

**LAPEER CITY COMMISSION
MINUTES OF A REGULAR MEETING
SEPTEMBER 15, 2025**

A regular meeting of the Lapeer City Commission was held September 15, 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 Marquardt Commissioners: Atwood, Brady, Glisman, Petrie, Swindell.
Absent: None.

City Manager: Mike Womack, present.
City Attorney: T. Allen Francis, absent.

Mayor Marquardt led the Pledge of Allegiance.

212 2025 09-15 AGENDA APPROVAL

Moved by Atwood. Seconded by Glisman.

Approve the Agenda for September 15, 2025, with the addition of Item E-1 Proclamation, Adult Education and Family Literacy Week, and Item J-1-b Appointment to Boards and Commissions, Item G-8 MSHDA Grant Funding.

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

Nays: None.

MOTION CARRIED.

213 2025 09-15 MINUTES

Moved by Brady. Seconded by Atwood.

Approve the minutes of the Regular meeting held on September 2, 2025, and minutes of the Special meeting held on September 8, 2025, as presented.

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

Nays: None.

MOTION CARRIED.

PUBLIC COMMENTS

Commissioner Brad Haggadone provided an update to the City Commission regarding the recent proceedings and activities of the Lapeer County Board of Commissioners.

Jacob LaRay, Mayfield Township spoke about an incident September 12, 2025; Golden Arrow and the MDHHS office.

Austin Franzel, Mayfield Township, spoke about statements he made at a previous meeting.

Stephanie Hamilton, Lapeer Township, thanked the Lapeer City Police for service last Friday.

Melissa Petrie asked for a moment of silence and gave an invocation.

214 2025 09-15 CONSENT AGENDA

Moved by Atwood. Seconded by Swindell.

Approve the consent agenda for September 15, 2025, as presented:

1. Special Event: "Haunted" Lapeer Ghost Tours – DDA, October 3, 2025, 4:00-9:00 p.m. and October 4, 2025, Noon-9:00 p.m.

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

Nays: None.

MOTION CARRIED.

215 2025 09-15 BILL LISTING

Moved by Brady. Seconded by Swindell.

Approve the bill listing for September 15, 2025, in the amount of \$1,374,778.70.

ROLL CALL VOTE.

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

Nays: None.

MOTION CARRIED.

216 2025 09-15 PROCLAMATION - ADULT EDUCATION & FAMILY LITERACY WEEK

Moved by Swindell. Seconded by Brady.

Adopt the proclamation for Adult Education and Family Literacy Week.

**CITY OF LAPEER
PROCLAMATION
ADULT EDUCATION AND FAMILY LITERACY WEEK
SEPTEMBER 14–20, 2025**

WHEREAS, adult education provides vital opportunities for adults to improve their literacy, numeracy, and job skills, thus enhancing their quality of life; and

WHEREAS, adult education supports economic development by preparing a skilled workforce and fostering community engagement; and

WHEREAS, Family Literacy Center has demonstrated a commitment to providing high-quality education and support services to adult learners; and

WHEREAS, the success stories of adult learners in our community serve as an inspiration to others seeking to continue their education.

NOW, THEREFORE, I, Debbie Marquardt, Mayor, do hereby proclaim September 14-20, 2025, as Adult Education and Family Literacy Week in the City of Lapeer, and encourage all citizens to support and recognize the importance of adult education.

Dated this 15th day of September 2025.

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

Nays: None.

MOTION CARRIED.

**217 2025 09-15 PUBLIC HEARING: MICHIGAN STATE HOUSING
DEVELOPMENT AUTHORITY (MSHDA) MI-NEIGHBORHOOD COMMUNITY
DEVELOPMENT BLOCK GRANT**

Mayor Marquardt opened the public hearing at 6:47 p.m.

There being no comments from the audience, the public hearing was closed at 6:47 p.m.

Moved by Brady. Seconded by Petrie.

Approve the Resolution to authorize the submittal of the Community Development Block Grant Application for the creation of seven (7) apartments in the Old Opera House building located at 350 N. Court Street and authorize the Mayor and the Director of Housing and Neighborhood Development and the Grant Administrator to sign all the required documents.

Resolution # 2025-14
Michigan State Housing Development Authority (MSHDA),
MI-Neighborhood
Community Development Block Grant
Authorizing Resolution

WHEREAS, the Michigan State Housing Development Authority (MSHDA) invited Units of General Local Government to apply for its MI-Neighborhood, Community Development Block Grant (CDBG) grant application; and

WHEREAS, the City of Lapeer desires to request \$826,000 in CDBG funds to create seven (7) unoccupied residential apartments within The Old Opera House building located at 350 N Court Street, Lapeer, Michigan; and

WHEREAS, the proposed MI-Neighborhood, Community Development Block Grant (CDBG) grant application is consistent with the local Master plan, Goals and Objectives, and Anti-Displacement policy as described in the Application; and

WHEREAS, the proposed projects will focus on creating permanent unoccupied residential apartment units, of which 51% or more of the units will be occupied by low- or moderate-income households; and

WHEREAS, no project costs (CDBG and non-CDBG) will be incurred prior to a formal grant award, completion of the environmental review procedures and formal, written authorization to incur costs has been provided by the CDBG Specialist.

