

Present: Allman, Ayers, Harrington, Mott, Nyman & Piccolo.

Absent: Mapes.

Work Session began at 5:30 p.m.

City Manager Moore informed the Commissioners:

MidMichigan Health is sponsoring a Health and Safety fair on Wednesday, June 21, 2017 from 4-7 p.m. in downtown Alma. Partners include our Public Safety Department, Child Advocacy, Academy of Performing Arts, Rent Rite, Saint Louis Police and Terry's Cycle. The fair will try to education families about health and safety. There will be plenty of free things offered by the vendors.

The Building Inspector for Gratiot County, Larry Wymer, has announced his resignation. We have been very pleased with Mr. Wymer's work. As the Commission remembers, we contracted with Gratiot County to provide our inspection services. Aeric Ripley and I have a meeting scheduled with the County Administrator next week to discuss their plans for going forward. While this collaboration has worked well in the past, the selection of the building inspector is key from staff's perspective. A good inspector is important to ensure the safety of structure. A good inspector also needs to be able to work well with the contractors. The County has indicated that they want to review all options for providing the service. I am open to that conversation but I believe we will need to make sure whichever option is selected that it best suits the needs of our community.

A couple meetings back, Zack Everett, an Alma Attorney, suggested that the City of Alma consider allowing medical marijuana businesses to locate within the City of Alma. His argument was that the industry could potentially provide revenue to the City and jobs for the community. He prepared a very detail legal review of the choices the City would need to make to permit the industry to locate in Alma. The industry is regulated in five different segments: Growers, Processors, Provisioning Centers, Secure Transport, and Safety Compliance Facility. Cities can pick and choose which of the five categories of business that will be permitted in the community. The city can also regulate the number of businesses in each type of category that will be allowed.

When we last discussed the issued, we decided to hold off making any decision because at the time no community had taken the steps required to permit the business. No ordinances had been drafted and no community had worked through the public input side of the business. Since then, several communities have gone through the process. Some communities have established special committees to review and make recommendations about which approach is right for them. Most communities start with the Planning Commission to ensure the decisions fit with the master plan and are compatible with the existing zoning.

From Mr. Moore's perspective, this a political decision that should include some community dialog. Like many decisions, this issue is likely to have advocates on both sides. There are sound arguments on both side of the debate about whether this industry is right for this community.

While many communities are deciding to go forward, the state regulations for the industry have not been established yet. LARA anticipates releasing their regulations in December. Mr. Moore will address the Alma City Planning Commission if they would be interested in having open discussions on starting the process.

The Michigan Department of Transportation is now requiring communities to conduct a performance audit of their Act 51 funds when the regular financial audit is being conducted. The performance audit can be paid out of the Major and Local Street funds. Many local road agencies are upset about the new requirement since the law authorizing MDOT to have performance audits implies that the audits will be done on a case by case basis and that MDOT would perform the audit. The legislation did not say that cities were responsible for the performance audit but MDOT is not forthcoming in saying they will pay for the audit.

Our cost for the performance audit will likely be \$2,500 to \$3,000. Performance audits can cover a wide range of issues. MDOT is providing limited direction to cities and auditors about what is required. It sounds like most auditors are assuming that MDOT wants the Act 51 report verified which means that the scope of the audit work for the Major and Local Funds will be more detailed than would normally be the case.

Mr. Moore has been following the Russian hacking of the election systems in 2016. While the number of communities hacked appears to be low, the concept followed raises concerns about how safe are our overall systems. All our departments depend upon computers and databases for operations. Some departments even control vital equipment with computers. The hackers would first hack a vendor of a city and steal some information. Using the stolen information, the hackers would send emails to municipal customers. The emails include a Word document attachments. When the Word document was opened, a small virus was installed on the computer which in turn downloaded a more powerful virus. At that point, the hackers had access to everything on the infected computer. In the reported cases, the hackers could have accessed the voter files for the community. We have many other applications that could be damaging to the city if hackers misbehave.

