

Alma, Michigan  
May 23, 2017

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

**Absent:** None.

**Work session of Alma City Commission began at 5:30 p.m.**

City Manager Moore informed the Commissioners:

That the training grant with Shiloh is coming to completion. The company has been retooled with new equipment. Shiloh is very grateful for our assistance in the securing and administering the grant. They would like a chance to thank the City Commission and show their new equipment. We would like to find some dates and times that would work for Commissioners that are interested in having a tour of Shiloh.

At the last City Commission meeting, there was some discussion about CDARS and how the City invests in CDARS. CDARS stands for Certificate of Deposit Account Registry Service. It is understood that local government deposits should be 100% insured. Since FDIC only insures the first \$250,000, it became real work to diversify the investments to many banks. The CDARS program is a service where one bank takes larger amounts and allocates the funds to multiple banks with no more than \$250,000 per bank. This make the entire investment insured. When the CDARS program first started we used the service at Flagstar Bank and Commercial Bank. Later Commercial Bank told us that they were not offering the program any longer. More recently, we have started using the service at Isabella Bank and Mercantile Bank.

Paul Borle, City Finance Director has checked with all the local banks. Commercial Bank is again offering CDARS but only to select customers and we do not qualify for their program. Huntington Bank sells CDARS but not in Michigan. Chemical Bank does not offer CDARS at this time.

We have money invested in CDARS at both Isabella Bank and Mercantile Bank. We shop for the highest interest rates at the banks approved by the City Commission. Under our investment policy, we are limited to how much we can invest in any one bank. While theoretically, the CDARS are in multiple banks, we have taken the conservative approach that the bank offering the service is the level that we look at for diversification purposes.

Again, at the last Commission meeting, we were questioned about the lawn mowers used by the City. We do have the large commercial grade zero-turn fast lawn mowers that are used in large open areas. We also have three smaller commercial grade lawn mowers with smaller decks. Most commercial lawn mowers have 60-inch deck. We use a 38-inch deck. We need the small decks to fit between the rows of the cemetery.

We have had a Code Enforcement Office, Aaron Hale, for almost one year. He has been focusing initially on many of the easy to fix problems. Some of the first areas of concern have been the parking in front lawns and trash. As time progressed, he has addressed a number of the larger problems that the community has faced for years. Many of the tougher problems take time and repeated efforts to make a difference. A drive through town will show that the community has less blight and other problems than it did a year ago.

With that being said, the community has not reached perfection yet. We do have citizens that believe we should be more aggressive in our code enforcement. There are a few areas that we do not enforce. For example, because we spend so much time trying to get property owners to mow their lawn, we are not worried about yard waste or brush being placed at the curb sooner than 24 hours prior to their pick-up time. We also have divided the city into sectors. The Code Enforcement Officer concentrated his time in one sector a day. He may not revisit another sector again that week unless there is a bigger concern going on. This means that if people place their trash on the curb too soon we do not catch them nor do we send them letters.

Mr. Hale has also taken the rental inspection program very seriously. He has been able to assume the role of inspecting all the rental units within the city. He has been very well organized in setting up the inspections and in following up on issues discovered during the initial inspection. One of the current issues is the how to treat rentals occupied by family members. This is more complex than it might first appear. Our ordinance does not make the distinction of family members versus non-family members. We have also had some doubt about whether some renters are really family members. The other issue is the house can have four unrelated people but only one is a family member. Our solution has been to require rental licenses if the property does not have a principle residence exemption and the owner does not live at the property.

The Planning Commission is considering using conditional zoning in a couple of spots. A public hearing has been set by the Planning Commission for a conditional rezoning of a former single family home that, for a while, had a business on the first floor. Under current B-1 zoning, the building could not return to being a single-family home. The current owner wants to use it as a single-family home. The conditional rezoning would allow the current owner to use it as a single-family home. If the owner sells the property or wants to use as a business property, the property would revert to the B-1 zoning. This concept may also have application for the old K-Mart building. They may be some light industrial uses that would be compatible with that area. The use of conditional rezoning would be the flexibility needed but would allow the Planning Commission to have more control over the use of the property.

Mr. Moore and Aeric Ripley attended a MEDC training session on the Redevelopment Ready Community certification program. Effective October 1, 2017, communities that have not attended the RRC training will not be eligible for many MEDC grant program. He and Aeric need to attend one more session for the city to meet the training standard set by the MEDC. One key point for the community is to recognize that the training goes with the person not the community. People that can attend and qualify the community for attendance include staff, elected officials and planning commissioners. The training is free. If any elected officials are interested in attending, we can get the information to sign up.

