

**IMLAY CITY COMMISSION**  
**150 N. Main Street**  
**IMLAY CITY, MI 48444**  
**REGULAR MEETING**  
**March 22, 2018**

**1. CALL TO ORDER**

Mayor Barga called the meeting to order at 7:00 p.m.

**2. PLEDGE OF ALLEGIANCE**

Mayor Barga led the Pledge of Allegiance.

**3. ROLL CALL**

Present: Mayor Walt Barga

Commissioner Frank Demske

Commissioner Al Ramirez

Commissioner Bob Tanis

Commissioner Amy Planck

Commissioner Mike Romine

Absent: Commissioners Joi Kempf

Also Present: City Manager Tom Youatt; Fire Chief Rick Horton; Bookkeeper Renee Mazey; Laura VanHoutte from Michigan Planner; three members of the community; and one member of the media.

**4. APPROVAL OF AGENDA**

**Moved** by Romine, seconded by Tanis, to approve the agenda with the additions of 7. D. Spicer Group Capital Improvement Plan Payment and 7. E. Spicer Group Water Asset Management Plan Payment

**MOTION CARRIED UNANIMOUSLY**

**5. APPROVAL OF CONSENT AGENDA ITEMS**

**Motion** by Tanis, seconded by Romine, to approve the following Consent Agenda Items as presented:

**A.** Approval of Minutes – Regular Meeting – March 6, 2018

Other Minutes- Park & Recreation – March 13, 2018

**B.** Payment of Bills - Payroll totaling \$91,501.65

Accounts Payable and Trust & Agency totaling \$91,971.78

**ROLL CALL VOTE**

Ayes: Demske, Planck, Ramirez, Romine, Tanis, Barga

Nays: None

**MOTION CARRIED 6 - YEAS; 0 - NAYS**

**6. CITIZENS FROM THE FLOOR**

Alan Rosenbalm, Imlay City, addressed the Commission to state he talked with City Manager Tom Youatt and also attended the school board meeting recently. The school board is putting together a Crisis Intervention Team, looking at possible threats and a single point entry. Mr. Rosenbalm is also concerned about pedestrians that are trying to cross M-53, he recommends that the City look into adding a crosswalk at Borland Rd and M-53 or installing a pedestrian walkway.

**7. OLD BUSINESS**

**A. AKT Peerless – Phase II Report (pgs 17-18)**

City Manager Tom Youatt presented the Commission with the Phase II Report from AKT Peerless. Mr. Youatt stated AKT Peerless does not recommend any further testing is needed. Mr. Youatt is very pleased with the results. Mayor Barga stated this is very unusual. Mr. Youatt stated AKT stated it is a very clean site.

**B. AKT Peerless – Proposal for Pre-demolition asbestos & hazardous materials survey (pgs. 19-20)**

City Manager Tom Youatt presented the pre-demolition survey stating this will cost \$1,935.00 and it is the last item of due diligence the City needs to do. AKT Peerless does feel that because of the age of the building they will find asbestos and hazardous materials. Commissioner Demske inquired as to if we know there is asbestos. Mr. Youatt stated due to the age of the building AKT Peerless feel they will find asbestos but with this step we will find out and be in a better position to plan and move forward. Commissioner Ramirez inquired as to if we will bid the demolition of the building. Mr. Youatt stated the City would look into that and seeing if someone may want to move the building.

**Motion** by Ramirez, seconded by Romine to hire AKT Peerless for the Pre-Demolition Asbestos and Hazardous Materials Survey in the amount of \$1,935.00 as presented.

**ROLL CALL VOTE**

Ayes: Demske, Planck, Ramirez, Romine, Tanis, Barga

Nays: None

**MOTION CARRIED 6 - YEAS; 0 – NAYS**

**C. DNR Property Purchase (pgs. 21-24)**

City Manager Tom Youatt presented a copy of the Quit Claim Deed to the Commission, stating the Commission had approved in October 2017 the purchase of the DNR property at 571 E. Borland Road for the total cost of \$189,400.00 . Mr. Youatt stated that at this point all the City needs to do is send a check and they will send the Quit Claim Deed. Mr.

