

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

Absent: None.

Work Session began at 5:30 p.m.

Mayor Mapes address the Commissioners on the email they received from Countryside Apartments on the width of their entrance and exit drives. Countryside feels that the drives are too narrow. Public Services Director, Ron Turner reported that staff measured the drives and they are all wider than what is specified in the City Ordinance for commercial driveways. He has composed a reply to Countryside's concerns.

Interim City Manager Schooley then informed the Commissioners:

In mid-August, the Alma Housing Commission received their PHAS report for fiscal year end 2016. The PHAS is a report generated by the U.S. Department of Housing and Urban Development (HUD) that assesses public housing authority's performance in managing public housing programs. They conduct a physical inspection of properties to determine if the units are safe, sanitary, and in good repair. HUD analyzes the Management system measuring data including occupancy rates, accounts receivable and accounts payable, and vacant unit turnaround time. The financial assessment is based on project performance and financial data reported to HUD. The last area measured is the Capital Fund Program. Score is determined on how effectively the program manages and turns around their received federal capital funds. The four areas combined have a maximum score of 100 points. The Alma Housing Commission scored a 96! This score shows an outstanding effort by Eric Schalm and the staff at the housing commission.

In late August, Julie Spencer of the Gratiot Conservation District announced that the Healthy Pine River Group had been awarded funding to complete the Upper Pine River Watershed Plan. This is a very important first step that will make it possible for major dollars that will fund the large projects needed for the future of the river. The watershed plan must be completed and approved, it will allow the county to apply for DEQ and DNR grants to complete projects that are outlined in the plan.

In late August, we received a letter from Pam Janes, RE/MAX of Mt. Pleasant about the property at 1237 Michigan Ave. Janes represents Rashon Athod who asked her to find out if the City Commission would be interested in having the property donated back to the City as they are no longer able to maintain the parcel. The property is currently owned by Prabjot Party Store LLC that operated as Zach's Party Store. As of today, Matt Schooley informed the Commissioners that the Assessing Department was informed that the property has been sold.

The Groundwork Center for Resilient Communities is very excited to share with you the significant progress made on advancing the preliminary feasibility analysis to establish passenger rail between Ann Arbor and northern Michigan. In 2015--because of your generous commitment of matching funds--the Bay Area Transportation Authority and the Groundwork Center were successful in receiving a federal Service Delivery and New Technology program grant. The grant funds will be used to hire a transportation consulting firm to conduct the study, which will begin to answer many questions about the existing railroad corridor: track conditions, potential costs, economic impact, ridership, and more. This week, the study project management team, which includes the Groundwork Center, the Bay Area Transportation Authority, the Michigan Department of Transportation and the Michigan Association of Railroad Passengers, is reviewing the proposals submitted by qualified transportation firms. The team expects to select a consultant by the end of September and kick off the project shortly thereafter. The City of Alma will be included in a project stakeholder group that will receive regular updates on the study. The project team also looks forward to scheduling an upcoming public forum in the Alma and Mt. Pleasant area where residents can share their ideas for passenger train travel. The Resolution of Support was approved on January 12, 2016 with a \$2000 contribution.

The Scotland Yard Park/Farmers Market Parking lot project was officially opened to the public September 6, 2017. The parking lot was funded by the Gratiot Community Foundation and by the Beacon and Bridge Store. The parking is large enough to accommodate 22 vehicles, plus two handicap accessible spaces. The new lot improves the functionality and the aesthetics of the second busiest intersection in downtown.

Quote from Tina Travis, Executive Director Gratiot Community Foundation: "This is the first grant awarded from the Herbert H. Lueth Memorial Fund and we couldn't be more pleased with the outcome. It is rewarding to bring donor dollars together with support from local business and city government to make great things happen in our community. If this project makes it easier for people of all ages and abilities to enjoy the Farmer's Market, riverwalk and downtown area, that's a reward in itself."

