com/Portals/0/Master%20Plan%20%28Updated%20October%202009%29.pdf); accessed April 27, 2015. Right image: Clearzoning. (2015). **Watertown Township Zoning Ordinance**. Watertown Charter Township, MI. Available at: [www.watertowntownship.com/Portals/0/LegalNotices-Ordinances/2015/Zoning%20Ordinance.pdf](http://www.watertowntownship.com/Portals/0/LegalNotices-Ordinances/2015/Zoning%20Ordinance.pdf); accessed April 27, 2015.

Source: Figure by the Land Policy Institute, Michigan State University 2015.

A zoning ordinance and a master plan are not the same thing. A master plan is not enforceable, and attempting to do so can get a community in trouble.

Once I was asked to provide education to a community that was trying to turn down a site plan review, because it did not comply with the community's master plan. The community even had a site plan review standard in its zoning ordinance that read "the application request satisfies the goals and objectives of the ... [town name] master plan."

In Michigan, a master plan can be adopted by the municipality's planning commission – an appointed administrative body. A planning commission has no authority to adopt an ordinance or any other document that could be enforced with penalties. The planning commission can only recommend a zoning ordinance or zoning amendment to its legislative body. Michigan statutes delegate ordinance-making authority only to the following elected legislative bodies: township board of trustees (MCL 41.181 *et seq.*), city council (MCL 117.3 *et seq.*), general law village council (MCL 67.1 *et seq.*), home rule village council (MCL 78.1 *et seq.*) and very limited ordinance making authority to county boards of commissioners.

A master plan is a policy document that guides the physical development of a community. Think of it like the homework -- the compendium of facts, research, record of public support and participation, and reasoning behind what would become local ordinances. This would include the zoning ordinance, which the Michigan Zoning Enabling Act requires "shall be based on a plan..." (MCL 125.3203(1)).

A zoning ordinance is the law. It regulates things including land use; building form, placement, size, spacing, parcel area, width, depth; types of land uses allowed in a district. Because an ordinance is law, it includes consequences for violations. Consequences can be a civil infraction ticket, fines, criminal charges, injunctions, and so on.

In order for a zoning ordinance to be based on a plan, the plan should be written first. The zoning ordinance will come next and will implement parts of the master plan. Often, the plan zoning is based upon something called a "zoning plan." The zoning plan can be a chapter in the master plan, a separate document of the master plan or integrated throughout the master plan. A "master plan" is defined in the Michigan Planning Enabling Act (MCL 125.3803(g)) to include the zoning plan from the Zoning Enabling Act's section 203(1) (MCL 125.3203(1)).

Typically, the zoning plan part of a master plan, in addition to the rest of the plan, will include:

- A proposed schedule of regulation by district that includes at least building height, lot area, bulk and setbacks.
- Standards or criteria to be used to consider rezoning consistent with the master plan.
- A description of each zoning district and proposed zoning map.
- An explanation of how the land use categories on the future land use map relate to the districts on the zoning map.
- A description of each zoning district, general purpose of each district and the general locations for those types of districts.

To demonstrate how the master plan serves as a basis for zoning and is not itself an enforceable document, look at this generic example of master plan language: “Goal No X: Preserve and enhance the YYY corridor as a safe, efficient, and visually attractive...” First, it is a “goal,” not a directive. Then, the plan says there is more work to do before specific actions can be taken for this goal. How does a zoning permit or site plan review applicant “satisfy” a goal when they are beholden to actions being undertaken by a different entity?

The master plan is not a regulation and should not be expected to do double duty as a law. Statute gives ordinance-making authority only to legislative bodies not planning commissions. Master plans are not written in regulatory fashion. They lack language with clear directives or requirements. Many master plans are written with goals that are often best-case scenarios of the future. Many times, the purpose of the goal is to set a direction, but not a definitive expected outcome. Finally, master plans are often written with objectives (measurable progress points) and strategies (policy, tasks and methods) to be carried out by various agencies of the local government, not property owners or zoning permit applicants.