The proposed wind turbine farm in Pine River and Coe Township appears to be moving forward. The wind farm will have over 60 wind turbines. One of the steps for setting wind turbines is checking for its implications for area airports. Thirteen of the proposed wind turbines will need to go before the Airport Zoning Board of Appeals for a hearing under the tall structures act. Gratiot County is the appointing agency for the Airport Zoning Board of Appeals. Our staff provides all the staff review and analysis for the board. For the last wind farm, the Michigan Aeronautics Commission attended and provided much of the expertise that the Zoning Board needed.

The Water transmission main is in the ground from the Water plant to Philadelphia. The new 8"-water main from Lincoln to Philadelphia is operational. The contractor is in the process of building the road for this section of the project. This section of the project is a little behind schedule. In an attempt to catch up some, we have authorized the contractor to start working west of Philadelphia before the first section is paved. The base of the first section is in place. Monday, a concrete crew will be used to construct the curbs and driveway approaches. If the weather permits, the road will be paved in about a week.

The transmission main is being installed west of Philadelphia. The construction crew will take a week or two to get to Superior. The crossing of Superior at Purdy is technically the most challenging section of the project. To the casual observer, it will look like the construction crew is stuck at the intersection of Superior and Faircrest. There is a large county drain at that intersection. We must go under it and replace a section of the county drain. They will be spending a week in this intersection.

The road to the new well in Arcada Township is almost complete. Once the road is built, the equipment for the constructing the well houses will be able to get back to the site to start the well house construction. The well house contractor believes he is on-schedule for completion by the end of September.

The Planning Commission approved the Conditional Zoning for the house on Woodworth Avenue. At the public hearing, only the prospective buyers spoke. We had one telephone call from another property owner wondering if they could or needed to do the same thing. The process at this point follows the course of a normal zoning change. The City Commission needs to introduce the proposed change. Which has been added to this agenda. The Commission needs to wait at least 21 days to take action to approve the change by Ordinance. This means that the prospective owner will be in their new home after our first meeting in July.

It has been several years since the management team has participated in the FEMA training for National Incident Management. We are required to be trained to qualify for FEMA grants. While the basics have remained the same, several details have changed. The Emergency Manager from Gratiot County has been providing the training. By the end of the summer, the management team will have completed the refresher course in emergency management.

Alma, Michigan
June 13, 2017

Vice-Mayor Nyman called a regular meeting of the Alma City Commission to order at 6:05 p.m. at the Alma Municipal Building.

Present: Allman, Ayers, Harrington, Mott, Nyman & Piccolo.

Absent: Mapes.

Vice-Mayor Nyman asked the City Commission and members of the audience to stand and recite the Pledge of Allegiance.

Motion by Commissioner Ayers as supported by Commissioner Piccolo to approve the minutes of the May 23, 2017 regular meeting.

Yes: Allman, Ayers, Harrington, Mott, Nyman & Piccolo.

No: None.

Motion by Commissioner Mott as supported by Commissioner Allman to open a public hearing at 6:06 p.m. to consider a Special Assessment Roll for unpaid charges for noxious weed cutting, sidewalk replacement and utility billing charges for 2016. All unpaid charges on the roll as of June 16, 2017 will be placed on the July 1, 2017 tax roll, subject to review by the Finance Director.

Finance Director/City Treasurer, Paul Borle told the Commission that all property owners included in the Special Assessment Roll were notified of the pending past due billing charges, if not paid would be placed on the July 1, 2017 tax roll. He stated that as far as he knew the roll has not changed since the notices were sent out to the property owners.

There being no further questions or comments, Vice-Mayor Nyman asked for a motion to close the public hearing.

Motion by Commissioner Harrington as supported by Commissioner Allman to close the public hearing at 6:09 p.m. and approve the Special Assessment Roll resolution.

Yes: Allman, Ayers, Harrington, Mott, Nyman & Piccolo.

No: None.

The following preamble and resolution was offered by Commissioner Harrington as supported by Commissioner Allman:

Whereas, certain invoices have remained unpaid during the year 2016 and,

Whereas, the City of Alma wishes to recover its costs by not supplementing these invoices with City tax funds.

