

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

REGULAR MEETING  
TUESDAY, FEBRUARY 03, 2026  
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 Joe DeLuca, Commissioner Al Ramirez, Commissioner Luke Stempien

**Absent:** None

**Also Present:** City Manager Craig Horton, Interim Police Chief Charles Rushton, DDA Director Chuck Bennett, Clerk/Treasurer Dawn Sawicki-Franz and Public

4. **APPROVAL OF AGENDA**

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

5. **APPROVAL OF CONSENT AGENDA**

**MOTION** by Davis seconded by Tanis to approve the consent agenda to include:

- A. **APPROVAL OF MINUTES** January 20, 2026 – City Commission Regular Meeting  
January 27, 2026 – City Commission Special Meeting
- B. **OTHER MINUTES** November 25, 2025 – Planning Commission Regular Meeting
- C. **PAYMENT OF THE BILLS IN THE AMOUNT OF:**
- |                       |    |                          |
|-----------------------|----|--------------------------|
| General Fund Checking | \$ | 417,084.69               |
| Tax Account           | \$ | 261,126.63               |
| HRA Account           | \$ | <u>252.49</u>            |
| Total                 | \$ | <u><u>678,463.81</u></u> |

**ROLL CALL VOTE**

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

Nays: None

Absent: None

**MOTION CARRIED UNANIMOUSLY**

6. **CITIZENS FROM THE FLOOR**

One member of the public spoke.

7. **GUEST SPEAKERS – AS NEEDED**

None

8. **DEPARTMENT HEAD REPORT– AS NEEDED**

None

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**9. UNFINISHED BUSINESS**

**A. CITY OWNED PROPERTIES**

**1. COMMUNITY CENTER**

DDA Director Bennett shared with the Commission the project cost breakdown with the main reason to inform on the request for an additional \$50,000.00 and what these additional funds would pay for. Bennett elaborated on the list and the cost overruns from the project to this point and then gave a step-by-step breakdown of what needs to take place to finish the building and ready for public uses in the near future.

Mayor Yockey also elaborated on the project as Mayor Yockey has been on the project building committee and has been involved since the inception of this project.

Bennett continued stating that the larger furnaces installed and some of the other additions, will assist in qualifying for future grants for a possible city warming center designation and the future Farmer's Market for Imlay City.

**MOTION** by DeLuca seconded by Davis to allow Commissioner Tanis to recuse himself from the next step in this process regarding the Community Center.

**ROLL CALL VOTE**

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

Nays: None

Absent: None

Abstain: Tanis

**MOTION CARRIED**

Commissioner Tanis left the Commission Chambers.

**MOTION** by Davis seconded by DeLuca to commit \$25,000.00 additional funding to the Imlay City Community Center project pending DDA's (Downtown Development Authority) approval of matching funds at \$25,000.00.

**ROLL CALL VOTE**

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

Nays: None

Absent: None

Abstain: Tanis

**MOTION CARRIED**

Commissioner Tanis returned to the Commission Chambers.

**10. NEW BUSINESS**

**A. 2026-2032 CAPITAL IMPROVEMENT PLAN**

City Manager Horton explained that the Capital Improvement Plan is required as part of the RRC (Redevelopment Ready Communities) and is a helpful budgeting tool to aid in planning for the next six-years for equipment and infrastructure that need replacing and upgrading. Horton continued clarifying that the department heads each submitted desires and wishes to the City and the scoring committee evaluated and scored each request as a team. This plan was then presented to the Planning Commission for their review at their last meeting held on January 27<sup>th</sup> and the Planning Commission has approved the plan that is before you, and recommended to send this plan on to the City Commission for their approval.

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**MOTION** by Davis seconded by Blount to approve the 2026-2032 CIP on page 27-76 of our board packet.

**ROLL CALL VOTE**

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

Nays: None

Absent: None

**MOTION CARRIED UNANIMOUSLY**

**B. PLANNING COMMISSION ANNUAL REPORT**

City Manager Horton presented the 2025 Annual Planning Commission Report to the City Commission and explained that this report was prepared by our planner and Administrative Assistant Leah May.

**MOTION** by Blount seconded by Ramirez to accept the 2025 Annual Planning Commission Report page 77-84 in our board packet

**ROLL CALL VOTE**

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

Nays: None

Absent: None

**MOTION CARRIED UNANIMOUSLY**

**11. CITIZENS FROM THE FLOOR**

None

**12. CLOSED SESSION – AS NEEDED**

None

**13. CITY MANAGER REPORT**

City Manager Horton shared to the City Commission that on the table before you, there is a memo from Great Lakes Water Authority regarding their 7% proposed rate increase for the next year for water rates to the City.

City Manager Horton also noted that Planet Fitness is open and Family Farm and Home is opening soon and then reported the good news that the SPARKS Grant has expanded our grant request for an additional \$79,000.00 for an asphalt waking path to be approved, that was in the original park grant request.

City Manager Horton also stated that the Rite Aid building on M-21 and M-53 has sold to Extra Credit Union with other locations in Warren and Washington Township.

**14. COMMISSIONER TIME**

Commissioner DeLuca asked if the City had received any more NIA board applications and then asked for an update on the Arby's.

Mayor Yockey informed the Commission that meetings have been held regarding a proposed municipal authority concerning Polly Ann Trail. The municipalities include Dryden Township, Village of Dryden, Imlay Township, Imlay City, Attica Township, Arcadia Township, Lapeer County, as well as the DNR. This authority would be similar to the authority in Oakland County where they all work together for grants and have a trail manager to improve the trail. The DNR has received a \$500,000.00 grant for engineering for the entire trail which is located in both Oakland and Lapeer County and the DNR is working on getting additional grant funding for engineering for the entire trail which may cost up to \$1,000,000.00. After the engineering is done, it should assist in gaining other grants to accomplish the work that will need to be done in the future. The discussion has been that if each of

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the municipalities provided approximately \$7,000.00 each year, then we would be able to support this municipality authority in the future.

**15. ADJOURNMENT**

**MOTION** by Davis seconded by DeLuca to adjourn at 7:26 PM

**MOTION CARRIED UNANIMOUSLY**

Next Regular City Commission Meeting Date: Tuesday, February 17, 2026 at 7:00 PM

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

**APPROVED: February 17, 2026**