

IMLAY CITY COMMISSION
150 N. MAIN STREET
IMLAY CITY, MI 48444

REGULAR MEETING
TUESDAY, FEBRUARY 18, 2025
7:00 PM

1. **CALL TO ORDER**

Mayor Barbara Yockey called the meeting to order at 7:00 PM.

2. **PLEDGE OF ALLEGIANCE**

Mayor Yockey led the Pledge of Allegiance.

3. **ROLL CALL**

Present: Mayor Barbara Yockey, Mayor Pro Tem Bob Tanis, Commissioner Stu Davis, Commissioner Joe DeLuca, Commissioner Luke Stempien

Absent: Commissioner Tom Blount, Commissioner Al Ramirez

Also Present: City Manager Craig Horton, DPW Superintendent Ed Priehs, Police Chief Brett Selby, Police Sergeant Sean Leathers, DDA Director Christine Malzahn, Police Officer Kristen Karr, Clerk/Treasurer Dawn Sawicki-Franz and Public

4. **APPROVAL OF AGENDA**

MOTION by Davis seconded by Stempien to approve the agenda with the addition of **NEW BUSINESS D. SPECIAL MEETING WEDNESDAY, APRIL 9, 2025**
MOTION CARRIED UNANIMOUSLY

5. **APPROVAL OF CONSENT AGENDA**

MOTION by Tanis seconded by DeLuca to approve the consent agenda to include:

A. **APPROVAL OF MINUTES** February 04, 2025 – Regular Minutes

B. **OTHER MINUTES** January 13, 2025 – Downtown Development Authority Meeting

C. **PAYMENT OF THE BILLS IN THE AMOUNT OF:**

| | | |
|-----------------------|----|-------------------|
| General Fund Checking | \$ | 581,168.42 |
| Tax Account | \$ | 172,491.84 |
| HRA Account | \$ | 404.25 |
| Total | \$ | <u>754,064.51</u> |

ROLL CALL VOTE

Ayes: Tanis, DeLuca, Stempien, Davis, Yockey

Nays: None

Absent: Blount, Ramirez

MOTION CARRIED UNANIMOUSLY

6. **CITIZENS FROM THE FLOOR**

One public member asked the Commission to consider a resolution regarding golf carts in the City, and continued by asking about the RV dump located at the WWTP that was allowed in the past and is no longer available, then asked about the meters for water use that does not utilize the sewer system.

7. **GUEST SPEAKER – AS NEEDED**

Police Chief Selby introduced the newest part-time officer for the Imlay City Police Department, Officer Kristen Karr and shared her background and experience with the City Commission. Mayor Yockey and City Commissioners as well as the public that were present, welcomed Officer Karr with a round of applause.

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8. DEPARTMENT HEAD REPORT

DPW Superintendent Priehs reported on the M-53/4th Street Sanitary Sewer Project and noted that the Newark Road/Almont Avenue lift station is complete with a couple of outstanding items that will be finished when the weather improves. The Lamb Steele HVAC project is almost complete with a couple of heat distribution issues. City Hall exterior improvements bid request has gone out for bid with a pre-bid conference Wednesday and the Street Pavement Improvements bid has gone out for this fiscal year. Priehs continued sharing regarding the \$156,000.00 grant received to complete the design of extensions to the existing pathway system and existing sidewalks with OHM from the Michigan Health Endowment Fund, and Priehs has reached out to the schools to collaborate on this project with more grant money available together. Priehs informed the Commission on the Polly Ann Trailhead updates, and the Rural Task Force Grant for the Newark Road Rehabilitation from M-53 to Blacks Corners Road with a \$225,000.00 match for a \$500,000.00 project.

9. UNFINISHED BUSINESS

A. CITY OWNED PROPERTIES

i. OLD FIRE HALL LEASE

Mayor Yockey referenced the Old Fire Hall Lease that has been negotiated with J&J Liquidators and is included in the packet.

MOTION by Davis seconded by Stempien to approve the lease of the Old Fire Hall to J&J Liquidators as presented

ROLL CALL VOTE

Ayes: Davis, Stempien, Tanis, DeLuca, Yockey

Nays: None

Absent: Blount, Ramirez

MOTION CARRIED UNANIMOUSLY

B. SOCIAL DISTRICT

i. RESOLUTION 2025-03 DESIGNATING A SOCIAL DISTRICT

City Manager Horton referred this to Police Chief Selby and DDA Director Malzahn to present to the Commissioners

Police Chief Selby shared that this is actually a two-part system with a Management Plan and an Administrative part which is the resolution. Chief Selby shared the resolution with the Commission and identified the limitations for alcohol consumption and the approved areas then deferred to Malzahn to present the Management Plan to the Commission.

DDA Director Malzahn informed that there were no changes in the Management Plan from the presentation of this plan prior to this meeting and continued communicating that the Commission could approve a second district that could include the request received from Imlay City Strikes Bowling Alley that came about due to the newspaper articles that have informed the public of the upcoming proposal. Malzahn recommended passing the resolution that is before the City Commission and to investigate and possibly to amend the map in the future as things evolve. Malzahn continued explaining the size and color of approved cups and the included map designating the approved areas.

