

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

REGULAR MEETING
TUESDAY, JUNE 17, 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, DDA Director Christine Malzahn, Clerk/Treasurer Dawn Sawicki-Franz and Public

4. **APPROVAL OF AGENDA**

MOTION by Davis seconded by Stempien to approve the agenda with the addition of **UNFINISHED BUSINESS C. PAY APPLICATION #9 KAPALA HEATING & AC** and **D. PAY APPLICATION #10 KAPALA HEATING & AC**
MOTION CARRIED UNANIMOUSLY

5. **APPROVAL OF CONSENT AGENDA**

MOTION by Davis seconded by DeLuca to approve the consent agenda with the clerical error in the Parks and Recreation Minutes noted to include:

- A. APPROVAL OF MINUTES** June 03, 2025 – City Commission Regular Meeting
B. OTHER MINUTES May 12, 2025 – Downtown Development Authority Regular Meeting
May 13, 2025 – Parks and Recreation Regular Meeting
May 19, 2025 – Downtown Development Authority Special Meeting
May 22, 2025 – Lapeer County Board of Commissioners Regular Meeting

C. PAYMENT OF THE BILLS IN THE AMOUNT OF:		General Fund Checking	\$	261,189.81
		Tax Account	\$	273.77
		HRA Account	\$	531.07
		Total	\$	<u>261,994.65</u>

ROLL CALL VOTE

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

Nays: None

Absent: None

MOTION CARRIED UNANIMOUSLY

6. **CITIZENS FROM THE FLOOR**

None

7. **GUEST SPEAKER – AS NEEDED**

None

8. **DEPARTMENT HEAD REPORT**

None

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9. **PUBLIC HEARING – TRUTH IN TAXATION**

A. **NOTICES AND PUBLICATIONS TO RECORD**

MOTION by Davis seconded by Stempien to enter notices and publications into record

MOTION CARRIED UNANIMOUSLY

B. **PUBLIC HEARING OPEN**

Mayor Yockey opened the Public Hearing at 7:04 PM

C. **PUBLIC COMMENT**

Clerk/Treasurer Sawicki-Franz shared the information from Section 211.24E MCL regarding the confusion about “Truth in Taxation” and informed that 2024 millage rate was 16.9637 and the 2025 proposed millage rate is 16.9637 which is that same as 2024, due to a Headlee millage reduction factor of 1.00 for this year.

Comments were heard and questions were answered.

D. **PUBLIC HEARING CLOSED**

Mayor Yockey closed the Public Hearing at 7:06 PM

E. **ACTION – RESOLUTION 2025-13 TRUTH IN TAXATION MILLAGE 2025**

MOTION by Blount seconded by Davis that the action Resolution 2025-13 – Truth in Taxation Millage 2025 pages 36-37 would be approved

ROLL CALL VOTE

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

Nays: None

Absent: None

MOTION CARRIED UNANIMOUSLY

10. **UNFINISHED BUSINESS**

A. **CITY OWNED PROPERTIES**

i. **OLD DPW BUILDING**

Mayor Yockey referred this update to Mayor Pro Tem Tanis. Tanis briefed the Commission on the quotes of building materials as these are continuing to go up and we are about 30 days out on the project start

NO MOTION, INFORMATIONAL ONLY

B. **WWTP SPLITTER BOX**

i. **CHANGE ORDER NO. 1**

MOTION by Blount seconded by Tanis to approve Change Order No. 1 to American Excavating LTD on page 39 as an increase in the amount of \$13,500.00 from \$106,550.00 to \$120,050.00.

