



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

**REGULAR MEETING  
TUESDAY, FEBRUARY 03, 2026**

**7:00 P.M.**

6. CITIZENS FROM THE FLOOR
7. GUEST SPEAKER – AS NEEDED
8. DEPARTMENT HEAD – AS NEEDED
9. UNFINISHED BUSINESS
  - A. City-Owned Properties
    1. Community Center
    - 2.
  - B.
10. NEW BUSINESS
  - A. 2026-2032 Capital Improvement Plan
  - B. Planning Commission Annual Report
  - C.
  - D.
11. CITIZENS FROM THE FLOOR
12. CLOSED SESSION – AS NEEDED
13. COMMISSIONER TIME
14. ADJOURNMENT

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

**REGULAR MEETING  
TUESDAY, FEBRUARY 02, 2026**

**7:00 P.M.**

6. CITIZENS FROM THE FLOOR
7. GUEST SPEAKER – AS NEEDED
8. DEPARTMENT HEAD – AS NEEDED
9. UNFINISHED BUSINESS
  - A. City-Owned Properties
    1. Community Center pp. 18-26
    - 2.
  - B.
10. NEW BUSINESS
  - A. 2026-2032 Capital Improvement Plan pp. 27-76
  - B. Planning Commission Annual Report pp. 77-84
  - C.
  - D.
11. CITIZENS FROM THE FLOOR
12. CLOSED SESSION – AS NEEDED
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IMLAY CITY COMMISSION  
150 N. MAIN STREET  
IMLAY CITY, MI 48444

REGULAR MEETING  
TUESDAY, JANUARY 20, 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, Attorney Audrey J Forbush, Clerk/Treasurer Dawn Sawicki-Franz and Public

4. **APPROVAL OF AGENDA**

**MOTION** by Blount seconded by Tanis to approve the agenda as amended to add **9. UNFINISHED BUSINESS B. NIA APPLICATION DISCUSSION**  
**MOTION CARRIED UNANIMOUSLY**

5. **APPROVAL OF CONSENT AGENDA**

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

- A. **APPROVAL OF MINUTES** January 06, 2026 – City Commission Regular Meeting  
B. **OTHER MINUTES** December 22, 2025 – Downtown Development Authority Special Meeting  
C. **PAYMENT OF THE BILLS IN THE AMOUNT OF:**
- |                       |    |                   |
|-----------------------|----|-------------------|
| General Fund Checking | \$ | 456,061.54        |
| Tax Account           | \$ | 97,398.84         |
| HRA Account           | \$ | 520.58            |
| Total                 | \$ | <u>553,980.96</u> |

**ROLL CALL VOTE**

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

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

REGULAR MEETING  
TUESDAY, JANUARY 20, 2026  
7:00 PM

9. UNFINISHED BUSINESS

A. CITY OWNED PROPERTIES

1. COMMUNITY CENTER

DDA Director Bennett updated the Commission and public on the progress at the new Community Center and advised that a meeting was recently held with many of the City Department Heads to plan options for finishing and for marketing the Community Center in the near future with the possibility of naming rights for a predetermined amount of donation as well as the possibility of a donor board with levels of giving. Bennett continued explaining that DPW Superintendent Priehs and his team would be able to assist with installing a limestone parking lot at an estimate of \$68,000.00 instead of the \$425,000.00 that would be the cost for blacktop, and some of the landscaping that is necessary with the elevation challenges. Bennett stated that the cost so far into this building project is \$186,000.00 of the \$200,000.00 planned with several items still needed to bring this to fruition as the bathrooms are not done and the interior walls of steel and drywall need finished. Bennett asked the Commission if they would be able to commit an additional \$25,000.00 if the Downtown Development Authority would commit and additional \$25,000.00.

**MOTION** by Davis to commit \$25,000.00 additional fund if the DDA is willing to do so also.  
**MOTION DIES WITH NO SUPPORT**

Commissioner DeLuca asked that a detailed list of needed items be brought back to the next Commission meeting in order to justify the additional \$25,000.00 and DDA Director Bennett agreed to do this.

B. NIA APPLICATION DISCUSSION

Mayor Yockey reported that only one application had been received prior to this Commission meeting for the NIA Board positions available and therefore we should extend the deadline to review the applications. One other option to look at, is placing the Imlay City Planning Commission Board as the Board for the NIA. We will review the applications for the NIA Board at the February 17, 2026 Commission Meeting.

**NO MOTION, INFORMATIONAL ONLY**

10. NEW BUSINESS

None

11. CITIZENS FROM THE FLOOR

One member of the public spoke

12. CLOSED SESSION – AS NEEDED

**MOTION** by Stempien seconded by Tanis to recess into Closed Session to consider attorney/client privileged communication pursuant to section 8 of the open meetings act at 7:38 PM

**ROLL CALL VOTE**

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

Nays: None

Absent: None

**MOTION CARRIED UNANIMOUSLY**

MML Attorney Audrey J Forbush shared the defense counsel's recommendations with the City Commission and then discussed.

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

REGULAR MEETING  
TUESDAY, JANUARY 20, 2026  
7:00 PM

Mayor Yockey returned the meeting to Open Session at 8:11 PM

**MOTION** by Stempien seconded by Davis to accept Defense Counsel's recommendation

**ROLL CALL VOTE**

Ayes: Stempien, Davis, Yockey

Nays: DeLuca, Tanis, Ramirez, Blount

Absent: None

**MOTION FAILED**

**13. COMMISSIONER TIME**

Commissioner Ramirez asked that the public time be reviewed.

Commissioner Davis spoke regarding taxes.

Commissioner DeLuca requested the public time be discussed at a future meeting.

**14. ADJOURNMENT**

**MOTION** by Tanis seconded by Stempien to adjourn at 8:15 PM

**MOTION CARRIED UNANIMOUSLY**

Next Regular City Commission Meeting Date: Tuesday, February 03, 2026 at 7:00 PM

Respectfully submitted by: \_\_\_\_\_

Dawn Sawicki-Franz, City Clerk/Treasurer

**APPROVED:**

DRAFT

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

SPECIAL MEETING  
TUESDAY, JANUARY 27, 2026  
5:00 PM

1. **CALL TO ORDER**  
Mayor Barbara Yockey called the meeting to order at 5:00 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 Luke Stempien  
  
Commissioner Al Ramirez arrived 5:07 PM  
  
**Absent:** None  
  
**Also Present:** City Manager Craig Horton, Attorney Audrey Forbush, 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. **CITIZENS FROM THE FLOOR**  
One member of the public spoke
6. **CLOSED SESSION**  
Mayor Yockey entertained a motion to enter into Closed Session at 5:02 PM  
  
**MOTION** by Davis seconded by Tanis to enter into Closed Session to consider Attorney-Client Privileged Opinion pursuant to Section 8 of the Open Meetings Act at 5:02 PM  
**ROLL CALL VOTE**  
Ayes: Davis, Tanis, DeLuca, Stempien, Blount, Yockey  
Nays: None  
Absent: Ramirez  
**MOTION CARRIED UNANIMOUSLY**  
  
Commissioner Ramirez arrived 5:07 PM  
  
Attorney Audrey Forbush shared information with the Commission.  
  
Mayor Yockey returned the meeting to Open Session at 5:28 PM  
  
**MOTION** by Tanis seconded by Stempien to accept Defense Counsel recommendation  
**ROLL CALL VOTE**  
Ayes: Davis, Tanis, Stempien, Blount, Yockey  
Nays: Ramirez, DeLuca  
Absent: None  
**MOTION CARRIED**

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

**SPECIAL MEETING  
TUESDAY, JANUARY 27, 2026  
5:00 PM**

- 7. ADJOURNMENT  
MOTION by Davis seconded by Tanis to adjourn at 5:29 PM  
MOTION CARRIED UNANIMOUSLY**

Next Regular City Commission Meeting Date: Tuesday, February 03, 2026 at 7:00 PM

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

**APPROVED:**

**DRAFT**

**IMLAY CITY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
TUESDAY, NOVEMBER 25, 2025  
6:00 PM**

**1. CALL TO ORDER**

Chair Walt Bargaen called the Regular meeting to order at 6:00 PM.

**2. PLEDGE OF ALLEGIANCE**

Chair Bargaen led the Pledge of Allegiance

**3. ROLL CALL**

**Present:** Chair Walt Bargaen, Mayor Barbara Yockey, Frank Demske, Shane Collison, Bob Tanis

**Absent:** Vice-Chair James Blount, Tom Germayne

**Also Present:** City Manager Craig Horton, Zoning Administrator Lonnie Hayes, Wade Trim Professional Planner Caitlyn Habben, Clerk/Treasurer Dawn Sawicki-Franz and public

**4. APPROVAL OF AGENDA**

**MOTION** by Tanis seconded by Collison to approve the agenda with the addition of **10. NEW BUSINESS B. SPECIAL LAND USE-FENCING AMENDMENT REQUEST 1995 S CEDAR STREET**  
**MOTION CARRIED UNANIMOUSLY**

**5. APPROVAL OF MINUTES**

**MOTION** by Yockey seconded by Tanis to approve the regular Planning Commission meeting minutes of October 28, 2025  
**MOTION CARRIED UNANIMOUSLY**

**6. FINANCIAL REPORT**

Chair Bargaen asked if there were any questions or comments regarding the Planning Commission's October 2025 financial report, and then accepted them as presented

**7. CITIZENS FROM THE FLOOR**

NONE

**8. PUBLIC HEARING**

**A. SPECIAL LAND USE #19-66-300-000-00 APRIL PETERSON, 240 N MAIN STREET**

**1. NOTICES AND PUBLICATIONS TO RECORD**

**MOTION** by Demske seconded by Yockey to enter all notices and publications into record  
**MOTION CARRIED UNANIMOUSLY**

**2. PUBLIC HEARING OPEN**

Chair Bargaen opened the Public Hearing at 6:03 PM

**3. PUBLIC COMMENT**

Planner Habben stated that this property is the one that we did a rezoning just a little bit ago and is now asking for a Special Land Use for operation of a Bed and Breakfast with only two or three bedrooms to rent. All maps and documents are included in the packet.  
The applicant, April Peterson, explained that they plan to put a 20 x 30 pad on the northeast corner of the property to assist in parking.

**4. PUBLIC HEARING CLOSED**

Chair Bargaen CLOSED the Public Hearing at 6:07 PM

**5. ACTION**

**MOTION** by Yockey seconded by Collison to approve the requested special land use by April Peterson for a bed and breakfast at 240 N Main Street because the applicant meets all

**IMLAY CITY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
TUESDAY, NOVEMBER 25, 2025  
6:00 PM**

standards in Section 5.51 with the following condition: provides updated sketch plan and correspondence to address all outstanding concerns outlined in the Wade Trim November 19, 2025 review letter.

**MOTION CARRIED UNANIMOUSLY**

**MOTION** by Yockey seconded by Collison to approve the requested site plan by April Peterson for a bed and breakfast at 240 N Main Street because the applicant meets all standards in Section 5.17

**MOTION CARRIED UNANIMOUSLY**

**9. UNFINISHED BUSINESS**

**A. BUSINESS DISTRICTS' TABLE OF USES-DRAFT**

Planner Habben explained some of the items on the Zoning Ordinance Amendments sheet as prepared by Wade Trim and discussion ensued.

**MOTION** by Demske seconded by Collison to hold the public hearing for the business district table of uses text amendment at the January 27, 2026 Planning Commission meeting

**MOTION CARRIED UNANIMOUSLY**

**10. NEW BUSINESS**

**A. SITE PLAN REVIEW #19-74-001-000-00 IMLAY CITY CHRISTIAN REFORMED CHURCH 395 N CEDAR**

Planning Commission Member Bob Tanis asked to be recused from the vote for this project due to a conflict of interest as he is the building contractor representing the Imlay City Christian Reformed Church's pavilion

**MOTION** by Collison seconded by Demske to allow Planning Commission Member Bob Tanis to recuse himself from this vote as requested.

**MOTION CARRIED UNANIMOUSLY**

Planning Commission Member Tanis stepped out of the Imlay City Chambers while this agenda item was deliberated.

**MOTION** by Collison seconded by Demske to approve the site plan review by Tanis Builders representing Imlay City Christian Reformed Church for an accessory building located at 395 Cedar Street because it meets all site plan review standards in section 5.17 contingent upon: submitting revised site plan addressing any outstanding items noted in the November 20, 2025 Wade Trim letter

**MOTION CARRIED, TANIS ABSTAINED**

Planning Commission Member Tanis returned to the Imlay City Chambers to resume the Planning Commission meeting.

**B. SPECIAL LAND USE-FENCING AMENDMENT REQUEST 1995 S CEDAR STREET**

Planner Habben explained the request from Ivan Ammori regarding amending the fencing for outdoor storage at 1995 S Cedar Street.

**MOTION** by Yockey seconded by Demske to deny a minor amendment to the special land use by Ivan Ammori for outdoor storage and display at 1995 S Cedar Street to change the solid fence condition on the south and east sides to ensure it maintains upholding all standards in Section 5.51

**MOTION CARRIED UNANIMOUSLY**

**11. CITIZENS FROM THE FLOOR**

NONE

**IMLAY CITY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
TUESDAY, NOVEMBER 25, 2025  
6:00 PM**

City Manager Horton, Planner Habben and Zoning Administrator Hayes advised the Planning Commission that a preliminary inquiry has been received from Chad Stoldt for review on the property located at Borland Road and Almont Avenue regarding R-1 vs R-2 and our Master Plan gives many options available.

**12. ADJOURNMENT**

**MOTION** by Demske seconded by Tanis to adjourn the meeting at 7:09 PM  
**MOTION CARRIED UNANIMOUSLY**

Respectfully Submitted by:

