

Alma, Michigan
April 24, 2018

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

Absent: None.

Work session of Alma City Commission began at 5:30 p.m with a FY 2019 Budget Review.

City Manager Schooley informed the Commissioners of the following items for Budget review and discussion.

The General Fund Functions we will be discussing are:

- Legislative Function (City Commission)
- Chief Executive Function (City Manager)
- Financial and Tax Administration Function (City Clerk, Treasurer, Assessor)
- General Government Function (Elections, Municipal Building and Grounds)
- Public Safety Function (Police, Fire, Inspection Services)
- Community and Economic Development (Zoning, Economic Development)
- Recreation and Culture Function (Parks and Recreation, Library, DDA)

City Manager Schooley opened the meeting reminding the City Commissioners that setting the parameters for the General Fund Balance is a priority. We need to be focused on creating a Governmental Fund Balance Policy.

Discussion followed on each of the Functions of the General Fund. Staff was available to answer questions regarding specific areas.

The FY2019 Budget is balanced at \$3,994,905.00 in total Revenue and Expenditures. The estimated General Fund Balance is at \$3,303,901.00.

Mayor Mapes likes the budget it is more transparent. It will be a challenge to make it work. He appreciates the hard work in developing this budget.

Manager Schooley stated that Quarterly Budget meetings are planned for staff.

Commissioner Ayers suggested a three-tier process for determining the parameters for the General Fund Balance Policy: 180 days-contingencies, 20 days-grant matches and 200+ days-one time projects.

The April 24, 2018 Budget Review work session at 5:55 p.m.

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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 Piccolo as supported by Commissioner Allman to approve the minutes of the April 10, 2018 regular meeting and the April 17, 2018 Budget Review Session.

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

No: None.

Motion by Vice-Mayor Harrington as supported by Commissioner Ayers to set a Public Hearing for May 8, 2018 at 6:05 p.m. to discuss the Draft Medical Marihuana Facilities Ordinance.

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

No: None.

Motion by Commissioner Ayers as supported by Commissioner Piccolo to approve the following items on the Consent Agenda for payment: \$99,682.50 to US Bank for principle and interest due on Capital Improvement Bond Series 2011, Special Assessment Bond 2006 and General Obligation Bond 2006 and \$3,500.00 to PC Trans for Dial-A-Ride’s annual software rental from April 1, 2018 through March 31, 2019.

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

No: None.

Motion by Commissioner Mott as supported by Commissioner Allman to approve the revised request for purchase to Bader & Sons for 3 John Deere tractors with mower decks from \$7,500.00 to \$15,600.00. City will be keeping two tractors with mower decks for use at the Water and Wastewater Treatment Plants.

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

No: None.

Motion by Commissioner Mott as supported by Commissioner Allman to receive and award the bid for the SAW Grant Sanitary Sewer Video Inspection. The following bids were received on March 27, 2018.

<u>Bidder</u>	<u>Amount</u>
<i>RedZone Robotics Inc., Pittsburgh, PA</i>	<i>\$240,732.68**</i>
Greenscape General Contracting, Lake, MI	\$129,821.80
Advanced Rehabilitation Technology, Bryan, OH	\$210,604.10
Advanced Underground Inspection, Westland, MI	\$216,278.10
Monchilov Excavating Inc.	\$237,123.10
Taplin Group, LLC	\$264,578.72

Project Engineer does not recommend low bidders, as they do not meet bid requirements or had insufficient data collection equipment.

**** Recommended bidder**

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

No: None.

The following preamble and amended resolution was offered by Commissioner Ayers seconded by Commissioner Piccolo:

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, pursuant to PA 146 of 2000, after a duly noticed public hearing held on November 9, 2004, the City Commission by resolution established the Alma Renaissance Obsolete Property Rehabilitation District, as requested by Alma Renaissance LLC and said district has been deemed an obsolete property according to PA 146 of 2000; and

WHEREAS, the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and is situated within an Obsolete Property Rehabilitation District established in the City of Alma under Public Act 146 of 2000 to establish such a district; and

WHEREAS, Gemini Capital Management, LLC has filed an application for an Obsolete Property Rehabilitation Certificate with respect to the rehabilitation of facilities located in the Alma Renaissance LLC Obsolete Property Rehabilitation District; and

WHEREAS, before acting on said application the City Commission held a public hearing on March 27, 2018 at 6:00 p.m. at the City Commission Chambers, 525 E. Superior Street, at which hearing the applicant, the Assessor and a representative of the affected taxing units, having been given written notice, were afforded an opportunity to be heard on said application; and

WHEREAS, the property located at 210 East Superior Street Alma, Michigan is found to be obsolete property for the following reasons:

- a) It is functionally obsolete for the reasons that the mechanical systems and barrier free access are inadequate for the highest and best use of the property.
- b) The second story floor plan is inappropriate for the highest and best use of the property. The second story interior portion of the building will undergo extensive renovation to accommodate three new apartments.

