

**Alma, Michigan
August 14, 2018**

Present: Ayers, Harrington, Mapes, Mott, Nyman, and Piccolo.

Absent: Allman.

Work session began at 5:30 p.m.

The Newsletter is a little short this week. We have set aside a good portion of the work session for a presentation by the MEDC.

PUBLIC SERVICES UPDATES

We feel it is important that the Commission understands the importance of the equipment and safety gear that you recently approved for members of the Public Services Department. Your commitment to the staff is appreciated more than you can imagine.

Screeener:

In one month, we screened over 2½ years of compost generated by collected yard waste, using the trommel screener rented from a local firm. It would have taken us over a year to do this quantity on our old, small screener, and the quality of the black dirt product is far superior.

Confined Space Entry:

Confined Space Entry Equipment for Wastewater Treatment Plant Personnel safely allows descending into 20 to 30 feet deep lift station dry wells. The portable arm and post are inserted into a cylindrical pocket mounted to the Lift Station manway. A bumper mounted pocket allows use of the Confined Space Entry Equipment at any other locations.

WRIGHT PARK UPDATE

The Grand Opening for Wright Park has been moved tentatively to Monday, August 20th at 5:00 pm. There has been a delay in the application of the poured in place. The crew that is scheduled to do the work encountered a family emergency last week. Updates will be sent out if the delay goes beyond the 20th.

YEO AND YEO ENGAGEMENT LETTER

The engagement letter for the City of Alma from Yeo and Yeo CPAs for the year ending June 30, 2018 has been delivered. Generally Accepted Auditing Standards and Government Auditing Standards require that Yeo and Yeo communicate with the City, during the planning stage of an audit. The information in the letter includes the auditors' responsibilities in a financial statement audit, including those for testing and reporting on compliance with laws and regulations and internal control and the planned scope and timing of the audit.

GRATIOT COUNTY MASTER PLAN

At their August 6th meeting, the Planning Commission recommended for approval to the City Commission, the Gratiot Master Plan. At this week's commission meeting the resolution will be brought forth for adoption. The plan can be viewed on the City of Alma homepage under quick links. Alma is on pages 88, 89, and 90. The five major strategies of the plan appear on pages 92 and 93.

ELECTION TURNOUT

Turnout for the primary election on Tuesday August 7th was significantly higher than the average for the past few years. Normally about 12% of our eligible voters make their way to the poll for a primary election. According to City Clerk Sheila Letourneau this year the turnout was nearly 25%.

WATER AGREEMENT AND ORDINANCE

On June 26th I informed you that we were close to finalizing the agreement with MRP and the proposed water ordinance. We hit a little snag when MDEQ decided they would like to meet to go over the ordinance prior to the city taking action. That meeting is scheduled for August 29th. We do not believe it will alter our original timeline in an adverse way as they have notified us that they believe the ordinance as written is very good. The proposed agreement with MRP and the ordinance is available for your review. If you have any questions, please contact Public Services Director Alan Leute.

PARTY ON STATE STREET

Just a reminder: Alma Action Association's Party on State Street will take place Thursday, August 16th from 7pm-11pm. Bring your own lawn chairs to enjoy the free concert featuring the band Foolish Dreams. This event has become a staple for Alma's summertime fun!

REDEVELOPMENT READY COMMUNITIES PRESENTATION

Elizabeth King from the Michigan Economic Development Corporation will be attending our work session to deliver the Redevelopment Ready Communities (RRC) baseline report for the City of Alma. As you know Aeric Ripley has been working on the certification for the RRC process. The step by step process outline of the RRC process is attached for you to look at prior to the presentation. We look forward to the feedback from the MEDC as we continue this important process.