ON 9/6/17 Aeric Ripley, Mark Williams, and myself hosted a meeting here at city hall with Paul Homeniuk of Practical Education Solutions, and Lenny Cusenza of How Sweet It Is Fudge and Candy Co. in reference to gaining more information about the medical marijuana ordinance. Homeniuk has been involved with LARA and the State of Michigan Medical Marijuana Licensing Board and provided us with a copy of a sample ordinance that is very detailed and malleable. Cusenza has been an advocate for utilizing food safety to better regulate the medical marijuana industry and has been used by the Michigan Municipal League as a speaker in reference to the new marijuana laws. Homeniuk advised that the State of Michigan seems to have the process a little backwards when comparing to other states. Right now LARA is putting the majority of the burden on local entities in regards to licensing. Any applicant must first obtain a local license prior to contacting the state. We discussed a number of potential regulations including inspections, pesticides, equipment, the use of hydro carbons for extraction. A major piece for any ordinance should involve the use of some kind of food safety standard program like the FDA's Food Safety Modernization Act (FSMA). Homeniuk and Cusenza have proven to be valuable resources to the city as we continue to research the topic of a medical marijuana ordinance.

On September 13th, Commissioners L. Mott, Mel Nyman and N. Piccolo along with D. Ringle and myself will be attending Republic Services Solid Waste Education Day. We will tour an active landfill, Central Sanitary Landfill in Pierson, MI. This landfill has been in operation since the 1970's and is operated today by Republic Services. There will be a presentation by the MI DEQ Solid Waste Planning, Reporting & Surcharge Coordinator, Mrs. Christina Miller. Mrs. Miller will provide an up to date review of the current solid waste initiatives throughout Michigan and discuss upcoming changes coming soon. We will also tour Kent County's state of the art Materials Recovery Facility (MRF). This tour will help provide a look inside one of the regions most advanced recycling sorting facilities.

The Alma Fire District is bringing back their boss's night on September 19th at the Alma VFW. The boss's night is a dinner hosted by the Fire Department to both recognize and honor those companies that allow their employees to provide a great service to our community.

The City has received a written request from property owners at 216 E. Superior (Gemini Capital Management, LLC) and 218 E. Superior (Bravehearts Pub) for the city to vacate the north/south alley between the 2 addresses from the south edge of the right of way to the north edge of the east/west alley. Bravehearts Pub would like to put in a 15' x 40' patio with canopy for outdoor seating. This would include a black fence around the area. Staff has looked at the property and would approve the vacating of the alleyway with a stipulation that easement rights are maintained as there are utilities within the area. Staff also would ask that a 5' wide access route with barrier free design be maintained for access along the length of the alley. Setting a Public Hearing for consideration of this vacation is on tonight's Agenda.

A Watermain Update has the curb and gutters complete on Purdy and the sidewalks have been completed on W. Superior. Purdy should be black topped within the next week. This will finish the project that is contained within the city limits. The working portion of the project will now move to the Township.

The Alma Planning Commission intends to approve the proposed Gratiot County Master Plan. Please take the time to review as it will be brought to you at the September 26th commission meeting for your approval for distribution for public comment. The Secretary of the Planning Commission will then submit a copy of the proposed master plan to each of the entities involved in the "notice of intent to plan". At this point the 63 day comment period begins, where the entities that the plan was distributed to can make comment. The Planning Commission can make revisions based on these comments. The process will then follow with public hearings, approval, and adoption.

Mayor Mapes would like to see some wording in the Master Plan on the Gratiot County Park system working with the Cities of Gratiot County's park systems for funding and development.

Finally, the Mausoleum at Riverside Cemetery is in dire need of repair. Public works is beginning the process of obtaining information and bids for the job. Dave Ringle has been in contact with a company called Tremco Roofing who has an office here in Alma. The type of work that needs to be done on the structure does not lend itself to many contractors. Tremco participates in a cooperative purchasing program called National IPA. National IPA is similar to a State Contract bid process where most of the procurement tasks are taken care of with an initial solicitation. More information is being obtained and will follow in the upcoming months.

Questions and brief discussion followed each topic. The September 12, 2017, City Commission work session concluded at 5:59 p.m.

Alma, Michigan
September 12, 2017

Mayor Mapes called a regular meeting of the Alma City Commission to order at 6:00 p.m. at the Alma Municipal Building.

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

Absent: None.

Mayor Mapes asked the City Commission and members of the audience to stand and recite the Pledge of Allegiance to the Flag.

Motion by Commissioner Ayers as supported by Vice-Mayor Nyman to approve the minutes of the August 22, 2017 regular meeting.

