

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

REGULAR MEETING
TUESDAY, OCTOBER 21, 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 Al Ramirez, Commissioner Luke Stempien

Absent: Commissioner Tom Blount

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

4. **APPROVAL OF AGENDA**

MOTION by Tanis seconded by Stempien to approve the agenda as modified with the addition of **NEW BUSINESS F. 2025-20 RESOLUTION SOCIAL DISTRICT LIQUOR LICENSE FOR SIPPIN MICHIGAN LLC**
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** October 07, 2025 – City Commission Regular Meeting
B. **OTHER MINUTES** September 08, 2025 – Downtown Development Authority Regular Meeting
September 09, 2025 – Parks and Recreation Regular Meeting
September 10, 2025 – Downtown Development Authority Special Meeting
September 16, 2025 – Downtown Development Authority Special Meeting
C. **PAYMENT OF THE BILLS IN THE AMOUNT OF:**
- | | | |
|-----------------------|----|-------------------|
| General Fund Checking | \$ | 207,808.92 |
| Tax Account | \$ | 53,577.01 |
| HRA Account | \$ | 1,489.82 |
| Total | \$ | <u>262,875.75</u> |

ROLL CALL VOTE

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

Nays: None

Absent: Blount

MOTION CARRIED UNANIMOUSLY

6. **CITIZENS FROM THE FLOOR**

None

7. **GUEST SPEAKER – AS NEEDED**

Imlay City representative on the Lapeer County EMS Board Ted Sadler, reported on the recent meeting of the Lapeer County EMS Board and informed that Lapeer County EMS is fully handling Lapeer County with 100% of the calls for the county coming through Lapeer County EMS and a new ambulance has been delivered. Sadler continued informing that the State of Michigan's budget has been passed and the 30 million ambulance services from the State of Michigan with six million dollars

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of funding was removed in the night hours of the state's budget discussions and will cost the Lapeer County EMS \$185 thousand dollars. Currently budget discussion at the Lapeer County EMS is underway and Sadler will report back next month on this.

8. DEPARTMENT HEAD REPORT

DPW Superintendent Priehs updated the Commission on the City Hall improvements on the exterior of the building that has been completed and will be addressed later in the meeting with a change order and two pay applications from Midwest Commercial Construction, and in addition we currently are finalizing the bid documents for the interior improvements of the City Hall building and will be going out to bid very soon. The Safe Routes to School Program has the maps and student/parent surveys completed and will all be taken into consideration with development of the Imlay City Schools Team Action Plan and will also be utilized in the grant application process. The Polly Ann Trailhead Improvements with the DNR Trust Fund grant application has been strengthened with letters of support and a complete concept as we look forward to hearing about the results of this application by the end of next month. Priehs reported that the 10-hour workday for the DPW was a huge success as far as productivity and morale for the past months and the DPW is back to a five-day work week now, then continued reporting that 12 lead water service lines were replaced this year with 16 more on Main Street to continue the process. The goal is to have no unknowns throughout the City. Priehs gave an update on the Capac Road Water Main Extension Project, the new dump truck with snow removal equipment that is on order and should arrive in November and shared that fall leaf pick up has begun and bid projects for the winter include: a new pickup truck, a cold storage building, pavement markings and pavement improvements for the year, as well as some valve repairs for the Vlasic water tower.

9. UNFINISHED BUSINESS

A. CITY OWNED PROPERTIES

i. OLD DPW BUILDING

Commissioner Tanis shared information regarding the renovation process of the Old DPW Building including the misplacement of the electrical pole by DTE that will cause the possibility of trenching the line. In addition, the building is now locked up and secured with the bathrooms and mechanical room framed in.

NO MOTION, INFORMATIONAL ONLY

B. SECOND 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

City Manager Horton informed that nothing has changed since the first reading and this is the second public reading before publication.

MOTION by DeLuca seconded by Tanis approve the Second Reading of 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, Tanis, Ramirez, Stempien, Davis, Yockey

Nays: None

Absent: Blount

MOTION CARRIED UNANIMOUSLY

C. SECOND READING OF CODE OF ORDINANCE 116.00 – SHORT TERM RENTALS

City Manager Horton stated that this Code of Ordinance second reading had no changes and is the Police Power portion of the ordinance and includes items such as parking restrictions and licensing for the operator as reviewed and recommended by the Planning Commission.

