

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

Absent: Harrington.

Work session began at 5:30 p.m.

Change in Newsletter

I trust you have already noticed the newsletter looks a little different this week. I have decided that I would like to split the document into a couple different topic areas. I would like to start having some discussion about the upcoming agenda items while in the work session. I will take the time to note some of the items on the agenda that I feel you may want to discuss. If you see any other item on the agenda, feel free to bring it up to me ahead of time and I will be sure to add it. I will continue to provide other information I feel is beneficial in the information area.

Agenda Items

- Consent Agenda:
 - Request in the amount of \$79,060.65 to GAWA for the Alma water consumption for the month of July 2018. As construction projects are coming to an end, the GAWA Board has started shifting focus to the operation of the Authority. We are in the process of separating GAWA from the City of Alma financially. Operating cash has been transferred to an account with Commercial Bank and investment cash has been transferred to a separate account with Michigan Class. This separation makes it much easier to track and report actual GAWA finances and investments. It allows GAWA to function more like an actual Authority.
- Request for Purchase
 - **Mid State Asbestos Removal** in the amount of \$3400 to perform removal and disposal of asbestos at the well #2 building on Pine and Center. Price is for removal of 32 square feet of asbestos from roof sealant and window glazing. This is in preparation for demolition of the building and capping of the well.
 - **Detroit Salt Company** in the amount of \$36,120 for road salt. This is a state contracted price. The price of salt has increased by 60 percent over last year's costs.
 - **Gaddis, Inc** in the amount of \$2938 for 2 mechanical seal replacements at wastewater aeration basins. The seals are used in the mixers in the aeration basins and are a definitive part of wastewater's secondary (biological) treatment. 2 of the 8 seals in the mixers have failed.
 - **Modernistic Cleaning** in the amount of \$7114 for cleaning the Library tile, carpets, and ductwork. Modernistic was the lowest quote of 3. It was suggested that City Halls ductwork May need to be cleaned also. City Manager Schooley will look into getting a quote for that work.

Informational

- Ordinance #792: 60-188 Restoration of Property After Demolition
Attached is a copy of the ordinance for your review. This ordinance was passed last year in response to some issues regarding insurance carriers and owners responsibilities involving property after demolition. The ordinance specifically states that the excavated site must be back

filled with sand, and a layer of top soil placed over the sand, and seeded, to grow grass as top cover; further from the time of demolition, until a new building or structure is erected on the premises, including regular lawn mowing, shoveling snow and ice off adjacent sidewalk, and control of noxious weeds. We have an issue that may be developing. It appears there has been discussions with property owners, who have such property as described above, about killing all the grass and returning their lots to dirt. Staff's impression of this action is that it would violate the ordinance. We believe as a staff that it is our job to uphold certain standards within the City. We have made great strides in educating the public about code enforcement regulations and their impact on our community. I want to be sure that the commission understands our approach and feels as strongly about the issues as we do. We all need to stand firm on this ordinance. This ordinance has the teeth in it to hold property owners to comply with the restoration.

- Vehicle Inventory – Municibid

Staff has had discussions involving the substantial number of out of service vehicles still on our property at the city garage. I am working on a policy that will mandate a yearly inventory of all vehicles and equipment in the City's possession, plus the integration of the use of Municibid to dispose of all out of service city vehicles. You can take a look at how Municibid works by visiting their site at <https://municibid.com/info/>. Recently Transit Director Brett Baublitz sold an out of service van on Municibid for \$6500. He registered as a municipality, posted the van online with a minimum bid, waited for the bid time to close, awarded the bid and collected the money. Easy and no cost to the City. This will help us dispose of our old property in a much more efficient and timely manner.

- Perform Alma Training

Training for all staff will take place in September on the Perform Alma program for employee engagement and development. Perform Alma is a way of planning and doing work with an emphasis on outcomes. It allows employees to know what's expected of them, link their work to City of Alma and Department objectives and to be recognized for their accomplishments. For us to be successful in the future, the City of Alma must make the best of our resources and focus on work that makes a difference. By showing the links between individual contributions and City goals, Perform Alma can help leadership better allocate people and resources across the City and reduce duplication of effort. That allows the City to move more quickly and efficiently on ideas and strategies. The active involvement of both employee and supervisor in the process encourages employee engagement.