One concept that we learned about in the session was pre-planned Planned Unit Developments. Under a pre-planned PUD, the Planning Commission could establish criteria for development of selected areas in line with the Commission's long term vision. The pre-planned PUD can speed up the approval process for developers as well as let a developer know what the long-term vision might be. There are a number of potential uses in Alma. For example, having a pre-planned PUD might assist the schools in selling the Republic School building. Having a pre-planned PUD might make it easier to sell the property for apartments. We have had several churches in residential areas listed for sale. Normal zoning makes it harder for the churches to be sold and reused. A pre-planned PUD may provide an easier path for repurposing churches.

We planned to investigate more about the pre-planned PUDs. If we find some success stories, we will raise the issue with the Planning Commission.

The fire damaged building 117 W. Superior has been removed from the site. The owner and the contractor moved quickly to eradicate the rubble. Since this is our third downtown fire, we are learning that using the property maintenance code may not be the preferred method of controlling the demolition and restoration of damaged and dangerous buildings. We believe that having an ordinance that clearly spells out the community's expectations would make it simpler for all. For example, when a building is demolished, the foundation should be removed, the sewer line should be properly plugged and the ground should be covered in top soil with grass seed applied.

Concerning the upcoming Budget, under the Charter, the Alma City Commission must adopt the budget by June 1 prior to the start of the fiscal year. There are two key parts to the budget resolution. First, the City Commission must establish the millage rates for the upcoming fiscal year. We are at the maximum amount that the City can

levy. If we fail to pass the levy resolution, the City cannot levy our tax millage for the fiscal year. Obviously property taxes are the single largest source of revenue for the General Fund.

The second part of the resolution is the appropriations made by either department or, in the case of ear-marked funds, by fund. The City needs a budget in order for any department to function. The budget resolution has been prepared to implement the budget as presented and recommended by the City Manager. The City Commission has the right and the ability to change the budget at any point. The City Commission can change the budget after July 1 if they want to. The only restrictions would be that you cannot lower the budget below what has already been spent and you cannot authorize spending beyond the total of revenues plus fund balance.

At the recent Downtown Development Authority meeting, the board discussed fire inspections. The Board is supportive of requiring fire inspections for downtown businesses. They recognize that they are all interdependent on each other. Fires in one structure can have devastating impacts on the neighboring business. The DDA is an important group to have support the fire inspection program.

The DDA Board has expressed an interest in having the Michigan Municipal League return to Alma to make a special presentation to the downtown merchants and other community members about how cities and counties need revenue sharing and revenue options. They want to become engaged in helping change state legislation to improve cities.

The impact of the Flint water crisis is being felt in Alma. In the past, when we installed a new water main, we would pressure test, disinfect and perform a bacteria test all before the water main would be placed into service. The testing cycle can take up to a week of time. The MDEQ is now recommending that we disinfect and test each water service lead before each home starts using the water from the new water main. The proposed testing cycle could mean that each home would be without water for 3-4 days. The proposed testing will also change how we install replacement service leads. We will need to develop a means to inject the disinfectant, to flush the lead, and to test the lead. We are still working through the process with the MDEQ. This new testing has the potential to affect anyone connecting to the water main. Anyone wanting a new service lead may be without water for 3-4 days while the testing is under way.

**Alma, Michigan  
May 23, 2017**

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.

Motion by Commissioner Piccolo as supported by Commissioner Harrington to approve the minutes of the May 9, 2017 regular meeting.

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

**No:** None.

A public hearing was held at 6:02 p.m. to consider the establishment of a Commercial Redevelopment District pursuant to and in accordance with the provisions of Act 255 of the Public Acts of the State of Michigan of 1978 for the parcels at 117 & 119 W. Superior.

Aeric Ripley, Assistant City Manager/DDA Director gave a report to the Commission on the buildings at 117 and 119 W Superior Street that were affected by the recent fire on April 25, 2017. 117 W Superior was a total loss. The property at 119 W Superior has severe smoke, structural and water damage. The City is looking to establish these parcels as a CRD in order to help rebuild and rehab the properties. The present or future owners of the parcels need a CRD established before they can apply to receive tax abatements to help recoup the cost of developing a new building at 117 W Superior and restoring the existing building at 119 W Superior. The resolution will set the boundaries of the district.

