

**LAPEER CITY COMMISSION
MINUTES OF A REGULAR MEETING
NOVEMBER 3, 2025**

A regular meeting of the Lapeer City Commission was held November 3, 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.

254 2025 11-03 AGENDA APPROVAL

Moved by Glisman. Seconded by Swindell.

Approve the Agenda for November 3, 2025, as presented.

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

Nays: None.

MOTION CARRIED.

255 2025 11-03 MINUTES

Moved by Glisman. Seconded by Swindell.

Approve the minutes of the regular meeting held October 20, 2025, as presented.

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

Nays: None.

MOTION CARRIED.

PUBLIC COMMENTS

Melissa Petrie gave an invocation.

256 2025 11-03 BILL LISTING

Moved by Brady. Seconded by Swindell.

Approve the bill listing for November 3, 2025, in the amount of \$1,393,181.56.

ON A ROLL CALL VOTE.

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

Nays: None.

MOTION CARRIED.

ADMINISTRATIVE REPORTS:

257 2025 11-03 IFT REVOCATION – TESTING SERVICES – 751 MCCORMICK DR.

Moved by Petrie. Seconded by Glisman.

Adopt Resolution No. 2025-15 to revoke Industrial Facilities Exemption Certificate No. 2014-145, effective immediately, for Testing Services Group, LLC, located at 751 McCormick Drive.

Resolution #2025-15
RESOLUTION TO REVOKE TAX EXEMPTIONS
(Testing Services Group, LLC)

WHEREAS, Michigan Public Act 198 of 1974 the Plant Rehabilitation and Industrial Development Districts Act (the “Act”) allows for certain tax exemptions upon approval of the City Commission for the City of Lapeer and the Michigan State Tax Commission.

WHEREAS, pursuant to the Act after a duly noticed public hearing the City Commission for the City of Lapeer by established an Industrial Development District (the “District”).

WHEREAS, Testing Services Group, LLC (“Testing Group”) established an industrial facility at real property commonly known as 751 McCormick Drive, Lapeer, Michigan (the “Property”) located in this District.

WHEREAS, the City Commission for the City of Lapeer recommended that Testing Group’s application for an Industrial Facilities Exemption Certificate for personal and real property investments at the Property be approved by the Michigan State Tax Commission.

WHEREAS, the Michigan State Tax Commission approved Industrial Facilities Exemption Certificate No. 2014-145 (the “Certificate”) related to Testing Group’s investment at the Property.

WHEREAS Testing Group has permanently ceased operations of its facilities in the district and is no longer affiliated with the Property, defeating the purposes for which Industrial Facilities Exemption Certificate No. 2014-145 was approved.

NOW, THEREFORE, BE IT RESOLVED based upon the above recitals, pursuant to Section 15(2) of the Act, the Lapeer City Commission hereby requests the Michigan State Tax Commission revoke all existing Industrial Facilities Exemptions Certificates granted to Testing Services Group, LLC, within the district, including, but not necessarily limited to, Industrial Facilities Exemption Certificate No. 2014-145.

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

Nays: None.

MOTION CARRIED AND RESOLUTION DECLARED ADOPTED.

258 2025 11-03 LETTER OF INTENT – ROUND 3 - MI NEIGHBORHOOD CDBG – LAMAGNA OPERA HOUSE PROJECT

Moved by Swindell. Seconded by Petrie.

Approve the grant administrator to submit a new Letter of Intent to reapply for Round 3 of the MI Neighborhood CDBG Program with the Michigan State Housing Development Authority (MSHDA) for the LaMagna Opera House project.

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

Nays: None.

MOTION CARRIED.

259 2025 11-03 ON-PREMISES LIQUOR LICENSE – AXECADIA – 55 W. NEPESSING ST.

Moved by Glisman. Seconded by Swindell.

Adopt the resolution for an on-premises liquor license for Chris and Christina Herr, owners of Axecadia, located at 55 W. Nepessing St.

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

Nays: None.

MOTION CARRIED.

260 2025 11-03 SIGNATORIES – CHOICE ONE SPORTS OFFICIALS BANK ACCOUNT

Moved by Swindell. Seconded by Atwood.

Approve a change in signatories to the Choice One Sports Officials bank account, as presented.

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

Nays: None.

MOTION CARRIED.