Ms. King spoke to the Commission on the MEDC Redevelopment Ready Communities (RRC) project. Through community revitalization, RRC assists Michigan in keeping and attracting the educated, creative, and innovative workforce needed to grow and diversify its economy. RRC facilitates the reinvigoration of cities across Michigan, which creates community vitality. Community vitality attracts and retains both talent and business growth. By fostering community vitality, RRC creates an environment for communities to provide high-value services for retaining, growing, and diversifying Michigan businesses. It comes full circle: business needs talent, talent wants a place and place needs business. Redevelopment Ready Communities (RRC) proactively structure the future for communities to be a vibrant place to live in Michigan. The RRC is working with over 200 communities to become Redevelopment Ready. The certification process is a three-step process. Step one is Engagement, step two is the evaluation of this engagement and step three is the final certification. There are six Best Practice strategies to follow: Community plans and public outreach, Zoning regulations, Development review process, Recruitment and education, Redevelopment Ready Sites and Community prosperity. Alma has completed 25% of the RRC criteria and is in the process of completing another 45 percent. Alma has met and is making good progress on the criteria. Opportunities for improvement are in developing Zoning Ordinance updates, the development of a review process, an online guide to development and having redevelopment Ready sites. Moving forward the Community needs to adopt a resolution of intent to continue with the RRC process, complete the missing criteria and provide quarterly updates to the RRC program to become certified as a Redevelopment Ready Community. Certification is the signal that our community is open for business. Alma would then be eligible for technical assistance match funding and eligible for community development funding consideration.

Questions and brief discussion followed each topic. The August 14, 2018, City Commission work session concluded at 5:57 p.m.

**Alma, Michigan
August 14, 2018**

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

Present: Ayers, Harrington, Mapes, Mott, Nyman, and Piccolo.

Absent: Allman.

Mayor Mapes led the City Commission and members of the audience in a recitation of the Pledge of Allegiance.

Mayor Mapes asked that the Agenda be amended to include an item under **K: Appointments** to approve the appointment of City Commissioners to a task force to work with City Staff to develop the Medical Marihuana Facilities licensing application and procedures.

Motion by Commissioner Ayers as supported by Commissioner Nyman to approve the amendment to the Agenda.

Yes: Ayers, Harrington, Mapes, Mott, Nyman, and Piccolo.

No: None.

Motion by Commissioner Piccolo as supported by Commissioner Nyman to approve the minutes of the July 24, 2018, regular meeting.

Yes: Ayers, Harrington, Mapes, Mott, Nyman, and Piccolo.

No: None.

Motion by Commissioner Mott as supported by Commissioner Nyman to approve the consent agenda requests for payment in the following amounts: \$10,860.00 to Axon Enterprise, Inc. for the unlimited license year 3 payment for Evidence.com and the Taser Assurance plan annual payment for the Alma Police Department and \$3,320.00 to Etna Supply Co. for (2) 2 inch meters and flange set for Newberry and Mitchell Halls at Alma College.

Yes: Ayers, Harrington, Mapes, Mott, Nyman, and Piccolo.

No: None.

Motion by Commissioner Piccolo as supported by Commissioner Nyman to approve the request for purchase in the amount of \$25,247.00 to LaFontaine CDJR-Lansing for the purchase of a 2018 Dodge Charger V8 and to paint the roof and doors white through the State of Michigan contract.

Yes: Ayers, Harrington, Mapes, Mott, Nyman and Piccolo.

No: None.

Motion by Commissioner Ayers as supported by Vice-Mayor Harrington to approve the request for purchase in the amount of \$46,503.56 to I. T. Right for a server, 5 desktop computers, 16 Surface Pro Tablets, Thinkpad Laptop and the networking equipment and remote backup for the Alma Transportation Center.

Yes: Ayers, Harrington, Mapes, Mott, Nyman and Piccolo.

No: None.

Motion by Commissioner Mott as supported by Vice-Mayor Harrington to approve the request for purchase in the amount of \$2,275.00 to Delta College Public Safety and Training for In-Service Training Consortium Membership for 13 Police Officers.

Yes: Ayers, Harrington, Mapes, Mott, Nyman and Piccolo.

No: None.

Motion by Commissioner Piccolo as supported by Commissioner Nyman to approve the request for purchase in the amount of \$10,000.00 to Mid-Michigan Area Group Narcotics Enforcement Team Services (MAGNET).

Yes: Ayers, Harrington, Mapes, Mott, Nyman and Piccolo.
No: None.

Motion by Commissioner Ayers as supported by Commissioner Nyman to approve the request for purchase in the amount of \$12,000.00 to IT Right for MS Office 365 annual subscription license for email services for City employees.

Yes: Ayers, Harrington, Mapes, Mott, Nyman and Piccolo.
No: None.

Motion by Commissioner Mott as supported by Commissioner Piccolo to approve the request for purchase in the amount of \$59,000.00 to Gawne Trucking for cleaning of the Polishing ponds, removing 1 million gallons of bio-solids for the Wastewater Treatment Plant.

Yes: Ayers, Harrington, Mapes, Mott, Nyman and Piccolo.
No: None.