Mayor Mapes opened the floor for comments. He wanted to make know that he is the owner of the property at 119 W. Superior.

Commissioner Ayers stated that establishing a Commercial Redevelopment District makes sense.

Michael Mitchell of Scottsdale estates wanted to ask if the bus service between Mt. Pleasant and Alma will be coming?

City Manager Moore relayed that the logistic of the service is in the developmental stage. The service between the two cities is a work in progress.

Being no further comments, Mayor Mapes called for a motion to close the public hearing.

Motion by Commissioner Ayers as supported by Commissioner Piccolo to close the public hearing at 6:20 p.m.

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

**No:** None.

The following preamble and resolution was offered by Commissioner Mott as supported by Commissioner Harrington:

**Whereas**, the City of Alma has been deemed a Qualified Local Governmental Unit, according to PA 255 of 1978, and

**Whereas**, pursuant to PA 255 of 1978, the City of Alma has the authority to establish Commercial Redevelopment Districts within the City of Alma at its own initiative; and

**Whereas**, the property located at 117 & 119 W. Superior Street, Alma, Michigan, described further hereinafter, is eligible for a Commercial Redevelopment District for the following reason:

The two structures were involved in the fire the morning of April 25, 2017. 117 W Superior was a complete loss, while 119 W Superior sustained heavy water and smoke damage. The buildings were contributing historical buildings within the Alma Downtown Historic District, which is included in the Nation Register of Historic Places. These standards are determined by the United States Department of Interior. The loss of 117 W Superior displaced two business, and the damage to 119 W Superior displaced two and threatens a third. The loss and damages effect tax base of both the City and the Downtown Development Authority.

Providing a Commercial Redevelopment District will provide extra incentive to the current or future owners of the properties to invest in a new structure and/or the repairs of the structures, which would increase the taxable value, business and living opportunities, therefore improving the downtown economic base.

**Whereas**, the City Commission of the City of Alma determined that the district meets the requirements set forth in section 5 PA 255 of 1978; and

**Whereas**, written notice has been given to all owners of real property located within 300' of the proposed district as required by section 5(3) of Pa 255 of 1978; and

**Whereas**, on May 23, 2017 a Public Hearing was held and all residents and taxpayers of the City of Alma were afforded an opportunity to be heard thereon; and

**Whereas**, the Alma City Commission deems it to be in the public interest of the City of Alma to establish the Commercial Redevelopment District as proposed; and

**Now Therefore Be It Resolved**, by the City Commission of the City of Alma the following described parcels of land situated in the City of Alma, Gratiot County, and State of Michigan, to wit:

Elyton N 100 ft. of E 24 ft. of lots 11 and 12, Block 3, 117 W Superior, City of Alma, Gratiot County, Michigan.

And

Original town E 32 ½ ft. of W 85 ½ ft. of Lot 5 and 6, Block 21, 119 W Superior, City of Alma, Gratiot County, Michigan.

be and here is established as a Commercial Redevelopment District pursuant to the provision of PA 255 of 1978 to be known as 117 & 119 W Superior Commercial Redevelopment District No. 6.

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

**No:** None.

**Abstain:** Mapes

**Resolution Declared Adopted.**

A Public hearing was held at 6:21 p.m. to review Special Assessment District #2 for 2017 for the construction of Sanitary Sewer Leads on Ely Street between Moyer Avenue to S. State Street.

Public Services Director, Ron Turner presented a report with regards to the establishment of Special Assessment Districts #2 for 2017 for the construction of sanitary sewer leads on Ely Street. All costs are split 50/50 between the City and the property owners. Ely Street will be reconstructed this summer and as part of the CIP project, the sanitary sewer leads will be replaced. Total estimated cost for the Ely Street project is \$8,750.00 with \$4,375.00 assessed to the property owners and \$4,375.00 assessed to the City of Alma. If it is found that there is new sewer line already installed, the property owner would be exempt from the special assessment.

Mayor Mapes opened the floor for comments.

There being no comments, Mayor Mapes called for a motion to close the public hearing.

Motion by Commissioner Harrington as supported by Commissioner Allman to close the public hearing at 6:23 p.m.

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

**No:** None.

The following preamble and resolution were offered by Commissioner Mott as supported by Commissioner Harrington:

**Whereas**, the City Manager has caused to be prepared a report pursuant to Section 3 of Ordinance No. 235 of the City of Alma, for the acquisition and construction of the public improvement more particularly hereinafter described; and

**Whereas**, the City commission deems it necessary to proceed with the construction of said public improvement;

**Now, Therefore Be It Resolved That:**

1. The City Commission hereby determines it to be necessary to construct the following described public improvement and determines that the same shall be constructed:

Ely Street Sanitary Sewer Leads Construction Project

2. The plans, specifications, and estimates of costs and the report of the City Manager are hereby approved.
3. The following described lots and parcels of land shall constitute the special assessment district for said public improvement, which special assessment district shall be known as Special Assessment District No. 2 of 2017:

Parcel # 29-51	Name of Owner and Property Address.	Frontage and/or Benefit	Total Assessment	1 <sup>st</sup> Installment	
				Amount	Date Paid
51-031-501-00	KELLY K. KANE 138 ELY	20	\$875.00		
51-031-517-00	LINDA K. APPLE-ADAMS 204 ELY	20	\$875.00		

51-031-751-10	CITY OF ALMA RIVERSIDE PARK	20	\$875.00		
51-031-768-00	ANGELIQUE G. SCHMIDT & LOGAN B. WHITE 120 ELY	20	\$875.00		
51-031-769-00	BRYAN J. & LYDIA A. LOTT 128 ELY	20	\$875.00		

4. It is hereby determined that of the total estimated cost of said public improvement, in the amount of \$8,750.00, the sum of \$4,375.00 shall be specially assessed against the special assessment district as herein be set forth and the sum of \$4,375.00 shall be paid by the City at large for benefits to the City at large from the acquisition and construction of said public improvement.
5. The City Commission hereby determines that said special assessment shall be divided into equal annual installments and that the deferred installments of said special assessment shall bear interest at 1% over the U.S. Treasury Bond rate at the time of the final confirmation of the Special Assessment Roll.
6. The City Assessor is hereby ordered and directed to make a special assessment roll of that part of the cost of said public improvement to be borne by the lands specially benefited according to the benefits received and shall report the same to the City Commission when it has been prepared.

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

**No:** None.

**Resolution Declared Adopted.**

A Public hearing was held at 6:23 p.m. to review Special Assessment District #3 for 2017 for the construction of Sanitary Sewer Leads on Euclid Avenue between E. Superior Street and the railroad tracks.

Public Services Director, Ron Turner presented a report with regards to the establishment of Special Assessment Districts #3 for 2017 for the construction of sanitary sewer leads on Euclid Avenue. All costs are split 50/50 between the City and the property owners. Euclid Avenue will be reconstructed this summer and as part of the CIP project, the sanitary sewer leads will be replaced. Total estimated cost for the Euclid Avenue project is \$26,250.00 with \$13,125.00 assessed to the property owners and \$13,250.00 assessed to the City of Alma. If it is found that there is new sewer line already installed, the property owner would be exempt from the special assessment. On Euclid, sewer videoing showed multiple sewer leads to properties. It will be investigated which are active lines and only the active lines will be replaced.

Mayor Mapes opened the floor for comments.

There being no comments, Mayor Mapes called for a motion to close the public hearing.

Motion by Commissioner Piccolo as supported by Commissioner Ayers to close the public hearing at 6:25 p.m.

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

**No:** None.

The following preamble and resolution were offered by Commissioner Harrington as supported by Commissioner Allman:

**Whereas**, the City Manager has caused to be prepared a report pursuant to Section 3 of Ordinance No. 235 of the City of Alma, for the acquisition and construction of the public improvement more particularly hereinafter described; and

**Whereas**, the City commission deems it necessary to proceed with the construction of said public improvement;

**Now, Therefore Be It Resolved That:**

1. The City Commission hereby determines it to be necessary to construct the following described public improvement and determines that the same shall be constructed:  
Euclid Avenue Sanitary Sewer Leads Construction Project
2. The plans, specifications, and estimates of costs and the report of the City Manager are hereby approved.
3. The following described lots and parcels of land shall constitute the special assessment district for said public improvement, which special assessment district shall be known as Special Assessment District No. 3 of 2017:

Parcel #	Name of Owner and Property Address	Frontage and/or Benefit	Total Assessment	1 <sup>st</sup> Installment	
				Amount	Date Paid
51-032-010-00	RHONDA REEDY 630 E. SUPERIOR	22	1750		
51-032-011-00	MATTHEW & MANDY PRCHLIK 319 EUCLID AVENUE	22	1750		
51-032-012-00	HOME TOWN INVESTMENT PROPERTIES LLC 315 EUCLID AVENUE	22	875		
51-032-013-00	ANDREW E. ZIMMERMAN 311 EUCLID AVENUE	38	2625		
51-032-014-00	PAUL & FAY M. MORRIS 307 EUCLID AVENUE	42	875		
51-032-020-00	LARRY'S IGA 703 E. SUPERIOR	22	875		
51-032-022-00	ELIJAH & IRENE BALTIERRA 320 EUCLID AVENUE	22	875		
51-032-023-00	BRYAN & KIMBERLY MCCRACKEN 316 EUCLID AVENUE	22	875		
51-032-024-00	BENJAMIN M. HAMMOND 312 EUCLID AVENUE	22	875		
51-032-025-00	MIKE DAVIS ELECTRIC 310 EUCLID AVENUE	32	1750		

4. It is hereby determined that of the total estimated cost of said public improvement, in the amount of \$26,250.00, the sum of \$13,125.00 shall be specially assessed against the special assessment district as herein be set forth and the sum of \$13,125.00 shall be paid by the City at large for benefits to the City at large from the acquisition and construction of said public improvement.
5. The City Commission hereby determines that said special assessment shall be divided into [Number of Installments] equal annual installments and that the deferred installments of said special assessment shall bear interest at 1% over the U.S. Treasury Bond rate at the time of the final confirmation of the Special Assessment Roll.
6. The City Assessor is hereby ordered and directed to make a special assessment roll of that part of the cost of said public improvement to be borne by the lands specially benefited according to the benefits received and shall report the same to the City Commission when it has been prepared.

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

**No:** None.

**Resolution Declared Adopted.**

Motion by Commissioner Harrington as supported by Commissioner Piccolo to set a public hearing for Tuesday, June 27, 2017 at 6:00 p.m. to consider FY 2017 year-end budget adjustments.

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

**No:** None.

Motion by Commissioner Harrington as supported by Commissioner Ayers to approve the following items on the Consent Agenda for payment: \$2,100.17 to 21<sup>st</sup> Century Media (Morning Sun) for April Publications.; \$1,450.00 to Baker & Taylor for the annual subscription fee for the Alma Public Library; \$23,320.49 to Freed Construction Company, Inc. for the 8<sup>th</sup> payment request for Phase II of the 101 W Downie Project and \$10,473.83 to Mid-Michigan Municipal Area Cable Consortium for the 1<sup>st</sup> Quarter 2017 Franchise membership fee.

**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 \$3,535.00 to Twin City Landscaping, Inc. for the Gemstone Mowing Contract.

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

**No:** None.

Motion by Commissioner Ayers as supported by Vice-Mayor Nyman to approve the request for purchase in the amount of \$2,631.48 to Kraphol Ford Lincoln for a Drive Shaft Assembly and Brake Assembly for a Alma Transportation Center bus.

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

**No:** None.

Motion by Commissioner Harrington as supported by Commissioner Piccolo to approve the request for purchase in the amount of \$13,993.08 to Dell for 12 Desktop computers, 24 Monitors and 12 sound bars for the City of Alma's computer replacement.

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

**No:** None.

The following preamble was offered by Commissioner Allman as supported by Commissioner Ayers:

**Whereas**, the City Manager prepared and submitted his recommendation for the Fiscal 2017-2018 annual budget and capital improvement plan to the Alma City Commission on April 11, 2017; and

**Whereas**, the Alma City Commission reviewed the recommended budget and capital improvement plan in detail during numerous work sessions; and

**Whereas**, the Alma City Commission did give notice of a public Hearing held May 9, 2017 at 6:00 p.m. at the Alma Municipal Building. In conformity with the provisions of Section 6.3 Article VI of the City Charter, proof of publication is now on file, and which Public Hearing was duly held pursuant to said notice and in conformity therewith; and

**Be it Resolved**, the General Fund expenditures for the fiscal year commencing July 1, 2017 and ending June 30, 2018, are hereby appropriated on an activity basis as follows:

