

**IMLAY CITY COMMISSION
150 N. Main Street
IMLAY CITY, MI 48444**

**REGULAR MEETING
Wednesday, August 21, 2018
7:00 P.M.**

1. CALL TO ORDER

Mayor Barga call the meeting to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE

Mayor Barga led the Pledge of Allegiance

3. ROLL CALL

Present: Mayor Barga Commissioner Al Ramirez Commissioner Amy Planck
Commissioner Robert Tanis Commissioner Frank Demske

Absent: Commissioner Mike Romine, Pro-Tem Joi Kempf

Also present: City Manager Tom Youatt, City Clerk/Treasurer Lynn Eutsler, DDA Director Dana Walker, 8 members of the community, and one member of the media.

4. APPROVAL OF AGENDA

Motion by Demske, seconded by Tanis to approve the agenda with changes and additions as follows:

Item 6. Proclamation for Sean Leathers

Item 7. Citizens from the Floor

Item 8. Public Hearing

Item 9. Old Business – Moved to Item 6 - Proclamation to Sean Leathers
Added Lapeer Development Corporation Presentation

Item 10. New Business – Added:

F. Resolution 2018-15 Authorizing Mayor Walt Barga and City Manager Tom Youatt to sign closing documents on behalf of Imlay City

G. Rowe Invoice for E. Capac Road Construction

H. Rowe Invoice for Fourth St Reconstruction Preliminary Reports

Item 11. Manager's Report

Item 12. Other

Item 13. Adjournment

MOTION CARRIED UNANIMOUSLY

5. APPROVAL OF CONSENT AGENDA ITEMS

Motion by Tanis, seconded by Ramirez to approve the Consent Agenda and Payment of Bills as presented.

- A. Approval of Minutes – August 8, 2018 – Regular Meeting
August 13, 2018 – Special Meeting
- B. Other Minutes – August 14, 2018 – Parks & Recreation
- C. Payment of Bills including Payroll - \$443,334.95

ROLL CALL VOTE

Ayes: Demske, Planck, Ramirez, Tanis, Bargaen

Nays: None

Absent: Kempf, Romine

MOTION CARRIED UNANIMOUSLY

6. PROCLAMATION FOR OFFICER SEAN LEATHERS

Mayor Bargaen, on behalf of the City of Imlay City, congratulated and presented a Framed Proclamation to Officer Sean Leathers for his exemplary investigative work on an internet stalking and child pornography case that resulted in an arrest.

7. CITIZENS FROM THE FLOOR

Allen Rosenbalm commented on the need for sidewalk repair on Titus and Schoolhouse.

8. PUBLIC HEARING – Gallop Brush Tax Abatement Application

Mayor Bargaen adjourned the Regular Meeting to open a Public Hearing at 7:15 p.m.

Patricia Lucas of the Lapeer Development Corporation presented an application from the Gallop Brush Company requesting a Tax Abatement for a period of 12 years. Gallop Brush Company has met the terms & conditions to include:

- 1) Create 4 new jobs
- 2) Maintain an annual average of at least 25 full time employees for at least 6 years
- 3) Pay the employees hired an estimated hourly wage of \$12.00
- 4) To spend at least \$1,700,000.00 on Real Property within 24 Months

Lucas also pointed out that Gallop Brush hired a local contractor to do the work.

Walt Bargaen Adjourned the Public Hearing and Called to Order the Regular Meeting at 7:18 p.m.

9. LAPEER DEVELOPMENT COMPANY

Executive Director Patricia Lucas gave an overview of what the Lapeer Development Company does for Lapeer County Businesses. Some of the Services offered to Communities and Businesses:

- Provide information on Lapeer County
 - Demographics
 - Assistance Available
 - Information on available sites and/or buildings to meet identified needs
 - Provide prospect tours and answer questions about the area

- Business Attraction-Marketing
 - Michigan Economic Development Corporation
 - Retention Call Program
 - Web Site
 - Marketing of Properties Statewide through site and building inventory
 - Direct Mail Campaigns to Developers/Realtors – Local and Regional
- Small Business Assistance
 - Individualized Counseling
 - Business Planning
 - Developing Marketing Strategy
 - Assistance in Starting a Business
- Financing Programs
 - Private Activity Bonds
 - I-69 Regional Development Corp Revolving Loan Fund
 - MEDC Loan Programs
 - Imlay City Facade Loan Fund
 - SBA Programs
- Other Assistance
 - Industrial Facilities Exemption Certificates
 - Job Training
 - Tax Increment Financing Assistance – DDA/TIFA/LDFA/Brownfield
 - Infrastructure Improvements – Grant Writing for Water/Sewer/Roads

10. OLD BUSINESS

A. Resolution 2018-14 – To Adopt Tax Abatement for Gallop Brush

Motion by Planck, seconded by Demske to approve the Application for a 12 year Tax Abatement for the Gallop Brush Company as presented.