Those in Michigan State University Extension that focus on land use provide various training programs on planning and zoning, which are available to be presented in your county. Contact your local land use educator for more information.

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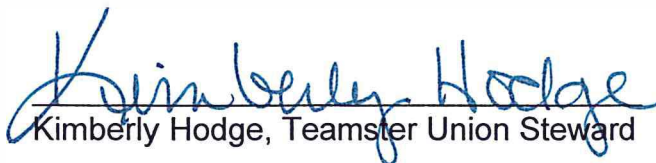


TO: Mayor, City Commissioners and City Manager  
 FROM: City of Lapeer Unions: AFSCME, POLC, Teamster & TPOAM  
 DATE: June 24, 2022  
 RE: Downtown Development Authority (DDA) Employee Health  
 Care Benefit Concern

It has come to the attention of the Union Stewards of the four active unions in the City of Lapeer that the Downtown Development Authority (DDA) is requesting that the City add the current DDA Executive Director, James Alt to the City's health care benefit plan. Mr. Alt is not, nor has he ever been, a full-time City employee, but is a contracted position within the DDA. The four Union Stewards that represent the Unionized employees are not in favor of this benefit being offered to the DDA Executive Director for the following reasons:

- All City of Lapeer union employees have made very significant economic sacrifices over many years of minimal wage increases, including 0% for consecutive years, in order to maintain the employee health care benefit as provided.
- The DDA Executive Director has received annual wage increases ranging from 2% to 12.5% since being hired in 2016; his overall wage increase totals are close to 25% since being hired in 2016.
- The DDA Executive Director wage increases have far out-paced any increases afforded to City union employees over the same timeframe.
- The DDA Executive Director currently receives a \$200/month stipend from the DDA towards purchasing health insurance through the Affordable Care Act Marketplace. This stipend has been a benefit to the DDA Executive Director since January of 2020.

It is the position of the 4 City of Lapeer Union Stewards and recommendation to the City Commission that the request for City paid health benefits for the DDA Executive Director be **denied** and should remain a benefit for ONLY full-time qualified City employees.

  
 Kimberly Hodge, Teamster Union Steward

  
 Rob Underhill, AFSCME Union Steward

  
 Chris Jadach, TPOAM Union Steward

  
 Jason Miner, POLC Union Steward

**LAPEER CITY COMMISSION  
CONDENSED MINUTES OF A REGULAR MEETING  
JULY 5, 2022**

A regular meeting of the Lapeer City Commission was held July 5, 2022, at the Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan. The meeting was called to order at 6:30 p.m.

**ROLL CALL**

Present: Mayor Marquardt.

Commissioners: Atwood, Cattane, Pattison, Stroh, Swindell.

Absent: None.

City Manager: Dale Kerbyson, absent.

City Attorney: Mike Nolan, present.

***The City Commission Approved the following:***

- Agenda for July 5, 2022, as presented.
- Minutes of the Workshop, Regular meeting, and Closed Session, all held June 20, 2022.
- Consent agenda for July 5, 2022, as presented:
  1. Special Event: Optimist of Lapeer, Nightmare on Nepessing, October 8, 2022.
  2. Special Event: Crank 4 A Cause, Beaver Dash Bash, September 24, 2022.
- Bill listing for July 5, 2022, in the amount of \$539,358.82.
- Charitable Gaming Licenses Resolution– Lapeer County Historical Society .
- Settlement agreement with Great Lakes Water Authority.
- Ordinance Amendment for to remove the drive-through restriction.
- Re-appoint J. RaCosta to the Lapeer Housing Commission, term to expire August 1, 2027.
- Re-appoint J. Mikus and J. RaCosta to the Lapeer Neighborhoods, Inc., terms to expire August 1, 2024.
- Accept resignation of Ray Davis from the DDA, declare seat vacant.
- Adjourn the regular meeting at 8:12 p.m.

The regular meeting adjourned at 8:12 p.m.

Debbie Marquardt, Mayor  
Romona Sanchez, City Clerk