

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

Absent: None.

Work Session began at 5:30 p.m.

Agenda Items

- Consent Agenda:
 - RFP \$58,956.49 to Bank of New York Mellon N.A. for principal and interest due on the Michigan Finance Authority SRF and SWQF loans.
 - RFP in the amount of \$11,326.06 to the State of Michigan for the principal and interest due on the Brownfield Redevelopment Loan. Note: There is only one payment left on this loan in 2019.
- Request for Purchase
 - In the amount of \$15,569.20 to US Ecology for the removal and disposal of 3 transformers and related hazardous material from wellhouse #2A, 2 transformers currently in storage, related oil, and potentially hazardous soil and concrete. This is all a part of the process of the demolition of the wellhouse.
 - Meter Reader
- Resolution
 - Yearly resolution (since 2015) that shows that the City is in compliance with Public Act 51 that shows we are in compliance with the law and contribute significantly less than the “hard cap” towards the cost of the medical plan
- Agreements
 - Change order in the amount of \$8500 to FallZone Safety Surfacing for additional drainage work under the west portion of the Wright park play structure. Heavy rains during the surface installation showed the need for additional drainage to maintain the integrity of the surface. I also want to add that the public works crew did an outstanding job of getting the new drainage in so that the project could be completed. We all know the weather was not the best throughout that week of work. Great job!!

Informational

New Procurement Policy:

- A draft proposed procurement policy is available for your review. The administrative staff will also be reviewing this document in the coming weeks. To be noted, I would like to have a discussion with the commission specifically on Attachment A Table 4 – Procurement and Invoice Approval Thresholds. The amounts listed are significantly different from our current thresholds and are considered a starting point for discussion.

Taste of Downtown

- For the first time Alma College, as part of the Freshmen Orientation, sponsored what was called “Taste of Downtown”. On Saturday, September 1, 2018 from 12 noon to 2 pm hundreds of Alma College students ended their morning of orientation activities in downtown for lunch. The goal of the Taste of Downtown was to begin to familiarize the new students with the downtown and what it has to offer. The College provided each student with 12 - \$1-dollar vouchers for lunch, which could be used at participating downtown businesses. Staff worked with Matthew Jones from the Student Life Office to involve the downtown businesses to provide lunch in businesses willing to accept the vouchers for the two-hour period. The students were free to choose from the list of participating eateries. There were no guarantees or baseline to reference for the participating businesses. During this period there was a total of \$3,957 worth of business brought to the downtown on a Saturday

afternoon. The students loved the program, and the downtown business seemed to be pleased. We hope the college will offer the program again next year, and with some tweaking to make it an even better experience for the Students and the businesses.

Being this was the first year we believe it was a success, and we would like to thank Alma College and the Student Life Office for putting on a program to showcase some of our downtown businesses, and at the same time generate some revenue for the downtown. The 2018 participating businesses included: Alma Brewing Company, Braveheart's Pub, El Vaquero Mexican Restaurant, Great Wall Chinese Restaurant, Highland Blush, Mancino's Pizza & Grinder, Pizza One, Serendipity Frozen Custard & Doughnuts, and Terry's Tex Mex. We would also like to thank these businesses for taking a chance on a new program.

Alleyway Easement: Treasures

- There is a draft agreement for an easement in the alley west of 111 W Superior Street (Treasures Building) available for reviewing. The easement is for the construction and maintenance of a staircase to the second story, providing the main ingress and egress for the apartment units to be constructed on the second floor.

The agreement lays out the responsibilities of the alley. The property owner of 111 W Superior will be responsible for any improvements needed in the alley currently and in the future for the construction and maintenance of the staircase, and the maintenance of the alley, including snow removal. The agreement also provides for the continued use of the alley by the public, providing access back and forth to Parking Lot #3 and the sidewalk on Superior Street. This appears to be a win for all involved.

Questions and brief discussion followed. The September 11, 2018, City Commission work session concluded at 5:57 p.m.

**Alma, Michigan
September 11, 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 Mott as supported by Vice-Mayor Harrington to approve the Amendments to the Agenda.

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

No: None.

Motion by Commissioner Allman as supported by Commissioner Piccolo to approve the minutes of the August 28, 2018 regular meeting.

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

No: None.

Motion by Commissioner Ayers as supported by Commissioner Piccolo to receive a letter of thanks from the Mid-Michigan Area Group Narcotics Enforcement Team, MAGNET for our contribution and support.

