

Mayor Greg Mapes called a regular meeting of the Alma City Commission to order at 6:00 p.m. in the Alma Municipal Building. A quorum of the Commission was present.

Roll Call

Present: Roger Allman, Roxann Harrington, Greg Mapes, Nick Piccolo, Michelle Pitts, and Danny Wernick.
Absent: Audra Stahl.

Motion by Commissioner Allman, seconded by Commissioner Piccolo, to approve the agenda as presented. Motion carried.

Yes: Allman, Harrington, Mapes, Piccolo, Pitts, and Wernick.
No: none.
Absent: Stahl.

Mayor Mapes led those present in a recitation of the Pledge of Allegiance to the United States of America.

Motion by Commissioner Pitts, seconded by Commissioner Piccolo, to approve minutes of the November 23, 2021 closed sessions and the December 14, 2021 regular meeting, as presented. Motion carried.

Yes: Allman, Harrington, Mapes, Piccolo, Pitts, and Wernick.
No: none.
Absent: Stahl.

Petitions

Communications

Motion by Commissioner Piccolo, seconded by Vice-Mayor Harrington, to receive a communication regarding the Warwick Living Center conditional rezoning approval. Motion carried.

Yes: Allman, Harrington, Mapes, Piccolo, Pitts, and Wernick.
No: none.
Absent: Stahl.

Hearings

Consent Agenda

Requests for Purchase

Recommendation on Bids

Resolutions

2021-0188 Motion by Vice-Mayor Harrington, seconded by Commissioner Piccolo, to approve the following FY 2022 budget amendments:

- A.** To increase the Emergency Management Expenditures Budget \$9,000 and decrease the General Fund's Fund Balance \$9,000 to cover additional hazard pay for public safety personnel as approved at the November 9th Commission meeting.
- B.** To increase ISF General Fund Revenue Budget \$280,500 and increase Major Streets Expenditures Budget \$6,300; Local Street Expenditures Budget \$12,700; Downtown Development Authority Expenditures Budget \$940; Housing Rehabilitation Expenditures Budget \$440; Alma Public Library Expenditures Budget \$37,600; State Street Plaza Expenditures Budget \$460; Transit Services Expenditures Budget \$54,000; Wastewater Utility Expenditures Budget \$50,200; Water Utility Expenditures Budget \$67,600; and Refuse Disposal Expenditures Budget \$12,200 for their projected allocation of administrative expense costs through internal service allocations.

- C. To increase ISF General Fund Revenue Budget \$135,000 and increase Major Streets Expenditures Budget \$27,000; Local Street Expenditures Budget \$27,000; Wastewater Utility Expenditures Budget \$27,000; and Water Utility Expenditures Budget \$27,000 for their projected allocation of engineering expense costs through internal service allocations.
- D. To increase Alma Public Library Expenditures Budget \$10,000; Transit Services Expenditures Budget \$75,000; Wastewater Utility Expenditures Budget \$25,000; and Water Utility Expenditures Budget \$20,000 for updated projections for depreciation expense in the current year stemming from a more detailed study and projection module performed by the Finance Department.
- E. To increase Major Streets Expenditures Budget \$225,000 and Local Streets Expenditures Budget \$350,000 for Public Works salaries and fringe benefits not allocated in the original budget.

Yes: Allman, Harrington, Mapes, Piccolo, Pitts, and Wernick.
No: none.
Absent: Stahl.
Resolution declared adopted.

Ordinances
2021-0189

Motion by Vice-Mayor Harrington, seconded by Commissioner Piccolo, to adopt a resolution to introduce Ordinance #825 to amend Section 60-60 (j) (4) to allow residential uses on the first floor of buildings in the B-1 Central Business District, so long as they are not located in the front one-half of the main ground floor adjacent to the street.

Yes: Allman, Harrington, Mapes, Piccolo, Pitts, and Wernick.
No: none.
Absent: Stahl.
Resolution declared adopted.

Agreements

Motion by Commissioner Pitts, seconded by Commissioner Piccolo, to approve renewal of a lease agreement with Dalton Properties LLC for the lease of cold storage space at 6524 N. Jerome Road for a one-year term.

Interim City Manager Aeric Ripley briefly explained the lease agreement and proposed renewal. Discussion followed about the tax status of the parcel of property. Ripley will seek additional information for the next meeting. The motion to approve was withdrawn by Commissioner Pitts.

2021-0190

Motion by Commissioner Pitts, seconded by Commissioner Piccolo, to adopt a resolution to table renewal of a lease agreement for cost storage space at 6524 N. Jerome Road until the first meeting in January.

Yes: Allman, Harrington, Mapes, Piccolo, Pitts, and Wernick.
No: none.
Absent: Stahl.
Resolution declared adopted.

Reports

Motion by Commissioner Pitts, seconded by Commissioner Allman, to receive the following reports: Board of Review December 14, 2021 Minutes, Building Permit Report for November 2021, Draft Planning Commission Minutes of December 6, 2021, and Interim City Manager's December 23, 2021 Report.

Yes: Allman, Harrington, Mapes, Piccolo, Pitts, and Wernick.

No: none.

Absent: Stahl.

Motion by Commissioner Pitts, seconded by Commissioner Piccolo, to receive a verbal report from Commissioner Piccolo on behalf of the Solid Waste Task Force Committee.

Commissioner Piccolo reported on a recent meeting regarding the upcoming bid process for solid waste collection. He listed the following items that were discussed: the industry move to carted collection and the likelihood that a switch to carts will be necessary, possible options for collecting recycling, options for contract extensions, and possible options for large item collection such as designated days or appointment only collection. Piccolo said additional information will be provided for the Commission, as the group progresses towards a request for proposals. Discussion followed.

Motion to receive the report carried.

Yes: Allman, Harrington, Mapes, Piccolo, Pitts, and Wernick.

No: none.

Absent: Stahl.

Appointments

Unfinished Business

New Business

Commissioner Wernick explained that the Personnel Committee had reached a general consensus to recommend a salary for the Interim City Manager that would land in the middle of the salary range for that pay grade level. Discussion followed.

Motion by Pitts to pay the median of the salary range for the City Manager position, seconded by Commissioner Allman.

Clerk Anderson asked about an employment agreement. Additional discussion followed. A friendly amendment was suggested for the original motion.

2021-0191 Motion by Commissioner Pitts, seconded by Commissioner Allman, to approve an employment agreement for the Interim City Manager, with salary set at the median of the salary range for City Manager and retroactive to October 1, 2021.

Yes: Allman, Harrington, Mapes, Piccolo, Pitts, and Wernick.

No: none.

Absent: Stahl.

Resolution declared adopted.