

Present: Allman, Harrington, Mapes, Mott, Piccolo, Pitts & Stahl.

Absent: None.

Work Session began at 5:30 p.m.

City Manager Schooley presented the February 8, 2019 Newsletter for discussion:

Agenda Items

• **Ordinances:**

Consideration of the introduction of Ordinance #809 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. This Ordinance is to rezone the property at 313 N. State Street, from B-1, Central Business District to BMR, Business Multi-Family Zoning District subject to the conditions set forth in the Conditional Rezoning Agreement. In the next month I would like to start a discussion with the Planning Commission to broaden our look at the downstairs space in the downtown district. Retail has drastically changed over the past decade. Commercial use in these spaces has proven difficult. Should we open discussion on allowing more residential in these areas?

Mayor Mapes would like to see the owners of the Commercial spaces break up the space into smaller spaces for easier rental opportunities.

Commissioner Stahl felt that our Conditional Rezoning Ordinance should be used for the Commercial spaces.

Commissioner Piccolo stated that we will be setting a standard.

City Attorney Costanzo said that this is a distinction of merit.

City Manager Schooley thanked the Commission for the discussion.

Consideration of the introduction of Ordinance #810 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. This Ordinance is to rezone the property at 524 N. State Street, from R-1, Single Family Residential to R-3, Multi-Family Zoning District, subject to the conditions set forth in the Conditional Rezoning Agreement. I believe this request showed the merits of the conditional rezoning process. The community input in regard to the conditions has proven to be beneficial in the final product that will be in front of the commission.

Informational

• **Airport Authority Update**

As discussed in the last work session the Airport Authority formed a committee to review the future funding of the Gratiot Community Airport. The committee met on February 27th to begin the discussions. Currently we are exploring what the potential costs to each participating municipality could be should the airport close. Pine River and Arcada Township have informed the authority board of their intention to leave the authority. The committee will also explore the possibility of Gratiot County funding the Airport. The Committee hopes to speak to the users of the Airport to note the importance of the Airport.

• **Review Zoning District – City Owned Property**

During staff's review of a zoning verification for a Secure Transport Medical Marijuana facility in the Alma North Industrial Park (Off of Michigan Avenue), the 300' buffer requirement from R1, Single Family Residential forced a denial of the request. The City's property northwest of the industrial park, across the river, is less than 300' from the proposed building and is zoned R1. There are also two parcels to the southwest with two different zoning classifications. We would like to discuss the long-term outlook for the City's parcel and the zoning of the parcels to the southwest. The maps of the location are for your viewing. The Planning Commission felt that residential developments on the back half of a Limited Industrial zoned parcel is unlikely. Staff asked what the commission feels would be the best use of the city's property located north of the river? The Planning Commission indicated that the existing development of a bus garage and Transportation Center adjacent to this land makes it an unlikely candidate for Single Family Residential developments.

To be noted, the adjacent land north of the river lies in the flood plain and is not buildable land.

- **Retirement System Annual Report**

Attached is the City's Retirement System Annual Report (Form 5572) in accordance with Public Act 202 of 2017. Our report has been received and accepted by the Department of Treasury. Per Public Act 202, none of our retirement systems meet the definition of underfunded status.

- **Local Officials Basic Assessing**

It being tax time, I thought it may be beneficial to give you all a copy of Understanding the Basics of Assessing for Local Unit Officials. We obviously have our own expert here on staff who you can always talk with you about the ins and outs of assessing, but you may find it interesting reading. Not all of our departments have a building of their own to visit, so this is the next best thing.

- **Personnel Manual Complete**

The City of Alma Personnel Manual has been completed. I will be distributing it to the administrative team for their review. The Employee Development Team will also have time to review prior to implementation. As stated at the goal setting session, we need to begin to put processes in place that include the expectations for our staff. I will make it available to the commission upon the completion of review by admin and employee staff.

