

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

REGULAR MEETING
TUESDAY, DECEMBER 02, 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, Interim Police Chief Charles Rushton, Wade Trim Professional Planner Caitlyn Habben, Clerk/Treasurer Dawn Sawicki-Franz and Public

4. **APPROVAL OF AGENDA**

MOTION by Davis seconded by Blount to approve the agenda as presented

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** November 18, 2025 – City Commission Regular Meeting
November 18, 2025 – City Commission Special Meeting (Q&A NIA)
- B. **OTHER MINUTES** October 23, 2025 – Zoning Board of Appeals Regular Meeting
October 28, 2025 – Planning Commission Regular Meeting

C. PAYMENT OF THE BILLS IN THE AMOUNT OF:	General Fund Checking	\$	376,821.83
	Tax Account	\$	000.00
	HRA Account	\$	192.00
	Total	\$	<u>377,013.83</u>

ROLL CALL VOTE

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

Nays: None

Absent: None

MOTION CARRIED UNANIMOUSLY

6. **GUEST SPEAKER – AS NEEDED**

None

7. **CITIZENS FROM THE FLOOR**

Three members of the public spoke.

8. **FY 2024-2025 AUDIT PRESENTATION – KING & MESSING AUDIT SERVICES LLC, WES MESSING CPA**

King & Messing Audit Services LLC CPA Wes Messing presented the Fiscal Year 2024-2025 audit to the City Commission and shared an overall fund rating document that highlighted the funds throughout the City's chart of accounts ledger. Mr. Messing then gave accolades to the City Office Staff for their organized bookkeeping and cooperation during this year's audit and then stated that he did not see any concerns for the City at this time.

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MOTION by Blount seconded by Tanis to accept the fiscal year 2024-25 audit presentation by King & Messing Audit Services given by Wes Messing

ROLL CALL VOTE

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

Nays: None

Absent: None

MOTION CARRIED UNANIMOUSLY

9. DEPARTMENT HEAD REPORT

Mayor Yockey introduced our City Interim Police Chief Charles Rushton. Chief Rushton then gave a brief overview of his work history and shared his background with the City Commission and assured everyone that he is here to serve our City and to meet the residents he serves.

10. UNFINISHED BUSINESS

A. CITY OWNED PROPERTIES

1. COMMUNITY CENTER

Bob Tanis (the contracted builder) reported DTE has put the wires underground from the pole to the new building. Consumers have installed their gas meter and then found that no gas was coming in so there will be a need for them to find out where the gas is shut off. The ceiling is ready for steel and the electrician needs an inspection before this is closed up. The furnace installation is next and we are working to be ready to open this Imlay City Community Center up for the Kringle Market to be held on December 13th.

NO MOTION, INFORMATIONAL ONLY

B. NEIGHBORHOOD IMPROVEMENT AUTHORITY (NIA)

1. ORDINANCE NO. 151-20 NEIGHBORHOOD IMPROVEMENT AUTHORITY ORDINANCE CREATING A NEIGHBORHOOD IMPROVEMENT AUTHORITY

MOTION by Davis seconded by Tanis to accept the First Formal Reading of Ordinance No. 151-20 creating a Neighborhood Improvement Authority for the City of Imlay City

ROLL CALL VOTE

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

Nays: Ramirez

Absent: None

MOTION CARRIED

2. ORDINANCE NO. 151-21 NEIGHBORHOOD IMPROVEMENT AUTHORITY ORDINANCE ADOPTING THE DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN FOR THE NEIGHBORHOOD IMPROVEMENT AUTHORITY

MOTION by Stempien seconded by Tanis to accept the First Formal Reading of Ordinance No. 151-21 for the ordinance to adopt the development plan and tax increment financing plan for the NIA

ROLL CALL VOTE

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

Nays: Ramirez

Absent: None

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11. NEW BUSINESS

A. 2023-2027 PARKS AND RECREATION PLAN AMENDMENT

1. RESOLUTION 2025-19 TO AMEND THE 2023-2027 PARKS AND RECREATION PLAN

Planner Habben explained that this amendment to the Parks and Recreation Plan in order to add the Downtown Depot Pavilion and the new Community Center (former DPW Building) as these were not previously developed. In order to qualify and compete for DNR grant funding for these properties, they would need to be included in our Park and Recreation Plan and to strengthen the different action items at the splash pad as well as the community pool located in Lamb Steele Park. The Parks and Recreation Commission did hold a public hearing at their last meeting regarding this and approved Resolution 2025-18 that is in your packet.

MOTION by Davis seconded by Blount to approve Resolution 2025-19 to amend the City of Imlay City Parks and Recreation 2023-2027 Plan

ROLL CALL VOTE

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

Nays: Ramirez

Absent: None

MOTION CARRIED

B. 2025-12 SPECIAL EVENT PERMIT – CHAMBER OF COMMERCE WINTER FEST

MOTION by Blount seconded by DeLuca to approve Special Event Permit #2025-12 for the Chamber of Commerce's Winter Fest

MOTION CARRIED UNANIMOUSLY

C. 2025-07 PARADE PERMIT - CHAMBER OF COMMERCE WINTER FEST PARADE

MOTION by Davis seconded by Blount to approve the Parade Permit #2025-07 Winter Fest Parade for the Chamber of Commerce

MOTION CARRIED UNANIMOUSLY

D. 2025-11 SPECIAL EVENT PERMIT – IMLAY CITY DDA KRINGLE MARKET

MOTION by Davis seconded by Stempien to approve the DDA's Kringle Market Special Event Permit #2025-11

MOTION CARRIED UNANIMOUSLY

E. 2026-01 PARADE PERMIT – IMLAY CITY PROJECT GRADUATION 2026 SENIOR SWING OUT

MOTION by Davis seconded by DeLuca to approve the Imlay City Project Graduation 2026 Swing Out Parade #2026-01

MOTION CARRIED UNANIMOUSLY

12. CITIZENS FROM THE FLOOR

Three members of the public spoke

13. CLOSED SESSION – AS NEEDED

None

14. COMMISSIONER TIME

Mayor Yockey allowed Planner Habben to describe each of the boards and commissions for the City of Imlay City and explain the open positions for these boards and the future application process.

Mayor Yockey reminded everyone that the 2025 Winter Fest with the Kringle Market to be held in the new Community Center will be Saturday, December 13th and hopefully everyone will come out to the parade, Kringle Market and tree lighting. Mayor Yockey continued sharing that she recently attended the Michigan Association of Mayors conference in Bay City, MI and this was a great experience to network with others in that position. Also, there are funds in the budget for each of the Commissioners

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to attend training and MML (Michigan Municipal League) offers really great trainings. Last, Mayor Yockey shared kudos to the Imlay City DPW for the clearing the streets very quickly with the snow storm last week.

15. ADJOURNMENT

MOTION by Tanis seconded by Davis to adjourn at 7:51 PM

MOTION CARRIED UNANIMOUSLY

Next Regular City Commission Meeting Date: Tuesday, December 16, 2025 at 7:00 PM

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

APPROVED: December 16, 2025