

**LAPEER CITY COMMISSION
MINUTES OF A REGULAR MEETING
DECEMBER 1, 2025**

A regular meeting of the Lapeer City Commission was held December 1, 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 Hing.

Commissioners: Atwood, Brady, Glisman, McCarthy, Petrie.

Absent: None.

Also present: City Manager Womack, City Attorney Ferres, City Clerk Sanchez, Deputy City Clerk Jansen.

Mayor Hing led the Pledge of Allegiance.

Commissioner Brady raised a point of order, Mayor Hing ruled unheard according to Robert's Rules, a board of five is a small board.

Commissioner Brady appealed the ruling of the chair citing Robert's Rules Chapter 49, Section 21 procedure of small boards.

Commissioner Brady raised a point of order. Mayor Hing ruled Commissioner Brady dilatory and would not hear any more points of order from him.

271 2025 12-01 APPEAL DECISION OF THE CHAIR

Motion by Brady. Seconded by Atwood.

The authority of the chair to debate on a procedural issue.

ROLL CALL VOTE.

Ayes: Atwood, Brady

Nays: Glisman, McCarthy, Petrie.

MOTION FAILED 2-3. APPEAL DENIED.

272 2025 12-01 AGENDA APPROVAL

Moved by Atwood. Seconded by Brady.

Approve the Agenda for December 1, 2025, as presented.

ROLL CALL VOTE.

Ayes: Atwood, Brady

Nays: Glisman, Petrie, McCarthy.

MOTION FAILED 2-3.

273 2025 12-01 AGENDA APPROVAL – ITEM G-2

Moved by McCarthy. Seconded by Petrie.

To amend Item G-2 ordinance introduction procedure to discussion only tonight with any motion action for this item to be moved to the December 15, 2025, agenda.

Commissioner Brady raised a point of order.

Commissioner Brady raised a point of order, Mayor Hing ruled recognized.

Commissioner Brady raised a point of order.

Commissioner Brady raised a point of order.

Call the question

Moved by Petrie. Seconded by Glisman.

To move forward and amend the agenda to not be an action, just discussion.

ROLL CALL VOTE.

Ayes: Glisman, McCarthy, Petrie.

Nays: Brady, Atwood.

MOTION CARRIED 3-2.

Vote on main motion

ROLL CALL VOTE.

Ayes: Atwood.

Nays: Glisman, Petrie, McCarthy, Brady.

MOTION FAILED 1-4.

274 2025 12-01 AGENDA APPROVAL – POSTPONE ITEM G-2

Moved by McCarthy. Seconded by Petrie.

To postpone Item G-2 Ordinance Introduction Procedure and move it to the December 15, 2025, agenda.

ROLL CALL VOTE.

Ayes: Petrie, McCarthy, Glisman.

Nays: Atwood, Brady.

MOTION CARRIED 3-2.

275 2025 12-01 AGENDA APPROVAL – ITEM H-2

Moved by McCarthy. Seconded by Petrie.

Allow item H-2 dais seating, be amended to include a motion action step after discussion.

ROLL CALL VOTE.

Ayes: McCarthy, Glisman, Petrie.

Nays: Atwood, Brady.

MOTION CARRIED 3-2.

276 2025 12-01 AGENDA APPROVAL – ITEM C-1

Moved by McCarthy. Seconded by Petrie.

To move Item C-1 Official 2026 Meeting Calendar off the consent agenda and move it to regular business, under Administrative Reports, Item G-7.

ROLL CALL VOTE.

Ayes: Brady, Glisman, Petrie, McCarthy.

Nays: Atwood.

MOTION CARRIED.

Commissioner Brady raised a point of order, Mayor Hing ruled sustained regarding the process by which agenda items are given to the clerk.

277 2025 12-01 AGENDA APPROVAL

Moved by Petrie. Seconded by McCarthy.

Approve the amended Agenda for the December 1, 2025, meeting.

ROLL CALL VOTE.

Ayes: Glisman, Petrie, McCarthy.

Nays: Brady, Atwood.

MOTION CARRIED 3-2.

278 2025 12-01 MINUTES

Moved by Petrie. Seconded by McCarthy.

Approve the minutes of the regular meeting held November 17, 2025, as presented.

Amendment:

Moved by Brady. Seconded by Atwood.

Amend the minutes of November 17, 2025, under Motion 267 revising the sentence regarding the recess at 6:49 p.m. to read *“the chair declared a recess at 6:49 p.m.”*

ROLL CALL VOTE.

Ayes: Atwood, Brady.

Nays: Glisman, Petrie, McCarthy.

MOTION FAILED 2-3.

Amendment:

Moved by Brady. Seconded by Atwood.

Amend the minutes of November 17, 2025, to add descriptive language regarding the recess that occurred at 6:49 p.m.

ROLL CALL VOTE.

Ayes: Atwood, Brady.

Nays: Petrie, McCarthy, Glisman.

MOTION FAILED 2-3.

Commissioner Atwood raised a point of order.

Approve the minutes of the regular meeting held November 17, 2025, as presented.

Vote on main motion

ROLL CALL VOTE.

Ayes: McCarthy, Glisman, Petrie.

Nays: Atwood, Brady.

MOTION CARRIED 3-2.

279 2025 12-01 RECESS

Moved by Hing. Seconded by McCarthy.

To take a two-minute recess.

Ayes: Glisman, McCarthy, Petrie.

Nays: Atwood, Brady.

MOTION CARRIED 3-2.

The meeting recessed at 8:16 p.m. for a brief break and reconvened at 8:22 p.m.

PUBLIC COMMENTS

Eight (8) members of the public spoke.

280 2025 12-01 BILL LISTING

Moved by Glisman. Seconded by Atwood.

Approve the bill listing for December 1, 2025, in the amount of \$171,151.12.

ROLL CALL VOTE.

Ayes: Petrie, Mc Carthy, Atwood, Brady, Glisman.

Nays: None.

MOTION CARRIED.

ADMINISTRATIVE REPORTS:

281 2025 12-01 SPECIAL EVENT: STEEL PATRIOTS, FRIDAY NIGHT BIKES

Moved by Glisman. Seconded by McCarthy.

Deny the Steel Patriots Friday Night Bikes Special Event application as presented, due to the parking lot situation and the impact it would have on the streets; construction taking place during that time.

ROLL CALL VOTE:

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

Nays: None.

MOTION CARRIED.

282 2025 12-01 ORDINANCE 2025-04 - ZONING ORDINANCE TEXT AMENDMENTS – ARTICLES 7-13, 7-15, 7-16 & 7-17 – INTRODUCTION

Commissioner Atwood introduced the text amendments to Chapter 7 (Zoning Ordinance), Articles 7-13, 7-15, 7-16, and 7-17 of the General Ordinances of the City of Lapeer, as proposed.

283 2025 12-01 CONTRACT – ASSESSMENT ADMINISTRATION SERVICES, LLC - ASSESSOR SERVICES

Moved by Petrie. Seconded by Glisman.

Approve the three-year contract with Assessment Administration Services, LLC, for assessing services beginning December 1, 2025, as presented, and authorize the City Manager to sign all necessary documents.

ROLL CALL VOTE:

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

Nays: None.

MOTION CARRIED.

284 2025 12-01 RESOLUTION – MSHDA 2026 HOUSING CHOICE VOUCHER ADMINISTRATION CONTRACT EXTENSION

Moved by Atwood. Seconded by Petrie.

Adopt the resolution for the Michigan State Housing Development Authority (MSHDA) Division of Rental Assistance and Homeless Solutions Housing Choice Voucher Program Amendment/Extension for Housing Choice Voucher Administration 2026.

RESOLUTION #2025-16

RESOLUTION TO APPROVE

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY (MSHDA)

DIVISION OF RENTAL ASSISTANCE AND HOMELESS SOLUTIONS

HOUSING CHOICE VOUCHER PROGRAM

AMENDMENT/EXTENSION FOR HOUSING CHOICE VOUCHER ADMINISTRATION 2026

WHEREAS, the City of Lapeer is interested in continuing to contract with the Michigan State Housing Development Authority (MSHDA) to administer Housing Choice Vouchers (HCV) for Lapeer, Tuscola and Huron Counties and Bad Axe Veteran's Administration Supportive Housing (VASH) Vouchers for the 2026 contract term amendment in its continuing effort to improve the housing stock and provide affordable housing opportunities for the region's low and very low income HCV applicants/participants; and

WHEREAS, the Lapeer City Commission accepts the recommendation of the City of Lapeer Housing Improvement Department to accept the 2026 amended contract extension for administration of Housing Choice Vouchers for Lapeer, Tuscola and Huron Counties and Bad Axe VASH; and

WHEREAS, the Michigan State Housing Development Authority requires a resolution authorizing the extension of the aforementioned contract; and

WHEREAS, said City Commission authorizes the Director of Housing and Neighborhood Development to sign the related MSHDA 2026 HCV Administration amended contract extension; and

THEREFORE, BE IT RESOLVED that the Lapeer City Commission authorizes the City of Lapeer Housing Improvement Department to extend an amended contract with the Michigan State Housing Development Authority's (MSHDA) Rental Assistance and Homeless Solutions Division to administer the 2026 Housing Choice Voucher program for Lapeer, Tuscola and Huron Counties and Bad Axe VASH, and authorizes the Director of Housing and Neighborhood Development to sign related MSHDA 2026 contractual documents on behalf of the City of Lapeer.

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

Nays: None.

MOTION CARRIED. RESOLUTION DECLARED ADOPTED.

285 2025 12-01 MSHDA – INDEPENDENT CONTRACTOR STAFF CONTRACTS FOR 2026

Moved by Petrie. Seconded by Glisman.