Youatt stated the City got title insurance in Lapeer and Jeff Carr from AKT Peerless stated in an email that there is nothing from the environmental end to be a deterrent to the purchase of this property.

**Motion** by Tanis, seconded by Ramirez to move forward with the purchase of the DNR property at 571 E. Borland Road.

**ROLL CALL VOTE**

Ayes: Planck, Ramirez, Romine, Tanis, Demske, Bargaen

Nays: None

**MOTION CARRIED 6 - YEAS; 0 – NAYS**

**D. Spicer Group Capital Improvement Plan Payment**

City Manager Tom Youatt presented the invoice from Spicer Group for Capital Improvement Plan in the amount of \$621.75 making for a total of \$18,497.75 which is slightly below what the Commission approved. Mr. Youatt stated that in completing the Capital Improvement Plan the City is now able to submit this information to the MEDC to put on file to be used in future funding.

**Motion** by Romine, seconded by Tanis to approve the final payment to Spicer Group in the amount of \$621.75 for the Capital Improvement Plan as presented.

**ROLL CALL VOTE**

Ayes: Ramirez, Romine, Tanis, Demske, Planck, Bargaen

Nays: None

**MOTION CARRIED 6 - YEAS; 0 – NAYS**

**E. Spicer Group Water Asset Management Plan Payment**

City Manager Tom Youatt presented the invoice from Spicer Group for the Water Asset Management Plan in the amount of \$1,563.00. Mr. Youatt stated the basic plan has been completed which is a requirement of the DEQ, the revenue portion is being worked on by Stantec to assess our water and sewer rates. Mr. Youatt stated this is much like what we saw with the SAW Grant, the City wants to get this done before raising the water and sewer rates. Mr. Youatt stated the City will need to increase the water and sewer rates, it has been about 6 years since water rates have been increased and 10 to 12 years since there was an increase in sewer rates. This invoice is the final payment for the WAMP.

Commissioner Demske inquired as to when the increase would come about. Mr. Youatt stated the WAMP needs to be completed first but he anticipates it being in affect for July 1, 2018, waiting for Stantec's analysis of the water and sewer rates.

Commissioner Planck inquired as to the City would be restructuring the water rates also. Mr. Youatt stated they would be looking at that also

**Motion** by Tanis, seconded by Romine to approve payment of the invoice from Spicer Group for the Water Asset Management Plan in the amount of \$1,563.00 as presented.

## **ROLL CALL VOTE**

Ayes: Romine, Tanis, Demske, Planck, Ramirez, Bargaen

Nays: None

**MOTION CARRIED 6 - YEAS; 0 – NAYS**

## **8. NEW BUSINESS**

### **A. Police Weapon Sales (pg. 25)**

City Manager Tom Youatt presented to the Commission a memo from Police Chief Scott Pike explaining that over the last several years the police have obtained 53 weapons and after reviewing the proper disposal of the weapons with the City Attorney and the City can sell these weapons to CMP a police supply company. CMP has offered \$5,800.00 credit for them. Chief Pike recommends selling the weapons to CMP and using the funds to purchase department issued weapons and the remaining funds will go to purchase ammunition and other police equipment.

Commissioner Ramirez inquired as to whether it would be a benefit to the City if the City purchases police service weapons. Mr. Youatt stated that most police department do purchase the service weapons.

**Motion** by Ramirez, seconded by Tanis to approve selling 53 weapons obtained by the police department to CMP for the amount of \$5,800.00 in credit.

## **ROLL CALL VOTE**

Ayes: Tanis, Demske, Planck, Ramirez, Romine, Bargaen

Nays: None

**MOTION CARRIED 6 - YEAS; 0 – NAYS**

### **B. City Sesquicentennial Celebration – 2020**

City Manager Tom Youatt stated that it was brought to his attention that the City's sesquicentennial will be in 2020 and we need to form a committee to discuss a celebration and make plans. Mr. Youatt stated the City needs to start thinking about what we might want to do.

Commissioner Romine stated that Tom at the monument shop may be a great resource to because he was just talking about the last big event, which was the centennial in 1970.

