

**LAPEER CITY COMMISSION  
MINUTES OF A REGULAR MEETING  
OCTOBER 20, 2025**

A regular meeting of the Lapeer City Commission was held October 20, 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, present.

Mayor Marquardt led the Pledge of Allegiance.

**244 2025 10-20 AGENDA APPROVAL**

Moved by Petrie. Seconded by Glisman.

Approve the Agenda for October 20, 2025, with the addition of Item G-5 Clover School Lease Agreement and postpone Item C-1 Official 2026 Meeting Calendar until the Regular meeting December 1, 2025.

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

Nays: None.

MOTION CARRIED.

**245 2025 10-20 MINUTES**

Moved by Glisman. Seconded by Petrie.

Approve the minutes of the Regular meeting held October 6, 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 recent proceedings and activities of the Lapeer County Board of Commissioners.

Keith Kingston, 821 Peppermill Circle, spoke on issues with the sidewalk at his house.

Melissa Petrie gave an invocation.

**246 2025 10-20 BILL LISTING**

Moved by Brady. Seconded by Swindell.

Approve the bill listing for October 20, 2025, in the amount of \$474, 387.72.

ROLL CALL VOTE.

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

Nays: None.

MOTION CARRIED.

**ADMINISTRATIVE REPORTS:**

**247 2025 10-20 POWER POLE REMOVAL – PARKING LOT #9.**

Moved by Swindell. Seconded by Brady.

Approve the removal of 21 existing overhead streetlights, 14 poles, wires and equipment related to the Pine Street, Park Street and Parking Lot #9 project, for a cost not to exceed \$30,034.50, and authorize the Director of Public Works and the City Manager to sign all necessary documents.

ROLL CALL VOTE.

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

Nays: None.

MOTION CARRIED.

**248 2025 10-20 ON PREMISES TASTING ROOM PERMIT – 303 W. NEPESSING ST.**

Moved by Swindell. Seconded by Petrie.

Approve the resolution recommending Liquid Craft, LLC be considered for approval for an On-Premises Tasting Room Permit, as presented.

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

Nays: None.

MOTION CARRIED.

**249 2025 10-20 COMMUNITY CENTER BOILER REPLACEMENT – PROJECT #91900**

Moved by Brady. Seconded by Swindell.

To approve Goyette Mechanical's alternate bid for the Community Center boiler replacement (project #91900) for an amount not to exceed \$244,615, and to authorize the Director of Parks, Recreation & Cemetery to sign all necessary documents.

ROLL CALL VOTE:

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

Nays: None.

MOTION CARRIED.

**250 2025 10-20 REZONING – B-2 GENERAL BUSINESS TO CBD-1 CENTRAL BUSINESS DISTRICT: 4 E. NEPESSING ST. – PARCEL #L20-19-100-040-00**

Commissioner Petrie introduced an ordinance amendment to Chapter 7 (Zoning Ordinance), Article 7.02.02(a)(40) of the General Ordinances of the City of Lapeer.

**Ordinance No. 2025-03**

**ARTICLE 7.02 MAPPED DISTRICTS 7.02.02 District Boundaries**

**(a) Zoning District Amendments**

- (40) The following described property formerly zoned B-2 General Business is hereby rezoned to CBD-1 Central Business District:

- CITY OF LAPEER LAPEER VILLAGE PLAT SE'LY 21 FT OF LOT 159 & NW'LY 39 FT OF LOT 160 & S'LY 1.4 FT OF VAC NEPESSING ST ADJ THERETO (L=1 P=73 SEC 5, T7N-R10E) (PARCEL #L20-19-100-040-00)

**251 2025 10-20 LEASE AGREEMENT – CLOVER SCHOOL – 3496 DAVISON RD**

City Manager Womack explained that the draft lease for the Clover School, 3496 Davison Rd, Lapeer, MI, with Clover Group Anon, Inc. in front of the commission is a triple net lease. This transfers maintenance of the building to the tenant, which allows the tenant to maintain and make any necessary repairs to the building. Currently, the roof at the Clover School is in disrepair and in need of replacement. John Creek, a representative from Clover Group Anon, Inc. stated there's a licensed and insured contractor lined up to complete the work

Moved by Petrie. Seconded by Brady.

To postpone discussion and voting on the lease with Clover Group Anon, Inc. to the next Regular meeting November 3, 2025, to be able to review the lease; yet allow the tenant to begin replacement of the roof prior to such, so long as insurance is provided to the City of Lapeer.

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

Nays: None.

MOTION CARRIED.

