

**IMLAY CITY PLANNING COMMISSION  
150 NORTH MAIN STREET  
IMLAY CITY, MI 48444  
REGULAR MEETING**

**TUESDAY, APRIL 22, 2025  
6:00 P.M.**

**WALT BARGEN (CHAIR)  
JAMES BLOUNT (VICE-CHAIR)  
BARBARA YOCKEY (MAYOR)**

**TOM GERMAYNE  
BOB TANIS  
JOHN LENGEMANN  
FRANK DEMSKE**

**NOTICE OF PUBLIC PARTICIPATION**

**Welcome to the Imlay City Planning Commission meeting. We are pleased that you are expressing your interest in issues to come before the commission by attending our meeting.**

To facilitate quality discussion and input, please observe the following rules for public participation that have been adopted by the Imlay City Planning Commission.

- Public time includes comments for both agenda and non-agenda items.
- When addressing the Commission, please address all questions and comments to the Chairman.
- You may address the Commission during "Citizens from the Floor". Please step to the podium, state your name and address before presenting your concern.
- Although a specific time limit will not be strictly enforced, a 3-minute limit is recommended for comments. If you need further time to address your concerns/comments you will be heard during the second "Citizens from the Floor".
- The Chairman will recognize every person who wishes to speak.

Please keep in mind that we are very interested in hearing your views, and we ask that you observe common courtesy and respect for all participants at our meeting.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – February 25, 2025 – Regular Meeting
6. FINANCIAL REPORT ENDING – February and March
7. CITIZENS FROM THE FLOOR

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**IMLAY CITY PLANNING COMMISSION  
150 NORTH MAIN STREET  
IMLAY CITY, MI 48444  
REGULAR MEETING**

**TUESDAY, APRIL 22, 2025  
6:00 P.M.**

8. PUBLIC HEARING –
  - A. 2025 Draft Capital Improvements Plan
    1. Notices and Publications to Record
    2. Public Hearing – OPEN
    3. Public Comment
    4. Public Hearing – Closed
    5. Action
9. UNFINISHED BUSINESS
  - A. Article 2: Districts, Division 3: Commercial Section 2.25: Permitted Uses
  - B. Master Plan – On Hold  
Draft Master Plan for Viewing March 20, 2025 to May 27<sup>th</sup>, 2025 at City Hall
10. NEW BUSINESS
  - A.
  - B.
11. CITIZENS FROM THE FLOOR
12. ADJOURNMENT

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**IMLAY CITY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
TUESDAY, FEBRUARY 25, 2025  
6:00 PM**

**1. CALL TO ORDER**

Walt Bargaen called the Regular meeting to order at 6:00 PM.

**2. PLEDGE OF ALLEGIANCE**

Bargaen led the Pledge of Allegiance

**3. ROLL CALL**

**Present:** Chairman Walt Bargaen, Mayor Barbara Yockey, Frank Demske, Bob Tanis

**Absent:** Vice-Chair James Blount, Tom Germaine, John Lengemann

**Also Present:** City Manager Craig Horton, Zoning Administrator Lonnie Hayes, Spicer Community Planner Michael Daly-Martin, Spicer Community Planner Faith Vignola, Wade Trim Professional Planner Caitlyn Habben, Police Chief Brett Selby, DDA Director Christine Malzahn, Clerk/Treasurer Dawn Sawicki-Franz and public

**4. APPROVAL OF AGENDA**

**MOTION** by Tanis seconded by Demske to approve the agenda with the addition of **NEW BUSINESS D. BLIGHT**

**MOTION CARRIED UNANIMOUSLY**

**5. APPROVAL OF MINUTES**

**MOTION** by Yockey seconded by Tanis to approve the regular Planning Commission meeting minutes of January 28, 2025

**MOTION CARRIED UNANIMOUSLY**

**6. FINANCIAL REPORT ENDING – DECEMBER 2024 AND JANUARY 2025**

Bargaen asked if there were any questions or comments regarding the Planning Commission's December 2024 and January 2025 financial report and then accepted them as presented

**7. CITIZENS FROM THE FLOOR**

NONE

**8. PUBLIC HEARING**

**A. ARTICLE: 2 DISTRICTS, DIVISION 3: COMMERCIAL SECTION 2.25: PERMITTED USES**

**1. NOTICES AND PUBLICAITONS TO RECORD**

**MOTION** by Yockey seconded by Tanis to enter notices and publications to record

**MOTION CARRIED UNANIMOSUSLY**

**2. PUBLIC HEARING – OPEN**

Chairman Bargaen OPENED the Public Hearing at 6:03 PM

**3. PUBLIC COMMENT**

Spicer Planner Daily-Martin stated that we need to discuss the zoning amendments to the B-2 Central Business District including professional services.

Chairman Bargaen asked about mixed uses in downtown such as business in the lower level with living quarters up above.

DDA Director Malzahn pointed out that many areas of the permitted uses chart not marked with P (Permitted) are already located in the downtown district such as Personal, Medical and Business Services, bars, taverns, lounges, animal grooming and more, then continued asking do we want to add these uses to permitted or have them on a case-by-case basis?

City Manager Horton shared that perhaps a case-by-case basis with having the Planning Commission approval would be a positive and we could have the Police Chief expand on

**IMLAY CITY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
TUESDAY, FEBRUARY 25, 2025  
6:00 PM**

this, as we currently have a meat processor downtown right next to a restaurant that has impacted the restaurant's business and in addition, would be want a machine shop with oils and smells right next to a restaurant as this would not be good either.

Spicer Planner Daily-Martin continued by stating that how each use is permitted may be valid to consider each on a case-by-case basis, to think about what the potential impact to the downtown area that each use may be, then shared the difference between special land use (SLU) and conditional land use (CLU).

**4. PUBLIC HEARING – CLOSED**

Chairman Barga CLOSED the Public Hearing at 6:23 PM

**5. ACTION**

**NO MOTION, DISCUSSION ONLY**

**9. UNFINISHED BUSINESS**

**A. SITE PLAN REVIEW M-53 PROPERTIES LLC, 1872 S. CEDAR STREET I19-85-234-040-00**

Spicer Planner Daily-Martin reference the Spicer Planner's Imlay City Planning Commission Staff Report dated November 19, 2024 - REVISED February 18, 2025.

Spicer Planner Faith Vignola highlighted with discussion, the list of 14 outstanding items from the presented site plan with Dan Rivet as he answered questions from their list of unmet requirements to clarify.

**MOTION** by Yockey seconded by Demske for a conditional approval of site plan based on the list of 14 items from Spicer Panner's review letter report REVISED dated February 18, 2025 to be taken care of by the developer with the additional condition that an approved deferral for landscaping surrounding the retention pond until the residential housing project and/or 2030 whichever comes first and wavier of indentation, all with management review and including the variances that will need to be obtained prior, at the ZBA board.

**ROLL CALL VOTE**

Ayes: Yockey, Demske, Tanis, Barga

Nays: None

Absent: Blount, Gernayne, Lengemann

**MOTION CARRIED UNANIMOUSLY**

**B. MASTER PLAN**

Wade Trim Professional Planner Habben reported on the open houses that were held with the City and Imlay Township together last fall and their successful meetings with great feedback and input by both. Then Habben highlighted each section of the Future Land Use Plan, Implementation Plan and Neighborhood Improvement Authority (NIA) and gave statistics included in the plan for reference. Three items to keep in mind from the survey results of the community: 3) Desire to be a place that children and young people want to be and stay in the area, 2) Additional housing is needed and demographic pull, 1) Sidewalks – fixing and maintaining as well as increasing sidewalks are needed (filling in the gaps in residential areas with sidewalks on both sides of the streets) as well as ADA compliance on VanDyke-the train bridge gateway sidewalk was a great improvement in this area. The final step of the process is to review the pre-public hearing draft and have the City Commission authorize the draft for a public hearing. The Special Meeting is scheduled for Wednesday, April 9, 2025 at 6:00PM and will be held jointly with the City Commission, the Planning Commission and the DDA. This meeting will also serve as the public hearing for the NIA District establishment.

**MOTION** by Demske seconded by Tanis to recommend authorization of the Master Plan as presented and forward this to the City Commission to ask City Commission to put this out to public hearing.

**ROLL CALL VOTE**

Ayes: Demske, Tanis, Yockey, Barga

Nays: None

Absent: Blount, Gernayne, Lengemann

**MOTION CARRIED UNANIMOUSLY**

**IMLAY CITY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
TUESDAY, FEBRUARY 25, 2025  
6:00 PM**

**10. NEW BUSINESS**

**A. KEEPING OF ANIMALS**

Discussion regarding Appendix I: Current Ordinances-City of Imlay City, Michigan Code of Ordinances a. Title IX, Chapter 95, Section 07-Animals. Recommended by the Planning Commission to leave this ordinance as is.

**NO MOTION, DISCUSSION ONLY**

**B. ANNUAL PLANNING COMMISSION REPORT**

Presentation of the City of Imlay City Planning Commission 2024 Report by Wade Trim Professional Planner Habben as a requirement of the Planning, Zoning and Enabling Act and as part of the Redevelopment Ready Community (RRC)

**MOTION** by Tanis seconded by Demske to accept the Planning Commission 2024 annual report and send this to City Commission for their review.

**MOTION CARRIED UNANIMOUSLY**

**C. PLANNING SERVICES DISCUSSION**

City Manager Horton informed that our current City planner Spicer Group Inc have shared that it is time to go out for RFP for services and Horton is currently working on an RFP to go out requesting planner services for the City.

**NO MOTION, INFORMATIONAL ONLY**

**D. BLIGHT**

Police Chief Selby specified that the downtown area of the City of Imlay City, has building owners and business owners. The Police Department along with the City are looking for compliance and are now looking at these building owners' buildings that are vacant and/or using their businesses as storage, which causes issues with blight, vermin, and state and local fire codes. We are only looking for compliance. We want these businesses to operate their locations as a viable business so that there is activity and contribution to the downtown. The first five businesses that are not following the ordinances are now going to court.

DDA Director Malzahn agreed with Chief Selby that one of the difficulties is that the downtown area has business owners that have no incentive to rent their space or sell their space, or get a tenant in there in order to contribute to our historic downtown. Some of the DDA Board Members desire to really enforce as blight, the harm that those business owners who aren't engaged are creating and causing negative effect on all the other business owners in town, by them not utilizing their space as zoned for. This is causing harm to other business owners that are trying to operate within the law. We need to help Chief Selby and Code Enforcer Charlie do their jobs by holding business owners accountable for the "inaction" as well as their "action". A very strongly worded ordinance is imperative.

Wade Trim Professional Planner interjected her expertise stating that a multi-disciplinary approach should be considered. When the code of ordinance is updated – have a conversation with the police department, have a conversation with the fire department - regarding what needs to be changed. Review what are the problems and what are the ordinances that need to be in place to remedy the problems and review real case scenarios. Every change in occupancy or change in use, requires a permit so we know what is happening in the downtown.

Chairman Barga asked City Manager Horton to administer this from the office.

City Manager Horton said we will draft something up and put it in front of you for review.

Zoning Administrator Hayes defined the difference between zoning ordinance and blight ordinance, and stated that the Planning Commission is charged with writing these ordinances.

