

IMLAY CITY COMMISSION

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

**REGULAR MEETING
Wednesday, November 6, 2019
7:00 P.M.**

1. CALL TO ORDER

Mayor Joi Kempf called the meeting to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE

Mayor Joi Kempf led the Pledge of Allegiance

3. ROLL CALL

Present: Mayor Joi Kempf	Pro-Tem Frank Demske
Commissioner Stu Davis	Commissioner Ted Sadler
Commissioner Al Ramirez	Commissioner Greg Rowden
Commissioner Kelly Villanueva	

Also Present, City Manager Tom Youatt, Clerk/Treasurer Lynn Eutsler, Fire Chief Rick Horton, one member of the community, and two members of the media.

4. APPROVAL OF AGENDA

Motion by Davis, seconded by Demske to approve the agenda with addition of Old Business 7.C. Building Demolition Bid.

MOTION CARRIED UNANIMOUSLY

5. APPROVAL OF CONSENT AGENDA ITEMS

A. Approval of Minutes – October 15, 2019

B. Other Minutes – Sesquicentennial – September 16, 2019
DDA- October 14, 2019
Sesquicentennial – October 21, 2019

C. Payment of Bills in the amount of – Tri-County Bank	\$ 708,212.49
Lakestone Bank	\$ 1,164.00
Fire Hall- Lakestone	\$ <u>113,939.31</u>
	\$ 823,315.80

Motion by Demske, seconded by Sadler to approve the Consent Agenda to include the payment of bills in the amount of \$823,315.80 as presented.

ROLL CALL VOTE

Ayes: Demske, Ramirez, Rowden, Sadler, Davis, Villanueva, Kempf

Nays: None

MOTION CARRIED UNANIMOUSLY

6. CITIZENS FROM THE FLOOR

Allen Rosenbalm – concerned about the struggling small businesses.

Fire Chief Rick Horton – Would like the City to do a special recognition of the City Fire Fighters, DPW, and Police that were involved with the fire at Maple Grove and the recovery of a worker from a work-site trench.

7. OLD BUSINESS

A. 1st Reading International Property Maintenance Code Ordinance

Motion by Davis, seconded by Demske to table this item until the next City Commission Meeting.

MOTION CARRIED UNANIMOUSLY

B. H2A Farmers Market Design Proposal

City Manager Youatt presented a proposal from H2A to develop preliminary site design and cost estimate for repurposing the Fire Hall into a Farmers Market.

Motion by Ramirez, seconded by Sadler to approve payment to H2A Architects in the amount of \$4000.00 to provide the city with a preliminary site design and cost estimate for the old fire building as presented.

ROLL CALL VOTE

Ayes: Ramirez, Rowden, Sadler, Davis, Demske, Villanueva, Kempf

Nays: None

MOTION CARRIED UNANIMOUSLY

C. Building Demolition Bid

City Manager Youatt presented the one bid received for demolition of the structure located at 320 N Almont Ave. The Fire and Police Department will do some training at the property before demolition.

Motion by Demske, seconded by Ramirez to award the bid to I.D.F. Cleanup Inc. in the amount of \$22,890.00 as presented.

ROLL CALL VOTE

Ayes: Rowden, Sadler, Davis, Villanueva, Demske, Ramirez, Kempf

Nays: None

MOTION CARRIED UNANIMOUSLY

8. NEW BUSINESS

A. Historical Commission Renewal Lease

Motion by Davis, seconded by Villanueva to approve the Renewal Lease with the Imlay City Historical Commission for 5 years as presented.

ROLL CALL VOTE

Ayes: Sadler, Davis, Villanueva, Demske, Ramirez, Rowden, Kempf

Nays: None

MOTION CARRIED UNANIMOUSLY

B. Water and Sewer Rate Increase for Residents and Businesses

City Manager Youatt presented the proposed water and sewer rate increases at 9% for both water and sewer to residents and businesses, retroactive to September 2019 and a 9% increase for water and sewer to Vlastic effective December 1, 2019.

