

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

Absent: None.

Work Session began at 5:30 p.m.

City Manager Matt Schooley presented the following topics for discussion:

Agenda Items

- **Consent Agenda:**
Ratify the payment in the amount of \$4233.90 to Ward's Excavating for the emergency storm sewer repair on Michigan Ave. on September 16, 2018.
- **Requests for Purchase:**
Request for purchase in the amount of \$3,556 to AR500 Armor Store for Level III Lightweight Body Armor for the Police Department. (Also noted in Resolutions for a budget amendment – Donation received from Luneak Foundation)

Request for purchase in the amount of \$29,664.45 to Todd Wenzel Buick GMC of Westland for one 2018 GMC Sierra Pickup truck with snowplow prep package. This is under state pricing contract.
- **Recommendation on Bids**
Receipt of bids for the demolition of wellhouse #2A. Butcher Excavating is the recommended bid at \$30,500.
- **Ordinances:**
Consideration of a resolution to approve Ordinance #803 to amend the Zoning Ordinance to add section 60-382 Conditional Zoning.

Informational

- **Perform Alma Update**
The organization is fast approaching the final stages of the initial implementation of the Perform Alma Program. To date all staff level and supervisory level employees have filled out their Employee Work Expectations and have had the opportunity to discuss those expectations with their direct supervisors/department heads. Department heads have been given their work expectations to fill out and they are to complete them and return to me by next Tuesday. At that time, I will then meet with the department heads for discussion. My goal is to complete my expectations and have them to present to the commission by the first meeting in December. I have been very encouraged by the process to this point. I understand that this process has maybe created a little anxiety for some but making change and improving the organization is not supposed to be easy. The administrative team will be taking all of the compiled information to make decisions about our future, including job assignments, programming, and organizational assessments. I look forward to presenting plans at our goal setting sessions early next year.
- **Bicycle Advisory Committee**
As you look around Alma, it is very apparent that biking is becoming a major asset to the community. I believe there is more than just a passing interest. We are fortunate to have some residents who are very passionate about biking and all that it can do for Alma.
I have reached out to a number of those folks to see if there is interest to formulate a committee that could advise the City on opportunities and issues related to biking in Alma. I believe there is enough interest and I would like to move forward. I would like to develop the committee and set some goals over the winter months, so we could really dig in come Spring – yes, I am wishing winter away!
City Commission agreed that this was worth looking into.

- **BS & A – Implementation**
We are in the home stretch with our conversion to B S & A. Well, maybe not the home stretch, but getting close. An implementation schedule has been put in place. Staff from BS & A has been in contact with us multiple times each day over the past few weeks to make sure we are staying on task. This is, as you might guess is a very exciting time for everyone here in the city.
- **City of Alma Recognition**
To go along with perform Alma I feel it is important to recognize and acknowledge staff that are doing things that exemplify our Core Values of TRIPLE. Challenge coins with the City Logo on one side and the core values of TRIPLE spelled out on the back will be used to give to our employees who have been singled out for their efforts to show the public or other employees how important those values are to us. Our first recipient is Amy Huntoon. Amy is the City's Cashier. She is being recognized for her great customer service to the citizens of Alma and her positive attitude.
- **Gratiot County Chamber of Commerce Names New Director**
Earlier this week the Chamber President Christine Crumbaugh announced Brendan Kelly as the new Executive Director of the Gratiot Area Chamber of Commerce. Brendan is originally from New York state and comes to us from Tennessee. I had the opportunity to attend a training with him over the past week and I am looking forward to seeing him go to work for the community.

Questions and brief discussion followed. The October 9, 2018, City Commission work session concluded at 5:55 p.m.

**Alma, Michigan
October 23, 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 Allman as supported by Commissioner Piccolo to approve the minutes of the October 9, 2018 regular meeting.

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

No: None.

A Public Hearing was held at 6:00 p.m. to consider the vacation of the North-South alley from the south line of Lot 2, Block 4, of Michigan Avenue Heights, south to the north Right-of-Way line of Hickory Street in Block 4, Michigan Avenue Heights, City of Alma, Gratiot County, Michigan.

Mayor Mapes asked for public comments:

Rodney Koutz 712 Republic Street told the Commission that for the last two years he has been trying to get the alley vacated. He was told by the City that this alley is one of eleven alleys the City wants to vacate. This has not come about so he initiated the petition to have the adjacent property owners sign the petition.

Beverly Clark of 701 Grove Street was concerned on how she would know where her property would extend into this alley and how she would know if the adjacent property owner was putting up a fence on her portion of the alley. She was told that she could get the property surveyed to show now where her property line extends to. Aeric Ripley, Assistant City Manager stated he could give her a list of surveyors in are area.