ROLL CALL VOTE

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

Nays: None

Absent: None

MOTION CARRIED UNANIMOUSLY

ii. **PAY APPLICATION NO. FINAL**

MOTION by Tanis seconded by Ramirez to approve the Pay Application Final to American Excavating LTD for the Splitter Box in the amount of \$120,050.00 as recommended

ROLL CALL VOTE

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

Nays: None

Absent: None

MOTION CARRIED UNANIMOUSLY

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C. LAMB STEELE – KAPALA HEATING & AC, PAY APPLICATION #9

MOTION by Tanis seconded by Stempien to approve pay application #9 change order for a \$450.00 credit from Kapala Heating & AC

ROLL CALL VOTE

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

Nays: None

Absent: None

MOTION CARRIED UNANIMOUSLY

D. LAMB STEELE – KAPALA HEATING & AC, PAY APPLICATION #10

MOTION by Blount seconded by Davis to pay Kapala Heating & AC the amount of \$52,632.50 pay application #10, be approved

ROLL CALL VOTE

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

Nays: None

Absent: None

MOTION CARRIED UNANIMOUSLY

11. NEW BUSINESS

A. 2025 TAX RATE REQUEST (L-4029)

Treasurer/Clerk Sawicki-Franz explained the L-4029 is a form that is created by our Assessor Nathan Hager and that it is a formality to approve that Mayor Yockey signs the L-4029 to be able to enter these tax rates onto the tax bills for the Summer Tax Season as these rates have already been approved with the passage of Resolution 2025-13 which is a prior agenda item.

MOTION by Blount seconded by Tanis to approve Mayor Yockey to sign the L-4029 2025 tax millage rate request to the Board of Commissioners

ROLL CALL VOTE

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

Nays: None

Absent: None

MOTION CARRIED UNANIMOUSLY

Treasurer/Clerk Sawicki-Franz shared that while we are on the subject of tax bills, she called attention to the small flyer at each of their seats that is a Parks and Recreation survey form with QR code from Lapeer County Building and Grounds Department as they have asked the City of Imlay City and the other Lapeer County Treasurers to include this survey flyer in each of their 2025 summer tax bills for Lapeer County Residents to obtain information regarding the usage of the parks that are located within Lapeer County.

B. PLACER AI

DDA Director Malzahn explained Placer AI as a data collection agency that tracks location and demographics from cell phone use in our area. Malzahn continued pointing out the sample that was included in the mini packet with the Downtown Imlay City area visits, visitors and visit frequency on the report as well as an example of top matches that will aid in business recruitment. The estimated quote for this is \$10,000.00 and Sam Moore the Executive Director with the Lapeer Development Corporation has agreed to fund half of this as \$5,000.00 with access to be able to use this helpful business recruitment tool for their endeavors as well. In addition, the Downtown Development Authority has voted to fund half of the remaining balance of \$5,000.00 at \$2,500.00 and the DDA is asking the City to match that funding amount of \$2,500.00 for a one-year contract at the cost of \$10,000.00.

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MOTION by Tanis seconded by Davis to match the \$2,500.00 from the City for support of this program for a 12-month subscription

ROLL CALL VOTE

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

Nays: None

Absent: None

MOTION CARRIED UNANIMOUSLY

- C. – I. REAPPOINT THE FOLLOWING: JAMES BLOUNT TO BOARD OF REVIEW FOR A 3-YEAR TERM ENDING IN JUNE 2028, STU DAVIS TO THE DOWNTOWN DEVELOPMENT AUTHORITY FOR A 4-YEAR TERM ENDING JUNE 2029, KIM JORGENSEN TO THE DOWNTOWN DEVELOPMENT AUTHORITY FOR A 4-YEAR TERM ENDING JUNE 2029, CYNTHIA STROEBEL TO THE PARKS AND RECREATION FOR A 2-YEAR TERM ENDING JUNE 2027, JAMES BLOUNT TO THE PLANNING COMMISSION FOR A 3-YEAR TERM ENDING JUNE 2028, BOB TANIS TO THE PLANNING COMMISSION FOR A 3-YEAR TERM ENDING JUNE 2028, AND LUKE STEMPIEN TO THE ZONING BOARD OF APPEALS FOR A 3-YEAR TERM ENDING JUNE 2028.

