

**LAPEER CITY COMMISSION
MINUTES OF A REGULAR MEETING
JANUARY 20, 2026**

A regular meeting of the Lapeer City Commission was held January 20, 2026, 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.

09 2026 01-20 AGENDA APPROVAL

Moved by Glisman. Seconded by Brady.

Approve the Agenda for January 20, 2026, moving item G-1 Audit Presentation to immediately after the approval of the agenda.

Ayes: Atwood, Brady, Glisman, McCarthy.

Nays: Petrie.

MOTION CARRIED.

10 2026 01-20 AUDIT PRESENTATION – REHMANN ROBSON, LLC.

Moved by Glisman. Seconded by Petrie.

Accept and approve the Audit Report for Year Ended June 30, 2025, as presented.

ROLL CALL VOTE.

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

Nays: None.

MOTION CARRIED.

11 2026 01-20 MINUTES – DECEMBER 1, 2025

Moved by Petrie. Seconded by Glisman.

Approve the minutes of the regular meeting held December 1, 2025; with the following changes to motion #278 amendment number one, revising the sentence with the recess at 6:49 p.m.; to amend motion #278 amendment number two, to add descriptive language regarding the recess occurring at 6:49 p.m.

Call the question:

Moved by Glisman. Seconded by Petrie.

To call the question.

Ayes: Brady, Glisman, McCarthy, Petrie.

Nays: Atwood.

MOTION CARRIED 4-1.

Ayes: Glisman, McCarthy, Petrie.

Nays: Atwood, Brady.

MOTION CARRIED 3-2.

12 2026 01-20 MINUTES – DECEMBER 15, 2025

Moved by McCarthy. Seconded by Glisman.

Approve the minutes of the regular meeting held December 15, 2025.

ROLL CALL VOTE:

Ayes: McCarthy, Petrie, Glisman.

Nays: Atwood, Brady.

MOTION CARRIED 3-2.

13 2026 01-20 MINUTES – JANUARY 5, 2026

Moved by McCarthy. Seconded by Glisman.

Approve the minutes of the regular meeting held January 5, 2026.

ROLL CALL VOTE:

Ayes: Petrie, Glisman, McCarthy.

Nays: Atwood, Brady.

MOTION CARRIED 3-2.

PUBLIC COMMENTS

Brad Haggadone, Lapeer County Commissioner, provided an update to the City Commission regarding the Lapeer County Board of Commissioners' proceedings.

Rodney Sanderson-Smith gave an invocation.

Jacob Dikhow spoke about SDRK Group, LLC.

Wes Weber spoke about Brookwood development.

Matthew Decker spoke about Brookwood development.

Jack Preston spoke about Brookwood development.

Rik Krogh spoke about marihuana odor.

Jacob LaRoy spoke about marihuana, Brookwood development and Item G-2.

Naomi Weber spoke about Brookwood development.

14 2026 01-20 CONSENT AGENDA

Moved by Petrie. Seconded by Glisman.

Approve the consent agenda for January 20, 2026:

1. Special Event: DDA, Chocolate Walk, February 7, 2026, from 12:00 p.m. to 5:00 p.m. historic downtown Lapeer.
2. Special Event: International Association of EMTs and Paramedics, Run with the Heroes, Sunday, August 23, 2026, from 7:30 a.m. to 11:30 a.m.
3. Secondhand Dealer License – ecoATM LLC – 555 E. Genesee St.
4. Secondhand Dealer License and Pawnbroker License – Lapeer Gold and Loan.
5. 2026 Farmland Lease.

ROLL CALL VOTE:

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

Nays: None.

MOTION CARRIED.

15 2026 01-20 BILL LISTING

Moved by McCarthy. Seconded by Petrie.

Approve the bill listing for January 20, 2026, in the amount of \$906,771.50.

ROLL CALL VOTE:

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

Nays: None.

MOTION CARRIED.

16 2026 01-20 PROCLAMATION – DENISE MARINELLI

Moved by McCarthy. Seconded by Petrie.

Adopt the proclamation in recognition of Denise Marinelli, as presented.

**CITY OF LAPEER
Proclamation
In Recognition of Denise Marinelli**

WHEREAS, Denise Marinelli began her employment with the City of Lapeer in June 2003 as a part-time Assessing Assistant, was promoted to Deputy Assessor/GIS Technician on July 1, 2007, and subsequently promoted to Assessor on June 15, 2020; and

WHEREAS, Denise has completed many professional training seminars, including the requirements to meet the designation as a Michigan Advanced Assessing Officer (3) and Michigan Certified Personal Property Examiner, which has enhanced her skills and improved her performance as an Assessor; and

WHEREAS, Denise has also served as a member of the Election Commission for the City of Lapeer for more than five years; and

WHEREAS, throughout her career, she has consistently demonstrated exceptional organizational skills, a strong work ethic, and a steadfast commitment to supporting and serving others, and has been an invaluable asset to the City of Lapeer, serving with dedication, integrity, and distinction; and

WHEREAS, Denise will retire on January 22, 2026, after more than 18 years of exemplary full-time service for the City of Lapeer, marked by unwavering dedication, professionalism, and excellence, leaving behind grateful colleagues and a community proud to have worked with her.

