

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

REGULAR MEETING  
TUESDAY, JULY 15, 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

Commissioner Davis arrived at 7:28 PM

**Absent:** None

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

4. **APPROVAL OF AGENDA**

**MOTION** by Blount seconded by Tanis to approve the agenda with the addition of **UNFINISHED BUSINESS H. FEE SCHEDULE UPDATE** and **NEW BUSINESS D. GOLF CARTS**  
**MOTION CARRIED UNANIMOUSLY**

5. **APPROVAL OF CONSENT AGENDA**

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

- A. **APPROVAL OF MINUTES** June 17, 2025 – City Commission Regular Meeting  
B. **OTHER MINUTES** May 27, 2025 – Planning Commission Regular Meeting  
May 28, 2025 – Construction Code Authority Regular Meeting  
June 26, 2025 – Lapeer County Board of Commissioners Regular Meeting  
C. **PAYMENT OF THE BILLS IN THE AMOUNT OF:**
- |                       |    |                   |
|-----------------------|----|-------------------|
| General Fund Checking | \$ | 959,336.65        |
| Tax Account           | \$ | 257.93            |
| HRA Account           | \$ | 2,940.68          |
| Total                 | \$ | <u>962,935.26</u> |

**ROLL CALL VOTE**

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

Nays: None

Absent: Davis

**MOTION CARRIED UNANIMOUSLY**

6. **CITIZENS FROM THE FLOOR**

None

7. **GUEST SPEAKER – AS NEEDED**

None

8. **DEPARTMENT HEAD REPORT**

DPW Superintendent Priehs updated the Commission on the M-53/4<sup>th</sup> Street Sewer Project and stated that it is wrapped up and a 1.7-million-dollar grant from CDBG (Community Development Block Grant) assisted the City with this over 2.1-million-dollar project. Priehs continued his update sharing

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that City Hall improvements are in process starting with the exterior as most could see on their way into the building. Priehs briefed the Commission on the Michigan Health Endowment Grant of \$300,000 per school with the Safe Routes to School grant and the process of working with OHM Advisors and the local schools for pathway extensions design and sidewalk replacement. The City and OHM will be working directly with the school district and residents for the surveys of school administration, parents, and students input on needs in this area. Priehs updated on the Polly Ann trail head improvements with the DNR Trust Fund Grant along with the OHM team, was one of ten in the state that presented the project in Detroit to the Board of Trustees of the DNR Trust Fund with projects to be awarded in October. Priehs summarized the 10-hour workday for the summer DPW schedule and explained the positivity of completing projects timely, productivity and staff morale. Priehs closed with his report on lead water line servicing, leak detection and water meter replacements needed in the future.

**9. PUBLIC HEARING  
NONE**

**10. UNFINISHED BUSINESS**

**A. CITY OWNED PROPERTIES**

**i. OLD DPW BUILDING**

Mayor Yockey asked Commissioner Tanis for an update on this project. Tanis stated that the project will begin in about two weeks and shared that currently I am reaching out to the electrician regarding the pole in front of the building and its possible relocation as well as our construction sub-committee needs to meet to go over the plans.

**NO MOTION, INFORMATIONAL ONLY**

**B. M-53/4<sup>TH</sup> STREET SANITARY SEWER PROJECT FINAL CHANGE ORDER #6**

**MOTION** by Blount seconded by DeLuca to approve change order #6 from contractor Boddy Construction for a deduction of \$3,494.10 from the original contract.

**ROLL CALL VOTE**

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

Nays: None

Absent: Davis

**MOTION CARRIED UNANIMOUSLY**

**C. M-53/4<sup>TH</sup> STREET SANITARY SEWER PROJECT FINAL PAY APPLICATION #7**

**MOTION** by Blount seconded by Tanis to approve the final pay application #7 to contractor Boddy Construction in the amount of \$211,692.18

**ROLL CALL VOTE**

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

Nays: None

Absent: Davis

**MOTION CARRIED UNANIMOUSLY**

**D. MIDWEST COMMERCIAL CONSTRUCTION PAY APPLICATION #1**

**MOTION** by Stempien seconded by Blount to approve the pay application and certificate #1 to Midwest Commercial Contractors for the amount of \$174,825.90

**ROLL CALL VOTE**

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

Nays: None

Absent: Davis

**MOTION CARRIED UNANIMOUSLY**

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**E. TG PRIEHS CHANGE ORDER PAVEMENT IMPROVEMENTS**

**MOTION** by Tanis seconded by Ramirez to approve the change order and pay \$159,615.76 to TG Priehs LLC for the Pavement Improvements as presented

**ROLL CALL VOTE**

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

Nays: None

Absent: Davis

**MOTION CARRIED UNANIMOUSLY**

**F. HOLDWICK'S HEATING & COOLING CHANGE ORDER HVAC**

City Manager Horton explained that when Holdwick's Heating & Cooling were repairing the HVAC system at the old fire hall, they found leaks in existing line sets (ac lines) and fixed those, while on site, instead of coming back later to repair them at another time. This additional work was at a cost of \$800.00.

