

Present: Allman, Harrington, Mapes, Mott, Piccolo, Pitts & Stahl.

Absent: None.

Work Session began at 5:30 p.m.

City Manager Schooley presented the July 19, 2019 Newsletter for discussion.

Informational

Dan Tessman: Water Department

I would like to recognize the effort put forth by the Water Department for their assistance to a resident on Slater Street. The Water Department noticed an increase in the residence water usage and offered to inspect the meter. Water Utility employee Dan Tessman responded and went into the crawl space and discovered a rather significant flow of water that was leaking and puddling. I understand there was a significant amount of water in the crawl space, and Dan made his way through the water to the leak. The leak was subsequently fixed, and the homeowner was very grateful for the response by the Water Department. I would like to present Dan with a City of Alma Challenge Coin on behalf of the Water Department for exemplifying the Core Values of TRIPLE in this instance.

Building Assessments Completed on July 18th

On July 18, 2019 Critical Infrastructure Protection Specialist Peter Hoffman from the Michigan Intelligence Operations Center conducted vulnerability assessments at the Water Plant and Municipal Building. Thanks again to Water Plant Superintendent, Bill Pilmore for arranging the assessments. The physical security assessment dealt with Crime Prevention Through Environmental Design (CPTED), access controls, risk management policies, perimeter security, and illumination of buildings. A major portion of the assessment centered around cyber security. Internal controls concerning network access, off site backups, antivirus software and ransom ware protections were discussed. It solidified, in my mind, the decision to contract with a third-party vendor (IT Right) who has the responsibility of providing the City with proper security. I look forward to the assessment documentation from the MIOC that will assist us in setting policies and procedures to make our building and cyber networks safe. The information obtained from the MIOC is not subject to Freedom of Information Act requests.

Adult Use Marijuana Rules Presentation

On 7/16 staff and Commissioner Piccolo took part in a webinar put on by the Michigan Marijuana Regulatory Agency (MRA) in reference to the emergency rules that were put in place on July 3rd with the purpose of implementing the Michigan Regulation and Taxation of Marijuana Act (MTRMA). The presentation is available for you to read. In reality there was not much more information than was given to you at the last meeting. There are still many questions that remain in reference to the final rules for the recreational marijuana industry. The City has currently opted out of the Licensing Portion of the MRMTA (confirmed on the LRA site). I just wanted to keep everyone in the loop. For the most part, we learned that most any issue involving the rules or future rules involved the phrase, "Check with your local attorney".

Community Chat

The second community chat will be held on Wednesday, August 24th at King Park beginning at 5:30 pm. We had a decent turn out (10-15 residents) for the July 10th event at Riverside Park but would like the opportunity to speak with more citizens about the community.

Tracey and Hicks Band Shelter (Wright Park) Painting

Keep Alma Beautiful is seeking volunteers to assist in painting the Tracey and Hicks Band Shelters at Wright Park on Saturday July 27th. They plan on starting the work at 8:00 am. City workers will be using equipment to reach the upper areas of the shelters.

Finance Director/Treasurer Position

We received 21 applications for the Finance Director/Treasurer position with the City. As per policy a short list of 6 candidates was developed. Those 6 were given the opportunity to talk about the position and their qualifications with the City Manager over a 20-minute phone interview. That list subsequently was reduced to a final 3. Background investigations were conducted on the final 3 candidates and interviews with the

administrative and community teams took place earlier this week. Two candidates emerged from that process and will be interviewed on July 22nd by the City Manager, City Clerk, and ProNexus consultant. It is my intent to make a recommendation to the City Commission for approval of the appointment of the Finance Director/Treasurer at Tuesday's meeting. If all goes according to plan I will prepare an amendment to the agenda. Thanks to the administrative staff and community members who committed their time to conduct professional, structured interviews. We were fortunate to have three very qualified candidates with diverse backgrounds.

Wright Mansion Building Inspection

The County Building Inspector has advised us that the report on the Wright Mansion will be finished and available by Tuesday July 23rd. If it is available earlier, I will forward it at that time. The property owner will be present to discuss the findings of the building inspector and any future plans for the site. I would like to use the majority of the work session time to have a healthy discussion about the property. The Building Inspector's report states that the building is structurally sound. East side façade needs to be repaired and a fence, stronger than a snow fence needs to be put in place. The front door can close and the building is secured.

Kurt Wassenaar, owner of the Wright Mansion spoke to the Commission on his future plans for the building. He plans to do the necessary work needed to make the property safe. His company has done many studies from structural to environmental which is expensive and time consuming. Mr. Wassenaar is committed to keeping the historical building in tact. He is working with a partner in Virginia to come up with a business plan for a small guest hotel. He will work to get the required fencing in place. Commissioners wanted to have a timeline set for the necessary work on the building and landscape. Mr. Wassenaar wants to be cooperative in working with the City. City Manager Schooley and Assistant City Manager Ripley will meet with Mr. Wassenaar to set a timeline.

The July 23, 2019, City Commission work session concluded at 6:05 p.m.

**Alma, Michigan
July 23, 2019**

Mayor Mapes called a regular meeting of the Alma City Commission to order at 6:05 p.m. at the Alma Municipal Building.

Present: Allman, Harrington, Mapes, Mott, Piccolo, Pitts & Stahl.

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 Vice-Mayor Harrington to approve the Amendments to the Agenda.

Yes: Allman, Harrington, Mapes, Mott, Piccolo, Pitts & Stahl.

No: None.

Motion by Commissioner Allman as supported by Commissioner Piccolo to approve the minutes of the July 9, 2019 regular meeting.

Yes: Allman, Harrington, Mapes, Mott, Piccolo, Pitts & Stahl.

No: None.

Motion by Commissioner Pitts as supported by Commissioner Allman to approve a request for purchase in the amount of \$13,835.40 to Mission Communications, LLC for the 3 year alarm system contract for the Wastewater Plant and Lift Stations. Arcada and Pine River Townships will share in the cost of this alarm contract in regard to their Lift Stations.

Yes: Allman, Harrington, Mapes, Mott, Piccolo, Pitts & Stahl.

No: None.

Motion by Commissioner Piccolo as supported by Vice-Mayor Harrington to adopting a resolution authorizing Mayor Mapes to cast votes for the Michigan Municipal League Worker's Compensation Fund Trustees election. Three Trustees have agreed to seek election for the 3 four-year terms beginning October 1, 2019. Devin Olson Manager, City of Munising; Adam Smith Mayor, City of Grand Ledge and David Tossava Mayor, City of Hastings.

Yes: Allman, Harrington, Mapes, Mott, Piccolo, Pitts & Stahl.

No: None.

Motion by Commissioner Piccolo as supported by Commissioner Mott to authorize Mayor Mapes to execute the Gratiot County Community Foundation grant agreement as the Build a Dream Wright Park Committee's fiduciary agent in the amount of \$2,500.00.

Yes: Allman, Harrington, Mapes, Mott, Piccolo, Pitts & Stahl.

No: None.

Motion by Commissioner Allman as supported by Commissioner Mott to approve the resolution to Discharge a Property Rehabilitation Lien dated December 7, 1988 for 132 Valley. This Rehabilitation lien was written as a forgivable loan after the term of 48 months. Title search on the property found the lien had never been discharged.

Yes: Allman, Harrington, Mapes, Mott, Piccolo, Pitts & Stahl.

No: None.

Motion by Vice-Mayor Harrington as supported by Commissioner Allman to introduce an Ordinance to amend Chapter 50 of the Ordinances of the City of Alma by the addition of Division 6, to authorize the payment of an annual service charge in lieu of taxes for Scottish Pines Apartments, residential units serving low income or moderate income persons in accordance with the state housing development authority, act 346 of the Public Acts of Michigan of 1966.

Yes: Allman, Harrington, Mapes, Mott, Piccolo, Pitts & Stahl.

No: None.

Motion by Commissioner Allman as supported by Commissioner Piccolo to receive the following report and place it on file: Legacy Assessing Service, Inc. Report as of July 15, 2019.

Yes: Allman, Harrington, Mapes, Mott, Piccolo, Pitts & Stahl.

No: None.

Motion by Vice-Mayor Harrington as supported by Commissioner Mott to approve the appointment of Kathrine Phillips as the Finance Director/Treasurer for the City of Alma effective August 5, 2019.

Yes: Allman, Harrington, Mapes, Mott, Piccolo, Pitts & Stahl.

No: None.

Motion by Commissioner Piccolo as supported by Commissioner Pitts to approve Warrant No. 20-02 and to authorize the City Treasurer to issue checks in payment of all claims.

Yes: Allman, Harrington, Mapes, Mott, Piccolo, Pitts & Stahl.

No: None.

Mayor Mapes asked for Commissioner comments.

Commissioner Mott wanted Citizens to remember that this Saturday will be the volunteer project of painting the park shelters at Wright Park.

Commissioner Allman reported that the Gratiot County Players Summer Workshop is well under way. The performance will be the first two weekends in August.

Commissioner Stahl wanted to thank the Gratiot County Community Foundation for the grant to finish the work at the Build a Dream Wright Park project.

Commissioner Pitts wanted to thank those that participated in Rural Urban day. It was a successful event with 853 people being served the steak dinner on a very hot and humid night. The next Rural Urban day is set for July 17, 2020.

City Manager Schooley wanted to remind everyone of the next Community Chat to be held at King Park tomorrow night at 5:30 p.m. He again wanted to acknowledge the Water Plant employees especially Dan Tessman for the efforts in solving a citizens water issue. Mr. Schooley will be presenting Mr. Tessman with the City's Challenge Coin for his efforts. He also wanted to congratulate Eric Huff on his appointment as the St. Louis High School principle. The Alma Public Schools will miss him as the Athletic Director. He did a tremendous job.

Mayor Mapes opened the floor for Public Comments.

Laurie Wilson, 517 Michigan, St. Louis relayed to the Commission that she has concerns about an inoperable vehicle on Grafton, a small swimming pool on State St. and she has seen young people going over the fence at Riverside Park to get closer to the River. She would like the City Staff to look into these issues.

Mayor Mapes understands that Staff is already addressing this issues.

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

Motion by Commissioner Piccolo as supported by Commissioner Allman to adjourn the meeting at 6:38 p.m.

Yes: Allman, Harrington, Mapes, Mott, Piccolo, Pitts & Stahl.

No: None.

Gregory S. Mapes

Sheila Letourneau, City Clerk