

Mayor Greg Mapes called a regular meeting of the Alma City Commission to order at 6:00 p.m. The virtual meeting was held via Zoom.com and livestreamed through the City of Alma's YouTube channel. A quorum of the Commission was present via Zoom for the meeting.

Roll Call

Present: Roxann Harrington, Greg Mapes, Larry Mott, Nick Piccolo, Michelle Pitts, and Audra Stahl.
Absent: Roger Allman.

Mayor Mapes led those present in a recitation of the Pledge of Allegiance to the United States of America.

Approval of Minutes

Motion by Commissioner Mott, seconded by Commissioner Piccolo, to approve minutes of the regular meeting of September 8, 2020 as presented. Motion carried with a roll call vote.

Yes: Harrington, Mapes, Mott, Piccolo, Pitts, and Stahl.
No: none.
Absent: Allman.

Petitions

Communications

Commissioner Allman appeared at 6:04 p.m. via Zoom.

Motion by Commissioner Pitts, seconded by Vice-Mayor Harrington, to receive the Organizational Plan from the City Commission's Solid Waste Task Force, included here as Attachment A. Motion carried with a roll call vote.

Yes: Allman, Harrington, Mapes, Mott, Piccolo, Pitts, and Stahl.
No: none.

Hearings

Motion by Commissioner Piccolo, seconded by Commissioner Pitts, to open a public hearing at 6:06 p.m. to consider the establishment of an Obsolete Property Rehabilitation District for the parcel at 102 E. Superior Street. Motion carried with a roll call vote.

Yes: Allman, Harrington, Mapes, Mott, Piccolo, Pitts, and Stahl.
No: none.

Assistant City Manager Aeric Ripley briefly explained the process for establishing an Obsolete Property Rehabilitation District, the purpose of a district, and the intention for this district. The property owner, Laurie Neeb, was present to answer questions from Commissioners.

Commissioner Mott asked what kinds of updates were required for the building. Neeb answered everything is being updated, including fixtures, electrical, drywall, and the façade.

No other questions were offered.

Motion by Commissioner Pitts, seconded by Commissioner Piccolo, to close the public hearing to consider establishment of an Obsolete Property Rehabilitation District at 102 E. Superior at 6:12 p.m. Motion carried with a roll call vote.

**Yes: Allman, Harrington, Mapes, Mott, Piccolo, Pitts, and Stahl.
No: none.**

Motion by Commissioner Piccolo, seconded by Commissioner Allman, to open a public hearing at 6:13 p.m. to consider the establishment of an Obsolete Property Rehabilitation District for the parcel at 225 E. Superior Street. Motion carried with a roll call vote.

**Yes: Allman, Harrington, Mapes, Mott, Piccolo, Pitts, and Stahl.
No: none.**

Assistant City Manager Aeric Ripley briefly explained the process for establishing an Obsolete Property Rehabilitation District, the purpose of a district, and the intention for this district. Property owner, Brandi Stupica, was present to speak to the Commission about her project.

Stupica said she had no specific plans yet as she hasn't spoken with an architect or planner. She envisions residential apartments on the second floor, and commercial use space on the main floor. She asked the Commission to consider apartments for the first floor as well, but she is currently researching commercial uses for the first floor.

No other questions were offered.

City Manager Matt Schooley thanked both Neeb and Stupica for their time and investment in Alma.

Motion by Commissioner Piccolo, seconded by Commissioner Allman, to close the public hearing to consider establishment of an Obsolete Property Rehabilitation District at 225 E. Superior at 6:19 p.m. Motion carried with a roll call vote.

**Yes: Allman, Harrington, Mapes, Mott, Piccolo, Pitts, and Stahl.
No: none.**

Motion by Piccolo, seconded by Vice-Mayor Harrington, to set a public hearing for Tuesday, November 10, 2020 at 6:00 p.m., or as soon thereafter as the agenda allows, to consider a Special Assessment Roll for unpaid charges for noxious weed cutting, sidewalk replacement, and utility billing charges for 2019. Motion carried with a roll call vote.

**Yes: Allman, Harrington, Mapes, Mott, Piccolo, Pitts, and Stahl.
No: none.**

*Consent Agenda
Requests for Purchase
Recommendation on Bids*

Resolutions
2020-0126

The following preamble and resolution were offered by Commissioner Pitts, and seconded by Commissioner Allman:

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, a request to establish an obsolete property rehabilitation district was made by the Lormar Investments, LLC with the City Clerk, and

Whereas, the property located at 102 E Superior Street., Alma, Michigan is found to be obsolete property for the following reasons:

- a) It is functionally obsolete for the reasons that the electrical, mechanical and plumbing systems are inadequate for the highest and best use of the property.
- b) The layout and barrier free access is inadequate for the highest and best use of the property. The interior and the exterior of the building will need to undergo renovation to accommodate any business.

Whereas, the City of Alma is authorized under the provisions of PA 146 of 2000 to establish obsolete property rehabilitation districts by resolution, and

Whereas, The City Commission of the City of Alma scheduled a Public Hearing on October 13, 2020 at 6:00 p.m. via the Zoom Meeting Application in regard to this matter and the owner of all real property within the Obsolete Property Rehabilitation District and any other resident or taxpayer of the City of Alma shall have the right to appear and be heard, and

Now Therefore Be It Resolved, that the City Commission of the City of Alma does hereby establish an Obsolete Property Rehabilitation District for the property located at 102 E Superior Street, Alma Michigan, further described as:

COMMENCING AT THE NW CORNER OF BLOCK 22 ORIGINAL TOWN THENCE E 57 FT, S 70 FT, W 57 FT, N TO BEGINNING EX E 19 FT THEREOF.

Parcel ID Numbers: 29-51-031-251-00 (102 E Superior Street)

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

No: none.

Resolution declared adopted.

2020-0127

The following preamble and resolution was offered by Commissioner Allman, and seconded by Commissioner Pitts:

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