

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

REGULAR MEETING
TUESDAY, AUGUST 19, 2025
7:00 PM

1. **CALL TO ORDER**

Mayor Pro Tem Bob Tanis called the meeting to order at 7:00 PM.

2. **PLEDGE OF ALLEGIANCE**

Mayor Pro Tem Tanis led the Pledge of Allegiance.

3. **ROLL CALL**

Present: Mayor Pro Tem Bob Tanis, Commissioner Stu Davis, Commissioner Joe DeLuca, Commissioner Al Ramirez, Commissioner Luke Stempien

Absent: Mayor Barbara Yockey, Commissioner Tom Blount,

Also Present: City Manager Craig Horton, Fire Chief Keith Klobucar, Zoning Administrator Lonnie Hayes, 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

Commissioner DeLuca arrived at 7:01 PM

5. **APPROVAL OF CONSENT AGENDA**

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

A. **APPROVAL OF MINUTES** August 05, 2025 – City Commission Regular Meeting

B. **OTHER MINUTES** June 10, 2025 – Parks and Recreation Regular Meeting
July 14, 2025 – Downtown Development Authority Special Meeting
July 14, 2025 – Downtown Development Authority Regular Meeting

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

General Fund Checking	\$	256,935.29
Tax Account	\$	305,772.62
HRA Account	\$	345.99
Total	\$	<u>563,053.90</u>

ROLL CALL VOTE

Ayes: Davis, DeLuca, Ramirez, Stempien, Tanis

Nays: None

Absent: Blount, Yockey

MOTION CARRIED UNANIMOUSLY

6. **CITIZENS FROM THE FLOOR**

A resident spoke regarding water damage and mold.

Mayor Pro Tem Tanis asked if we could adjust our agenda to add this item for discussion.

MOTION by Davis seconded by Stempien to amend the approved agenda to add **NEW BUSINESS**

F. WATER AND MOLD REMEDIATION DISCUSSION

MOTION CARRIED UNANIMOUSLY

7. **GUEST SPEAKER – AS NEEDED**

None

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8. **DEPARTMENT HEAD REPORT**

None

9. **UNFINISHED BUSINESS**

A. **CITY OWNED PROPERTIES**

i. **OLD DPW BUILDING**

Mayor Pro Tem Tanis informed that the exterior of the Old DPW Building is almost complete with the outside steel in place and the doors to be delivered early next week. This will close the building up all the way around the exterior and will be ready to begin on the inside renovation.

NO MOTION, INFORMATIONAL ONLY

B. **MIDWEST COMMERCIAL PAY APPLICATION #2-CITY HALL IMPROVEMENTS-EXTERIOR**

City Manager Horton shared the email from DPW Superintendent Priehs recommending pay application #2 to Midwest Commercial Construction in the amount of \$228,084.80 for exterior City Hall improvements.

MOTION by Davis seconded by DeLuca to approve pay application #2 to Midwest Commercial Construction in the amount of \$228,084.80 as recommended.

ROLL CALL VOTE

Ayes: Davis, DeLuca, Ramirez, Stempien, Tanis

Nays: None

Absent: Blount, Yockey

MOTION CARRIED UNANIMOUSLY

10. **NEW BUSINESS**

A. **CODE OF ORDINANCES - CHAPTER 94: ORDINANCE NO. 94-03 FIRE PREVENTION (FIRST READING)**

Fire Chief Klobucar reviewed the Code of Ordinances-Chapter 94: Ordinance #94-03 Fire Prevention for a first reading, with the Commission members and public. Klobucar explained the need for this update to secure the public health, safety and general welfare of the residents and property owners of the City of Imlay City by adopting and enforcing this ordinance as presented.