\_\_\_\_\_   
Dawn E. Sawicki-Franz, City Clerk/Treasurer

**Approved by Planning Commission: January 27, 2026**

**Approved by City Commission:**

Check Date	Bank	Check	Vendor Name	Invoice Vendor	Description	Amount
<b>Bank HRA HRA 2406</b>						
01/22/2026	HRA	1799	MARK HOEKSEMA	MARK HOEKSEMA	OPTICAL	252.49
<b>HRA TOTALS:</b>						
Total of 1 Checks:						252.49
Less 0 Void Checks:						0.00
<b>Total of 1 Disbursements:</b>						<b>252.49</b>
<b>Bank T&amp;A TAX 3124</b>						
01/22/2026	T&A	103087	CITY OF IMLAY CITY	CITY OF IMLAY CITY	2025 TAX DISBURS 01/01/26 - 0	10,438.82
01/22/2026	T&A	103088	IMLAY CITY COMMUNITY SCHOO	IMLAY CITY COMMUNITY SCHOO	2025 TAX DISBURS 01/01/26 - 0	2,294.52
01/22/2026	T&A	103089	LAPEER COUNTY DRAIN COMMIS	LAPEER COUNTY DRAIN COMMIS	2025 TAX DISBURS 01/01/26 - 0	77.19
01/22/2026	T&A	103090	LAPEER COUNTY INTERMEDIATE	LAPEER COUNTY INTERMEDIATE	2025 TAX DISBURS 01/01/26 - 0	94,189.23
01/22/2026	T&A	103091	LAPEER COUNTY TREASURER	LAPEER COUNTY TREASURER	2025 TAX DISBURS 01/01/2026 -	117,485.10
01/22/2026	T&A	103092	RUTH HUGHES MEMORIAL LIBRA	RUTH HUGHES MEMORIAL LIBRA	2025 TAX DISBURS 01/01/26 - 0	36,032.77
01/29/2026	T&A	103093	CITY OF IMLAY CITY	CITY OF IMLAY CITY	MAPLE GROVE DEC 25 TR TAX	101.50
01/29/2026	T&A	103094	LAPEER COUNTY TREASURER	LAPEER COUNTY TREASURER	MAPLE GROVE DEC 25 TR TAX	507.50
<b>T&amp;A TOTALS:</b>						
Total of 8 Checks:						261,126.63
Less 0 Void Checks:						0.00
<b>Total of 8 Disbursements:</b>						<b>261,126.63</b>
<b>Bank TRI GENERAL FUND</b>						
01/22/2026	TRI	88305	APT-US&C	APT-US&C	2026 ANNUAL CONFERENCE	399.00
01/22/2026	TRI	88306	CHARLES BENNETT	CHARLES BENNETT	MILEAGE TO FARMERS MARKET CER	214.60
01/22/2026	TRI	88307	CINTAS CORPORATION #308	CINTAS CORPORATION #308	BATHROOM UNIFORMS WWTP UNIFORMS DPW	15.06 90.96 104.52
<b>Total of 8 Disbursements:</b>						<b>210.54</b>
01/22/2026	TRI	88308	CITY OF IMLAY CITY	CITY OF IMLAY CITY	FINAL BILL 150 BANCROFT DDA	77.44
01/22/2026	TRI	88309	CONSUMERS ENERGY	CONSUMERS ENERGY	150 BANCROFT FINAL BILL	121.03
01/22/2026	TRI	88310	DAWN SAWICKI-FRANZ	DAWN SAWICKI-FRANZ	MILEAGE CLERK	220.76
01/22/2026	TRI	88311	DETROIT SALT COMPANY LLC	DETROIT SALT COMPANY LLC	ROCK SALT	9,823.88
01/22/2026	TRI	88312	DODGES NAPA AUTO PARTS	DODGES NAPA AUTO PARTS	10 W 30 QT SYNTHETIC	95.88
01/22/2026	TRI	88313	DTE ENERGY	DTE ENERGY	ELECTRIC- VALSIC TOWER	643.93
01/22/2026	TRI	88314	DTE ENERGY	DTE ENERGY	ELECTRIC- LIONS PARK	18.25
01/22/2026	TRI	88315	DTE ENERGY	DTE ENERGY	ELECTRIC- 7002 NEWARK	37.36
01/22/2026	TRI	88316	DTE ENERGY	DTE ENERGY	ELECTRIC- WELCOME SIGN	42.61
01/22/2026	TRI	88317	DTE ENERGY	DTE ENERGY	ELECTRIC- WWTP	7,565.20
01/22/2026	TRI	88318	DTE ENERGY	DTE ENERGY	ELECTRIC- 150 BANCROFT FINAL	50.30
01/22/2026	TRI	88319	DTE ENERGY	DTE ENERGY	ELECTRIC- BOWERS	66.07
01/22/2026	TRI	88320	ETNA SUPPLY COMPANY	ETNA SUPPLY COMPANY	ELECTRIC- LIERMAN PIT	559.64
01/22/2026	TRI	88321	FIRST ADVANTAGE OCCUPATION	FIRST ADVANTAGE OCCUPATION	16 3/4 METERS	3,205.80
01/22/2026	TRI	88322	FLEIS & VANDENBRINCK ENGIN	FLEIS & VANDENBRINCK ENGIN	CDL LICENSING	323.84
01/22/2026	TRI	88323	FLEIS & VANDENBRINCK ENGIN	FLEIS & VANDENBRINCK ENGIN	WWTP EVALUATION & PROJECT PLA	10,667.70
01/22/2026	TRI	88324	FORGE BUILD LLC	FORGE BUILD LLC	SAW BLADES	62.97
01/22/2026	TRI	88325	FORGE BUILD LLC	FORGE BUILD LLC	ARROW STAPLE AND GUN	25.98
<b>Total of 8 Disbursements:</b>						<b>88.95</b>

Check Date	Bank	Check	Vendor Name	Invoice Vendor	Description	Amount
01/22/2026	TRI	88325	FRONTIER	FRONTIER	WWTP PHONE	29.52
01/22/2026	TRI	88326	FRONTIER	FRONTIER	CITY HALL	457.75
01/22/2026	TRI	88327	FRONTIER	FRONTIER	POLICE FAX	108.78
01/22/2026	TRI	88328	LUMBERJACK SHACK, INC.	LUMBERJACK SHACK, INC.	HONDA WX15T	223.55
01/22/2026	TRI	88329	OAKLAND COUNTY TREASURERS	OAKLAND COUNTY TREASURERS	CLEMIS OCT DEC 2025	1,096.75
01/22/2026	TRI	88330	ON DUTY GEAR	ON DUTY GEAR	PD BADGES	252.00
01/22/2026	TRI	88331	PETTY CASH	PETTY CASH	MAILINGS AND SCRAPER AND FLUI	8.09
01/22/2026	TRI	88332	PRO COM INC	PRO COM INC	BATTERY FD	1,895.97
01/22/2026	TRI	88333	PVS TECHNOLOGIES INC.	PVS TECHNOLOGIES INC.	FERRIC CHLORIDE SOLUTION WWTP	10,217.78
01/22/2026	TRI	88334	QUALITY CLEANING SERVICES	QUALITY CLEANING SERVICES	PD 1/02 - 1/09	210.00
			QUALITY CLEANING SERVICES	QUALITY CLEANING SERVICES	FD 12/26 AND 1/09	150.00
			QUALITY CLEANING SERVICES	QUALITY CLEANING SERVICES	1/09/2026	95.00
						455.00
01/22/2026	TRI	88335	SHORELINE INVESTMENT SERVI	SHORELINE INVESTMENT SERVI	CITY HALL	24.95
01/22/2026	TRI	88336	STANDARD ELECTRIC COMPANY	STANDARD ELECTRIC COMPANY	WWTP UNION NIPPLE	57.98
01/22/2026	TRI	88337	STAPLES	STAPLES	PD SUPPLIES	320.22
			STAPLES	STAPLES	SUPPLIES	36.94
			STAPLES	STAPLES	COPY PAPER	227.94
						585.10
01/22/2026	TRI	88338	STATE OF MICHIGAN	STATE OF MICHIGAN	WATER SAMPLES	80.00
01/29/2026	TRI	88339	CHEMSEARCH	CHEMSEARCH	E-100 50 LB	685.00
01/29/2026	TRI	88340	CINTAS CORPORATION #308	CINTAS CORPORATION #308	UNIFORMS DPW	83.14
			CINTAS CORPORATION #308	CINTAS CORPORATION #308	UNIFORMS WWTP	90.96
			CINTAS CORPORATION #308	CINTAS CORPORATION #308	UNIFORMS DPW	104.52
			CINTAS CORPORATION #308	CINTAS CORPORATION #308	UNIFORMS WWTP	90.96
						369.58
01/29/2026	TRI	88341	CONSUMERS ENERGY	CONSUMERS ENERGY	387 E THIRD POOL	21.00
01/29/2026	TRI	88342	CONSUMERS ENERGY	CONSUMERS ENERGY	542 N CEDAR	21.00
01/29/2026	TRI	88343	CONSUMERS ENERGY	CONSUMERS ENERGY	542 N CEDAR	21.00
01/29/2026	TRI	88344	CONSUMERS ENERGY	CONSUMERS ENERGY	571 BORLAND	1,334.24
01/29/2026	TRI	88345	CONSUMERS ENERGY	CONSUMERS ENERGY	605 FOLK	755.85
01/29/2026	TRI	88346	CONSUMERS ENERGY	CONSUMERS ENERGY	395 E THIRD	1,010.34
01/29/2026	TRI	88347	CONSUMERS ENERGY	CONSUMERS ENERGY	150 N MAIN	446.44
01/29/2026	TRI	88348	CONSUMERS ENERGY	CONSUMERS ENERGY	528 E FIRST	567.17
01/29/2026	TRI	88349	CONSUMERS ENERGY	CONSUMERS ENERGY	265 S BLACKS	200.32
01/29/2026	TRI	88350	DTE ENERGY	DTE ENERGY	ELECTRIC- LAMB STEELE PARK	36.18
01/29/2026	TRI	88351	DTE ENERGY	DTE ENERGY	ELECTRIC- LIFT	23.52
01/29/2026	TRI	88352	DTE ENERGY	DTE ENERGY	ELECTRIC- 406 E THIRD	149.05
01/29/2026	TRI	88353	DTE ENERGY	DTE ENERGY	ELECTRIC- 333 E THIRD GAZABOO	98.52
01/29/2026	TRI	88354	DTE ENERGY	DTE ENERGY	ELECTRIC- POOL	23.89
01/29/2026	TRI	88355	DTE ENERGY	DTE ENERGY	ELECTRIC- LAMB STEELE	2,512.97
01/29/2026	TRI	88356	DTE ENERGY	DTE ENERGY	ELECTRIC- 2017 S ALMONT	75.10
01/29/2026	TRI	88357	DTE ENERGY	DTE ENERGY	ELECTRIC- WATER TOWER	192.50
01/29/2026	TRI	88358	DTE ENERGY	DTE ENERGY	ELECTRIC- DDA SPRINKLER	53.17
01/29/2026	TRI	88359	DTE ENERGY	DTE ENERGY	ELECTRIC- DDA SIGN	20.21
01/29/2026	TRI	88360	DTE ENERGY	DTE ENERGY	ELECTRIC- 605 FOLK	424.01
01/29/2026	TRI	88361	DTE ENERGY	DTE ENERGY	ELECTRIC- 542 N CEDAR	55.12
01/29/2026	TRI	88362	DTE ENERGY	DTE ENERGY	ELECTRIC- 150 N MAIN	488.37
01/29/2026	TRI	88363	DTE ENERGY	DTE ENERGY	ELECTRIC- 600 E FIRST	123.93
01/29/2026	TRI	88364	DTE ENERGY	DTE ENERGY	ELECTRIC- 120 N MAIN STREET L	212.21
01/29/2026	TRI	88365	EMOND, GINGER	EMOND, GINGER	UB refund for account: SIX2-0	123.16
01/29/2026	TRI	88366	ETNA SUPPLY COMPANY	ETNA SUPPLY COMPANY	20 FT CABLE	2,007.79

Check Date	Bank	Check	Vendor Name	Invoice Vendor	Description	Amount
				ETNA SUPPLY COMPANY	1" PERL METER	1,710.00
						3,717.79
01/29/2026	TRI	88367	FASTENAL COMPANY	FASTENAL COMPANY	JANITORIAL & SAFETY WWTP	514.21
01/29/2026	TRI	88368	FRONTIER	FRONTIER	POLICE STATION	376.88
01/29/2026	TRI	88369	FRONTIER	FRONTIER	DPW	29.52
01/29/2026	TRI	88370	GREAT LAKES WATER AUTHORIT	GREAT LAKES WATER AUTHORIT	WATER PURCHASE 12/01/2025 - 0	119,484.09
01/29/2026	TRI	88371	IMLAY TOWNSHIP	IMLAY TOWNSHIP	425 AGREEMENT PAYMENT FOR 202	21,230.50
01/29/2026	TRI	88372	J & J DISPOSAL	J & J DISPOSAL	2/1/2026 - 2/28/2026 GARBAGE	12,643.95
01/29/2026	TRI	88373	KENNEDY INDUSTRIES, INC	KENNEDY INDUSTRIES, INC	VALVE PLUG	4,745.00
01/29/2026	TRI	88374	MICHIGAN MUNICIPAL LEAGUE	MICHIGAN MUNICIPAL LEAGUE	CDL CONSORTIUM DRIVERS FEE 1/	500.00
01/29/2026	TRI	88375	MMTA	MMTA	TREASURER TO TREASURER 2026 B	99.00
					2026 BASIC FULL CONFERENCE	599.00
						698.00
01/29/2026	TRI	88376	MUNICIPAL EMERGENCY SERVIC	MUNICIPAL EMERGENCY SERVIC	MICRO-BLAZE LIQUID SPILL CONT	237.94
					MUNICIPAL EMERGENCY SERVIC	99.49
						337.43
01/29/2026	TRI	88377	PAUL'S COLLISION	PAUL'S COLLISION	FINAL PAYMENT FOR 2020 AND 20	1,143.66
01/29/2026	TRI	88378	ROME PROFESSIONAL SERVICES	ROME PROFESSIONAL SERVICES	2026 DWSRF	315.00
01/29/2026	TRI	88379	SCIGEL, MICHAEL	SCIGEL, MICHAEL	1 GIG FLASH DRIVE	59.34
01/29/2026	TRI	88380	SPEEDY TITLE & ESCROW SERV	SPEEDY TITLE & ESCROW SERV	UB refund for account: CHEL-0	129.56
01/29/2026	TRI	88381	STAPLES	STAPLES	USB DRIVE	11.98
01/29/2026	TRI	88382	STATE OF MICHIGAN	STATE OF MICHIGAN	WWTP WORK ORDERS 2510103 2511	60.00
01/29/2026	TRI	88383	TOTH PROPERTIES	TOTH PROPERTIES	UB refund for account: ALM2-0	18.68
01/29/2026	TRI	88384	TRACTOR SUPPLY CREDIT PLAN	TRACTOR SUPPLY CREDIT PLAN	VARIOUS SUPPLIES	36.78
01/29/2026	TRI	88385	TRUCK & TRAILER SPECIALTIE	TRUCK & TRAILER SPECIALTIE	BOULT AND NUT	4.26
					TRUCK & TRAILER SPECIALTIE	306.55
					CYLINDER AND PIN WELDMENT	310.81
01/29/2026	TRI	88386	VC3 INC	VC3 INC	CLUOD DATA RECOVERY CLOUD PRO	32.91
					MICROSOFT 365	34.88
					MONTHLY BILLING FOR JANUARY	2,480.00
						2,547.79
01/29/2026	TRI	88387	VERIZON WIRELESS	VERIZON WIRELESS	PHONES	477.11
TRI TOTALS:						
Total of 83 Checks:						229,357.73
Less 0 Void Checks:						0.00
Total of 83 Disbursements:						229,357.73
REPORT TOTALS:						
Total of 92 Checks:						490,736.85
Less 0 Void Checks:						0.00
Total of 92 Disbursements:						490,736.85

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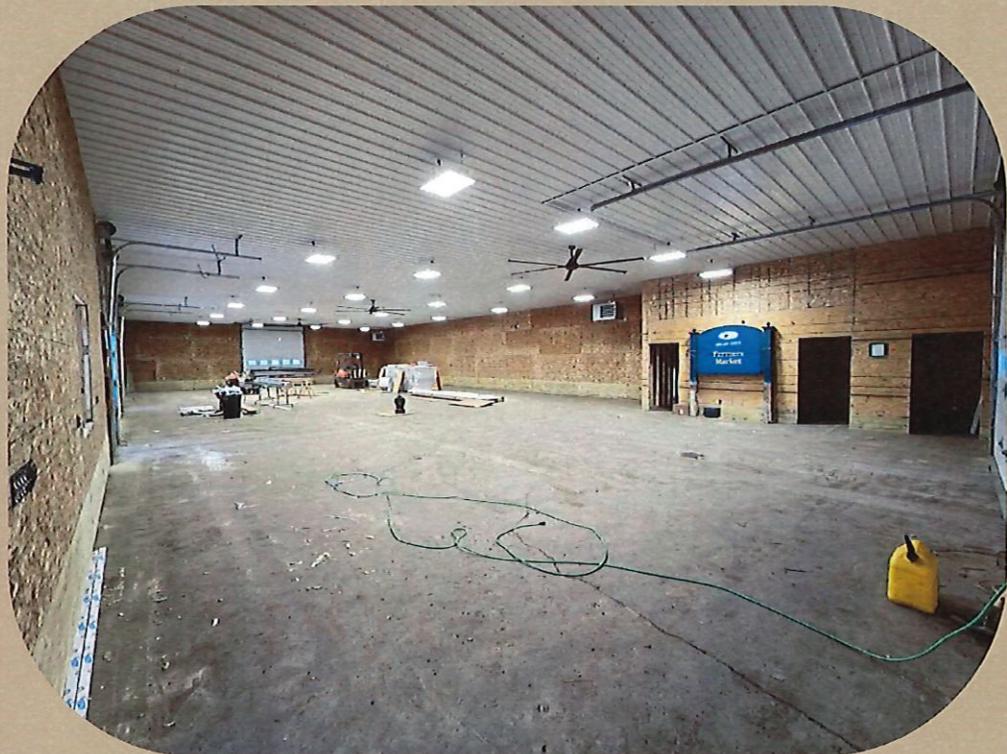
# COMMUNITY CENTER FINAL STAGE FUNDING PROPOSAL

