

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

**Absent:** None.

**Work Session began at 5:30 p.m.**

Agenda Items

- Ordinances:

Consideration of a resolution to approve the introduction of Ordinance #804 to amend Chapter 22 of the Ordinances of the City of Alma by the addition to Section 22-1 through 22-8 to regulate and prohibit certain wells within the City of Alma. (Attachments in Agenda)

- Agreements:

Consideration of a resolution approving the agreement regarding well abandonment and institutional controls between MRP Properties Company, LLC and the City of Alma. (Attachments in Agenda)

Informational

- Iowa Street Traffic

Mark Prout of 1006 Iowa has requested the City look into the possibility of placing speed humps on Iowa Street due to the speed of traffic. At the last commission meeting he presented the commission with an article detailing guidelines for the design and application of speed humps. Public Safety Administrator Williams and I met to discuss the issue. Last August the police department assigned officers to sit stationary radar in Iowa Street during the day. They did not deem speed to be an issue as the highest speeds reached were 32 mph. After providing the area with extra traffic enforcement, the speed trailer was placed on the north side of Iowa across from Mr. Prout's residence, facing west. The speed trailer displays a large digital readout of the driver's speed and can be used to document those speeds. Unfortunately, after two weeks on site, the speed trailer was found to be in a location that did not provide enough solar energy for the statistical data to be used. The objective at this time is to once again place the speed trailer on Iowa, ensure that the solar power is sufficient, and run a traffic study to analyze speeds.

- Candidate Forum

On Wednesday October 10<sup>th</sup> the Gratiot Area Chamber of Commerce is sponsoring a Candidate Forum at the Gratiot-Isabella RESD in Ithaca. The forum begins at 7:00 pm.

- Remembrance of the 100<sup>th</sup> Anniversary of Armistice Day

Sunday November 11<sup>th</sup> is the 100<sup>th</sup> Anniversary of the end of World War I, armistice Day. The Alma Public Library will be hosting a program reflecting on the state of the country at the end of the war to end all wars. The program will take place at the library beginning at 2pm.

- Library Director Bryan Dinwoody Announces Retirement Plans

After years of dedicated service to the City of Alma and its residents, Bryan Dinwoody has informed me that he plans to retire in November of 2019. I know it is not surprising that Bryan has made sure to give ample notice of his decision. I appreciate that more than he can comprehend. I know we will have a good long opportunity to wish him well and reflect on all he has done for the community. In no way do I anticipate Bryan's last year being anything less than the past. The consummate professional, I look forward to him assisting in finding the right person to attempt and fill his shoes.

Aeric Ripley presented the Commission with a flyer on the summary of a study of a railway line from Traverse City to Ann Arbor passing through Alma. This was the first step to making regular train service a reality. The full study can be found at [a2tc.org](http://a2tc.org).

Questions and brief discussion followed. The October 9, 2018, City Commission work session concluded at 5:59 p.m.

**Alma, Michigan  
October 9, 2018**

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 Commissioner Allman to approve the minutes of the September 25, 2018 regular meeting.

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

**No:** None.

Held a Public Hearing at 6:00 p.m. to consider an application for an Obsolete Property Rehabilitation Exemption Certificate for Gemini Capital Management V, LLC at 111 W. Superior Street. The purpose of the OPRA is to assist with the creation of four new upper story apartments. The OPRA District was established on June 12, 2018.

Aeric Ripley, Assistant City Manager and DDA Director gave a presentation on the Obsolete Property Rehabilitation Program and how an exemption certificate can be obtained by the property owner. This program provides an opportunity for the developer to recoup some of the costs of investing in a distressed property. This Public Hearing is to review the application for an Obsolete Property Rehabilitation Certificate and to recommend the approval of the Tax Exemption for 12 years. Once approved locally, the recommended application and resolution must be sent to the State Tax Commission for final approval of the OPRA exemption.