Approve the Independent Contractor Contracts for 2026 that coincide with the City of Lapeer/MSHDA HCV Administration 2026 contract extension and authorize the Mayor and City Manager to sign all necessary documents.

ROLL CALL VOTE:

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

Nays: None.

MOTION CARRIED.

286 2025 12-01 OFFICIAL 2026 MEETING CALENDAR - POSTPONE

Moved by Petrie. Seconded by Glisman

To postpone approval of the Official 2026 Meeting Calendar until next regular meeting on December 15, 2025.

ROLL CALL VOTE:

Ayes: Glisman, Petrie, McCarthy.

Nays: Atwood, Brady

MOTION CARRIED 3-2.

CITY MANAGER'S REPORT

287 2025 12-01 425 AGREEMENT AMENDMENT WITH MAYFIELD TOWNSHIP - PARCEL ID: 014-031-003-12

Moved by Petrie. Seconded by McCarthy.

Set a Public Hearing at the second regular meeting in January 2026, at 6:30 p.m. or as soon thereafter as may be heard regarding an Amendment to the existing 425 Agreement between the City of Lapeer and Mayfield Twp., which would add Parcel Id: 014-031-003-12 into the existing 425 Agreement.

ROLL CALL VOTE:

Ayes: Glisman, Petrie, McCarthy.

Nays: Brady, Atwood.

MOTION CARRIED 3-2.

288 2025 12-01 COMMISSION SEATING ARRANGEMENTS

Moved by McCarthy. Seconded by Brady.

That City Commission seating on the dais shall be under the authority of the duly-elected City Mayor, to be assigned now and at future date(s) with no limitations, with assignments announced at least 24 hours prior to the next scheduled meeting, allowing any City Commissioner to appeal the seat assignment to the full Commission for a majority vote, while the Mayor retains the default power for a tie vote, but lets the Commission overrule in extreme cases. This rule should be added to the Rules & Procedures manual moving forward, with these edits to the manual to be provided to all City Commissioners for our next scheduled City Commission meeting on December 15, 2025.

ROLL CALL VOTE:

Ayes: Glisman.

Nays: Petrie, McCarthy, Atwood, Brady

MOTION FAILED 1-4.

289 2025 12-01 COMMISSION SEATING ARRANGEMENTS

Moved by McCarthy. Seconded by Petrie.

That City Commission seating on the dais shall be under the authority of the duly-elected City Mayor, to be assigned now and at future date(s) with no limitations, with assignments announced at least 24 hours prior to the next scheduled meeting, allowing any City Commissioner to appeal the seat assignment to the full Commission for a majority vote, while the Mayor retains the default power for a tie vote, but lets the Commission overrule in extreme cases.

Commissioner Brady raised a point of order.

Mayor Hing censured Commissioner Brady.

Commissioner Brady exited the chambers at 10:11 p.m. and returned to the chambers at 10:15 p.m.

Commissioner Atwood raised a point of order.

Commissioner Brady raise a point of order, Mayor Hing ruled to vote on the call the question.

Call the question

Moved by Glisman. Seconded by McCarthy.

To call the question.

ROLL CALL VOTE.

Ayes: Glisman, McCarthy, Petrie.
Nays: Brady, Atwood.
MOTION CARRIED 3-2.

Vote on main motion

ROLL CALL VOTE:

Ayes: McCarthy, Petrie, Glisman.
Nays: Brady, Atwood.
MOTION CARRIED 3-2.

290 2025 12-01 COMMISSIONER CENSURED

Moved by McCarthy. Seconded by Glisman.
To Censure Commissioner Brady for the remainder of this meeting.

Commissioner Brady raised a point of order.

Mayor Hing raised a point of order and ruled that a vote was to be taken on the censure.

ROLL CALL VOTE:

Ayes: Glisman, McCarthy, Petrie.
Nays: Atwood, Brady.
MOTION CARRIED 3-2.

291 2025 12-01 REAPPOINTMENT – BOARD OF REVIEW

Moved by Atwood. Seconded by Brady.
To reappoint Cathy Malmrose to the Board of Review for a term to expire January 1, 2029.
Ayes: Atwood, Brady, Glisman, McCarthy, Petrie.
Nays: None.
MOTION CARRIED.

DEPARTMENTAL REPORTS

The DDA Monthly Departmental Report and Update on 18 E. Nepessing Report were received into the record.

PUBLIC COMMENTS

Two members of the public spoke.

MAYOR/COMMISSIONER COMMENTS

Mayor and Commissioners made closing remarks. No further business was brought before the Commission.

292 2025 12-01 ADJOURNMENT

Moved by Mayor Hing. Seconded by Petrie.

To adjourn the regular meeting at 11:41 p.m.

Ayes: Atwood, Glisman, McCarthy, Petrie.

Nays: Brady.

MOTION CARRIED.

Jeremy Hing, Mayor

Romona Sanchez, City Clerk

Dana E. Jansen, Deputy City Clerk