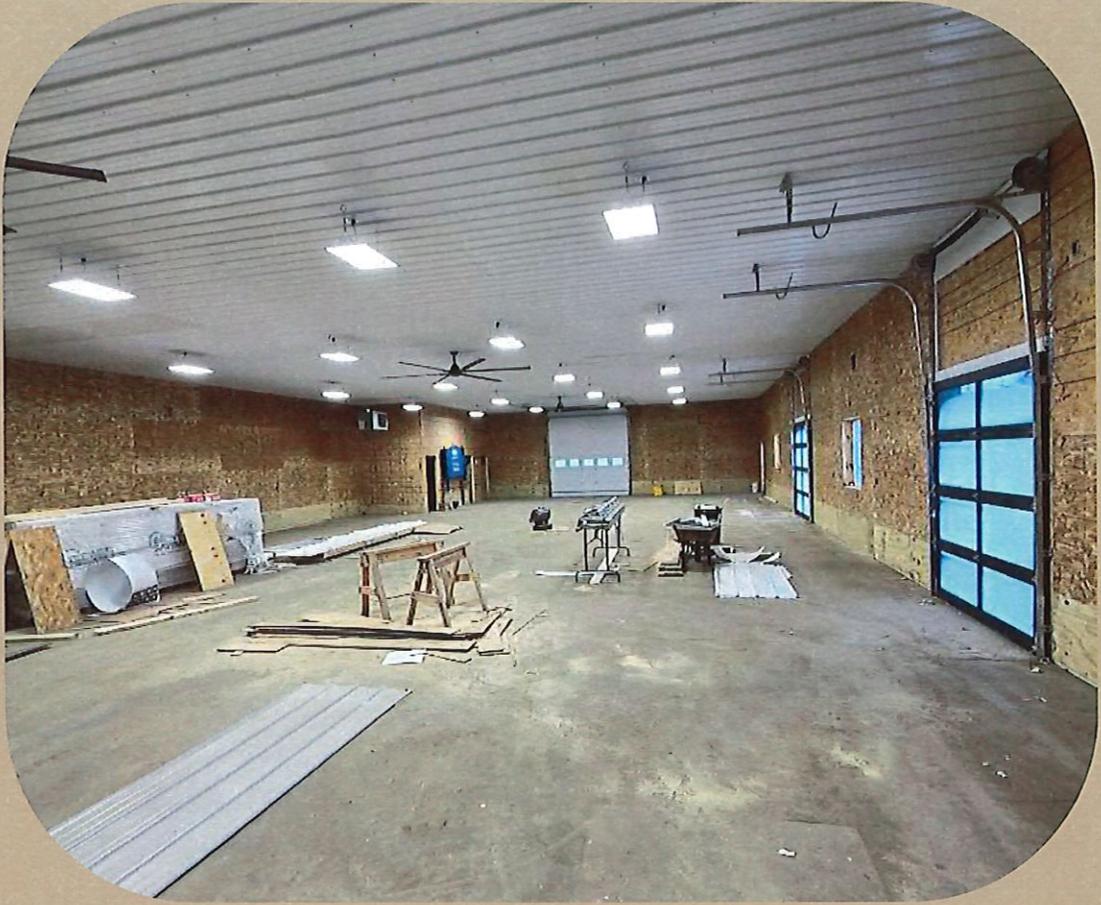


• CITY OF IMLAY CITY &  
DOWNTOWN DEVELOPMENT AUTHORITY



# Updated Photo's 1/21/2026







# Project Updates

- Group Planning Meeting was held on January 14<sup>th</sup> with a variety of project stakeholders on hand. The meeting was held to discuss a variety of topics and brainstorming ideas.
- Discussion was had on selling naming rights for the building, also discussion on having a Donor Board inside the building and accepting donations.

**Next Steps**

- 1. Initial Conversation**
  - Learn more about the Community Center project
  - Discuss shared values and community impact goals
  - Ask high-level questions about naming rights opportunities
- 2. Confidential Meeting**
  - Review project vision, timeline, and scope
  - Discuss potential naming structures and term length
  - Understand the partner's interests, priorities, and expectations
- 3. Conceptual Proposal**
  - Naming format (example: "[Partner Name] Community Center at Imlay City")
  - Recognition and visibility elements
  - Estimated investment range
  - Term length (e.g., 10, 20, or 30 years)
- 4. Due Diligence & Review**
  - Alignment with community values
  - Legal and policy considerations
  - Financial structure and timing
  - Public oversight and transparency requirements
- 5. Formal Agreement**
  - Terms are finalized
  - Agreement is reviewed by legal counsel
  - Approval is received from City Council
- 6. Public Announcement & Recognition**
  - Public announcement and media release
  - Inclusion in construction updates and promotional materials
  - Recognition as a Founding Legacy Partner

**IMLAY CITY COMMUNITY CENTER**

**Naming Rights Opportunity**



Example / Rough Draft



*This is not advertising - It is a legacy recognition that is directly tied to Community Impact.*

**Naming rights allow a partner to place their name on the Community Center for an agreed-upon period of time in recognition of a significant financial contribution to the project.**

**What are Naming Rights?**

The City of Imlay City is developing a new Community Center designed to serve residents of all ages- a hub for recreation, gatherings, events and community connection

**A Rare Marketing Opportunity. Why Consider Naming Rights?**

While the final terms are open for negotiation, naming rights are typically structured as:

- Major Capital Contribution
- Multi- Year Commitment
- One- time or phased investment

**Investment Range**

- Permanent or long-term community visibility.
- Association with a positive, high- impact public asset.
- Recognition as a foundational supporter of Imlay City.
- Strong goodwill among residents, families, and visitors.
- Alignment with community development and quality of life.

The City of Imlay City and the Imlay City DDA have already committed \$100,000 each toward this project, demonstrating a commitment to strong public investment.

A naming rights partner would join the city as a **Founding Legacy Partner**, helping shape a facility that will serve the community for generations.

**A Shared Legacy.**

- Building name displayed prominently on exterior of the Community Center.
- Association with a positive, high- impact public asset.
- Recognition as a foundational supporter of Imlay City.
- Any advertising of events will have the name listed on the marketing material. Example: "Sports Card Show at the (Partner Name) Community Center this Friday".
- Community Center Name to be displayed on City and DDA Websites.
- Once building is completed a Ribbon Cutting Event will be coordinated to celebrate this Community Achievement.

**What the Partnership May Include.**

Rough Draft Example of a brochure discussing naming rights to a potential sponsor

## COMMUNITY CENTER PROJECT

THANK YOU TO OUR SUPPORTERS

### PLATINUM FOUNDING PARTNERS

**\$100,000+**



### GOLD SPONSORS

**\$25,000 - \$99,999**

### SILVER SPONSORS

**\$10,000 - \$24,999**

### COPPER SPONSORS

**\$2,500 - \$9,999**

### COMMUNITY SUPPORTERS

• Up to \$2,499 •

Rough Draft of what a Donation Board could look like inside the Community Center. The donation levels are not yet set.

- Since the project's approval a working group of stake holders have been meeting to discuss the project and address any challenges or changes to the plan. The group normally has representation from The City, DDA, Parks, DPW, Police and the Contractor. The purpose of the working group has been to try and streamline the project while making sure to create the best space possible for the community,
- Continued conversation on Parking Lot Design. In order to pursue grants for the parking lot a site map and elevation survey will need to be done, plus this will be need for construction of the parking lot either way. Initial rough quotes for a blacktop parking lot came in at \$420,000. DPW Superintendent Ed Priehs found a way to do a serviceable limestone parking lot for approximately \$68,000. The goal will remain to have a blacktop parking lot but once the limestone base is down the parking lot can be usable and then additional funding can be sourced to blacktop the parking lot.
- Discussion was held on once the building is completed what department will oversee it, who will handle the booking / rentals and how would that income be distributed to departments. Possibility of the DDA to the run buildings, and City Hall Office Staff to handle rental paperwork.
- The project budget was discussed. Figuring out how much is left in the budget and how much it will take to finish. Having this information will make it easier to search out any grants as well.

# Project Budget Breakdown

## Current Financial Status

- Total Spent to date \$186,000
- Remaining in Original Budget \$14,000
- Due to high material costs and several improvements made to the original plan, the project cannot be fully completed with the original \$200,000 budget.

## Why the costs increased

- **Rising Material Costs- Barn Steel**  
***Ceiling Steel price increase \$1,500.***  
***Roof Steel price increase \$2,000.***  
***Outside Steel walls price increase \$ 1,700.***
- **Unforeseen Utility Costs-**
  - 1-DTE had to remove a pole and run a new underground service. This took long enough that a temporary service had to be installed to have the Kringle Market.  
***DTE Cost to run a new service \$3,600.***
  - 2-Consumers Energy would not use the gas line that was already ran to the building since it was over 10 years without use. A new gas line will have to be ran from the main to the east side of the building.  
***Consumer's cost to run a new service line \$3,300.***
- **Necessary Upgrades discovered during Construction-**
  - 1-A height difference of 1.5 inches was discovered from the east side of the building to the west side. Apparently, the building was built in two sections. This required more time to make everything line up and look proper on the inside and outside.
  - 2-Initially the insulation was to be sprayed on the ceiling, but it was discovered that the trusses were old enough that there were no specs on how much load they could carry. To be safe the insulation was sprayed on the ceiling, but this required more insulation this way.  
***Additional cost for insulation \$3,000.***

# Improvements made along the way

- **Furnaces-** The furnaces were switched from a 100,000 BTU models to 150,000 BTU models. This change was done for multiple reasons going to the 150 BTU units seemed logical based on price difference, but it will also keep the space much warmer during the colder months. This is important for renting this space out. This also makes sure we have more than enough BTU's if the City ever needs to use this space as a community warming center in a emergency.

***\$2,500 more to upgrade Furnaces.***

- **Security Cameras-** Knowing that security cameras will be a want for this space in the future it was decided to pre-wire the building inside and out for 4 outdoor cameras and 5 indoor cameras. This is not only important for security but also prevent any issues liability wise that could happen inside or out.
- **Ceiling Fans-** Three large ceiling fans were installed to help recirculate the warm air that natural rises to the ceiling. This improves comfort and reducing heating costs when used in winter. This is also important in creating a comfortable environment in the summer since the building does not have air conditioning.
- **Electrical outlets-** Additional electrical outlets were installed to allow for a variety of events or uses for the building.
- **Doors-** A extra overhead door and entry door were installed to have a better overall design for an event center. This allows better air flow in the summer months and gives better flexibility on layout of events.
- ***Cost of additional overhead door and entry door \$14,400.***
- **Lighting-** Lighting was installed on the outside of the building for security purposes and also liability purposes. The thought is to prevent any potential falls from people coming into the building at night for events. Additional light were also installed inside the building to prevent any dark areas.

# The Next Steps

## Path to completing the building

- It has been determined that a additional \$50,000 would allow the project to reach functional completion.
- *We would ask the City Commission and the DDA Board to consider a spilt of \$25,000 each.*
- This would bring the building to functional completion this would not include the parking lot (which was not part of the original bids) or having the concrete floor epoxied.
- The parking lot and epoxy floors would be completed at a later date either using grant, selling naming rights, and community donations.

## What this funding completes

- The budget balance used so far is \$185,990.79.
- \$10,750 is needed to finish the electrical.
- \$23,600 is needed to finish the plumbing.
- \$10,000 is needed to finish the Heating.
- \$5,000 is needed to finish the bathrooms drywall, tile, exhaust fans, doors.
- \$3,300 is needed for Consumers Gas to intall the gas line.
- \$8,700 is needed to finish putting up the osb, drywall, steel on the walls and the labor to prime and paint the upper part of the walls.
- \$600 for paint.
- \$350 for a changing table (This is code).
- Cost of those items together is \$62,300.
- This would bring the total cost of the project to \$248,290.79.

A additional \$50,000 in funds would cover the completion of this project.

**Imlay City  
Lapeer County, Michigan**

**Six - Year  
Capital Improvement Plan**



**For Fiscal Years:  
2026 to 2032**

**Adopted by the City Commission on  
XXX, 2026**



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Consultant Assistance by:



# Introduction

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## What is a Capital Improvement Plan?

A Capital Improvement Plan (CIP) is a tool to identify and prioritize the long-term (six years) capital project requirements of a local unit of government. As stated in the Michigan Planning Enabling Act:

*“The capital improvements program shall show those public structures and improvements in the general order of their priority, that in the planning commission’s judgment will be needed or desirable and can be undertaken within the ensuing 6-year period.”*

A comprehensive CIP is an essential tool for the planning and development of the social, physical, and economic well-being of the community. This process is a necessary step in an organized effort to strengthen the quality of public facilities and services; provide a framework for the realization of community goals and objectives; and provide a sound basis on which to build a healthy and vibrant community.

These will include project expenses that exceed \$15,000 and are further explained in the Qualifying Projects Section.

### Purpose

The CIP informs Imlay residents and stakeholders on how the City plans to address significant capital needs over the next 6 years. The CIP can also influence growth because infrastructure can impact development patterns. Some of the many benefits that the CIP provides for the residents and stakeholders include:

- Optimize the use of revenue
- Focus attention on community goals, needs, and capabilities
- Incremental implementation of Master Plan
- Guide to future growth and development
- Encourage efficient government
- Fosters cooperation among departments and informs other units of government of priorities
- Improve intergovernmental and regional cooperation
- Help maintain a sound and stable financial program
- Enhance opportunities for participation in federal and/or state grant programs

Imlay City will update the CIP every year to assist in the budget discussed by the City Commission for the upcoming year.



Pictures of Signage Near Downtown.

## Referenced Material

Different documents are utilized to help in the development of the CIP. This document helps to centralize the six-year list of projects for consideration. Below is a list of documents to consider:

- Imlay City Master Plan
- Imlay City PASER Study
- Water Reliability Study
- Imlay City Parks & Recreation Plan
- NIA Development Plan and Tax Increment Financing Plan
- DDA Development Plan and Tax Increment Financing Plan

## Mission Statement

Preparation of the CIP is done under the authority of the Michigan Planning Enabling Act (PA 33 of 2008). The goal of the CIP should be to implement the master plan and to assist in the City's financial planning.

The CIP is dynamic. Each year all projects included within the CIP are reviewed, a call for new projects is made, and adjustments are made to existing projects arising from changes in the amount of funding required, conditions, or timeline. A new year of programming is also added each year to replace the year funded in the annual operating budget.

The CIP program should continue to develop over time by adding features to gradually improve quality and sophistication. Greater attention shall be devoted to providing more detailed information about individual project requests, program planning, fiscal analysis, fiscal policies, and developing a debt strategy.

## Qualifying Projects

---

Not every fiscal project is included as part of the CIP. The projects that are appropriate to include within the plan are major, non-recurring expenses that meet one or of the following descriptions:

1. Any construction of a new facility (i.e., a public building, water /sanitary sewer mains, storm sewers, major/local roadways, recreational facilities), an addition to, or extension of such a facility, provided that the cost is \$15,000 or more and that the improvement will have a useful life of five to ten years or more.
2. Any non-recurring rehabilitation of all or a part of a building, its grounds, a facility, or equipment, provided that the cost is \$15,000 or more
3. Any purchase or replacement of major equipment to support community programs, provided that the cost is \$15,000 or more.
4. Any planning, feasibility, engineering, or design study related to an individual capital improvements project or to a program that is implemented through individual capital improvements projects, provided that the cost is \$15,000 or more.
5. Any acquisition of land for a public purpose that is not part of an individual capital improvements project or a program that is implemented through individual capital improvements projects, provided that the cost is \$15,000 or more.
6. Contractual or bonded indebted payments related to fixed assets, Capital Improvement Programming.

# Program Development, Adoption & Amendment Procedure

The CIP process should precede the budget process.

**Step 1:** The City Manager will lead the Capital Improvement Plan (CIP) effort to submit the previous CIP and project scoring sheets to department heads.

**Step 2:** The department heads shall review the scoring criteria. Existing projects within the CIP will be updated if their priority status or factors have changed, while new projects will need a new scoring document.

**Step 3:** The development team shall review the scored documents to confirm all provided information. The development team shall consist of the City Manager, DDA Executive Director, DPW Director, City Treasurer, and other members as identified by the City Manager. The projects will be prioritized over the following six years using the following criteria:

**Project Scoring/  
Development Team:**  
  
**City Manager  
DDA Executive Director  
DPW Superintendent  
City Treasurer/Clerk**

Tier One:	Tier Two:
<ul style="list-style-type: none"><li>• Legal</li><li>• Department Priority</li><li>• Project Type</li><li>• Address Public Health, Safety, and Welfare</li><li>• Conforms to an Adopted Program, Plan, or Policy</li><li>• Have Funding for the Cost of the Project</li></ul>	<ul style="list-style-type: none"><li>• Project Coordination</li><li>• Estimated Useful Life of Project</li><li>• City Overall Priority</li></ul>

**Step 4:** Upon review, the City Manager shall forward this document to the Planning Commission for review and approval. Pursuant to the Michigan Planning Enabling Act PA 33 of 2008, the City Planning Commission will hold the public hearing and make a recommendation regarding the adoption of the six-year Capital Improvement Program (CIP) to carry out its long-range planning objectives.

