

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

REGULAR MEETING
THURSDAY, NOVEMBER 7, 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, Fire Chief Keith Klobucar, Lapeer Development Corporation Executive Director Sam Moore, Clerk/Treasurer Dawn Sawicki-Franz and Public

4. **APPROVAL OF AGENDA**

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

5. **APPROVAL OF CONSENT AGENDA**

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

A. APPROVAL OF MINUTES October 15, 2024 – Regular Meeting

B. OTHER MINUTES November 16, 2023 – Zoning Board of Appeals Regular Meeting
September 09, 2024 – Downtown Development Authority Regular Meeting
September 24, 2024 – Planning Commission Regular Meeting
September 25, 2024 – Construction Code Authority Regular Meeting
October 24, 2024 – Lapeer County Board of Commissioners

C. PAYMENT OF BILLS IN THE AMOUNT OF: General Fund Checking \$ 683,600.41
Tax Account \$ 80,405.76
HRA Account \$ 000.00
Total \$ 764,006.17

ROLL CALL VOTE

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

Nays: None

Absent: None

MOTION CARRIED UNANIMOUSLY

6. **CITIZENS FROM THE FLOOR**

None

7. **DEPARTMENT HEAD REPORT**

Fire Chief Klobucar reported that he has been with the City now for one year. Klobucar continued sharing that the department's number of firefighters has increased from 12 to 18 and recently Fire Fighter Ben Horton and Fire Captain Jeff Marceau was honored with awards as "Outstanding Fire Fighter" and "Outstanding Fire Officer" respectively from the Lapeer County Fire Association.

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Klobucar highlighted the recent Lapeer County Emergency Management Drill “Off the Rails” train derailment exercise and explained the ISO rating as the city remained at a five (5) and will look for improvement with the next audit, even though this is a good rating for our City and the Township that we serve. Throughout the last year the Fire Department has served in numerous events such as the 2023 Winter Fest, the Summer Imlay City Fair, 2024 Summer Fest, several Halloween events and the Homecoming Parade as well as hosting fire prevention for the school which serves about 150 kids and would like to expand this to more students in our community. Klobucar shared that the Fire Department updated the logo with community involvement and a patch design, with this new design being incorporated now in the department. The responses have increased as the department is now called out on all Personal Injury (PI) accidents and are very helpful in support for traffic blocking in addition to entrapments, etc. The social media presence of the Fire Department has been increased and information regarding the run count and upcoming events are now being posted. We have a Fire Inspector in place now and several new Ordinances that will help with cost recovery and a new grant opportunity will open soon in which we will be applying for a new ladder truck.

8. PUBLIC HEARING

A. TO CONSIDER AN APPLICATION FOR AN INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE, ADAM INVESTMENT GROUP PARCEL #I19-83-021-019-71

1. Notices and Publications to Record

MOTION by Yockey seconded by Collison to accept notice and publications to records.

MOTION CARRIED UNANIMOUSLY

2. Public Hearing **OPEN**

MOTION by Yockey seconded by Collison to Open the public Hearing at 7:16 PM

MOTION CARRIED UNANIMOUSLY

3. Public Comment

Lapeer Development Corporation Executive Director Moore gave an overview of the application for IFT (Industrial Facility Tax) Exemption submitted by Adam Investment Group #2 parcel #I19-83-021-019-71 and the implications that it will have going forward.

Commissioners and public asked questions and made comments regarding the IFT application submitted by Adam Investment Group #2.

4. Public Hearing **CLOSED**

Mayor Kempf closed the public hearing at 7:20 PM

5. Action

TAX ABATEMENT AGREEMENT-MEMO OF UNDERSTANDING

MOTION by Yockey seconded by Sadler to approve the Tax Abatement Agreement-Memo of Understanding between the City of Imlay City and Adam Investment Group LLC #2 for Parcel #I19-83-021-019-71

ROLL CALL VOTE

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

Nays: None

Absent: None

MOTION CARRIED UNANIMOUSLY

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RESOLUTION 2024-13 IFT TAX EXEMPTION CERTIFICATE PARCEL #119-83-021-019-71
MOTION by Collison seconded by Ramirez to approve Resolution 2024-13 IFT Tax Exemption for Adam Investment Group #2 with correction in the parcel description from Imlay Township to Imlay City.

