

**LAPEER CITY COMMISSION
MINUTES OF A REGULAR MEETING
SEPTEMBER 2, 2025**

A regular meeting of the Lapeer City Commission was held September 2, 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: Commissioners: Atwood, Brady, Glisman, Petrie, Swindell.

Absent: Mayor Marquardt.

City Manager: Mike Womack, present.

City Attorney: T. Allen Francis, absent.

Mayor Pro Tem Atwood led the Pledge of Allegiance.

194 2025 09-02 MOTION TO EXCUSE

Moved by Brady. Seconded by Swindell.

To excuse Mayor Marquardt from tonight's meeting.

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

Nays: None.

MOTION CARRIED.

195 2025 09-02 AGENDA APPROVAL

Moved by Petrie. Seconded by Swindell.

Approve the Agenda for September 2, 2025, as presented.

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

Nays: None.

MOTION CARRIED.

196 2025 09-02 MINUTES

Moved by Petrie. Seconded by Brady.

Approve the minutes of the regular meeting held on August 18, 2025, with a correction to Commissioner Petrie's comment: Looking forward to ~~replacing~~ restoring the bricks downtown.

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

Nays: None.

MOTION CARRIED.

PUBLIC COMMENTS

Jennifer Van Dam spoke about the Flock Cameras.

Melissa Petrie gave an invocation.

197 2025 09-02 CONSENT AGENDA

Moved by Glisman. Seconded by Swindell.

Approve the consent agenda for September 2, 2025, as presented:

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

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

198 2025 09-02 BILL LISTING

Moved by Brady. Seconded by Swindell.

Approve the bill listing for September 2, 2025, in the amount of \$354,246.40.

ON A ROLL CALL VOTE.

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

ADMINISTRATIVE REPORTS:

199 2025 09-02 RESOLUTION - FAIR HOUSING AND FAIR HOUSING POLICY

Moved by Swindell. Seconded by Brady.

Adopt the updated Fair Housing Resolution and Fair Housing Policy.

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

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

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

NOW THEREFORE, BE IT RESOLVED:

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

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

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

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

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

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

Ayes: Atwood, Brady, Glisman, Swindell.

Nays: Petrie.

MOTION CARRIED AND RESOLUTION ADOPTED.

200 2025 09-02 RESOLUTION - USDA RURAL DEVELOPMENT HPG GRANT

Moved by Swindell. Seconded by Atwood.

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

RESOLUTION #2025-13
RESOLUTION TO APPROVE
UNITED STATES DEPARTMENT OF AGRICULTURE
RURAL DEVELOPMENT (USDA RD)
HOUSING PRESERVATION GRANT
CITY OF LAPEER HOUSING IMPROVEMENT DEPARTMENT
GRANT APPLICATION

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

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

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

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

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

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

Nays: None.

MOTION CARRIED AND RESOLUTION ADOPTED.

201 2025 09-02 SET PUBLIC HEARING - COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING

Moved by Swindell. Seconded by Atwood.

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

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

Nays: None.

MOTION CARRIED.

202 2025 09-02 REZONING - OS-1 OFFICE SERVICE TO B-1 NEIGHBORHOOD BUSINESS: 606 N. SAGINAW – PARCEL #L20-18-700-040-00

Moved by Brady.

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

Ordinance No. 2025-01

THE CITY OF LAPEER ORDAINS:

ARTICLE 7.02 MAPPED DISTRICTS 7.02.02 District Boundaries

(a) Zoning District Amendments

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

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

203 2025 09-02 RECONSTRUCTION AND WATER MAIN REPLACEMENT PROJECTS – FIRST STREET (PROJECT #22260) AND SECOND STREET (PROJECT #22250)

Moved by Swindell. Seconded by Glisman.

Award the contract to Cooper Excavating in the amount not to exceed \$1,317,172 for the First and Second Street watermain replacement and road reconstruction, and approve the construction engineering contract with MLR Engineering in an amount not to exceed \$113,600, and authorize the Director of Public Works and the City Manager to sign the necessary documents; and approve the budget amendment as presented.