WHEREAS, the rehabilitation of the facility had not occurred before the establishment of the Alma Renaissance LLC Obsolete Property Rehabilitation District on November 9, 2004; and

WHEREAS, the aggregate taxable value of real and personal property exempt from ad valorem taxes within the City of Alma, after granting this certificate, will exceed 5% of an amount equal to the sum of the taxable value of the unit, plus the taxable value of personal and real property thus exempted; and

WHEREAS, said applicant Gemini Capital Management, LLC is not delinquent in any taxes related to the facility; and

WHEREAS, the City of Alma has been supplied with the following: a general description of the obsolete facility; a description of the proposed use; a work-plan for the rehabilitation; a list of the fixed building equipment that will be a part of the rehabilitated facility; a time schedule for the rehabilitation; and a statement of the economic advantages of the rehabilitation of the facility; and

WHEREAS, the scope of rehabilitation as stated in the above documents includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation; and

WHEREAS, upon completion of said rehabilitation there is a reasonable likelihood that one of the following will: increase commercial activity, create employment, retain employment, prevent loss of employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated; and

WHEREAS, this Obsolete Property Rehabilitation Certificate shall not exceed twelve (12) years.

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

1. The City Commission finds and determines that the granting of the Obsolete Property Rehabilitation Certificate considered together with the aggregate amount of certificates previously granted and currently in force under Act No. 198 of the Public Acts of 1974 and Act No. 146 of 2000 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 of Gemini Capital Management, LLC for an Obsolete Property Rehabilitation Certificate with respect to the rehabilitation of facilities located on the following described parcel of real property situated within the Alma Renaissance LLC Obsolete Property Rehabilitation District at 210 E. Superior Street, Alma, Michigan, to wit:

Lots 25, 26, 27 and 28 and the East 2.35 ft of lot 29, except the South 40 feet of the East 2.35 feet of lot 29, Block 23, of the map of Alma, City of Alma Gratiot County, Michigan

Be and the same is hereby approved.

3. The Obsolete Property Rehabilitation Certificate when issued shall be and remain in force and effect for a period of twelve (12) years after completion. The rehabilitation project shall be completed by November 2018

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

NO: None.

RESOLUTION DECLARED ADOPTED

Motion by Vice-Mayor Harrington as supported by Commissioner Allman to adopt a resolution authorizing the execution of MDOT Grant Number 18-5029 for the Lincoln Avenue Reconstruction Project and to authorize Mayor Mapes and City Clerk Letourneau to execute the agreement on behalf of the City of Alma.

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

No: None.

Motion by Vice-Mayor Harrington as supported by Commissioner Piccolo to reappoint Michelle Pitts, James Wheeler and Ryan Pellerito to the Alma Planning Commission fo a three-year term ending May 1, 2021.

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

No: None.

Motion by Commissioner Allman as supported by Commissioner Piccolo to reappoint Nina Guerrero, David Justin and Don Ayers to the Zoning Board of Appeals for a three-year term ending May 1, 2021.

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

No: None.

Motion by Commissioner Allman as supported by Commissioner Nyman to approve Warrant No. 18-19 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 Piccolo hopes that everyone is enjoying the good weather, finally.

Commissioner Ayers was excited over the number of citizens who submitted nominating petitions for the upcoming City Commission seats. It has been a long time since others beside the incumbents have had their names placed on the ballot.

Commissioner Mott wanted to express our condolences to the Jim Gilkin's family. Jim was a long-time employee of the City and a firefighter. He passed away last week.

City Attorney Costanzo was downtown on Friday and it was really something to see that all the restaurants were packed. It was a great time by all, there are good times coming.

City Manager Schooley introduced the new Transportation Director, Brett Baublitz to the Commission.

City Clerk Letourneau wanted to thank Sara Youngs and Amy Huntoon for stepping up to preform many of the Clerk's duties as Deputy Clerks while she was on vacation. They did an excellent job.

Mayor Mapes echoed the remarks on how consistently more people are participating in the Community. Enjoying the Downtown, with many more nice nights to come.

Mayor Mapes opened the floor for Public comments.

Rick Outman, former State Representative addressed the Commission. He was termed out of the office of State Representative and has been working on behalf of Senator Emmons. He has resigned this position to now run for the State Senate position that Senator Emmons will be termed out from. He wants to continue working in the Legislature to accomplish the things that he could not complete during his term as a Representative. He hopes to have our support.

Mayor Mapes wanted to congratulate JC Penney's on their hundredth anniversary of operation in the City of Alma. On Saturday they held a great celebration. Very pleased to have them in the Community.

Les Rosan has returned after 4 months and is pleased with how the Community is progressing. Homes in his area that were for sale when he left are now sold. He has also been Downtown and has seen positivity, generally people enjoying what is being offered in the Downtown.

Motion by Commissioner Allman as supported by Commissioner Piccolo to adjourn the meeting at 6:30 p.m.

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

No: None.

Gregory S. Mapes, Mayor

Sheila Letourneau, City Clerk