

Alma, Michigan
December 12, 2017

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

Absent: None.

Work Session began at 5:30 p.m.

Interim City Manager Schooley informed the Commissioners of the following items:

PROPOSED LEAD AND COPPER RULE REQUIREMENTS -DEQ

The Michigan Department of Environmental Quality (MDEQ) hosted a public information session regarding proposed changes to the State Lead and Copper Rule (LCR) on November 29th. The Michigan LCR Stakeholder Workgroup is assisting MDEQ with recommendations to address modifications to the Administrative Rules promulgated pursuant to Michigan's Safe Drinking Water Act. The LCR Stakeholder Workgroup has provided recommended changes to rules relating to lead and copper in public water supplies in Michigan. He attached a copy of the draft changes discussed at the meeting. Since Flint, the State and MDEQ have decided that major changes need to be implemented to the LCR rules to better address lead in the water system. The rule is being changed from a corrosion treatment rule to a health rule. Where originally the rule was to monitor pipe corrosion due to water chemistry and require corrosion treatment to eliminate the corrosive effects, the State now is looking at this rule as a health issue thereby requiring all water supplies to remove lead from their water systems entirely. The State is also requiring the suppliers to fund these replacements, even when they occur within the private portion of the water service lines. The Public hearing for the LCR rule changes will be January 30th in Lansing.

LOCAL COMMUNITY STABILIZATION ACT

The City received \$57,000 from the Local Community Stabilization Act in late November. The distributions are based on a number of factors, including the type of municipality, whether it provides essential services, and the amount of revenue lost due to property tax exemptions for industrial and commercial personal property. This revenue had not been anticipated.

HOUSE AND SENATE PASS SCALED DOWN RETIREMENT BILLS

The House and Senate overwhelmingly passed legislation early Thursday morning requiring additional reporting from local governments on their funding of retirement benefit systems in an effort to curb unfunded liabilities. The bills are a scaled-back version of a plan pushed this week by Governor Snyder that would have allowed for more state intervention in underfunded communities. That plan would have included a financial management team - similar to an emergency manager - with broad powers to make changes to local government budgets if they could not fund their retirement systems adequately. Instead, the legislature turned to simply codifying the Responsible Retirement Reform for Local Government Task Force released during the summer. The report called for additional reporting and transparency for local governments so the state understands the size and scope of the problem.

Under the bills, local governments would be required to submit annually reports on their retirement systems. The state treasurer would also be able to label a local government's system as underfunded and then have the ability to review the retirement systems and discuss changes that need to be implemented. A three-member municipal stability board would be made up of residents representing state officials, local officials and employees and retirees. The board would set best practices for underfunded local governments and review corrective action plans for underfunded communities.

PROPOSED CREATION OF REVENUE SHARING TRUST FUND

On the heels of the retirement bills that passed on Thursday of last week, State Rep. Rob VerHeulen of Walker proposed legislation creating the Revenue Sharing Trust Fund, which will help rebuild lost revenue sharing

communities have experienced over the last 15 years. VerHeulen's bill lays the framework for a plan using money generated through Michigan's sales tax to create additional revenue sharing funds

The bill would do 3 main things:

1. Creates separate city, village, township (CVT), and county Revenue Sharing Trust funds to protect against future revenue sharing reductions. These trust funds would receive dollars earmarked directly from Michigan's sales tax to provide the funding for statutory revenue sharing for CVTs based upon the current budget appropriation amount (approx. \$248 million for CVTs).
2. Provides an initial attempt at increasing revenue sharing by growing the current statutory appropriation by \$100 million over the next 20 years from the sales tax. The bills would divide these new funds (\$5 million/year) equally between counties, cities, villages, and townships.
3. Secures future Personal Property Tax (PPT) reimbursement revenue that is available above what is needed for 100% reimbursement, as an additional down payment on revenue sharing restoration.

The bills could be considered in the full House by the end of the year.

PIG OUT FUNDRAISER: AN OVERWHELMING SUCCESS

On Saturday December 8th the Alma Police and Fire Departments along with the Alma Elks Lodge hosted a fundraiser for the Rebuilding Alma's Dream park Committee. Local businesses and individuals donated items and services for both a silent and live auction. We all believe in our community and know that they contribute when asked to help out a worthy cause, but the support was overwhelming. The evening raised over \$10,400 for the park. Thanks so much to the City of Alma employees who worked hard to put on such a wonderful event and thanks to the community who once again showed how much they care about this city and its future.

ALMA COLLEGE TAKES POSSESSION OF OPERA HOUSE

Alma College takes ownership of the Wright Opera Block development in downtown Alma under the terms of a four-way agreement reached with the original developer, local contractors and a finance organization. In reviving the stalled development project: Alma College will receive ownership of the property; The college will pay local contractors, with a secured interest, 100 percent of amounts claimed for work previously performed on the property; The college will settle the debt owed to the finance organization by the developer and All lawsuits involved in the stalled redevelopment on the property will be dismissed.

In September, the Alma Opera Block LLC — a corporation formed and 100 percent owned by Alma College — was awarded a \$1.5 million grant from the Michigan Economic Development Corporation in support of the Wright Opera Block redevelopment. The performance-based grant doesn't pay until the project on the property is completed.

Next steps for the college are to preserve and stabilize the Opera House renovations achieved to date. Construction will resume after Alma College determines a financial path to complete the project.

"The redevelopment of the Opera House block is a transformative project for the downtown," says Aeric Ripley, director of the Alma Downtown Development Authority. "Once completed, it will spur on additional downtown development."

"Through this entire process, the college and community have shared a vision for a revitalized Opera House as the centerpiece of the downtown district," says James Wheeler, president of Greater Gratiot Development. "They are to be commended for a never-wavering commitment to this project."

EMPLOYEE DEVELOPMENT TEAM UPDATE

Meetings continue with the Employee Development Team. Last week we began setting the values that our employees identified as important. Our end goal in this part of the process is to establish an Employee Value Statement that is to be used to form the bedrock for the expectations for our employees here at the City of Alma. The team identified the following values they believe are needed to set the base: Integrity, Respect, Teamwork, Pride, and Honesty. It was interesting to see that the identified values from the last meeting really centered on the individual and how they need to treat the community and one another. At our next meeting, we will begin to set those values in a statement that will ultimately become a guide for all employees.

FY2019 BUDGET PROCESS BEGINS

Earlier this past week Cynthia and Matt held a meeting with Department Heads and Superintendents to detail the specifics for the upcoming FY2019 Budget cycle. Cynthia laid out the Chart of Accounts that will be used and explained the budget amendment process. Everyone was asked to begin working on the operations expense portion of their department budget which will be due to Cynthia the first week of January. We also discussed some changes to the goal setting session for January 18th (tentative). He has asked each department to begin to formulate their goals for presentation for the upcoming year. We are looking to implement performance based goals for FY2019 by department. As the audit comes to a close – almost there – and revenues can be better projected, we will then need to make a decision on the proposed Special Assessment.

BS&A DEMONSTRATION AND PROPOSAL

On December 6th we hosted a representative from BS&A Municipal Software. As reported last meeting, we are looking at different options for our municipal software. BS&A will be coming to the City on December 13th to give us a demonstration on all of their different reporting options. He has requested a quote from BS&A for the cost of conversion and annual fees.

REMINDER – CITY COMMISSION MEETING CHANGE DATE

Just a reminder that due to the upcoming holidays the December 26th City Commission Meeting has been moved to Thursday December 21st at 6:00 pm. City offices will be closed December 25th and 26th

The December 12, 2017, City Commission work session concluded at 5:53 p.m.

**Alma, Michigan
December 12, 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 to the Flag.

Motion by Commissioner Allman as supported by Commissioner Piccolo to approve the minutes of the November 28, 2017 regular meeting.