I would like to extend an invitation to the City Commission to attend one of our three staff trainings. Trainings will take place on **Monday September 10th or September 17th at 8am or Wednesday September 12th at 6 pm**. All trainings take place at the Library.

- Medical Marijuana Application Committee

The first meeting for the committee working on the medical marijuana application process will take place on Monday August 27th. Members are myself, Aeric Ripley, Alan Leute (Public Services), Cynthia Michels (Finance), Mark Williams (Public Safety), Aaron Hale (Code Enforcement), Nick Piccolo (Commissioner), Roger Allman (Commissioner), and Don Ayers (Commissioner). We will have an update on any progress for you on Tuesday.

Questions and brief discussion followed each topic. The August 28, 2018, City Commission work session concluded at 5:58 p.m.

ALMA CITY COMMISSION
Alma, Michigan
August 28, 2018

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, Mapes, Mott, Nyman, and Piccolo.

Absent: Harrington.

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

Mayor Mapes asked that the Agenda be amended to include an item under **J. Reports** to receive the task force committee report on developing the Medical Marihuana Facilities licensing application and procedures.

Motion by Commissioner Allman as supported by Commissioner Piccolo to approve the amendment to the Agenda.

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

No: None.

Motion by Commissioner Mott as supported by Commissioner Ayers to approve the minutes of the August 14, 2018, regular meeting.

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

No: None.

Motion by Commissioner Mott as supported by Commissioner Piccolo to approve the consent agenda requests for payment in the following amounts: \$1,688.52 to Mid-Michigan Railroad for the annual fee for underground pipe line crossing for the Pine River sewer; \$2,029.90 to Mid-Michigan Railroad for the annual fee for underground pipe line crossing for the water transmission main crossings at Court and Bridge Streets; \$1,715.95 to Sensus for the annual auto reader software support on the utility meter reader system for utility billing; \$79,060.65 to the Gratiot Area Water Authority for the Alma water consumption monthly cost for July 2018 and \$2,163.00 to BS&A software for the annual service and support fee of the Public Records Search System for Assessing and Tax records on the City's website.

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

No: None.

Motion by Commissioner Ayers as supported by Commissioner Mott to approve the request for purchase in the amount of \$3,400.00 to Mid-State Asbestos Removal, Inc. to perform removal and disposal of asbestos at the Well #2 building demolishing on Pine Avenue.

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

No: None.

Motion by Commissioner Allman as supported by Commissioner Nyman to approve the request for purchase in the amount of \$36,120.00 to Detroit Salt Company for 600 tons of road salt per State contract pricing.

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

No: None.

Motion by Commissioner Ayers as supported by Commissioner Allman to approve the request for purchase in the amount of \$2,938.00 to Gaddis, Inc. for 2 mechanical seal replacements at the Wastewater Aeration Basins.

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

No: None.

Motion by Commissioner Piccolo as supported by Commissioner Nyman to approve the request for purchase in the amount of \$7,114.00 to Modernistic for cleaning the Library tile and carpet surfaces and the Library ductwork.

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

No: None.

Motion by Commissioner Mott as supported by Commissioner Allman to approve the request for purchase in the amount of \$11,280.00 to Rite-Way Asphalt Paving, Inc. for the asphalt walkway path to surround the new Park structure at Wright Park.

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

No: None.

Motion by Commissioner Piccolo as supported by Commissioner Nyman to approve the request for purchase in the amount of \$2,363.70 to National Hose Testing Specialties, Inc. for the annual fire hose testing, ground ladder testing and aerial truck testing for the Alma Fire District.

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

No: None.

Motion by Commissioner Allman as supported by Commissioner Piccolo to authorize the Revised Project Authorization contract with the Michigan Department of Transportation (2017-0004/P5/R1) to increase operating assistance funds with Federal funds by \$87,304.00 for a total of \$126,405.00 and to authorize Mayor Mapes and City Clerk Letourneau to execute the agreement on behalf of the City of Alma.

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

No: None.