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MOTION by Stempien seconded by DeLuca to approve the second reading of Code of Ordinance 116.00 Short Term Rentals as read.

ROLL CALL VOTE

Ayes: Stempien, DeLuca, Tanis, Ramirez, Yockey

Nays: Davis

Absent: Blount

MOTION CARRIED

10. NEW BUSINESS

A. CITY OFFICES EXTERIOR BUILDING IMPROVEMENTS CHANGE ORDER #1002

DPW Superintendent Priehs explained the need for the change order due to the additional items listed on the change order.

MOTION by Tanis seconded by Ramirez to approve the change order #1002 for the Exterior City Offices in the amount of \$21,691.17 from Midwest Commercial Construction

ROLL CALL VOTE

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

Nays: None

Absent: Blount

MOTION CARRIED UNANIMOUSLY

B. CITY OFFICES EXTERIOR BUILDING IMPROVEMENTS PAY APPLICATION #3

DPW Superintendent Priehs presented the \$94,514.55. pay application #3 to Midwest Commercial Construction LLC for the City Offices Exterior Building Improvements

MOTION by Tanis seconded by DeLuca to approve City Office Exterior Building Improvements pay application #3 to Midwest Commercial Construction LLC for \$94,514.55

ROLL CALL VOTE

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

Nays: None

Absent: Blount

MOTION CARRIED UNANIMOUSLY

C. CITY OFFICES EXTERIOR BUILDING IMPROVEMENTS PAY APPLICATION #4

DPW Superintendent Priehs recommended pay application #4 to Midwest Commercial Construction LLC which includes all the punch list items for the City Office Exterior Building Improvements in the amount of \$76,852.92

MOTION by Tanis seconded by Ramirez to approve pay application #4 to Midwest Commercial Construction in the amount of \$76,852.92 for the City Office Exterior Building Improvements

ROLL CALL VOTE

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

Nays: None

Absent: Blount

MOTION CARRIED UNANIMOUSLY

D. TRICK-OR-TREAT TIMES FOR OCTOBER 31, 2025 CITY OF IMLAY CITY

Mayor Yockey informed that 6-8 PM is the standard-normal time for the Trick-or-Treating in the City. City Manager Horton explained to also allow Fire Chief Klobucar to sound the City siren for the beginning and end of the session.

MOTION by Stempien seconded by Davis to allow Trick-or-Treat Times for the City to be 6:00 PM to 8:00 PM and to allow Chief Klobucar to sound the signal

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E. RESOLUTION 2025-17 LIQUOR LICENSE FOR SIPPIN MICHIGAN LLC

Scott Stone the applicant from Sippin Michigan LLC located at 219 E 3rd Street informed that the Class C License has a purchase agreement in place and this is so that Sippin Michigan can transfer the license from the Village of North Branch to the City.

MOTION by DeLuca seconded by Davis to approve Resolution 2025-17 Liquor License for Sippin Michigan LLC

ROLL CALL VOTE

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

Nays: None

Absent: Blount

MOTION CARRIED UNANIMOUSLY

F. RESOLUTION 2025-20 SOCIAL DISTRICT LIQUOR LICENSE FOR SIPPIN MICHIGAN LLC

MOTION by Stempien seconded by Tanis approve Resolution 2025-20 to allow Sippin Michigan in the Social District

ROLL CALL VOTE

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

Nays: None

Absent: Blount

MOTION CARRIED UNANIMOUSLY

11. CITIZENS FROM THE FLOOR

None

12. CLOSED SESSION – AS NEEDED

None

13. CITY MANAGER TIME

None

14. COMMISSIONER TIME

Commissioner Tanis thanked the DPW for helping in the shutdown of Borland Road during a recent event held at the fairgrounds then commended the Police, Fire and EMS for aiding in an accident that his daughter was recently involved in on M-53.

Commissioner DeLuca expressed thanks for all attendees.

Mayor Yockey expressed her pleasure of how the Imlay City Chamber of Commerce event of Merchant Trick-or-treat was organized and well attended last weekend.

15. ADJOURNMENT

MOTION by Davis seconded by Stempien to adjourn at 7:35 PM

MOTION CARRIED UNANIMOUSLY

Next Regular City Commission Meeting Date: Tuesday, November 04, 2025 at 7:00 PM

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

APPROVED: November 04, 2025