

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

2022-0110 Motion by Commissioner Pitts, seconded by Commissioner Wernick, to approve the agenda with an addition to “Resolutions”. Motion carried.
Yes: Harrington, Mapes, Pitts, Stahl, and Wernick.
No: none.
Absent: Allman and Piccolo.

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

2022-00111 Motion by Commissioner Pitts, seconded by Vice-Mayor Harrington, to approve minutes of the April 18, 2022, special meeting and the April 26, 2022, regular meeting, as presented. Motion carried.
Yes: Harrington, Mapes, Pitts, Stahl, and Wernick.
No: none.
Absent: Allman and Piccolo.

Communications

2022-0112 Motion by Commissioner Pitts, seconded by Commissioner Wernick, to receive a communication regarding the interim city manager. Motion carried.
Yes: Harrington, Mapes, Pitts, Stahl, and Wernick.
No: none.
Absent: Allman and Piccolo.

Hearings

2022-0113 Motion by Vice-Mayor Harrington, seconded by Commissioner Stahl, to open a public hearing at 6:03 p.m. for review of the Proposed FY 2023 Annual City Budget and the related property tax millage rates. Motion carried.
Yes: Harrington, Mapes, Pitts, Stahl, and Wernick.
No: none.
Absent: Allman and Piccolo.

Interim City Manager Aeris Ripley provided information regarding proposed millage rates. Ripley explained a headlee rollback would be required for this year and calculations are in process. Staff recommends no change to the transit or general fund millage at this time other than Headlee rollbacks. Voted street millage will also be subject to Headlee rollback. Staff also recommends reducing the library bond millage from 1.5 to 1 mill and increasing the local library millage from .5 to 1.0 to assist with the operating budget deficit. A general fund contribution will still be necessary but will give administration time to work on changes for FY 2024. Additional detail will be presented at the May 17th meeting. The proposed general fund budget is balanced.

Discussion followed regarding the need to work towards a sustainable budget.

Public comment:

Barb Fandell-Alma, spoke about how the proposed changes could affect the county library millage proposition.

Susan Hunter-Alma, spoke about the current financial condition of the library and encouraged Commissioners to provide support.

No additional public comments were offered.

2022-0114 Motion by Commissioner Pitts, seconded by Vice-Mayor Harrington, to close the public hearing for review of the proposed FY 2023 annual budget and related millage rates at 6:24 p.m. Motion carried.

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

No: none.

Absent: Allman and Piccolo.

2022-0115 Motion by Vice-Mayor Harrington, seconded by Commissioner Wernick, to open a public hearing at 6:24 p.m. for consideration of a special assessment roll for unpaid charges for noxious weed cutting, sidewalk replacement, and utility billing charges for 2021. Motion carried.

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

No: none.

Absent: Allman and Piccolo.

Finance Director Curtis Dancer explained the charges included in the special assessment roll and noted those on the list have until May 31st to make payment and avoid having charges rolled over onto summer taxes.

Brief discussion followed about the cost of the mowing service. Ripley answered questions. No public comments were offered.

2022-0116 Motion by Vice-Mayor Harrington, seconded by Commissioner Pitts, to close the public hearing regarding unpaid assessments at 6:28 p.m. Motion carried.

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

No: none.

Absent: Allman and Piccolo.

2022-0117 Motion by Vice-Mayor Harrington, seconded by Commissioner Pitts, to open a public hearing at 6:28 p.m. to receive comments on a proposed application for a Community Development Block Grant for improvements at the Wastewater Treatment Plant. Motion carried.

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

No: none.

Absent: Allman and Piccolo.

Public Services Director David Ringle explained the nature of the grant opportunity and the project that would receive funds if awarded. The grant would help to offset costs to convert the wastewater treatment plant from chlorine gas disinfection to other safer treatment options. Total project cost is expected to be \$962,500. A 25% match of \$240,625 from the city would mean a better chance of being awarded the grant.

John Tanner, OHM Advisors, provided additional information and answered questions.

Discussion followed about the conversion and the dangers of the current disinfection method. No public comments were offered.

- 2022-0118** **Motion by Commissioner Pitts, seconded by Vice-Mayor Harrington, to close the public hearing to receive comments on the proposed Community Development Block Grant application at 6:39 p.m. Motion carried.**
Yes: **Harrington, Mapes, Pitts, Stahl, and Wernick.**
No: **none.**
Absent: **Allman and Piccolo.**

Recommendations on Bids

- 2022-0119** **Motion by Commissioner Pitts, seconded by Commissioner Wernick, to adopt a resolution receive bids and award the 2022 mowing contract for Gemstone Fields to All Seasons Experts for a total bid amount of \$3,758.12 (finish mowing-.02/sq. yd., rough mowing .01/sq. yd.).**

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

Resolutions

- 2022-0120** **Motion by Vice-Mayor Harrington, seconded by Commissioner Pitts, to adopt a resolution to approve proposed millage rates for FY 2023, less reductions required by Headlee rollbacks.**

Yes: **Harrington, Pitts, Stahl, and Wernick.**
No: **Mapes.**
Absent: **Allman and Piccolo.**
Resolution declared adopted.

