

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

WORK SESSION
Thursday, September 17, 2020
6:00 PM

1. CALL TO ORDER

Mayor Joi Kempf called the meeting to order at 6:06PM.

2. PLEDGE OF ALLEGIANCE

Mayor Joi Kempf led the Pledge of Allegiance

3. ROLL CALL

Present: Mayor Joi Kempf
Commissioner Stu Davis
Commissioner Ted Sadler

Mayor Pro Tem Frank Demske
Commissioner Greg Rowden
Commissioner Kelly Villanueva

Absent: Commissioner Al Ramirez

Also, Present: City Manager Craig Horton, City Clerk Dawn Sawicki-Franz

4. APPROVAL OF AGENDA

Motion by Sadler supported by Demske to approve the agenda as presented
MOTION CARRIED UNANIMOUSLY

5. CITIZENS FROM THE FLOOR

None

6. WORK SESSION INTRODUCTION

Mayor Joi Kempf stated that all commissioners present had participated in a work session previously. Kempf stated that the commission should talk about long term ideas and start with goals and not talk about day-to-day items that would be addressed at a regular commission meeting.

7. MANAGER'S OVERVIEW

City Manager Craig Horton – deferred to the council and said to move on to the next item.

8. DISCUSSION

A. Individual Commissioner Time (Approximately 5 minutes per commissioner with added group discussion time)

Stu Davis – Would like to see a 10-20-year plan from each department manager, not necessarily regular maintenance, but more capital improvement or expenditures such as replacement vehicles or major equipment purchases or infrastructure updates that are needed. Davis stated that this is to have a long-term plan to know what funds are needed to be set aside and ready for any improvements that are known to be necessary. Davis stated that this type of plan and foresight would allow for proper saving for all projects and purchases.

Greg Rowden – Would like to see programs to help promote the city and help promote the businesses. We need to be a destination community and build attractions that would bring new people and families to the area. Rowden would like to see our commission involved in actively marketing Imlay City and create an attractive destination community to bring the people here. Also, look at programs that are available that would be able to aid the businesses that would be looking at our area for a location for their businesses. Possibly look at a clearer slogan such as “City of Country Living” as opposed to “Gateway to the Thumb” which suggest passing through our city rather than a destination location.

Kelly Villanueva – This commission needs to look to the future and future trends that are happening for the benefit of this community. Villanueva also would like to see a water study of water pricing and water infrastructure. Villanueva stated that she would like to see an in-depth review of the price levels that are in place to see if they are comparable with other communities that compare to our city in size and amenities as well as review if there is a way to better serve our residents and businesses that require our water services.

Ted Sadler – Asked about availability of property tax information online. Treasurer Dawn Sawicki-Franz stated that all tax information is available through BS&A programming and there is a fee that BS&A charges (not the City of Imlay City) to have access to this information. Sadler stated that he would like some attention or review of what could be done on the walkway under the trestle to make it cleaner looking and safer for all people using this path. Sadler would like the board to actively work on safety up and down M-53 including an access way behind Dairy Queen from Kroger to Borland Road. Also, continue to work on obtaining a light at Borland on M-53 for the safety of our community as well as review safety and security training and systems for all staff and service sites of our city and possibly medical first aid and first response type training. Sadler stated, I believe that under the right circumstances that our people should be able to have the option for personal protection and defense.

Frank Demske – Review uses for the old sign shop and converting this to a year-round farmer's market or athletic recreation center and juice bar with the possibility of utilizing the old fire hall in addition. Some remediation may be required with the sign shop property. Demske wants to see a community use project for this location and would like to see the city work toward expanding the timeframe for the farmer's market to more than just a few months in the summer. Demske would like to see a more cohesive bike trail and connecting with the Polly Ann Trail possibly to the Van Dyke walking path and working toward some scenic bike paths that are connected. Address some of the trees overgrown on streets and sidewalks. Demske continued by asking if there are options for the city regarding empty businesses in downtown and especially those with windows covered for two years. Demske asked for the city zoning ordinances to be reviewed to be more marketable and to direct this to the planning commission to remove old ordinances that do not relate to this time anymore. Also, Demske requested that we look at our city evacuation plan in case of a train wreck or any other disaster that requires immediate notification and find out more about Nixle Notifications and the Spanish translation option. We have an amazing number of projects for Spicer and Rowe that we should possibly review more carefully who is causing a change order; is it their mistake or change or is it a city request.

Joi Kempf – Requested that we possibly need to go out for bid for attorney services, garbage pickup, auditor and others as contracts expire. Enforce the three-bid process for purchases and call for more bids if three are not received to ensure that the city is getting the best options available for new projects. Kempf expressed her concern on blight within the city and who is checking on these and the processes that are in place. Kempf asked if a report could be presented to the city commission once a month about blight cases and its process going forward to be able to keep apprized to pending cases of blight in our city. Kempf asked specifically about ongoing garage sales and blight that is caused by not removing items from the property after a garage sale has taken place and storing the items outside behind a building in all kinds of weather causing more blight. Kempf asked that Gerry look at the empty business and what can be done to rectify. Kempf also asked for the zoning ordinances to be reviewed and request the planning commission to review the ordinances and ensure that they are updated and in proper procedure. Draft a letter to the planning commission from the city commission with directives on updating the zoning ordinances that are in place.

B. Prioritize Goals and create an action list with group discussion

1. 10-20 Year Capital Improvement Plan/Budgeting for Expenses
 - a. Equipment age and Replacement Schedule
 - b. Review township fees for fire service and protection
2. M-53 Safety

- a. Light at Borland and M-53
 - b. Access Road Behind Dairy Queen to go from Kroger to Borland
 - c. Walk Ways/Bike Paths/Trails/Linear Park Paths
 - d. Emergency Evacuation Plan/Nixle Alert Use
 - e. Trestle
3. Promote the city
 - a. Actively Bringing Business to the City-Actively Market Imlay City
 - b. Visitors-Attractive Destination Community
 - c. Creative Slogan for promoting-possibly "City of Country Living"
 4. Community Campus/Community Area/Activities (Sign Shop, Fire Hall, DPW building)
 - a. Farmer's Market Expansion
 - b. Making it Easier for visitors
 - c. Activities, Build Attractions,
 5. Water Pricing and Water Review
 6. City Staff Safety
 - a. Safety Procedures
 - b. CPR/First Aid training
 - c. AED
 - d. Alarm System use at City Hall
 7. Personal Defense
 8. Zoning Ordinance Review and Updating
 9. Vendor Bids Reviewed/Accountability-as contracts come up
 10. Blight

9. WRAP-UP COMMENTS

Horton stated that the fire trucks will be moving into the new fire hall in ten days and caution lights will be put in place in November. Kempf asked if battery powered or solar powered warning lights at important locations have been reviewed as an option.

10. OTHER BUSINESS

None

11. CITIZENS FROM THE FLOOR

None

12. SCHEDULE NEXT WORK SESSION

Thursday, January 21, 2021 at 6:00PM

13. ADJOURNMENT

Motion by Davis supported by Villanueva to adjourn at 8:31pm.

MOTION CARRIED UNANIMOUSLY

Next Regular Commission Meeting Date: Tuesday, October 6, 2020

Next Scheduled Work Session: Thursday, January 21, 2021

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

APPROVED: