

Mayor Greg Mapes called a work session of the Alma City Commission to order at 5:31 p.m. via Zoom.

Present: Roger Allman, Roxann Harrington, Greg Mapes, Nick Piccolo, and Michelle Pitts.
Absent: Audra Stahl (excused) and Larry Mott (excused).

City Manager Matt Schooley opened the meeting, asking Commissioners to move Item #2 to the top of the agenda.

EXTENSION FOR COMMISSIONER MOTT

Schooley described city charter requirements for swearing in newly elected commissioners. The charter requires the oath be given within ten days of an election. With Commissioner Mott in the hospital, positive for COVID-19, it hasn't been possible for him to take the oath of office. The charter allows for the City Commission to provide an extension by resolution. Commissioners agreed to add a recommendation to extend to the agenda for the regular meeting of November 24, 2020.

TRANSIT – RELATIONSHIP WITH SLIPR

Schooley reviewed vote totals for the millage proposals in St. Louis, Ithaca, and Pine River Township. The millage is expected to create nearly \$280,000. MDOT had previously recommended no changes unless and until the millage passed. Start up of the new service will begin in April 2021, starting with a soft opening. Full service will begin October 1, 2021. Significant changes in equipment and resources will be necessary and millage dollars will be coming in at different times. Administration will take these things into account when planning for the new services.

Mayor Mapes noted there is currently no agreement with SLIPR (St. Louis, Ithaca, Pine River). Commissioner Piccolo voiced concerns about Transit Director Brett Baublitz also being a City Commissioner in Ithaca. Baublitz assured those present that he will recuse himself from any votes, and simply act as a resource for Ithaca. Discussion followed about the current business outline from Miller Canfield, and who would sit on an oversight committee. Baublitz explained there is currently a Local Advisory Committee for Gratiot County. Baublitz hopes to add members from the Alma City Commission.

Mayor Mapes asked Baublitz about Transit's current fund balance and the possibility of Alma reducing its contribution. Baublitz explained there will need to be facility expansions or improvements, and fund balance may be needed for those expansions. Lengthy discussion followed. Baublitz said the next LAC meeting is November 24th at 2:00 p.m. via Zoom.

Schooley will add an item to the agenda for the next Commission meeting to appoint members to the LAC.

Baublitz explained changes made in their service pursuant to the newest health department orders. He will be working to keep buses safe for both passengers and drivers.

GRATIOT COUNTY INTERLOCAL AGREEMENT FOR DESIGNATED ASSESSOR

Schooley introduced Keegan Bengel, Gratiot County Equalization Director. Keegan reviewed P.A. 660 known as Property Assessing Reform which was passed by the State of Michigan in 2018. The Act requires a Designated Assessor be named for each county by 2021. The Designated Assessor will only be activated if one of the local units fails an AMAR Audit. The Designated Assessor would then be called up to provide a

corrective action plan. The Designated Assessor could either execute the plan, or hire and oversee a firm to do the work. Keegan said Gratiot County had sent out a request for proposals and received a proposal from Kathy Roslund.

Mayor Mapes asked if the Designated Assessor Agreement would be between Gratiot County and Kathy Roslund or Gratiot County and the City of Alma. Roslund indicated there are provisions in place for fees should she be called to serve, but she didn't wish to charge a retainer for the service. Discussion followed about requirements under the Reform Act, and compensation for the service.

Schooley said the agreement is between Roslund and Gratiot County. Discussion then followed about Alma's Personnel Policy and outside work. Roslund noted if she is called into service, it likely wouldn't be until 2023 or later, and the agreement is only for five years. If she is called into service, the non-compliant unit would be paying the fees. Commissioner Harrington expressed concern that the City of Alma would be losing her service at that point while Roslund acted in her role as Designated Assessor. She said it would be pertinent to work out details before Roslund was actually called into service.

Roslund explained she had set up an LLC, so any work she did as Designated Assessor would be separate from her work as assessor for the city, but she would consider an agreement for fees to be paid to the City if she is called into duty.

After additional discussion, Schooley said the item would be added to the agenda for the next City Commission meeting. Bengel noted there are already nine signatures from other local units on the agreement, but he would be happy to consider rewriting the agreement, if necessary.

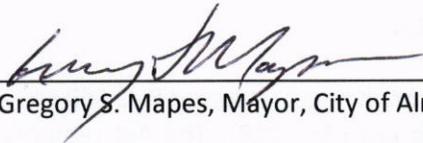
UPDATE ON EMPLOYEE BENEFITS

Schooley provided an update on employee benefits. Open enrollment is currently scheduled for the week after Thanksgiving. There was an increase of 1.9% in BCBS premiums, but the City will be saving money as we will be "bundling" some services for the new year. Dental and employee-paid vision will be moved to BCBS. Additional changes are being made to life insurance and EAP providers.

UPDATE ON CITY PLANS UNDER NEW MDHHS ORDERS

Schooley shared information about additional changes in city facilities in response to the latest orders from MDHHS. He also shared a proposal for purchasing computer equipment to meet "work from home" mandates. The proposal includes purchasing monitors and PC's which can be used to update office desktops after the "work from home" mandates have ended. Schooley also talked about upgrades to the City Commission chambers. The goal is to purchase items that can be used after the pandemic rather than just "shelved" until the next crisis arises. Additional discussion followed.

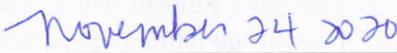
The meeting concluded at 7:10 p.m.



Gregory S. Mapes, Mayor, City of Alma



Sara Anderson, City Clerk, City of Alma



Date of Approval