

Present: Allman, Ayers, Harrington, Mapes, Mott, Nyman & Piccolo.
Absent: None.

Work session and budget review of the Alma City Commission began at 5:30 p.m.

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

MEDICAL MARIHUANA ORDINANCE INFORMATION

I wanted to once again pass along up-to-date information on the Draft Medical Marihuana Ordinance for you to analyze prior to Tuesday's meeting. The ordinance currently sits in draft form and has been noticed for public hearing on Tuesday May 8th during the commission meeting. The draft ordinance is located on the city website. Attached are copies of the City of Alma Zoning Maps and a Map indicating the areas marihuana operations would not be permitted.

The following items were changed from the original draft ordinance after feedback from the Commission at the March 27, 2018 meeting:

- Limiting the number of dispensaries/provisioning centers to a total of 3 (had been 5)
- Limiting the number of growing facilities to a total of 2 (had been no limit)
- Limiting the number of processing facilities to a total of 2 (had been no limit)
- Limiting the number of secure transporters to a total of 2 (had been no limit)
- Limiting the number of safety compliance facilities to a total of 2 (had been no limit)
- Removed from the ordinance the language "Exceptions may be made to encourage use of abandoned/unoccupied big box stores or similar buildings if an exemption request is filed and approved by the City of Alma"
- Changed language on odor control. All facility odors may not permeate beyond the property line. If odors are detected beyond the property line of the facility, the facility must mitigate the odors immediately, or the facility must be shut down.
- All facility setbacks will be 300' from any R-1, single family residential zoning district, city park, or K-12 school
- A MMF permit will not be issued by the City of Alma until the petitioner also holds a valid current State of Michigan Operating license, and a copy of the valid current State license and all backup materials provided to the State of Michigan has been provided to the Application Coordinator for the City of Alma.

The Commission has a number of options at their disposal in regard to the draft ordinance:

- The Commission may approve the draft ordinance as it is written. This would opt the City into regulated medical marihuana facilities.
- The Commission may recommend changes to the ordinance based on comments from the public. This would require another public hearing, since the ordinance is being altered from the publicly distributed draft.
- The Commission may recommend the City remain silent on opting in into medical marihuana facilities
- The Commission may opt out of medical marihuana facilities.
 - in either case, remaining silent or opting out, that would mean medical marihuana facilities would not be permitted in the City of Alma.

RECREATIONAL MARIHUANA NOVEMBER BALLOT

The Michigan Board of Canvassers approved a petition last week to place an initiative on the state's

November ballot that would legalize marijuana possession and consumption for all adults 21 and over. A viable option for the commission to consider is remaining silent on the medical marijuana issue pending the outcome of the November Election. There is strong sentiment for this topic, both for and against marijuana itself, which I believe is still the main issue. After the November election the Commission will have data specifically from Alma city residents making it clear their intentions on marijuana within our city.

ORDINANCE AMENDMENTS

The following ordinance amendments are attached for you information. We will bring these before the commission at the May 22nd meeting for introduction:

Civil Infraction Notice by Cert Mail - Allow the staff to send a Citation (to appear in court) by either certified mail return receipt requested, or by parcel service with delivery receipt, both are restricted to the alleged violator.

Service by First Class regular mail – Allow the staff to serve a Civil Infraction Notice (violation ticket) by First Class Regular Mail.

Collection by City – Will allow the homeowner to place refuse, excluding yard waste, if placed in approved containers or bundles after 12:00 Noon of the day proceeding the day scheduled for collection.

Will allow the homeowner to place yard waste in approved containers and/or bundles any time prior to the scheduled weekly refuse collection from the first Monday of April through the fourth Monday of October.

Also, the city needs to adopt the newest versions of the International Fire Code 2018, and the International Property Maintenance Code 2015. This should happen each time a new version comes out, so this is a house keeping item.

HIGHLAND FESTIVAL KILT MEASUREMENTS AND LUNCHEON

As the Highland Festival approaches it is time to take stock and make sure we are looking good. If for some reason any of the Commissioners feel their size may have changed since last year, please contact Sheila so she can make an appointment for kilt measurements. Also, a reminder of the luncheon in the Heather Room after the parade on May 26th. Please let Sheila know your intentions so she can get an accurate count.