Motion by Vice-Mayor Harrington as supported by Commissioner Ayers to approve the request for purchase in the amount of \$15,070.00 to West Shore Fire, Inc. for two Air-Paks with equipment and Carbon Cylinders and valves and Scott Sight Full Kits for the Alma District Fire Department.

Yes: Ayers, Harrington, Mapes, Mott, Nyman and Piccolo.
No: None.

Motion by Commissioner Piccolo as supported by Commissioner Nyman to approve a resolution approving Traffic Control Order #154 to install "No Trucks" signs on both ends of West Williams Street at Michigan Avenue and Kensington Avenue, restricting commercial truck traffic in residential areas.

Yes: Ayers, Harrington, Mapes, Mott, Nyman and Piccolo.
No: None.

The following preamble and resolution was offered by Commissioner Piccolo as supported by Commissioner Ayers:

Whereas, the City of Alma has been deemed a Qualified Local Governmental Unit, according to Section 2(k) of PA 146 of 2000; and

Whereas, pursuant to PA 146 of 2000, on May 8, 2012, the City Commission by resolution established the Wright Opera Block, LLC Obsolete Property Rehabilitation District, and

Whereas, on May 28, 2013 the Alma City Commission found the property located at 101-113 East Superior Street Alma, Michigan, known as the Wright Opera Block, LLC, to be an obsolete property. An application for an Obsolete Property Rehabilitation Certificate was approved with respect to the rehabilitation of facilities located upon the following described parcel of real property situated within the Wright Opera Block, LLC Obsolete Property Rehabilitation District, to wit:

Lots 7 & 8 of Block 21, Original Town Plat, within the City of Alma, County of Gratiot, State of Michigan (101-113 E. Superior St.)

Whereas, The Obsolete Property Rehabilitation Certificate No. 3-13-009 was issued by the State Tax Commission on December 31, 2013 and shall be and remain in force and effect for a period of twelve (12) years ending on December 30, 2025, and

Whereas, as per the Michigan Department of Treasury, Property Services Division: when property ownership changes, the OPRA Certificate can be transferred to the new owner. On December 26, 2017, Wright Opera Block, LLC deeded the ownership of said Lots 7 & 8 of Block 21, Original Town Plat, within the City of Alma, County of Gratiot, State of Michigan (101-113 E. Superior St.) to Alma Opera Block, LLC.

Now Therefore, Be It Resolved by the City Commission of the City of Alma: that Obsolete Property Rehabilitation Exemption Certificate No. 3-13-009 be transferred to Alma Opera Block, LLC for the term of the Certificate ending on December 30, 2025.

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

No: None.

Resolution Declared Adopted

The following preamble and resolution was offered by Commissioner Ayers as supported by Commissioner Nyman:

WHEREAS, Act 33 of 2008, as amended, the Michigan Planning Enabling Act (MPEA) authorizes the Planning Commission to prepare a Master Plan for the use, development and preservation of land in the City of Alma; and

WHEREAS, the representatives from the Alma Planning Commission prepared an updated Master Plan and Future Land Use Map and submitted the plan to the Alma City Commission for review, comment; and

WHEREAS, on September 26, 2017, the Alma City Commission received and reviewed the proposed Master Plan prepared by the Planning Commission and authorized distribution of the Master Plan to the Notice Group entities identified in the MPEA; and

WHEREAS, notice was provided to the Notice Group entities as provided in the MPEA; and

WHEREAS, the Alma Planning Commission held a public hearing on August 6, 2018 to consider public comment on the proposed updated Master Plan, and to further review, comment, and recommend the proposed updated Master Plan; and

WHEREAS, the Alma City Commission finds that the proposed updated Master Plan is desirable, and represents the goals, objectives and strategies of the City of Alma;

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

- 1. Adoption of 2017 Master Plan.** The Alma City Commission hereby approves and adopts the proposed Master Plan, including all of the chapters, figures, maps and tables, and the Future Land Use Map as revised, contained therein.
- 2. Effective Date.** The Master Plan shall be effective as of the date of adoption of this resolution.

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

No: None.

Resolution Declared Adopted.

Motion by Vice-Mayor Harrington as supported by Commissioner Mott to authorize the execution of a Project Authorization contract with the Michigan Department of Transportation (2017-0004/P6) to facilitate the purchase of one 30 ft bus without a lift and three 30 ft buses with lifts for the total amount of \$295,504.00 in Federal and State funds and to authorize Mayor Mapes and City Clerk Letourneau to execute the agreement on behalf of the City of Alma.

