

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

REGULAR MEETING  
TUESDAY, MAY 06, 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 Tom Blount, Commissioner Stu Davis, Commissioner Joe DeLuca, Commissioner Al Ramirez, Commissioner Luke Stempien

**Absent:** None

**Also Present:** City Manager Craig Horton, DPW Superintendent Ed Priehs, Clerk/Treasurer Dawn Sawicki-Franz and Public

4. **APPROVAL OF AGENDA**

**MOTION** by Davis seconded by Stempien to approve the agenda as presented

**MOTION CARRIED UNANIMOUSLY**

5. **APPROVAL OF CONSENT AGENDA**

**MOTION** by Davis seconded by Tanis to approve the consent agenda to include:

- A. APPROVAL OF MINUTES** April 15, 2025 – Special Meeting-Workshop Meeting  
April 15, 2025 – Regular Meeting
- B. OTHER MINUTES** October 24, 2024 – Zoning Board of Appeals Regular Meeting  
February 25, 2025 – Planning Commission Regular Meeting  
March 10, 2025 – Downtown Development Authority Regular Meeting  
March 26, 2025 – Construction Code Authority Regular Meeting
- C. PAYMENT OF THE BILLS IN THE AMOUNT OF:**
- |                       |    |                   |
|-----------------------|----|-------------------|
| General Fund Checking | \$ | 604,661.29        |
| Tax Account           | \$ | 114.67            |
| HRA Account           | \$ | 403.61            |
| Total                 | \$ | <u>605,179.57</u> |

**ROLL CALL VOTE**

Ayes: Davis, Tanis, DeLuca, Ramirez, Stempien, Blount, Yockey

Nays: None

Absent: None

**MOTION CARRIED UNANIMOUSLY**

6. **CITIZENS FROM THE FLOOR**

One member of the public spoke regarding the Ad Hoc Committee.

Jason Sucaet introduced himself as the Imlay City Postmaster and discussed a current road issue within the Imlay City Zip Code Postal District that is not located within the City limits.

7. **GUEST SPEAKER – AS NEEDED**

None

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8. **PUBLIC HEARING 2025-2026 BUDGET**

A. **NOTICE AND PUBLICATIONS TO RECORD**

**MOTION** by Blount seconded by Tanis to enter notices and publications for the budget hearing into record

**MOTION CARRIED UNANIMOUSLY**

B. **PUBLIC HEARING – OPEN**

Mayor Yockey entertained a motion to open the public hearing in regards to the Budget

**MOTION** by Davis seconded by Tanis to **OPEN** the Public Hearing at 7:06 PM

**MOTION CARRIED UNANIMOUSLY**

City Manager Horton presented the budget books and the Resolution 2025-2026 that includes the full budget that was assembled and reviewed at the recent Budget Work Session. In addition, the Budget has been on display at the front counter of the City Offices for all to review. Discussion took place and questions were answered regarding the budget during the public hearing time.

C. **PUBLIC HEARING – CLOSED**

Mayor Yockey **CLOSED** the Public Hearing at 7:09 PM

D. **ACTION – RESOLUTION 2025-07 TO ADOPT THE FY 2025-2026 BUDGET, SET SUPPORTING MILLAGE RATES, EXEMPTION OF PA 152 OF 2011 AND APPROVE THE ANNUAL FEE SCHEDULE**

**MOTION** by Tanis seconded by Davis to approve Resolution 2025-07 to adopt the FY 2025-2026 Budget as presented and to include setting the supporting millage rates, exemption of PA 152 of 2011, and annual fee schedule.

**ROLL CALL VOTE**

Ayes: Tanis, Davis, DeLuca, Blount, Ramirez, Stempien, Yockey

Nays: None

Absent: None

**MOTION CARRIED UNANIMOUSLY**

9. **DEPARTMENT HEAD REPORT**

DPW Superintendent Priehs reported that the City Hall Exterior Improvements update with roof, parking lot and doors is underway and will be a little bit of an adjustment for the public and for the employees and this will be clearly marked with signage and fenced off as necessary. Regarding the Michigan Health Endowment Pathway Extension Grant (Safe Routes to School) design, we are working closely with Dr. Stu Cameron at the Imlay City Schools and will be presenting to the school board at their next meeting. Priehs informed that after Memorial Day, the milling and paving project will be taking place for area roads listed and the new dump truck with snow equipment will be arriving in September. The swimming pool and splash pad are currently in the new season opening process, and now with the contractor that usually handles this task but has gone out of business, we are handling this in house this year with the DPW handling all necessary procedures.

A. **PROPOSED DPW WORKDAY**

DPW Superintendent Priehs referred to the memo that is enclosed in the board packet as a proposed four 10-hour day work schedule for the Department of Public Works. Priehs explained that this schedule will take advantage of the long daylight hours in the summertime and it would help in working on long projects with not stopping and packing up after eight-hour shifts, enabling the project to have additional hours each day to be able finish the longer projects. This proposal is for a trial basis for this summer and we are looking for support from the Commission at this time.

City Manager Horton explained that we are currently in negotiations for a new contract for the DPW and would like to include this in the contract if the Commission is in support of this proposal, as we are not looking for a motion, just a general consensus of support.

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Mayor Yockey and all the City Commissioners shared that they would be in support of this proposal at this time.