261 2025 11-03 REZONING – B-2 GENERAL BUSINESS TO CBD-1 CENTRAL BUSINESS DISTRICT: 4 E. NEPESSING ST. – PARCEL #L20-19-100-040-00

Moved by Glisman. Seconded by Petrie.

Adopt 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

THE CITY OF LAPEER ORDAINS:

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)

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

Nays: None.

MOTION CARRIED. AMENDMENT TO CHAPTER 7 ADOPTED.

262 2025 11-03 TRIPLE NET LEASE AGREEMENT - CLOVER GROUP ANON, INC. – 3496 DAVISON ROAD

Moved by Brady. Seconded by Swindell.

Approve the lease between the City of Lapeer and Clover Group Anon, Inc. for the use of the property at 3496 Davison Road, as presented and authorize the City Manager to sign on behalf of the City.

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

Nays: None.

MOTION CARRIED.

CITY MANAGER'S REPORT

City Manager Womack noted the paper copy everyone received regarding the resolution to revoke tax exemptions was a correction to a non-substantive typo.

CITY ATTORNEY'S REPORT

Mr. Francis congratulated Mayor Marquardt and Commissioner Swindell, stating both will be missed.

DEPARTMENTAL REPORTS

The DDA Monthly Departmental Report, Quarterly Financial Report and the Quarterly Investment Reports were received into the record.

PUBLIC COMMENTS

Kelly Nolan commented on the new mural.

MAYOR/COMMISSIONER COMMENTS

Commissioner Petrie: Wished all the candidates' good luck and thanked them for their hard work on their campaigns. Expressed gratitude for their desire to serve the city. Thanked Commissioner Swindell and Mayor Marquardt for all they have given to the City of Lapeer and for their dedicated service.

Commissioner Glisman: Thanked Mayor Marquardt and Commissioner Swindell for their service to the City of Lapeer. There are three candidates for Mayor and one for Commissioner and wished them all well. Noted that November 11 is Veterans Day and encouraged everyone to keep all veterans in our hearts and prayers. Mentioned that the lilac planting was great fun and thanked Jeff Hogan for taking pictures as the project moves forward. Thanked Mr. Church and his crew for their hard work and for doing most of the heavy lifting for the lilac project. Noted that in 1783, George Washington disbanded the Continental Army as the war came to an end, and in 1796, John Adams was elected the second President of the United States.

Commissioner Swindell: As it is her last meeting, she noted that it is a little bittersweet. She expressed that it has been a pleasure working with all the department heads, thanking them for their collaboration and brainstorming, and shared her appreciation for each of them. She thanked Mayor Marquardt and Commissioner Atwood for teaching her so much and for always answering her questions. She also thanked Lynne McCarthy for stepping up to run for Commissioner, as well as the three candidates running for Mayor. She reminded everyone that tomorrow will be a long but important day—encouraging all to go vote and exercise that vital right. She expressed how proud she is of Commissioner Atwood for serving as MML President and for continually shining a light on the City of Lapeer. She concluded by saying it has been a true pleasure and honor to serve, and she thanked everyone for their support.

Commissioner Atwood: Thanked Mayor Marquardt and Commissioner Swindell for their service. Although they have not always agreed on everything, he has learned from both and has learned to agree to disagree. He expressed mutual respect for all who stand up and serve, appreciates them both, and wishes them the best of luck in the future. He also noted his deep respect for anyone who puts their name on the ballot, acknowledging the courage it takes to do so, and thanked all candidates for their efforts. This will be his 13th Commissioner and 4th Mayor since joining the board. Finally, he thanked city staff for all the hard work they do.

City Manager Womack: Leaf pick up began today. Asked about the July 4th mural. Thanked Mayor Marquardt and Commissioner Swindell for all their hard work and echoed all the other comments; looks forward to working with newly elected people. Its difficult to put yourself out there. Election Day for Taft, FDT, LBJ, Clinton and Biden.

Mayor Marquardt: Read the list of local events. Thanked the City Manager, department heads, and all employees, noting that she has learned a lot through the experience and gained a better understanding of how the city operates. She also thanked her husband for his support over the years and expressed excitement about the next chapter. Wished good luck to all the

candidates and acknowledged their commitment. Speaking about elections, she suggested that the commission consider moving the off-year elections to even years, noting that there are benefits and that it is worth looking into.

263 2025 11-03 ADJOURNMENT

Having no further business, the regular meeting was adjourned at 7:00 p.m.

Debbie Marquardt, Mayor

Romona Sanchez, City Clerk