

Mayor Mapes called a regular meeting of the Alma City Commission to order at 6:00 p.m. The virtual meeting was held via Zoom.com and livestreamed through the City of Alma's YouTube channel. A quorum of the Commission was present via Zoom for the meeting.

Motion by Vice-Mayor Harrington, seconded by Commissioner Allman, to approve amendment of the agenda with the following addition:

C. Hearings:

2. Set a public hearing for Tuesday, February 23, 2021 at 6:00 p.m., or as soon thereafter as the agenda will allow, to consider a request from 123.Net, Inc. to convert their unilateral permit, which expires June 14, 2021, to a bilateral Metro Act Permit under the METRO Act provisions.

Motion to amend the agenda carried with a voice vote.

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

No: none.

Roll Call

Present: Roger Allman (Alma, MI), Roxann Harrington (Alma), Greg Mapes (Alma, MI), Nick Piccolo (Storm Lake, IA), Michelle Pitts (Alma, MI), Audra Stahl (Alma, MI), and Danny Wernick (Alma, MI). All appeared via Zoom.

Absent: none.

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

Approval of Minutes

Motion by Commissioner Piccolo, seconded by Commissioner Allman, to approve minutes of the regular meeting of January 26, 2021, with corrections, and the Leadership Planning Session of February 2, 2021, as presented. Motion carried with a voice vote.

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

No: none.

Petitions

Communications

Hearings

Motion by Commissioner Allman, seconded by Commissioner Piccolo, to open a public hearing at 6:04 p.m. to consider the establishment of an Obsolete Property Rehabilitation District for the parcel at 220 E. Superior Street. Motion carried with a voice vote.

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

No: none.

Assistant City Manager Aeric Ripley briefly explained the process for establishing an Obsolete Property Rehabilitation District, the purpose of a district, and the intention for this district. Ryan Smith of Gemini Capital Mgmt. was present to answer questions. Ripley noted no public comments were received prior to the public hearing. No public comments were offered at the public hearing.

Motion by Commissioner Piccolo, seconded by Commissioner Allman, to close the public hearing to consider establishment of an Obsolete Property Rehabilitation District at 220 E. Superior at 6:09 p.m. Motion carried with a voice vote.

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

No: none.

2021-0016 Motion by Commissioner Stahl, seconded by Commissioner Piccolo, to set a public hearing for Tuesday, February 23, 2021 at 6:00 p.m., or as soon thereafter as the agenda will allow, to consider a request from 123.Net, Inc. to convert their unilateral permit, which expires June 14, 2021, to a bilateral Metro Act Permit under the METRO Act Provisions.

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

No: none.

Resolution declared adopted.

Consent Agenda

Requests for Purchase

Recommendation on Bids

2021-0017 Motion by Vice-Mayor Harrington, seconded by Commissioner Pitts, to receive bids for Sludge Removal at the Wastewater Treatment Plant and award the project to MI AgriBusiness Solutions of Saginaw, Michigan for a total bid amount of \$143,000.00.

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

No: none.

Resolution declared adopted.

Resolutions

2021-0018 Resolution Approving the Establishment of an Obsolete Property Rehabilitation District Pursuant to and in Accordance with the Provisions of Act 146 of the Public Acts of the State Michigan of 2000, as Amended

The following preamble and resolution were offered by Commissioner Pitts, and seconded by Commissioner Allman:

Whereas, the City of Alma has been deemed a Qualified Local Governmental Unit, according to Section 2(k) of PA 146 of 2000, and

Whereas, a request to establish an obsolete property rehabilitation district was made by the Gemini Capital Management, LLC with the City Clerk, and

Whereas, the property located at 220 E Superior Street., Alma, Michigan is found to be obsolete property for the following reasons:

- a) It is functionally obsolete for the reasons that the electrical, mechanical, and plumbing systems are inadequate for the highest and best use of the property.

- b) The layout and barrier free access is inadequate for the highest and best use of the property. The interior and the exterior of the building will need to undergo extensive renovation to accommodate any new business or residential use.

Whereas, the City of Alma is authorized under the provisions of PA 146 of 2000 to establish obsolete property rehabilitation districts by resolution, and

Whereas, the City Commission of the City of Alma scheduled a public hearing on February 9, 2021 at 6:00 p.m. via the Zoom Meeting Application in regard to this matter and the owner of all real property within the Obsolete Property Rehabilitation District and any other resident or taxpayer of the City of Alma shall have the right to appear and be heard, and

Now Therefore Be It Resolved that the City Commission of the City of Alma does hereby establish an Obsolete Property Rehabilitation District for the property located at 220 E Superior Street, Alma Michigan, further described as:

LOT 5 AND E 3.5' OF LOT 6, BLK 23
Parcel ID Numbers: 29-51-031-276-00 (220 E Superior Street)

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

No: none.

Resolution Declared Adopted.

Ordinances

Agreements

2021-0019

Motion by Commissioner Pitts, seconded by Vice-Mayor Harrington, to adopt a resolution to approve the Agreement Regarding Athletic Facility Use of the Euclid Street Baseball Fields between the City of Alma and the Alma Little League commencing on April 1, 2021, and ending on August 1, 2021.

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

No: none.

Resolution declared adopted.

2021-0020

Motion by Commissioner Allman, seconded by Vice-Mayor Harrington, to adopt a resolution to approve Amendment #1 to the 2020 Agreement for Bituminous Chip Seal Coat with Highway Maintenance and Construction Co., extending the contract by one year, pursuant to the Alma Procurement Policy's "Similar Work Bids" provision.

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

No: none.

Resolution declared adopted.

Reports

Motion by Commissioner Allman, seconded by Commissioner Piccolo, to receive the following reports: Alma Transit Center January 2021 Report, Zoning Board of Appeals Minutes of January 28, 2021, Planning Commission Minutes of February 1, 2021, Downtown Development Authority Minutes of January 25, 2021, and Alma Police Department January 2021 Report. Motion carried with a voice vote.

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

No: none.