Alan Leute, Public Services Director, spoke to the Commission that the City has received a petition to vacate

the Alley from the surrounding property owners. This alley has not been maintained by the City as an open alley for years and presently there are no utilities contained in the alley way. The City Staff is recommending the vacation of this alley.

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 6:11 p.m.

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

No: None.

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

Whereas, in accordance with Section 14.2 of the Charter of the City of Alma, the City Commission on October 23, 2018, by resolution deemed it advisable to vacate, discontinue and abolish a Public Alley in the City of Alma hereinafter described, and

Whereas, 6:00 p.m. was the time set by said resolution when the Commission would meet and hear objections to said proposed vacation, discontinuance and abolishment, and

Whereas, notice of such meeting, together with a copy of said resolution, was published in the Morning Sun, a newspaper printed and circulated within the City of Alma, once in each week for four (4) weeks prior to October 23, 2018.

Now, Therefore, Be It Resolved, that this day having been the day set for the hearing of objections on the proposed vacation of a portion of a public street in the City of Alma known and described as follows:

All of the North-South Alley from the South Line of Lot 2, Block 4, of Michigan Avenue Heights, South to the North Right-Of-Way Line of Hickory Street in Block 4, Michigan Avenue Heights, City of Alma, Gratiot County, Michigan.

and no objections thereto having been heard, it is ordered that said above described public alley be and the same is hereby vacated, discontinued and abolished reserving, however, easements over, under and across the said parcel for public utility purposes with full right and authority to use said parcel and to enter thereon at all times for the purpose of constructing, repairing, removing, replacing, improving, enlarging and maintaining such public utilities.

Be It Further Resolved, that such portion of public alley is absolutely abandoned and discontinued upon the condition that the title to all gas, electric and communication poles, wires, pipes, conduits, cables, appurtenances and facilities now in, under or over said alley is reserved to and shall remain in the respective owners thereof, together with the easement and continued right to occupy said alley within the right-of-way thereof for public utility purposes with present and additional facilities and to operate, maintain, repair, replace or remove the same to the same effect and in the same manner as if said alley had remained a public way.

Be It Further Resolved, that the City Clerk, within thirty (30) days after the adoption of this resolution shall forward to the Auditor General and recorded with the Register of Deeds of the County of Gratiot a certified copy of this resolution together with her certificate giving the name or names of any plat, subdivision or addition affected.

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

Resolution Declared Adopted.

Motion by Vice-Mayor Harrington as supported by Commissioner Mott to ratify the consent agenda request for payment in the following amounts: \$4,233.90 to Ward's Excavating for the emergency storm sewer repair on Michigan Avenue on September 16, 2018.

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

Motion by Commissioner Ayers as supported by Commissioner Piccolo to approve the request for purchase in the amount of \$3,733.80 to DLT Solutions, LLC for three AutoCad Subscriptions renewals for the period 11/11/2018 through 11/10/2019 for the Engineering Department.

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

Motion by Vice-Mayor Harrington as supported by Commissioner Mott to approve the request for purchase in the amount of \$3,556.00 to AR500 Armor Store for Level III Lightweight Body Armor for the Police Department.

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.

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

Motion by Commissioner Ayers as supported by Commissioner Nyman to approve the request for purchase in the amount of \$5,050.00 to Rowe, Inc. for the Topographical Survey for the 2019 CIP Project: Hayes Avenue.

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

Motion by Commissioner Allman supported by Vice-Mayor Harrington to approve the request for purchase in the amount of \$5,962.80 to Wonsey Tree Service for the 2018 Stump Grinding of city trees that have been removed.

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

Motion by Commissioner Allman as supported by Commissioner Nyman to approve the request for purchase in the amount of \$2,340.00 to Central Concrete Products for concrete and rebar for a foundation runner in the Military Section of Riverside Cemetery.

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

No: None.

Motion by Commissioner Piccolo as supported by Commissioner Nyman to approve the request for purchase in the amount of \$1,518.96 to Single Source for Pel-a-dow Ice Melt for use at City Buildings.

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

No: None.

Motion by Commissioner Allman as supported by Commissioner Piccolo to approve the request for purchase in the amount of \$5,614.89 to Standard Electric Co. for the total replacement of a Downtown Street light damaged by a vehicle.

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

No: None.

Motion by Vice-Mayor Harrington as supported by Commissioner Piccolo to approve the request for purchase in the amount of \$29,664.45 to Todd Wenzel Buick GMC of Westland for one 2018 GMC Serria 2500 Pickup truck with snowplow prep package. This is under the State Pricing Contract.

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

No: None.

Motion by Commissioner Mott as supported by Commissioner Ayers to receive the bids for the Demolition of Well House 2A and award the bid to the low bidder Butcher Excavating, LLC, Alma in the amount of \$30,500.00.

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

No: None.

