

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

REGULAR MEETING  
TUESDAY, NOVEMBER 19, 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 Barbara Yockey

**Absent:** Commissioner Bob Tanis

**Also Present:** City Manager Craig Horton, Police Chief Brett Selby, Police Sergeant Sean Leathers, DDA Director Christine Malzahn, 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 amended agenda as presented  
**MOTION CARRIED UNANIMOUSLY**

5. **APPROVAL OF CONSENT AGENDA**

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

- A. **APPROVAL OF MINUTES** November 07, 2024 -Regular Commission Meeting
- B. **OTHER MINUTES** September 09, 2024 – Downtown Development Authority Regular Meeting  
September 10, 2024 – Parks and Recreation Regular Meeting
- C. **PAYMENT OF BILLS IN THE AMOUNT OF:**

General Fund Checking	\$	875,417.93
Tax Account	\$	600.00
HRA Account	\$	<u>244.00</u>
Total	\$	<u>876,261.93</u>

**ROLL CALL VOTE**

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

Nays: None

Absent: Tanis

**MOTION CARRIED UNANIMOUSLY**

6. **GUEST SPEAKER**

**Wesley D. Messing, CPA Principal & Audit Partner, King & King CPAs 2023-2024 FY Audit**  
Messing gave an overview of the City's Financial Report and passed out a summary sheet of the audit for review with the City Commissioners. Messing told the Commission that he was pleased with the recent audit and had the full cooperation with the City Staff throughout the days here in the office.

7. **CITIZENS FROM THE FLOOR**

None

8. **DEPARTMENT HEAD REPORT**

Police Chief Selby shared that two items from the Police Department are to be brought to the City Commission tonight. Sergeant Leathers will present the information on the Axon Enterprise, Inc body

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cameras. Sergeant Leathers spoke of the Axon Body Cameras that were brought to the Commission's attention a couple of months ago and continued noting that a \$35,000 discount would be available if the contract was signed before the end of this year. Leathers continued explaining the need and the replacement benefits that are offered with this program.

**MOTION** by Sadler seconded by DeLuca to approve the 5-year contract to Axon Enterprise, Inc for the amount of \$90,490.40 and authorized Mayor Kempf to sign this contract.

**ROLL CALL VOTE**

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

Nays: None

Absent: Tanis

**MOTION CARRIED UNANIMOUSLY**

Police Chief Selby discussed the second issue for his report and continued by expressing his concern with safety and security with the Police Department lobby and although no direct threats have been received, there are always threats to law enforcement. The lobby has a current vulnerability with no bullet proof glass on the dispatch area windows and all area Police Departments have this in place already. Selby shared a quote from Total Security of Fowlerville, MI at \$4,142.00 with the best pricing submitted and funds would be used from the current forfeiture fund, so no cost to the City of Imlay City residents would be incurred.

**MOTION** by DeLuca seconded by Ramirez to approve the purchase of bullet proof glass from Total Security Solutions, Inc for the lobby of the Police Department in the amount of \$4,142.00.

**ROLL CALL VOTE**

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

Nays: None

Absent: Tanis

**MOTION CARRIED UNANIMOUSLY**

**9. UNFINISHED BUSINESS**

**D. PAY APPLICATION #1 – BLACKS CORNERS ROAD REHABILITATION**

**MOTION** by Collison seconded by Yockey to authorize payment of pay application #1 – Blacks Corners Road Rehabilitation in the amount of \$285,378.91 to T.G. Priehs.

**ROLL CALL VOTE**

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

Nays: None

Absent: Tanis

**MOTION CARRIED UNANIMOUSLY**

**E. IFT I19-021-019-71**

Clerk Sawicki-Franz and Lapeer Development Corporation Executive Director Moore explained that there were a couple of clerical errors in the Resolution and the Memo of Understanding that was presented to the Commission previously and the implied intent was to be correct on these documents. Therefore, they are asking for the Commission to approve the corrections in the tax abatement documents as highlighted, which does not change the intent of the IFT documents.