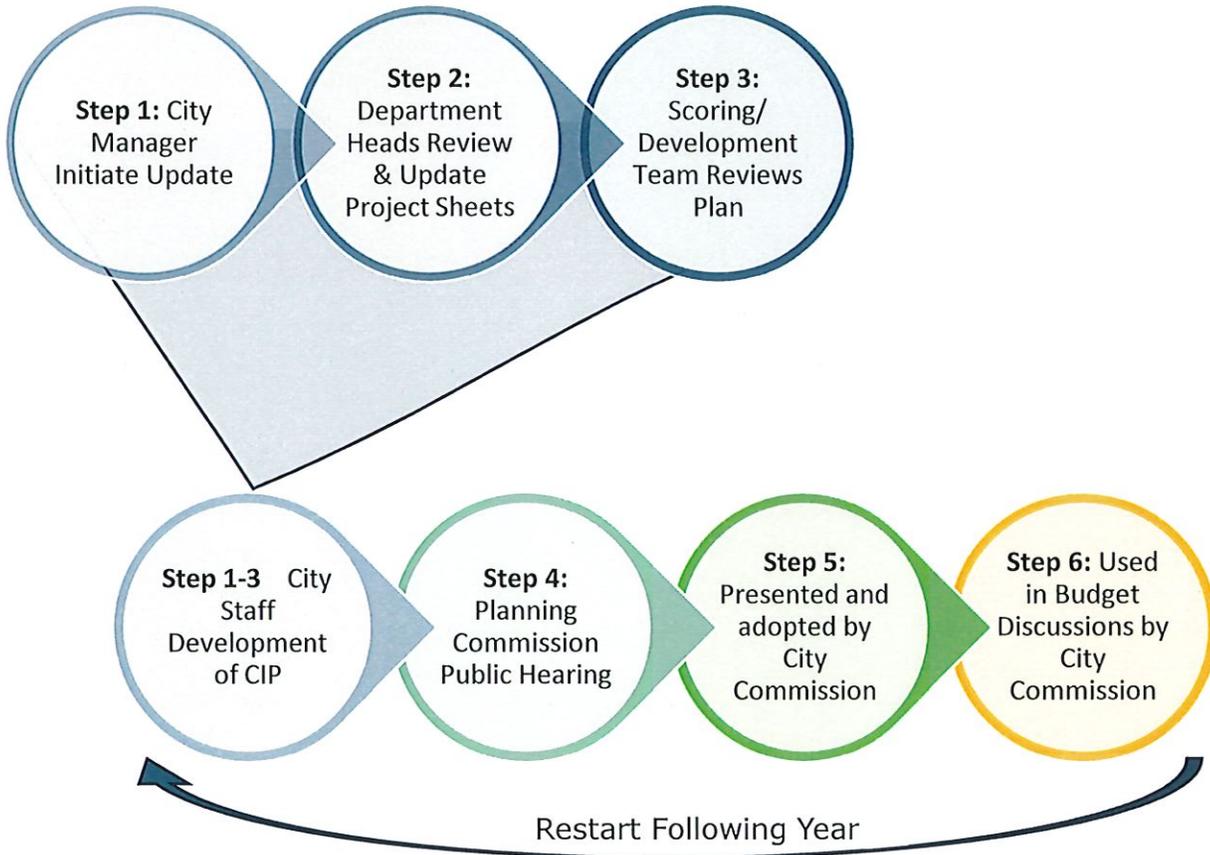
**Step 5:** The City Commission shall review and adopt the CIP.

**Step 6:** The City Commission shall use the adopted CIP in the budget process. Their connection to one another is explained in the next section.

The figure on the following page shows a flow chart of the process.



Picture of City Commission Chambers.



## CIP & Budget Process

The CIP plays a significant role in the implementation of a master plan by providing the link between planning and budgeting for capital projects. The CIP process precedes the budget process and is used to develop the capital project portion of the annual budget. Approval of the CIP by the City Commission does not mean that they grant final approval of all projects contained within the plan. Rather, by approving the CIP, the City Commission acknowledges that these projects represent a reasonable interpretation of the upcoming needs for the community and that projects contained in the first year of the plan are suitable for inclusion in the upcoming budget.



Picture of N. Almont St.

Priority rankings do not necessarily correspond to funding sequence. For example, a road widening project, which is ranked lower than a park project, may be funded before the park project because the road project has access to a restricted revenue source, whereas a park project may have to compete for funding from other revenue sources. A project's funding depends upon several factors: not only its merit, but also its location, cost, funding source, and logistics.

The City of Imlay City should strive to maximize resources by maintaining a balance between operating and capital budgets. A continuous relationship exists between the CIP and the annual budget. A direct link can be seen between the two documents, as there should be in a strategic planning environment. Budget appropriations lapse at the end of the fiscal year as the operating budget is funded with recurring annual revenues such as taxes, licenses, fines, user fees, and interest income.

## Program Funding Sources

Capital improvement projects involve the outlay of substantial funds; numerous sources are necessary to provide financing over the life of the project. Most capital funding sources are earmarked for specific purposes and cannot be transferred from one capital program to another. For example, funds raised by a specific community park maintenance and repair millage must be used for the purposes that were stated when the voters approved the millage. The CIP has to be prepared with some projections as to the amount of money available. The following is a summary of the funding sources for projects included in the capital improvements program.



Picture of residential street in downtown neighborhood.

### Enterprise (Reserve) Funds

In enterprise financing, funds are accumulated in advance for capital requirements. Enterprise funds not only pay for capital improvements, but also for the day-to-day operations of community services and the debt payment on revenue bonds. The community can set levels for capital projects; however, increases in capital expenditures for water mains, for example, could result in increased rates. Enterprise fund dollars can only be used on projects related to that particular enterprise fund.

## Bonds

When the City sells bonds, purchasers are, in effect, lending the City money. The money is repaid, with interest, from taxes or fees over the years. The logic behind issuing bonds (or “floating a bond issue”) for capital projects is that the citizens who benefit from the capital improvements over a period of time should help the community pay for them. There are two forms of bonds:

**General Obligation (G.O.) Bonds:** Perhaps the most flexible of all capital funding sources, G.O. bonds can be used for the design or construction of any capital project. These bonds are financed through property taxes. In financing through this method, the taxing power of the community is pledged to pay interest and principal to retire the debt. Voter approval is required if the community wants to increase the taxes that it levies, and the amount is included in state-imposed debt limits. To minimize the need for property tax increases, the community makes every effort to coordinate new bond issues with the retirement of previous bonds. G.O. bonds are authorized by a variety of state statutes.

**Revenue Bonds:** Revenue bonds are sold for projects that produce revenues, such as water and sewer system projects. Revenue bonds depend on user charges and other project-related income to cover their costs. Unlike G.O. bonds, revenue bonds are not included in the community's state-imposed debt limits because the full faith and credit of the community backs them. Revenue bonds are authorized by the Public Act of 1933, the Revenue Bond Act.

## Weight and Gas Tax

Based on a formula set by the State of Michigan, the City receives a portion of the tax placed on motor fuel and highway usage in the state. The restrictions placed on the expenditure of these funds ensure that they will be spent on transportation-related projects or operations and services. These are commonly called *Act 51 funds*.

## Tax Increment Financing (TIF)

TIF is a municipal financing tool that can be used to renovate or redevelop declining areas while improving their tax base. TIF applies the increase in various state and local taxes that result from a redevelopment project to pay for project-related public improvements. The City now has two Tax Increment Finance Districts. For purposes of financing activities within the City’s downtown district, the downtown development authority adopted a 30-year TIF plan in 1982. Public Act 281 of 1986, the Local Development Finance Authority Act, and Public Act 450 of 1980, the Tax Increment Financing Act, authorize TIF. In 2025, the City established the Neighborhood Improvement Authority. This Authority also has a TIF that will be intended to be implemented over the next 30 years. By using revenue from captured tax increment revenue in accordance with Public Act 57 of 2018 – Part 8 (the act recodified most of Michigan statutes related to tax increment financing authorities, which governed NIA).



Picture of Imlay City Museum.

## Millages

The property tax is a millage that is one of the most important sources of community revenue. The property tax rate is stated in mills (one dollar per \$1,000 of valuation). This rate is applied to a property's net value, following the application of all exemptions and a 50 percent equalization ratio. Millages are voter-approved taxes that are specifically earmarked for a particular purpose. For example, the Parks Maintenance and Repair millage helps support Parks and Recreation capital projects. The community is authorized to utilize millages under Public Act 279 of 1909, the Home Rule Cities Act.

## Federal and State Funds

The federal and state governments make funds available to communities through numerous grants and aid programs. Some funds are tied directly to a specific program. The community has discretion (within certain guidelines) over the expenditure of others. For the most part, the community has no direct control over the amount of money received under these programs.

## Special Assessments

Capital improvements that benefit particular properties, rather than the community as a whole, may be financed more equitably by special assessment, i.e., by those who directly benefit. Local improvements often financed by this method include new street improvements (including pavement, curb and gutter, sidewalks, etc.), sanitary and storm sewers, and water mains. The inventory of special assessments is included below:



Picture of Fire Hall.

- Fire Hall – To cover bond expenses for the construction of the Fire Hall.
- Roads – A total millage amount of up to 2.5 to cover road costs and improvements.

## Developer Contributions

Sometimes capital improvements are required to serve new development. Where funding is not available for the community to construct the improvements, developers may agree to voluntarily contribute their share or to install the facilities themselves so the development can go ahead.



Picture of Rotary Park.

## Donation and Group Efforts

Crowdsourcing is a viable way to move a project forward. This would require coordination between the City Clerk/Treasurer to properly record and implement the project.

# Project Summaries

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There are two tables provided in this section to show the average summary of revenue for specific accounts associated with capital improvement projects. The actual revenue and balance of each account should be reviewed in the review of the official budget for that fiscal year.

## Summary of Revenue

Below are the nine main fund accounts associated with capital improvement projects. These are the anticipated funding income for each account. The actual amounts may change from year to year. The City's funding sources are as follows:

- General Fund
- Sewer Fund
- Water Fund
- Major Street Fund
- Local Street Fund
- Equipment (Equip) Fund
- Downtown Development Authority (DDA) Fund
- Public Safety Fund
- Neighborhood Development Authority (NIA) Fund

Other funds that do not have a regular revenue stream and take as needed from the general fund include Parks & Recreation.

The total funding sources amount is a projection because revenue is largely linked to assessed property value and other factors, and the exact amount may fluctuate year to year. The budget process will have the actual revenue per year and the balance of each fund in the City.

**Table 1: Summary of Funding Sources (dollars)**

Funding Sources	General Fund	Sewer Fund	Water Fund	Major Street Funds	Local Street Funds	Equip. Fund	Public Safety Fund		NIA Fund		
							DDA Fund	FD	PD	City	County
2026 - 2027	\$4,356,139	\$1,148,450	\$3,115,750	\$386,250	\$358,440	\$199,820	\$427,965	\$2,000,000	\$1,680,758	\$45,021	\$9,547
2027 - 2028	\$4,486,823	\$1,182,904	\$3,209,223	\$397,838	\$369,193	\$205,815	\$440,804	\$530,450	\$1,731,181	\$91,168	\$19,332
2028 - 2029	\$4,621,428	\$1,218,391	\$3,305,499	\$409,773	\$380,269	\$211,989	\$454,028	\$546,364	\$1,783,116	\$138,469	\$29,362
2029 - 2030	\$4,760,071	\$1,254,942	\$3,404,664	\$422,066	\$391,677	\$218,349	\$467,649	\$600,000	\$1,836,610	\$186,952	\$39,643
2030 - 2031	\$4,902,873	\$1,292,591	\$3,506,804	\$434,728	\$403,427	\$224,899	\$481,678	\$318,000	\$1,891,708	\$236,647	\$50,180
2031 - 2032	\$5,049,959	\$1,331,368	\$3,612,008	\$447,770	\$415,530	\$231,646	\$496,129	\$635,540	\$1,948,459	\$287,585	\$60,981
<b>Total</b>	<b>\$28,177,293</b>	<b>\$7,428,645</b>	<b>\$20,153,948</b>	<b>\$2,498,423</b>	<b>\$2,318,537</b>	<b>\$1,292,518</b>	<b>\$2,768,253</b>	<b>\$655,636</b>	<b>\$2,006,913</b>	<b>\$985,842</b>	<b>\$209,045</b>

## Summary of Expenditures

Below is a list of the various expenditures or costs of the various projects over the course of the Capital Improvement Plan by fund.

**Table 2: Summary of Capital Project Expenditures**

#	Project Name	2026 - 27	2027 - 28	2028 - 29	2029 - 30	2030 - 31	2031 - 32
<b>General Fund Category</b>							
2	Polly Ann Trailhead Improvements	\$145,000					
3	BS&A Conversion to Cloud	\$38,000					
4	Windows 11 Upgrade	\$10,000					
	<b>Total</b>	<b>\$193,000</b>	<b>\$200,000</b>				
<b>Sewer Category</b>							
1	Water Meter Replacement Program	\$250,000	\$250,000	\$250,000			
2	Fourth St. Improvements		\$1,000,000				\$500,000
3	W First St Reconstruction						
4	Oxidation Ditch Cleaning	\$25,000					
5	E. Second Street				\$400,000		
6	Handley St. Project					\$500,000	
	<b>Total</b>	<b>\$275,000</b>	<b>\$1,250,000</b>	<b>\$250,000</b>	<b>\$400,000</b>	<b>\$500,000</b>	<b>\$500,000</b>
<b>Water Category</b>							
1	Lead Service Lines	\$1,000,000					
2	S. Almont Ave Water Main		\$700,000				
3	Fourth Street		\$1,000,000				
4	Water Meter Replacement Program	\$250,000	\$250,000	\$250,000			
5	E. Second Street				\$500,000		
6	W First St Reconstruction						\$300,000
7	Lierman Rd PRV Pit/Water Towers Improvements		\$250,000			\$595,000	
8	Handley St. Project						
	<b>Total</b>	<b>\$1,250,000</b>	<b>\$2,200,000</b>	<b>\$250,000</b>	<b>\$500,000</b>	<b>\$595,000</b>	<b>\$300,000</b>

**Table 2: Summary of Capital Project Expenditures**

#	Project Name	2026 - 27	2027 - 28	2028 - 29	2029 - 30	2030 - 31	2031 - 32
<b>Major Street Category</b>							
1	Fourth Street		\$1,100,000				
2	E. Second Street			\$900,000			
3	W First St Reconstruction				\$900,000		\$1,000,000
	<b>Total</b>		<b>\$1,100,000</b>		<b>\$900,000</b>		<b>\$1,000,000</b>
<b>Local Street Category</b>							
	N/A						
	<b>Total</b>						
<b>Equip. Category</b>							
1	Pick-up Truck Replacement	\$45,000					
2	Vactor Hydro Vac		\$600,000				
3	One Person Leaf Vac	\$325,000					\$250,000
4	Street Sweeper						
	<b>Total</b>	<b>\$370,000</b>	<b>\$600,000</b>				<b>\$250,000</b>
<b>DDA Category</b>							
1	CBD Pocket Parks	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
2	Property Acquisition	\$90,000					
3	Rotary Park Improvements	\$10,000					
	<b>Total</b>	<b>\$105,000</b>	<b>\$5,000</b>	<b>\$5,000</b>	<b>\$5,000</b>	<b>\$5,000</b>	<b>\$5,000</b>

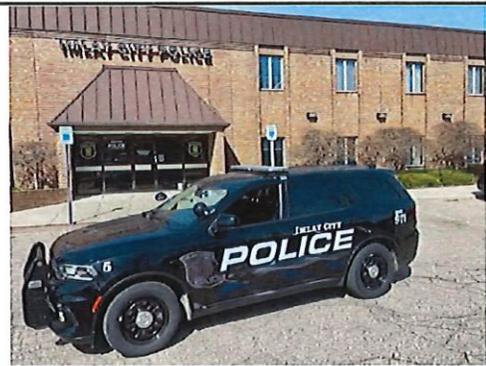
Table 2: Summary of Capital Project Expenditures

#	Project Name	2026 - 27	2027 - 28	2028 - 29	2029 - 30	2030 - 31	2031 - 32
<b>Public Safety Category</b>							
1	Ladder 361 Replacement FD	\$2,000,000	\$2,000,000	\$2,500,000			
2	Tanker 333 Replacement FD					\$750,000	
3	Police Dept. Flooring Update						\$15,000
4	Police Dept. Patrol Vehicle Replacement	\$95,000	\$62,000	\$65,000	\$68,000	\$72,000	\$75,000
	<b>Total</b>	<b>\$2,095,000</b>	<b>\$2,062,000</b>	<b>\$2,565,000</b>	<b>\$68,000</b>	<b>\$822,000</b>	<b>\$90,000</b>
<b>Grant Category</b>							
1	Fourth Street – Portion from DWSRF Grant		\$3,000,000				
2	S. Almont Ave Water Main – Portion from DWSRF Grant	\$600,000					
3	Lead Service Lines – Portion from DWSRF Grant	\$1,400,000					
4	CBD Pocket Parks - Grants & Donations	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
5	Rotary Park Improvements - Grants & Donations	\$10,000					
6	Property Acquisition – LDC Grant	\$100,000					
7	Polly Ann Trailhead Improvements	\$400,000					
8	Wastewater System Improvements		\$15,000,000				
	<b>Total</b>	<b>\$2,520,000</b>	<b>\$18,010,000</b>	<b>\$10,000</b>	<b>\$10,000</b>	<b>\$10,000</b>	<b>\$10,000</b>

## Summary of Projects

The individual project descriptions are filled out by Department Heads and evaluated by the Scoring Committee. The project description sheets are each one sheet, including important information to help evaluate the various project requests. Information includes project name, project location, related plan, type of project, project description, project justification, total project cost, and grant to target.