NOW, THEREFORE, LET IT BE KNOWN that I, Jeramy Hing, along with the Lapeer City Commission, do hereby honor and express our deepest appreciation to Denise Marinelli for her outstanding public service, and extend our heartfelt wishes for continued health, happiness, and success in her retirement.

Dated this 20th day of January 2026.

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

Nays: None.

MOTION CARRIED.

PUBLIC HEARING – AMEND 425 AGREEMENT WITH MAYFIELD TOWNSHIP

Mayor Hing opened the Public Hearing at 7:42 p.m.

Leslie Getz spoke during public comment.

Mayor Hing closed the Public Hearing at 7:45 p.m.

Commissioner Atwood raised a point of order; public comment is closed, and the individual should not be addressing the commission. Mayor Hing ruled that the individual has relevant information and would like to allow commissioners' questions to be answered.

Commissioner Atwood raised a point of order; with no motion on the floor, discussion should not take place. Mayor Hing ruled in favor of allowing the discussion, as the rules do allow for clarifying conversation before motions are made.

17 2026 01-20 425 AGREEMENT WITH MAYFIELD TOWNSHIP – PARCEL ID: 014-031-003-12

Moved by Brady. Seconded by Atwood.

Adopt the Resolution approving an amendment to the existing 425 Agreement between the City of Lapeer – Mayfield Township, which would add Parcel Id: 014-031-003-12 into the existing 425 Agreement, subject to the change of the agreement term ending 2051.

CITY OF LAPEER Lapeer County, Michigan 2026-01

RESOLUTION APPROVING AMENDMENT TO CITY OF LAPEER – TOWNSHIP OF MAYFIELD CONTRACT FOR CONDITIONAL TRANSFER OF PROPERTY TO ADD ADDITIONAL PROPERTY

WHEREAS, the City of Lapeer and Mayfield Township are parties to a Contract for Conditional Transfer of Property (the "Act 425 Agreement") effective as of September 5, 2001. The Act 425 Agreement was entered into pursuant to Michigan Act 425 of 1984 ("Act 425").

WHEREAS, pursuant the Act 425 Agreement the following described land (the "Transferred Property") that was located within Mayfield Township was transferred to the City of Lapeer.

PARCEL A

Part of the East half of the Southeast quarter of Section 31, Town 8 North, Range 10 East, Mayfield Township, Lapeer County, Michigan, described as beginning at a point on the East section line that is South 00 degrees 42 minutes 56 seconds East 164.05 feet from the East quarter corner of said Section 31; thence continuing along said line, South 00 degrees 42 minutes 56 seconds East 1443.67 feet; thence South 89 degrees 54 minutes 08 seconds West 33.00 feet; thence South 00 degrees 42 minutes 56 seconds East 210.49 feet; thence along a line parallel to and 837.52 feet Northerly of the South section line, South 89 degrees 37 minutes 40 seconds West 222.37 feet; thence North 00 degrees 22 minutes 20 seconds West 400.00 feet; thence

South 89 degrees 37 minutes 40 seconds West 435.60 feet; thence South 00 degrees 22 minutes 20 seconds East 400.00 feet; thence along a line parallel to and 837.52 feet Northerly of the South section line, South 89 degrees 37 minutes 40 seconds West 633.55 feet; thence along the Easterly line as occupied of Westbrook No. 2, as recorded in Liber 006, Pages 44 and 45, North 01 degree 16 minutes 00 seconds West 1646.99 feet; thence North 89 degrees 19 minutes 14 seconds East 1340.34 feet to the point of beginning. The above-described parcel contains 46.32 acres more or less.