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

No: None.

Motion by Commissioner Mott as supported by Commissioner Piccolo to set a public hearing for Tuesday, October 24, 2017 at 6:00 p.m. to consider the vacation of the North-South Alley from the south right-of-way line of Superior Street to north line of the East-West Alley in Block 23, Original Town Plat, City of Alma. Publication of resolution for vacating alley will be printed in the Morning Sun for four weeks prior to the Public Hearing beginning September 26, 2017.

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

No: None.

Motion by Commissioner Ayers as supported by Commissioner Harrington to approve the consent agenda requests for payment in the following amounts \$61,318.99 to The Bank of New York Mellon N.A. for the principal and interest due on the Michigan Finance Authority SRF and SWQF loans; \$6,077.26 to Frontier Communications

for the annual one-time maintenance agreement charge for the City's phone system; \$1,781.86 to Hasselbring Clark for the annual contract charge for Alma Transit Authority's copy machine.

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

No: None.

Motion by Commissioner Piccolo as supported by Vice-Mayor Nyman to approve the request for purchase in the amount of \$1,510.00 to Steve Clapp, of Breckenridge to sand blast and paint a truck box.

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

No: None.

Motion by Commissioner Ayers as supported by Commissioner Harrington to approve the request for purchase in the amount of \$1,900.00 to Rowe Professional Services for preparation and submission of a DEQ Quality Joint Permit required for work proposed on Ely Street as part of the 2017 CIP Program.

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

No: None.

Motion by Commissioner Harrington as supported by Commissioner Piccolo to approve a resolution adopting Policies and Procedures for Grant Administration for the City of Alma.

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

No: None.

Motion by Commissioner Harrington as supported by Commissioner Piccolo to ratify the execution of a Revised Section 5311 Operating Assistance Contract with the Michigan Department of Transportation (2017-0004 P1/R2) to increase operating assistance funds in the amount of \$24,163 for year 2017 and to authorize Mayor Mapes and City Clerk Letourneau to execute the agreement on behalf of the City of Alma.

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

No: None.

Motion by Vice-Mayor Nyman as supported by Commissioner Piccolo to receive the following reports and place them on file: Code Enforcement Report August 2017; Library 2017 Summer Reading Program Overview; Alma Police Report July 2017; Parks and Recreation minutes August 23, 2017; Alma Downtown Development Authority minutes September 5, 2017.

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

No: None.

Motion by Commissioner Ayers as supported by Commissioner Piccolo to approve Warrant No. 18-04 and to authorize the City Treasurer to issue checks in payment of all claims.

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

No: None.

Commissioner Allman stated that the City had an exciting weekend with the Lucky McDuck event and the Cyclocross event. These were wonderful events for the citizens to participate in.

Commissioner Piccolo wanted to inform the citizens that the annual used book sale will be next week at the First Presbyterian Church, Tuesday through Friday.

Interim City Manager Schooley attended the Jazz Festival at Alma College on Sunday. High School Jazz bands from around Michigan performed.

Mayor Mapes wanted to congratulate the Alma Housing Commission on their HUD Public Housing Assessment. The Alma Housing Commission scored a 96 out of 100. This score shows an outstanding effort by the staff at the Housing Commission. He also wanted to congratulate the Healthy Pine River Group, especially Julie Spencer and Jane Keon, for being awarded funding to complete the Upper Pine River Watershed Plan.

Mayor Mapes opened the floor for Public comment.

Les Rosan, 889 Mill wanted to address the need to keep the City Commission meetings televised. He understands that the City will be no longer a member of the Mid-Michigan Cable Consortium at year's end. He wants to make sure that the City will still record the meetings and that the recordings will be available to the public on the City website. It is important to keep the City Commission meetings open to all interested parties.

Mayor Mapes stated that keeping the meetings available to all interested parties is very important to the Commissioners as well.

Being no further Commissioner or Public comment Mayor Mapes asked for a motion to adjourn.

Motion by Commissioner Piccolo as supported by Vice-Mayor Nyman to adjourn the regular meeting at 6:26 p.m.

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

No: None.

Gregory S. Mapes, Mayor

Sheila Letourneau, City Clerk