### **C. Michigan Planners – Third Party Health Insurance Proposal (pgs. 26-29)**

City Manager Tom Youatt introduced Laura VanHoutte from Michigan Planners. Ms. VanHoutte stated her company has worked with Commissioner Romine and Commissioner Planck in the past and also work with Lapeer, Howell and Brighton to name a few municipalities. Michigan Planners is located at 27 Mile Road and Van Dyke in Washington Township. Ms. VanHoutte stated they offer a 24/7 phone line if someone does not understand their benefits they can call and talk with someone.

Mr. Youatt stated himself and Nicole Frost met with Michigan Planners last year and at that time the budget was complete so it was not a good time to switch but now is a good time to make the

switch to Michigan Planners. Michigan Planners provide plans that meet the needs of the employees. Mr. Youatt stated he is seeking approval to hire Michigan Planners.

**Motion** by Romine, seconded by Planck to hire Michigan Planners to provide health care administrative services.

**MOTION UNANIMOUSLY CARRIED**

**6 YEAS; 0 NAYS**

Mr. Youatt stated he appreciates both Laura VanHoutte and Renee Mazey for coming this evening.

**D. M-53 DTE Lighting Proposal (pgs. 30-31)**

City Manager Tom Youatt stated on page 30 and 31 of the packet is the lighting proposal for the M-53 gateway project to install six decorative LED lights on M-53 south of Newark Road. This project will be going out for bid soon and bids will be received on April 23, 2018. Mr. Youatt stated we need to get the lights approved because DTE needs some time to get the lights in.

Commissioner Ramirez inquired as to if the \$28,780.81 includes the purchase of the lights and installation. Mr. Youatt stated yes.

Commissioner Planck inquired as to where the funds would come from for the lights. Mr. Youatt stated funds will come from the Fund Balance and in doing the M-53 Gateway project we will accomplish two goals; 1. To slow traffic down and 2. Aesthetically it will make a good impression for people who are entering town from the south.

**Motion** by Demske, seconded by Ramirez to approve the purchase of six decorative LED lights for the M-53 Gateway Project in the amount of \$28,780.81 as presented.

**ROLL CALL VOTE**

Ayes: Demske, Planck, Ramirez, Romine, Tanis, Bargaen

Nays: None

**MOTION CARRIED 6 - YEAS; 0 – NAYS**

**9. MANAGER'S REPORT**

City Manager Tom Youatt stated that himself, Mayor Bargaen, Commissioner Romine and Commissioner Kempf attended conference earlier in the week. This conference was had the highest attendance. Mr. Youatt stated there is new DEQ guidelines for lead and copper pipes, Wednesday is the last day for public comment on this. MML as a 45 page recommendation. Mr. Youatt informed the Commission if these new rules go into effect then the City will be responsible for removing and replacing all lead water lines to the residence and to the meter. The state treasury did not give us any idea what the personal property tax reimbursement will be, this makes budgeting difficult. Mr. Youatt was able to meet with Representative Howell. Mr. Youatt stated he met with George Ananich from HTA and Mr. Ananich is looking at budget proposed for the fire hall. Mr. Youatt stated he has a couple of meetings coming up one is at the Road Commission with the Rural Task Force for Capac Road and union negotiations start on April 18, 2018 and he is preparing for those now. Mr. Youatt stated Code Enforcement Officer Joe Schierlinger has an idea of how to keep properties up, he is suggesting a House of the Month award, flyers were presented to

the Commission. Mr. Youatt informed the Commission the packets for the next meeting would be delivered on Monday, April 2, 2018 for the April 3, 2108 meeting instead of Friday due to the Administrative Assistant being on vacation until Monday.

**10. OTHER BUSINESS**

Commissioner Ramirez inquired as to if the Director of the pool is able to recertify the life guards at no cost to them because certification is rather expensive for the lifeguards. Mr. Youatt stated the Director of the pool will be able to recertify the life guards and she will be doing this before the season starts and it will be at no cost to the life guard.

State Representative Gary Glenn took this time to introduce himself to the commission and state he is running for the State Senate seat.

**11. ADJOURNMENT**

**Motion** by Romine, seconded by Demske, to adjourn the meeting at 7:42 p.m.

**MOTION CARRIED UNANIMOUSLY**

Respectfully submitted by: Anne McAvoy: \_\_\_\_\_  
Deputy Clerk/Utility Billing Clerk

Approved: