

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

Absent: none.

Work session began at 5:30 p.m.

Interim City Manager Matt Schooley provided the following information:

GAWA Watermain Update

On August 2nd, the base course of asphalt was laid on Center St. between Philadelphia and Purdy. The top course of asphalt was installed on Center St. between Lincoln and Philadelphia on August 3rd. Work on replacing the sand sub-base and gravel surface along the West side of Ennis Road was restarted. This was a request from the Gratiot County Road Commission. The water transmission main has been installed along the east side of Ennis. Ron expects the work on Ennis to be substantially complete by next week. The exception is the very north end of the road where the pipe has to be bored under Honeyoey Creek.

The plan to cut across Superior St. was modified to allow us to not open cut across the road, but to bore the water transmission under the road. This change did cause a delay in the project because of revisions to the MDEQ permit. Work on this section of the pipeline should start sometime during the week of August 7th.

Next week the installation of the pipeline along Superior should also start. Most of the work will take place to the north of the street itself in the sidewalk and grass area along the road. It will though affect traffic during construction hours. Traffic will be shifted in the area of the construction into the south part of the street. Two-way traffic will still be maintained. This work should be finished around Labor Day.

Donation of Lot at 315 East Superior to DDA

Paul Ross, the owner of the lot at 315 E. Superior St. approached the DDA to see if they had any interest in the lot. He had attempted to auction the land with no success. He asked if he could donate the lot to the DDA. The DDA voted on unanimously on August 1st to accept the land. DDA minutes were included in Commissioner packets. Aeric has also spoke with Keep Alma Beautiful about the project. The paperwork has been forwarded to finalize and the parcel will be in the DDA's hands prior to the KBA's Fall Cleanup Day. This makes this property much more flexible in the future.

MEDC Funding-Downtown Apartments

Bruce Johnston from Revitalize LLC gave a presentation to a group of property owners in July about the funding opportunities from the Michigan Economic Development Corporation. The goal of the program is to take historical commercial buildings and find commercial use for the first floor, and provide living spaces on second and third floors, generating revenue for the entire building.

Interest was high by the group of property owners and a walk through of properties has been scheduled for August 17th to give the owners a basic understanding of what is needed and estimated costs.

Alma Brewing Company Outdoor Seating

Alma Brewing Company has submitted a proposal for outdoor seating to coincide with the expansion of their business from 208 E. Superior into 210 E. Superior. With these two storefronts there is now enough area for outdoor service. As a part of the outdoor area the owner would like to provide food and alcohol. Under the current policy this is not allowed based on Michigan Liquor Control Commission's permitting process. ABC is working with the State to expand their current license to allow for the outdoor service.

We have been provided a site plan for the area which will include a fence around the seating area, as required by the Liquor Control Commission. Zoning and Public Services staff have reviewed the site plan and believe it to be

workable. The owner is seeking approval for use of the sidewalk as proposed and permission to serve alcohol within the fenced in area, as approved by the Liquor Control Commission. Staff is supportive of the plan and will work with ABC on final details including dates of set up and tear down each season once approval is obtained by the Liquor Control Commission.

Building Inspector Update

In late May, Building Inspector Larry Wymer informed local governments that he was leaving his position to take an opportunity with a local bank. Aeric met with officials from St. Louis, Ithaca, and Gratiot County in June and Mr. Dale Sherman was asked to work as the Interim Building Inspector. Sherman is retired and has been completing inspections only on Mondays, Tuesdays and Wednesdays. Tracey Cordes, Gratiot County Administrator, placed an ad for a full-time inspector that ran from June 20th until July 14th. There were no applicants. At a meeting on July 27th the communities again met to discuss the position. The consensus was to put together a RFP/RFQ and get it out to private firms to generate interest in the task of building inspections. Each community would have to figure out how they would take care of zoning and what to charge. We handle our own zoning so it is not an issue for us, but the six townships that utilize Gratiot county would have to work through their own details. Aeric furnished Tracey Cordes with a sample RFP/RFQ to make it easier to develop the document for the building inspector position. They should have a draft to review by next week. Replacing the Building Inspector is an important issue that needs to be resolved. Mr. Sherman is doing a good job, but he is ready to retire and the workload is great.

Upcoming Events

The Second Annual Party on State Street is set for Thursday August 17th from 5:30 pm -11pm. Two live bands, Giles Country and Foolish Dreams will be performing. This event was highly attended last year and has generated a lot of good community interest this year. Aeric has done a great job of working with business owners in the area to set some parameters for the evening. On August 24th, the 11th Annual US 127 Motor Tour will once again roll into downtown from 1pm - 3pm. Expectation is for nearly 300 vehicles to take part in the tour. I have seen on Facebook a community group, not associated with the tour, sending out reminders and invitations to have community members stop down and participate.

EIGHTCAP Grant – Alma Transit

EightCap Inc. approached the Alma Transit Center in September of 2016 advising they would like to assist with funding the center's Expansion Pilot program. The ATC was informed that there may be funds available to assist with the cost of the out of town service through a community grant they were submitting. The plan and its goals were sent to EightCap in September. I am pleased to inform you that EightCap has notified me that they will be able to assist the ATC in funding in the amount of \$15,000. Final reports and paperwork have been sent to EightCap and we should receive the funding within the next month. This opportunity was made possible through the connections made with Gratiot County Collaborative. EightCap CEO, Dan Peterson was the chair of the collaborative at the time and helped further the transit issues for the expansion.

Questions and brief discussion followed each topic. The August 8, 2017, City Commission work session concluded at 5:51 p.m.

ALMA CITY COMMISSION
Alma, Michigan
August 8, 2017

Mayor Mapes called the 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, and Piccolo.

Not present: none.

Mayor Mapes led the City Commission and members of the audience in a recitation of the Pledge of Allegiance.

Motion by Commissioner Harrington, seconded by Commissioner Piccolo, to approve the minutes of the July 25, 2017, regular meeting and the July 25, 2107 executive closed session as presented. Motion carried.

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

No: none.

Motion by Commissioner Mott, seconded by Commissioner Allman, to open a public hearing regarding a request from Avalon & Tahoe Manufacturing, Inc., for a PA 198 Tax Exemption Certificate. Motion carried.

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

No: none.

Casey Zehner, Greater Gratiot Development Authority, provided a brief report about the company's proposed expansion. The construction of the new 77,000 square feet building will result in retention of fifty existing jobs and will create seventy-five new jobs within two years. If their request for a tax exemption is approved by the City Commission, the application will be sent to the State Tax Commission for final approval.

Frank Nerchyl, Avalon & Tahoe Manufacturing, Inc., also spoke about the company expansion. He provided handouts showing the site plan and fence line, and a view of the truck load building. He explained that an open house was held last week for dealers, and they had record sales with 3000 boats sold. He believes the company is moving in the right direction, and the facility is looking good. They are holding tight to contractors to ensure everything is done correctly. He asked the City Commission for an exception to ordinances to allow barbed wire at the top of the new fence. Mayor Mapes agreed to refer the request to staff for review.

Les Rosan-889 Mill Street-asked if there were other alternatives to barbed wire. He expressed support for the company's expansion but is concerned about the aesthetics of barbed wire.

Tony Costanzo, city attorney, noted the public hearing is related to a request for tax exemption, not the site plan. He will review the ordinances and report back to the Commission on requirements for an exception.

Motion by Commissioner Ayers, seconded by Commissioner Piccolo, to close the public hearing at 6:12 p.m.

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

No: none.

The following preamble and resolution were offered by Commissioner Mott, and seconded by Commissioner Harrington:

Resolution Approving Application of Avalon & Tahoe Manufacturing, Inc.
Industrial Facilities Exemption Certificate for a Rehabilitation Facility

Whereas, pursuant to PA 198 of 1974, as amended, after a duly noticed public hearing held on July 24, 2012, this City Commission by resolution established an Industrial Development District; and

Whereas, Avalon & Tahoe Manufacturing, Inc. has filed an application for an Industrial Facilities Exemption Certificate with respect to building three (3) additions to the main manufacturing facility within the Industrial Development; and

Whereas, before acting on said application, the City of Alma held a hearing on August 8, 2017 at the Alma Municipal Building, 525 E. Superior St. at 6:00 p.m., at which hearing the applicant, the Assessor and a representative of the affected taxing units were given written notice and were afforded an opportunity to be heard on said application; and

Whereas, construction of the additions to the facility had not begun earlier than six (6) months before July 7, 2017, the date of acceptance of the application for the Industrial Facilities Exemption Certificate; and

Whereas, completion of the additions to the facility is calculated to and will, at the time of issuance of the certificate, have the reasonable likelihood to retain, create or prevent the loss of employment in the City of Alma, and

Whereas, the aggregate SEV of real property exempt from ad valorem taxes within the City of Alma, after granting this certificate will not exceed 5% of an amount equal to the sum of the SEV of the unit, plus the SEV of real property thus exempted.

Now, Therefore, Be It Resolved by the City of Alma City Commission That:

1. The City of Alma finds and determines that the granting of the Industrial Facilities Exemption Certificate considered together with the aggregate amount of certificates previously granted and currently in force under PA 198 of 1974, as amended and PA 225 of 1978, as amended shall not have the effect of substantially impeding the operation of the City of Alma, or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in the City of Alma.
2. The application from Avalon & Tahoe Manufacturing, Inc. for an Industrial Facilities Exemption Certificate, with respect to a rehabilitation facility on the attached described parcel of real property situated within the Industrial Development District to wit be and the same is hereby approved.
3. The Industrial Facilities Exemption Certificate, when issued, shall be and remain in force for a period of twelve years for real property after completion.

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

No: none.

Resolution Declared Adopted.

Motion by Commissioner Allman, seconded by Commissioner Harrington, to adopt a resolution authorizing Mayor Mapes to execute the PA 198 Tax Exemption Certificate Agreement on behalf of the City of Alma.

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

No: none.