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

No: None.

Mayor Mapes asked the City Commission if any item within the Consent Agenda should be removed for individual discussion and vote. Commissioner Allman requested that Item 2 on the Consent Agenda, request for payment in the amount of \$73,576.93 to GameTime c/o Sinclair Recreation be pulled for further discussion before vote.

Motion by Commissioner Harrington as supported by Commissioner Mott to approve the remaining items on the consent agenda for payment in the following amounts of \$5,500.00 to the Michigan Department of Environmental Quality for the 2018 NPDES Discharge permit fee and \$2,594.76 to White Pine Library Cooperative for the Alma Public Library’s annual membership renewal.

Yes: Allman, Ayers, Harrington, Mapes, Mott, Nyman & Piccolo.
No: None.

Mayor Mapes wanted to express his and the Commission’s thanks to the City of Alma employees who worked hard to put on such a wonderful event “The Pig Out” at the Alma Elks on Saturday. He further offered their thanks to the community who so generously made donations to the Rebuild Wright Dream Park. Commissioner Allman wished for a separate vote be taken to give this project recognition.

Motion by Commissioner Allman as supported by Commissioner Piccolo to approve the request for payment in the amount of \$73,576.93 to GameTime c/o Sinclair Recreation for the purchase of 3 play structures for Wright Park using the funds on deposit from the Rebuild Wright Dream Park Fund.

Yes: Allman, Ayers, Harrington, Mapes, Mott, Nyman & Piccolo.
No: None.

Motion by Commissioner Piccolo as supported by Commissioner Allman to approve the request for purchase in the amount of \$2,199.60 to Boland Best One Tire of Breckenridge for replacement tires for 3 pickup trucks in the city fleet.

Commissioner Harrington questioned the City’s local purchasing policy. She asked if it was applied to the bids received? City Clerk Letourneau responded that the Policy is given to all Gratiot County bidders not just City of Alma bidders. It was suggested that the Local Purchasing Policy have an additional tier to give City of Alma bidders an additional chance to win the bid.

Yes: Allman, Ayers, Harrington, Mapes, Nyman & Piccolo.
No: Mott

Motion by Commissioner Ayers as supported by Commissioner Mott to receive the bids for the CIP 2018 Sewer Inspection Services and to award the bid to Northern A-1 Services of Kalkaska. The following bids were received on December 6, 2017:

| <u>Bidder</u> | <u>Amount</u> |
|---|---------------------------|
| <i>Northern A-1 Services, Kalkaska</i> | <i>\$1,575.00*</i> |
| Foco, Inc. dba Dependable Sewer, Bay City | \$3,132.50 |
| Greenscape, Lake | \$3,500.00 |
| Ryan’s Modern Sewer Cleaning, Grand Rapids | \$4,375.00 |

****Recommended bidder***

Mayor Mapes questioned on why the low bidder was more than half lower than the high bid. Assistant Public Services Director, David Ringle spoke that this company had done this sewer inspection for the City’s last CIP Project and worked well. He did check with the bidder to ask if this was the correct bid and the bidder agreed with the bid.

Mr. Ringle thought that the other bidders may not have the time or man power right now to do the work so that is why their bids were so high. Northern A-1 can start work now.

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

No: None.

Motion by Commissioner Harrington as supported by Commissioner Piccolo to approve the resolution authorizing Mayor Mapes to execute the 2017 Application for Certification for the Community of Alma be certified as a Tree City USA , having achieved the standards set forth by the Arbor Day Foundation.

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

No: None.

Motion by Commissioner Harrington as supported by Commissioner Allman to approve a resolution approving the Job Description and the Job Advertisement for the City Manager position.

Commissioner Piccolo stated that the subcommittee established to develop the City Manager Search and Selection will now become the Screening Committee for the applicants for the City Manager position. Once candidates have been selected by the Committee, the Commission as a whole will meet in executive closed session to review the candidates. This needs to be done to protect the confidentiality of the candidates.