Yes: Ayers, Harrington, Mapes, Mott, Nyman and Piccolo.

No: None.

Motion by Commissioner Ayers as supported by Commissioner Nyman to authorize the execution of a Project Authorization contract with the Michigan Department of Transportation (2017-0004/P7) to facilitate the purchase of two 30 ft bus for the total amount of \$151,052.00 with 100% State Funds and to authorize Mayor Mapes and City Clerk Letourneau to execute the agreement on behalf of the City of Alma.

Yes: Ayers, Harrington, Mapes, Mott, Nyman and Piccolo.

No: None.

Motion by Commissioner Piccolo as supported by Vice-Mayor Harrington to receive the following reports and place them on file: Alma Police Department July 2018 report, Alma Transportation July 2018 report, Code Enforcement July 2018 report, Alma Housing Commission Audit report for year ending 2017, Building Permits Report for June and July 2018, Planning Commission meeting minutes of July 10, 2018 and the ZBA minutes of July 2018.

Yes: Ayers, Harrington, Mapes, Mott, Nyman and Piccolo.

No: None.

Motion by Commissioner Ayers as supported by Commissioner Nyman, to approve a resolution appointing Gregory S Mapes as the City's voting delegate to the annual business meeting of the Michigan Municipal League at the annual convention on Friday, September 21, 2018.

Yes: Ayers, Harrington, Mapes, Mott, Nyman and Piccolo.

No: None.

Motion by Vice-Mayor Harrington as supported by Commissioner Mott to appoint Commissioners Roger Allman, Don Ayers and Nick Piccolo to a task force to work with City Staff to develop the procedures for administrating a Medical Marihuana Facilities License.

Yes: Ayers, Harrington, Mapes, Mott, Nyman and Piccolo.

No: None.

Motion by Commissioner Ayers as supported by Commissioner Nyman to approve Warrant 19-03 and to authorize the City Treasurer to issue checks in payment of all claims.

Yes: Ayers, Harrington, Mapes, Mott, Nyman and Piccolo.

No: None.

Commissioners comments:

Commissioner Mott wanted to congratulate Brett Baublitz for obtains the funding for the new busses.

Commissioner Ayers relayed to the Commission that he spent the day in Lansing with City Manager Schooley obtaining information on what the States have learned thus far on the licensing of recreational Marihuana. Even though Medical Marihauna licensing is different from recreational marihuana there should be some things that we could address in developing our Medical Marihuana licensing he stated.

Anthony Costanzo, City Attorney stated that the Party on State Street will be on Thursday and we should support Fall Sports in our area. Go Panthers.

Mayor Mapes spoke that Summer activities are wrapping up entering into fall sports. Thanked Ms. King for her presentation on the MEDC Redevelopment Ready Communities (RRC) project. A lot of good things are happening. Let's keep it up.

Mayor Mapes opened the floor for Public comment.

Paul Hahn of Riverside Dr. addressed the Commission on his concerns with traffic on Riverside Drive. He feels that now with the reconstruction of Lincoln Avenue, traffic control should be put in place. He feels that speed of cars now is too fast. Speed limits should be lowered, and more signage should be put in place to control the aggressive traffic. He thanked the Commission for their consideration.

Laurie Ditto, 1363 Charles asked when the Rebuild the Park project would be completed. She was told that the poured in place rubber flooring was held up but will be down soon.

Tim Lambrecht our Gratiot County Commissioner came to give the Commission an update on the County's activities. The solar farm ordinance is close to being completed. Solar farms would be great for the County landfill and at the airport. The Septic Ordinance is a work in progress for all three counties involved through the Health Department. Hopefully it will pass soon. There is no State Legislation for a statewide septic systems ordinance at this time. The County has also been working on lowering their financial liabilities.

Alan Leute, Public Services Director wanted to congratulate the Firefighters for painting the Fire Hall doors and posts. The area lighting was also improved. He hopes that the Commission noticed the improvements.

Being no more Public comment, Mayor Mapes asked for a motion to adjourn.

Motion by Commissioner Nyman as supported by Commissioner Piccolo to adjourn the regular meeting at 6:39 p.m.

Yes: Ayers, Harrington, Mapes, Mott, Nyman and Piccolo.

No: None.

Gregory S. Mapes, Mayor

Sheila Letourneau, City Clerk