

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

REGULAR MEETING
TUESDAY, OCTOBER 01, 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 Joe DeLuca, Commissioner Al Ramirez, Commissioner Bob Tanis, Commissioner Barbara Yockey

Absent: Commissioner Shane Collison

Also Present: City Manager Craig Horton, DPW Superintendent Ed Priehs, Fire Chief Keith Klobucar, Clerk/Treasurer Dawn Sawicki-Franz and Public

4. **APPROVAL OF AGENDA**

MOTION by Tanis seconded by Yockey to approve the agenda with the addition of **NEW BUSINESS D. LEASING REQUEST FOR OLD FIRE HALL**
MOTION CARRIED UNANIMOUSLY

5. **APPROVAL OF CONSENT AGENDA**

MOTION by Sadler seconded by Tanis to approve the consent agenda to include:

A. **APPROVAL OF MINUTES** September 17, 2024 – Regular Meeting

B. **OTHER MINUTES** August 27, 2024 – Planning Commission Regular Meeting

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

General Fund Checking	\$	369,326.74
Tax Account	\$	3,439,224.88
HRA Account	\$	<u>325.00</u>
Total	\$	<u>3,808,876.62</u>

ROLL CALL VOTE

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

Nays: None

Absent: Collison

MOTION CARRIED UNANIMOUSLY

6. **CITIZENS FROM THE FLOOR**

City Manager Horton asked Fire Chief Klobucar if he would like to give his report during public time since there were no public that wished to speak.

Fire Chief Klobucar gave a brief report on the “mock disaster” that took place the previous Saturday, September 28, 2024 here in Imlay City at the Imlay City High School. Klobucar reported that 16 agencies assisted in this mock incident “Off the Rails” train derailment including CN Railway who came out earlier in the week and reviewed a lot of stuff with the agencies. Sarah Whaley, Emergency Management Coordinator for the Lapeer County Emergency Management, coordinated this event as her first in this position. Scene containment, hazmat training and resource availability was part of the testing for the mock disaster. Chief Klobucar expressed his thanks to the City, the Imlay City School, the surrounding agencies and all that were involved to help this training to be a successful learning event.

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7. DEPARTMENT HEAD REPORT

DPW Superintendent Ed Priehs included in his report the progress on 4th Street/M-53 Sanitary Sewer project, the status of the DWSRF grant application, the Leak Detection Survey and Meter Testing results, the Blacks Corners Paving project, the Lamb Steele HVAC project, the street milling and paving projects and the citywide pavement markings (including the Downtown area) and crack filling that has taken place this summer as well as more milling and paving projects that will take place this fall. Priehs continued by sharing that over 1700 feet of sidewalks in the City have been removed and replaced and in addition, more grinding to mitigate trip hazards will take place throughout the Downtown area and the City this fall. Priehs announced the Michigan Health Endowment Fund Grant of \$136,621.00 has been approved for the City of Imlay City to support the program entitled Imlay City Pathway Extension Project to plan and design the extensions to existing paths and expressed his appreciation to OHM and the City for their assistance in submission for this grant opportunity as well as community leaders who wrote letters of support for this plan. Priehs outlined the upcoming M-53 Gateway Median project that is ready to go with traffic detail to be set up the week of October 14th, concrete contractor will come in to pour the following week. Complete distribution systems inventory spreadsheet includes research, going through records, plans and excavations with the spreadsheet and report due on October 16th, accordingly all water system compliance samples and testing are up to date. Priehs briefed the Commission on the Polly Ann Trail and recent discussions with the DNR and CN regarding ownership of the property, and in conclusion noted that fall leaf pickup will begin on Monday, October 21st and run through Tuesday, November 26th.

8. UNFINISHED BUSINESS

A. LAMB STEELE PAY APPLICATION #4

MOTION by Yockey seconded by Ramirez to approve Lamb Steele Pay Application #4 to Kapala Heating & AC in the amount of \$63,000

ROLL CALL VOTE

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

Nays: None

Absent: Collison

MOTION CARRIED UNANIMOUSLY

9. NEW BUSINESS

A. RESOLUTION 2024-13 APPLICATION OF GERHARD ADAM (ADAM INVESTMENT GROUP #2) FOR INDUSTRIAL FACILITIES TAX EXEMPTION CERTIFICATE

City Manager Horton explained that this and the next two items on the agenda are for informational review for the City Commission as these items will be put before the City Commission at a later meeting.

NO MOTION, DISCUSSION ONLY

B. INDUSTRIAL FACILITIES EXEMPTION CERTIFICATION – MEMO OF UNDERSTANDING

NO MOTION, DISCUSSION ONLY

C. SET PUBLIC HEARING – THURSDAY, NOVEMBER 07, 2024 FOR IFT REQUEST

MOTION by Tanis seconded by DeLuca to set a public hearing for Thursday, November 07, 2024 at the regularly scheduled Commission meeting.

MOTION CARRIED UNANIMOUSLY

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D. LEASING REQUEST FOR OLD FIRE HALL

City Manager Horton presented a letter of request from J & J Liquidations currently located in Almont, to request leasing the old fire hall on a short-term basis from November 2024-March 2025 at a requested price of \$2,500 per month along with covering all utilities. Horton noted that the Winterfest is scheduled for (December 7th) one day during this time period and we would need to discuss this option with the DDA and the Chamber of Commerce before moving forward. Jim Slack was available at the meeting for questions to be answered if needed. Horton suggested an ad-hoc committee to explore, discuss and review options and then to bring their suggestions back to the full Commission at a future date.

10. CITIZENS FROM THE FLOOR

None

11. CLOSED SESSION - AS NEEDED

None

12. CITY MANAGER REPORT

City Manager Horton reviewed that our City received 80 points on the DWSRF grant application which is the grant that was planned to be used to resurface 4th Street from Main to Blacks Corners Road. This was not enough points to secure the grant and suggested that we may need to look to other alternative options in the future to get this road resurfaced.

13. CITY COMMISSIONER TIME

Commissioner Yockey thanked DPW Superintendent Priehs for his presentation and the long list of projects that he and his team have accomplished here in our City.

14. ADJOURNMENT

MOTION by Yockey seconded by Sadler to adjourn at 7:39 PM
MOTION CARRIED UNANIMOUSLY

Next Regular Commission Meeting Date: Tuesday, October 15, 2024 at 7:00 PM

Respectfully submitted by: _____
Dawn Sawicki-Franz, City Clerk

APPROVED: October 15, 2024