<b>General Fund by Department</b>	<b>FY 2018 Budget</b>
Economic Development	\$ 298,155
Downtown Maintenance	\$ 65,044
Planning & Zoning	\$ 24,991
Police	\$ 1,638,253
Contribution to Rural Urban Fire Board	\$ 232,097
Inspection Services	\$ 150,300
Riverside Cemetery	\$ 221,168
Municipal Building and Grounds	\$ 111,885
Contribution to Gratiot Airport Authority	\$ 26,000
Public Service Permits	\$ 12,578
Street Lighting	\$ 122,034
Sidewalks	\$ 96,785
Parks and Recreation	\$ 308,620
Contribution to Alma Public Library	\$ 175,000
Contribution to Mid-Michigan Area Cable	\$ 20,880
City Commission	\$ 55,116
City Manager	\$ 100,882
City Clerk	\$ 69,009
City Treasurer	\$ 86,845
Assessor	\$ 172,921
Debt Service	\$ 11,334
Transfers to Other Funds	\$ -
<b>Total Expenditures</b>	<b>\$ 3,999,897</b>

**Be It Further Resolved**, General Fund Revenues for the 2017-2018 fiscal year is estimated as follows:

	<b>FY 2018</b>
	<b>Budget</b>
Taxes	\$ 2,398,528
Licenses and Permits	\$ 66,050
Federal Grants	\$ -
Intergovernmental	\$ 1,070,205
Charges for Services & Rents	\$ 274,720
Rents	\$ 17,850
Fines and Forfeits	\$ 30,000
Interest	\$ 17,785
Other Revenues	\$ 102,600
Transfers from Other Funds	\$ 3,595
<b>Total Revenues</b>	<b>\$ 3,981,333</b>

**Be It Further Resolved**, the City Commission hereby approves appropriations for the period July 1, 2017 through June 30, 2018 for the amounts set forth below:

	<b>FY 2018 Budget</b>
<b>City of Alma Special Revenue Funds</b>	
Major Street Fund	\$ 583,480
Local Street Fund	\$ 403,519
Street Millage Fund	\$ 272,716
Housing Rehabilitation Fund	\$ 120,457
<b>City of Alma Enterprise Funds</b>	
State Street Plaza Fund	\$ 85,556
Alma Transit Services Fund	\$ 855,675
Wastewater Utility Fund	\$ 1,606,505
Water Utility Fund	\$ 1,564,538
Solid Waste Disposal Fund	\$ 692,582
<b>City of Alma Internal Service Funds</b>	
Administration Services (Internal Service) Fund	\$ 662,301
Public Works (Internal Service) Fund	\$ 2,163,412
<b>Discretely Presented Component Units</b>	
Alma Downtown Development Authority	\$ 20,124
Alma Public Library Fund	\$ 823,275
<b>Joint Operations and Joint Ventures</b>	
Rural Urban Fire Board	\$ 471,483
Gratiot Area Solid Waste Authority	\$ 445,616
Gratiot Community Airport	\$ 162,299
Gratiot Area Water Authority	\$ 1,531,219

**Be It Further Resolved**, the City Commission hereby approves appropriations for the capital projects July 1, 2017 through June 30, 2018 for the amounts set forth below:

	<b>FY 2018 Budget</b>
Police Car Cameras	\$ 16,000
Scotland Yard Parking Lot	\$ 51,300
New sidewalks	\$ 96,500
Seal coat city streets	\$ 44,460
Crack seal city streets	\$ 10,000
Traffic control device replacement (Street Signs)	\$ 5,000
Voted street millage	\$ 200,800
West Center street watermain replacements	\$ 171,000
Watermain replacement/extensions	\$ 162,800
Watermain replacement on Grafton	\$ 82,500
Water Meter Replacement	\$ 20,000
Watermain abandonment	\$ 10,000
Watermain interconnects	\$ 6,000
Sanitary & storm sewer asset management program	\$ 759,580
Infiltration & inflow reduction program (SWQIF Project)	\$ 170,000
Sanitary sewer main replacement	\$ 136,500
Interceptor drains	\$ 17,100
Lift station #9 and #10 upgrade	\$ 14,000
Server for New World Logos system	\$ 29,500
Personal computer replacement	\$ 14,400
Equipment replacement	\$ 256,000
Wing blade for front end loader	\$ 28,000
Air compressor	\$ 7,000
GPS vehicle installation	\$ 5,200
Cold Storage concrete floor	\$ 5,000
Public Works Garage Overhead Doors	\$ 5,000
Outside library information sign	\$ 24,500
Update web and file server	\$ 14,086
Paint walls of community/ conference room	\$ 3,600
T-Hangar construction	\$ 42,000
Sludge pond lime removal	\$ 35,000
Groundwater production wells inspection	\$ 21,000
Replace failed de-humidifiers	\$ 11,000