Water Accounts

Property #	Property owner	Property Address	Amount
2951-			
021-339-00	Amanda Thomas	136 LINWOOD	\$38.16
032-798-00	Linda Apple	129 S COURT	\$51.49
343-751-00	Lee Lott	628 PINE	\$60.56
042-333-00	Clear Dynamics	228 GRANT	\$193.13

031-302-00	Clear Dynamics	236 N STATE	\$409.30
031-562-00	Clear Dynamics	222 ROCKINGHAM	\$164.21
354-836-00	Lee Thrush	540 HAYES	\$297.24
353-009-00	Joshua Woodcock	133 CAROLINA	\$33.74
031-305-00	George Ebeling	231 WOODWORTH	\$327.88
021-256-00	Michael Anthony	328 REPUBLIC	\$169.95
031-793-00	Taylor Lowery	235 RIVERSIDE DR	\$255.31
021-041-00	Lee Scott Investments	1242 E SUPERIOR APT 2	\$168.67
344 766 00	Tim & Lori Barczak	330 W DOWNIE APT 1	\$79.71
021 337 00	Mikek Properties, LLC	128 LINWOOD	\$322.09
032-815-00	Jim Wetzel	225 VALLEY	\$12.68
021 337 00	Mikek Properties, LLC	128 LINWOOD	\$21.27
033-013-00	Richard Zank	506 E ELIZABETH	\$62.65
021-267-00	Paul Goodman	1409 EASTWARD	\$464.94
344-766-00	Tim & Lori Barczak	330 W DOWNIE APT 4	\$204.95
354-273-00	Gordon Stahl	701 REPUBLIC	\$219.51
344-028-00	Wesner Enterprise, LLC	815 SECOND	\$206.59
021-041-00	Lee Scott Investments	1242 E SUPERIOR APT 1	\$285.95
034-527-00	Holly & Greg McAllister	520 GRAFTON	\$42.40
032-516-00	Patrick Schall	111 PENRITH	\$446.90
354-801-00	Lyle Thrush	426 HANNAH	\$276.69
021-041-00	Lee Scott Investments	1242 E SUPERIOR APT 1	\$28.42
042-345-00	Jessie Martinez	501 MECHANIC	<u>\$63.21</u>
		Total	\$4,907.60

Solid Waste Only Customers

Property #	Name	Property Address	Amount
2951-			
033-257-00	Mavis Fisher	430 S Grover	\$115.00
033 256 00	Ryan Day	516 S Grover	\$247.50
033 507 00	Rey Castellon	520 S Grover	\$247.50
033 508 00	Isreal & Rhonda Valedz	600 S Grover	\$247.50
031-805-00	Robert Mephram	129 HILL	\$191.13
031-805-00	Robert Mephram	129 HILL	\$214.32
021 114 00	Aaron Tupper	114 Pleasant	<u>\$709.97</u>
		Total	\$1,972.92

Sidewalk invoices

Property #	Name	Property Address	Amount
2951-			
344-543-00	Rebekah Sommerville	620 Gratiot	\$529.13
344-344-00	Robert & Joan Wendt	814 Gratiot	\$385.20
344-358-00	Steven & Jean Williams Trust	707 Gratiot	\$419.38
344-341-00	Scott & Julie Wood	802 Gratiot	\$282.80
344-333-00	Jeanette Wortman-Murray	702 Gratiot	<u>\$174.46</u>
		Total	\$1,790.97

Frozen Meter

Property #	Name	Property Address	Amount
034-599-00	C & B Schneider, LLC	702 Grafton	\$143.65
034-581-00	Lance Woodrow	732 Allen	<u>\$162.04</u>
		Total	\$305.69

Noxious Weeds

Property #	Name	Property Address	Amount
042-349-00	Richard Perrigo	101 Grant	\$258.88
343-045-00	Obholz, Jason & Margo	812 Pine	\$242.51
031-810-00	Jeremy Dean	212 S State	\$286.74
031-334-00	LUCRE	228.5 E Center	\$279.54
354-046-00	Clear Dynamics	724 Bridge	\$224.77
354-792-00	Shawn Oaks & Sarah Hendon	539 Hayes	\$218.88
343-045-00	Obholz, Jason & Margo	812 Pine	\$242.51
021-334-00	Jellison, Rick	110 Linwood	\$252.14
031-334-00	LUCRE	228.5 E Center	\$259.67
021-033-00	Joe & Jodie Main	1039 Eastward	\$248.01
021-334-00	Jellison, Rick	110 Linwood	\$252.14
032-821-00	Kevin & Kathy Noel	201 Valley	\$247.23
031-810-00	Jeremy Dean	212 S State	\$243.37
344-608-00	Stan Nesen	408 Woodworth	\$207.76
031-334-00	LUCRE	228.5 E Center	\$239.78
021-334-00	Jellison, Rick	110 Linwood	\$252.14
032-274-00	Virginia Camp	Ely St. Lot	<u>\$228.20</u>
		Total	<u>\$4,184.27</u>
		Grand Total	\$13,161.45