Ryan Smith, property owner of 111 W Superior was in attendance. He invited the Commission to an open house on October 17<sup>th</sup> between 4-7 p.m. to view the new apartments at 210 E Superior to get an idea of the plans for 111 W Superior.

Mayor Mapes asked for public comments, being no further discussion, Mayor Mapes asked for a motion to close the public hearing.

Motion by Commissioner Piccolo as supported by Commissioner Allman to Close the Public Hearing at 6:10 p.m.

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

**No:** None.

The following preamble and resolution was offered by Commissioner Mott seconded 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, after a duly noticed public hearing held on June 12, 2018, the City Commission by resolution established the 111 & 113 W. Superior Street Obsolete Property Rehabilitation District, as requested by Gemini Capital Management V, LLC and said district has been deemed an obsolete property according to PA 146 of 2000; and

**WHEREAS**, the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and is situated within an Obsolete Property Rehabilitation District established in the City of Alma under Public Act 146 of 2000 to establish such a district; and

**WHEREAS**, Gemini Capital Management V, LLC has filed an application for an Obsolete Property Rehabilitation Certificate with respect to the rehabilitation of facilities located in the 111 & 113 W. Superior Street Obsolete Property Rehabilitation District; and

**WHEREAS**, before acting on said application the City Commission held a public hearing on October 9, 2018 at 6:00 p.m. at the City Commission Chambers, 525 E. Superior Street, at which hearing the applicant, the Assessor and a representative of the affected taxing units, having been given written notice, were afforded an opportunity to be heard on said application; and

**WHEREAS**, the property located at 111 W Superior Street Alma, Michigan is found to be obsolete property for the following reasons:

- a) It is functionally obsolete for the reasons that the mechanical systems and barrier free access are inadequate for the highest and best use of the property.
- b) The second story floor plan is inappropriate for the highest and best use of the property. The second story interior portion of the building will undergo extensive renovation to accommodate four new apartments.

**WHEREAS**, the rehabilitation of the facility had not occurred before the establishment of the 111 & 113 W Superior Street Obsolete Property Rehabilitation on June 12, 2018; and

**WHEREAS**, the aggregate taxable value of real and personal property exempt from ad valorem taxes within the City of Alma, after granting this certificate, will exceed 5% of an amount equal to the sum of the taxable value of the unit, plus the taxable value of personal and real property thus exempted; and

**WHEREAS**, said applicant Gemini Capital Management V, LLC is not delinquent in any taxes related to the facility; and

**WHEREAS**, the City of Alma has been supplied with the following: a general description of the obsolete facility; a description of the proposed use; a work-plan for the rehabilitation; a list of the fixed building equipment that will be a part of the rehabilitated facility; a time schedule for the rehabilitation; and a statement of the economic advantages of the rehabilitation of the facility; and

**WHEREAS**, the scope of rehabilitation as stated in the above documents includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation; and

**WHEREAS**, upon completion of said rehabilitation there is a reasonable likelihood that one of the following will: increase commercial activity, create employment, retain employment, prevent loss of employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated; and

**WHEREAS**, this Obsolete Property Rehabilitation Certificate shall not exceed twelve (12) years.

**Now Therefore Be It Resolved** by the City Commission of the City of Alma:

1. The City Commission finds and determines that the granting of the Obsolete Property Rehabilitation Certificate considered together with the aggregate amount of certificates previously granted and currently in force under Act No. 198 of the Public Acts of 1974 and Act No. 146 of 2000 shall not have the effect of substantially impeding the operation of the City of Alma, or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in the City of Alma.
2. The application of Gemini Capital Management V, LLC for an Obsolete Property Rehabilitation Certificate with respect to the rehabilitation of facilities located on the following described parcel of real property situated within the 111 & 113 W Superior Street Obsolete Property Rehabilitation District at 111 W. Superior Street, Alma, Michigan, to wit:

Commencing at the Northwest Corner of Lot 1, Block 3, Elyton addition to the City of Alma, Thence E 52 feet, S 118 feet, W 52 feet, N 118 feet, to the point of beginning all being part of Lots 1 & 2, Block 3 Elyton.

