

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

**REGULAR MEETING
TUESDAY, JANUARY 07, 2025
7:00 PM**

1. CALL TO ORDER

Mayor Barbara Yockey called the meeting to order at 7:00 PM.

2. PLEDGE OF ALLEGIANCE

Mayor Yockey led the Pledge of Allegiance.

3. ROLL CALL

Present: Mayor Barbara Yockey, Mayor Pro Tem Bob Tanis, Commissioner Stu Davis, Commissioner Joe DeLuca, Commissioner Al Ramirez, Commissioner Luke Stempien

Absent: Commissioner Tom Blount

Also Present: City Manager Craig Horton, DDA Director Christine Malzahn, Clerk/Treasurer Dawn Sawicki-Franz and Public

4. APPROVAL OF AGENDA

MOTION by Davis seconded by Stempien to approve the agenda as presented

MOTION CARRIED UNANIMOUSLY

5. APPROVAL OF CONSENT AGENDA

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

A. APPROVAL OF MINUTES December 17, 2024 – Regular Minutes

B. OTHER MINUTES December 09, 2024 – Lapeer County Commission Regular Meeting

C. PAYMENT OF THE BILLS IN THE AMOUNT OF:

General Fund Checking	\$	351,316.84
Tax Account	\$	209,319.93
HRA Account	\$	185.64
Total	\$	<u>560,822.41</u>

ROLL CALL VOTE

Ayes: Ramirez, Tanis, Davis, DeLuca, Stempien, Yockey

Nays: None

Absent: Blount

MOTION CARRIED UNANIMOUSLY

6. CITIZENS FROM THE FLOOR

Sadler thanked the City Commission for honoring him with the appointment to the ZBA (Zoning Board of Appeals) and to EMAC (Emergency Management Assistance Compact) Board.

7. DEPARTMENT HEAD REPORT

DDA Director Christine Malzahn passed out the Imlay City DDA Informational Meeting brochure and highlighted the accomplishments for the previous year and the goals for the upcoming year.

8. UNFINISHED BUSINESS

A. CITY OWNED PROPERTIES

Mayor Yockey reported that the ad-hoc committee has met several times to discuss all options and reviewing possibilities to decide what is in the best interest of the City of Imlay City and have come to a conclusion to present to the full City Commission Board for their vote of support.

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1. AD HOC UPDATE

Mayor Yockey shared the ad hoc committee's appreciation for the proposals that were received and the efforts for those presentations to the ad hoc committee. Yockey continued reporting on the results of the decisions of the ad hoc committee with the first item, to not sell the properties, at least for now. Next, to move forward with the demolition of the Old Sign Shop and third, to negotiate a 2-year with a 3rd year option lease for the Old Fire Hall to the current tenant J&J Liquidators as well as request a new ordinance to allow only box trucks on Third Street and no semis. In addition, Yockey informed that the ad hoc committee would like utilize some of the funds from the lease of the Old Fire Hall for renovations to the Old DPW Barn and to hire a consultant to review the needed repairs and upgrades that are required for the Old DPW Barn to become functional for the City and to ensure that the construction bids will be consistent for each bidder depending on the recommendations of the consultant.

NO MOTION, INFORMATIONAL ONLY

2. DEMOLITION DISCUSSION

City Manager Horton explained that a number of bids were received and a committee reviewed each to compare bids and the committee consensus was to present the Novak Construction bid to the Commission for approval.

MOTION by Davis seconded by Tanis to approve the bid for Novak Construction for demolition services to the Old Sign Shop in the amount of \$30,000.00.

ROLL CALL VOTE

Ayes: Davis, Tanis, Ramirez, Stempien, DeLuca, Yockey

Nays: None

Absent: Blount

MOTION CARRIED UNANIMOUSLY

3. OLD FIRE HALL LEASE

MOTION by Tanis seconded by Davis to authorize the City Manager to negotiate a lease to J&J Liquidators for 2-years with the add on of one year if both the City and J&J agree

ROLL CALL VOTE

Ayes: Tanis, Davis, DeLuca, Ramirez, Stempien, Yockey

Nays: None

Absent: Blount

MOTION CARRIED UNANIMOUSLY

4. OLD DPW BARN CONSULTANT

MOTION by Tanis seconded by Davis to obtain a consultant for up to \$2,000 to go over the DPW Garage to review repairs and upgrades, then present that to the City Commission to decide how much to spend

ROLL CALL VOTE

Ayes: Tanis, Davis, Ramirez, Stempien, DeLuca, Yockey

Nays: None

Absent: Blount

MOTION CARRIED UNANIMOUSLY

5. ORDINANCE FOR THIRD STREET RE: SEMIS VS BOX TRUCKS

City Manager Horton advised that this will be handled administratively with review of the current ordinance and a proposed new ordinance, and bring this updated ordinance to City Commission at a later meeting for update and approval.

NO MOTION, DISCUSSION ONLY

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B. LAMB STEELE PAY APPLICATION #7

MOTION by Davis seconded by Tanis to approve Lamb Steele pay application #7 to Kapala Heating & AC in the amount of \$45,000.00

ROLL CALL VOTE

Ayes: Davis, Tanis, Stempien, DeLuca, Ramirez, Yockey

Nays: None

Absent: Blount

MOTION CARRIED UNANIMOUSLY

9. NEW BUSINESS

A. DRINKING WATER NOTICE INFORMATION

City Manager Horton explained that the notice and letter that is in the board packet will be included with the utility bill this quarter as is required by the Department of Environment, Great Lakes, and Energy (EGLE) for a Monitoring and Reporting Violation that the Water Supply received. This is not a contamination issue as the water tested negative for bacteria, and was a test timing issue. The testing samples were not performed withing the required 30 hour hold time.

NO MOTION, INFORMATIONAL ONLY

10. CITIZENS FROM THE FLOOR

One resident spoke as a general reminder to the City Commission re: If a government goes into business in competition with the citizens that own properties, it should be a market rate.

11. CLOSED SESSION - AS NEEDED

None

12. CITY MANAGER REPORT

City Manager Horton stated we started the new year off and have several grants that are being looked at as the DDA Director mentioned, including infrastructure for housing grants, a FEMA grant for a ladder fire truck and we are moving ahead on the \$800,000 grant for Lions Park.

13. CITY COMMISSIONER TIME

Commissioner Stempien said Happy New Year.

Commissioner Davis asked that the City consider longevity incentive pay for Department Heads.

Mayor Pro Tem Tanis as a member of the ad hoc committee expressed his appreciation to all that came out with a proposal for the City Properties and made this decision very difficult. Tanis continued stating, with that, I think we did the right thing by keeping the properties in the City and we can use these properties in the future, and again I appreciate all of you and your proposals and for coming out tonight to hear what the Commission decides.

Mayor Yockey said she seconds what Mayor Pro Tem Tanis just shared. Yockey voiced her appreciation on how everyone worked hard to share their thoughts, ideas and dreams on the future of the city properties and thank you to the public here at the meeting tonight for coming out to see the results.

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14. ADJOURNMENT

MOTION by Davis seconded by DeLuca to adjourn at 7:49 PM
MOTION CARRIED UNANIMOUSLY

Next Regular Commission Meeting Date: Tuesday, January 21, 2025 at 7:00 PM

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

APPROVED: January 21, 2025