ROLL CALL VOTE

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

Nays: None

Absent: None

MOTION CARRIED UNANIMOUSLY

9. UNFINISHED BUSINESS

A. FIRE TRUCK REPAIR ESTIMATE

Fire Chief Klobucar explained that the truck repair request for R & R Fire Truck Repair included in the packet is for the ladder truck that is 25 years old. Klobucar continued sharing that the truck was taken down to Belleville, MI for an estimate on repairs with an extensive list and currently we have Almont responding to all commercial and industrial structure fires while this truck is out of service.

MOTION by Sadler seconded by Collison to authorize the Fire Chief to spend up to \$50,000 for repairs as needed for the ladder truck

ROLL CALL VOTE

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

Nays: None

Absent: None

MOTION CARRIED UNANIMOUSLY

B. LAMB STEELE PAY APPLICATION #5 – KAPALA HEATING & AC

MOTION by Yockey seconded by Tanis to approve Lamb Steele pay application #5 to Kapala Heating & AC in the amount of \$60,300.00.

ROLL CALL VOTE

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

Nays: None

Absent: None

MOTION CARRIED UNANIMOUSLY

C. M-53 / 4TH STREET SEWER PROJECT PAY APPLICATION #5 – BODDY CONSTRUCTION

MOTION by Yockey seconded by Tanis to approve the pay application #5 from Boddy Construction for the M-53 / 4th Street Sewer Project in the amount of \$588,500.76

ROLL CALL VOTE

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

Nays: None

Absent: None

MOTION CARRIED UNANIMOUSLY

10. NEW BUSINESS

None

11. CITIZENS FROM THE FLOOR

None

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12. CLOSED SESSION - AS NEEDED

None

13. CITY MANAGER REPORT

City Manager Horton updated the Commission on the completion of the lift station at Newark and Almont Avenue and then continued informing that he met with Waste Water Treatment Plant Supervisor Pat Rankin regarding the splitter issue that was brought to the Commission at a previous meeting and after further investigation by the engineers, they have determined that it is best to leave the splitter there and conduct repairs and updates as needed, so instead of costing about \$600,000 it will cost approximately \$100,000. Rankin will come to future meeting with details and a request for funds in addition to continuing to look for grants for the much-needed repairs at the Waste Water Treatment Plant.

City Manager Horton informed that a proposed job posting is ready to publish in the Wednesday's Tri-City Times paper for the upcoming vacant City Commissioner position and will be put on the website tomorrow with information for candidates regarding applications to fill the two-year vacancy for City Commissioner.

City Manager Horton stated that Wes Messing with King and King CPAs will be at the next City Commission meeting to present the City of Imlay City fiscal year 2023-2024 audit and passed out a copy of the audit for each Commissioner to review in the meantime.

Clerk Sawicki-Franz reported the numbers for the Early Voting for February 2024 and August 2024 were dismal as best, and for November 2024 the numbers were much improved as the Early Voting was utilized well across the state, including Lapeer County. A spreadsheet showing the Lapeer County Early Voting response was shared with the Commissioners and in addition, Sawicki-Franz shared the Absentee Ballot numbers and the voter turnout for our City. Sawicki-Franz expressed her appreciation to the Election Inspectors and her Deputy Clerk, Tina Young for a smooth Election Cycle. The final item shared regarding the November 2024 Election was the dates for the required certification of canvass for the County and for the State of Michigan.

14. CITY COMMISSIONER TIME

Commissioner Yockey expressed her thanks for the Clerk and the staff for the whole Election process as she was able to see how much goes into this entire Election cycle as a poll watcher this Election. Commissioner Tanis shared that I will not be at the next Commission meeting.

Commissioner DeLuca asked for information regarding the body cameras that were presented by the Police Department at a previous meeting.

Commissioner Sadler said thanks for the hard work for the entire team of Election workers.

Mayor Kempf stated that it was good to see the young Election Inspectors at the polls and that they seemed very excited to work the process when she spoke to them.

Commission Ramirez asked about the compensation for the Election Inspectors.

15. ADJOURNMENT

MOTION by Yockey seconded by Tanis to adjourn at 7:46 PM

MOTION CARRIED UNANIMOUSLY

Next Regular Commission Meeting Date: Tuesday, November 19, 2024 at 7:00 PM

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

APPROVED: November 19, 2024