Parcel ID Numbers:

29 51 031 038 15 (111 W Superior)

**Be and the same is hereby approved.**

3. The Obsolete Property Rehabilitation Certificate when issued shall be and remain in force and effect for a period of twelve (12) years after completion. The rehabilitation project shall be completed by June 2019.

**YES:** Allman, Ayers, Harrington, Mapes, Mott, Nyman and Piccolo.

**NO:** None.

**RESOLUTION DECLARED ADOPTED**

Motion by Commissioner Ayers as supported by Commissioner Nyman to approve the request for purchase in the amount of \$5,000.00 to LinkedIn for the LinkedIn Learning Pro for Government License starting November 1, 2018 through October 31, 2019.

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

**No:** None.

Motion by Vice-Mayor Harrington as supported by Commissioner Nyman to approve the request for purchase in the amount \$2,520.00 to Horrocks Nursery for various trees for Fall planting throughout the City.

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

**No:** None.

Motion by Commissioner Allman as supported by Commissioner Ayers to approve the request for purchase in the amount of \$2,999.00 to Alley T for Uniform Polos, Sweatshirts and Coats for the Alma Transportation Center employees.

Commissioner Mott asked if other local vendors had been asked for quotes. Alma Transportation Director, Brett Baublitz answered no. Commissioner Mott would like to see additional quotes for this purchase.

Motion by Commissioner Piccolo as supported by Commissioner Allman to table the request for purchase in the amount of \$2,999.00 to Alley T for Uniform Polos, Sweatshirts and Coats for the Alma Transportation Center employees until additional quotes could be obtained.

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

**No:** None.

Motion by Commissioner Ayers as supported by Commissioner Nyman to request for purchase in the amount of \$1,700.00 to BS&A Software, Inc. for the Cemetery Management.net program with additional database setup and assistance.

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

**No:** None.

Motion by Commissioner Mott as supported by Vice-Mayor Harrington to request for purchase in the amount of \$6,453.00 to Chrouch Communications, Inc. for up-fitting the new police vehicle.

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

**No:** None.

Motion by Vice-Mayor Harrington as supported by Commissioner Allman to approve the introduction of Ordinance #804 to amend Chapter 22 of the Ordinances of the City of Alma by the addition of Section 22-1 through 22-8 to regulate and prohibit certain wells within the City of Alma.

Commissioner Ayers questioned if existing wells will be allowed. City Manager Schooley answered that existing wells would be grandfathered in but if a replacement well was needed and a City water line was within 300 feet of the property a new well would not be permitted.

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

**No:** None.

Motion by Commissioner Mott as supported by Commissioner Piccolo to approve the agreement regarding well abandonment and institutional controls between MRP Properties Company, LLC and the City of Alma. The agreement includes the enactment of a Groundwater Use Ordinance, Execution and Recording of Institutional Controls (Restricted Covenants and Public Highway Institutional Controls), Plugging and Abandoning Well 2A and the payment from MRP Properties, LLC to the City of Alma.

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

**No:** None.

The meeting notes of the October 2, 2018 Committee for the Medical Marihuana Facilities Ordinance was given by Commissioner Piccolo:

The task force Convened on October 2, 2018 at 9:00 a.m.

Members Present: Aaron Hale, Aeric Ripley, Matt Schooley, Mark Williams, Alan Leute, Cynthia Michaels, Daren Johnson, Roger Allman, and Nick Piccolo

#### MATTERS AND ISSUES DISCUSSED

- The October 2, 2018 task force meeting included unit heads of departments responsible for aspects of the process and its regulation to begin the creation of departmental standards.
- There was lengthy discussion about the evolving nature of what municipalities are learning regarding the activities of the various facilities and implementation of ordinances.
- Licensing for different types of facilities may require different, or additional standards. (e.g., waste water treatment for provisioning centers vs. processing centers)
- Unit heads are charged with preparing approval standards for applicants for assessment by their respective units and are engaged in researching standards for their units. They were asked to develop a first (rough) draft of their standards for the task force by the November 6, 2018.
- Unit standards must conform with marihuana policy guidelines, city ordinances, and state and federal laws. The intent is to develop clear and concrete standards that are practical for the city to enforce.
- At its next meeting the task force will begin creating application materials.