HOUSING COMMISSION ONCE AGAIN SCORES HIGH

The Alma Housing Commission once again scored as a High Performer (98/100) on the US Department of Housing and Urban Development Public Housing Assessment System (PHAS) Report for the fiscal year ending December 31, 2017. Congratulations to Eric Schalm and his staff this year.

BUDGET REVIEW DISCUSSION

Budget discussion for the May 8th work session will focus on the following:

- Enterprise Funds

Enterprise funds are funds that the City manages. These funds support themselves.

State Street Plaza-will be replacing the boiler and the south building will be tuck pointed.

Transit-has shown a need in the Community for the expansion project to provide service rides to individuals for medical services. Mental Health is one of the services with a great need. Another possibility is to provide service to the Gratiot County Court System. But in order to keep this project going additional funding needs to be obtained.

Water Utility-this budget item is only for distribution of portable water to Alma citizens. There are no major changes for this budget.

Gratiot Area Water Authority has its own operational budget to maintain. Mayor Mapes would like to this budget brought to the Commission as a report to review.

Wastewater Utility-has a \$400,000.00 bond principle payment due FY2019. Hannah and Lincoln sewer mains will be replaced. Chlorine gas is still being used at the plant. UV processing is being reviewed as the new and safer way to treat wastewater.

Refuse Collection-is running at a loss since 2016. Internal services fees for yard waste and leaf pickup are the costliest for this budget item. Cutting costs by how and when these are picked up will be an adjustment to the Community. We will be exploring these options.

We will have one more opportunity next week to finalize the FY2019 budget before it is brought to the Commission for approval at the May 22, 2018 meeting.

The May 8, 2018 work session concluded at 5:58 p.m.

**Alma, Michigan
May 8, 2018**

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 April 24, 2018 regular meeting and the May 1, 2018 Budget Review Session.

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

No: None.

Motion by Commissioner Ayers as supported by Commissioner Piccolo to set a Public Hearing for June 12, 2018 at 6:00 p.m. to review a Special Assessment Roll for unpaid charges for noxious weed cutting, sidewalk replacement and utility billing charges for 2017.

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

No: None.

Held a Public Hearing to review the Proposed FY 2019 Annual City Budget and related property tax millage rates.

The Proposed FY 2019 Annual City Budget was presented to the City Commission on April 10, 2018. Pursuant to Section 6.3 of the Alma City Charter, the City Commission is required to hold a public hearing to provide interested individuals an opportunity to provide input in the review process. The Proposed FY 2019 Budget was developed with the assumption of the following property tax millage rates being levied in the upcoming year: General Fund millage of 14.406; a Transportation millage of .9604; a Voted Street millage of 2.500; Voted Library millage of 1.5; Library millage of .5 and a DDA millage within the district of 1.9716.

Manager Schooley explained that FY 2019 budget will be status quo, no changes in the Millage rates.

Mayor Mapes opened the floor for Public comment.

Being no Public comment, Mayor Mapes asked for a motion to close the Public Hearing.

Motion by Commissioner Piccolo as supported by Vice-Mayor Harrington to close the Public Hearing at 6:05 p.m.

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

No: None.

Held a Public Hearing to discuss the Draft Medical Marihuana Facilities Ordinance. Aeric Ripley, Assistant City Manager/DDA Director gave an overview of the process and timeline in developing these Ordinances. City Commission and staff felt there was some positive merits in developing these Ordinances, one being getting it out of the residential areas and to be able to inspect the areas where Marihuana is grown. This is not possible now with the current Act unless it is known that a criminal act may be happening. Currently there are 174 Care Givers registered in the County and 972 patients with Medical Marihuana cards. The Planning Commission started in September 2017 to work on the Marihuana Ordinance. Several meetings and much research was obtained to develop the first draft in November 2017. On March 12, 2018 the Planning Commission held a Public Hearing and the issue was tabled to obtain more feedback from the City Commission. On March 27, 2018 at the City Commission meeting much discussion was held by the Commissioners, City Staff and the Public on the issue. The results were presented to the Planning Commission on April 2, 2018 in an amended Ordinance. The Planning Commission moved approval of the Ordinance for City Commission review. The City Commission heard Public comments on April 10, 2018. The City Commission set a Public Hearing for May 8, 2018 at the April 24, 2018 meeting. The Ordinance sets certain zoned areas for the five operations of Medical facilities operations. Setbacks from R-1 Residential Single-Family districts, schools and parks is at 300 feet. Limits were put on the number of allowable licenses for the five operations. The City will not permit a City license unless the applicant already has obtained the State of Michigan license.