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

No: None.

Motion by Commissioner Ayers as supported by Commissioner Allman to set a Public Hearing for October 9, 2018 at 6:00 p.m. to consider an application for an Obsolete Property Rehabilitation Exemption Certificate for Gemini Capital Management V, LLC for the property located at 111 & 113 W Superior.

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

No: None.

Motion by Vice-Mayor Harrington as supported by Commissioner Allman to approve the consent agenda request for payments in the following amounts \$6,077.26 to Frontier Communications for the annual maintenance agreement charge for the City's phone system; \$58,956.49 to The Bank of New York Mellon N.A. for the principal and interest due on the Michigan Finance Authority SRF and SWQF loans; \$11,326.06 to the State of Michigan for the principal and interest due on the Brownfield Redevelopment Loan 2004-1025 #430809 and \$15,950.00 to PC Trans for the tablet license fees, set up fees and on-site training for the Alma Transportation Center.

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

No: None.

Motion by Commissioner Ayers as supported by Commissioner Nyman to approve the request for purchase in the amount of \$15,569.20 to US Ecology for the removal and disposal of three transformers and related hazardous material from Wellhouse #2A and the removal and disposal of two transformers currently in storage, related oil, and potentially hazardous soil and concrete.

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

No: None.

Motion by Commissioner Piccolo as supported by Commissioner Mott to approve the request for purchase in the amount of \$2,590.00 to Mersino for a Well Point Header Pipe System for dewatering projects performed by the Public Works Department.

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

No: None.

Motion by Commissioner Piccolo as supported by Commissioner Mott to approve the request for purchase in the amount of \$6,925.80 to St. Regis Culvert, Inc. for underbody blades for the Public Works plow trucks.

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

No: None.

Motion by Commissioner Piccolo as supported by Commissioner Mott to approve the request for purchase in the amount of \$2,500.00 to Etna Supply to purchase an additional handheld computer to read water meters.

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

No: None.

Motion by Commissioner Piccolo as supported by Vice-Mayor Harrington to approve the request for purchase in the amount of \$3,533.00 to Advanced Controls, Inc. to replace a failed 40 HP Variable Frequency Drive for a return pump at the Wastewater Treatment Plant.

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

No: None.

The following preamble and resolution was offered by Commissioner Allman as supported by Commissioner Nyman:

Whereas, on September 27, 2011 the Public Funded Health Insurance Contribution Act also known as Public Act 152 of 2011 became effective; and

Whereas the new law requires public employers either contribute less than the “hard cap” towards the medical benefit plan or that the employees of the public employer contribute at least 20% of the cost of the medical plan; and,

Whereas, the City of Alma contributes significantly less than the “hard cap” towards the medical benefit plan and is in compliance with the new law; and,

Whereas, there are financial penalties for failing to properly comply with the law; and,

Whereas, the Alma City Commission endeavors to protect the City of Alma’s financial interests and to limit future costs related to proving compliance,

Now Therefore Be It Resolved that pursuant to Section 8 of Public Act 152 of 2011, the City of Alma hereby exempts itself from the requirements of Public Act 152 of 2011 for the calendar year 2019.

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

No: None.

Absent: None.

Resolution Declared Adopted.

Motion by Commissioner Mott as supported by Commissioner Allman to approve a resolution of support to the Benevolent and Protected Order of Elks in proclaiming September 10-16, 2018 as, National Patriotism Week here in the City of Alma.

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

No: None.

Motion by Commissioner Allman as supported by Commissioner Piccolo to approve Change Order #1 to increase the payment to FallZone Safety Surfacing for 3 days of additional drain and sub-base work in the amount of \$8,500.00 for the Rebuild Wright Dream Park Poured-in Place project.

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

No: None.

Motion by Vice-Mayor Harrington as supported by Commissioner Mott to receive the following reports and place them on file: Alma Transportation Center August 2018 report; Building Permit August 2018 report; Planning Commission meeting minutes of August 6, 2018 and the Code Enforcement August 2018 report.

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

No: None.

A report on the Procedure/Application Committee for the Medical Marihuana Facilities Ordinance was given by Commissioner Piccolo:

MEMBERS & MEETING

The task force Convened on September 4, 2018 at 9:00 a.m.