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

No: None.

Motion by Commissioner Mott as supported by Commissioner Piccolo to approve a resolution to introduce Ordinance #794 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. The premises hereinafter described, currently zoned as R-3, Multi-Family Residential, is recommended by the Alma Planning Commission to be rezoned to BMR, Business Multi-Family Residential.

Aeric Ripley reported that the Property Owner requested the Planning Commission to change the zoning in order for the sale of the property to accommodate a new Orthodontist Office and Child Care Center. Property is bounded on the north by Panther Parkway on the West by Pine Avenue and on the South and East by Alma Public Schools.

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

No: None.

Motion by Commissioner Harrington as supported by Commissioner Ayers to receive the following reports and place them on file: Code Enforcement November 2017 report; Alma Planning Commission meeting minutes for November 6, 2017 and the City of Alma, City Manager Search and Selection Timeline report of December 4, 2017.

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

No: None.

Motion by Vice-Mayor Nyman as supported by Commissioner Piccolo to approve Warrant No. 18-10 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 Harrington and the Commission wanted to congratulate the Rebuild the Dream Park Committee for their fantastic job raising funds. It is amazing and keep up the good work.

Commissioner Mott wanted to express his appreciation for all the hard work that was done to get the “Come Home to Alma Celebration” off and running. He was amazed with the support of the Community for the event.

Commissioner Allman wanted to remind all that there will be one more weekend for the Gratiot County Players production of the radio version of It’s a Wonderful Life.

City Attorney Constanzo wanted to say that he sees that things are really looking up for Alma.

Interim City Manager Schooley echoed Commissioner Mott’s remarks. It is amazing that this celebration is in its 17th year. He wanted to thank videographer, Lynne Ludy for providing him with a contact person and information for the replacement video system.

Mayor Mapes is hoping that a public address system will be part of the new video system. He also wanted to thank the Chamber of Commerce for their hard work. He enjoyed the Parade.

Mayor Mapes opened the floor for Public comment.

Tim Lambrecht, 1026 Pineview Ct. and County Commissioner for Alma addressed the Commission on the County’s Purchasing policy, they have an added criteria that the bidder needs to be “qualified” in order to get the contract. He wanted the Citizens of Alma to know that the County is being sued. This is for foreclosure action taken by the Treasurer. It was filed in Federal Court but he feels because this was the wrong venue to file that the suit may be dismissed. The County has processed wage raises for elected officials when it was found out that the County Prosecutor and the Gratiot County Sheriff were not being compensated correctly. The new administration is making productive changes. One is the electronic payments for reimbursements. Mayor Mapes asked Commissioner Lambrecht about the effort for a Septic Ordinance for the County. Mr. Lambrecht reported that Gratiot County is part of three county health departments and all three counties will have to come to terms with an ordinance. There is no State legislation on stopping or regulating contaminations into the water sheds. Mayor Mapes asked Commissioner Lambrecht to speak to his fellow Commissioners to push for a septic ordinance. Tim Lambrecht also wanted to comment of all the good things happening in our Community. He worked on the Alma Planning Commission a few years back and knows that rental housing is in short supply. Development of new housing is costly but where people live is how prosperous their towns can be. We need affordable housing.

Laurie Wilson, 839 W Superior wanted to address her continued concern over safety for pedestrians and bicyclists. She wants cars to be more careful. She said she heard that the Conservation Park building would be torn down. She would not like to see that happen.

Mayor Mapes stated that everyone needs to be responsible for safety. He feels that everyone is conscious of safety.

Clara Pitts, 1005 Fairview also added that she likes how the City is running. The attitude is a lot better. The Community is coming together.

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

Motion by Commissioner Piccolo as supported by Commissioner Allman to adjourn the regular meeting at 6:59 p.m.

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

No: None.

Gregory S. Mapes, Mayor

Sheila Letourneau, City Clerk