Mayor Mapes wanted to make full disclosure as a property owner downtown that he had been approached by an out of town realtor about renting one of his properties for the use of a Medical Marihuana facility. Mr. Mapes told the realtor because of his position at the City he was not interested in renting to them. The asked about purchasing the property, Mr. Mapes told them that the sale would have to be in cash and be concluded before this meeting. He has not heard back from the realtor.

Being no Commissioner comments, Mayor Mapes opened the floor for Public comments.

Kristen Tendsa, representing of Troy MI Wild Bill's Tobacco wanted the Commission to know that Medical Marihuana is here within the State since 2008 when it was voted on by every County in the State. The issue today is to regulate and create a safe environment for the use and sale of Medical Marihuana. She strongly recommends approving the Ordinances. She suggests a merit based system be used to determine who will get the limited licenses.

Ron Shirley, 1331 N Highslope, Weidman MI encourages the Commissioners to vote for the Ordinance. He has accumulated over 20 years of facts and documentation on the benefits of Medical Marihuana. Times are changing, support is growing for the passage of Medical Marihuana Ordinances.

Ryan Grant, 1148 N Lawn Park, Alma understands that there is a need for Medical Marihuana but there are those that abuse it. Medical Marihuana cards is a flawed system when a 16-year-old can obtain one. If we bring this in to town it will be a mistake.

Ray Rutkowski, St. Louis, Alma Pharmacist gave a history of how Marihuana got here today. A lot of the stigma on Marihuana is fear. If anyone has questions on Medical Marihuana please contact him.

Laurie Wilson, 517 MI Ave, St. Louis is concerned with drivers using Marihuana. They will hurt not only themselves but many families. It should not be in Gratiot County.

Barb Vanatten, 526 Brown, Alma strongly supports the Ordinances to provide a safe environment and to regulate Medical Marihuana. She believes the Commissioners need to talk one on one with the citizens to know how people feel on this issue. Please vote yes.

Jeff England, 216 W Center, Alma is a resident, parent and pastor. Just because Marihuana is in the Community does not make it right and acceptable. He asks that they think long and hard on what this will do for the City Long term. The Moral impact it will have on generations. Please vote no.

Dawn Daniels, 116 Elwell, Alma is a minister as well as other things. She presumes that as the elected body they have educated themselves on this issue. She has read the entire Ordinances and supports the Ordinance. She has worked in the past as a chemical dependency counselor. Please do not bow down to ignorance about chemical dependency and availability of Medical Marihuana. Allowing patients to receive their medicine safely is important. She encourages the Commissioners to not give in to fear on the availability of Marihuana. Please make this Ordinance happen.

Doug Freed, 515 N Court, Alma states that Medical Marihuana cards are accessible to anyone over 16. Commercial entities will require teenagers to be with a parent before entering. Having the right to inspect the commercial entity will make obtaining Medical Marihuana safer for the patient. Parents need to teach their children the appropriate use for drugs. He supports the Ordinance.

Hillary Shimms, Physician in Ithaca agrees that this is a hard decision. Medical Marihuana cards are wildly passed out. Regulation would be good. Not all medical problems can be helped by using Medical Marihuana. Most of her patients that admit to using are doing it recreationally not to relieve a medical problem. A teenager using for the first time can lead to a psychotic break and dependency, the risks are great. She wants to make sure that we have the best protection in place. That we wait to make a decision.

Amy Vanatten Densmore, 10875 N Countyline Rd., Riverdale is a long time Gratiot County resident. She grew up in Alma. She longs for the Old Alma. She thinks that Alma is dying on the vine. Medical Marihuana has been legal in the State for 10 years. The adopting of this Ordinance, if for any other industry other than Marihuana, would have been passed without any fanfare. She and her husband are trying to get a Secure Transport license from the State. The process is very stringent and expensive and the maintaining of the license is also of high standards and an annual fee. She believes that the arguments against this regulation are fear based. A duty of a Commissioner is to adopt Ordinance that help the economy and the Citizens of Alma. This Ordinance does all that. She recommends that they vote yes. Make Alma great again.