**NO MOTION, DISCUSSION ONLY**

**11. CITIZENS FROM THE FLOOR**

**NONE**

**IMLAY CITY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
TUESDAY, FEBRUARY 25, 2025  
6:00 PM**

**12. ADJOURNMENT**

**MOTION** by Yockey seconded by Tanis to adjourn the meeting at 8:21 PM  
**MOTION CARRIED UNANIMOUSLY**

Respectfully Submitted by:

\_\_\_\_\_  
Dawn Sawicki-Franz, Clerk/Treasurer

**Approved by Planning Commission:**

**Approved by City Commission:**

DRAFT

GL NUMBER	DESCRIPTION	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	YTD BALANCE 02/28/2025 NORM (ABNORM)	ACTIVITY FOR MONTH 02/28/25 INCR (DECR)	AVAILABLE BALANCE NORM (ABNORM)	% BDDT USED
Fund 101 - GENERAL FUND							
Revenues							
Dept 703.000 - PLANNING COMMISSION							
101-703.000-626.000	SERVICES RENDERED-AP/PERMIT	2,500.00	2,500.00	1,157.00	(450.00)	1,343.00	46.28
Total Dept 703.000 - PLANNING COMMISSION		2,500.00	2,500.00	1,157.00	(450.00)	1,343.00	46.28
TOTAL REVENUES							
		2,500.00	2,500.00	1,157.00	(450.00)	1,343.00	46.28
Expenditures							
Dept 703.000 - PLANNING COMMISSION							
101-703.000-703.000	WAGES & SALARIES	9,000.00	9,000.00	6,038.77	614.07	2,961.23	67.10
101-703.000-704.200	PER DIEM WAGES	400.00	800.00	510.00	70.00	290.00	63.75
101-703.000-706.000	HOURLY WAGES	4,000.00	4,000.00	4,327.31	474.77	(527.31)	113.18
101-703.000-713.000	DEFERRED COMP CONTRIBUTION	200.00	300.00	206.30	21.77	93.70	68.77
101-703.000-715.000	SOCIAL SECURITY	1,100.00	1,100.00	818.84	87.12	281.16	74.44
101-703.000-716.000	HEALTH INSURANCE	0.00	0.00	163.87	163.87	(163.87)	100.00
101-703.000-717.000	LIFE/DISABILITY INS	250.00	250.00	130.20	16.27	119.80	52.08
101-703.000-718.000	RETIREMENT AND OPEB	1,500.00	1,500.00	1,053.84	111.00	446.16	70.26
101-703.000-727.000	OFFICE SUPPLIES	400.00	400.00	87.41	3.34	312.59	21.85
101-703.000-730.000	POSTAGE	50.00	50.00	15.18	0.00	34.82	30.36
101-703.000-818.000	CONTRACTED SERVICES	1,000.00	9,000.00	7,589.14	2,204.57	1,410.86	84.32
101-703.000-818.150	CONTRACTED SERVICES - PLAN	0.00	20,000.00	17,021.96	1,732.78	2,978.04	85.11
101-703.000-826.000	LEGAL SERVICES	50.00	750.00	420.00	0.00	330.00	56.00
101-703.000-853.000	TELEPHONE EXPENSES	300.00	300.00	61.82	0.00	238.18	20.61
101-703.000-900.000	PRINTING & PUBLISHING	200.00	400.00	248.02	0.00	151.98	62.01
Total Dept 703.000 - PLANNING COMMISSION		18,450.00	47,850.00	38,892.66	5,499.56	8,957.34	81.28
TOTAL EXPENDITURES							
		18,450.00	47,850.00	38,892.66	5,499.56	8,957.34	81.28
Fund 101 - GENERAL FUND:							
TOTAL REVENUES							
		2,500.00	2,500.00	1,157.00	(450.00)	1,343.00	46.28
TOTAL EXPENDITURES							
		18,450.00	47,850.00	38,892.66	5,499.56	8,957.34	81.28
NET OF REVENUES & EXPENDITURES							
		(15,950.00)	(45,350.00)	(37,735.66)	(5,949.56)	(7,614.34)	83.21

GL NUMBER	DESCRIPTION	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	YTD BALANCE 03/31/2025 NORM (ABNORM)	ACTIVITY FOR MONTH 03/31/25 INCR (DECR)	AVAILABLE BALANCE NORM (ABNORM)	% BDDT USED
Fund 101 - GENERAL FUND							
Revenues							
Dept 703.000 - PLANNING COMMISSION							
101-703.000-626.000	SERVICES RENDERED-AP/PERMIT	2,500.00	2,500.00	1,157.00	0.00	1,343.00	46.28
Total Dept 703.000 - PLANNING COMMISSION		2,500.00	2,500.00	1,157.00	0.00	1,343.00	46.28
TOTAL REVENUES		2,500.00	2,500.00	1,157.00	0.00	1,343.00	46.28
Expenditures							
Dept 703.000 - PLANNING COMMISSION							
101-703.000-703.000	WAGES & SALARIES	9,000.00	9,000.00	6,652.81	614.04	2,347.19	73.92
101-703.000-704.200	PER DIEM WAGES	400.00	800.00	550.00	40.00	250.00	68.75
101-703.000-706.000	HOURLY WAGES	4,000.00	4,000.00	5,150.96	623.65	(1,150.96)	128.77
101-703.000-713.000	DEFERRED COMP CONTRIBUTION	200.00	300.00	228.05	21.75	71.95	76.02
101-703.000-715.000	SOCIAL SECURITY	1,100.00	1,100.00	904.29	85.45	195.71	82.21
101-703.000-716.000	HEALTH INSURANCE	0.00	0.00	245.81	81.94	(245.81)	100.00
101-703.000-717.000	LIFE/DISABILITY INS	250.00	250.00	146.47	16.27	103.53	58.59
101-703.000-718.000	RETIREMENT AND OPEB	1,500.00	1,500.00	1,164.80	110.96	335.20	77.65
101-703.000-727.000	OFFICE SUPPLIES	400.00	400.00	98.67	11.26	301.33	24.67
101-703.000-730.000	POSTAGE	50.00	50.00	15.18	0.00	34.82	30.36
101-703.000-818.000	CONTRACTED SERVICES	1,000.00	9,080.13	9,080.13	1,490.99	(80.13)	100.89
101-703.000-818.150	CONTRACTED SERVICES - PLAN	0.00	20,000.00	18,410.73	1,388.77	1,589.27	92.05
101-703.000-826.000	LEGAL SERVICES	50.00	750.00	420.00	0.00	330.00	56.00
101-703.000-853.000	TELEPHONE EXPENSES	300.00	300.00	67.65	5.83	232.35	22.55
101-703.000-900.000	PRINTING & PUBLISHING	200.00	400.00	301.50	53.48	98.50	75.38
Total Dept 703.000 - PLANNING COMMISSION		18,450.00	47,850.00	43,437.05	4,544.39	4,412.95	90.78
TOTAL EXPENDITURES		18,450.00	47,850.00	43,437.05	4,544.39	4,412.95	90.78
Fund 101 - GENERAL FUND:							
TOTAL REVENUES		2,500.00	2,500.00	1,157.00	0.00	1,343.00	46.28
TOTAL EXPENDITURES		18,450.00	47,850.00	43,437.05	4,544.39	4,412.95	90.78
NET OF REVENUES & EXPENDITURES		(15,950.00)	(45,350.00)	(42,280.05)	(4,544.39)	(3,069.95)	93.23

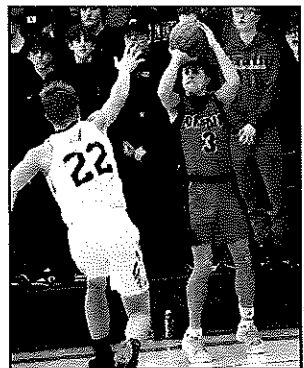
# **CITY OF IMLAY CITY**

## **NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Imlay City Planning Commission will hold a public hearing on Tuesday, April 22, 2025, at 6:00 PM in the Imlay City Chambers at 150 N Main Street, Imlay City, MI 48444. The public hearing is to review the draft Capital Improvement Plan (CIP) of 2025-2031. Anyone wishing to comment on this item and unable to attend the meeting may send their comments in writing to Imlay City Planning Commission at 150 N Main Street, Imlay City, MI 48444. Written public comments need to be submitted by Tuesday, April 15, 2025, at 4:00 PM. Persons having any questions regarding these matters are urged to attend this meeting or contact the City at (810) 724-2135 or in writing at the above address.

Dawn Sawicki-Franz  
Imlay City Clerk

Published: 03/26/2025



Gianni Coscione, of Dryden, fires up a tri-fecta attempt in a game this winter.

## Dryden has four players selected to All-League

By Kevin Kissance  
Tri-City Times Sports Editor

**TRI-CITY AREA** — The following boys' basketball players were chosen to the All-Big Thumb Conference Division which was announced recently.

**First Team:** Austin DeRoseau, Kingston; Peyton Harrington, Kingston; Logan Martin, Deckerville; Hunter Garza, Deckerville; Arnell Somlar, Bay City All Saints; Thomas West, Peck; and Jackson Buhl, Mayville.

**Second team:** Nick Cummings, Kingston; Tanner James, Kingston; Sonny Coscione, Dryden;

Gianni Coscione, Dryden; Luke Taylor, Dryden; Ian Flanagan, Deckerville; Charlie Warren, Bay City All Saints; and Landon Topham, Mayville.

**Honorable mention:** Colin Corley, Kingston; David Insley, Dryden; Logan Shanks, Deckerville; Dylan Paul, Bay City All Saints; Kwamaron Matthews, Bay City All Saints; Cal Heiden, Peck; and Cody Cairo, Peck.

**Final League standings:** 1) Kingston, 9-1; 2) Dryden, 7-3; 3) Deckerville and Bay City All Saints, 5-5 each; 5) Peck, 4-6; and 6) Mayville, 0-10.

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# BWAC honors their top players

By Kevin Kissance  
Tri-City Times Sports Editor

**TRI-CITY AREA** — The following players were chosen to the All-Blue Water Area Conference boys' basketball team which was announced recently.

**First team:** Jackson Kohler, Yale; Zander Nash, Inlay City; Nolan Campbell, Cross-Lex; TJ Seiler, Annada; Landon Jones, Inlay City; Cameron Saunders, Cross-Lex; and Justin

Small, Richmond. **Second team:** Ryan Fisher, Yale; Lucas Pratt, Annada; Owen Rayl, Almont; Matt Evans, Inlay City; Andrew Hubbard, Yale; and Max Noll, Cross-Lex.

**Honorable mention:** Bryce Simpson, Algonac; Kane Sadlowski, Algonac; Chase Davedowski, Almont; Jason Lane, Almont; Landon Hill, Annada; Drew Keding, Annada; and Reece Noll,

Cross-Lex; Cody Metevier, Cross-Lex; Isaac Sommer, Inlay City; Brady Detwiler, Inlay City; Will Racine, North Branch; Tommy Kane, North Branch; Greg Haskins, Richmond; Layton Edwards, Richmond; Tyler Debbis, Yale; and Brayden Billard, Yale.

**All-Defensive Team:** Sam Edson, Inlay City; Shane Slance, Cross-Lex; Brayden Robinson,

North Branch; Justin Sinalls, Richmond.

**Most Valuable Player:** Jackson Kohler, Yale.

**Coach of the Year:** Don Gauthier, Inlay City.

**Final Standings:** 1) Inlay City and Yale, 12-2 each; 3) Cross-Lex, 11-3; 4) Annada and North Branch, 6-8 apiece; 6) Richmond, 5-9; 7) Almont, 4-10; and 8) Algonac, 0-14.

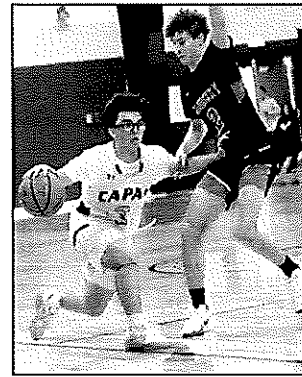
## Capac boys have three honored

By Kevin Kissance  
Tri-City Times Sports Editor

**CAPAC** — The following boys' basketball players netted an appearance on the All-Big Thumb Conference Black Division squad which was announced recently.