MOTION by Davis seconded by Stempien to record the first reading of Ordinance No. 94-03, the Amendment of City of Imlay City Code of Ordinances-Chapter 94: Fire Prevention as presented

ROLL CALL VOTE

Ayes: Stempien, Ramirez, DeLuca, Tanis

Nays: Davis

Absent: Blount, Yockey

MOTION CARRIED

B. **RESOLUTION 2025-14 PROCLAMATION-NATIONAL SEE TRACKS? THINK TRAIN WEEK**

MOTION by Davis seconded by DeLuca to approve Resolution 2025-14 proclaiming September 15-21, 2025 as National See Tracks? Think Train Week

ROLL CALL VOTE

Ayes: Davis, DeLuca, Stempien, Ramirez, Tanis

Nays: None

Absent: Blount, Yockey

MOTION CARRIED UNANIMOUSLY

C. **MERS DELEGATE**

City Manager Horton requested permission to be the officer delegate to the annual business meeting of MERS (Municipal Employees' Retirement System of Michigan) and to allow Horton to be able to vote at this meeting

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MOTION by Davis seconded by Stempien to approve appointment of City Manager Horton as the officer delegate at the annual MERS business meeting scheduled for October 2025

MOTION CARRIED UNANIMOUSLY

Commissioner DeLuca asked if the City has an employee delegate and stated that there used to be an election held for this by the employees. City Manager Horton said that we can do that again if you would like.

MOTION by DeLuca seconded by Ramirez to send an employee delegate to the annual MERS conference and to hold an election for this

MOTION CARRIED UNANIMOUSLY

D. TOWN HALL MEETING DISCUSSION

City Manager Horton shared the sample document for publication for a Town Hall Meeting to be held on September 16, 2025 at 7:00 PM at the regular City Commission meeting to give ample notice of the scheduled Town Hall Meeting so that all are aware and have time for review of options.

MOTION by Stempien seconded by Ramirez to authorize Clerk/Treasurer Sawicki-Franz to publish the Town Hall Meeting Notice to be held Tuesday, September 16, 2025 at the regular City Commission Meeting at 7:00 PM to discuss the Imlay City Public Safety Building

MOTION CARRIED UNANIMOUSLY

E. TPOAM CONTRACT

City Manager Horton asked that this item be tabled until after Closed Session

F. WATER AND MOLD REMEDIATION DISCUSSION

Zoning Administrator Hayes shared that water damage and mold are two separate issues and then continued to inform of standards or lack of standards from the state regarding this issue as the state provides no measurable standard for measuring mold.

NO MOTION, INFORMATIONAL ONLY

11. CITIZENS FROM THE FLOOR

None.

12. CLOSED SESSION – AS NEEDED

MOTION by Stempien seconded by DeLuca for approval to recess into closed session to consider labor negotiations pursuant to section 8 of the open meetings act at 7:49 PM

ROLL CALL VOTE

Ayes: Stempien, DeLuca, Davis, Ramirez, Tanis

Nays: None

Absent: Blount, Yockey

MOTION CARRIED UNANIMOUSLY

Mayor Pro Tem Tanis returned the City Commission Meeting to open session at 7:58 PM

MOTION by Davis seconded by Stempien to approve the TPOAM union contract as presented

ROLL CALL VOTE

Ayes: Davis, Stempien, DeLuca, Ramirez, Tanis

Nays: None

Absent: Blount, Yockey

MOTION CARRIED UNANIMOUSLY

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13. CITY MANAGER TIME

City Manager Horton referred to a document handed out just before the Commission meeting that was given to the City Manager earlier that day by Commissioner Tom Blount as Blount was not able to attend this Commission meeting. The documents were regarding the 150 Bancroft Street building that the DDA currently has listed for sale and the information that a potential buyer has submitted regarding the request to purchase the adjoining City property to expand the current building that is located at this address.

City Manager Horton continued his report informing that the property issue regarding the old barn on Fourth Street near Gibbard's Granary and has been dismantled and is now just a cement slab. The DNR had done a title search and the DNR owns this property as was granted to them from the Grand Trunk Railroad and are now selling the barn wood. Since this is not City property the DNR are handling this and keeping us informed.

14. COMMISSIONER TIME

None

15. ADJOURNMENT

MOTION by Tanis seconded by Davis to adjourn at 8:04 PM

MOTION CARRIED UNANIMOUSLY

Next Regular City Commission Meeting Date: Tuesday, September 2, 2025 at 7:00 PM

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

APPROVED: September 02, 2025