

A regular meeting of the Alma Downtown Development Authority (ADDA) was called to order at 6:30 p.m. at the Alma Municipal Building.

Authority members present: Joe Ahern, Ken Kline, Brent Moeggenborg, Canyon Platt, Andy Shafley, Ken Solomon, Katie Tobias, and Jim Wheeler.

Authority members absent: Stacey Ensz, Carol Freed, Nancy Gallagher, Donna Kolar, and Greg Mapes.

Also present: Aeric Ripley, and Sara Anderson.

Motion by Tobias, seconded by Kline, to approve October 28, 2021 minutes, as presented. Motion carried.

Yes: Ahern, Kline, Moeggenborg, Platt, Shafley, Solomon, Tobias, and Wheeler.

No: none.

Absent: Ensz, Freed, Gallagher, Kolar, and Mapes.

DDA Director Aeric Ripley opened the meeting with a review of downtown parking lots. Ripley said staff reached out to an engineering firm for estimated engineering and construction costs for reconstruction of Lots 3, 1, 7, 6 and 2 together with some of the nearby alleys. Early estimates from OHM Advisors put engineering/design costs between \$90,000 and \$110,000. Estimated costs for reconstruction begin at \$2 million.

Discussion followed about the drainage issues behind the Opera House block. Ripley explained ~~no significant~~ changes were made during the recent parking lot improvements. Everything is properly tied to storm drains, but the theory is that the roof drains from the Opera House are draining faster than storm drains can manage. Ripley said he had been out during a recent rain event to film the drains. A "reducer" has been installed to provide additional information about the drainage.

Ripley next spoke about the downtown trees and proposals received for a plan to replace the trees. The Authority will need to determine if trees should be removed all at once or in phases, as well as which replacement trees should be used, if any. Public Works has provided an estimate of \$800 per tree for removal of the 73 trees in the project area. Brief discussion followed about replacement trees.

Ripley reminded members of the estimates for the remaining streetlights that need to be replaced.

Discussion returned briefly to the parking lot drainage issue.

Shafley asked what items were before the DDA for consideration.

Ripley asked for action on the issue with the trees. He suggested a series of public meetings with the consultants present to answer questions. Discussion followed about sidewalks, stump removal, and the possibility of college students providing a plan.

Motion by Shafley, seconded by Platt, to recommend to the City Commission acceptance of the proposal from Giffels-Webster, for evaluation of the downtown trees and development of a plan for replacement and maintenance, in the amount of \$9,600 with an added budget of \$1,000 for reimbursable expenses. Motion carried.

Yes: Ahern, Kline, Moeggenborg, Platt, Shafley, Solomon, Tobias, and Wheeler.

No: none.

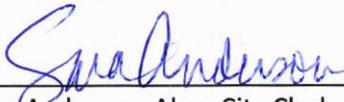
Absent: Ensz, Freed, Gallagher, Kolar, and Mapes.

Solomon noted he had researched trash can options for the downtown area and provided options for review. Discussion followed about past issues with cans, collection of trash, and the expiration of current solid waste collection contracts and bid proposals. Ripley will work with Public Works to see if Solomon's suggestion can solve the problem of trash cans.

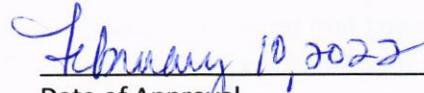
Ripley announced the Come Home to Alma for the Holidays celebration will be held this year. He spoke briefly about plans and discussion followed about the DDA fundraiser.

Ripley asked about changing meeting time. Members agreed to change time from 6:30 p.m. to 6:00 p.m. The next meeting is scheduled for December 9, 2021.

The meeting recessed at 7:17 p.m.



Sara Anderson, Alma City Clerk



Date of Approval