WHEREAS, said Lapeer City Commission authorizes City of Lapeer Housing Improvement Department to submit the application in the amount of \$826,000 for funding through the Michigan State Housing Development Authority's MI-Neighborhood CDBG Grant Program for a City of Lapeer Housing Improvement Grant, authorizes the Mayor to sign grant application forms, grant agreement, grant environmental review, grant attachments, and grant amendments, and authorizes the Director of Housing and Neighborhood Development and the Grant Administrator to sign related grant documents, financial status reports for payment, and other required reports when allowed by MSHDA as required on behalf of the City of Lapeer; and

WHEREAS, said Lapeer City Commission held a public hearing on September 15, 2025, regarding the proposed MI-Neighborhood, Community Development Block Grant (CDBG) application; and

THEREFORE, BE IT RESOLVED that the Lapeer City Commission authorizes the City of Lapeer Housing Improvement Department to submit the application in the amount of \$826,000 for funding through the Michigan State Housing Development Authority's MI-Neighborhood CDBG Grant Program for a City of Lapeer Housing Improvement Grant, authorizes the Mayor to sign grant application forms, grant agreement, grant environmental review, all grant attachments, and grant amendments, and authorizes the Director of Housing and Neighborhood Development and the Grant Administrator to sign related grant documents, financial status reports for payment, and other required reports when allowed by MSHDA as required on behalf of the City of Lapeer.

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

NAYES: None.

MOTION CARRIED AND RESOLUTION ADOPTED.

ADMINISTRATIVE REPORTS:

218 2025 09-15 REZONING - OS-1 OFFICE SERVICE TO B-1 NEIGHBORHOOD

BUSINESS: 606 N. SAGINAW – PARCEL #L20-18-700-040-00

Moved by Brady. Seconded by Atwood.

Adopt 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)

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

Nays: None.

MOTION CARRIED.

219 2025 09-15 FLOCK CAMERA SYSTEM (CIP #23030)

Moved by Atwood. Seconded by Swindell.

To postpone the Flock Camera System (CIP #23030) to the next regular meeting, October 6, 2025.

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

Nays: None.

MOTION CARRIED.

220 2025 09-15 SECONDARY EFFLUENT PUMP (CIP #22914)

Moved by Brady. Seconded by Petrie.

Approve the purchase of one (1) Secondary Effluent Pump from Smith & Loveless, Inc. for the amount not to exceed \$30,885, and authorize the Wastewater Treatment Plant Superintendent to sign the necessary documents.

ROLL CALL VOTE:

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

Nays: None.

MOTION CARRIED.

221 2025 09-15 TRITON AERATORS (CIP #22959)

Moved by Brady. Seconded by Swindell.

Approve the purchase of one (1) Triton Aerator from Solberg Knowles & Associates for the amount not to exceed \$101,196.10 and authorize the Wastewater Treatment Plant Superintendent to sign the necessary documents.

ROLL CALL VOTE:

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

Nays: None.

MOTION CARRIED.

222 2025 09-15 LOT #5 PHASE TWO AND BUDGET ADJUSTMENT

Moved by Swindell. Seconded by Atwood.

Approve phase two of the Lot #5 project with the proposal from T.G. Priehs Paving Co. in the amount of \$24,500 and D&D Excavating in the amount of \$49,250, for a total cost not to exceed \$100,000 and approve the budget amendment for FY 25/26, as presented.

ROLL CALL VOTE:

Ayes: Swindell, Atwood, Brady, Glisman.

Nays: Petrie.

MOTION CARRIED 4-1.

223 2025 09-15 TRANSFER OF MARIHUANA LICENSES – 4K PROCESSING, INC. TO KAOUD HOLDING, INC.

Moved by Swindell. Seconded by Atwood.

Approve the transfer of four (4) marihuana processor licenses from 4K Processing, Inc. to Kaoud Holdings, Inc., as follows:

(1) Medical Marihuana Processor License at 1330 Imlay City Road, Suite F-H.

(1) Adult Use Marihuana Processor License at 1330 Imlay City Road, Suite F-H.

(1) Medical Marihuana Processor License at 1356 Imlay City Road.

(1) Adult Use Marihuana Processor License at 1356 Imlay City Road.

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

Nays: None.

MOTION CARRIED.

224 2025 09-15 MEDC GRANT FOR THE MASTER PLAN AND NON-MOTORIZED PLAN UPDATES

Moved by Brady. Seconded by Atwood.

Approve the agreement with the MEDC to receive funding from the MEDC to hire services to update the City's Master Plan and non-motorized plan and authorize the City Manager to sign all necessary documents.

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

Nays: None.

MOTION CARRIED.