Incorporated in this plan are the individual project sheets as the full summary of requests. The Scoring Committee is ranked high, medium, or low. Each year, project descriptions will be updated and modified as needed until the project is completed.



# Project Evaluation

Below are the ranked projects.

Project Name	Timing	Anticipate Total Cost	Funding Sources	Dept Priority	Address Threat	Associated with Plan	Project Coordination	Scoring Committee
Property Acquisition	2026-27	\$300,000	DDA/Grant	Medium	Yes	Yes	Yes	MEDIUM
Water Meter Replacement	2026-29	\$1,500,000	Sewer/Water	High	No	No	No	HIGH
CBD Pocket Parks	2026-32	\$90,000	DDA/Grant	High	No	Yes	No	HIGH
Rotary Park	2026-27	\$20,000	DDA/Grant	Medium	Yes	Yes	Yes	MEDIUM
Oxidation Ditch Cleaning	2026-27	\$25,000	Sewer	Medium	Yes	Yes	No	MEDIUM
Vehicle Replacement	2026-32	\$437,000	Public Safety	High	Yes	No	No	HIGH
BS&A Conversion to Cloud	2026-27	\$38,000	General	High	No	No	No	HIGH
Windows 11 Upgrade	2026-27	\$10,000	General	High	No	No	No	HIGH
Polly Ann Trailhead Improv.	2026-27	\$545,000	General/Grant	Medium	Yes	Yes	Yes	HIGH
Lead Service Lines	2026-27	\$2,400,000	Water/Grant	High	Yes	Yes	No	HIGH
S. Almont Ave Water Main	2026-27	\$1,300,000	Water/Grant	High	Yes	Yes	No	HIGH
One Personal Leaf Vac.	2067-27	\$325,000	Equipment	Medium	No	Yes	No	MEDIUM
Pick-up Truck Replacement	2026-27	\$45,000	Equipment	Medium	No	No	No	MEDIUM
<b>Next Year</b>								
Wastewater Treatment Plant improvements	2027-28	\$15,000,000	Grant	High	Yes	Yes	Yes	HIGH
Vehicle Replacement	2026-32	\$437,000	Public Safety	High	Yes	No	No	HIGH
Water Meter Replacement	2026-29	\$1,500,000	Sewer/Water	High	No	No	No	HIGH
CBD Pocket Parks	2026-32	\$90,000	DDA/Grant	High	No	Yes	No	HIGH
Fourth St. Improvements	2027-28	\$6,100,000	Water/Sewer Major Street Grant	High	Yes	Yes	No	MEDIUM
Lierman Rd PRV Pit/Water Tower	2027-28	\$250,000	Water		Yes	Yes	No	HIGH

Project Name	Timing	Anticipate Total Cost	Funding Sources	Dept Priority	Address Threat	Associated with Plan	Project Coordination	Scoring Committee
<b>Several Years Out</b>								
Tanker 333 Replacement	2030-31	\$750,000	Public Safety	High	Yes	Yes	No	MEDIUM
Vactor Hydro Vac.	2028-29	\$600,000	Equipment	Medium	No	No	No	MEDIUM
CBD Pocket Parks	2026-32	\$90,000	DDA/Grant	High	No	Yes	No	HIGH
Ladder Truck Replacement	2028-29	\$2,500,000	Public Safety	High	Yes	Yes	No	HIGH
PD Vehicle Replacement	2026-32	\$437,000	Public Safety	High	Yes	No	No	HIGH
PD Floor Replacement	2031-32	\$15,000	Public Safety	Medium	No	Yes	No	MEDIUM
W. First St Reconstruction	2031-32	\$1,800,000	Water/Sewer Grants	Medium	Yes	Yes	No	LOW
E. Second St. Improvements	2029-30	\$1,800,000	Water/Sewer Major Streets	High	No	Yes	No	MEDIUM
Handley St. Project	2030-31	\$1,095,000	Water/Sewer	High	No	Yes	No	MEDIUM
Water Meter Replacement	2026-29	\$1,500,000	Sewer/Water	High	No	No	No	HIGH
Street Sweeper	2031-32	\$250,000	Equipment	Medium	Yes	Yes	No	LOW

# Appendices

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## A: Initial Project Wishlist

**Project Title:** One Person Leaf Vac. \_\_\_\_\_ **Department:** DPW \_\_\_\_\_

**Description of Project:** Purchase a one-person leaf vacuum. It would also serve as a chipper truck to replace #832, a 2006 Ford 1-ton truck. \_\_\_\_\_

**Location:** City Wide \_\_\_\_\_ **Related Plan:** \_\_\_\_\_

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**Project Title:** Street Sweeper \_\_\_\_\_ **Department:** DPW \_\_\_\_\_

**Description of Project:** Replace 2014 Street Sweeper \_\_\_\_\_

**Location:** City Wide \_\_\_\_\_ **Related Plan:** \_\_\_\_\_

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**Project Title:** Vactor Hydro Vac. \_\_\_\_\_ **Department:** DPW \_\_\_\_\_

**Description of Project:** Buy a new Vactor Hydro Vac. \_\_\_\_\_

**Location:** City Wide \_\_\_\_\_ **Related Plan:** \_\_\_\_\_

---

**Project Title:** Pick-up Truck Replacement \_\_\_\_\_ **Department:** DPW \_\_\_\_\_

**Description of Project:** Replace aging and deteriorating pick-up fleet \_\_\_\_\_

**Location:** City Wide \_\_\_\_\_ **Related Plan:** \_\_\_\_\_

---

**Project Title:** Polly Ann Trailhead Improvements **Department:** DPW \_\_\_\_\_

**Description of Project:** Trailhead parking lot improvements, sidewalk connections/create green space \_\_\_\_\_

**Location:** Fourth St/Trailhead \_\_\_\_\_ **Related Plan:** Parks and Recreation Plan \_\_\_\_\_

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**Project Title:** S. Almont Ave. Water Main \_\_\_\_\_ **Department:** DPW \_\_\_\_\_

**Description of Project:** Replace water main/ services \_\_\_\_\_

**Location:** S. Almont Ave. \_\_\_\_\_ **Related Plan:** Water Reliability Study \_\_\_\_\_

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**Project Title:** Lead Service Lines \_\_\_\_\_ **Department:** DPW \_\_\_\_\_

**Description of Project:** Replace all lead service lines throughout the City from the main to the meter. \_\_\_\_\_

**Location:** Throughout the water system \_\_\_\_\_ **Related Plan:** Water Reliability Study \_\_\_\_\_

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**Project Title:** Lierman Rd PRV Pit/Water Towers Improvements **Department:** DPW \_\_\_\_\_

**Description of Project:** Upgrade PRV pit piping/valves/SCADA. Rebuild valves at towers with SCADA improvements. \_\_\_\_\_

**Location:** Blacks Corners Rd./Water towers \_\_\_\_\_ **Related Plan:** WAMP \_\_\_\_\_

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**Project Title:** Handley St. Project \_\_\_\_\_ **Department:** DPW \_\_\_\_\_

**Description of Project:** Replace water main and sanitary sewer on Handley St between Third St and Seventh St. \_\_\_\_\_

**Location:** Handley St. \_\_\_\_\_ **Related Plan:** \_\_\_\_\_

**Project Title:** Water Meter Replacement Program **Department:** DPW \_\_\_\_\_

**Description of Project:** Replace all outdated water meters. Replace\install Radio Reads. Install Flex Net System for automated reading. \_\_\_\_\_

**Location:** City Wide \_\_\_\_\_ **Related Plan:** \_\_\_\_\_

**Project Title:** E. Second St. Improvements \_\_\_\_\_ **Department:** DPW \_\_\_\_\_

**Description of Project:** Street reconstruction, including water main, sanitary sewer, and storm sewer. Install curb/gutter and pavement cross section for truck route between Almont Ave. and M-53. \_\_\_\_\_

**Location:** E. Second St. \_\_\_\_\_ **Related Plan:** Water Reliability Study/WAMP \_\_\_\_\_

**Project Title:** Fourth St. Improvements \_\_\_\_\_ **Department:** DPW \_\_\_\_\_

**Description of Project:** Street reconstruction including water main/services, sanitary sewer, storm sewer, sidewalk, curb/gutter, street pavement, etc. From Main St to Blacks Corners Rd. \_\_\_\_\_

**Location:** Fourth St. \_\_\_\_\_ **Related Plan:** Water Reliability Study \_\_\_\_\_

**Project Title:** W. First St Reconstruction \_\_\_\_\_ **Department:** DPW \_\_\_\_\_

**Description of Project:** Replace 4" water main with 8" water main. Replace the sanity sewer main on W First St. Reconstruction of W. First Street cross-section to include sidewalk and storm sewer replacement.

**Location:** W. First St \_\_\_\_\_ **Related Plan:** Water Reliability Study \_\_\_\_\_

**Project Title:** Windows 11 Upgrade \_\_\_\_\_ **Department:** All Departments \_\_\_\_\_

**Description of Project:** Upgrade all computers at a limited pace to start with the highest priority first. \_\_\_\_\_

**Location:** All Departments \_\_\_\_\_ **Related Plan:** \_\_\_\_\_

**Project Title:** BS&A Conversion to the Cloud \_\_\_\_\_ **Department:** All Departments \_\_\_\_\_

**Description of Project:** Conversion from .NET to the cloud for GL, AP, Tax, UB, CR, PR, MR, & Assessing -in addition to adding BS&A timesheets. \_\_\_\_\_

**Location:** City Hall \_\_\_\_\_ **Related Plan:** \_\_\_\_\_

**Project Title:** Police Dept Floor Update \_\_\_\_\_ **Department:** Police \_\_\_\_\_

**Description of Project:** Updating flooring. \_\_\_\_\_

**Location:** Police Department \_\_\_\_\_ **Related Plan:** \_\_\_\_\_

**Project Title:** Police Vehicle Replacement \_\_\_\_\_ **Department:** Police \_\_\_\_\_

**Description of Project:** Replacement of patrol vehicle and one unmarked vehicle \_\_\_\_\_

**Location:** Police Department \_\_\_\_\_ **Related Plan:** \_\_\_\_\_

**Project Title:** Ladder Truck 361 Replacement \_\_\_\_\_ **Department:** Fire \_\_\_\_\_

**Description of Project:** Replace a 30-year-old Aerial ladder fire truck \_\_\_\_\_

**Location:** Fire Department \_\_\_\_\_ **Related Plan:** \_\_\_\_\_

**Project Title:** Tanker 333 Replacement \_\_\_\_\_ **Department:** Fire \_\_\_\_\_

**Description of Project:** Replace aging apparatus in the fire department fleet. \_\_\_\_\_

**Location:** Fire Department \_\_\_\_\_ **Related Plan:** \_\_\_\_\_

**Project Title:** Wastewater System Improvements **Department:** WWTP \_\_\_\_\_

**Description of Project:** plant-wide mechanical and safety improvements. Oxidation ditch and Clarifier improvements, Collection system improvements. \_\_\_\_\_

**Location:** WWTP and sewers \_\_\_\_\_ **Related Plan:** \_\_\_\_\_

**Project Title:** Oxidation Ditch Cleaning \_\_\_\_\_ **Department:** WWTP \_\_\_\_\_

**Description of Project:** Removal of settled grit in the oxidation ditch to allow for more capacity. Removal will also encourage a better environment for the growing bacteria by removing the septic grit. This will also give time to repair any issues that are normally unattainable. \_\_\_\_\_

**Location:** WWTP \_\_\_\_\_ **Related Plan:** \_\_\_\_\_

**Project Title:** Rotary Park \_\_\_\_\_ **Department:** DDA \_\_\_\_\_

**Description of Project:** Replace aging mulch, add updated play equipment, add ADA equipment, and repair the gazebo. \_\_\_\_\_

**Location:** Rotary Park \_\_\_\_\_ **Related Plan:** Parks and Recreation Plan \_\_\_\_\_

**Project Title:** CBD Pocket Parks \_\_\_\_\_ **Department:** DDA \_\_\_\_\_

**Description of Project:** Rehabilitate three pocket parks in the business district. Bring electricity for lighting and sound equipment, add wi-fi, art installations, landscaping, seating, and trash cans. \_\_\_\_\_

**Location:** Third St./ Almont Ave. \_\_\_\_\_ **Related Plan:** Parks and Recreation Plan \_\_\_\_\_

**Project Title:** Property Acquisition \_\_\_\_\_ **Department:** DDA/Façade Corp. \_\_\_\_\_

**Description of Project:** Acquire vacant and blighted properties in the DDA district, rehab, and use for business recruitment. \_\_\_\_\_

**Location:** TIF District \_\_\_\_\_ **Related Plan:** \_\_\_\_\_

## **B: Project Description Sheets**

The following list of project description sheets are organized by department and then by year of the anticipated work.