MOTION by Tanis seconded by DeLuca to approve Resolution 2025-03 Designating a Social District and Commons Area Within the City of Imlay City

ROLL CALL VOTE

Ayes: Tanis, DeLuca, Stempien, Davis, Yockey

Nays: None

Absent: Blount, Ramirez

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C. KAPALA HEATING PAY APPLICATION #8

DPW Superintendent Priehs provided an update on the the Lamb Steele project with Kapala Heating & AC for pay application #8 in the amount of \$49,900.50

MOTION by Davis seconded by Tanis to approve Kapala Heating & AC pay application #8 in the amount of \$49,900.50 as recommended by Priehs

ROLL CALL VOTE

Ayes: Davis, Tanis, Stempien, DeLuca, Yockey

Nays: None

Absent: Blount, Ramirez

MOTION CARRIED UNANIMOUSLY

10. NEW BUSINESS

A. WATER AND SEWER DISCONNECTION FEES

DPW Superintendent Priehs explained the implementation of water and sewer disconnection fees as a necessary service to be offered by the City's DPW for demolition or other reasons to disconnect. The DPW is licensed and specialized for this type of work to ensure safety in public health when drinking water is concerned.

MOTION by Davis and seconded by DeLuca to approve the Water and Sewer Disconnection Fees immediately as presented and the fees to be added to the annual fee schedule going forward

ROLL CALL VOTE

Ayes: Davis, DeLuca, Tanis, Stempien, Yockey

Nays: None

Absent: Blount, Ramirez

MOTION CARRIED UNANIMOUSLY

B. LAWN MAINTENANCE CONTRACT RENEWAL

DPW Superintendent Priehs presented the landscaping contract for the 2025 season from FineLine Landscape with an increase of \$705.00 over last year's contract and recommends approval for the presented contract of \$24,225.00 for the 2025 lawn maintenance season.

MOTION by Davis and seconded by Tanis to approve 2025 contract for lawn maintenance services from FineLine Landscape in the amount of \$24,225.00 as recommended by Priehs

ROLL CALL VOTE

Ayes: Davis, Tanis, Stempien, DeLuca, Yockey

Nays: None

Absent: Blount, Ramirez

MOTION CARRIED UNANIMOUSLY

C. RESOLUTION 2025-02 ROAD REHABILITATION

DPW Superintendent Priehs presented Resolution 2025-02 Road Rehabilitation, request for funding by the Rural Surface Transportation Program and Transportation Economic Development Fund Category D Program with a City commitment of at least \$245,634.40 in match fees for the Newark Road project with a grant award of \$256,365.60 for road rehabilitation

MOTION by Davis and seconded by Stempien to approve Resolution 2025-02 Road Rehabilitation in the amount of at least \$245,634.40 as recommended by Priehs

ROLL CALL VOTE

Ayes: Davis, Stempien, Tanis, DeLuca, Yockey

Nays: None

Absent: Blount, Ramirez

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D. SPECIAL MEETING ADDED TO THE SCHEDULE – WEDNESDAY, APRIL 9, 2025

City Manager Horton explained that Caitlyn Habben from Wade Trim has been working on the Master Plan with requirements by the RRC (Redevelopment Ready Community) and expressed the need for a special meeting of the City Commission, joint with the Planning Commission and the Downtown Development Authority to discuss the Master Plan, the Neighborhood Improvement Authority (NIA) and an RRC training session.

MOTION by Tanis seconded by DeLuca to approve a special meeting of the City Commission to be held on Wednesday, April 9, 2025 at 6:00 PM as a joint meeting inviting the Planning Commission and the Downtown Development Authority

MOTION CARRIED UNANIMOUSLY

11. CITIZENS FROM THE FLOOR

NONE

12. CLOSED SESSION – AS NEEDED

NONE

13. CITY MANAGER REPORT

City Manager Horton said thank you to DPW Superintendent Priehs, Police Chief Selby and DDA Director Malzahn for the many items that were included for this meeting, then updated that Township Supervisor Rick Farkas shared that Imlay Township will be voting on the proposed 2026 Fire Contract at their next meeting and Horton will bring that back to the Commission at the next City Commission meeting if this is passed by the Township Board.

14. COMMISSIONER TIME

Commissioner Tanis gave accolades to DPW Superintendent and his team for the fine way the roads have been cleared of snow.

Commissioner Davis shared that Imlay City roads have been taken care of very well by our DPW Department.

Commissioner DeLuca addressed DPW Superintendent Priehs to extended his appreciation to the DPW Department and asked Priehs to share that with his team.

Mayor Yockey informed that an ad hoc committee of three; Commissioner Blount, Commissioner Tanis and Mayor Yockey, has been created to review City Manager Horton's contract that will expire on June 30, 2025. Yockey continued sharing that a committee will continue to review the needed projects and to request bids for the Old DPW Barn to keep this project moving forward.

15. ADJOURNMENT

MOTION by Davis seconded by Tanis to adjourn at 7:41 PM

MOTION CARRIED UNANIMOUSLY

Next Regular Commission Meeting Date: Tuesday, March 3, 2025 at 7:00 PM

City Commission Budget Workshop Meeting Date: Monday, March 31, 2025 at 6:00 PM

City Commission Special Meeting Date: Wednesday, April 9, 2025 at 6:00 PM

Respectfully submitted by: _____
Dawn Sawicki-Franz, City Clerk

APPROVED: March 04, 2025