**First team:** Benson Harper, Harbor Beach; Andrew Kabban, Harbor Beach; Skyler Kruse, Harbor Beach; Braden Franzel, Ubly; Colin Franzel, Ubly; Tyler Bush, Sandusky; and Jack Beits, Sandusky.

**Second team:** Jack Smaglinski, Harbor Beach; Colton Osantowski, Ubly; Carson Shuart, Sandusky; Shawn Cooper, Brown City; Ethan Worrell, Brown



Capac's Alan Uribe-Arce protects the ball from a Harbor Beach foe in a game this past season.

City; Robert Browning, Brown City; Alan Uribe-Arce, Capac; and Taylin Yoes, Memphis.

**Honorable mention:** Dustin Emerick, Harbor Beach; Hackett Soper, Harbor Beach; Matt Geiger, Harbor Beach; Daniel Zdrojewski, Ubly; Devin Geiger, Ubly; Danny Tovar, Sandusky; Boston Vock, Capac; Austin Howard, Capac; Luke Thomas, Marlette; Elijah Scottin, Marlette; Dominik Crosso, Marlette; and Chase O'Connor, Marlette.

**Final League Standings:** 1) Harbor Beach, 12-0; 2) Ubly, 10-2; 3) Sandusky, 7-3; 4) Brown City, 5-7; 5) Capac, 4-7; 6) Marlette, 2-9; and 7) Memphis, 1-11.

## Corneau:

from page 1-B

SaintOuge, Jacob Biolchini and Jamin Stewart wound up ninth as well. They were timed at 6:45.62.

## Lestage:

from page 1-B

seconds and equaled that showing with a 200-meter dash clocking of

Eric Haddon, 200-meter dash, 24.38 seconds; contributed a 10th for Almont.

The Almont 1200 relay of Tim Miller, Adam SaintOuge, Haddon and Corneau placed 11th in 2:43.34

Eric Haddon, 200-meter dash, 24.38 seconds; contributed a 10th for Almont.

The Almont 1200 relay of Tim Miller, Adam SaintOuge, Haddon and Corneau placed 11th in 2:43.34

Eric Haddon, 200-meter dash, 24.38 seconds; contributed a 10th for Almont.

The Almont 1200 relay of Tim Miller, Adam SaintOuge, Haddon and Corneau placed 11th in 2:43.34

# Legal Announcements

More LEGALS see page 5-B

## TOWNSHIP OF INLAY FRANCHISE GRANTED TO SEMCO ENERGY GAS COMPANY ORDINANCE NO. 2025-002

An Ordinance, granting to SEMCO Energy, Inc. ("SEMCO") a franchise to operate a natural gas distribution system within the Township of Inlay, Michigan, and to extend a local gas business to the Township of Inlay, located in Lapeer County, Michigan, for a period of 25 years.

## THE TOWNSHIP OF INLAY ORDINANCE NO. 2025-002

**SECTION 1. GRANT OF FRANCHISE.** The Township of Inlay, located in Lapeer County, Michigan, the "Township," hereby grants to SEMCO Energy, Inc. ("SEMCO"), a division of SEMCO Energy, Inc., a Michigan corporation, the exclusive and sole right to operate a natural gas distribution system within the Township of Inlay, Michigan, for a period of 25 years.

**SECTION 2. CONSTRUCTION.** No highway, street, alley, Inlay or other public place within the Township of Inlay, Michigan, shall be opened, altered, or improved during the term of this franchise, except as may be required by the Township of Inlay, Michigan, for a period of 25 years.

**SECTION 3. CONDITIONS.** No highway, street, alley, Inlay or other public place within the Township of Inlay, Michigan, shall be opened, altered, or improved during the term of this franchise, except as may be required by the Township of Inlay, Michigan, for a period of 25 years.

**SECTION 4. HOLIDAY TRAVEL.** The Township of Inlay, Michigan, shall not be held liable for any damages or losses sustained by any person or entity during the term of this franchise, except as may be required by the Township of Inlay, Michigan, for a period of 25 years.

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## SECTION 7. HOLIDAY TRAVEL

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## CITY OF INLAY CITY NOTICE OF PUBLIC HEARING

The City of Inlay, Michigan, is hereby giving notice that a public hearing will be held on the 15th day of April, 2013, at 6:00 p.m. in the Inlay City Council Chamber, located at 150 N. Main Street, Inlay, Michigan, to consider and act upon the following resolution:

**RESOLUTION NO. 2013-001.** To approve and authorize the City of Inlay, Michigan, to enter into a contract with SEMCO Energy, Inc. for the construction and installation of a natural gas distribution system within the Township of Inlay, Michigan, for a period of 25 years.

The public hearing will be held on the 15th day of April, 2013, at 6:00 p.m. in the Inlay City Council Chamber, located at 150 N. Main Street, Inlay, Michigan.

Any person desiring to be heard at the public hearing should appear at the hearing on the 15th day of April, 2013, at 6:00 p.m. in the Inlay City Council Chamber, located at 150 N. Main Street, Inlay, Michigan.

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# ***Affidavit of Publication***

IN THE MATTER OF:

CITY OF IMLAY CITY

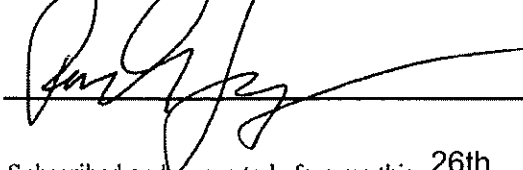
STATE OF MICHIGAN

COUNTY OF LAPEER

Being duly sworn, deposes and says the annexed copy of a notice was taken from The Tri-City Times community newspaper published and circulated in said State and County and that said notice was published in said newspaper on the

26th DAY OF MARCH

A.D. 2025, that he/she is the Publisher (and or with authority of publisher) of said newspaper and know well the facts stated herein.



Subscribed and sworn to before me this 26th day of  
MARCH A.D. 2025



Notary Public in and for said St. Clair County  
acting in Lapeer County

My Commission expires January 27 2026

# **Imlay City Lapeer County, Michigan**

## **Six - Year Capital Improvement Plan**



**For Fiscal Years:  
2025 to 2031**

**Adopted by the City Commission on**



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Consultant Assistance by:





# Introduction

## What is a Capital Improvement Plan?

A Capital Improvement Plan (CIP) is a tool to identify and prioritize the long-term (six years) capital project requirements of a local unit of government. As stated in the Michigan Planning Enabling Act:

*"The capital improvements program shall show those public structures and improvements in the general order of their priority, that in the planning commission's judgment will be needed or desirable and can be undertaken within the ensuing 6-year period."*

A comprehensive CIP is an essential tool for the planning and development of the social, physical, and economic wellbeing of the community. This process is a necessary step in an organized effort to strengthen the quality of public facilities and services; provide a framework for the realization of community goals and objectives; and provide a sound basis on which to build a healthy and vibrant community.

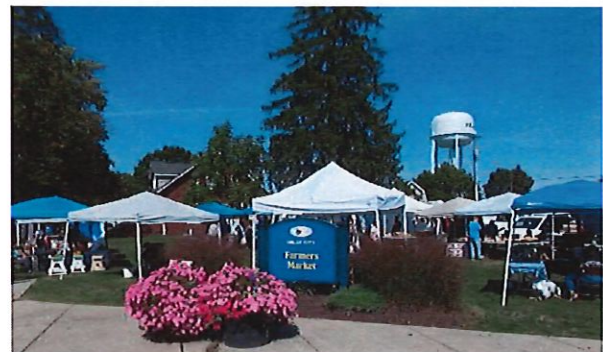
These will include project expenses that exceed \$15,000 and is further explained in the Qualifying Projects Section.

## Purpose

The CIP informs Imlay residents and stakeholders on how the City plans to address significant capital needs over the next 6 years. The CIP can also influence growth because infrastructure can impact development patterns. Some of the many benefits that the CIP provides for the residents and stakeholders include:

- Optimize the uses of revenue
- Focus attention on community goals, needs, and capabilities
- Incremental implementation of Master Plan
- Guide future growth and development
- Encourage efficient government
- Fosters cooperation among departments and informs other units of government of priorities
- Improve intergovernmental and regional cooperation
- Help maintain a sound and stable financial program
- Enhance opportunities for participation in federal and/or state grant programs

Imlay City will update the CIP every year to assist in the budget discussed by the City Commission for the upcoming year.



Pictures of Signage Near Downtown.

## Referenced Material

Different documents are utilized to help in the development of the CIP. This document helps to centralize the six-year list of projects for consideration. Below is a list of documents to consider:

- Imlay City Master Plan
- Imlay City PASER Study
- Water Reliability Study
- Imlay City Parks & Recreation Plan
- DDA Development Plan and Tax Increment Financing Plan

## Mission Statement

Preparation of the CIP is done under the authority of the Michigan Planning Enabling Act (PA 33 of 2008). The goal of the CIP should be to implement the master plan and to assist in the City's financial planning.

The CIP is dynamic. Each year all projects included within the CIP are reviewed, a call for new projects is made, and adjustments are made to existing projects arising from changes in the amount of funding required, conditions, or timeline. A new year of programming is also added each year to replace the year funded in the annual operating budget.

The CIP program should continue to develop over time by adding features to gradually improve quality and sophistication. Greater attention shall be devoted to providing more detailed information about individual project requests, program planning, fiscal analysis, fiscal policies, and developing debt strategy.

## Qualifying Projects

---

Not every fiscal project is included as part of the CIP. The projects that are appropriate to include within the plan are major, nonrecurring expenses that meet one or of the following descriptions:

1. Any construction of a new facility (i.e., a public building, water /sanitary sewer mains, storm sewers, major/local roadways, recreational facilities), an addition to, or extension of such a facility, provided that the cost is \$15,000 or more and that the improvement will have a useful life of five to ten years or more.
2. Any nonrecurring rehabilitation of all or a part of a building, its grounds, a facility, or equipment, provided that the cost is \$15,000 or more
3. Any purchase or replacement of major equipment to support community programs provided that the cost is \$15,000 or more.
4. Any planning, feasibility, engineering, or design study related to an individual capital improvements project or to a program that is implemented through individual capital improvements projects provided that the cost is \$15,000 or more.
5. Any acquisition of land for a public purpose that is not part of an individual capital improvements project or a program that is implemented through individual capital improvements projects provided that the cost is \$15,000 or more.
6. Contractual or bonded indebtedness payments related to fixed assets Capital Improvement Programming.



# Program Development, Adoption & Amendment Procedure

The CIP process should precede the budget process.

**Step 1:** The City Manager will lead the Capital Improvement Plan (CIP) effort to submit the previous CIP and project scoring sheets to department heads.

**Step 2:** The departments heads shall review the scoring criteria. Existing projects within the CIP will be updated if their priority status or factors have changed while new projects will need a new scoring document.

**Step 3:** The development team shall review the scored documents to confirm all provided information. The development team shall consist of the City Manager, DDA Executive Director, DPW Director, City Treasurer, and other members as identified by the City Manager. The projects will be prioritized over the following six years using the following criteria:

## Project Scoring/ Development Team:

**City Manager**  
**DDA Executive Director**  
**DPW Director**  
**City Treasurer/Clerk**

### Tier One:

- Legal
- Department Priority
- Project Type
- Address Public Health, Safety, and Welfare
- Conforms to an Adopted Program, Plan, or Policy
- Have Funding for Cost of Project

### Tier Two:

- Project Coordination
- Estimated Useful Life of Project
- City Overall Priority

**Step 4:** Upon review, the City Manager shall forward this document to the Planning Commission for review and approval. Pursuant to the Michigan Planning Enabling Act PA 33 of 2008, the City Planning Commission will hold the public hearing and make a recommendation regarding the adoption of the six-year Capital Improvement Program (CIP) to carry out its long-range planning objectives.