**Capital Improvement Project – Project Description**

Imlay City

Project Name: BS&A CONVERSION TO CLOUD			Dept: ALL DEPTS			
Project Location: CITY HALL			Conforms to Plan: <input type="checkbox"/> Yes <input type="checkbox"/> No			
Dept Priority: <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low			Plan Title: BS&A CLOUD			
Type of Project: <input checked="" type="checkbox"/> New <input type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:			Coordinated Project with: ALL DEPARTMENTS			
			Address Threat: <input type="checkbox"/> Yes <input type="checkbox"/> No			
Project Description: BS&A CONVERSION FROM .NET TO CLOUD FOR GL, AP, TAX, UB, CR, PR, MR, & ASSESSING-IN ADDITION ADDING BS&A TIMESHEETS						
Project Justification:						
Estimated Total Project Cost: \$38,000				Grant to Target:		
Funding Source	2026-2027	27-28	28-29	29-30	30-31	31-32
Equip Fund	\$	\$	\$	\$	\$	\$
General Fund	\$38,000.00	\$	\$	\$	\$	\$
Grant/Donations	\$	\$	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$	\$	\$	\$
Water Fund	\$	\$	\$	\$	\$	\$
DDA Fund	\$	\$	\$	\$	\$	\$
Public Safety Fund	FD	\$	\$	\$	\$	\$
	PD	\$	\$	\$	\$	\$

Notes:

Project Submitted By: DAWN SAWICKI-FRANZ, TREAS/CLERK Date: DECEMBER 12, 2025

Scoring Committee Rank:  High  Medium  Low

Review Committee Notes:

# Capital Improvement Project – Project Description

Imlay City

Project Name: WINDOWS 11 UPGRADE		Dept: CITY-WIDE, ALL DEPARTMENTS				
Project Location: ALL DEPTS		Conforms to Plan: <input type="checkbox"/> Yes <input type="checkbox"/> No				
Dept Priority: <input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low		Plan Title:				
Type of Project: <input checked="" type="checkbox"/> New <input type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:		Coordinated Project with: ALL DEPARTMENTS				
		Address Threat: <input type="checkbox"/> Yes <input type="checkbox"/> No				
Project Description: WINDOWS 11 UPGRADE FOR ALL COMPUTERS CITY-WIDE AT A LIMITED PACE TO START WITH HIGHEST PRIORITY TO START AND TO UPGRADE ALL THAT ARE NECESSARY.						
Project Justification:						
Estimated Total Project Cost: \$10,000				Grant to Target:		
Funding Source	2026-2027	27-28	28-29	29-30	30-31	31-32
Equip Fund	\$	\$	\$	\$	\$	\$
General Fund	\$10,000.00	\$	\$	\$	\$	\$
Grant/Donations	\$	\$	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$	\$	\$	\$
Water Fund	\$	\$	\$	\$	\$	\$
DDA Fund	\$	\$	\$	\$	\$	\$
Public Safety Fund	FD	\$	\$	\$	\$	\$
	PD	\$	\$	\$	\$	\$

Notes:

Project Submitted By: DAWN SAWICKI-FRANZ, TREAS/CLERK Date: DECEMBER 12, 2025

Scoring Committee Rank:  High  Medium  Low

Review Committee Notes:

**Capital Improvement Project – Project Description**

Imlay City

<b>Project Name:</b> Property Acquisition		<b>Dept:</b> DDA/Façade Corp.				
<b>Project Location:</b> TIF District		<b>Conforms to Plan:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
<b>Dept Priority:</b> <input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low		<b>Plan Title:</b>				
<b>Type of Project:</b> <input type="checkbox"/> New <input type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input checked="" type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:		<b>Coordinated Project with:</b> Cit. Commission				
		<b>Address Threat:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
<b>Project Description:</b> Acquire vacant and blighted properties in the DDA district, rehab and use for business recruitment						
<b>Project Justification:</b> Economic Development						
<b>Estimated Total Project Cost:</b> \$300,000~ 190,000				<b>Grant to Target:</b> LDC		
<b>Funding Source</b>	<b>2026-2027</b>	<b>27-28</b>	<b>28-29</b>	<b>29-30</b>	<b>30-31</b>	<b>31-32</b>
Equip Fund	\$	\$	\$	\$	\$	\$
General Fund	\$	\$	\$	\$	\$	\$
Grant/Donations	\$100,000	\$	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$	\$	\$	\$
Water Fund	\$	\$	\$	\$	\$	\$
DDA Fund	\$90,000	\$	\$	\$	\$	\$
Public Safety Fund	FD	\$	\$	\$	\$	\$
	PD	\$	\$	\$	\$	\$

Notes:

**Project Submitted By:** Chuck Bennett, DDA Director \_\_\_\_\_ **Date:** 12-17-2025 \_\_\_\_\_

**Scoring Committee Rank:**  High  Medium  Low

**Review Committee Notes:**

**Capital Improvement Project – Project Description**

Imlay City

<b>Project Name:</b> <del>600</del> Pocket Parks		<b>Dept:</b> DDA				
<b>Project Location:</b> Third St / Almont Ave		<b>Conforms to Plan:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
<b>Dept Priority:</b> <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low		<b>Plan Title:</b> Parks and Recreation Plan				
<b>Type of Project:</b> <input type="checkbox"/> New <input type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input checked="" type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:		<b>Coordinated Project with:</b>				
		<b>Address Threat:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
<b>Project Description:</b> Rehabilitate three pocket parks in the business district. Bring electricity for lighting and sound equipment, add Wi-Fi, art installations, landscaping, seating, and trash cans.						
<b>Project Justification:</b> Placemaking projects in the TIF plan.						
<b>Estimated Total Project Cost:</b> \$90,000				<b>Grant to Target:</b> MEDC, FCF, LCCF		
<b>Funding Source</b>	<b>2026-2027</b>	<b>27-28</b>	<b>28-29</b>	<b>29-30</b>	<b>30-31</b>	<b>31-32</b>
Equip Fund	\$	\$	\$	\$	\$	\$
General Fund	\$	\$	\$	\$	\$	\$
Grant/Donations	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$	\$	\$	\$
Water Fund	\$	\$	\$	\$	\$	\$
DDA Fund	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Public Safety Fund	FD	\$	\$	\$	\$	\$
	PD	\$	\$	\$	\$	\$

Notes:

**Project Submitted By:** Chuck Bennett, DDA Director \_\_\_\_\_ **Date:** 12-17-2025 \_\_\_\_\_

**Scoring Committee Rank:**  High  Medium  Low

**Review Committee Notes:**

**Capital Improvement Project – Project Description**

Imlay City

<b>Project Name:</b> Rotary Park		<b>Dept:</b> DDA				
<b>Project Location:</b> Rotary Park		<b>Conforms to Plan:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
<b>Dept Priority:</b> <input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low		<b>Plan Title:</b> Parks and Recreation Plan				
<b>Type of Project:</b> <input type="checkbox"/> New <input type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input checked="" type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:		<b>Coordinated Project with:</b> Rotary Club, Four County Community Foundation				
		<b>Address Threat:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
<b>Project Description:</b> Replace aging mulch, add updated play equipment, add ADA equipment, repair gazebo <i>construct pavilion</i>						
<b>Project Justification:</b> Care and maintenance of the only play equipment within the DDA District						
<b>Estimated Total Project Cost:</b> \$20,000				<b>Grant to Target:</b> LCCF, FCF, IC Rotary		
<b>Funding Source</b>	<b>2026-2027</b>	<b>27-28</b>	<b>28-29</b>	<b>29-30</b>	<b>30-31</b>	<b>31-32</b>
Equip Fund	\$	\$	\$	\$	\$	\$
General Fund	\$	\$	\$	\$	\$	\$
Grant/Donations	\$10,000	\$	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$	\$	\$	\$
Water Fund	\$	\$	\$	\$	\$	\$
DDA Fund	\$10,000	\$	\$	\$	\$	\$
Public Safety Fund	FD	\$	\$	\$	\$	\$
	PD	\$	\$	\$	\$	\$

Notes:

**Project Submitted By:** Chuck Bennett, DDA Director \_\_\_\_\_ **Date:** 12-17-2025 \_\_\_\_\_

**Scoring Committee Rank:**  High  Medium  Low

**Review Committee Notes:**

**Capital Improvement Project – Project Description**

Imlay City

Project Name: TANKER 333 REPLACEMENT			Dept: FIRE DEPT			
Project Location: IMLAY CITY FIRE STATION – 571 E BORLAND RD			Conforms to Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Dept Priority: <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low			Plan Title: APPARATUS REPLACEMENT			
Type of Project: <input type="checkbox"/> New <input checked="" type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:			Coordinated Project with:			
			Address Threat: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Project Description: REPLACE AGING APPARATUS IN THE FIRE DEPT FLEET – TANKER 333						
Project Justification: Tanker will be 30 years old in 2028; Truck will be beyond its useful service life. Apparatus is needed for structures that are unique to Imlay City. Neighboring mutual aid departments do not have the necessary capability to meet our needs. Current vehicles need repairs and refurbishment and also overweight.						
Estimated Total Project Cost: \$750,000				Grant to Target:		
Funding Source	2026-2027	27-28	28-29	29-30	30-31	31-32
Equip Fund	\$	\$	\$	\$	\$	\$
General Fund	\$	\$	\$	\$	\$	\$
Grant/Donations	\$	\$	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$	\$	\$	\$
Water Fund	\$	\$	\$	\$	\$	\$
DDA Fund	\$	\$	\$	\$	\$	\$
Public Safety Fund	FD	\$	\$	\$	\$	\$750,000
	PD	\$	\$	\$	\$	\$

Notes:

Project Submitted By: Keith Klobucar, Fire Chief \_\_\_\_\_ Date: November 26, 2025 \_\_\_\_\_

Scoring Committee Rank:  High  Medium  Low

Review Committee Notes:

# Capital Improvement Project – Project Description

Imlay City

Project Name: LADDER TRUCK REPLACEMENT - 361		Dept: FIRE DEPT				
Project Location: IMLAY CITY FIRE STATION – 571 E BORLAND RD		Conforms to Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Dept Priority: <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low		Plan Title: APPARATUS REPLACEMENT				
Type of Project: <input type="checkbox"/> New <input checked="" type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:		Coordinated Project with: ALL DEPARTMENTS				
		Address Threat: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Project Description: REPLACE 30-YEAR ARIAL LADDER FIRE TRUCK <i>contingent of FEMA Grant</i>						
Project Justification: Aerial Ladder 361 will be 30 years old in 2027; vehicle will be beyond its useful service life. Apparatus is needed for structures that are unique to Imlay City. Neighboring mutual aid departments do not have the necessary capability to meet our needs. This truck is becoming expensive to maintain and keep in service.						
Estimated Total Project Cost: 2,500,000				Grant to Target:		
Funding Source	2026-2027	27-28	28-29	29-30	30-31	31-32
Equip Fund	\$	\$	\$	\$	\$	\$
General Fund	\$	\$	\$	\$	\$	\$
Grant/Donations	\$	\$	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$	\$	\$	\$
Water Fund	\$	\$	\$	\$	\$	\$
DDA Fund	\$	\$	\$	\$	\$	\$
Public Safety Fund	FD	\$	\$	\$2,500,000	\$	\$
	PD	\$	\$	\$	\$	\$

Notes:

Project Submitted By: Keith Klobucar, Fire Chief \_\_\_\_\_ Date: November 26, 2025 \_\_\_\_\_

Scoring Committee Rank:  High  Medium  Low

Review Committee Notes:

**Capital Improvement Project – Project Description**

Imlay City

<b>Project Name:</b> Vehicle Replacement	<b>Dept:</b> Police Dept.
<b>Project Location:</b> 395 E Third St	<b>Conforms to Plan:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Dept Priority:</b> <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low	<b>Plan Title:</b>
<b>Type of Project:</b> <input type="checkbox"/> New <input checked="" type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:	<b>Coordinated Project with:</b>
	<b>Address Threat:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

**Project Description:** Replacement of patrol vehicle and one unmarked vehicle

*Funding from Fund*

**Project Justification:** The police department currently has a fleet of 6 patrol vehicles and 1 SRO vehicle. The SRO vehicle currently has over 150,000 miles on it and one patrol vehicle has over 102,000. Studies done on police vehicle est. their useful life is around 90,000 where it becomes more expensive for maintenance than purchasing a new vehicle. There are also safety concerns with using vehicles with more than 90,000 when it comes to patrol work. The unmarked vehicle can be used for admin and detective work.

<b>Estimated Total Project Cost:</b> \$437,000				<b>Grant to Target:</b>		
<b>Funding Source</b>	<b>2026-2027</b>	<b>27-28</b>	<b>28-29</b>	<b>29-30</b>	<b>30-31</b>	<b>31-32</b>
Equip Fund	\$	\$	\$	\$	\$	\$
General Fund	\$	\$	\$	\$	\$	\$
Grant/Donations	\$	\$	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$	\$	\$	\$
Water Fund	\$	\$	\$	\$	\$	\$
DDA Fund	\$	\$	\$	\$	\$	\$
Public Safety Fund	FD	\$	\$	\$	\$	\$
	PD	\$95,000	\$62,000	\$65,000	\$68,000	\$72,000

Notes:

**Project Submitted By:** Charles Rushton, Interim Chief of Police **Date:** 12-16-2025

**Scoring Committee Rank:**  High  Medium  Low

**Review Committee Notes:**

**Capital Improvement Project – Project Description**

Inlay City

<b>Project Name:</b> POLICE DEPT FLOOR UPDATING		<b>Dept:</b> POLICE DEPT				
<b>Project Location:</b> 395 E Third St		<b>Conforms to Plan:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
<b>Dept Priority:</b> <input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low		<b>Plan Title:</b>				
<b>Type of Project:</b> <input type="checkbox"/> New <input checked="" type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:		<b>Coordinated Project with:</b>				
		<b>Address Threat:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
<b>Project Description:</b> Updating flooring in the Police Dept. building.						
<b>Project Justification:</b> The carpeting throughout the police portion of the Lamb Steele building is in usable condition currently, but through normal wear and tear, it will need replacing. Most areas in the building have commercial-type carpet.						
<b>Estimated Total Project Cost:</b> \$15,000				<b>Grant to Target:</b>		
<b>Funding Source</b>	<b>2026-2027</b>	<b>27-28</b>	<b>28-29</b>	<b>29-30</b>	<b>30-31</b>	<b>31-32</b>
Equip Fund	\$	\$	\$	\$	\$	\$
General Fund	\$	\$	\$	\$	\$	\$
Grant/Donations	\$	\$	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$	\$	\$	\$
Water Fund	\$	\$	\$	\$	\$	\$
DDA Fund	\$	\$	\$	\$	\$	\$
Public Safety Fund	FD	\$	\$	\$	\$	\$
	PD	\$	\$	\$	\$	\$15,000

Notes:

Project Submitted By: Charles Rushton, Interim Police Chief \_\_\_ Date: December 12, 2025 \_\_\_

Scoring Committee Rank:  High  Medium  Low

Review Committee Notes:

**Capital Improvement Project – Project Description**

Inlay City

Project Name: W First St Reconstruction			Dept: DPW			
Project Location: W First St			Conforms to Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Dept Priority: <input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low			Plan Title: Water Reliability Study			
Type of Project: <input type="checkbox"/> New <input checked="" type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:			Coordinated Project with:			
			Address Threat: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Project Description: Replace 4" watermain with 8" watermain. Replace the sanitary sewer main on W First St. Reconstruction W First St. street cross section to include sidewalk and storm sewer replacement.						
Project Justification:						
Estimated Total Project Cost: \$1,800,000					Grant to Target:	
Funding Source	2026-2027	27-28	28-29	29-30	30-31	31-32
Equip Fund	\$	\$	\$	\$	\$	\$
General Fund	\$	\$	\$	\$	\$	\$
Grant/Donations	\$	\$	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$	\$	\$1,000,000
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$	\$	\$	\$500,000
Water Fund	\$	\$	\$	\$	\$	\$300,000
DDA Fund	\$	\$	\$	\$	\$	\$
Public Safety Fund	FD	\$	\$	\$	\$	\$
	PD	\$	\$	\$	\$	\$

Notes:

Project Submitted By: Ed Priehs, DPW Superintendent \_\_\_\_\_ Date: December 08, 2025 \_\_\_\_\_

Scoring Committee Rank:  High  Medium  Low

Review Committee Notes:

**Capital Improvement Project – Project Description**

Inlay City

<b>Project Name:</b> Fourth St. Improvements		<b>Dept:</b> DPW				
<b>Project Location:</b> Fourth St.		<b>Conforms to Plan:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
<b>Dept Priority:</b> <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low		<b>Plan Title:</b> Water Reliability Study				
<b>Type of Project:</b> <input type="checkbox"/> New <input checked="" type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:		<b>Coordinated Project with:</b>				
		<b>Address Threat:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
<b>Project Description:</b> Street reconstruction including water main/services, sanity sewer, storm sewer, sidewalk, curb/gutter, street pavement, etc. From Main St. to Blacks Corners Rd.						
<b>Project Justification:</b> Small-diameter water main/water main gaps. Improve distribution flow/pressure north side of the city, and provide utilization of storage tanks in the system. Replace lead service lines.						
<b>Estimated Total Project Cost:</b> \$6,100,000				<b>Grant to Target:</b> DWSRF		
<b>Funding Source</b>	<b>2026-2027</b>	<b>27-28</b>	<b>28-29</b>	<b>29-30</b>	<b>30-31</b>	<b>31-32</b>
Equip Fund	\$	\$	\$	\$	\$	\$
General Fund	\$	\$	\$	\$	\$	\$
Grant/Donations	\$	\$3,000,000	\$	\$	\$	\$
Major Streets	\$	\$1,100,000	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$1,000,000	\$	\$	\$	\$
Water Fund	\$	\$1,000,000	\$	\$	\$	\$
DDA Fund	\$	\$	\$	\$	\$	\$
Public Safety Fund	FD	\$	\$	\$	\$	\$
	PD	\$	\$	\$	\$	\$

Notes: Grant estimate based on previous fiscal year DWSRF-funded projects that are similar. A portion of the project could be low-interest loans spread over many years.