Now, Therefore Be it Resolved, that the Special Assessment Roll be confirmed and that the unpaid charges as of June 16th will be placed on the tax roll, under the respective tax roll items after final review by the Finance Director.

Yes: Allman, Ayers, Harrington, Mott, Nyman & Piccolo.
No: None.

Resolution Declared Adopted.

Motion by Commissioner Ayers as supported by Commissioner Piccolo to approve the following items on the Consent Agenda for payment: \$2,751.00 to Fishbeck, Thompson, Carr & Huber, Inc. for support services for water ordinance revisions; \$6,910.00 to Core Technology for the annual software support for the Alma Police Department; \$1,596.00 to Fortino, Plaxton & Costanzo, PC for May 2017 legal services; \$5,426.00 to Michigan Municipal League for the annual membership renewal for the period 07/01/2017-06/30/2018.

Yes: Allman, Ayers, Harrington, Mott, Nyman & Piccolo.
No: None.

Motion by Commissioner Harrington as supported by Commissioner Piccolo to approve the request for purchase in the amount of \$218,927.00 to Michigan Municipal Risk Management Authority for the City's annual liability insurance renewal for the period 07/01/2017-06/30/2018.

Yes: Allman, Ayers, Harrington, Mott, Nyman & Piccolo.
No: None.

Motion by Commissioner Mott as supported by Commissioner Allman to approve the request for purchase in the amount of \$2,775.00 to Smith Instrument for a flow meter and the installation of the flow meter for Lift Stations 9 & 10 in Arcada Township. Arcada Township will be invoiced for these costs.

Yes: Allman, Ayers, Harrington, Mott, Nyman & Piccolo.

No: None.

Motion by Commissioner Harrington as supported by Commissioner Piccolo to approve the resolution to adopt Ordinance #790 to amend the Zoning Map of the City of Alma as it appears in Section 32-32 of the Ordinances of the City of Alma. To rezone Lots 4, 5, 6, 7, 8, 9, 10 of Block 4, Lancashire's Addition, City of Alma, Gratiot County, Michigan from R-1a, single family, medium density residential to R-2, Two Family Residential.

Yes: Allman, Ayers, Harrington, Mott, Nyman & Piccolo.

No: None.

Motion by Commissioner Ayers as supported by Commissioner Piccolo to approve the resolution to introduce Ordinance #791 to amend the Zoning Map of the City of Alma as it appears in Section 32-32 of the Ordinances of the City of Alma to allow Conditional Rezoning for the parcel at 418 Woodworth from B-1 Central Business District to R-1 Single Family Residential subject to the conditions set forth in the Conditional Rezoning Agreement .

Yes: Allman, Ayers, Harrington, Mott, Nyman & Piccolo.

No: None.

Motion by Commissioner Harrington as supported by Commissioner Piccolo to approve the Grant Agreement with the Michigan Department of State to use State-appropriated and Federal HAVA funds to acquire and implement the replacement voting systems and to authorize City Clerk Letourneau to enter into this Grant Agreement.

Yes: Allman, Ayers, Harrington, Mott, Nyman & Piccolo.

No: None.

Motion by Commissioner Ayers as supported by Commissioner Allman to receive the following reports and place them on file: Alma Police Department May 2017 report; Code Enforcement May 2017 report; Alma Transportation Center May 2017 report; Building Permit List May 2017; Noxious Weed May 2017 report and the Alma Planning Commission minutes of 06/05/2017.

Yes: Allman, Ayers, Harrington, Mott, Nyman & Piccolo.