Motion by Commissioner Allman as supported by Commissioner Ayers to receive the following reports and place them on file: Alma Transportation Center report for September 2018; Code Enforcement report for September 2018; Building Permit Report for September 2018 and the Medical Marijuana Facilities Task Force report of October 2, 2018.

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

**No:** None.

Motion by Commissioner Allman as supported by Commissioner Piccolo to approve Warrant No. 19-07 and to authorize the City Treasurer to issue checks in payment of all claims.

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

**No:** None.

Mayor Mapes asked for Commissioner comments.

Commissioner Ayers commented that the last couple of days have been hot and muggy.

Vice-Mayor Harrington expressed her appreciation for the Alma High School Band who participated in a competition recently, it was a great event. The Band is currently doing fund raising for new uniforms.

Commissioner Mott said this will be a year of mourning for Library Director Dinwoody after he announced retirement plans. He has done a great job, we appreciate his work.

City Manager Schooley commented that he hopes everyone understands the efforts being made in working to develop the Medical Marijuana Facilities Application. The Committee is doing its due diligence in taking a hard look at the application process. A purposeful pace has been set in order to develop a better product. There are a lot of moving parts to this process and the Committee is taking the development of the application very seriously.

Mayor Mapes appreciates the effort also and is pleased with the investments people are putting into Alma and he feels it will continue.

Mayor Mapes opened the floor for Public comment.

Laurie Wilson, 517 Michigan, St Louis wanted to thank the Alma Police Officers and everyone for their support with her cancer treatments.

Les Rosan, 889 Mill read a statement to the Commission on his efforts in documenting the visual changes of the Pine River. He is very frustrated with what he is finding on the health of the river. Dr. Cheatman of the Mid-Michigan Health Department prepared a response to the health of the river, which has been posted on the City's website. Mr. Rosan feels Dr. Cheatman glossed over the point that agricultural runoffs are the major cause of the pollution in the river. Dr. Cheatman was remiss in speaking of the dangers of E. coli and bacteria in the river. Dr. Cheatman's statement was a good starting point on the dangers of the Pine River but not the end all. Dr. Cheatman stated that the river is not deadly every day, but it is on certain days. The signage at the Pine River is understated on the dangers.

City Manager Schooley asked Mr. Rosan if he knew if the different entities with concerns for the Pine River are speaking to each other? Mr. Rosan did not know. City Manager Schooley feels that we are doing things to educate the public and we will continue. We need one voice in bringing the information together to get it to the general public.

Michelle Pitts asked Mr. Rosan from the audience what are the steps needed to answer his concerns. Mr. Rosan would like better wording on the dangers. City Manager Schooley stated that we as the City need to get information from a reliable source who has the authority to give that direction for the sign wording. As of right now the Health Department has the final say. We as the City are limited in what we can do.

Commissioner Piccolo added that restricting the use of the river will bring much controversy.

Commissioner Allman brought out the point of how the warnings against cigarette smoking has grown over the years and that the warnings of the dangers of the river may need to follow that pattern.

City Attorney Costanzo addressed that there are two things, first the City needs to post the signs and rely on the correct source for their wording and second what is the State Legislature doing to alleviate the problems of the river. We need one voice.

Mayor Mapes stated that there are too many unknowns, we need to contact the State Legislature.

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

Motion by Vice-Mayor Harrington as supported by Commissioner Mott to adjourn the regular meeting at 7:12 p.m.

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

**No:** None.

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Gregory S. Mapes, Mayor

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Sheila Letourneau, City Clerk