Commissioner Sadler: “In support of what our City Manager recommended”, I make a *Motion* to increase all residents, businesses, and Vlastic, 9% for water and 9% for sewer, effective December 1, 2019, seconded by Villanueva.

After discussion, Commissioner Sadler withdrew his Motion.

Motion by Demske, seconded by Davis to accept the rate increases(See attached rate schedule) as recommended by the City Manager at 9% increase in water and sewer to residents and businesses retroactive to September 2019 and a 9% increase in water and sewer to Vlastic beginning December 1, 2019, with next year’s increases, to all residents and businesses, to start with the same effective date.

ROLL CALL VOTE

Ayes: Davis, Demske, Rowden, Sadler, Kempf

Nays: Villanueva, Ramirez

MOTION CARRIED

9. MANAGERS REPORT

City Manager Tom Youatt stated that the recent rainy weather has delayed progress on the Fire Hall construction project. They will be pouring the finish concrete next week along with asphalt work, and finishing up steel work on the building.

Should have an Agreement for the renewal of the Senior Center Lease for the Lamb Steele building next meeting.

Work is in progress on proposed bond financing for the M-53 sanitary sewer replacement, the Fairgrounds pump station, and for reconstruction of a portion of 4th St. from M53 to Main St. The Engineer cost estimate is about 1,675,000.00, but to insure adequate funding we are proposing a General Bond issue for \$1,800,000.00 for 15-20 years without a tax increase.

Meeting was held with Jeff Carr, AKT Peerless, regarding the Green Property project. AKT will provide us with a proposal for environmental services for Phase I, Phase II, and a Baseline Environmental Assessment.

10. OTHER

Stu Davis would like to see the City do an in depth cost accounting on our costs of running the Fire Department, to include estimates for the cost of new fire trucks, before we renew a contract with Imlay Township for Fire Department support. The Township should be charged an amount for purchases along with the labor.

11. ADJOURNMENT

Motion by Davis, seconded by Demske, to adjourn at 8:03 p.m.

MOTION CARRIED UNANIMOUSLY

Respectfully submitted by: _____
Lynn Eutsler, Clerk/Treasurer

Approved:

**CITY OF IMLAY CITY
2019 WATER AND SEWER RATE ADJUSTMENTS
CITY/STANTEC RECOMMENDATIONS**

<u>WATER</u>	<u>CURRENT</u>	<u>% INCREASE</u>	<u>NEW</u>	<u>DIFFERENCE</u>
CITY – Residential/Commercial				
0-5,000 Gallons	\$ 38.80 Minimum	9%	\$ 42.30	\$ 3.50
5001-10,000 Gallons	\$ 38.80 Minimum	9°A	\$ 42.30	\$ 3.50
10,001 - 500,000 Gallons	\$ 7.15/Thousand	9°A	\$ 7.79	\$.64
500,001 and Over Gallons	\$ 7.15/Thousand	9°A	\$ 7.79	\$.64
*VLASIC				
0-5,000 Gallons	\$ 42.72 Minimum	9%	\$ 46.56	\$ 3.84
5,001-10,000 Gallons	\$ 42.72 Minimum	9°A	\$ 46.56	\$ 3.84
10,001-500,000 Gallons	\$ 7.87/Thousand	9°A	\$ 8.58	\$.71
500,001 and Over Gallons	\$ 7.87/Thousand	9°A	\$ 8.58	\$.71
<u>SEWER</u>				
CITY - Residential/Commercial				
0-5,000 Gallons	\$ 38.15 Minimum	9%	\$ 41.59	\$ 3.44
5,001 and Over Gallons	\$ 6.54/Thousand	9%	\$ 7.13	\$.59
*VLASIC				
0-5,000 Gallons	\$ 38.15 Minimum	9°A	\$ 41.59	\$ 3.44
5,001 and Over Gallons	\$ 6.54/Thousand	9°A	\$ 7.13	\$.59
*NOTE: Vlastic rate increases will be effective December 1, 2019. All other rate increases to be effective retroactive to September 6, 2019.				