

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

REGULAR MEETING
TUESDAY, OCTOBER 07, 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 Stu Davis, Commissioner Joe DeLuca, Commissioner Luke Stempien

Absent: Commissioner Tom Blount, Commissioner Al Ramirez

Also Present: City Manager Craig Horton, Attorney Howard Shifman, Wade Trim Professional Planner Caitlyn Habben, Clerk/Treasurer Dawn Sawicki-Franz and Public

4. **APPROVAL OF AGENDA**

MOTION by Davis seconded by Stempien to approve the agenda as modified with the addition of **NEW BUSINESS F. 2025-16 RESOLUTION-GAME LICENSE HISPANIC SERVICE CENTER**
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** September 16, 2025 – City Commission Regular Meeting

B. **OTHER MINUTES** August 26, 2025 – Planning Commission Regular Meeting

August 27, 2025 – Construction Code Authority Regular Meeting

September 25, 2025 – Lapeer County Board of Commissioners Regular Meeting

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

General Fund Checking	\$	634,511.19
Tax Account	\$	4,236,605.38
HRA Account	\$	748.60
Total	\$	<u>4,871,865.17</u>

ROLL CALL VOTE

Ayes: Davis, Tanis, DeLuca, Stempien, Yockey

Nays: None

Absent: Blount, Ramirez

MOTION CARRIED UNANIMOUSLY

6. **CITIZENS FROM THE FLOOR**

One member of the audience spoke regarding several properties in the City and the speed on City streets

7. **GUEST SPEAKER – AS NEEDED**

None

8. **DEPARTMENT HEAD REPORT**

None

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9. UNFINISHED BUSINESS

A. CITY OWNED PROPERTIES

i. OLD DPW BUILDING

No new update other than DTE put the pole in wrong place and the City is attempting to get DTE to remove the pole and put it in the correct place and that is the current hold up.

NO MOTION, INFORMATIONAL ONLY

ii. TOWER

City Manager Horton referred to the letter from the law firm of Seibert Dloski and the lease contract with American Tower enclosed in the packet and explained that the contract is a renewal with an increase. There is a one-time revenue payment as well as an increase in the monthly rent the City receives from American Tower.

MOTION by Davis seconded by Stempien to approve the contract with American Tower as the proposed first amendment of ground lease agreement as presented and authorize the Mayor to sign this contract.

ROLL CALL VOTE

Ayes: Davis, Stempien, Tanis, DeLuca, Yockey

Nays: None

Absent: Blount, Ramirez

MOTION CARRIED UNANIMOUSLY

B. AMENDMENT OF REZONING MOTION FOR MINUTES FROM CITY COMMISSION MEETING
SEPTEMBER 02, 2025

Clerk/Treasurer Sawicki-Franz explained that our City Attorney Robert Seibert is in the process of writing an agreement to be placed with the Lapeer County Register of Deeds on the property with the conditions of limit.

MOTION by Stempien seconded by Tanis to amend the motion in the minutes of Tuesday, September 02, 2025 regarding the rezoning of parcel #19-66-300-000-00 for 240 N Main Street as follows:

To approve the requested conditional rezoning of 240 N Main Street #19-66-300-000-00 from R-2 Single Family Residential to RM-1 Multiple Family Housing because the applicant meets all standards in Section 6.44 with the following conditions:

1. The applicant voluntarily limits uses allowed on the subject property to be a Bed and Breakfast Establishment and other uses also allowed in the R-2 Single Family Residential Zoning District and;
2. The applicant voluntarily agreed to the condition of the zoning to be reported to the Lapeer County Register of Deeds.

ROLL CALL VOTE

Ayes: Stempien, Tanis, Davis, DeLuca, Yockey

Nays: None

Absent: Blount, Ramirez

MOTION CARRIED UNANIMOUSLY

C. RESOLUTION 2025-15 INTENT FOR ESTABLISHING THE BOUNDARIES OF THE CITY OF
IMLAY CITY NEIGHBORHOOD IMPROVEMENT AUTHORITY DISTRICT

Planner Habben reminded that this may be familiar as this district had been discussed in the spring. This is a TIF (Tax Increment Financing) District that essentially encompasses any property outside of the DDA (Downtown Development Authority) and this is not increasing taxes but instead capping the values of taxes being currently collected and then capturing the increased portion for the City, for projects of infrastructure that will improve quality of life here in the City of Imlay City. This project has been a joint effort between the City of Imlay City and the MEDC (Michigan Economic Development Corporation).

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MOTION by Stempien seconded by DeLuca to approve the Resolution of intent for establishing the boundaries of the City of Imlay City Neighborhood Improvement Authority District as Resolution #2025-15

ROLL CALL VOTE

Ayes: Stempien, DeLuca, Tanis, Davis, Yockey

Nays: None

Absent: Blount, Ramirez

MOTION CARRIED UNANIMOUSLY

10. NEW BUSINESS

A. FIRST READING ZONING ORDINANCE TEXT AMENDMENT TO ARTICLE 1 DIVISION 2 DEFINITIONS, ARTICLE 2 DIVISION 2 RESIDENTIAL ZONING DISTRICTS AND DIVISION 3 COMMERCIAL ZONING DISTRICTS AND ARTICLE 5 DIVISION 4 SPECIAL LAND USE

Planner Habben explained that this as a City Zoning Ordinance to modify regulations regarding the regulation of hostels, short term rentals, and bed and breakfast establishments.