**Be It Further Resolved**, that the City Commission does hereby levy a tax of 14.4060 mills, for the period July 1, 2017 through June 30, 2018, on all real and personal taxable property in the City of Alma, according to the valuation of the same for the general expenses and liability of the City of Alma, pursuant to Article VII of the Charter of the City of Alma. The maximum authorized levy according to the City Charter is 15.00 mills,

**Be It Further Resolved**, that the City Commission does hereby levy a tax of .9604 mills, for the period July 1, 2017 through June 30, 2018, on all real and personal taxable property in the City of Alma, according to the valuation of the same. This tax is levied for the purpose of operating a Dial-A-Ride transportation system as approved by a vote of the people on May 18, 1976,

**Be It Further Resolved**, that the City Commission does hereby levy a tax of 2.5000 mills, for the period July 1, 2017 through June 30, 2018, on all real and personal taxable property in the City of Alma, according to the valuation of the same for the purpose of defraying the cost of street improvements as approved by a vote of the people on November 8, 2016,

**Be It Further Resolved**, that the City Commission does hereby levy a tax of 1.5000 mills, for the period July 1, 2017 through June 30, 2018, on all real and personal taxable property in the City of Alma, according to the valuation of the same for the purpose of defraying the cost of expanding, remodeling, furnishing and equipping the Alma City Library as approved by a vote of the people August 3, 2004,

**Be It Further Resolved**, that the City Commission does hereby levy a tax of 0.5000 mills, for the period July 1, 2017 through June 30, 2018, on all real and personal taxable property in the City of Alma, according to the valuation of the same for the purpose of administrative and operational expenditures of the City of Alma Library,

**Be It Further Resolved**, that the City Commission does hereby levy a tax of 1.9716 mills, for the period July 1, 2017 through June 30, 2018, on all real and personal taxable property in in the Alma Downtown Development Authority District, according to the valuation of the same for the purpose of administrative and operational expenditures of the Alma Downtown Development Authority,

**Be It Further Resolved**, that the City Manager is hereby authorized to make budgetary transfers within appropriation centers established through this budget, and that all transfers between appropriations may be made only by further action of the City Commission pursuant to Section 19.2 of the provisions of the Michigan Uniform Accounting and Budgeting Act,

**Now, Therefore**, the City Commission hereby approves the City of Alma Budget containing the appropriations and levy of taxes for the period July 1, 2017 through June 30, 2018, and all sums to be paid into the funds to which they belong.

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

**No:** None.

**Resolution Declared Adopted**

Motion by Commissioner Ayers as supported by Vice-Mayor Nyman authorizing Paul Borle, City Finance Director/City Treasurer to be an authorized signer on bank accounts with Huntington Bank.

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

**No:** None.

Motion by Commissioner Harrington as supported by Commissioner Allman to adopt a resolution approving the water rate schedule to become effective with all water bills mailed after July 1, 2017:

**Minimum Charge: (Monthly)**

Meter size:

< 1inch	\$ 11.03
1 inch	18.75
1.25 inches	27.57
1.5 inches	38.61
2 inches	73.90
3 inches	165.44
4 inches	297.79
6 inches	661.75

8 inches	1,213.22
Consumption Charge: (Price per 1,000	
First 25,000 gallons	\$ 2.89
Next 175,000 gallons	2.85
Over 200,000 gallons	2.29

Over 4.5 million by special agreement. In absence of such agreement, the rate shall be \$2.15 per 1,000 gallons.

Minimum Charges for Multiple User. When any premises containing three or more dwelling units defined as a self-contained unit with kitchen and bath facilities served by a single meter, the monthly minimum charge shall be equal to the minimum charge for the single dwelling unit as determined by the meter size serving such unit, plus \$7.00 for each additional unit.

Water bills rendered shall be immediately due and payable and may be paid without late charge up to and including the fifteenth day after the billing date when rendered and shall thereafter be subject to a ten (10%) per cent late charge.

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

No: None.