Mayor Mapes interjected that he feels Alma is not dying on the vine. A lot of great things are happening in the Community.

Mike Densmore, 10875 N Countyline Rd., Riverdale is here to publicly support this Ordinance. Obtaining licenses is very rigorous. He gave an overview of the necessary requirements to be a secure transporter. He wishes that the Commission take a proactive role be a leader in the State. This is a strong Ordinance. He strongly suggests that you vote for this Ordinance. Marihuana is in the Community now.

Alan Leute, 315 Harvard, Alma recognizes that Marihuana is here and that there are people here who need it. But why do we need to change the process that is in place now. Why do the 970 people in the County want to change the process for the other 9,000 who live in the County. It all comes down to the money. This is big business. It will cost the City money. Revenues will go to the State. This is a business decision. It will be a bigger cost for the City. He encourages the Commissioners to opt out or stay silent. This is not not a retreat.

We need to be prepared for what comes next.

Diantha Hicks, 464 N Luce Rd., Alma wants to remind the Commissioners that Marijuana is Federally against the law. Federal grants will be in jeopardy. The City says they want to attract businesses to Alma, this is a deterrent to business and new residents. She is against this Ordinance.

Tyler Warcinsky, 720 S Pine River, Ithaca, wants to give an outsiders opinion on this issue. Medical Marijuana should not be compared to alcohol. Medical Marijuana care givers will not diminish with the licensing of dispensaries. A lot of misconceptions on the benefits of Medical Marijuana. More studies need to be done. For us to be discussing establishing 3 dispensaries is not a good decision. He feels we need to be patient and bring this issue at a later date.

Michelle Zombeck, 910 Vassar, Alma, her family actually chose to live in Alma. She is concerned how these dispensaries will benefit the community. She fails to see how this opportunity will help us. Most people's views are not residents of Alma. This an election year, we can wait and see if it is legalized, are we jumping the gun. I love this Community. It is hard to understand how we could support something that is Federally illegal.

Eric Huff, 570 Charles, Alma, expressed that even though his opinions and experience are because of his profession as a school teacher these opinions are his own and no way reflect the School System. He respects the opinions from both sides and is very thankful that the Commission has given the opportunity to the Public to voice their concerns. He encourages people to ignore the extreme voices from both sides. We need to look at this decision through Law Enforcement and the Medical Community not by just those looking for financial gain. Look at similar Communities that passed Ordinances. Remember once you say okay to this you cannot roll back. He believes that we should wait on a decision. There is risk involved. We need a large majority to be in favor of this. If you have any reservations at all on this issue, he asks that you table this decision until a later time.

Commissioner Nyman excused himself from the meeting at 7:30 p.m.

Audra Stahl, 439 Fairlane, Alma wants to speak on the Ordinance itself. She is not for or against this issue. Recreational use of Marijuana will be on the ballot this fall. She understands that if this occurs that both recreational and medical facilities can be operated side by side. She feels more work needs to be done on the Ordinance. The setbacks for schools needs to be greater. Churches should be added to the setbacks. Alma College should be added to the setbacks as well. She would like the Commission to take another look at decreasing the number of licenses again.

Zack Everett, business owner in Alma has read a lot of the Ordinances around the State and this is the most comprehensive Ordinance out there. The licensing process is very intense. The most difficult license to get in the State. There is no regulation on the quality of the product. He feels that this is a growing business not only for high tech positions but will bring in revenue. What it boils down to is do we want to control this in Alma. The landscape of this issue is changing with it being on the ballot to Federal bills being brought to legalize Marijuana.

Lenny Casenza, 3508 W River Rd, Mt Pleasant, is here to speak on his involvement in food safety on this issue. There is no regulation on food safety with this product. There are 74 entities that have passed Ordinances. There are presently 479 applications for licenses with the State. You have a great opportunity to be part of a new venture. If you procrastinate you could lose out to those other 74 entities in developing a great business advantage.

Motion by Commissioner Piccolo as supported by Commissioner Ayers to close the Public Hearing at 7:45 p.m.

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

No: None.