Also, Manager Schooley added that the City received a letter from a former resident asking us to revisit the Cemetery Charges for non-residents. Staff will address the issue.

Questions and discussions followed.

The March 12, 2019, City Commission work session concluded at 5:58 p.m.

**Alma, Michigan
March 12, 2019**

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, Harrington, Mapes, Mott, Piccolo, Pitts & Stahl.

Absent: None.

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

Mayor Mapes asked the Commission to be advised that two items on the agenda have been revised.

Motion by Commissioner Piccolo as supported by Vice-Mayor Harrington to approve the revised minutes of the February 26, 2019 regular meeting.

Yes: Allman, Harrington, Mapes, Mott, Piccolo, Pitts & Stahl.

No: None.

Motion by Vice-Mayor Harrington as supported by Commissioner Piccolo to approve the discharge of Mortgage for the Housing Rehabilitation Program Deferred Payment Loan Agreement between the City of Alma and Patricia Boyer of 923 Pine Avenue.

Yes: Allman, Harrington, Mapes, Mott, Piccolo, Pitts & Stahl.

No: None.

Motion by Commissioner Allman as supported by Commissioner Piccolo to approve a resolution of Appreciation for Karl Hagen on his retirement from the City of Alma.

Yes: Allman, Harrington, Mapes, Mott, Piccolo, Pitts & Stahl.

No: None.

Resolution of Appreciation

Whereas, certain individuals give unsparingly and unselfishly of their time and talents to the City of Alma and its citizens, and

Whereas, Karl Hagen is one such individual who will retire on March 15, 2019 after 38 ½ years, of service in the Finance Department, and

Whereas, Karl has been a hardworking, dedicated employee who has been very valuable in the Finance Department. Karl's dedication, cooperative attitude and ability to get the job done, defined him, through his career with the City. Karl hired in as a Data Processing Clerk on September 17, 1980 and quickly proved his abilities and willingness to increase his knowledge of the Finance Department. He attended Central Michigan University and obtained a Masters of Science Degree in Accounting all while working full time along with raising a family.

Whereas, on July 1, 1991 Karl was promoted to Data Processing Coordinator as his position took on greater workloads. Karl has been a key player for most departments as computers became more critical in the operation of the City. Karl is successful in diagnosing hardware and software problems. Karl has always been on hand to help others. The City of Alma employees have faith in his abilities to solve their computer problems. Most times all he had to do was arrive at the work desk and the computer problems vanished. Karl's special touch.

Whereas, on October 16, 2017 again Karl was rewarded for his work efforts as the Alma City Commission appointed Karl Hagen as City Treasurer for the City of Alma.

Whereas, Now, Therefore Be It Resolved that Mayor Mapes, members of the City Commission, City staff and Alma citizens commend Karl Hagen for a "job well done" and express their heartfelt gratitude and extend best wishes for an enjoyable, well deserved retirement.

Be It Further Resolved that this resolution be presented to Karl Hagen and that it be entered into the official minutes of the City Commission.

Dated this 12th day of March, 2019.

Motion by Vice-Mayor Harrington as supported by Commissioner Pitts to adopt Ordinance #806 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. This Ordinance is to rezone the property at 601 Woodworth and 119 Hastings, from R-1, Single Family Residential to OS, Office Services Zoning District, subject to the conditions set forth in the Conditional Rezoning Agreement.

Yes: Allman, Harrington, Mapes, Mott, Piccolo, Pitts & Stahl.

No: None.

Motion by Commissioner Mott as supported by Commissioner Piccolo to introduce Ordinance #809 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. This Ordinance is to rezone the property at 313 N. State Street, from B-1, Central Business District to BMR, Business Multi-Family Zoning District subject to the conditions set forth in the Conditional Rezoning Agreement.

Yes: Allman, Harrington, Mapes, Mott, Piccolo, Pitts & Stahl.

No: None.