ROLL CALL VOTE:

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

Nays: None.

MOTION CARRIED.

204 2025 09-02 FLOCK CAMERA SYSTEM (PROJECT #23030)

Moved by Glisman. Seconded by Petrie.

To postpone the Flock Camera System for vote until the next regular meeting, September 15, 2025.

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

Nays: None.

MOTION CARRIED.

**205 2025 09-02 CONTRACT AMENDMENT - ROWE ENGINEERING
PARK/PINE/PARKING LOT #9**

Moved by Glisman. Seconded by Swindell.

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

ROLL CALL VOTE:

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

Nays: None.

MOTION CARRIED.

**206 2025 09-02 OAKDALE TRAILS - KIDDIE LOOP AND BEAVER
HILL/OSPREY LOOP**

Moved by Swindell. Seconded by Glisman.

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

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

Nays: None.

MOTION CARRIED.

CITY MANAGER'S REPORT

City Manager Womack reported that a special housing workshop session will be held on September 8, 2025, at 5:30 p.m. to discuss housing. Regarding the M-24 pedestrian tunnel connection update, it was discovered that some buried items must be removed; work is ongoing and item will be properly removed and disposed of.

CITY ATTORNEY'S REPORT

None.

UNFINISHED BUSINESS

**207 2025 09-02 REAPPOINTMENT - LOCAL DEVELOPMENT FINANCE
AUTHORITY**

Moved by Brady. Seconded by Swindell.

To confirm the Mayor's appointment of Mike Womack to the Local Development Finance Authority for a term to expire August 1, 2029.

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

Nays: None.

MOTION CARRIED.

**208 2025 09-02 RESIGNATION - LAPEER HOUSING COMMISSION, LAPEER
NEIGHBORHOODS, INC., AND LAPEER HOUSING BOARD OF APPEALS.**

Moved by Petrie. Seconded by Brady.

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

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

Nays: None.
MOTION CARRIED.

DEPARTMENTAL REPORTS

The DDA Monthly Departmental Report was received into the record.

PUBLIC COMMENTS

Bryan Cloutier commented on boards and commissions.

MAYOR/COMMISSIONER COMMENTS

Commissioner Swindell: Reminded the attendees of the Community Heart & Soul informational meeting taking place September 3, 2025, at Trinity United Methodist Church at 6:00 p.m.

Commissioner Petrie: Honored former seated City Commissioner Dan Osentoski, who passed away four-years today which was a loss for our community. Also recognized the recent passing of Rex Ziebarth, member of the DDA Citizen Council, and offered prayers to both families. Cramton Park east, requested consideration of installing a barrier near Monroe Street to protect small children. Expressed a desire for the downtown bricks to be rehabilitated rather than replaced, and voiced opposition to the use of stamped concrete. Requested that meeting agendas be limited during holiday weeks to allow sufficient time for proper research. Suggested placing Goals and Objectives on hold for two months, as a new Mayor and City Commissioner will be elected in November. Recommended reviewing the City Charter to allow the City Manager to serve on the Planning Commission in an advisory role only, rather than as a voting member, and to review all boards and commissions. Grateful for the beautiful holiday weekend.

Commissioner Glisman: Still working on the Lilac Project and seeking a date to plant the donated lilacs. Noted that this project is a win-win for the city. On this day in 1901, Theodore Roosevelt stated, "Speak softly and carry a big stick."

City Manager Womack: Japanese instrument of surrender was signed by Japan on the USS Missouri in Tokyo Bay. He was able to visit and tour the Missouri once. Staff has been great, brought a ton of grant money this year; a pleasure to work with all of them.

Commissioner Atwood: Thank you to the audience for coming tonight appreciate your time. Workshop is scheduled for September 8, 2025. Thanked city staff for being here tonight.

209 2025 09-02 ADJOURNMENT

Having no further business, the regular meeting was adjourned at 7:35 p.m.

Joshua Atwood, Mayor Pro Tem

Romona Sanchez, City Clerk