Motion by Commissioner Allman, seconded by Commissioner Piccolo, to approve consent agenda requests for payment in the following amounts:

1. \$2,550.00 to Etna Supply Co. for two inch and three inch water meters to fulfill Street Opening Permit #31-17 for Alma Schools;
2. \$1,524.36 to Gale/Cengage Learning for the standing order for the latest editions/volumes of the Medical & Health Directories Set for the Alma Public Library;
3. \$4,800.00 to Scholten Fant for legal services for the month of June;
4. \$4,078.00 to Fishbeck, Thompson, Carr & Huber, Inc. for support services for water ordinance revisions through July 14, 2017.

Commissioner Harrington asked for additional information about the Scholten Fant invoice. Commissioners agreed to remove the invoice from the consent agenda. Commissioner Allman amended his motion to approve consent agenda invoices.

Motion by Commissioner Allman, seconded by Commissioner Piccolo, to approve the consent agenda requests for payment (withholding the Scholten Fant invoice for \$4,800.00) in the following amounts:

1. \$2,550.00 to Etna Supply Co. for two inch and three inch water meters to fulfill Street Opening Permit #31-17 for Alma Schools;
2. \$1,524.36 to Gale/Cengage Learning for the standing order for the latest editions/volumes of the medical & health directories set for the Alma Public Library;
3. \$4,078.00 to Fishbeck, Thompson, Carr & Huber, Inc. for support services for water ordinance revisions through July 14, 2017.

Motion carried.

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

Motion by Commissioner Ayers, seconded by Commissioner Nyman, to approve the request for purchase in the amount of \$13,830.00 for three years of Michigan Municipal Risk Management Authority distribution of excess net assets to the Alma Housing Commission. Motion carried.

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

Motion by Commissioner Allman, support by Commissioner Piccolo, to approve the request for purchase in the amount of \$2,616.00 to Lansing Community College for EMS Instruction/Coordinator training course for Alma Fire Department Firefighter, Michael Karr. Motion carried.

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

Motion by Commissioner Mott, seconded by Commissioner Ayers, to approve a resolution to permit the Alma Brewing Company to use the public sidewalk in front of 208 and 210 East Superior Street for the purpose of an outdoor seating area, and to allow the serving of food and alcohol within the fenced area, as allowed by the Michigan Health Department and the Michigan Liquor Control regulations. Motion carried.

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

Motion by Commissioner Harrington, seconded by Commissioner Piccolo, to receive the following reports and place them on file: DDA Minutes of August 1, 2017, July Building Permits Report, July Noxious Weeds Report. Motion carried.

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

Motion by Commissioner Ayers, seconded by Commissioner Piccolo, to approve a resolution appointing Matt Schooley, Interim City Manager, to the following Boards and Commissions: Alma Housing Commission, Planning Commission, Gratiot Community Airport Authority, Rural Urban Fire Board, Gratiot Area Water Authority, and the Gratiot Area Solid Waste Authority. Motion carried.

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

Motion by Commissioner Harrington, seconded by Commissioner Ayers, to approve a resolution appointing Greg Mapes as the City’s voting delegate to the annual business meeting of the Michigan Municipal League at the annual convention on Wednesday, September 13, 2017. Motion carried.

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

Motion by Commissioner Allman, seconded by Commissioner Ayers, to approve Warrant 18-02 and to authorize the City Treasurer to issue checks in payment of all claims. Motion carried.

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

Commissioners comments:

Commissioner Ayers welcomed new Interim City Manager, Matt Schooley.
Commissioner Mott commented there are lots of exciting things happening in Alma.
Tony Costanzo, city attorney, expressed appreciation for the Avalon & Tahoe expansion and the creation of new jobs in Alma.
Commissioner Allman noted there is also another boat company in Gratiot County enjoying the boom in the industry, and he doesn’t know what is driving the changes, but believes it to be very good for Gratiot County.
Mayor Mapes echoed others comments regarding Avalon & Tahoe and offered thanks to Greater Gratiot and to Matt Schooley.

Public comment:

Les Rosan-889 Mill Street-expressed his concerns about conditions in several of the parks in Alma, including overgrown vegetation, restrooms in need of repair, and missing guard rails. He provided handouts that included photos. He asked if the new management could consider making improvements. Mayor Mapes asked if he would be willing to serve on the Parks Committee, and Rosan agreed, provided his absence during the winter would not be a hindrance to the Committee. Mayor Mapes thanked him for his input and referred the matter to staff.

Michelle Pitts-626 Slater Street-spoke to the Commission about the “Pittsie Plan”. She has been seeking volunteers to help with promotion of the City of Alma and has several volunteers lined up for the Party on State Street and the Old US 27 Motor Tour Stop. She is also working on a jazz concert in Wright Park on September 10th with proceeds to go to the Rebuild Wright Park Fund. Her plan is to promote positivity and pride in the City of Alma.

Les Rosan-889 Mill Street-told the Commission he knew of no other city parks with portable restrooms. He urged Ms. Pitts to consider that while she is planning the event in Wright Park.

Motion by Commissioner Piccolo, seconded by Commissioner Allman, to adjourn the regular meeting at 6:50 p.m. Motion carried.

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

Gregory S. Mapes, Mayor

Sara Youngs, Deputy City Clerk