Motion by Commissioner Allman as supported by Commissioner Pitts to introduce Ordinance #810 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. This Ordinance is to rezone the property at 524 N. State Street, from R-1, Single Family Residential to R-3, Multi-Family Zoning District, subject to the conditions set forth in the Conditional Rezoning Agreement.

Yes: Allman, Harrington, Mapes, Mott, Piccolo, Pitts & Stahl.

No: None.

Motion by Commissioner Allman as supported by Commissioner Piccolo to approve the Agreement Regarding Athletic Facility Use of the Euclid Street Baseball Fields with Alma Little League.

Yes: Allman, Harrington, Mapes, Mott, Piccolo, Pitts & Stahl.

No: None.

Motion by Commissioner Mott as supported by Commissioner Piccolo to approve the Lease Agreement with GYM 24/7 Fitness, LLC for the rental space in the State Street Plaza, 217 N State St. for a term of three years.

Yes: Allman, Harrington, Mapes, Mott, Piccolo, Pitts & Stahl.

No: None.

Motion by Commissioner Pitts as supported by Vice-Mayor Harrington to approve the Amendment to the Water Service Agreement between the City of Alma, City of St. Louis and the Gratiot Area Water Authority to allow for Alma or St. Louis to perform financial activities.

Yes: Allman, Harrington, Mapes, Mott, Piccolo, Pitts & Stahl.

No: None.

Motion by Commissioner Pitts as supported by Commissioner Allman to authorize the execution of a Conditional Rezoning Agreement between the City of Alma and First Church of Christ, Scientist, property owner, which conditionally rezones the property at 601 Woodworth Avenue from R-1, Single Family Residential District to OS, Office Services Zoning District.

Yes: Allman, Harrington, Mapes, Mott, Piccolo, Pitts & Stahl.

No: None.

Motion by Commissioner Allman as supported by Vice-Mayor Harrington to authorize the execution of a Conditional Rezoning Agreement between the City of Alma and Terry D. & Judith K. Klein Rev Living Trust, property owner, which conditionally rezones the property at 119 Hastings Street from R-1, Single Family Residential District to OS, Office Services Zoning District.

Yes: Allman, Harrington, Mapes, Mott, Piccolo, Pitts & Stahl.

No: None.

Motion by Commissioner Piccolo as supported by Commissioner Stahl to receive the following reports and place them on file: Alma Transit Center February 2019 Report; Alma Planning Commission meeting minutes of February 4, 2019; Alma Planning Commission meeting revised minutes of March 4, 2019; Alma Police Department February 2019 Report and the Alma Building Permit Report for February 2019.

Yes: Allman, Harrington, Mapes, Mott, Piccolo, Pitts & Stahl.

No: None.

Motion by Vice-Mayor Harrington as supported by Commissioner Piccolo to approve Warrant No. 19-17 and to authorize the City Treasurer to issue checks in payment of all claims.

Yes: Allman, Harrington, Mapes, Mott, Piccolo, Pitts & Stahl.

No: None.

Mayor Mapes asked for Commissioner comments.

The Mayor and Commissioners wanted to congratulate Karl Hagen on his retirement. He will be missed by his co-workers.

Commissioner Stahl wanted to remind all of the Arts United Dance event at Alma College on Monday, March 18th at 7:00 p.m.

Commissioner Allman stated that he saw a robin today.

City Attorney Costanzo wanted to wish the Alma Panthers basketball team good luck versus Ludington. Go Panthers.

City Manager Schooley relayed to Mr. Hagen that Library Director Dinwoody was wondering if he would be interested in coming back as an IT volunteer to keep the Library computers up and running. City Manager Schooley thanked Karl for his service.

Mayor Mapes opened the floor for Public Comments.

Laurie Wilson, 517 Michigan, St Louis wanted to again inform all that she has a clean bill of health and to thank them for their support.

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

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

Yes: Allman, Harrington, Mapes, Mott, Piccolo, Pitts & Stahl.

No: None.

Gregory S. Mapes, Mayor

Sheila Letourneau, City Clerk