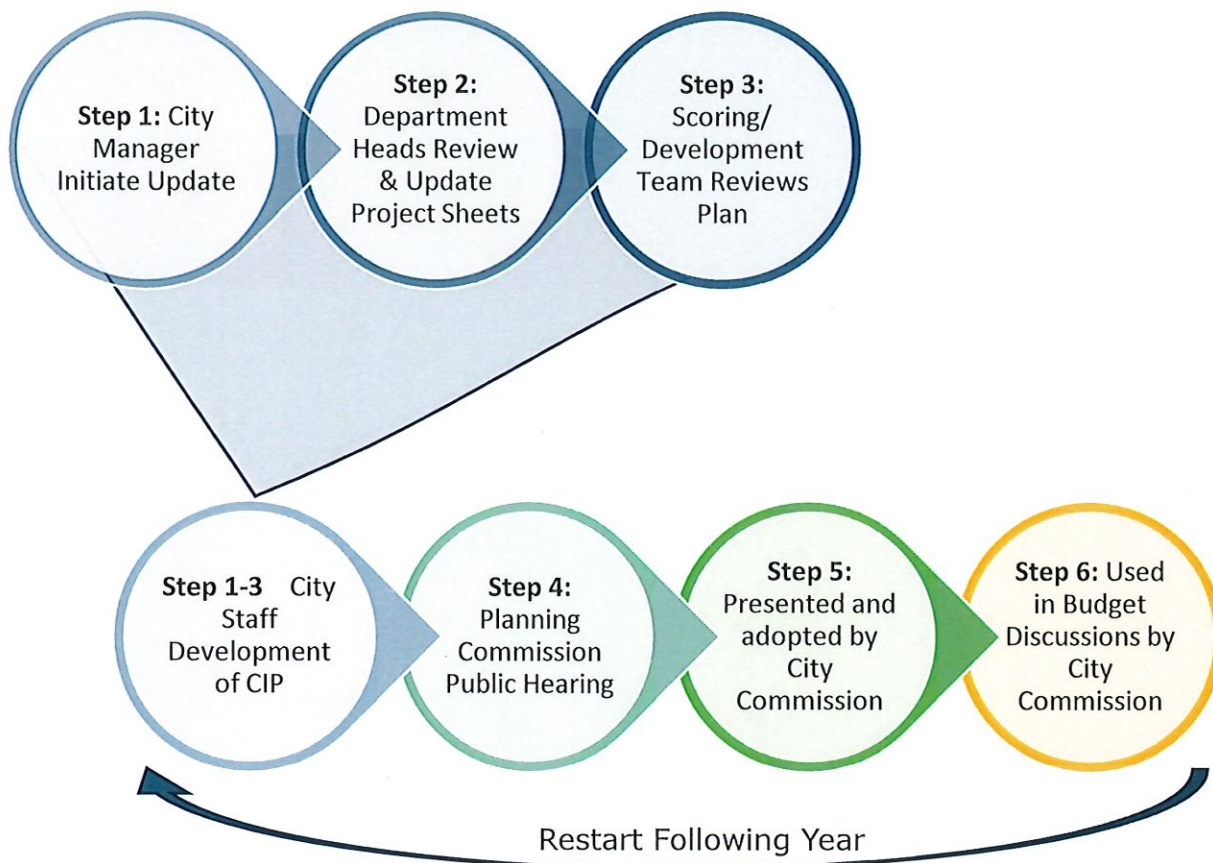
**Step 5:** The City Commission shall review and adopt the CIP.

**Step 6:** The City Commission shall use the adopted CIP in the budget process. Their connection to one another is explained in the next section.

The figure on the following page shows a flow chart of the process.



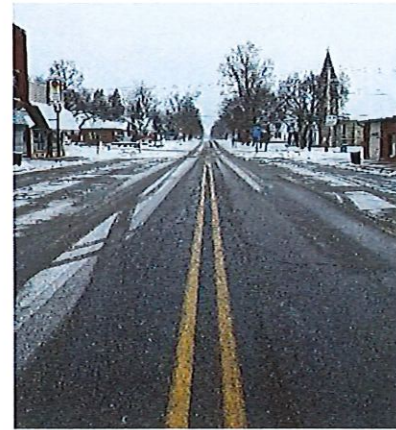
Picture of City Commission Chambers.





## CIP & Budget Process

The CIP plays a significant role in the implementation of a master plan by providing the link between planning and budgeting for capital projects. The CIP process precedes the budget process and is used to develop the capital project portion of the annual budget. Approval of the CIP by the City Commission does not mean that they grant final approval of all projects contained within the plan. Rather by approving the CIP, the City Commission acknowledges that these projects represent a reasonable interpretation of the upcoming needs for the community and that projects contained in the first year of the plan are suitable for inclusion in the upcoming budget.



Picture of Almont Street.

Priority rankings do not necessarily correspond to funding sequence. For example, a road widening project which is ranked lower than a park project may be funded before the park project because the road project has access to a restricted revenue source, whereas a park project may have to compete for funding from other revenue sources. A project's funding depends upon several factors: not only its merit, but also its location, cost, funding source, and logistics.

The City of Imlay City should strive to maximize resources by maintaining a balance between operating and capital budgets. A continuous relationship exists between the CIP and the annual budget. A direct link can be seen between the two documents, as there should be in a strategic planning environment. Budget appropriations lapse at the end of the fiscal year as the operating budget is funded with recurring annual revenues such as taxes, licenses, fines, user fees, and interest income.

## Program Funding Sources

Capital improvements projects involve the outlay of substantial funds, numerous sources are necessary to provide financing over the life of the project. Most capital funding sources are earmarked for specific purposes and cannot be transferred from one capital program to another. For example, funds raised by a specific community park maintenance and repair millage must be used for the purposes that were stated when the voters approved the millage. The CIP has to be prepared with some projections as to the amount of money available. The following is a summary of the funding sources for projects included in the capital improvements program.



Picture of residential street in downtown neighborhood.

### Enterprise (Reserve) Funds

In enterprise financing, funds are accumulated in advance for capital requirements. Enterprise funds not only pay for capital improvements, but also for the day-to-day operations of community services and the debt payment on revenue bonds. The community can set levels for capital projects; however, increases in capital expenditures for water mains, for example, could result in increased rates. Enterprise fund dollars can only be used on projects related to that particular enterprise fund.



## Bonds

When the City sells bonds, purchasers are, in effect, lending the City money. The money is repaid, with interest, from taxes or fees over the years. The logic behind issuing bonds (or “floating a bond issue”) for capital projects is that the citizens who benefit from the capital improvements over a period of time should help the community pay for them. There are two forms of bonds:

**General Obligation (G.O.) Bonds:** Perhaps the most flexible of all capital funding sources, G.O. bonds can be used for the design or construction of any capital project. These bonds are financed through property taxes. In financing through this method, the taxing power of the community is pledged to pay interest and principal to retire the debt. Voter approval is required if the community wants to increase the taxes that it levies and the amount is included in state-imposed debt limits. To minimize the need for property tax increases, the community makes every effort to coordinate new bond issues with the retirement of previous bonds. G.O. bonds are authorized by a variety of state statutes.

**Revenue Bonds:** Revenue bonds are sold for projects that produce revenues, such as water and sewer system projects. Revenue bonds depend on user charges and other project-related income to cover their costs. Unlike G.O. bonds, revenue bonds are not included in the community state-imposed debt limits because the full faith and credit of the community back them. Revenue bonds are authorized by the Public Act of 1933, the Revenue Bond Act.

## Weight and Gas Tax

Based on a formula set by the State of Michigan, the City receives a portion of the tax placed on motor fuel and highway usage in the state. The restrictions placed on the expenditure of these funds ensure that they will be spent on transportation-related projects or operations and services. These are commonly called *Act 51 funds*.

## Tax Increment Financing (TIF)

TIF is a municipal financing tool that can be used to renovate or redevelop declining areas while improving their tax base. TIF applies the increase in various state and local taxes that result from a redevelopment project to pay for project-related public improvements. For purposes of financing activities within the City’s downtown district, the downtown development authority adopted a 30-year TIF plan in 1982. Public Act 281 of 1986, the Local Development Finance Authority Act and Public Act 450 of 1980, the Tax Increment Financing Act authorizes TIF.



Picture of Imlay City Museum.

## Millages

The property tax is a millage that is one of the most important sources of community revenue. The property tax rate is stated in mills (one dollar per \$1,000 of valuation). This rate is applied to a property’s net value, following the application of all exemptions and a 50 percent equalization ratio. Millages are

voter-approved taxes that are specifically earmarked for a particular purpose. For example, the Parks Maintenance and Repair millage helps support Parks and Recreation capital projects. The community is authorized to utilize millages under Public Act 279 of 1909, the Home Rule Cities Act.

### Federal and State Funds

The federal and state governments make funds available to communities through numerous grants and aid programs. Some funds are tied directly to a specific program. The community has discretion (within certain guidelines) over the expenditure of others. For the most part, the community has no direct control over the amount of money received under these programs.

### Special Assessments

Capital improvements that benefit particular properties, rather than the community as a whole, may be financed more equitably by special assessment, i.e., by those who directly benefit. Local improvements often financed by this method include new street improvements (including pavement, curb and gutter, sidewalks, etc.), sanitary and storm sewers, and water mains. The inventory of special assessments is included below:



Picture of Fire Hall.

- Fire Hall – To cover bond expenses for the construction of the Fire Hall.
- Roads – A total millage amount of 2.5 to cover road costs and improvements.
- Special Drain – A 1.5 millage rate covers the cost of a drain repair to the Lapeer County Drain Commission. The last year of this expense is 2024.

### Developer Contributions

Sometimes capital improvements are required to serve new development. Where funding is not available for the community to construct the improvements, developers may agree to voluntarily contribute their share or to install the facilities themselves so the development can go ahead.



Picture of Rotary Park.

### Donation and Group Efforts

Crowd sources are viable ways to move a project forward. This would require coordination between the City Clerk/Treasurer to properly record and implement the project.



# Project Summaries

There are two tables provided in this section to show the average summary of revenue for specific accounts associated with capital improvement projects. The actual revenue and balance of each account should be reviewed in the review of the official budget for that fiscal year.

## Summary of Revenue

Below are the seven main fund accounts associated with capital improvement projects. These are the anticipated funding income for each account. The actual amounts may change from year to year. The City's funding sources are as follows:

- General Fund
- Sewer Fund
- Water Fund
- Major Street Fund
- Local Street Fund
- Equipment (Equip) Fund
- Downtown Development Authority (DDA) Fund

Other funds that do not have a regular revenue stream that take as needed from the general fund include Parks & Recreation and Public Safety. The DDA is in an opt out status until 2025 from several county millages amounting to about \$55,000 per year.

The total funding sources amount is a projection because revenue is largely linked to assessed property value and other factors the exact amount for fluctuate year to year. The budget process will have the actual revenue per year and balance of each fund in the City.