**MOTION** by Yockey seconded by Collison to approve the corrections in the tax abatement documents.

**ROLL CALL VOTE**

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

Nays: None

Absent: Tanis

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**F. CITY OWNED PROPERTIES**

DDA Member Steve Robbins presented the purchase agreement that was included in the Commission packet regarding the Old Fire Hall, the DPW barn and the Sign Shop. The DDA as the nonprofit of IC Holdings Corp would like to purchase these properties for a price of \$1 to be able to work with EGLE and resell the properties once cleaned up to a viable entity to aid in revitalization of the downtown area. DDA Director Malzahn explained that these blighted areas could get cleaned up through EGLE with an owner other than the City of Imlay City, while also looking for grants for this type of property. Lapeer Development Corporation Executive Director Moore explained the testing that has taken place up to this point and Commissioners asked questions and made comments regarding this type of property proposition.

The Commission asked DDA Director Malzahn and City Manager Horton to discuss together the points of disagreement and come to some kind of conclusion and bring it back to the Commission after review.

**NO MOTION, DISCUSSION ONLY**

**10. NEW BUSINESS**

**A. LAPEER COUNTY EMS APPOINTMENT – TED SADLER**

Commissioner Sadler requested permission to recuse himself from the vote for this position with Lapeer County EMS.

**MOTION** by Yockey seconded by Collison to recuse Commissioner Ted Sadler from the vote for this position as requested.

**MOTION CARRIED UNANIMOUSLY**

**MOTION** by Ramirez seconded by Collison to appoint Ted Sadler to the Imlay City representative position on the Lapeer County EMS Board upon resignation received from the current representative and for this appointment to begin on January 1, 2025.

**MOTION CARRIED UNANIMOUSLY**

**11. CITIZENS FROM THE FLOOR**

None

**12. CLOSED SESSION - AS NEEDED**

None

**13. CITY MANAGER REPORT**

City Manager Horton updated the Commission on the Sign Shop demo RFP with the responses to this RFP and plans to reach out to each for clarification on the contractor's bids to make an informed decision on the vendor for this project with the costs ranging from \$13,000 to \$45,000 from 13 different vendors, so clarification is needed on what is included in each proposal.

City Manager Horton informed that the M-53 / M-21 corner is closer to demolition with discussions relating to set back requirements and the demo of the granary on 2<sup>nd</sup> Street is moving forward as Frontier has now removed their equipment and DTE will be removing the poles very soon.

Clerk Sawicki-Franz reported that the Lapeer County Board of Canvassers has finished their extensive review of all November election material and the next step is to prepare the official canvass documents then onto the State of Michigan level to be adjudicated and approved.

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City Manager Horton reminded the Commission that the City has put a notice in the local paper and on the City's website regarding the taking of applications, resumes and cover letters for the 7<sup>th</sup> City Commissioner seat and have received a couple of inquiries as well as several have picked up packets with one turned into this office.

**14. CITY COMMISSIONER TIME**

Commissioner Yockey gave accolades and thanks to Mayor Kempf and Mayor Pro Tem Sadler for their incredible work and long-time service to the Community and thank you to Commissioner Collison for his dedication during his term of office.

Commissioner Collison addressed DDA Director Malzahn and stated he loved the idea and to get together with City Manager Horton to come to an agreement.

Commissioner Sadler shared his appreciation for Mayor Kempf and stated that it has been a tremendous honor to represent the neighbors of this community.

Commissioner Yockey reminded the Commission that we have lost a truly great citizen of the City of Imlay City in Teresa Richey as she had served on this Commission, Zoning Board of Appeals and as an Election Inspector for the City.

Mayor Kempf shared that Teresa Richey was a good friend of ours and it was a great privilege to serve the City of Imlay City on this Commission.

**15. ADJOURNMENT**

**MOTION** by Yockey seconded by Collison to adjourn at 8:17 PM

**MOTION CARRIED UNANIMOUSLY**

Next Regular Commission Meeting Date: Tuesday, December 3, 2024 at 7:00 PM

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

**APPROVED: December 3, 2024**