

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

REGULAR MEETING  
TUESDAY, SEPTEMBER 03, 2024  
7:00 PM

1. **CALL TO ORDER**

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

2. **PLEDGE OF ALLEGIANCE**

Mayor Kempf led the Pledge of Allegiance.

3. **ROLL CALL**

**Present:** Mayor Joi Kempf, Mayor Pro Tem Ted Sadler, Commissioner Shane Collison, Commissioner Joe DeLuca, Commissioner Al Ramirez, Commissioner Bob Tanis, Commissioner Barbara Yockey

**Absent:** None

**Also Present:** City Manager Craig Horton, Clerk/Treasurer Dawn Sawicki-Franz and Public

4. **APPROVAL OF AGENDA**

**MOTION** by Yockey seconded by Tanis to approve the agenda as presented  
**MOTION CARRIED UNANIMOUSLY**

5. **APPROVAL OF CONSENT AGENDA**

**MOTION** by Sadler seconded by Collison to approve the consent agenda to include:

A. **APPROVAL OF MINUTES** August 20, 2024 – Regular Meeting

B. **OTHER MINUTES** July 23, 2024 – Planning Commission Regular Meeting

C. **PAYMENT OF BILLS IN THE AMOUNT OF:**

General Fund Checking	\$	493,478.06
Tax Account	\$	373,321.50
HRA Account	\$	675.00
Total	\$	<u>867,474.56</u>

**ROLL CALL VOTE**

Ayes: Sadler, Collison, DeLuca, Ramirez, Tanis, Yockey, Kempf

Nays: None

Absent: None

**MOTION CARRIED UNANIMOUSLY**

6. **CITIZENS FROM THE FLOOR**

Boone DeShano spoke to the Commission about a request regarding a PILOT (payment in lieu of taxes) application for Townsend Manor II.

City Manager Horton shared that City Attorney Robert Seibert is reviewing and drafting an ordinance and agreement that will be at the next City Commission meeting concerning the rehabilitation of the the Townsend Manor II and the request for a PILOT for this property.

7. **DEPARTMENT HEAD REPORT**

None

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**8. UNFINISHED BUSINESS**

**A. TOWNHALL FORMAT DISCUSSION-MDOT (M-53 BOULEVARD PROJECT)**

Brian Ulman from MDOT shared that MDOT would like to offer a virtual TEAMS meeting to inform the public of the upcoming M-53 boulevard project. City Commissioners discussed possibly having multiple in person locations for people to come to, in order to see and participate in the discussion and may not have the ability to log in to a TEAMS meeting at their residence. This will be held on Wednesday, September 25, 2024 at 6:00 PM and there will be a registration sign up for individuals for the location of their choice.

**NO MOTION, INFORMATIONAL ONLY**

**B. LAMB STEELE PAY APPLICATION #3-KAPALA HEATING & AC**

City Manager Horton presented pay application #3 to Kapala Heating & AC as recommended by DPW Superintendent Ed Priehs.

**MOTION** by Sadler seconded by Tanis to approve pay application #3 to Kapala Heating & AC in the amount of \$19,350.00

**ROLL CALL VOTE**

Ayes: Sadler, Tanis, Collison, Yockey, DeLuca, Ramirez, Kempf

Nays: None

Absent: None

**MOTION CARRIED UNANIMOUSLY**

**C. PUBLIC PARTICIPATION PLAN**

City Manager Horton explained that this Public Participation Plan has come to the City Commission previously and then back to the Planning Commission for a Public Hearing and now it is ready to be approved by the City Commission.

**MOTION** by Yockey seconded by Collison to approve the Public Participation Plan

**MOTION CARRIED UNANIMOUSLY**

**D. WWTP QUOTE-SPICER**

City Manager Horton shared the quote from Spicer Group to provide final design, bidding assistance and construction administration/inspection for the removal of the splitter box, and installation of piping and valves in lieu of the failing splitter box at the Waste Water Treatment Plant. The Spicer quote that is included in the Commission packet includes the following fee schedule: 1. Final Design Phase \$10,000.00, 2. Bidding Phase \$5,000.00, 3. Construction Phase \$15,000.00 for a total of \$30,000.00. In addition, the current grant administrator is looking for WWTP grants.

**MOTION** by Collison seconded by Sadler to approve the quote from Spicer Group for \$30,000.00 for the Waste Water Treatment Plant

**ROLL CALL VOTE**

Ayes: Collison, Sadler, Tanis, Yockey, DeLuca, Ramirez, Kempf

Nays: None

Absent: None

**MOTION CARRIED UNANIMOUSLY**

**9. NEW BUSINESS**

**A. REQUEST PUBLIC HEARING FOR DIETECH IFT**

City Manager Horton explained that the City has received an application request for an IFT (Industrial Facilities Tax Abatement) from Dietech Tool and Manufacturing (Adam Investment

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Group #2) and we will need to hold a public hearing for this and requested to schedule this for Tuesday, October 1, 2024 at the regular City Commission meeting.