**Table 1: Summary of Funding Sources (dollars)**

Funding Sources	General Fund	Sewer Fund	Water Fund	Major Street Funds	Local Street Funds	Equip. Fund	DDA Fund
2025 - 2026	\$4,229,261	\$1,115,000	\$3,025,000	\$375,000	\$348,000	\$194,000	\$415,500
2026 - 2027	\$4,356,139	\$1,148,450	\$3,115,750	\$386,250	\$358,440	\$199,820	\$427,965
2027 - 2028	\$4,486,823	\$1,182,904	\$3,209,223	\$397,838	\$369,193	\$205,815	\$440,804
2028 - 2029	\$4,621,428	\$1,218,391	\$3,305,499	\$409,773	\$380,269	\$211,989	\$454,028
2029 - 2030	\$4,760,071	\$1,254,942	\$3,404,664	\$422,066	\$391,677	\$218,349	\$467,649
2030 - 2031	\$4,902,873	\$1,292,591	\$3,506,804	\$434,728	\$403,427	\$224,899	\$481,678
Total	\$27,356,594	\$7,212,277	\$19,566,940	\$2,425,654	\$2,251,007	\$1,254,872	\$2,687,624

## Summary of Expenditures

Below is a list of the various expenditures or costs of the various projects over the course of the Capital Improvement Plan by fund.

**Table 2: Summary of Capital Project Expenditures**

#	Project Name	2025 - 26	2026 - 27	2027 - 28	2028 - 29	2029 - 30	2030 - 31
<b>General Fund Category</b>							
1	Tanker 331 Replacement	\$200,000	\$200,000				
2	Ladder 361 Replacement		\$2,000,000				
3	City Hall & Senior Center Relocations (GF Portion)		\$250,000				
4	FLOCK License Plate Reader Cameras		\$5,000				
	<b>Total</b>	<b>\$200,000</b>	<b>\$2,450,000</b>				
<b>Sewer Category</b>							
	Water Meter Replacement Program (Sewer Portion)	\$175,000					
	Clarifiers		\$500,000				
	Old Ditch			\$100,000			
	Raw Pump			\$250,000		\$400,000	
	E. Second Street (Water Portion)						
	<b>Total</b>	<b>\$175,000</b>	<b>\$500,000</b>	<b>\$350,000</b>		<b>\$400,000</b>	
<b>Water Category</b>							
1	Lead Service Lines (Water Portion)		\$1,000,000				
2	S. Almont Ave Water Main (Water Portion)	\$700,000					
3	Fourth Street (Water Portion)		\$1,000,000				
4	Water Meter Replacement Program (Water Portion)	\$175,000					
5	E. Second Street (Water Portion)					\$500,000	
	<b>Total</b>	<b>\$875,000</b>	<b>\$2,000,000</b>			<b>\$500,000</b>	



Table 2: Summary of Capital Project Expenditures						
#	Project Name	2025 - 26	2026 - 27	2027 - 28	2028 - 29	2029 - 30
Major Street Category						
1	Fourth Street (Major Street Portion)		\$3,000,000			
2	E. Second Street (Major Street Portion)					\$900,000
	<b>Total</b>		<b>\$3,000,000</b>			<b>\$900,000</b>
Local Street Category						
	N/A					
Equip. Category						
1	Pick-up Truck Replacement					
2	Vactor Hydro Vac			\$450,000		
3	One Person Leaf Vac					\$150,000
	<b>Total</b>			<b>\$450,000</b>		<b>\$150,000</b>
DDA Category						
1	CBD Pocket Parks (DDA Portion)	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
2	Property Acquisition	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
3	Rotary Park Improvements (DDA Portion)	\$10,000				
4	Streetscape Design & Maintenance (DDA Portion)	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
5	Bike Racks/ Wayfinding Signage (DDA Portion)	\$8,000				
6	Lamb Steele Park Improvements (DDA Portion)		\$450,000			
7	LED Sign Replacement		\$26,023			
	<b>Total</b>	<b>\$168,000</b>	<b>\$546,023</b>	<b>\$70,000</b>	<b>\$70,000</b>	<b>\$70,000</b>





## Summary of Projects

The individual project descriptions are filled out by Department Heads and evaluated by the Scoring Committee. The project description sheets are each one sheet including important information to help evaluate the various project requests. Information includes project name, project location, related plan, type of project, project description, project justification, total project cost, and grant to target.

Incorporated in this plan are the individual project sheets as the full summary of requests. The Scoring Committee is ranked high, medium, or low. Each year project descriptions will be updated and modified as needed until the project is completed.





## Project Evaluation

Below are the ranked projects.

Project Name	Timing	Anticipate Total Cost	Funding Sources	Dept Priority	Address Threat	Associated with Plan	Project Coordination	Scoring Committee
Streetscape Design/Maintenance	2024-31	\$20,000	Grant/ DDA	High	Yes	TIF Plan	Yes	High
Water Meter Replacement	2024-26	\$700,000	Sewer/Water	High	No	No	No	High
Tanker 331 Replacement	2024-27	\$600,000	General	High	Yes	Apparatus Replacement	No	High
City Hall Interior Improvements	2025-26	\$315,000	General	High	No	No	No	High
Next Year								
Pick-up Truck Replacement	2025-26	\$45,00	Equip	High	No	Equipment	No	High
Fourth Street	2025-26	\$6,100,000	Grants, Major Street, Sewer, Water	High	Yes	Water Reliability	Yes	High
S. Almont Ave Water Main	2025-26	\$1,300,000	Grant, Water	High	Yes	Water Reliability	No	High
Lamb Steele Park Improvements	2025-26	\$500,000	Grant/ DDA	Medium	No	TIF Plan	No	Medium
LED Sign Replacement	2025-26	\$26,023	DDA	Medium	No	TIF Plan	No	Medium
Rotary Park Improvements	2025-26	\$15,000	Grant/DDA	Medium	Yes	TIF Plan	Yes	Medium
CBD Pocket Parks	2025-31	\$30,000	DDA	Medium	Yes	TIF Plan	No	Medium
Property Acquisition	2025-31	\$200,000	DDA	Medium	Yes	TIF Plan	No	Medium

Project Name	Timing	Anticipate Total Cost	Funding Sources	Dept Priority	Address Threat	Associated with Plan	Project Coordination	Scoring Committee
<b>Several Years Out</b>								
Sand Filter Rebuild	2027-28	\$60,000	Sewer	Medium	No	No	Yes	Medium
Clarifiers	2027-28	\$500,000	Sewer	High	Yes	Water Reliability	No	High
Ladder 361 Replacement	2027-28	\$2,000,000	General	High	Yes	Apparatus Replacement	No	High
Old Ditch	2028-29	\$100,000	Sewer	Medium	Yes	Water Reliability	No	Medium
Tanker 333 Replacement	2029-30	\$600,000	General	High	Yes	Apparatus Replacement	No	High
Raw Pump	2029-30	\$250,000	Sewer	Medium	Yes	Water Reliability	No	Medium
E. Second Street	2029-30	\$1,800,000	Major Streets, Sewer, Water	High	No	Water Reliability/WAMP	Yes	High
Vactor/ Hydro Vac	2029-30	\$450,000	Equip	Medium	Yes	CIP Equip Fund	No	Medium
Handley Street Sewer	2030-31	\$500,000	Sewer	High	No	No	No	High
Handley Street Water	2030-31	\$595,00	Water	High	No	No	No	High
Utility/Squad 371	2030-31	\$75,000		High	Yes			High
One Person Leaf Vac	2030-31	\$150,000	Equip	Medium	No	CIP Equip Fund	No	Medium



## Appendices

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### A: Initial Project Wishlist

**Project Title:** Lion Park Improvements \_\_\_\_\_ **Department:** DPW \_\_\_\_\_

**Description of Project:** Improvements to Lion's park include development of sled hill, benches and grills, new pavilion with picnic tables, and new playground equipment. The second set of improvements include development of observation deck, develop walking path along river, improve bridge, upgrade sport fields, create a zipline, add fencing around perimeter, and barrier free improvements. \_\_\_\_\_

**Location:** Lion's Park \_\_\_\_\_ **Related Plan:** Parks and Recreation Plan \_\_\_\_\_

---

**Project Title:** Old School Park \_\_\_\_\_ **Department:** DPW \_\_\_\_\_

**Description of Project:** Improvements to Old School Park include restroom facilities, pavilion, benches and grills, and development of a skate park. \_\_\_\_\_

**Location:** Old School Park \_\_\_\_\_ **Related Plan:** Parks and Recreation Plan \_\_\_\_\_

---

**Project Title:** ADA Access & Pool Building \_\_\_\_\_ **Department:** DPW \_\_\_\_\_

**Description of Project:** Make improvements to the Norlin Pool to allow for ADA access and various other maintenance and improvements. \_\_\_\_\_

**Location:** Lamb Steele Park \_\_\_\_\_ **Related Plan:** Parks and Recreation Plan \_\_\_\_\_

---

**Project Title:** Veteran's Park Improvements \_\_\_\_\_ **Department:** DPW \_\_\_\_\_

**Description of Project:** Development of crush limestone pathway, new play structure, development/construction of veterans memorial, and additional fitness station. \_\_\_\_\_

**Location:** Veteran's Park \_\_\_\_\_ **Related Plan:** Parks and Recreation Plan \_\_\_\_\_

---

**Project Title:** Polly Ann Trail Improvements \_\_\_\_\_ **Department:** DPW \_\_\_\_\_

**Description of Project:** Development of trail from Polly Ann Trail along the river towards Van Dyke Road. The additional pathway along N. Main thru the downtown and back to the Polly Ann Trail. \_\_\_\_\_

**Location:** North Branch Belle River, N. Main \_\_\_\_\_ **Related Plan:** Parks and Recreation Plan \_\_\_\_\_

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**Project Title:** New Speed Sign \_\_\_\_\_ **Department:** Police Department \_\_\_\_\_

**Description of Project:** Purchase and installation of new speed sign for public safety department. \_\_\_\_\_

**Location:** Police Department \_\_\_\_\_ **Related Plan:** N/A \_\_\_\_\_

---

**Project Title:** Camera System DPW \_\_\_\_\_ **Department:** Police Department \_\_\_\_\_

**Description of Project:** Purchase and installation of camera security system at DPW. \_\_\_\_\_

**Location:** DPW \_\_\_\_\_ **Related Plan:** N/A \_\_\_\_\_

---

**Project Title:** Camera System Fire Hall \_\_\_\_\_ **Department:** Police Department \_\_\_\_\_

**Description of Project:** Purchase and installation of camera security system at Polly Ann Trail Area. \_\_\_\_\_

**Location:** Fire Hall \_\_\_\_\_ **Related Plan:** N/A \_\_\_\_\_

**Project Title:** Camera System City Hall \_\_\_\_\_ **Department:** Police Department \_\_\_\_\_

**Description of Project:** Purchase and installation of camera security system at City Hall. \_\_\_\_\_

**Location:** City Hall \_\_\_\_\_ **Related Plan:** N/A \_\_\_\_\_

**Project Title:** Police Vehicles Annual Replacement **Department:** Police Department \_\_\_\_\_

**Description of Project:** Police Department annual service car replacement. \_\_\_\_\_

**Location:** Police Station \_\_\_\_\_ **Related Plan:** N/A \_\_\_\_\_

**Project Title:** GRIT Removal System \_\_\_\_\_ **Department:** WWTP \_\_\_\_\_

**Description of Project:** Wastewater treatment plant replacement of GRIT Removal System. \_\_\_\_\_

**Location:** WWTP \_\_\_\_\_ **Related Plan:** Wastewater Reliability Plan \_\_\_\_\_

**Project Title:** Fairgrounds Pump Station \_\_\_\_\_ **Department:** WWTP \_\_\_\_\_

**Description of Project:** Repair/replacement of fairgrounds pump station. \_\_\_\_\_

**Location:** Fairgrounds Pump Station \_\_\_\_\_ **Related Plan:** Wastewater Reliability Plan \_\_\_\_\_

**Project Title:** W. Fifth Street \_\_\_\_\_ **Department:** DPW \_\_\_\_\_

**Description of Project:** Watermain work on W. Fifth Street from PO and N Street to Almont Avenue. \_\_\_\_\_

**Location:** Fifth Street \_\_\_\_\_ **Related Plan:** Water Reliability Plan \_\_\_\_\_

**Project Title:** E. Second Street \_\_\_\_\_ **Department:** DPW \_\_\_\_\_

**Description of Project:** Water main work on E. Second Street from M-53 to Almont Avenue. \_\_\_\_\_

**Location:** 2<sup>nd</sup> Street \_\_\_\_\_ **Related Plan:** Water Reliability Plan \_\_\_\_\_

**Project Title:** DPW Garage Renovation \_\_\_\_\_ **Department:** DDA \_\_\_\_\_

**Description of Project:** Renovate the former site to create a public use space, home to a farmers market

**Location:** Former DPW Garage \_\_\_\_\_ **Related Plan:** N/A \_\_\_\_\_

**Project Title:** W. First Street \_\_\_\_\_ **Department:** DPW \_\_\_\_\_

**Description of Project:** Watermain work on E W. First Street from Almont Avenue to the School. \_\_\_\_\_

**Location:** 2<sup>nd</sup> Street \_\_\_\_\_ **Related Plan:** Water Reliability Plan \_\_\_\_\_

**Project Title:** Storm Water Replace 3<sup>rd</sup> Street \_\_\_\_\_ **Department:** DPW \_\_\_\_\_

**Description of Project:** Replace/replace the stormwater structures in moderate to major disruption on 3<sup>rd</sup> Street. \_\_\_\_\_

**Location:** 3<sup>rd</sup> Street \_\_\_\_\_ **Related Plan:** Stormwater Asset Management Plan \_\_\_\_\_

*Sample:*

**Project Title:** Tanker 333 \_\_\_\_\_ **Department:** Fire Dept. \_\_\_\_\_

**Description of Project:** Replace Tanker 333 – 7,000 gal water tanker with tractor \_\_\_\_\_

**Location:** IC Fire Dept. \_\_\_\_\_ **Related Plan:** N/A \_\_\_\_\_

**Project Title:** Utility/Squad 371 \_\_\_\_\_ **Department:** Fire Dept. \_\_\_\_\_

**Description of Project:** Replace Utility 371 with a Utility /Squad Vehicle \_\_\_\_\_

**Location:** IC Fire Dept \_\_\_\_\_ **Related Plan:** N/A \_\_\_\_\_

**Project Title:** Hadley St Project \_\_\_\_\_ **Department:** DPW \_\_\_\_\_

**Description of Project:** Replace sanitary sewer on Handley St between Third St and Seventh St and Replace watermain on Handley St between Third St and Seventh St \_\_\_\_\_

**Location:** Handley St \_\_\_\_\_ **Related Plan:** Water Reliability Plan \_\_\_\_\_

**Project Title:** Rotary Park \_\_\_\_\_ **Department:** DDA \_\_\_\_\_

**Description of Project:** Replace aging mulch, add ADA playground equipment, new swings, landscaping, construct new pavilion, and parking improvements \_\_\_\_\_

**Location:** Rotary Park \_\_\_\_\_ **Related Plan:** N/A \_\_\_\_\_



## **B: Project Description Sheets**

The following list of project description sheets are organized by department and then year of the anticipated work.

**Capital Improvement Project – Project Description**

Imlay City

<b>Project Name:</b> Sand Filter rebuild				<b>Dept:</b> Wastewater		
<b>Project Location:</b> Plant				<b>Conforms to Plan:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<b>Dept Priority:</b> <input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low				<b>Plan Title:</b>		
<b>Type of Project:</b> <input type="checkbox"/> New <input type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input checked="" type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:				<b>Coordinated Project with:</b>		
				<b>Address Threat:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No		
<b>Project Description:</b> Replace 4 Pumps, rebuild weirs, rebuild flow channel, Replace cell screens						
<b>Project Justification:</b> Pumps are 36 years old and leak, all metal cannels are rusted and not directing flow as designed.						
<b>Estimated Total Project Cost:</b>				<b>Grant to Target:</b>		
<b>Funding Source</b>	<b>2025-2026</b>	<b>26-27</b>	<b>27-28</b>	<b>28-29</b>	<b>29-30</b>	<b>30-31</b>
Equip Fund	\$	\$	\$	\$	\$	\$
General Fund	\$	\$	\$	\$	\$	\$
Grant/Donations	\$	\$	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$60,000	\$	\$	\$
Water Fund	\$	\$	\$	\$	\$	\$
DDA Fund	\$	\$	\$	\$	\$	\$
	\$	\$	\$	\$	\$	\$

Notes:

Project Submitted By: Patrick Rankin \_\_\_\_\_ Date: 2/27/25 \_\_\_\_\_

Scoring Committee Rank: ☒ High ☒ Medium ☐ Low

Review Committee Notes:

# Capital Improvement Project – Project Description

Imlay City

<b>Project Name:</b> Handley Street Project				<b>Dept:</b> Sewer		
<b>Project Location:</b> Handley St.				<b>Conforms to Plan:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<b>Dept Priority:</b> <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low				<b>Plan Title:</b> Handley St. Project		
<b>Type of Project:</b> <input type="checkbox"/> New <input checked="" type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input checked="" type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:				<b>Coordinated Project with:</b>		
				<b>Address Threat:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<b>Project Description:</b> Replace sanitary sewer on Handley St. between Third St. and Seventh St.						
<b>Project Justification:</b> Sanitary Sewer is passed life expectancy and has a high risk of failure.						
<b>Estimated Total Project Cost:</b> \$500,000				<b>Grant to Target:</b>		
<b>Funding Source</b>	<b>2025-2026</b>	<b>26-27</b>	<b>27-28</b>	<b>28-29</b>	<b>29-30</b>	<b>30-31</b>
Equip Fund	\$	\$	\$	\$	\$	\$
General Fund	\$	\$	\$	\$	\$	\$
Grant/Donations	\$	\$	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$	\$	\$	\$500,000
Water Fund	\$	\$	\$	\$	\$	\$
DDA Fund	\$	\$	\$	\$	\$	\$
	\$	\$	\$	\$	\$	\$

Notes:

**Project Submitted By:** Ed Priehs \_\_\_\_\_ **Date:** 2-19-25 \_\_\_\_\_

**Scoring Committee Rank:** ☒ High ☒ Medium ☐ Low

**Review Committee Notes:**



# Capital Improvement Project – Project Description

Imlay City

<b>Project Name:</b> Handley Street Project				<b>Dept:</b> Water		
<b>Project Location:</b> Handley St.				<b>Conforms to Plan:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<b>Dept Priority:</b> <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low				<b>Plan Title:</b> Handley St. Project		
<b>Type of Project:</b> <input type="checkbox"/> New <input checked="" type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input checked="" type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:				<b>Coordinated Project with:</b>		
				<b>Address Threat:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<b>Project Description:</b> Replace watermain on Handley St. between Third St. and Seventh St.						
<b>Project Justification:</b> Watermain is passed life expectancy and undersized.						
<b>Estimated Total Project Cost:</b> \$595,000				<b>Grant to Target:</b>		
<b>Funding Source</b>	<b>2025-2026</b>	<b>26-27</b>	<b>27-28</b>	<b>28-29</b>	<b>29-30</b>	<b>30-31</b>
Equip Fund	\$	\$	\$	\$	\$	\$
General Fund	\$	\$	\$	\$	\$	\$
Grant/Donations	\$	\$	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$	\$	\$	\$
Water Fund	\$	\$	\$	\$	\$	\$595,000
DDA Fund	\$	\$	\$	\$	\$	\$
	\$	\$	\$	\$	\$	\$

Notes:

**Project Submitted By:** Ed Priehs \_\_\_\_\_ **Date:** 2-19-25 \_\_\_\_\_

**Scoring Committee Rank:** ☒ High ☒ Medium ☐ Low

**Review Committee Notes:**

**Capital Improvement Project – Project Description**

Imlay City

<b>Project Name:</b> City Hall Interior Improvements			<b>Dept:</b> General Fund			
<b>Project Location:</b> City Hall			<b>Conforms to Plan:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
<b>Dept Priority:</b> <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low			<b>Plan Title:</b> City Hall Improvements			
<b>Type of Project:</b> <input type="checkbox"/> New <input type="checkbox"/> Replace <input checked="" type="checkbox"/> Upgrade <input type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:			<b>Coordinated Project with:</b>			
			<b>Address Threat:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
<b>Project Description:</b> Interior improvements to City Hall.						
<b>Project Justification:</b> Building in need of renovation, including safety upgrades, and efficiency of space.						
<b>Estimated Total Project Cost:</b> \$315,000				<b>Grant to Target:</b>		
<b>Funding Source</b>	<b>2025-2026</b>	<b>26-27</b>	<b>27-28</b>	<b>28-29</b>	<b>29-30</b>	<b>30-31</b>
Equip Fund	\$	\$	\$	\$	\$	\$
General Fund	\$315,000	\$	\$	\$	\$	\$
Grant/Donations	\$	\$	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$	\$	\$	\$
Water Fund	\$	\$	\$	\$	\$	\$
DDA Fund	\$	\$	\$	\$	\$	\$
	\$	\$	\$	\$	\$	\$

Notes:

Project Submitted By: Ed Priehs \_\_\_\_\_ Date: 2-19-25 \_\_\_\_\_

Scoring Committee Rank: ☒ High ☐ Medium ☐ Low

Review Committee Notes:

# Capital Improvement Project – Project Description

Imlay City

<b>Project Name:</b> Pick-up Truck Replacement				<b>Dept:</b> Equipment Fund		
<b>Project Location:</b>				<b>Conforms to Plan:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<b>Dept Priority:</b> <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low				<b>Plan Title:</b> Pick-up Truck		
<b>Type of Project:</b> <input type="checkbox"/> New <input checked="" type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:				<b>Coordinated Project with:</b>		
				<b>Address Threat:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<b>Project Description:</b> Replace aging and deteriorating pick-up fleet.						
<b>Project Justification:</b>						
<b>Estimated Total Project Cost:</b> \$45,000				<b>Grant to Target:</b>		
<b>Funding Source</b>	<b>2025-2026</b>	<b>26-27</b>	<b>27-28</b>	<b>28-29</b>	<b>29-30</b>	<b>30-31</b>
Equip Fund	\$ 45,000	\$	\$	\$	\$	\$
General Fund	\$	\$	\$	\$	\$	\$
Grant/Donations	\$	\$	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$	\$	\$	\$
Water Fund	\$	\$	\$	\$	\$	\$
DDA Fund	\$	\$	\$	\$	\$	\$
	\$	\$	\$	\$	\$	\$

Notes:

**Project Submitted By:** Ed Priehs \_\_\_\_\_ **Date:** 2-19-25 \_\_\_\_\_

**Scoring Committee Rank:** ☒ High ☒ Medium ☐ Low

**Review Committee Notes:**

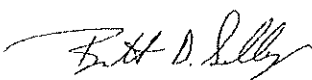
# Capital Improvement Project – Project Description

Imlay City

<b>Project Name:</b> FLOCK License Plate Reader Cameras			<b>Dept:</b> POLICE			
<b>Project Location:</b> Within the city limits of Imlay City			<b>Conforms to Plan:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
<b>Dept Priority:</b> <input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low			<b>Plan Title:</b> FLOCK Camera Project			
<b>Type of Project:</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:			<b>Coordinated Project with:</b> FLOCK Camera- ICPD			
			<b>Address Threat:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
<b>Project Description:</b> FLOCK Cameras are a law enforcement tool that is heavily participated in by cities and counties south of Lapeer County. FLOCK Cameras read license plates and processes the vehicle information and alerts local law enforcement of wanted persons, felony vehicles and stolen vehicles. FLOCK cameras are rapidly being deployed throughout the state and country. Criminals will soon gravitate to areas that do not have the cameras to avoid detection. Currently Lapeer County has not FLOCK cameras. To date, FLOCK Cameras have picked up on several stolen vehicles taken out of our city both in and out of state and have assisted in vehicle recovery.						
<b>Project Justification:</b> See above						
<b>Estimated Total Project Cost:</b>				<b>Grant to Target:</b>		
<b>Funding Source</b>	<b>2025-2026</b>	<b>26-27</b>	<b>27-28</b>	<b>28-29</b>	<b>29-30</b>	<b>30-31</b>
Equip Fund	\$	\$5,000.00	\$	\$	\$	\$
General Fund	\$	\$	\$	\$	\$	\$
Grant/Donations	\$	\$15,000.00	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$	\$	\$	\$
Water Fund	\$	\$	\$	\$	\$	\$
DDA Fund	\$	\$	\$	\$	\$	\$

Notes: A full presentation is needed to fully understand the magnitude and impact the cameras have on a community. We are in the process of having the company FLOCK, provide us with cameras for a free demo to show the impact the cameras will have on this community.

Most people would be surprise who is driving through Imlay City on M-53, M-21 and adjoining roads. FLOCK cameras will tell us and keep the community safer.

**Project Submitted By:**  **Date:** 04/16/2025  
**Scoring Committee Rank:** ☐ High ☒ Medium ☐ Low  
**Review Committee Notes:**

# Capital Improvement Project – Project Description

Imlay City

<b>Project Name:</b> Tanker 333				<b>Dept:</b> Fire Dept		
<b>Project Location:</b> Imlay City Fire Dept				<b>Conforms to Plan:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<b>Dept Priority:</b> <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low				<b>Plan Title:</b>		
<b>Type of Project:</b> <input type="checkbox"/> New <input checked="" type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:				<b>Coordinated Project with:</b>		
				<b>Address Threat:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<b>Project Description:</b> Replace Tanker 333 – 7,000 gal water tanker with tractor.						
<b>Project Justification:</b> Vehicle (Tractor/Trailer) is beyond its service life and is becoming expensive to continue to comply with DOT requirements.						
<b>Estimated Total Project Cost:</b>				<b>Grant to Target:</b>		
<b>Funding Source</b>	<b>2025-2026</b>	<b>26-27</b>	<b>27-28</b>	<b>28-29</b>	<b>29-30</b>	<b>30-31</b>
Equip Fund	\$	\$	\$	\$	\$	\$
General Fund	\$	\$	\$	\$	\$600,000	\$
Grant/Donations	\$	\$	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$	\$	\$	\$
Water Fund	\$	\$	\$	\$	\$	\$
DDA Fund	\$	\$	\$	\$	\$	\$
	\$	\$	\$	\$	\$	\$

Notes:

**Project Submitted By:** Keith Klobucar \_\_\_\_\_ **Date:** 2/18/2025 \_\_\_\_\_

**Scoring Committee Rank:** ☒ High ☐ Medium ☐ Low

**Review Committee Notes:**

# Capital Improvement Project – Project Description

Imlay City

<b>Project Name:</b> Utility/Squad 371				<b>Dept:</b> Fire Dept		
<b>Project Location:</b> Imlay City Fire Dept				<b>Conforms to Plan:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<b>Dept Priority:</b> <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low				<b>Plan Title:</b>		
<b>Type of Project:</b> <input type="checkbox"/> New <input checked="" type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:				<b>Coordinated Project with:</b>		
				<b>Address Threat:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<b>Project Description:</b> Replace Utility 371 with a Utility/Squad Vehicle						
<b>Project Justification:</b> Vehicle is beyond its service life and is becoming expensive to continue to maintain. Plan to upgrade replacement vehicle to be a squad that can haul 4 firefighters with equipment for manpower assists.						
<b>Estimated Total Project Cost:</b>				<b>Grant to Target:</b>		
<b>Funding Source</b>	<b>2025-2026</b>	<b>26-27</b>	<b>27-28</b>	<b>28-29</b>	<b>29-30</b>	<b>30-31</b>
Equip Fund	\$	\$	\$	\$	\$	\$
General Fund	\$	\$	\$	\$	\$	\$75,000
Grant/Donations	\$	\$	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$	\$	\$	\$
Water Fund	\$	\$	\$	\$	\$	\$
DDA Fund	\$	\$	\$	\$	\$	\$
	\$	\$	\$	\$	\$	\$

Notes:

Project Submitted By: Keith Klobucar \_\_\_\_\_ Date: 2/18/2025 \_\_\_\_\_

Scoring Committee Rank: ☒ High ☐ Medium ☐ Low

Review Committee Notes:

# Capital Improvement Project – Project Description

Imlay City

Project Name: Former DPW Garage Renovation				Dept: DDA / Facade Corp		
Project Location: 406 E. Third Street				Conforms to Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Dept Priority: <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low				Plan Title: TIF Plan / Master Plan		
Type of Project: <input type="checkbox"/> New <input type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input checked="" type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:				Coordinated Project with: City Commission		
				Address Threat: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Project Description: renovate the former site to create a public use space, home to farmers market						
Project Justification: market needs indoor space. clean up blighted site						
Estimated Total Project Cost: 200,000				Grant to Target: MEDC RAP 3.0		
Funding Source	2025-2026	26-27	27-28	28-29	29-30	30-31
Equip Fund	\$	\$	\$	\$	\$	\$
General Fund	\$ 50,000	\$	\$	\$	\$	\$
Grant/Donations	\$ 100,000	\$	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$	\$	\$	\$
Water Fund	\$	\$	\$	\$	\$	\$
DDA Fund	\$ 50,000	\$	\$	\$	\$	\$
	\$	\$	\$	\$	\$	\$

Notes:

Project Submitted By: Christine Malzahn Date: 3/20/25

Scoring Committee Rank: ☒ High ☐ Medium ☐ Low

Review Committee Notes:

# Capital Improvement Project – Project Description

Imlay City

Project Name: Streetscape Design / Maintenance			Dept: DDA			
Project Location: CBD			Conforms to Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Dept Priority: <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low			Plan Title: TIF Plan			
Type of Project: <input type="checkbox"/> New <input type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input type="checkbox"/> Rehabilitate <input checked="" type="checkbox"/> Other: Maintenance / Upgrade			Coordinated Project with: DPW			
			Address Threat: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Project Description: create water feature, add art installation(s), outdoor seating						
Project Justification: Beautification, place making, economic development						
Estimated Total Project Cost: \$20,000 - \$60,000				Grant to Target:		
Funding Source	2025-2026	26-27	27-28	28-29	29-30	30-31
Equip Fund	\$	\$	\$	\$	\$	\$
General Fund	\$	\$	\$	\$	\$	\$
Grant/Donations	\$	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$	\$	\$	\$
Water Fund	\$	\$	\$	\$	\$	\$
DDA Fund	\$12,000	\$12,000	\$15,000	\$15,000	\$15,000	\$15,000
	\$	\$	\$	\$	\$	\$

Notes:

Project Submitted By: Christine Malzahn Date: 3/20/25

Scoring Committee Rank: ☐ High ☒ Medium ☐ Low

Review Committee Notes:



# Capital Improvement Project – Project Description

Imlay City

<b>Project Name:</b> Rotary Park			<b>Dept:</b> DDA			
<b>Project Location:</b> Rotary Park on First Street			<b>Conforms to Plan:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No			
<b>Dept Priority:</b> <input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low			<b>Plan Title:</b> TIF Plan			
<b>Type of Project:</b> <input type="checkbox"/> New <input type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input checked="" type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:			<b>Coordinated Project with:</b> Rotary Club / FFCF / LCCF			
			<b>Address Threat:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No			
<b>Project Description:</b> replace aging mulch, add ADA playground equipment, new swings, landscaping, construct new pavilion, parking improvements						
<b>Project Justification:</b> care and maintenance to playground area within the DDA district.						
<b>Estimated Total Project Cost:</b> \$100,000				<b>Grant to Target:</b> DNR Passport Rec		
<b>Funding Source</b>	<b>2025-2026</b>	<b>26-27</b>	<b>27-28</b>	<b>28-29</b>	<b>29-30</b>	<b>30-31</b>
Equip Fund	\$	\$	\$	\$	\$	\$
General Fund	\$	\$	\$	\$	\$	\$
Grant/Donations	\$	\$75,000	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$	\$	\$	\$
Water Fund	\$	\$	\$	\$	\$	\$
DDA Fund	\$	\$10,000	\$	\$	\$	\$
	\$	\$	\$	\$	\$	\$

Notes:

Funded by DDA, Rotary Club, Parks & Rec Commission

Project Submitted By: Christine Malzahn Date: 3/20/25

Scoring Committee Rank: ☐ High ☒ Medium ☐ Low

Review Committee Notes:

# Capital Improvement Project – Project Description

Imlay City

<b>Project Name:</b> Property Acquisition			<b>Dept:</b> DDA / Imlay City Facade Corp.			
<b>Project Location:</b> TIF District			<b>Conforms to Plan:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No			
<b>Dept Priority:</b> <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low			<b>Plan Title:</b> TIF Plan			
<b>Type of Project:</b> <input type="checkbox"/> New <input type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input checked="" type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:			<b>Coordinated Project with:</b> City Commission			
			<b>Address Threat:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No			
<b>Project Description:</b> Acquire vacant, blighted properties in the DDA district, rehab and market for business recruitment						
<b>Project Justification:</b> reactivate blighted and underused properties in B2						
<b>Estimated Total Project Cost:</b> \$200,000 - \$500,000				<b>Grant to Target:</b> MEDC / Lapeer Development Corp.		
<b>Funding Source</b>	<b>2025-2026</b>	<b>26-27</b>	<b>27-28</b>	<b>28-29</b>	<b>29-30</b>	<b>30-31</b>
Equip Fund	\$	\$	\$	\$	\$	\$
General Fund	\$	\$	\$	\$	\$	\$
Grant/Donations	\$	\$	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$	\$	\$	\$
Water Fund	\$	\$	\$	\$	\$	\$
DDA Fund	\$	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
	\$	\$	\$	\$	\$	\$

Notes:

Project Submitted By: Christine Malzahn Date: 3/20/25

Scoring Committee Rank: ☐ High ☒ Medium ☐ Low

Review Committee Notes:

# Capital Improvement Project – Project Description

Imlay City

<b>Project Name:</b> CBD Pocket Parks			<b>Dept:</b> DDA			
<b>Project Location:</b> Third Street / Almont Avenue			<b>Conforms to Plan:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No			
<b>Dept Priority:</b> <input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low			<b>Plan Title:</b> TIF Plan			
<b>Type of Project:</b> <input type="checkbox"/> New <input type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input checked="" type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:			<b>Coordinated Project with:</b>			
			<b>Address Threat:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No			
<b>Project Description:</b> rehabilitate three pocket parks in the buysiness district. Bring in electricity for lighting and sound equipment, add wi-fi, art installations, landscaping, seating, trash cans.						
<b>Project Justification:</b> Placemaking projects in current TIF plan						
<b>Estimated Total Project Cost:</b> \$30,000 (\$10K each area)			<b>Grant to Target:</b> MEDC / LCCF / FCF / America In Bloom			
<b>Funding Source</b>	<b>2025-2026</b>	<b>26-27</b>	<b>27-28</b>	<b>28-29</b>	<b>29-30</b>	<b>30-31</b>
Equip Fund	\$	\$	\$	\$	\$	\$
General Fund	\$	\$	\$	\$	\$	\$
Grant/Donations	\$	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$	\$	\$	\$
Water Fund	\$	\$	\$	\$	\$	\$
DDA Fund	\$	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
	\$	\$	\$	\$	\$	\$

Notes:

Project Submitted By: Christine Malzahn Date: 3/20/25

Scoring Committee Rank: ☐ High ☒ Medium ☐ Low

Review Committee Notes:

**Capital Improvement Project – Project Description**

Imlay City

<b>Project Name:</b> Farmers Market Corner / Social District			<b>Dept:</b> DDA			
<b>Project Location:</b> CBD			<b>Conforms to Plan:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No			
<b>Dept Priority:</b> <input checked="" type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low			<b>Plan Title:</b> TIF Plan			
<b>Type of Project:</b> <input type="checkbox"/> New <input type="checkbox"/> Replace <input checked="" type="checkbox"/> Upgrade <input type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:			<b>Coordinated Project with:</b> City Commission / DPW			
			<b>Address Threat:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No			
<b>Project Description:</b> public space improvements including pavilion covering, staging, security camera, Wi-Fi, picnic tables, yard games						
<b>Project Justification:</b> placemaking, economic development						
<b>Estimated Total Project Cost:</b> \$100,000				<b>Grant to Target:</b> Four County Foundation, Lapeer County Foundation		
<b>Funding Source</b>	<b>2025-2026</b>	<b>26-27</b>	<b>27-28</b>	<b>28-29</b>	<b>29-30</b>	<b>30-31</b>
Equip Fund	\$	\$	\$	\$	\$	\$
General Fund	\$	\$	\$	\$	\$	\$
Grant/Donations	\$	\$ 50,000	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$	\$	\$	\$
Water Fund	\$	\$	\$	\$	\$	\$
DDA Fund	\$	\$ 50,000	\$	\$	\$	\$
	\$	\$	\$	\$	\$	\$

Notes:

Project Submitted By: Christine Malzahn Date: 3/20/25Scoring Committee Rank: ☒ High ☐ Medium ☐ Low

Review Committee Notes:



## **C: Public Adoption Process**

The following documents are the public hearing process for the adoption of the Capital Improvement Plan (CIP). This would include the public hearing notice and draft minutes of the Planning Commission and City Commission regarding the adoption of the CIP.

# **CITY OF IMLAY CITY**

## **NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Imlay City Planning Commission will hold a public hearing on Tuesday, April 22, 2025, at 6:00 PM in the Imlay City Chambers at 150 N Main Street, Imlay City, MI 48444. The public hearing is to review the draft Capital Improvement Plan (CIP) of 2025-2031. Anyone wishing to comment on this item and unable to attend the meeting may send their comments in writing to Imlay City Planning Commission at 150 N Main Street, Imlay City, MI 48444. Written public comments need to be submitted by Tuesday, April 15, 2025, at 4:00 PM. Persons having any questions regarding these matters are urged to attend this meeting or contact the City at (810) 724-2135 or in writing at the above address.

Dawn Sawicki-Franz  
Imlay City Clerk

Published: 03/26/2025



# ***Affidavit of Publication***

IN THE MATTER OF:

CITY OF IMLAY CITY

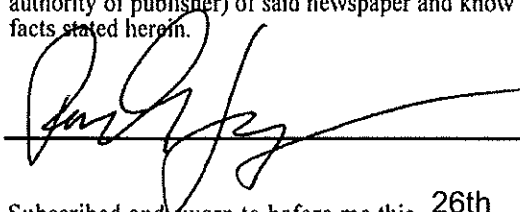
STATE OF MICHIGAN


COUNTY OF LAPEER

Being duly sworn, deposes and says the annexed copy of a notice was taken from The Tri-City Times community newspaper published and circulated in said State and County and that said notice was published in said newspaper on the

26th DAY OF MARCH

A.D. 2025, that he/she is the Publisher (and or with authority of publisher) of said newspaper and know well the facts stated herein.

  
Subscribed and sworn to before me this 26th day of MARCH A.D. 2025

  
Notary Public in and for said St. Clair County  
acting in Lapeer County

My Commission expires January 27 2026





March 14, 2025

To: City of Imlay City Planning Commission

CC: City Manager, DDA Director

RE: B-2 District Permitted Uses

**Background:**

During the February 25<sup>th</sup>, Planning Commission meeting a discussion of Article 2, Division 3, Section 2.25 which details permitted uses within the B-2 District took place. At that time, the Planning Commission directed Spicer Group to provide a redline of the Ordinance to permit personal services within the B-2 District. Christine Malzahn, Imlay City DDA Director presented a marked-up list of other uses that the Planning Commission should consider allowing in the B-2 District. Uses can be permitted either by right, as a conditional use, or as a special land use.

**Permit Procedures within Imlay City:**

Permitted Uses & Site Plan versus Sketch Plan: In the Zoning Ordinance, permitted uses are those allowed by right within a zoning district subject to approval of a site plan or sketch plan. Article 5, Division 1, Section 5.2 provides a tables to determine when a full site plan review is required versus a sketch plan review. A site plan review is required to be approved by the Planning Commission. A sketch plan review can be approved administratively by the Zoning Administrator. The Zoning Administrator would then report back administrative review decisions to the Planning Commission.

Special Land Uses: Standards for special land uses can be found within Article 5, Division 4 of the Zoning Ordinance. Special land uses receive approval from the Planning Commission following a public hearing held in accordance with Article 6, Division 2, Section 6.23 of the Ordinance. Special land uses are also accompanied by a site plan which is also required to be approved by the Planning Commission.

Conditional Land Uses: Standards for conditional land uses can be found within Article 5, Division 3 of the Zoning Ordinance. Conditional land uses can be approved by either the Zoning Administrator or the Planning Commission, depending on the site plan review requirements. Prior to approval of a conditional land use, the Zoning Administrator is required to evaluate conditional land use applications to ensure that the proposed use meets all the requirements and standards of the Zoning Ordinance. If all the use requirements are met, a conditional use permit can be granted by the Zoning Administrator. If all the requirements are not met, the use must then be reviewed as a special land use and follow the requirements within Article 5, Division 4. Following this, the use must either received sketch plan approval or site plan approval. The determination for which review process is required is found within Article 5, Division 1, Section 5.2. Sketch plans can be approved administratively by the Zoning Administrator. Site plans must receive approval by the Planning Commission.

Provided below is a table that illustrates the approving body for permitted uses, conditional uses, and special uses based on the type of plan that is required to be submitted.

**Table 1 – Approving Body Based on Use and Plan Type**

PLAN TYPE	USE TYPE		
	PERMITTED USE	CONDITIONAL USE	SPECIAL USE
SKETCH PLAN	Zoning Administrator	Zoning Administrator	N.A.
SITE PLAN	Planning Commission	Planning Commission	Planning Commission

**Conclusion:**

Spicer Group has reviewed the list provided by the City DDA Director and marked each item with our recommendation on how the identified uses should be permitted. These uses may be permitted by right, as a special land use, or as a conditional land use. The Planning Commission should review and approve the manner in which each use is permitted, as this affects the applicant's approval timeline and associated costs. The type of permit required should be based on the potential impact or nuisance the proposed use may have on neighboring property owners. Please see the attached document for our recommendations.

Respectfully submitted,  
Michael C. Daly-Martin, AICP  
Email: [mike.dalymartin@spicergroup.com](mailto:mike.dalymartin@spicergroup.com)  
Phone: 989.227.5004

City of Imlay City Zoning Ordinance

	Office	Commercial			
	OS-1	B-1	B-2	B-3	Use Standards
Marihuana Provisioning Center			CLU		<a href="#">Section 5.44(6)(j)</a>
Marihuana Safety Compliance Facility			CLU		<a href="#">Section 5.44(6)(j)</a>
Marihuana Secure Transporter			CLU		<a href="#">Section 5.44(6)(j)</a>
Marihuana Processor			CLU		<a href="#">Section 5.44(6)(j)</a>
Hospitals				SLU	<a href="#">Section 5.51</a>
Urgent care center				SLU	<a href="#">Section 5.51</a>
<b>Lodging</b>					
Hotels and motels			SLU	SLU	<a href="#">Section 5.51</a>
Bed and breakfast inns		SLU	SLU	SLU	<a href="#">Section 5.57(a)(4)</a>
<b>Food and Drink Establishments</b>					
Bars, taverns, lounges			CLU	CLU	<a href="#">Section 5.44(b)(3)</a>
Microbreweries, brewpubs			CLU	SLU	<a href="#">Section 5.44(b)(3)</a>
Drive-through window facilities for banks, restaurants, or other permitted uses	SLU			SLU	<a href="#">Section 5.57(a)(5)</a>
Restaurants, sit-down		SLU	P	P	<a href="#">Section 5.51</a>
<b>Auto-related Uses</b>					
Auto or Boat dealerships, new and used				CLU	<a href="#">Section 5.44(b)(2)</a>
Automobile gasoline stations				SLU	<a href="#">Section 5.57(a)(2)</a>
Automobile washes, automatic or self-service				CLU	<a href="#">Section 5.44(b)(1)</a>
Passenger terminals			SLU	P	
Automobile repair establishments				SLU	<a href="#">Section 5.57(a)(2)</a>
<b>Animals &amp; Agricultural</b>					
Veterinary clinic, office, hospitals		CLU		CLU	<a href="#">Section 5.44(b)(9)</a>
Animal Grooming		SLU	P		<a href="#">Section 5.51</a>
Pet Boarding Facilities		CLU		P	<a href="#">Section 5.44(b)(6)</a>
<b>Recreation and Entertainment Uses</b>					
Health club or Fitness Center	CLU	CLU	CLU	P	<a href="#">Section 5.44(b)(4)</a>

## City of Imlay City Zoning Ordinance

	Office	Commercial			
	OS-1	B-1	B-2	B-3	Use Standards
Indoor Recreational facility (public/private)		P	SLU	SLU	<u>Section 5.51</u>
Outdoor Recreational facility (public/private)		P		SLU	<u>Section 5.51</u>
Public/Private Open Space		P	P	P	
Adult Entertainment Regulated Uses					
<b>Institutional, Educational, and Assembly Uses</b>					
Places of assembly, including places of worship	SLU	SLU		SLU	<u>Section 5.51</u>
Post-secondary education, colleges, or vocational schools	SLU		P	P	<u>Section 5.57(a)(12)</u>
Public/Quasi-public buildings/uses	P	P	P	P	
Essential public services	P	P	P	P	
Essential public service buildings and structures		SLU		SLU	<u>Section 5.57(a)(6)</u>
Wireless Communications Facilities				SLU	<u>Section 5.57(a)(15)</u>
Parking garage/structure/off-street lot	SLU		SLU	SLU	<u>Section 5.51</u>

### SECTION 2.26 REQUIREMENTS APPLICABLE TO COMMERCIAL USES

All uses permitted by right or by Conditional Land Use or Special Land Use approval shall be required to meet the following requirements:

- a. Dealing Directly with Consumers. All permitted retail or service establishments shall deal directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced.
- b. Goods Produced. All goods produced on the premises shall be sold at retail on the premises where produced.