Motion by Commissioner Nyman as supported by Commissioner Ayers to receive the following report and place it on file: Medical Marihuana Facilities Task Force report of August 27, 2018.

Procedure/Application Task Force for the Medical Marihuana Facilities Ordinance:

MEMBERS & MEETINGS

The Task Force Members include: Nick Piccolo, Roger Allman, Don Ayers, Matt Schooley, Aeric Ripley, Mark Williams, Aaron Hale, Allen Lute, Cynthia Michaels, Sheila Letourneau.

The Task Force had an organizational meeting on Monday, August 27, 2018 at 11:00 a.m. and is scheduled to meet weekly until completion of its task.

CHARGE

- The Task Force is charged with the development of the Application and Approval Procedure for Medical Marihuana Facilities. The application and approval process will comply with Michigan State Medical Marihuana Facilities Law and Alma City's Medical Marihuana Facilities Ordinances.

Aeric Ripley has provided to the members various procedures from around the State for review.

GOALS -- The committee's goals include:

- Developing an objective (as opposed to a subjective) and clearly articulated application and approval process based on the charge above.
- Soliciting review and comment on the process by affected departments, including, but not limited to: Public Safety, Building, Zoning, Waste Water, City Clerk, & Finance.
- Completing our work, no later than February 1, 2019.
- Providing updates of our progress at each City Commission Meeting.
- Developing and launching a website dedicated to the providing additional information and the reports from the City Commission meetings.

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

No: None.

Motion by Commissioner Piccolo as supported by Commissioner Nyman to approve Warrant 19-04 and to authorize the City Treasurer to issue checks in payment of all claims.

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

No: None.

Commissioners comments:

Commissioner Piccolo wanted to ask the Public to be aware that school will be starting back up and be aware of pedestrians.

Commissioner Mott hopes that we will not need all that salt this winter.

Commissioner Allman hopes everyone is enjoying the warmer weather. He was out and about and noticed the wonderful bike trail system we have and how it will eventually connect many communities together.

City Manager Schooley wanted to congratulate the Public Works crews for the hard work they had to perform in all this rain at Wright Park. He also passed out to the Commissioners the Engagement Audit letter from Yeo & Yeo. This was presented at the last City Commission meeting, but a formal paper copy has to be delivered to the Commissioners. Wright Park poured in place surface is in the process of being laid down now.

Mayor Mapes opened the floor for Public comment.

Laurie Wilson, 517 Michigan, St. Louis was happy for the Dream Committee and she wanted to thank everyone for their prayers. Her cancer treatments are going well.

Les Rosan, 889 Mill wants the City to help publicize the Alma College study of the Pine River. A presentation will be given to the Healthy Pine River Group on September 13th at 7:00 p.m. at the Alma Library. Murray Borrello will be the presenter. Mr. Rosan asked if the City of St. Louis was involved in the discussions with the Health Department.

City Manager spoke that this week he and Nick Piccolo and Jane Keon met with Dr. Cheatman of the Health Department to discuss the concerns on the Pine River. We had a very good dialogue. The Health Department will get us more signage wording for the City's accesses to the River.

Michelle Pitts, 626 Slater wanted to thank the City. In July of 2017 a grey black cloud was over Alma but since then we have made great strides. She wants to thank the Commissioners and Aeric Ripley for making themselves available to the improved activities here in Alma. We are headed in the right direction. We need to concentrate on the positive. She extends her gratitude for what we have accomplished in one year.

Mayor Mapes added that the City Commission does what it can, but it is the citizens who bring the pieces together. Our gratitude goes out to them.

Joel Lucas, 117 W End, Project Manager of the Alma United Methodist Church wanted to extend his thanks to Aeric Ripley and the City for all the help in getting their new parking lot to completion. They will be having a ribbon cutting on September 26th at 5:15 p.m. with a meet and greet afterwards. He extended an invitation

Being no more Public comment, Mayor Mapes asked for a motion to adjourn.

Motion by Commissioner Ayers as supported by Commissioner Piccolo to adjourn the regular meeting at 6:36 p.m.

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

No: None.

Gregory S. Mapes, Mayor

Sheila Letourneau, City Clerk