225 2025 09-15 MSHDA GRANT FUNDING PLAN

Moved by Brady. Seconded by Atwood.

Approve spending the remaining MSHDA Funds on mulch for five (5) playground, benches and signage for Lot 5, as presented.

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

Nays: None.

MOTION CARRIED.

CITY MANAGER'S REPORT

City Manager Womack reported that the Special Assessment District policy, in place since 1989, is outdated and does not make sense in its current form. He noted that, per the policy, fees should be imposed based on zoning districts, but the City has instead been using assessor tax records. Additionally, while the policy requires commercial and industrial uses to pay 100% of costs, they have only been paying 50%. Mr. Womack recommended suspending assessments under the SAD policy until January 1, 2027, to allow staff time to develop a clear, workable policy that is written, transparent, and open for public review and comment. He further recommended engaging an engineering firm to create a 10-year road infrastructure plan, developing a corresponding road funding strategy, and restructuring funding for current road and bridge projects without using special assessments.

226 2025 09-15 SPECIAL ASSESSMENT DISTRICT POLICY

Moved by Brady. Seconded by Atwood.

To direct the City Manager to follow through on the four (4) points he just presented regarding the Special Assessment District.

Ayes: Atwood, Brady, Swindell.

Nays: Glisman, Petrie.

MOTION CARRIED 3-2.

City Manager Womack requested feedback from the City Commission on the recent Housing Workshop, noting that it was an educational meeting. He also asked for the Commission's support in addressing blight and sign issues in the City of Lapeer. The consensus of the Commission was that ordinances regarding blight should be enforced and that basic community standards must be maintained.

Mr. Womack shared that hydrant flushing will take place this week; Mr. Church applied for a tree grant; both surveys have been closed and results will be available soon. Water Tower demolition: a new quote for \$97,000 has been received. The tower, which has been unused since the 1970s, cannot be used for water service. Mr. Womack asked the Commission to consider the quote and proposed a site meeting at the Water Tower on September 23, 2025, at 5:00 p.m. Parking Lot #9 needs repair, it can be done now or delayed until the parking lot is reconstructed.

The Commission expressed a preference to proceed with sewer line replacement now rather than waiting.

CITY ATTORNEY'S REPORT

None.

UNFINISHED BUSINESS

227 2025 09-15 APPOINTMENT – EDC/TIFA/BROWNFIELD REDEVELOPMENT AUTHORITY

Moved by Glisman. Seconded by Swindell.

To confirm the Mayor's appointment of Joseph Williams to the Economic Development Corporation/TIFA/Brownfield Redevelopment Authority for a term to expire June 1, 2027.

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

Nays: None.

MOTION CARRIED.

228 2025 09-15 APPOINTMENT – LAPEER HOUSING COMMISSION

Moved by Swindell. Seconded by Petrie.

To confirm the Mayor's appointment of Valarie Miller to the Lapeer Housing Commission for a term to expire August 1, 2027.

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

Nays: None.

MOTION CARRIED.

229 2025 09-15 APPOINTMENT – LAPEER HOUSING BOARD OF APPEALS

Moved by Swindell. Seconded by Atwood.

To confirm the Mayor's appointment of Valarie Miller to the Lapeer Housing Board of Appeals for a term to expire May 1, 2027.

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

Nays: None.

MOTION CARRIED.

230 2025 09-15 APPOINTMENT – LAPEER NEIGHBORHOODS, INC.

Moved by Swindell. Seconded by Glisman.

To confirm the Mayor's appointment of Valarie Miller to the Lapeer Neighborhoods, Inc. for a term to expire August 1, 2026.

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

Nays: None.

MOTION CARRIED.

DEPARTMENTAL REPORTS

The Departmental Monthly Reports were received into the record.

PUBLIC COMMENTS

Austin Franzel spoke about E.T. White Property and invited members to his monthly meeting.

Jacob LaRay thanked the Commissioners and City Officials.

Kelly Nolan, spoke about the library's power of the parent.

MAYOR/COMMISSIONER COMMENTS

Commissioner Glisman: Thanked the candidates who are running for City Office in November for their attendance at the meetings.

Commissioner Petrie: Commented on Ms. Nolan's comment. Attended the candlelight vigil for Charlie Kirk last Friday. Thanked Chief Howe and the police presence at the event as well. Tomorrow at 7 p.m. at Mayfield Township Hall the mayoral candidates have been invited for a forum.

Commissioner Swindell: Thanked Mr. La Magna for investing in the downtown and investing in the City of Lapeer.

City Manager Womack: Thanked staff for doing an awesome job, keep bringing in the grant dollars and continue doing the difficult work of the government. Thanked his grandfather, who served in the Marines, and who fought in the Battle of Peleliu on this day in 1944.

Mayor Marquart: Read the list of local events.

231 2025 09-15 ADJOURNMENT

Having no further business, the regular meeting was adjourned at 8:20 p.m.

Debbie Marquardt, Mayor

Romona Sanchez, City Clerk