MOTION by Tanis seconded by Davis to reappoint all these people to their respective boards for the term as indicated

MOTION CARRIED UNANIMOUSLY

- J. **APPOINT SHERYL DAVIS TO THE DOWNTOWN DEVELOPMENT AUTHORITY FOR A 4-YEAR TERM ENDING JUNE 2029**

Mayor Yockey asked Sheryl to introduce herself.

Sheryl Davis shared with the Commission that she is currently President of the Imlay City Chamber of Commerce and would enjoy being on the DDA Board.

DDA Director Malzahn stated that Sheryl will be fine serving and just has some concerns that the focus lens needs be on the whole DDA and not just the Chamber members.

MOTION by Blount seconded by Tanis that Sheryl Davis be appointed to the Downtown Development Authority for a 4-year term ending in 2029

MOTION CARRIED UNANIMOUSLY

- K. **APPOINT GABRIELLE WISE TO THE DOWNTOWN DEVELOPMENT AUTHORITY FOR A TERM OF 4-YEARS ENDING JUNE 2029**

Mayor Yockey asked Gabrielle to introduce herself.

Gabrielle Wise explained that she is the current tenant in the 150 Bancroft DDA property and is currently looking for a space to move her photo studio into and has grant writing experience.

MOTION by Stempien seconded by Tanis to appoint Gabrielle Wise for the Downtown Development Authority for 4-year term ending in June 2029

ROLL CALL VOTE

MOTION CARRIED UNANIMOUSLY

12. **CITIZENS FROM THE FLOOR**

DDA Director Malzahn thanked the City Commission for the support of herself and the DDA Board during her tenure and shared that it is with a heavy heart that she announces she has submitted her resignation letter to the DDA Board this morning as she has accepted a position of City Manager for the City of Marlette and will be reporting there on July 1.

Imlay City Representative on the Lapeer County EMS Board Ted Sadler gave an update with positive statistics regarding the Lapeer County EMS Board and closed his comments with congratulations to DDA Director Malzahn.

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13. CLOSED SESSION – AS NEEDED

None

14. CITY MANAGER TIME

City Manager Horton referred to the memo that is at each of the Commissioner's seats from DPW Superintendent Ed Priehs regarding the water line testing and stated in this memo, was a reminder that Priehs did a presentation on this subject back in October 2024. Priehs is hoping to come to a meeting in July to discuss meter updates that are needed. City Manager Horton shared one other item of concern with the parking lot reconstruction is ongoing and ramping up as soon as the roofers are done, for the safety and concern of people trying to attend the meeting on July 1st, this meeting may need to be canceled. Mayor Yockey stated that we will evaluate the agenda needs for that meeting and make that decision a little closer to the scheduled date of the meeting.

15. COMMISSIONER TIME

Commissioner Blount thanked DDA Director Malzahn for what you have done here and sorry to have you go.

Commissioner Tanis shared that it has been a pleasure working with you and wish you well.

Commissioner Davis stated that video needs to be at the City Commission meetings.

Commissioner Stempien thanked DDA Director Malzahn for all her wonderful help and stated that being the newest Commissioner, I did not get to see as much as the others and the City will have big shoes to fill.

Commissioner Ramirez congratulated DDA Director Malzahn and said that the City of Marlette is very lucky to get you.

Mayor Yockey addressed DDA Director Malzahn and communicated best of luck to Malzahn as this is a big change and I hope everything goes well for you.

Commissioner Tanis asked about golf carts in the Downtown area.

City Manager Horton informed that Police Chief Selby is working on this with in depth research and will present his findings and recommendations at a future meeting.

16. ADJOURNMENT

MOTION by Davis seconded by Stempien to adjourn at 7:45 PM

MOTION CARRIED UNANIMOUSLY

Next Regular City Commission Meeting Date: Tuesday, July 01, 2025 at 7:00 PM

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

APPROVED: July 15, 2025