

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

**REGULAR MEETING
TUESDAY, MARCH 18, 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 Tom Blount, Commissioner Stu Davis, Commissioner Al Ramirez, Commissioner Luke Stempien

Commissioner Joe DeLuca arrived at 7:13 PM

Absent: None

Also Present: DPW Superintendent Ed Priehs, Waste Water Treatment Plant Superintendent Pat Rankin, DDA Director Christine Malzahn, Clerk/Treasurer Dawn Sawicki-Franz and Public

4. APPROVAL OF AGENDA

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

5. APPROVAL OF CONSENT AGENDA

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

A. APPROVAL OF MINUTES March 04, 2025 – Regular Minutes

B. OTHER MINUTES January 14, 2025 – Parks and Recreation Regular Meeting

February 10, 2025 – Downtown Development Authority Regular Meeting

February 27, 2025 – Lapeer County Board of Commissioners Regular Meeting

C. PAYMENT OF THE BILLS IN THE AMOUNT OF:

General Fund Checking	\$	184,629.12
Tax Account	\$	105,224.22
HRA Account	\$	1,525.86
Total	\$	<u>291,379.20</u>

ROLL CALL VOTE

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

Nays: None

Absent: DeLuca

MOTION CARRIED UNANIMOUSLY

6. CITIZENS FROM THE FLOOR

DDA Director Malzahn spoke during public time to invite the Commissioners and others to the “Big Reveal” ceremony for the I AM IMLAY CITY STORYTELLERS to be held at the Imlay City High School Performing Arts Center with Dr. Stu Cameron as the key note speaker. Malzahn continued sharing that banners are to be placed in the Downtown area with QR codes that are interactive and will share the history of residents, both past and present, with those who scan the code.

7. GUEST SPEAKER – AS NEEDED

None

8. DEPARTMENT HEAD REPORT

None

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9. UNFINISHED BUSINESS

A. CITY OWNED PROPERTIES – MAYOR UPDATE

Mayor Yockey was very excited to update the Commission that the DPW Barn project, located at 406 E Third Street has been put out bid and bid requests have been sent for publication in the Tri-City Times and the Lapeer County Press as well as on BidNet with a scheduled pre-bid walk through at the site for Tuesday, March 25th at 10 AM. The bids are due by the bid opening on Monday, April 7th at 3:00 PM.

B. PRE-PUBLIC HEARING MASTER PLAN DRAFT

i. **Authorize the Master Plan for Public Hearing Distribution**

MOTION by Davis seconded by Blount to authorize the Master Plan for Public Hearing Distribution with corrections

ROLL CALL VOTE

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

Nays: None

Absent: DeLuca

MOTION CARRIED UNANIMOUSLY

ii. **Establish Final Authority to adopt the Master Plan**

MOTION by Blount seconded by Tanis to establish the Imlay City Commission as the final authority to adopt the Master Plan

ROLL CALL VOTE

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

Nays: None

Absent: DeLuca

MOTION CARRIED UNANIMOUSLY

Commissioner DeLuca arrived at 7:13 PM

C. RESOLUTION 2025-04 DNR POLLY ANN TRAIL HEAD IMPROVEMENT

DPW Superintendent Priehs explained that the Resolution 2025-04 is for a commitment of \$125,000.00 of funding as a match to the DNR Polly Ann Trailhead Improvements with the Natural Resources Trust Fund. In addition, the DPW in-kind services of over \$70,000.00 of work will be part of our City match. The concept drawing in the packet is a concept plan for the application and can be adjusted as needed.

MOTION by Tanis seconded by Davis to approve Resolution 2025-04 DNR Polly Ann Trailhead Improvements which authorizes submission of a Michigan Natural Resources Trust Fund Application for \$375,000.00 with the City's obligation to be \$125,000.00 for a project with a total amount of \$500,000.00 during the fiscal year of 2026-2027

ROLL CALL VOTE

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

Nays: None

Absent: None

MOTION CARRIED UNANIMOUSLY

10. NEW BUSINESS

A. BID – CITY OFFICES EXTERIOR & SITE IMPROVEMENTS

DPW Superintendent Priehs described the exterior improvements that would be included in this bid and explained that two bids were received and there were some alternates and additions and deductions that were part of each bid. With the inclusion of the additions and deductions that Priehs

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recommends for the bid project, Priehs recommends the bid from Midwest Commercial Construction with the total bid of \$552,587.00

MOTION by Davis seconded by Tanis to approve the low bid of \$552,587.00 with adjustments to Midwest Commercial Construction as recommended by DPW Superintendent Priehs.

ROLL CALL VOTE

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

Nays: None

Absent: None

MOTION CARRIED UNANIMOUSLY

B. BID – REQUEST FOR PAVEMENT IMPROVEMENTS

Clerk/Treasurer Sawicki-Franz shared that bids were received by two bidders for the pavement improvements bid with the low bid from TG Priehs LLC at \$114,950.00 and this amount is lower than our current street paving budget. Since the low bid is under our current street paving budget amount it has been suggested by DPW Superintendent Priehs to include the paving of E. Borland from M-53 to Reek Road.

MOTION by Davis seconded by Tanis to approve the Pavement Improvements bid with the full amount of the street budget up to the \$139,000.00 to TG Priehs as the low bidder with the discretion of adding additional streets up to the DPW Superintendent Priehs

ROLL CALL VOTE

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

Nays: None

Absent: None

MOTION CARRIED UNANIMOUSLY

C. BID – WASTE WATER TREATMENT PLANT SPLITTER BOX

Waste Water Treatment Plant Superintendent Rankin described the function of the splitter box that was shored up and built with a trough back in 2002. Spicer engineers have now created a plan to repair the splitter box. Two bids for this repair were received with the low bidder being American Excavating Ltd with a bid of \$106,550.00. Commissioners asked for other options to repair this and directed Rankin to bring more options to the City Commission at the next meeting.

MOTION by Blount seconded by Tanis to postpone approving this fix to the April 1, 2025 meeting to research options (or a second option) to replace or repair this splitter box issue

MOTION CARRIED UNANIMOUSLY

D. ROTARY PARK IMPROVEMENT PROJECT – MI RECREATION PASSPORT GRANT

DDA Director Malzahn presented the application for the Michigan Recreation Passport Grant Program 2025 regarding Rotary Park located in the DDA District. Malzahn explained the funding including a breakdown of the expense and the match required along with the other entities that plan to support this project. With a project total cost of \$103,800.00 and match funding from the DDA, in-kind DPW Services, Imlay City Rotary Club and the Imlay City's Park & Recreation Commission for a match total of \$26,750.00. Malzahn then shared a rendering of the placement of the new play equipment and landscaping for the Commission to review.

MOTION by Tanis seconded by Stempien to approve the submission of the Michigan Recreation Passport Grant Program 2025 for Imlay City Rotary Park with the matching funds of \$2,500.00 from the City as recommended by the Parks and Recreation Commission.

ROLL CALL VOTE

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

Nays: None

Absent: None

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E. 2025 SWIMMING POOL FEES

Clerk/Treasurer Sawicki-Franz read the proposed fee increases for the 2025 Swimming Pool Season that were submitted by the Pool Director Kim Bolin, and approved by the Parks and Recreation Commission at their most recent meeting.

MOTION by Davis seconded by DeLuca to approve the increased fees for the 2025 Swimming Pool Season as presented from Pool Director Kim Bolin

ROLL CALL VOTE

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

Nays: None

Absent: None

MOTION CARRIED UNANIMOUSLY

F. LIFEGUARD REIMBURSEMENT

Clerk/Treasurer Sawicki-Franz read the proposed Lifeguarding Class Reimbursement plan that was presented by Pool Director Bolin to the Parks and Recreation Commission. Bolin suggested offering a full reimbursement of the class (\$175.00) for lifeguards that work an average of 6 hours per week for the entire season to improve the time commitment from the guards.

MOTION by Blount seconded by Tanis to approve the new Life Guard Class Reimbursement plan of a full refund for those that commit to at minimum six (6) hours per week for the full swim season

ROLL CALL VOTE

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

Nays: None

Absent: None

MOTION CARRIED UNANIMOUSLY

G. PLANNING COMMISSION ANNUAL REPORT

MOTION by Tanis seconded by Blount to approve the Planning Commission Annual Report for 2024 as presented and is a requirement of the RRC (Redevelopment Ready Communities)

ROLL CALL VOTE

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

Nays: None

Absent: None

MOTION CARRIED UNANIMOUSLY

H. SPECIAL EVENT PERMIT 2025-02 HISPANIC SERVICE CENTER-CINCO DE MAYO

The Hispanic Service Center submitted a special event permit for their Cinco De Mayo event to be held Saturday, May 3rd, 2025 from 11 AM – 3 PM as submitted

MOTION by Blount seconded by Ramirez to approve the application for the Special Event Permit 2025-02 for the Hispanic Service Center Cinco De Mayo

MOTION CARRIED UNANIMOUSLY

11. CITIZENS FROM THE FLOOR

None

12. CLOSED SESSION – AS NEEDED

MOTION by Tanis seconded by Blount to move into Closed Session at 8:08 PM: To consider the purchase or lease of real property pursuant to Section 8(1) (d) of the Michigan Open Meetings Act

ROLL CALL VOTE

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

Nays: None

Absent: None

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Mayor Yockey returned the meeting to open session at 8:34 PM after the Closed Session discussion.

MOTION by Tanis seconded by Stempien to authorize City Manager Craig Horton to explore options to purchase three parcels or portions of parcels in the City

ROLL CALL VOTE

Ayes: Tanis, Stempien, Blount, Davis, Yockey

Nays: DeLuca, Ramirez

Absent: None

MOTION CARRIED

13. CITY MANAGER TIME

Clerk/Treasurer Sawicki-Franz used this time to update the Commission with notice that the property taxes are now settled with Lapeer County Treasurer and it was smooth tax collection season. In addition, the office has been working diligently on the NIA (Neighborhood Improvement Authority) requirements and have sent registered letters explaining the process to all taxing authorities and have posted the upcoming public hearing notices at over 20 public places throughout the City outside of the DDA. Please keep in mind the upcoming Budget Workshop on Monday, March 31st at 6:00 pm - bring any budgeting questions to this meeting, the regular Commission meeting the following day on Tuesday, April 1st at 7:00 PM and the Special Meeting scheduled for Wednesday, April 9th at 6:00 PM.

14. COMMISSIONER TIME

Commissioner Tanis would like a review of the pay stipends for the City Commission and the other City Boards for the City of Imlay City to be more in line with other communities in the area.

15. ADJOURNMENT

MOTION by Blount seconded by Davis to adjourn at 8:46 PM

MOTION CARRIED UNANIMOUSLY

City Commission Budget Workshop Meeting Date: Monday, March 31, 2025 at 6:00 PM

Next Regular Commission Meeting Date: Tuesday, April 01, 2025 at 7:00 PM

City Commission Special Meeting Date: Wednesday, April 9, 2025 at 6:00 PM

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

APPROVED: April 01, 2025