

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, Audra Stahl, and Danny Wernick.

Absent: none.

**Motion by Commissioner Allman, seconded by Commissioner Piccolo, to approve the agenda with the following amendments:**

**B. Communications:**

2. Communication from Laurie Wilson **Receive**

**I. Agreements:**

1. Consideration of a resolution authorizing the execution of a Conditional Rezoning Agreement between the City of Alma and Michigan Masonic, property owner, which conditionally rezones the property located at 842 Warwick Drive, from R-3, Multiple Family Residential District, to C-I, Campus-Institutional District. **Approve**

**J. Reports:**

3. Personnel Committee Report

4. City Manager Hiring Committee Report **Receive**

**Motion to approve agenda with additions carried.**

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

**No: none.**

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

**Motion by Commissioner Piccolo, seconded by Commissioner Pitts, to approve the minutes of the October 26, 2021, regular meeting, as corrected. Motion carried.**

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

**No: none.**

*Petitions*

*Communications*

Motion by Commissioner Piccolo, seconded by Commissioner Pitts, to receive communications from members of the public regarding the conditional rezoning proposal for the Warwick Living Center. Motion carried.

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

**No: none.**

Laurie Wilson, Ithaca, read a letter thanking everyone involved in the active shooter incident on October 18, 2021, for their quick actions and for keeping residents and employees safe.

**Motion by Commissioner Allman, seconded by Commissioner Piccolo, to receive the communication from Ms. Wilson. Motion carried.**

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

**No: none.**

*Hearings*

**Motion by Commissioner Allman, seconded by Commissioner Pitts, to open a public hearing at 6:07 p.m. to consider a request from Avalon & Tahoe Manufacturing, Inc. for a PA 198 Industrial Facilities Tax Exemption Certificate. Motion carried.**

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

**No:** none.

Casey Zehner, Greater Gratiot Development, presented Avalon & Tahoe's application for exemption and provided information about the plant's proposed expansion. The expansion of nearly 31,000 square feet is expected to create ten new positions. Frank Nerychell and Jim Blick, Avalon & Tahoe, provided additional information about the expansion. Blick asked the Commission to determine a new location for the soccer fields. Avalon & Tahoe currently owns the property, and it will *be* needed for company use in the next year or two. No public comments were received.

**Motion by Commissioner Pitts, seconded by Commissioner Allman, to close the hearing to consider a request from Avalon & Tahoe Manufacturing for an IFT Exemption at 6:15 p.m. Motion carried.**

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

**No:** none.

*Consent Agenda*

*Requests for Purchase*

**2021-0165 Motion by Commissioner Piccolo, seconded by Commissioner Pitts, to adopt a resolution to approve a request for purchase in the amount of \$222,561.15 to Kincaid Building Group for project oversight and construction of the State Street Watermain Replacement Project.**

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

**No:** none.

**Resolution declared adopted.**

*Recommendation on Bids*

*Resolutions*

**2021-0166** The following preamble and resolution were offered by Commissioner Piccolo and seconded by Vice-Mayor Harrington.

**Resolution Approving Application of Avalon & Tahoe, Manufacturing, Inc. for Industrial Facilities Exemption Certificate for a New Facility**

**WHEREAS**, pursuant to P.A. 198 of 1974, M.C.L. 207.551 et seq., after a duly noticed public hearing held on July 24, 2012 this City Commission by resolution established an Industrial Development District; and

**WHEREAS**, Avalon & Tahoe Manufacturing, Inc. has filed an application for an Industrial Facilities Exemption Certificate with respect to a new facility to be acquired and installed within the Industrial Development District; and

**WHEREAS**, before acting on said application, the City of Alma Commission held a hearing on October 26, 2021, at the Alma Municipal Building (525 E. Superior St.), in Alma, Michigan, at 6:00 pm, at which hearing the applicant, the Assessor and a representative of the affected taxing units were given written notice and were afforded an opportunity to be heard on said application; and