**MOTION** by Yockey seconded by Collison to schedule a Public Hearing for this IFT to be heard on Tuesday, October 1, 2024

**MOTION CARRIED UNANIMOUSLY**

**B. ELECTION EQUIPMENT PURCHASE**

City Clerk Sawicki-Franz presented a grant that she recently applied for through the Institute for Responsive Government and was awarded in the amount of \$6,000.00. Clerk Sawicki-Franz explained that she has two precincts and one of the precincts has a new tabulator as of February 2024 and she would like the other precinct to have a new tabulator also. The new tabulator is faster and runs on newer technology than the older ones at a cost of \$7,493.00 and Sawicki-Franz is looking for support of the Commission to utilize \$1,493.00 of her equipment budget to fund the overflow of the cost.

**MOTION** by Yockey seconded by Tanis to approve the request for election equipment purchase

**ROLL CALL VOTE**

Ayes: Yockey, Tanis, Collison, DeLuca, Ramirez, Sadler, Kempf

Nays: None

Absent: None

**MOTION CARRIED UNANIMOUSLY**

**C. PROCLAMATION FOR THE IMLAY CITY LIONS CLUB**

City Manager Horton explained that Bob Muir had brought this Proclamation for the Imlay City Lions Club in to the City to have Commission review and hopefully approve this.

**MOTION** by Sadler seconded by DeLuca to approve the Proclamation for the Imlay City Lions Club as presented.

**MOTION CARRIED UNANIMOUSLY**

**D. EMS ANNUAL REVIEW**

Ian Kempf, City of Imlay City's representative on the Lapeer County EMS Board, gave the annual presentation regarding the EMS statistics and passed out the annual report for the Commission to review. I Kempf also informed the Commission that his term as Imlay City's EMS representative is ending due to the fact that he will take office as a Lapeer County Commissioner in January 2025.

**NO MOTION, INFORMATIONAL ONLY**

**10. CITIZENS FROM THE FLOOR**

None

**11. CLOSED SESSION - AS NEEDED**

None

**12. CITY MANAGER REPORT**

City Manager Horton informed that traffic control on Blacks Corners Road began today with the first road closure next Monday. Imlay Township Supervisor Rick Farkas received quotes from the Lapeer County Road Commission for the section of the Blacks Corners Road project area that is in the township.

The 4<sup>th</sup> Street/M-53 has one more item on M-53 to finish for the sewer connection and then the lift station.

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The median section at the south end of the City limits has gone out for bids and DPW Superintendent Priehs will be heading the project to remove the dirt area and replace that with stamped concrete with the coordination of MDOT for lane closures and should be completed by the end of October.

Horton reported that the swimming pool has closed for the season with inventory and final closing procedures in progress, with the new Pool Director, Kim Bolin attending the next Park and Recreation meeting to share her experience with the Park and Recreation members.

The Imlay City/Imlay Township, Lapeer County Master Plan Update Open House will be Monday, September 23, 2024 from 6 PM-9 PM at the Imlay City Fire Hall on Borland Road.

Clerk/Treasurer Sawicki-Franz notified the City Commission that the current court case regarding Recreational Marihuana with "Imlay City Yes 2024" has been dismissed after Judge Nolin at Lapeer County Court ruled.

Mayor Kempf commented on the accurate work and details that it took to prepare for this case.

**13. CITY COMMISSIONER TIME**

Commissioner Yockey thanked Sawicki-Franz for her professionalism and accuracy throughout this court case as Commissioner Yockey witnessed this at court today. Also, thank you to Attorney Bob Seibert who did an amazing job. In addition, I have watched Kim at the Pool jump in and teach after the season had started and I appreciate her dedication a lot.

Commissioner Tanis asked about the progress of Arby's. City Manager Horton replied stating that they have asked for an extension at a recent Planning Commission meeting and it was granted.

Mayor Kempf expressed her appreciation, one more time for Clerk/Treasurer Sawicki-Franz's diligence in court as Mayor Kempf has observed at court also of the going through each signature line by line.

**14. ADJOURNMENT**

**MOTION** by Yockey seconded by Tanis to adjourn at 7:58 PM  
**MOTION CARRIED UNANIMOUSLY**

Next Regular Commission Meeting Date: Tuesday, September 17, 2024 at 7:00 PM

Respectfully submitted by: \_\_\_\_\_  
Dawn Sawicki-Franz, City Clerk

**APPROVED: September 17, 2024**