**Project Submitted By:** Ed Priehs, DPW Superintendent \_\_\_\_\_ **Date:** December 08, 2025 \_\_\_\_\_

**Scoring Committee Rank:**  High  Medium  Low

**Review Committee Notes:**

# Capital Improvement Project – Project Description

Imlay City

Project Name: E. Second St. Improvements			Dept: DPW			
Project Location: E. Second St.			Conforms to Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Dept Priority: <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low			Plan Title: Water Reliability Study/WAMP			
Type of Project: <input type="checkbox"/> New <input checked="" type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:			Coordinated Project with:			
			Address Threat: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Project Description: Street reconstruction, including water main, sanitary sewer, and storm sewer. Install curb/gutter and pavement cross section for truck route between Almont Ave. and M-53.						
Project Justification: Small-diameter water main and sewer systems are in poor condition. Unknown where some sanitary sewers flow to. The street is not built for a truck route or all-season conditions.						
Estimated Total Project Cost: \$1,800,000			Grant to Target:			
Funding Source	2026-2027	27-28	28-29	29-30	30-31	31-32
Equip Fund	\$	\$	\$	\$	\$	\$
General Fund	\$	\$	\$	\$	\$	\$
Grant/Donations	\$	\$	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$900,000	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$	\$400,000	\$	\$
Water Fund	\$	\$	\$	\$500,000	\$	\$
DDA Fund	\$	\$	\$	\$	\$	\$
Public Safety Fund	FD	\$	\$	\$	\$	\$
	PD	\$	\$	\$	\$	\$

Notes:

Project Submitted By: Ed Priehs, DPW Superintendent \_\_\_\_\_ Date: December 08, 2025 \_\_\_\_\_

Scoring Committee Rank:  High  Medium  Low

Review Committee Notes:

**Capital Improvement Project – Project Description**

Imlay City

<b>Project Name:</b> Water Meter Replacement Program		<b>Dept:</b> DPW				
<b>Project Location:</b> City Wide		<b>Conforms to Plan:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
<b>Dept Priority:</b> <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low		<b>Plan Title:</b>				
<b>Type of Project:</b> <input type="checkbox"/> New <input checked="" type="checkbox"/> Replace <input checked="" type="checkbox"/> Upgrade <input type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:		<b>Coordinated Project with:</b>				
		<b>Address Threat:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
<b>Project Description:</b> Replace all outdated water meters. Replace/install Radio Reads. Install Flex Net System for automating reading.						
<b>Project Justification:</b> Inefficient meters is a major cause of water loss. Updated meters, readers, and Flex Net system will decrease staff time for reading, etc. System has potential to save customers' cost with the systems leak detection capabilities.						
<b>Estimated Total Project Cost:</b> \$1,500,000				<b>Grant to Target:</b>		
<b>Funding Source</b>	<b>2026-2027</b>	<b>27-28</b>	<b>28-29</b>	<b>29-30</b>	<b>30-31</b>	<b>31-32</b>
Equip Fund	\$	\$	\$	\$	\$	\$
General Fund	\$	\$	\$	\$	\$	\$
Grant/Donations	\$	\$	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$250,000	\$250,000	\$250,000	\$	\$	\$
Water Fund	\$250,000	\$250,000	\$250,000	\$	\$	\$
DDA Fund	\$	\$	\$	\$	\$	\$
Public Safety Fund	FD	\$	\$	\$	\$	\$
	PD	\$	\$	\$	\$	\$

Notes:

**Project Submitted By:** Ed Priehs, DPW Superintendent \_\_\_\_\_ **Date:** December 08, 2025 \_\_\_\_\_

**Scoring Committee Rank:**  High  Medium  Low

**Review Committee Notes:**

**Capital Improvement Project – Project Description**

Imlay City

<b>Project Name:</b> Handley Street Project		<b>Dept:</b> DPW				
<b>Project Location:</b> Handley St.		<b>Conforms to Plan:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
<b>Dept Priority:</b> <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low		<b>Plan Title:</b> Handley St. Project				
<b>Type of Project:</b> <input type="checkbox"/> New <input checked="" type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input checked="" type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:		<b>Coordinated Project with:</b>				
		<b>Address Threat:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
<b>Project Description:</b> Replace watermain and sanitary sewer on Handley St. between Third St. and Seventh St.						
<b>Project Justification:</b> Watermain is passed life expectancy and undersized. The Sanitary Sewer has passed life expectancy and has a high risk of failure.						
<b>Estimated Total Project Cost:</b> \$1,095,000				<b>Grant to Target:</b>		
<b>Funding Source</b>	<b>2026-2027</b>	<b>27-28</b>	<b>28-29</b>	<b>29-30</b>	<b>30-31</b>	<b>31-32</b>
Equip Fund	\$	\$	\$	\$	\$	\$
General Fund	\$	\$	\$	\$	\$	\$
Grant/Donations	\$	\$	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$	\$	\$500,000	\$
Water Fund	\$	\$	\$	\$	\$595,000	\$
DDA Fund	\$	\$	\$	\$	\$	\$
Public Safety Fund	FD	\$	\$	\$	\$	\$
	PD	\$	\$	\$	\$	\$

Notes:

**Project Submitted By:** Ed Priehs, DPW Superintendent \_\_\_\_\_ **Date:** December 08, 2025 \_\_\_\_\_

**Scoring Committee Rank:**  High  Medium  Low

**Review Committee Notes:**

**Capital Improvement Project – Project Description**

Imlay City

<b>Project Name:</b> Lierman Rd PRV Pit/Water Towers Improvements		<b>Dept:</b> DPW				
<b>Project Location:</b> Blacks Corners Rd/Water Towers		<b>Conforms to Plan:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
<b>Dept Priority:</b> <input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low		<b>Plan Title:</b> WAMP				
<b>Type of Project:</b> <input type="checkbox"/> New <input checked="" type="checkbox"/> Replace <input checked="" type="checkbox"/> Upgrade <input checked="" type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:		<b>Coordinated Project with:</b>				
		<b>Address Threat:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
<b>Project Description:</b> Upgrade PRV pit piping/valves/SCADA. Rebuild valves at towers with SCADA improvements.						
<b>Project Justification:</b> Essential upgrades and maintenance to the water system.						
<b>Estimated Total Project Cost:</b> \$250,000				<b>Grant to Target:</b>		
<b>Funding Source</b>	<b>2026-2027</b>	<b>27-28</b>	<b>28-29</b>	<b>29-30</b>	<b>30-31</b>	<b>31-32</b>
Equip Fund	\$	\$	\$	\$	\$	\$
General Fund	\$	\$	\$	\$	\$	\$
Grant/Donations	\$	\$	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$	\$	\$	\$
Water Fund	\$	\$250,000	\$	\$	\$	\$
DDA Fund	\$	\$	\$	\$	\$	\$
Public Safety Fund	FD	\$	\$	\$	\$	\$
	PD	\$	\$	\$	\$	\$

Notes:

**Project Submitted By:** Ed Priehs, DPW Superintendent \_\_\_\_\_ **Date:** December 08, 2025 \_\_\_\_\_

**Scoring Committee Rank:**  High  Medium  Low

**Review Committee Notes:**

**Capital Improvement Project -- Project Description**

Imlay City

<b>Project Name:</b> Lead Service Lines		<b>Dept:</b> DPW				
<b>Project Location:</b> Throughout the Water System		<b>Conforms to Plan:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
<b>Dept Priority:</b> <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low		<b>Plan Title:</b> Water Reliability Study				
<b>Type of Project:</b> <input type="checkbox"/> New <input checked="" type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:		<b>Coordinated Project with:</b>				
		<b>Address Threat:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
<b>Project Description:</b> Replace all lead service lines throughout the City from Main to meter.						
<b>Project Justification:</b> EGLE requirement.						
<b>Estimated Total Project Cost:</b> \$2,400,000				<b>Grant to Target:</b> DWSRF		
<b>Funding Source</b>	<b>2026-2027</b>	<b>27-28</b>	<b>28-29</b>	<b>29-30</b>	<b>30-31</b>	<b>31-32</b>
Equip Fund	\$	\$	\$	\$	\$	\$
General Fund	\$	\$	\$	\$	\$	\$
Grant/Donations	\$1,400,000	\$	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$	\$	\$	\$
Water Fund	\$1,000,000	\$	\$	\$	\$	\$
DDA Fund	\$	\$	\$	\$	\$	\$
Public Safety Fund	FD	\$	\$	\$	\$	\$
	PD	\$	\$	\$	\$	\$

Notes: Grant estimate based on previous fiscal year DWSRF-funded projects that are similar. A portion of the project could be low-interest loans spread over many years.

**Project Submitted By:** Ed Priels, DPW Superintendent \_\_\_\_\_ **Date:** December 08, 2025 \_\_\_\_\_

**Scoring Committee Rank:**  High  Medium  Low

**Review Committee Notes:**

**Capital Improvement Project – Project Description**

Inlay City

Project Name: S. Almont Ave. Water Main		Dept: DPW				
Project Location: S. Almont Ave		Conforms to Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Dept Priority: <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low		Plan Title: Water Reliability Study				
Type of Project: <input type="checkbox"/> New <input checked="" type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:		Coordinated Project with:				
		Address Threat: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Project Description: Replace water main/services.						
Project Justification: Currently 4" water main. 12" water main would complete much needed 12" north/south distribution main. Replacing lead service lines.						
Estimated Total Project Cost: \$1,300,000				Grant to Target: DWSRF		
Funding Source	2026-2027	27-28	28-29	29-30	30-31	31-32
Equip Fund	\$	\$	\$	\$	\$	\$
General Fund	\$	\$	\$	\$	\$	\$
Grant/Donations	\$600,000	\$	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$	\$	\$	\$
Water Fund	\$700,000	\$	\$	\$	\$	\$
DDA Fund	\$	\$	\$	\$	\$	\$
Public Safety Fund	FD	\$	\$	\$	\$	\$
	PD	\$	\$	\$	\$	\$

Notes:

Project Submitted By: Ed Priehs, DPW Superintendent \_\_\_\_\_ Date: December 08, 2025 \_\_\_\_\_

Scoring Committee Rank:  High  Medium  Low

Review Committee Notes:

**Capital Improvement Project – Project Description**

Imlay City

<b>Project Name:</b> Polly Ann Trailhead Improvements		<b>Dept:</b> DPW				
<b>Project Location:</b> W Forth St/Trailhead		<b>Conforms to Plan:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
<b>Dept Priority:</b> <input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low		<b>Plan Title:</b> Parks and Recreation Plan				
<b>Type of Project:</b> <input type="checkbox"/> New <input type="checkbox"/> Replace <input checked="" type="checkbox"/> Upgrade <input type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:		<b>Coordinated Project with:</b> DNR				
		<b>Address Threat:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
<b>Project Description:</b> Trailhead parking lot improvements, sidewalk connections/create greenspace.						
<b>Project Justification:</b> DNR TRUST FUND Grant						
<b>Estimated Total Project Cost:</b> \$545,000				<b>Grant to Target:</b> DNR Trust Fund		
<b>Funding Source</b>	<b>2026-2027</b>	<b>27-28</b>	<b>28-29</b>	<b>29-30</b>	<b>30-31</b>	<b>31-32</b>
Equip Fund	\$	\$	\$	\$	\$	\$
General Fund	\$145,000	\$	\$	\$	\$	\$
Grant/Donations	\$400,000	\$	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$	\$	\$	\$
Water Fund	\$	\$	\$	\$	\$	\$
DDA Fund	\$	\$	\$	\$	\$	\$
Public Safety Fund	FD	\$	\$	\$	\$	\$
	PD	\$	\$	\$	\$	\$

Notes:

**Project Submitted By:** Ed Priehs, DPW Superintendent \_\_\_\_\_ **Date:** December 08, 2025 \_\_\_\_\_

**Scoring Committee Rank:**  High  Medium  Low

**Review Committee Notes:**

**Capital Improvement Project – Project Description**

Inlay City

Project Name: Pick-up Truck Replacement		Dept: DPW				
Project Location: City Wide		Conforms to Plan: <input type="checkbox"/> Yes <input type="checkbox"/> No				
Dept Priority: <input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low		Plan Title:				
Type of Project: <input type="checkbox"/> New <input checked="" type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:		Coordinated Project with:				
		Address Threat: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Project Description: Replace aging and deteriorating pick-up fleet.						
Project Justification:						
Estimated Total Project Cost: \$45,000				Grant to Target:		
Funding Source	2026-2027	27-28	28-29	29-30	30-31	31-32
Equip Fund	\$45,000	\$	\$	\$	\$	\$
General Fund	\$	\$	\$	\$	\$	\$
Grant/Donations	\$	\$	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$	\$	\$	\$
Water Fund	\$	\$	\$	\$	\$	\$
DDA Fund	\$	\$	\$	\$	\$	\$
Public Safety Fund	FD	\$	\$	\$	\$	\$
	PD	\$	\$	\$	\$	\$

Notes:

Project Submitted By: Ed Priehs, DPW Superintendent \_\_\_\_\_ Date: December 08, 2025 \_\_\_\_\_

Scoring Committee Rank:  High  Medium  Low

Review Committee Notes:

**Capital Improvement Project – Project Description**

Imlay City

Project Name: Vector Hydro Vac.		Dept: DPW				
Project Location: City Wide		Conforms to Plan: <input type="checkbox"/> Yes <input type="checkbox"/> No				
Dept Priority: <input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low		Plan Title:				
Type of Project: <input type="checkbox"/> New <input checked="" type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:		Coordinated Project with:				
		Address Threat: <input type="checkbox"/> Yes <input type="checkbox"/> No				
Project Description: 1992 current unit						
Project Justification:						
Estimated Total Project Cost: \$600,000				Grant to Target:		
Funding Source	2026-2027	27-28	28-29	29-30	30-31	31-32
Equip Fund	\$600,000	\$	\$600,000	\$	\$	\$
General Fund	\$	\$	\$	\$	\$	\$
Grant/Donations	\$	\$	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$	\$	\$	\$
Water Fund	\$	\$	\$	\$	\$	\$
DDA Fund	\$	\$	\$	\$	\$	\$
Public Safety Fund	FD	\$	\$	\$	\$	\$
	PD	\$	\$	\$	\$	\$

Notes:

Project Submitted By: Ed Priehs, DPW Superintendent \_\_\_\_\_ Date: December 08, 2025 \_\_\_\_\_

Scoring Committee Rank:  High  Medium  Low

Review Committee Notes:

**Capital Improvement Project – Project Description**

Inlay City

<b>Project Name:</b> One Person Leaf Vac.		<b>Dept:</b> DPW				
<b>Project Location:</b> City Wide		<b>Conforms to Plan:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
<b>Dept Priority:</b> <input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low		<b>Plan Title:</b> Equipment Fund CIP				
<b>Type of Project:</b> <input checked="" type="checkbox"/> New <input checked="" type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:		<b>Coordinated Project with:</b>				
		<b>Address Threat:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No				
<b>Project Description:</b> Purchase one person leaf vac. It would also serve as chipper truck to replace #832, 2006 Ford 1 ton truck.						
<b>Project Justification:</b> This piece of equipment would improve fall leaf pickup program with efficiency and future cost savings. It would create a pickup schedule and cleanliness that would benefit the residents and the City. Currently, leaf pickup required two DPW employees/two pieces of equipment, and coordination with garbage contractor.						
<b>Estimated Total Project Cost:</b> \$325,000				<b>Grant to Target:</b>		
<b>Funding Source</b>	<b>2026-2027</b>	<b>27-28</b>	<b>28-29</b>	<b>29-30</b>	<b>30-31</b>	<b>31-32</b>
Equip Fund	\$ 325,000	\$	\$	\$	\$325,000	\$
General Fund	\$	\$	\$	\$	\$	\$
Grant/Donations	\$	\$	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$	\$	\$	\$
Water Fund	\$	\$	\$	\$	\$	\$
DDA Fund	\$	\$	\$	\$	\$	\$
Public Safety Fund	FD	\$	\$	\$	\$	\$
	PD	\$	\$	\$	\$	\$

Notes:

**Project Submitted By:** Ed Priehs, DPW Superintendent \_\_\_\_\_ **Date:** December 08, 2025 \_\_\_\_\_

**Scoring Committee Rank:**  High  Medium  Low

**Review Committee Notes:**

**Capital Improvement Project – Project Description**

Inlay City

Project Name: Street Sweeper		Dept: DPW					
Project Location: City Wide		Conforms to Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
Dept Priority: <input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low		Plan Title: Equipment Fund CIP					
Type of Project: <input type="checkbox"/> New <input checked="" type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:		Coordinated Project with:					
		Address Threat: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
Project Description: Replace 2014 Street Sweeper							
Project Justification:							
Estimated Total Project Cost: \$250,000				Grant to Target:			
Funding Source	2026-2027	27-28	28-29	29-30	30-31	31-32	
Equip Fund	\$	\$	\$	\$	\$	\$250,000	
General Fund	\$	\$	\$	\$	\$	\$	
Grant/Donations	\$	\$	\$	\$	\$	\$	
Major Streets	\$	\$	\$	\$	\$	\$	
Local Streets	\$	\$	\$	\$	\$	\$	
Sewer Fund	\$	\$	\$	\$	\$	\$	
Water Fund	\$	\$	\$	\$	\$	\$	
DDA Fund	\$	\$	\$	\$	\$	\$	
Public Safety Fund	FD	\$	\$	\$	\$	\$	
	PD	\$	\$	\$	\$	\$	