**10. UNFINISHED BUSINESS**

**A. CITY OWNED PROPERTIES**

**i. OLD DPW BARN**

Mayor Yockey shared that the City received some disturbing news today. The grant that we thought that we were going to get and were hopeful in receiving from MEDC RAP 3.0 regarding the renovation of the DPW Barn, was denied.

City Manager Horton continued to explain that the bid that was received for the renovation work at the DPW Barn location was an exceptional one and we would like to review other options to fund this project and still move forward.

**ii. FARMER'S MARKET PAVILION UPDATE**

City Manager Horton deferred to Commissioner Tanis for an update on the progress of the Farmer's Market Pavilion. Commissioner Tanis shared that it is moving along well and the poles will be set tomorrow and we should be in good shape.

**B. RESOLUTION 2025-08 DNR POLLY ANN TRAILHEAD IMPROVEMENTS**

**MOTION** by Stempien seconded by Ramirez to approve Resolution 2025-08 DNR Polly Ann Trailhead Improvements as a revision of Resolution 2025-04

**ROLL CALL VOTE**

Ayes: Stempien, Ramirez, Tanis, Blount, Davis, DeLuca, Yockey

Nays: None

Absent: None

**MOTION CARRIED UNANIMOUSLY**

**11. NEW BUSINESS**

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

City Manager Horton informed that the Planning Commission has reviewed the permitted uses Section 2.25 and have approved the B-2 column changes that are noted in red and have recommended to the City Commission to approve the changes as presented.

At this time Commissioner Stempien asked to be recused from this discussion and vote for this agenda item, due to his wife being a downtown business owner that will be noted in this discussion.

**MOTION** by Davis seconded by Tanis to approve the recusal of Commissioner Stempien from the discussion and vote of this agenda item.

**MOTION CARRIED UNANIMOUSLY**

Commissioner Stempien stepped out of the Commission Chambers to the vestibule area.

**MOTION** by Tanis seconded by Blount to approve the Permitted Uses for B-2 Section 2.25 as presented and recommended by the Planning Commission and the Planner

**ROLL CALL VOTE**

Ayes: Tanis, Blount, DeLuca, Davis, Ramirez, Yockey

Nays: None

Absent: None

Abstain: Stempien

**MOTION CARRIED**

Commissioner Stempien returned to the City Commission table.

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**B. 2025 CAPITAL IMPROVEMENT PLAN**

City Manager Horton explained that part of the Master Plan is a Capital Improvement Plan (CIP) that is a rolling document which assists in budgeting and forecasting the future capital needs for the City. Each of the Department Heads have included in this plan, their six-year projections and this plan has been reviewed and approved by the Planning Commission to be presented to the City Commission for approval.

**MOTION** by Blount seconded by Ramirez to approve the Capital Improvement Plan included in our City Commission Board Packet on pages 52-92

**ROLL CALL VOTE**

Ayes: Blount, Ramirez, Stempien, Tanis, Davis, DeLuca, Yockey

Nays: None

Absent: None

**MOTION CARRIED UNANIMOUSLY**

**C. AIRBNB DISCUSSION**

Mayor Yockey explained that our current rental ordinance does not distinguish between short-term and long-term rentals and then deferred to City Manager Horton.

City Manager Horton informed that we had a homeowner submit an application for an Airbnb and in meeting with our Planners, it was noted that we do not have any ordinance for this and before we asked the Planners to work on this type of ordinance, we need to know if the Commission is in favor of short-term rentals or not. When reviewing this, things to consider are: Multi-family zoning areas or single-family areas (R-1 or R-2), driveway spaces (how many) and other things to keep in mind for review.

The general consensus from the Commissioners was to have the Planners review this and create an ordinance.

**NO MOTION, DISCUSSION ONLY**

**12. CITIZENS FROM THE FLOOR**

None

**13. CLOSED SESSION – AS NEEDED**

None

**14. CITY MANAGER TIME**

City Manager Horton shared that Michigan Municipal League (MML) has recommended strongly for events that are not City sponsored events, that the City needs to require the event applicant to obtain (hold harmless) event insurance. The current event permit could have a notation on it to require event insurance.

Commissioners discussed this and ask City Manager Horton to review options for the event applicants that will satisfy our insurance carrier and work well with the event applicants.

**15. COMMISSIONER TIME**

Commissioner Stempien said thank you to all the Commissioners for their dedication in all of the subjects that were discussed and decisions that were made today.

Commissioner Davis stated that we may disagree with each other occasionally, but all of us are looking for the best for the City.

Commissioner Blount thanked DPW Superintendent Priehs for his leadership for the water department and all of the other things that he does for the City and to City Manager Horton for all you do for the City of Imlay City.

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Mayor Yockey referred to a recent article in the Tri-City Times for an explanation of the ad-hoc committees that are formed for the City for certain purposes.

**16. ADJOURNMENT**

**MOTION** by Davis seconded by Stempien to adjourn at 7:55 PM

**MOTION CARRIED UNANIMOUSLY**

Next Regular City Commission Meeting Date: Tuesday, May 20, 2025 at 7:00 PM

Respectfully submitted by: \_\_\_\_\_  
Dawn Sawicki-Franz, City Clerk

**APPROVED: May 20, 2025**