Motion by Vice-Mayor Harrington as supported by Commissioner Piccolo to approve the Budget Amendment request to increase the Uniform Budget line item in the FY2019 Budget for the Alma Police Department by \$3,759.00 and to increase the Private Donations line item of the FY2019 budget for the Alma Police Department by \$3,759.00.

With the Commissions thanks to the Luneack Family Foundation for the donation.

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

No: None.

Motion by Commissioner Allman as supported by Commissioner Piccolo to approve Ordinance #803 to amend the Zoning Ordinance to add Section 60-382 Conditional Zoning.

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

No: None.

Motion by Commissioner Nyman as supported by Commissioner Piccolo to authorize the Revised Project

Authorization 2012-0029 P5/R1 to extend the authorization term by one year to allow the Transportation Center sufficient time to complete the Radio project 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 Commissioner Piccolo as supported by Commissioner Nyman to authorize the Project Authorization 2017-0004/P8 for operating assistance for Year 2019 Specialized Services in the amount of \$41,213.00 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.

The meeting notes of the October 16 and 23, 2018 Committee for the Medical Marihuana Facilities Ordinance was given by Commissioner Piccolo:

MEMBERS & MEETING

The task force Convened on October 16 and 23, 2018 at 9:00 a.m.

Members Present (10/16): Aaron Hale, Aeric Ripley, Matt Schooley, Mark Williams, Alan Leute, Daren Johnson, Roger Allman, and Nick Piccolo.

Members Present (10/23): Aaron Hale, Aeric Ripley, Matt Schooley, Mark Williams, Alan Leute, Daren Johnson, Roger Allman, and Nick Piccolo.

MATTERS AND ISSUES DISCUSSED

- The October 16 & 23, 2018 task force meetings included unit heads of departments responsible for aspects of the process and its regulation to begin the creation of departmental standards.
- Discussions regarding preparations of standards and processes continued. It appears that existing ordinances and codes will be the basis for our processes. There were also discussions about the evolving nature of what municipalities are learning as they implement their respective ordinances. It is anticipated, at least in the early going, that annual adjustments to ordinances and process will occur.
- Unit heads are making progress on their first (rough) draft of their standards for the task force by the November 6, 2018.
- The task force began review of other municipalities application materials. The City has purchased software used for form creation. Aaron Hale will be creating a first draft for the groups review.

Motion by Commissioner Ayers as supported by Commissioner Nyman to receive the following reports and place them on file:

1. Alma Police September 2018 Report.
2. Medical Marihuana Facilities Task Force notes of October 16 & 23, 2018.

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

No: None.

Motion by Commissioner Allman as supported by Vice-Mayor Harrington to re-appoint Matt Schooley to the Gratiot Area Chamber of Commerce Board of Directors.

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

No: None.

Motion by Commissioner Allman as supported by Commissioner Nyman to approve Warrant No. 19-08 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 Piccolo reminded everyone that Halloween will be October 31, 2018. Please be safe.

Commissioner Allman reminded all that the First Presbyterian Church will be holding again the Halloween Costume Party in the Fellowship Hall from 6 to 8 p.m.

Aeric Ripley announced that on October 25th the Fall Festival will be downtown from 5 to 7 p.m. 6:30 will be the costume contest.

City Clerk Letourneau reminded that November 6th is Election Day. The time is getting short and if you should need an absentee ballot please contact City Hall.

City Manager Schooley announced the City's first employee recipient of the challenge coins exemplifying our Core Values of TRIPLE to Amy Huntoon. Amy is the City's Cashier. She is being recognized for her great customer service to the citizens of Alma and her positive attitude.

Mayor Mapes thanked Amy Huntoon for her service and asked people to be careful on Halloween and get out to vote.

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. Her doctors say she is cancer free.

Angie Markovich, 512 N River wanted to ask the Commission if something could be done about the Nut Tree on Downie and River the debris from the tree is scattered all over the sidewalk making it difficult to walk. Aaron Hale, Code Enforcement Officer will look into the matter for Ms. Markovich.

Being no further Public comment, Mayor Mapes asked for a motion to enter into Executive Session to discuss pending litigation.

Motion by Commissioner Allman as supported by Commissioner Piccolo to enter into executive session. City Clerk Letourneau took a roll call vote at 6:48 p.m.

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

No: None.

City Commission returned to the regular meeting at 7:23 p.m.

Motion by Vice-Mayor Harrington as supported by Commissioner Allman to approve the recommendation of counsel regarding the settlement agreement and release in the case of Kendra Overla VS the City of Alma and other Defendants United States District Court Case #1: 18-CV-11233.

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

No: None.

Motion by Vice-Mayor Harrington as supported by Commissioner Mott to adjourn the regular meeting at 7:25 p.m.

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

No: None.

Gregory S. Mapes, Mayor

Sheila Letourneau, City Clerk