**Resolution Declared Adopted**

Motion by Commissioner Ayers as supported by Commissioner Allman to approve the resolution to adopt a resolution approving the wastewater rate schedule to become effective with all wastewater bills mailed after July 1, 2017:

**Minimum Charge: (Monthly)**

Meter size:

< 1inch	\$	22.78
1 inch		38.71
1.25 inches		56.92
1.5 inches		79.69
2 inches		152.55
3 inches		341.53
4 inches		614.76
6 inches		1,366.12
8 inches		2,504.56

Consumption Charge:

(Price per 1,000 gallons) \$ 3.50

Minimum Charges for Multiple User. When any premises containing three or more dwelling units defined as a self-contained unit with kitchen and bath facilities served by a single meter, the monthly minimum charge shall be equal to the minimum charge for the single dwelling unit as determined by the meter size serving such unit, plus \$15.27 for each additional unit.

Waste Water bills rendered shall be immediately due and payable and may be paid without late charge up to and including the fifteenth day after the billing date when rendered and shall thereafter be subject to a ten (10%) per cent late charge.

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

No: None.

**Resolution Declared Adopted**

Motion by Commissioner Piccolo as supported by Commissioner Ayers to adopt an increase in the solid waste rate to \$21.50 per residence from \$20.45 per residence to become effective with all solid waste bills mailed after July 1, 2017.

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

**No:** None.

**Resolution Declared Adopted**

Motion by Commissioner Piccolo as supported by Vice -Mayor Nyman to approve the transfer of ownership of a Safety Trailer from the Gratiot County Fire Chiefs Association in the amount of \$1.00 to the City of Alma.

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

**No:** None.

Motion by Commissioner Allman as supported by Commissioner Piccolo to approve the amended liquor license application for Montana Pizza Co., LLC for a Class C Liquor License at 205 & 207 E Superior St. The Michigan Liquor Control Commission is requesting Local Governmental approval of the amended application which now is under the name Montana Pizza Co., LLC instead of Bear and Frank, LLC and to include the additional space addressed at 207 E Superior.

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

**No:** None.

Motion by Commissioner Mott as supported by Commissioner Piccolo to approve a resolution of appreciation for Green Side Up for their efforts to beautify and improve the City's municipal building and Library grounds.

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

**No:** None.

Motion by Commissioner Harrington as supported by Commissioner Piccolo to receive the following reports and place them on file: April 2017 Investment report; April 2017 Alma Transportation report; April 2017 Financial Statement; ZBA minutes 5/10/2107; DDA minutes 5/15/2017 and Investigation Sub Committee Members report 5/19/2017.

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

**No:** None.

Motion by Commissioner Ayers as supported by Commissioner Piccolo to ratify the investments of City funds.

<u>Investment Date</u>	<u>Maturity Date</u>	<u>Amount</u>	<u>Days</u>	<u>Interest Rate</u>	<u>Interest \$</u>	<u>Bank</u>	<u>Type</u>
05/18/17	05/17/18	\$1,000,000.00	364	0.95%	\$9,473,797	Mercantile Bank	CDARS
05/18/17	05/17/18	\$750,000.00	364	0.95%	\$7,105.48	Mercantile Bank	CDARS
05/11/17	05/11/18	\$250,000.00	365	1.105%	\$2,750,000	Flagstar	CD

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

**No:** None.

Motion by Commissioner Ayers as supported by Commissioner Allman to approve Warrant No. 17-22 and to authorize the City Treasurer to issue checks in payment of all claims.

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

**No:** None.

Commissioner Ayers hopes we have decent weather for the Highland Festival.

Mayor Mapes wanted to second Commissioner Ayers comments. He also to knowledge that a lot of people work hard on the Highland festival to make it a success.

Mayor Mapes addressed the Public on the Subcommittee's meetings. Their first meeting was an organizational meeting with the City Attorney. The City Attorney gave his opinion on citizens involvement as members of this committee. City Charter does not allow citizens to be members of an investigation committee. The Subcommittee has met two more times and interviewed a total of fourteen different individuals.

Commissioner Piccolo spoke that the Subcommittee's role is to be a fact finding body. Results of the investigation will be presented publicly and the Commission as a whole will determine any appropriate action as a result of the fact finding. The scope of the investigation will be to investigate the process by which layoffs were implemented and to review the search process for the Director of Public Safety.

Mayor Mapes opened the floor for Public comments.

Michelle Pitts, 626 Slater asked if the hiring of the Director of Public Safety is on hold. Mayor Mapes stated that at this time there is no progress in hiring a new Director.

Motion by Commissioner Ayers as supported by Commissioner Allman to adjourn the meeting at 6:51p.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