Motion by Commissioner Mott as supported by Commissioner Allman to approve the following items on the Consent Agenda for payment: \$215,224.00 to Chase for the Principal and Interest payment on the Library Bond Debt; \$1,777.00 to Pat's Auto, Inc. for the repair of the Fire Chief's City Truck's rear end; \$45,051.00 to Michigan Municipal League Worker's Compensation Fund for the annual Policy premium and \$2,506.00 to BS&A Software for the annual service and support for the Assessing and Tax systems for the period May 1, 2018 to May 1, 2019.

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

No: None.

Motion by Commissioner Ayers as supported by Commissioner Piccolo to approve the request for purchase in the amount of \$2,302.38 to Percha Paint & Wallpaper for tile repair for the Alma Public Library Public Restrooms.

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

No: None.

Motion by Commissioner Ayers as supported by Vice-Mayor Harrington to approve the request for purchase in the amount of \$2,266.46 to Hach Company for Lab Equipment used by the Wastewater Plant to analyze Oxidation Reduction Potential and Nitrates to increase plant efficiency and produce cleaner effluent.

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

No: None.

Motion by Commissioner Allman as supported by Commissioner Piccolo to approve the request for purchase in the amount of \$7,400.00 to Mersino for a Trailer Kit Assembly and Pump Mounting to transport the City's Mobile Large pump used for emergency situations or unplanned outages at Lift Stations.

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

No: None.

Motion by Commissioner Piccolo as supported by Commissioner Ayers approving the request from the Keep Alma Beautiful Committee to place a Banner over Pine Avenue, south of Superior Street.

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

No: None.

Motion by Commissioner Mott as supported by Commissioner Allman approving an Outdoor Café Permit and Indemnification Agreement for Mancino's at 211 W. Superior St.

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

No: None.

Motion by Vice-Mayor Harrington as supported by Commissioner Piccolo to receive the following reports and place them on file: Building Permit April 2018 Report; Code Enforcement April 2018 Report and the Alma

DDA meeting minutes of April 19, 2018 as amended.

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

No: None.

Motion by Vice-Mayor Harrington as supported by Commissioner Allman to approve Warrant No. 18-20 and to authorize the City Treasurer to issue checks in payment of all claims.

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

No: None.

Commissioner Ayers stated it was great having the Community come out. He wants to thank everyone for being polite.

Commissioner Piccolo spoke that this was very enlightening, a great discussion.

Vice-Mayor Harrington appreciates everyone for their input. This is a difficult issue to discern. Should we put something in place now or wait to see the decision in November. We will work to do what is best for the City.

Commissioner Mott expressed that if anyone has doubts that the Commission has not had conversations with citizens, they would be wrong. He appreciates everyone for being respectful.

Commissioner Allman was impressed with the Community input. We are listening. We will do what is best for the City in both the short and long run.

City Attorney Costanzo stated that this has been a pleasure to sit and listen to the Public input. Speaking for himself, the Commission will decide on this issue after much consideration.

City Manager Schooley thought that this issue is very interesting. There is no middle ground. He appreciates all the comments on the quality of the Ordinance. He knows that the staff and Aeric Ripley put in great effort in bringing the best to the table.

Mayor Mapes appreciates the input from the Community. He as well as other Commissioners have sought out one on one opinions from Alma's citizens. He appreciates those who spoke tonight, he knows that is a difficult thing to do.

Mayor Mapes opened the floor for Public comments.

Audra Stahl asked what is next for this issue.

Mayor Mapes replied that after more research and discussions by the Commissioners, the issue will be placed on a future agenda.

Laurie Wilson, St. Louis wanted the Commission to think seriously on what this could do to families and children. Look out for our safety.

Les Rosan, 889 Mill, Alma asked what will happen once Recreational Marihuana is passed. We will need to know what will happen from the State before we go ahead. There will be unintended consequences.

City Attorney Costanzo responded that no one knows at this point but he feels it will be set up just like the Medical Marihuana Program.

Tyler Warcinsky wanted to inform the Public that Youth for Christ will be having a discussion on Recreational Marihuana on May 14, 2018 at 1:00 p.m. at the Center and all are welcome to attend.

Motion by Commissioner Allman as supported by Commissioner Piccolo to adjourn the meeting at 8:25 p.m.

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

No: None.

Gregory S. Mapes, Mayor

Sheila Letourneau, City Clerk