Members Present: Roger Allman, Don Ayers, Aaron Hale, Alan Leute, Nick Piccolo, Aeric Ripley, and Matt Schooley.

The task force did not meet on September 11, 2018 but is scheduled to meet on September 18, 2018 at 9:00 am.

MATTERS AND ISSUES DISCUSSED

- The task force reviewed ordinances from 8 other local units of government in Michigan to determine what to include and how to design the Alma application.
- Because of the potential complexity of the process, the task force also considered the timing and sequencing of the steps involved in obtaining approvals. For example, as part the overall permit submission, applicants will be expected to prepare: a business plan, address any zoning issues or questions, a building plan that addresses any necessary upgrades or improvements to the mechanical, electrical, and plumbing, a security plan, a waste disposal plan, to name some.
- The task force will identify the simplest way, to collect relevant information from the State of Michigan for the local application.
- The task force also discussed the order in which applications will be reviewed. A first-application completed, first-application reviewed model was discussed.
- The levying of application fees was also discussed. For example, on the front end, the city could charge a portion of the application fee for filing and, if/when the application is approved the remainder of the permit fee will be due at that time. Or, the total permit fee could be collected, one time, at the beginning or end of the process.
- The usefulness of a preliminary application questionnaire was considered. A preliminary application questionnaire could specifically review an applicant's proposed facility location and verify if that category of Marihuana Facility is allowed within that zoning district and would meet the necessary requirements. The task force intends to generate a flow chart for the applicants to follow regarding the specific Medical Marihuana Facility they intend to operate.

Motion by Commissioner Ayers as supported by Commissioner Allman to receive the Procedure/Application Committee for the Medical Marihuana Facilities Ordinance report.

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

No: None.

Motion by Commissioner Piccolo as supported by Commissioner Allman to approve Warrant No. 19-05 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 Mott expressed how exciting it is to see all the activity going on Downtown this past weekend. Lucky McDuck was a huge success. Preliminary figures show that \$9,000.00 was raised for the Pine River Arts Council. It was a fun day for all and all the funds raised stay locally.

Commissioner Ayers and Nyman wished City Manager Schooley a happy birthday.

Commissioner Piccolo wanted the Public to be aware of the phone scam from the supposed IRS calling to inform you that you are delinquent and to send money. Please remember that if doesn't sound right it probably isn't.

Mayor Mapes added that if you get a call to send money to make money, it is a scam.

City Attorney Costanzo wanted us all to remember September 11th and the First Responders, Police and Firefighters. They put all Americans first and foremost. Thank you.

City Manager Schooley informed the Commission that the first meeting with employees on the Preform Alma on Monday went well. There will be another meeting on Wednesday night and on Monday, September 17th in the morning at the Library. He invites the Commissioners to attend. Preform Alma will develop the principles of our Core Values and will work with establishing Community Engagement. This lays out the expectations for employees and Department Heads. This will be how we function as a City, how we operate.

Mayor Mapes spoke that the team of employees already embrace the Core Values. He invited the Public to the Used Book Sale next week Tuesday's through Friday at the First Presbyterian Church. He wanted to echo all the comments said on the great happenings in Alma. He visited the Bike race and witnessed a great event. He encourages all to go next year. Lucky McDuck had a great turnout.

Mayor Mapes opened the floor for Public comment.

Jenny Taylor 209 Golfside wanted to ask the Commission to look into her utility bill. She is 87 years old. She has her own water well. Her utility bill is for the costs of the minimum sewer usage fee, the sewer ready to serve fee and solid waste fee. She is paying as much as a citizen that uses the City water. She feels that her bill is too high.

Mayor Mapes asked that City Staff investigate the minimum sewer usage fee.

Laurie Wilson, 517 Michigan, St Louis wanted the Commission to know of a pot hole on E Hillcrest and asked if it could be fixed. She thanked everyone for their support with her cancer treatments.

Les Rosan, 889 Mill wanted to second what was being said on the happenings downtown. How great is it to have live theatre, he stated. He is amazed at the talent we have. This is a positive thing. He reminded the Commission of the Healthy Pine River meeting on Thursday. Murray Borrello and Tim Keaton will be given the findings of the Alma College Study of the Pine River.

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

Motion by Commissioner Allman as supported by Commissioner Piccolo to adjourn the regular meeting at 6:46 p.m.

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

No: None.

Gregory S. Mapes, Mayor

Sheila Letourneau, City Clerk