No: None.

Motion by Commissioner Mott as supported by Commissioner Ayers to approve the appointment of Mayor Gregory Mapes to the Greater Gratiot Development Board of Directors for the term October 1, 2017 through September 30, 2018.

Yes: Allman, Ayers, Harrington, Mott, Nyman & Piccolo.

No: None.

Motion by Commissioner Allman as supported by Commissioner Ayers to ratify the investment of the following City funds:

<u>Investment Date</u>	<u>Maturity Date</u>	<u>Amount</u>	<u>Days</u>	<u>Interest Rate</u>	<u>Interest \$</u>	<u>Bank</u>	<u>Type</u>
05/31/17	05/31/18	\$250,000.00	365	0.45%	\$1,125.00	Huntington Bank	CD

Commissioner Mott questioned the interest rate on this CD. He asked if this CD should have been invested at a different bank at a higher interest rate.

Finance Director Borle answered that this CD came to maturity at First Merit Bank. In trying to keep investments local and to make sure the amount invested was FDIC insured it was placed with Huntington Bank.

Yes: Allman, Ayers, Harrington, Nyman & Piccolo.

No: Mott.

Motion by Commissioner Ayers as supported by Commissioner Allman to approve Warrant No. 17-23 and to authorize the City Treasurer to issue checks in payment of all claims.

Yes: Allman, Ayers, Harrington, Mott, Nyman & Piccolo.

No: None.

Vice-Mayor Nyman asked for Commissioner's comments.

Commissioner Allman wanted to express his condolences on the passing of Ken Bruza. He was very involved with Community events, the Presbyterian Church and the Gratiot Community Players. He will be missed.

Commissioner Piccolo gave an update on the Subcommittees progress. They have met 3 times in the last two weeks. Interviewed ten more individuals and are now down to the final interviews. If there are any more individuals that wish to speak to the Subcommittee, please get in contact with one of the members to schedule an appointment. The Subcommittee will then produce a written report to the Commission. It may take two more City Commission meetings before the written report can be brought before the Commission for their review.

Commissioner Mott explained that the interviewees were existing employees, former employees and concerned citizens.

City Attorney Costanzo stated that he may have a conflict with a possible trial being scheduled in the next two weeks. He has been sitting in on the interviews and would like to be present at the Commission meeting when that report is presented.

Vice-Mayor Nyman opened the floor for Public Comments.

Laurie Ditto, 1360 Charles Apt #3 asked the Commission if they knew why the Custard place next to the Main Café was not opened for business yet, what is the hold up and the Maples Project why isn't the Grant process complete?

City Manager Moore answered that the owner of the Custard place has not approached the City for any permits. It will be up to the owner to proceed with a possible opening date. The City is not holding up the owners time frame. The Maples Project Grant Process is not officially complete until all the paper work required by the State of Michigan is signed by all individuals involved. The Maples building is fully occupied with tenants at this time.

Travis Polish, 321 Allen reported that minutes of the Commission meetings have not been updated on the City's web site for two months. He would also like to see the Commissioner's newsletter on the City web site. It has now been six weeks since the officers were released from duty, how much has the City saved?

City Manager Moore does not have that figure on hand but will find out. He can produce that figure at the next meeting.

Les Rosan, 889 Mill addressed the Commission on a couple of issues. First, because of the construction for the new water main, his neighborhood has seen an increase amount of traffic. He feels that these drivers are just moving through Yield signs. He would like to see them changed to stop signs. Also there is no traffic control on the side streets that intersect with Mill. He would like this reviewed. Second, last fall the Pedestrian Bridge was placed over the Pine River at State Street. The structure is falling apart. This wood structure needs a protective coating. The railings are beginning to crack and separate making the structure unsafe. It is a shame that this bridge is not being maintained.

Being no further comments Mayor Nyman called for a motion to adjourn the meeting.

Motion by Commissioner Piccolo as supported by Commissioner Allman to adjourn the meeting at 6:31 p.m.

Yes: Allman, Ayers, Harrington, Mott, Nyman & Piccolo.

No: None.

Melvin A. Nyman, Vice-Mayor

Sheila Letourneau, City Clerk