MOTION by DeLuca seconded by Davis to accept the first reading of the zoning ordinance text amendment to article 1, division 2 definitions; article 2 division 2 residential zoning districts and division 3 commercial zoning districts and article 5 division 4 special land use

ROLL CALL VOTE

Ayes: DeLuca, Davis, Tanis, Stempien, Yockey

Nays: None

Absent: Blount, Ramirez

MOTION CARRIED UNANIMOUSLY

B. FIRST READING OF CODE OF ORDINANCE 116.00 – SHORT TERM RENTALS

Planner Habben notified that this is establishing a separate license associated with Short Term Rentals as part of the “Police Power” Code of Ordinances.

MOTION by DeLuca seconded by Tanis to accept the first reading of Code of Ordinance 116.00

ROLL CALL VOTE

Ayes: DeLuca, Tanis, Stempien, Davis, Yockey

Nays: None

Absent: Blount, Ramirez

MOTION CARRIED UNANIMOUSLY

C. WASTE WATER TREATMENT PLANT (WWTP) PROPOSAL FOR PROFESSIONAL ENGINEERING SERVICES

City Manager Horton explained that we have been wanting to obtain an analysis on the Waste Water Treatment Plant in hopes that we can upgrade the 35-year-old system and we have two representatives from Fleis & Vandenbrink here to go over their proposal and answer any questions. Chris Hennessy from Fleis & Vandenbrink introduced himself and stated that we first started working on this project a year ago and this fund request is not necessarily City funds as this is coming from a grant from the LDC (Lapeer Development Corporation).

Nate from Fleis and Vandenbrink informed that the goal of this proposal is to look systematically at the waste water treatment plant and identify improvements that may be necessary to accommodate the current and future needs of the City, as we want to set the City up for a 20-to-30-year life span. We will be preparing a project planning document that can be used for both CWSRF (Clean Water State Revolving Fund) and USDA RD (United States Department of Agriculture-Rural Development) applications for funding.

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MOTION by Stempien seconded by Tanis to enter into the professional service agreement with Fleis & Vandenbrink regarding to the Waste Water Treatment Plant as directed in these documents.

ROLL CALL VOTE

Ayes: Stempien, Tanis, DeLuca, Davis, Yockey

Nays: None

Absent: Blount, Ramirez

MOTION CARRIED UNANIMOUSLY

D. PARADE PERMIT APPLICATION #2025-05 IMLAY CITY SCHOOLS

Mayor Yockey asked for VOICE SUPPORT for the Imlay City Schools Parade Permit Application #2025-05

ALL IN FAVOR

NONE OPPOSED

APPROVED

E. SPECIAL EVENT PERMIT #2025-10 MERCHANT TRICK-OR-TREAT, IMLAY CITY CHAMBER OF COMMERCE

A member of the Chamber of Commerce explained this year's event changes and updates as it evolves for safety and fun.

Mayor Yockey asked for VOICE SUPPORT for the Merchant Trick-or-Treat sponsored by the Imlay City Chamber of Commerce-Special Event Application #2025-10

ALL IN FAVOR

NONE OPPOSED

APPROVED

F. RESOLUTION 2025-16 GAMING LICENSE – HISPANIC SERVICE CENTER

MOTION by Tanis seconded by Davis to approve the Imlay City Hispanic Service Center Charitable Gaming License Resolution #2025-16

ROLL CALL VOTE

Ayes: Tanis, Davis, DeLuca, Stempien, Yockey

Nays: None

Absent: Blount, Ramirez

MOTION CARRIED UNANIMOUSLY

11. CITIZENS FROM THE FLOOR

None

12. CLOSED SESSION – AS NEEDED

Mayor Yockey explained that we will be going into closed session and will need a motion as such.

MOTION by Stempien seconded by Davis to enter into closed session for purposes of attorney/client privilege and to review a communication exempt from disclosure pursuant to the Act at 7:30 PM

ROLL CALL VOTE

Ayes: Stempien, Davis, DeLuca, Tanis, Yockey

Nays: None

Absent: Blount, Ramirez

MOTION CARRIED UNANIMOUSLY

Attorney Howard Shifman explained in detail the communication exempt from disclosure.

Mayor Yockey returned the Commission Meeting to open session at 8:02 PM

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13. CITY MANAGER TIME

None

14. COMMISSIONER TIME

Commissioner DeLuca thanked everyone for coming to the meeting.

15. ADJOURNMENT

MOTION by Tanis seconded by Stempien to adjourn at 8:03 PM

MOTION CARRIED UNANIMOUSLY

Next Regular City Commission Meeting Date: Tuesday, October 21, 2025 at 7:00 PM

Respectfully submitted by: _____

Dawn Sawicki-Franz, City Clerk

APPROVED: October 21, 2025