ROLL CALL VOTE

Ayes: Demske, Planck, Ramirez, Tanis, Bargaen

Nays: None

Absent: Kempf, Romine

MOTION CARRIED UNANIMOUSLY

B. New DDA Requirements passed by the State of MI, PA 57

DDA Director Dana Walker presented new reporting requirements for DDA's. Currently, our DDA is fulfilling a majority of the requirements. New TIF Account Financial Reporting are also being put into place. These changes will take effect January 2019.

C. DDA – Art in the Rough – September 29, 2018

DDA Director Dana Walker requested that they be allowed to close Third St. between Main and Bancroft from 2p.m. – 11:00 p.m. on the Sept. 29th. The Art Vendors will be inside various businesses with a Food Truck, Beer & Wine Tasting Station, and Live Entertainment in the Street.

Motion by Demske, seconded by Tanis to approve the closing of Third St. between Main and Bancroft as presented.

MOTION CARRIED UNANIMOUSLY

D. Personnel Policy Amendment 2018-2

City Manager Tom Youatt stated that this Amendment is to update the Personnel Policy in compliance of the Union Contracts recently approved.

Article VII, "Employment Benefits," "Paid Time Off", "Accrual" shall be amended to read as follows:

Under Years of eligible service, "After 7" shall be changed to "After 5".

Motion by Ramirez, seconded by Tanis to approve Amendment 2018-2 to the Personnel Policy as presented.

ROLL CALL VOTE

Ayes: Planck, Ramirez, Tanis, Demske, Bargaen

Nays: None

Absent: Kempf, Romine

MOTION CARRIED UNANIMOUSLY

E. Fire Hall Architect Contract – H2A

City Manager Tom Youatt presented an agreement with H2A Architects, Inc. for the new Fire Hall. Youatt reported that with a 12,000 foot facility would average about \$150 per square ft. Start date would be in March 2019 with an estimated finish date of December 2019. Youatt asked to be approved as the designated signer, on behalf of the City of Imlay City, of said agreement.

Motion by Ramirez, seconded by Demske to approve the agreement with H2A Architects as presented, and approve City Manager Tom Youatt as the designated signer on behalf of the City of Imlay City.

ROLL CALL VOTE

Ayes: Ramirez, Tanis, Demske, Planck, Bargaen

Nays: None

Absent: Kempf, Romine

MOTION CARRIED UNANIMOUSLY

F. Resolution 2018-15 Authorization of Closing of Property to Folk Court 2, LLC

City Manager Tom Youatt presented the Resolution along with the Legal Description to be used at the closing for the sale of Parcel # 6 & Parcel # 8 which was approved for sale to Springfield/Folk Court 2 at the Regular Meeting of May 15, 2018. Youatt would also like approval for Mayor Walt Bargaen and himself to execute all closing documents.

Motion by Tanis, seconded by Demske to approve Mayor Walt Bargaen and City Manager Tom Youatt to execute all closing documents to Folk Court 2, LLC, as presented, on behalf of the City of Imlay City.

ROLL CALL VOTE

Ayes: Tanis, Demske, Planck, Ramirez, Bargaen

Nays: None

Absent: Kempf, Romine

MOTION CARRIED UNANIMOUSLY

G. Rowe Professional Services Invoice for E Capac Road Rehabilitation

Motion by Tanis, seconded by Demske to approve payment of Invoice # 0087189 to Rowe Professional Services for Construction Services on E Capac Road in the amount of \$ 23,800.50, as presented.

ROLL CALL VOTE

Ayes: Demske, Planck, Ramirez, Tanis, Bargaen

Nays: None

Absent: Kempf, Romine

MOTION CARRIED UNANIMOUSLY

H. Rowe Professional Services Invoice for Reconstruction of Fourth St.

Motion by Planck, seconded by Tanis to approve payment of Invoice # 0087156 to Rowe Professional Services for Preliminary Engineering Report on reconstruction of Fourth St. in the amount of \$ 2,491.25, as presented.

ROLL CALL VOTE

Ayes: Planck, Ramirez, Tanis, Demske, Bargaen

Nays: None

Absent: Kempf, Romine

MOTION CARRIED UNANIMOUSLY

11. MANAGERS REPORT

City Manager Tom Youatt reviewed the status on the Gateway Project with our new sign for the City of Imlay City to be completed this week. ; Stated that the DeShano project is underway; Spoke briefly about working with Stantec in regards to our water/sewer rates which will result in rate increases to Vlasic and the Residents; Shared a letter from the City Attorney to Tim Horton's concerning a violation of Imlay City's Access Management & Driveway Standards.

12. OTHER

13. ADJOURNMENT

Motion by Demske, seconded by Planck to adjourn the meeting at 8:19 pm.

MOTION CARRIED UNANIMOUSLY

Respectfully submitted by: _____

Lynn Eutsler, City Clerk/Treasurer

Approved: