

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

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

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

Absent: None.

Also present: City Manager Womack, City Attorney Francis, City Clerk Sanchez.

Mayor Hing led the Pledge of Allegiance.

293 2025 12-15 AGENDA APPROVAL

Moved by Atwood. Seconded by Glisman.

Approve the Agenda for December 15, 2025, as presented.

Amendment:

Motion by Petrie. Seconded by Glisman.

Motion to amend item G-6; G-6a informal discussion over agenda format and procedures; G-6b discussion of suggested motions placement on the agenda; G-6c discussion on agenda creation process.

Ayes: Atwood, Glisman, McCarthy, Petrie.

Nays: Brady.

AMENDMENT CARRIED 4-1.

Vote on main motion as amended:

Ayes: Atwood, Glisman, McCarthy, Petrie.

Nays: Brady.

MOTION CARRIED 4-1.

Commissioner Atwood raised a point of order, Mayor Hing ruled in favor.

PUBLIC COMMENTS

Three members of the public spoke.

294 2025 12-15 CONSENT AGENDA

Moved by Glisman. Seconded by Petrie.

Approve the consent agenda for December 15, 2025, as presented.

1. Official 2026 Meeting Calendar.
2. Fixed Asset Disposal – 2018 Kenworth Vactor Truck.
3. ROWE Professional Services 2026 Contract for Planning and Zoning Services.

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

Nays: None.

MOTION CARRIED.

295 2025 12-15 BILL LISTING

Moved by Glisman. Seconded by Petrie.

Approve the bill listing for December 15, 2025, in the amount of \$261,194.34.

ROLL CALL VOTE.

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

Nays: None.

MOTION CARRIED.

ADMINISTRATIVE REPORTS

296 2025 12-15 PARK STREET, PINE STREET, PARKING LOT #9 PROJECT - CIP PROJECTS # 23005, #14350, AND #18060

Moved by Brady. Seconded by McCarthy.

To authorize Rowe to release the bid documents and authorize the finance department to engage with Municipal Financial Consultants LLC (MFCI) and Miller, Canfield, Paddock and Stone, P.L.C for Park St., Pine St., and Parking Lot #9 improvements project.

ROLL CALL VOTE.

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

Nays: None.

MOTION CARRIED.

297 2025 12-15 2025-04 ORDINANCE AMENDMENT – ZONING TEXT AMENDMENTS – ARTICLES 7-13, 7-15, 7-16 & 7-17

Moved by Brady. Seconded by Atwood.

To adopt 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 (see attached).

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

ROLL CALL VOTE.

Ayes: McCarthy, Atwood, Brady, Glisman.

Nays: Petrie.

MOTION CARRIED 4-1.

298 2025 12-15 MODIFICATION TO ORDINANCE ADOPTION

Moved by Brady. Seconded by Atwood.

To approve the modification to the Commission's ordinance introduction procedure to require First reading, Second reading, as presented.

ROLL CALL VOTE.

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

Nays: None.

MOTION CARRIED.

299 2025 12-15 MASTER PLAN AND NON-MOTORIZED PLAN UPDATE

Moved by Brady. Seconded by Glisman.

To approve the proposal from Rowe to complete the requested updates to the City's Master Plan and Non-motorized plan for a fee not to exceed \$50,000 and to authorize the City Manager to sign all necessary documents on behalf of the City; to approve of the Agreement with the Michigan Economic Development Corporation to update the City's Master Plan and Non-Motorized Plan and to authorize the City Manager to sign all necessary documents on behalf of the City; to approve of the budget adjustment provided by the Finance Department regarding

approval of the proposal by Rowe and authorize the City Manager to sign all necessary documents.

ROLL CALL VOTE.

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

Nays: None.

MOTION CARRIED.

300 2025 12-15 KAREGNONDI WATER AUTHORITY (KWA) ENGINEERING STUDY

Moved by Brady. Seconded by Glisman.

To approve of the ROWE, KWA feasibility study as presented, for a fee not to exceed \$44,300 and authorize the City Manager or Director of Public Works to sign all necessary documents.

ROLL CALL VOTE.

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

Nays: None.

MOTION CARRIED.

301 2025 12-15 PROPOSED AMENDMENTS TO RULES & PROCEDURES - WORKSHOP

Moved by Petrie. Seconded by Glisman.

To move item G-6 a-b-c to a workshop.

ROLL CALL VOTE.

Ayes: McCarthy, Petrie, Glisman.

Nays: Atwood, Brady.

MOTION CARRIED 3-2.

302 2025 12-15 ENGAGEMENT OF SPECIAL LABOR COUNSEL

Moved by Atwood. Seconded by Brady.

To table G-7 until the City Attorney provides a written legal opinion regarding whether the Mayor acted within his authority under the Charter in initiating contact with outside legal counsel. No further action on this item shall occur until the Commission receives the City Attorney's guidance.

Commissioner Atwood raised a point of order, Mayor Hing ruled unheard.

Commissioner Brady appealed the decision of the chair, Mayor Hing ruled Commissioner Brady out of order.

Commissioner Atwood raised a point of order.

Commissioner Atwood raised a point of order.

Commissioner Brady raised a point of order, Mayor Hing ruled not sustained.

Mayor Hing asked that it be noted that Commissioner Brady is out of order for the second time this meeting.

Call the question

Moved by Petrie. Seconded by McCarthy.

Called the question.

Commissioner Brady raised a point of order, Mayor Hing ruled sustained, call to question requires a 2/3 vote.

ROLL CALL VOTE.

Ayes: Atwood, Petrie,

Nays: Brady, Glisman, McCarthy.

MOTION FAILED 2-3.

Commissioner Atwood raised a point of order, Mayor Hing ruled denied he did not make a motion.

Vote on main motion:

ROLL CALL VOTE.

Ayes: Atwood, Brady.

Nays: Glisman, McCarthy, Petrie.

MOTION FAILED 2-3

303 2025 12-15 ENGAGEMENT OF SPECIAL LABOR COUNSEL

Commissioner Atwood raised a point of order, Mayor Hing ruled denied, did not make a motion.

Moved by McCarthy. Seconded by Glisman.

To approve the engagement letter with Bodman PLC for limited labor and employment counsel, authorizing the Mayor to execute the agreement on behalf of the Commission, for an amount not to exceed \$10,000.

Commissioner Atwood raised a point of order.

ROLL CALL VOTE.

Ayes: Glisman, McCarthy, Petrie.

Nays: Brady, Atwood.

MOTION CARRIED 3-2.

UNFINISHED BUSINESS

304 2025 12-01 REAPPOINTMENT – DOWNTOWN DEVELOPMENT AUTHORITY

Moved by Petrie. Seconded by McCarthy.

To confirm the Mayor's re-appointment of Buddy Beyer to the Downtown Development Authority for a term to expire January 1, 2030.

ROLL CALL VOTE:

Ayes: Glisman, McCarthy, Petrie, Atwood.

Nays: Brady.

MOTION CARRIED 4-1.

DEPARTMENTAL COMMUNICATIONS

The Departmental Monthly Reports were received into the record.

PUBLIC COMMENTS

Five members of the public spoke.

MAYOR/COMMISSIONER COMMENTS

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

305 2025 12-15 ADJOURNMENT

Moved by Petrie. Seconded by Glisman.

To adjourn the regular meeting at 10:17 p.m.

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

Nays: None.

MOTION CARRIED.

Jeramy Hing, Mayor

Romona Sanchez, City Clerk