

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

REGULAR MEETING
TUESDAY, DECEMBER 16, 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, DPW Superintendent Ed Priehs, 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 presented

MOTION CARRIED UNANIMOUSLY

5. APPROVAL OF CONSENT AGENDA

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

- A. APPROVAL OF MINUTES** December 02, 2025 – City Commission Regular Meeting
December 09, 2025 – City Commission Special Meeting
- B. OTHER MINUTES** October 22, 2025 – Construction Code Authority Regular Meeting
November 10, 2025 – Downtown Development Authority Regular Meeting
November 12, 2022 – Parks and Recreation Regular Meeting
- C. PAYMENT OF THE BILLS IN THE AMOUNT OF:** General Fund Checking \$ 474,318.36
Tax Account \$ 31,747.09
HRA Account \$ 100.00

Total \$ 506,165.45

ROLL CALL VOTE

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

Nays: None

Absent: None

MOTION CARRIED UNANIMOUSLY

6. CITIZENS FROM THE FLOOR

Two members of the public spoke

7. GUEST SPEAKERS – AS NEEDED

Imlay City School Superintendent Dr. Stu Cameron shared the schools' thoughts on Imlay City's proposed Neighborhood Improvement Authority plan to improve the infrastructure within the district and continued by reassuring that Imlay City Schools would welcome an influx of students as a result of residential and economic growth within the school district.

8. DEPARTMENT HEAD REPORT – AS NEEDED

None

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9. UNFINISHED BUSINESS

A. CITY OWNED PROPERTIES

1. COMMUNITY CENTER

Bob Tanis (the contracted builder) informed the Commission that the DDA sponsored Kringle Market was held during the Chamber of Commerce Winter Fest this past week in the new Imlay City Community Center and was a huge success. All public in attendance and the vendors were warm and out of the weather for this event. The inside walls and electrical with lighting throughout will be worked on this week and cameras will be installed in the future. A new Consumer gas line will be installed soon, as the previous line is older than 10 years and will be abandoned. The plumbing will be getting started soon and this project is moving forward and making good progress toward completion.

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 adopt Ordinance No. 151-20 creating a Neighborhood Improvement Authority for the City of Imlay City

ROLL CALL VOTE

Ayes: Davis, Tanis, DeLuca, Stempien, Blount, 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 Davis seconded by DeLuca to adopt Ordinance No. 151-21 for the development plan and tax increment financing plan for the Neighborhood Improvement Authority

ROLL CALL VOTE

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

Nays: Ramirez

Absent: None

MOTION CARRIED

10. NEW BUSINESS

A. RESOLUTION 2025-21 RURAL TASK FORCE, ALL-SEASON ROUTE DESIGNATION (NEWARK ROAD)

DPW Superintendent Priehs gave an overview of the need for approval of this resolution for rehabilitation of Newark Road from M-53 to Blacks Corners Road. This will designate Newark Road to be an all-season route to receive grant funds from MDOT including a current grant of \$256,000.00 as well as future Category B funding. This route is already a truck route throughout the year and is built as such as well as it long has been for the truck route for Vlasic which includes Blacks Corners Road.

MOTION by Blount seconded by Tanis to approve Resolution 2025-21 Rural Task Force, All-Season Route Designation for Newark Road

ROLL CALL VOTE

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

Nays: None

Absent: None

MOTION CARRIED UNANIMOUSLY

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B. 2026 CITY CALENDAR

MOTION by Blount seconded by Tanis to accept the City calendar as presented the 2026 meeting calendar

ROLL CALL VOTE

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

Nays: None

Absent: None

MOTION CARRIED UNANIMOUSLY

11. CITIZENS FROM THE FLOOR

None

12. CLOSED SESSION – AS NEEDED

None

13. COMMISSIONER TIME

Commissioner Stempien thanked the DPW for their hard work throughout the recent crazy weather. Commissioner Davis commented on the positivity of the NIA for Imlay City.

Commissioner Blount thanked Dr. Stu Cameron for coming to our meeting thanked him for his years of service to our community.

Commissioner DeLuca expressed his thanks to everyone for their attendance and for sharing all of their perspectives.

Commissioner Tanis shared his appreciation for the recent holiday programs at the school and directed this to Dr. Cameron and thanked all in attendance.

Mayor Yockey voiced her appreciation to the Chamber of Commerce for the Winter Fest this past weekend with extremely cold weather and sent her kudos to the DDA for the Kringle Market in the new Community Center as it was warm in there and the vendors were very happy to be inside.

14. ADJOURNMENT

MOTION by Davis seconded by Stempien to adjourn at 7:40 PM

MOTION CARRIED UNANIMOUSLY

Next Regular City Commission Meeting Date: Tuesday, January 06, 2026 at 7:00 PM

Respectfully submitted by:

Dawn Sawicki-Franz, City Clerk/Treasurer

APPROVED: January 06, 2026