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

City Manager Womack presented and commented on the America 250 Mural with plans to meet with Commissioner Glisman and Commissioner Petrie to form a subcommittee to determine how to proceed with this project.

City Manger Womack presented and spoke on the ROWE Non-motorized (Pedestrian Access) Master Plan proposal and was directed by the City Commission to reach out to other companies in addition to ROWE to get quotes on help with revisions to the Master Plan.

The 2025 Citizen Survey and Commissioner Goals and Objectives Survey results were discussed and the City Manager, with help of city staff, hopes to compile a summary of the results of the survey and how to get more people involved.

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

#### **252 2025 10-20 CLOSED SESSION – MCL 15.268 (h)**

Moved by Brady. Seconded by Swindell.

To enter into a closed session at the conclusion of the regular meeting to discuss a written legal opinion from the City Attorney, which is exempt from disclosure as provided under Section 8 of the Open Meetings Act.

ROLL CALL VOTE:

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

Nays: None.

MOTION CARRIED.

### **UNFINISHED BUSINESS**

None.

### **DEPARTMENTAL REPORTS**

The Monthly Departmental Reports were received into the record.

### **PUBLIC COMMENTS**

Keith Kingston finished his comments regarding the sidewalk by his home.

Bryan Cloutier spoke on the financial statements provided to the commission in the agenda packets.

Peggy Brotzke from the Library Board spoke on the status of the library staff and the services the library provides.

Mr. Stone commented on the change of zoning process for the 4 E. Nepessing St. property.

### **MAYOR/COMMISSIONER COMMENTS**

Commissioner Petrie: Spoke on the great turnout and positive feedback on the Stars Hollow – Gilmore Girls event that took place in the downtown and commended Axecadia and the other businesses involved on the success of the event overall.

Commissioner Glisman: Commended Rodney Church on the Cemetery Board meeting and was impressed with the care taken to preserve the appearance and historical value of the cemetery. Lilacs are to be planted soon for the Lilac Project. The Battle of Yorktown took place between September 22 and October 19, 1781- the Americans beat the English Redcoats, and it was the start of a new nation. Shared quote from Thomas Jefferson regarding the government.

Commissioner Swindell: She has only one more meeting on the City Commission. She stated the sidewalk problem is a result of the ordinances and how they are enforced, specifically, the homeowner's responsibility versus the City's responsibility.

Commissioner Atwood: We have been blessed with good weather. He attended the MML convention in Grand Rapids and was appointed the president. He hopes to bring recognition to Michigan, Lapeer County, Lapeer City, local municipalities, city managers, and employees. He has been working on being an effective leader. He did a ride along with the City Fire and Police department, which gave him a deeper understanding of these departments and their work. While downtown, he hands out thank you cards to those visiting the City of Lapeer. Sometimes small things can have the biggest impact. The ghost tours downtown were very successful and well attended. The Gilmore Girls event was attended by around 2,000 people, which was a positive event coordinated by the downtown business owners. It's not just about what is done in the commission chambers, but about relationships, gratitude, and community pride.

City Manager Womack: There is a possibility of removing the pavilion at Rowden Park on Pine St. There is a boundary issue with an ongoing development, which prompted a meeting with Mayfield Township and talks of a possible 425 agreement.

He is working with staff on updating the format of the memos for the agenda. The final plans were approved for the new business Grace & Butter Bakery, which hopes to open in December or January. Leaf pickup will begin in November. If needed prior to November, DPW can be called or e-mailed. Signs for leaf pickup will be put out 2-3 days ahead of the scheduled pickup for a neighborhood. Halloween safety lights for children are available for free at City Hall, the Public Safety building, and Riverview Towers. The Gilmore Girls event that took place did not file a special event application, perhaps they will need to, going forward. Looking forward to working with the newly Elected officials. The city has welcome bags available for new residents & businesses. Homeowners are responsible for their own sidewalks and the city does their best to help keep them safe, will work on options.

Mayor Marquardt: Reviewed the list of local events to include the two Farmers Markets and the Treat Walk.

**CLOSED SESSION**

The Lapeer City Commission convened to a closed session for the purpose of discussing a written legal opinion from the City Attorney, which is exempt from disclosure as provided under Section 8 of the Open Meetings Act at 8:04 p.m. and returned to its regular meeting at 8.58 p.m.

**253 2025 10-20 ADJOURNMENT**

Having no further business, the regular meeting was adjourned at 8:58 p.m.

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Debbie Marquardt, Mayor

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Romona Sanchez, City Clerk