PARCEL B

Outlots A and B of Greenview Subdivision, according to the plat thereof, as recorded in Liber 2, Page 6 of Lapeer County Plat Records; and part of the South 50 acres of the Northwest fractional $\frac{1}{4}$ of Section 31, and part of the West 80 acres of the Southwest fractional $\frac{1}{4}$ of Section 31, T8N-R10E, Mayfield Township, Lapeer County, Michigan, described as: Beginning at a point on the East-West $\frac{1}{4}$ line of Section 31, that is South 89 degrees 24 minutes 03 seconds East 232.74 feet from the West $\frac{1}{4}$ corner of Section 31; thence South 00 degrees 07 minutes 54 seconds West 103.10 feet to the Northeast corner of Lot 1 of Greenview Subdivision; thence South 00 degrees 13 minutes 52 seconds West 2213.89 feet along the East line of said Greenview Subdivision to the Southeast corner of Lot 21; thence North 89 degrees 15 minutes 36 seconds West 33.24 feet; thence South 00 degrees 14 minutes 24 seconds West 159.18 feet; thence South 89 degrees 12 minutes 14 seconds East 328.00 feet; thence South 00 degrees 14 minutes 24 seconds West 165.00 feet to the South line of Section 31; thence South 89 degrees 12 minutes 14 seconds East 264.00 feet along the South line of Section 31; thence North 00 degrees 14 minutes 24 seconds East 165.00 feet; thence South 89 degrees 12 minutes 14 seconds East 526.75 feet; thence North 00 degrees 14 minutes 24 seconds East 2479.93 feet; thence South 89 degrees 24 minutes 03 seconds East 732.24 feet along the East-West $\frac{1}{4}$ line to the center of said Section 31, as occupied; thence North 00 degrees 23 minutes 38 seconds West 1072.49 feet along the North-South $\frac{1}{4}$ line; thence North 89 degrees 22 minutes 00 seconds West 1577.75 feet; thence South 00 degrees 05 minutes 56 seconds West 485.56 feet; thence North 89 degrees 22 minutes 00 seconds West 232.07 feet; thence South 00 degrees 06 minutes 12 seconds West 210.30 feet; thence North 89 degrees 26 minutes 59 seconds West 233.00 feet to the West line of Section 31; thence South 00 degrees 00 minutes 39 seconds East 66.00 feet along the West line of Section 31; thence South 89 degrees 27 minutes 16 seconds East 233.23 feet; thence South 00 degrees 03 minutes 45 seconds East 207.24 feet; thence South 00 degrees 07 minutes 54 seconds West 104.36 feet to the point of the beginning. Contains 106.0 acres more or less. Reserving therefrom that part used, taken or deeded for Millville and Oregon Roads, so-called.

WHEREAS pursuant to the Act 425 Agreement, the Transferred Property was transferred to the City of Lapeer to allow for the City of Lapeer to provide water and sewer services to certain areas within Mayfield Township in an effort to further the economic well-being of the City of Lapeer and Mayfield Township.

WHEREAS the following described property is located in Mayfield Township adjacent to the Transferred Property (the "Additional Property"). The Additional Property is described for tax purposes as:

PART OF THE E 1/2 OF SEC 31 T8N- R10E, MAYFIELD TOWNSHIP, LAPEER COUNTY, MICHIGAN; BEG AT A POINT ON THE W LINE OF LUXINGTON DR, SAID POINT ALSO ON A LINE BETWEEN CITY OF LAPEER AND TOWNSHIP OF MAYFIELD, BEING DISTANCE S 00 35 59 E 164.05 FT AND S 89 26 11 W 179.07 FT FROM E 1/4 COR SEC 31; TH S 89 26 11 743.53 FT; TH N 01 09 03 W 12.15 FT TO S LINE OF WOODBRIDGE PARK AVE; TH N 88 50 57 E 144.66 FT; TH 21.92 FT ALONG A CURVE TO THE LEFT, RADIUS 260.00 FT, DELTA ANGLE 04 49 48, CHORD BEARING N 86 26 03 E 21.91 FT; TH N 84 01 09 E 364.99 FT; TH 145.52 FT ALONG A CURVE TO THE LEFT, RADIUS 260.00 FT, DELTA ANGLE 32 04 01, CHORD BEARING N 67 59 09 E 143.62 FT TO SAID W LINE OF LUXINGTON DR; TH S 44 40 25 E 57.0-0 FT; TH 73.44 FT ALONG A CURVE TO THE RIGHT, RADIUS 200.00 FT; DELTA ANGLE 21. 02 25, CHORD BEARING S 34 09 12 E 73.03 FT TO POB. CONT 0.63 ACRE, SPLIT FOR 2021 NDH.

Parcel ID: 014-031-003-12

WHEREAS, adding the Additional Property to the Act 425 Agreement would allow the City of Lapeer to provide services to the Additional Property, including water and sewer, to encourage housing and/or commercial development.

WHEREAS, pursuant to MCL §124.24 on January 20, 2026, the City of Lapeer conducted a public hearing regarding potentially amending the Act 425 Agreement for the purpose of adding the Additional Property to the property transferred from the Township of Mayfield to the City of Lapeer.

WHEREAS, more than 30 days have passed since the public hearing and a petition for referendum has not been filed with the clerk as permitted by MCL §124.25.

WHEREAS, at the City Commission for the City of Lapeer believes it is in the best interest of the City of Lapeer to amend the Act 425 Agreement for the purpose of adding the Additional Property to the property transferred from the Township of Mayfield to the City of Lapeer.

NOW, THEREFORE, BE IT RESOLVED if approved by the Mayfield Township Board of Trustees that the Act 425 Agreement shall be amended as follows:

- (1) To add the Additional Property to the property transferred from the Township of Mayfield to the City of Lapeer.
- (2) The amendment of the Act 425 Agreement shall not extend the current term of the Act 425 Agreement, which expires on or about September 5, 2051, unless

renewed as permitted under the law.

- (3) The City shall pay the Township the Township's full millage rate for the assessed value of the Additional Property by March 1st following the collection of said taxes. The City shall retain the difference between the City's Millage rate and the Township's Millage rate with respect to the Additional Property. If a taxable parcel is located within the Transferred Property and the Additional Property, assessments shall be distributed between the City and the Township as provided for above for the Additional Property.
- (4) Parcel 014-031-003-12 is currently zoned as "R-2" under Mayfield Township Zoning. The parcel will be brought into the City under this agreement as a City-designated R-2 zoning classification, which is substantially similar to the Township's zoning and will match the zoning of the surrounding properties already in the City.

NOW, THEREFORE, BE IT FURTHER RESOLVED the City of Lapeer City Manager has authority to sign an amendment to the Act 425 Agreement on behalf of the City of Lapeer as approved herein.

ROLL CALL VOTE.

Ayes: Brady, McCarthy, Atwood.

Nays: Glisman, Petrie.

MOTION CARRIED 3-2.

18 2026 01-20 MSHDA MI-NEIGHBORHOOD CDBG GRANT – LAPEER OPERA HOUSE

Moved by Brady. Seconded by Atwood.

Set a public hearing on Monday, February 2, 2026, at 6:30 p.m., or as soon thereafter as may be heard, for the purpose of affording citizens an opportunity to examine and submit comments on the proposed application for the Lapeer Opera House project funded through the Michigan State Housing Development Authority (MSHDA), MI-Neighborhood Grant, Community Development Block Grant (CDBG) program.

ROLL CALL VOTE:

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

Nays: None.

MOTION CARRIED.

19 2026 01-20 AT&T EASEMENT AGREEMENT-PARCEL #L20-30-477-040-00

Moved by Brady. Seconded by Atwood.

Approve of the AT&T easement agreement for parcel #L20-30-477-040-00 as presented and authorize the City Manager to sign all necessary documents.

ROLL CALL VOTE:

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

Nays: None.

MOTION CARRIED.

20 2026 01-20 PASER STUDY PROPOSAL – ROWE ENGINEERING

Moved by Brady. Seconded by Glisman.

Approve the PASER study proposal with Rowe Engineering for a cost not to exceed \$7,000 and authorize the City Manager to sign all necessary documents.

ROLL CALL VOTE:

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

Nays: None.

MOTION CARRIED.

CITY ATTORNEY'S REPORT

21 2026 01-20 CLOSED SESSION – MCL 15.268 (h)

Moved by Petrie. Seconded by Glisman.

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: Brady, Glisman, McCarthy, Petrie, Atwood.

Nays: None.

MOTION CARRIED.

UNFINISHED BUSINESS:

22 2026 01-20 RE-APPOINTMENT – DOWNTOWN DEVELOPMENT AUTHORITY

Moved by Petrie. Seconded by Glisman.

To confirm the Mayor's re-appointment of Catherine Bostick-Tullius 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.

23 2026 01-20 APPOINTMENT – DOWNTOWN DEVELOPMENT AUTHORITY

Moved by Petrie. Seconded by McCarthy.

To confirm the Mayor's appointment of Linda Glisman to the Downtown Development Authority for a term to expire January 1, 2030.

ROLL CALL VOTE:

Ayes: McCarthy, Petrie, Glisman.

Nays: Atwood, Brady.

MOTION CARRIED 3-2.

DEPARTMENTAL REPORTS

The Departmental Monthly Reports were received into the record.

PUBLIC COMMENTS

Wes Weber spoke about Brookwood development.

Karen Brashchayko spoke about previous commissioner comments.

Ken (no last name given) spoke about the commission meeting.

Matthew Decker spoke about the number of rental units.

Mindy Schwab spoke about commissioner comments.

Jacob LaRoy spoke about public comments.

CLOSING COMMENTS

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

CLOSED SESSION

The Lapeer City Commission convened to a closed session for the purpose of discussing a written legal opinion for the City Attorney, which is exempt from disclosure as provided under Section 8 of the Open Meetings Act at 9:01 p.m. and returned to its regular meeting at 10:17 p.m.

24 2026 01-20 ADJOURNMENT

Moved by Petrie.

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