**MOTION** by Blount seconded by Tanis to approve payment of \$10,750.00 including the the change order of \$800.00 to Holdwick's Heating & Cooling for repair of the HVAC and line sets

**ROLL CALL VOTE**

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

Nays: None

Absent: Davis

**MOTION CARRIED UNANIMOUSLY**

Commissioner Davis arrived at 7:28 PM

**G. R&R FIRE TRUCK REPAIR CHANGE ORDER FIRE TRUCK REPAIR**

Discussion regarding the increase in repair costs above the previously approved amount including asking Fire Chief Klobucar to be present at the next City Commission meeting to explain the additional charges.

**MOTION** by Davis to approve the additional charges of \$33,726.77 for a total of \$75,453.77 with the original quote of \$41,727.00.

**MOTION FAILED WITH NO SUPPORT**

**MOTION** by Tanis seconded by DeLuca to postpone this invoice and agenda item to the next City Commission meeting with explanation of the increase from Fire Chief Klobucar

**ROLL CALL VOTE**

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

Nays: Davis

Absent: None

**MOTION CARRIED UNANIMOUSLY**

**H. FEE SCHEDULE UPDATE**

Clerk/Treasurer Sawicki-Franz presented a letter from our Planner Caitlyn Habben with a proposed fee schedule update for the section of the fee schedule pertaining to planning and zoning.

**MOTION** by Blount seconded by DeLuca to postpone this agenda item to the next meeting to have our planner present to explain the fee increases as proposed

**ROLL CALL VOTE**

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

Nays: None

Absent: None

**MOTION CARRIED UNANIMOUSLY**

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**11. NEW BUSINESS**

**A. OHM 7<sup>TH</sup> STREET STORM SURVEY AND OPTIONAL ANALYSIS**

**MOTION** by Davis seconded by DeLuca to approve payment to OHM Advisors not to \$8,000.00 to provide 7<sup>th</sup> Street Storm Survey and Optional Analysis

**ROLL CALL VOTE**

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

Nays: None

Absent: None

**MOTION CARRIED UNANIMOUSLY**

**B. APPOINT SHANE COLLISON TO THE REMAINING, VACANT TERM OF PLANNING COMMISSION, ENDING JUNE 2027**

Mayor Yockey shared our City's appreciation for John Lengemann, who recently passed, and was currently serving on our Planning Commission and Zoning Board of Appeals.

**MOTION** by Davis seconded by Blount to appoint Shane Collison to the remaining portion of the vacant term of Planning Commission member ending in June of 2027

**MOTION CARRIED UNANIMOUSLY**

**C. APPOINT SHANE COLLISON TO THE REMAINING, VACANT TERM OF ZONING BOARD OF APPEALS, ENDING JUNE 2027**

**MOTION** by Davis seconded by Tanis to appoint Shane Collison to the remaining portion of the vacant term of Zoning Board of Appeals member ending in June of 2027

**MOTION CARRIED UNANIMOUSLY**

**D. GOLF CARTS**

Mayor Yockey asked Police Chief Selby to present this item.

Police Chief Selby offered a preliminary packet of information that includes his research on this subject so far and more facets of an ordinance needs to be discussed before any implementation as there is a lot of information to review and discuss and to allow time for the Police Chief and the Fire Chief to evaluate ordinance requirements.

The City Commissioners discussed this topic with both pros and cons to this and agreed that this should be a vote of the people.

**NO MOTION, INFORMATIONAL ONLY**

**12. CITIZENS FROM THE FLOOR**

One member of the audience asked about water main leaks.

**13. CLOSED SESSION – AS NEEDED**

None

**14. CITY MANAGER TIME**

City Manager Horton reported that the first round of DDA Director interviews will be July 25, 2025 and the bids are due back for the Lions Park DNR Grant project on July 28<sup>th</sup>.

**15. COMMISSIONER TIME**

Commissioner Stempien thanked all the public for their attendance at the City meeting.

Commissioner Davis apologized for being late to the meeting today.

Commissioner DeLuca shared that it's great to see new faces in the audience.

Mayor Yockey reminded everyone that the Eastern Michigan Fair is coming to our City next week and thank you to Leah May for the getting the video up and running and this will be posted to the City's You Tube Channel.

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**16. ADJOURNMENT**

**MOTION** by Blount seconded by Tanis to adjourn at 8:01 PM  
**MOTION CARRIED UNANIMOUSLY**

Next Regular City Commission Meeting Date: Tuesday, August 05, 2025 at 7:00 PM

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

**APPROVED: August 05, 2025**