Notes:

Project Submitted By: Ed Priehs, DPW Superintendent \_\_\_\_\_ Date: December 08, 2025 \_\_\_\_\_

Scoring Committee Rank:  High  Medium  Low

Review Committee Notes:

**Capital Improvement Project – Project Description**

Imlay City

Project Name: Oxidation Ditch Cleaning		Dept: WWTP				
Project Location: WWTP		Conforms to Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Dept Priority: <input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low		Plan Title:				
Type of Project: <input type="checkbox"/> New <input type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input checked="" type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:		Coordinated Project with:				
		Address Threat: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Project Description: Removal of settled grit in the oxidation ditch to allow for more capacity. Removal will also encourage a better environment for the growing bacteria by removing the septic grit. This will also give time to repair any issues that are normally unattainable.						
Project Justification:						
Estimated Total Project Cost: \$25,000				Grant to Target:		
Funding Source	2026-2027	27-28	28-29	29-30	30-31	31-32
Equip Fund	\$	\$	\$	\$	\$	\$
General Fund	\$	\$	\$	\$	\$	\$
Grant/Donations	\$	\$	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$25,000	\$	\$	\$	\$	\$
Water Fund	\$	\$	\$	\$	\$	\$
DDA Fund	\$	\$	\$	\$	\$	\$
Public Safety Fund	FD	\$	\$	\$	\$	\$
	PD	\$	\$	\$	\$	\$

Notes:

Project Submitted By: Pat Rankin, WWTP Superintendent \_\_\_\_\_ Date: December 08, 2025 \_\_\_\_\_

*Should be included in 2026-27 operating budget*

Scoring Committee Rank:  High  Medium  Low

Review Committee Notes:

**Capital Improvement Project – Project Description**

Imlay City

<b>Project Name:</b> Wastewater System Improvements		<b>Dept:</b> WWTP				
<b>Project Location:</b> WWTP and Sewers		<b>Conforms to Plan:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
<b>Dept Priority:</b> <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low		<b>Plan Title:</b>				
<b>Type of Project:</b> <input type="checkbox"/> New <input type="checkbox"/> Replace <input checked="" type="checkbox"/> Upgrade <input checked="" type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:		<b>Coordinated Project with:</b> F & V Engineering				
		<b>Address Threat:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
<b>Project Description:</b> Plant wide Mechanical and Safety improvements. Oxidation ditch and Clarifier improvements. Collection system improvements. <i>CWSRF Grant</i>						
<b>Project Justification:</b> Most of the plant is 40 years old with a 25-year service life. There are also safety problems with some units that are beyond repair.						
<b>Estimated Total Project Cost:</b> \$15,000,000				<b>Grant to Target:</b>		
<b>Funding Source</b>	<b>2026-2027</b>	<b>27-28</b>	<b>28-29</b>	<b>29-30</b>	<b>30-31</b>	<b>31-32</b>
Equip Fund	\$	\$	\$	\$	\$	\$
General Fund	\$	\$	\$	\$	\$	\$
Grant/Donations	\$	\$15,000,000	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$	\$	\$	\$
Water Fund	\$	\$	\$	\$	\$	\$
DDA Fund	\$	\$	\$	\$	\$	\$
Public Safety Fund	FD	\$	\$	\$	\$	\$
	PD	\$	\$	\$	\$	\$

Notes: Project projections in cooperation with Fleis & Vandenbrink

**Project Submitted By:** Pat Rankin, WWTP Superintendent \_\_\_\_\_ **Date:** December 08, 2025 \_\_\_\_\_

**Scoring Committee Rank:**  High  Medium  Low

**Review Committee Notes:**

## **C: Public Adoption Process**

The following documents are the public hearing process for the adoption of the Capital Improvement Plan (CIP). This would include the public hearing notice and draft minutes of the Planning Commission and City Commission regarding the adoption of the CIP.

## **CITY OF IMLAY CITY**

### **NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Imlay City Planning Commission will hold a public hearing on Tuesday, January 27, 2026, at 6:00 PM in the Imlay City Chambers at 150 N Main Street, Imlay City, MI 48444. The public hearing is to review the draft Capital Improvement Plan (CIP) of 2026-2032. Anyone wishing to comment on this item and unable to attend the meeting may send their comments in writing to the Imlay City Planning Commission at 150 N Main Street, Imlay City, MI 48444. Written public comments need to be submitted by Tuesday, January 20, 2026, at 1:00 PM. Persons having any questions regarding these matters are urged to attend this meeting or contact the City at (810) 724-2135 or in writing at the above address.

Dawn Sawicki-Franz  
Imlay City Clerk

Published: 01/07/2026



# *Affidavit of Publication*

IN THE MATTER OF:  
CITY OF IMLAY CITY

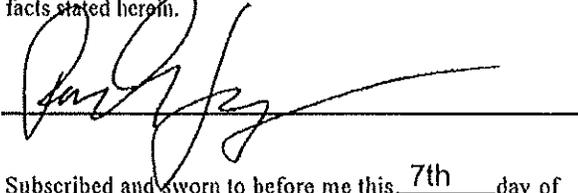
STATE OF MICHIGAN

COUNTY OF LAPEER

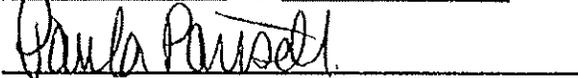
Being duly sworn, deposes and says the annexed copy of a notice was taken from The Tri-City Times community newspaper published and circulated in said State and County and that said notice was published in said newspaper on the

7th DAY OF JANUARY

A.D. 2026, that he/she is the Publisher (and or with authority of publisher) of said newspaper and know well the facts stated herein.



Subscribed and sworn to before me this 7th day of  
JANUARY A.D. 2026



Notary Public in and for said St. Clair County  
acting in Lapeer County

My Commission expires January 27 2026



**City of Imlay City**

**Planning Commission Annual Report**

*Covering activity from 01/28/2025 – 11/25/2025*



## **City of Imlay City**

### **Planning Commission – 2025**

Walt Bargaen – Chair – Term Expires 2026

James Blount – Vice-Chair – Term Expires 2028

Barbara Yockey – Mayor

Bob Tanis – Term Expires 2028

Tom Germayne – Term Expires 2026

John Lengemann – Passed Mid-Term

Shane Collison – Term Expires 2027

Frank Demske – Term Expires 2027

### **Staff**

Wade Trim, Planning Services

Lonnie Hayes, Zoning Administrator

Leah May, Administrative Assistant

Craig Horton, City Manager

## Introduction

The [Michigan Planning Enabling Act](#) (MPEA) allows for the establishment of local Planning Commissions, master plans, and other associated activities. City of Imlay City's Planning Commission is established in local ordinance 6.1 and consists of 7 members. The Planning Commission is responsible for:

- Developing the community's master plan, which provides a framework for orderly growth and redevelopment.
- Creating a zoning ordinance to translate master planning goals into land use regulations.
- Reviewing and approving development requests
- Drafting a capital improvement plan
- Studying special topics or conducting other special projects as requested by the governing body

## Attendance (X=Present)

Planning Commission members' attendance for this reporting period:

	Bargen	Blount	Yockey	Tanis	Germaine	Lengemann/Collison	Demske
Jan	X	X	X	X	X	X	X
Feb	X		X	X			X
Mar	NO MEETING						
Apr Joint Meeting	X	X	X	X	X		X
Apr	X	X	X	X	X	X	
May	X	X	X	X	X		X
Jun	X	X	X				X
July	NO MEETING						
Aug		X	X	X	X	X	X
Sep		X	X	X	X	X	X
Oct	X		X	X	X	X	X
Nov	X		X	X		X	X
Dec	NO MEETING						

## Meetings:

The MPEA requires that local Planning Commissions meet at least four times a year. The City of Imlay City's Planning Commission meetings are held on the 4<sup>th</sup> Tuesday of each month at 6:00 PM, except in December.

A summary of the meeting activity is below:

Meeting Date	Summary
January 28	<ul style="list-style-type: none"> <li>• Article 4 – Division 4 Signs discussion</li> <li>• Article 2 Districts – Division 3 Commercial; Section 2.24 Schedule of Regulations discussion</li> <li>• Site Plan Review -Deferred</li> </ul>
February 25	<ul style="list-style-type: none"> <li>• <b>Public Hearing</b> – Article 4-Division 4 Signs</li> <li>• Site Plan Review</li> <li>• Master Plan update and recommend to City Commission</li> <li>• Review of Code of Ordinance Appendix I: a. Title IX, Chapter 95, Section 07 -Animals</li> <li>• Annual Planning Commission Report</li> <li>• Planning Services discussion</li> <li>• Blight discussion</li> </ul>
April 09	Special joint meeting with the City Commission and the DDA; <ul style="list-style-type: none"> <li>• <b>Public Hearing</b> – To establish the NIA district</li> <li>• Training and Master Plan overview</li> </ul>
April 22	<ul style="list-style-type: none"> <li>• <b>Public Hearing</b> – Draft (CIP) Capital Improvement Plan</li> <li>• Article 2: Districts, Division 3: Commercial Section 2.25: Permitted Uses</li> <li>• Master Plan in public viewing time March 20, 2025 to May 27, 2025</li> </ul>
May 27	<ul style="list-style-type: none"> <li>• <b>Public Hearing</b> - Master Plan</li> <li>• <b>Public Hearing</b> - Rezoning</li> <li>• <b>Public Hearing</b> - Rezoning</li> <li>• RFP for Planning and Zoning Services</li> <li>• Short-term Rental discussion</li> </ul>
June 24	<ul style="list-style-type: none"> <li>• <b>Public Hearing</b> - Special Land Use</li> <li>• Short-term Rental discussion</li> <li>• Signs discussion</li> <li>• Application process discussion</li> </ul>
August 26	<ul style="list-style-type: none"> <li>• Election of Officers - Postponed</li> <li>• <b>Public Hearing</b> - Rezoning</li> <li>• Short-term Rental discussion</li> </ul>
September 23	<ul style="list-style-type: none"> <li>• Election of Officers</li> <li>• <b>Public Hearing</b> – Text Amendment Article 1 Division 2 Definitions, Article 2 Division 2 Residential Zoning Districts and Division 3 Commercial Zoning Districts, and Article 5 Division 4 Special Land Use</li> <li>• Good Neighbor Guidelines</li> <li>• Outside Storage discussion</li> </ul>
October 28	<ul style="list-style-type: none"> <li>• <b>Public Hearing</b> - Rezoning</li> <li>• <b>Public Hearing</b> – Special Land Use</li> <li>• <b>Public Hearing</b> – Rezoning</li> <li>• B Districts and Drive-through discussion</li> </ul>
November 25	<ul style="list-style-type: none"> <li>• <b>Public Hearing</b> – Special Land Use</li> <li>• Draft Business Districts' Table of Use</li> <li>• Site Plan Review</li> <li>• Special Land Use Amendment Request</li> </ul>

## Development Review Experience and Improvements:

The City conducted a focus group meeting with major developers and property owners within the community to discuss improvements to the process and to bridge project collaboration on development.

## Master Plan Status

At the Planning Commission meeting held on February 25<sup>th</sup>, 2025, Caitlyn Habben, AICP, Professional Planner with Wade Trim, addressed the members regarding the City's Master Plan. The Planning Commission requested to set a Special Meeting with the City Commission on April 9<sup>th</sup>, 2025. This meeting would include the Planning Commission, City Commission, and the DDA and would serve as the public hearing for the establishment of the NIA district. At the May 27<sup>th</sup> meeting, the Master Plan was adopted by Resolution with recommendations.

## Public Engagement

In September 2024, as part of the Master Plan update, a joint open house with Imlay Township was conducted. Various Boards, Commissions, groups, and business owners from the community were invited to join, and many residents from both communities were present. During the February 2025 Planning Commission meeting, the results of that open house were presented.

## Training

The Planning Commission held one training course in 2025. This training was conducted for the Planning Commission, Downtown Development Authority, and the City Commission.

## Activity:

### a. Zoning Ordinance:

Section	Amendment/Addition	Status
Article 4 Division 4	Signs	Amended
Article 2 Division 3	Schedule of Regulations B-3	Amended
Article 2 Division 3	Permitted Uses in Commercial Districts	Amended
Article 1 Division 2	Definitions	Amended
Article 2 Division 2	Residential Zoning Districts	Amended
Article 2 Division 3	Commercial Zoning Districts	Amended
Article 5 Division 4	Special Land Use	Amended
Article 2 Division 3	Schedule of Regulations	Ongoing
Article 1 Division 2	Definitions	Ongoing

**b. Rezoning Requests:**

Section	Amendment/Addition	Status
2.2	I19-11-030-001-00 Rezoned property from AG to I-2.	Approved, sent to City Commission
	I19-11-030-005-00 Rezoned property from AG to I-2	Approved, sent to City Commission
	240 N Main St; I19-66-300-000-00 Rezoned property from R-2 to RM1	Approved Conditional, sent to City Commission
	270 N Almont Ave; I19-67-700-000-00 Rezoned property from R-2 to OS1	Denied, sent to City Commission for Final Denial
	110 E Capac Rd; I19-85-300-000-00 Rezoned property from B-1 to B-3	Approved, sent to City Commission

**c. Site Plan Review:**

Address/ Parcel ID	Action	Status
I19-85-234-040-00	Build a strip mall	Approved with contingencies
395 N Cedar St	Build a pavilion	Approved with contingencies

**d. Special Land Use:**

Address/ Parcel ID	Action	Status
591 S Cedar St	Pharmacy Drive-Through	Ongoing
1995 S Cedar St	Outdoor Storage and Display	Approved with conditions
240 N Main St	Bed and Breakfast	Approved

## ZONING BOARD OF APPEALS

### 1. Membership:

MEMBER	TITLE	TERM EXPIRES
Luke Stempien		2028
John Lengemann/ Shane Collison		2027
Jonathan Roy		2028
Robert Haskins		2027
Ted Sadler	Chair	2028
Mike Vermeesch		2026
Charles Boadway	Vice-Chair	2026
Earl Gass	Alternate	2027

### 2. Attendance (X=Present)

	Sadler	Boadway	Roy	Haskins	Vermeesch	Stempien	Lengemann/Collison	Gass
Jan	NO MEETING							
Feb	NO MEETING							
Mar	NO MEETING							
Apr	X	X	X	X	X	X	X	
May	X	X	X		X	X		X
Jun	NO MEETING							
July	NO MEETING							
Aug	NO MEETING							
Sep	NO MEETING							
Oct	X	X	X	X		X	X	
Nov	X	X	X		X	X	X	
Dec								

### 3. Meetings:

The Zoning Board of Appeals meets on the 4th Thursday of each month, except as noted at 7:00 pm.

Meeting	Agenda Items	Status
Jan	Cancelled due to lack of agenda items	
Feb	Cancelled due to lack of agenda items	
Mar	Cancelled due to lack of agenda items	
Apr	<ul style="list-style-type: none"> <li>1872 S. Cedar St seeking a variance from               <ul style="list-style-type: none"> <li>4.8.i Off-Street Loading and Unloading</li> <li>6.35.a Driveway Width</li> <li>4.16.b Driveway Spacing</li> <li>4.2g Additional Parking</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Postponed</li> <li>Approved</li> <li>Approved</li> <li>Approved</li> </ul>
May	<ul style="list-style-type: none"> <li>1872 S. Cedar St seeking a variance from               <ul style="list-style-type: none"> <li>4.8.i Off-Street Loading and Unloading</li> </ul> </li> <li>Training</li> </ul>	<ul style="list-style-type: none"> <li>Denied</li> </ul>
Jun	Cancelled due to lack of agenda items	
July	Cancelled due to lack of agenda items	
Aug	Cancelled due to lack of agenda items	
Sep	Cancelled due to lack of agenda items	
Oct	<ul style="list-style-type: none"> <li>660 S. Almont Ave seeking a variance from               <ul style="list-style-type: none"> <li>Front Yard Setback</li> </ul> </li> <li>ZBA Bylaws</li> </ul>	<ul style="list-style-type: none"> <li>Denied</li> <li>Ongoing</li> </ul>
Nov	<ul style="list-style-type: none"> <li>ZBA Bylaws</li> </ul>	<ul style="list-style-type: none"> <li>Ongoing</li> </ul>
Dec		