- 2022-0121** **Motion by Vice-Mayor Harrington, seconded by Commissioner Pitts, to approve the following FY 2022 budget amendments:**
- a. To increase the General Fund Transfers In Revenue budget \$100,000 and increase the Downtown Development Authority Expenditures budget \$100,000 to cover the DDA's portion of the OHM Advisors Design/Engineering contract for the Parking Lots, Alley's, and Drainage approved at the April 26, 2022 Commission Meeting.
 - b. To increase the Alma Public Library Fund Revenue budget \$275,000 and increase the Library Contribution General Fund Expenditure budget \$275,000 to cover the projected unrestricted net position deficit approved at the April 26, 2022 Commission Meeting.
 - c. To increase the City Commission Expenditure budget \$3,800 and decrease the General Fund Fund Balance by \$3,800 for contracted services with HRM Services to provide a 360-degree Employee Survey for the Interim City Manager as presented at the April 12, 2022 City Commission meeting.
 - d. To increase the Finance Department Expenditures budget \$90,000; the City Clerk budget \$10,000; the Assessing budget \$20,000; the Buildings/Grounds Maintenance budget \$36,000; the Human Resources budget \$12,000; the Police budget \$225,000; the Public Safety/Inspections budget \$19,000; the Engineering budget \$40,000; the Cemetery budget \$30,000; and the Parks & Recreating budget \$15,000 and decrease the General Fund Fund Balance by \$495,000 for salaries & fringe benefits that were under budgeted for in the current fiscal year.

- e. To decrease the Buildings/Grounds Capital Outlay Expenditure budget \$135,000; the Sidewalk Capital Outlay Expenditure budget \$69,500; the Cemetery Capital Outlay Expenditure budget \$25,000; the Economic Development Capital Outlay Expenditure budget \$198,200; and the Parks & Recreation Capital Outlay Expenditure budget \$25,000 and increase the General Fund Fund Balance by \$452,700 for capital projects that have been delayed to future fiscal years.
- f. To increase the Alma Public Library Expenditures budget \$40,000 and decrease the Alma Public Library Fund Balance \$40,000 for salaries & fringe benefits that were under budgeted for in the current year.
- g. To increase the Sewer Expenditure budget \$8,000 and decrease the Sewer Fund Balance \$8,000 for fringe benefits that were under budgeted for in the current year.
- h. To increase the Refuse Collection Expenditure budget \$9,000 and increase the Refuse Collection Revenue budget \$9,000 for fringe benefits that were under budgeted for in the current year, offset by revenues received but not budgeted for in the current year.

Yes: Harrington, Pitts, Stahl, and Wernick.

No: Mapes.

Absent: Allman and Piccolo.

Resolution declared adopted.

2022-0122 Resolution to Authorize Application for Community Development Block Grant

A motion was offered by Vice-Mayor Harrington, and seconded by Commissioner Stahl:

Whereas, The Michigan Strategic Fund has invited Units of General Local Government (UGLG) to apply for its Water-Related Infrastructure (WRI) Competitive Funding Round; and

Whereas, the City of Alma desires to request \$721,875 in CDBG funds to do the following improvements at the Alma Wastewater Treatment Plant: the improvements include replacing the Chlorine Gas disinfection system with a liquid Chlorine based disinfection system, and;

Whereas, the City of Alma commits local funds from its Local match (City of Alma Sewer Funds) in the amount of \$240,625 (25%) for a total project cost of \$962,500; and

Whereas, the proposed project is consistent with the local Community Development Plan as described in the application; and

Whereas, the proposed project will benefit all residents of the project area and 54.4 percent of the residents of the City of Alma are low and moderate income persons as determined by the census data provided by the US Department of Housing and Urban Development or an income survey approved by the MEDC.

Whereas, local funds and any other funds to be invested in the project have not been obligated/incurred and will not be obligated/incurred prior to a formal grant award, completion of the environmental review procedures and a formal written authorization to obligate/incur costs from the Michigan Economic Development Corporation.

Now, therefore, be it resolved that the City of Alma hereby designates the Interim City Manager (Aeric Ripley) as the Environmental Review Certifying Officer, the person authorized to certify the Michigan

CDBG application, the person authorized to sign the grant agreement and payment requests, and the person authorized to execute any additional documents required to carry out and complete the grant.

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

Reports

2022-0123 Motion by Commissioner Pitts, seconded by Vice-Mayor Harrington, to receive the following reports: Alma Transit Center April 2022 Report, Alma Finance April 2022 Report, Alma Police Department April 2022 Report, and Interim City Manager's May 6, 2022 Report. Motion carried.

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

Unfinished Business

Public Services Director Ringle offered a presentation on the proposal for a neighborhood street millage request. Ringle provided information related to street maintenance that could be attained with a neighborhood street maintenance millage proposition for 1 mill, in addition to the request for 2.5 mills for the neighborhood street reconstruction program. Ringle answered questions from Commissioners and discussion followed the presentation.

New Business

2022-0124 Motion by Commissioner Pitts, seconded by Commissioner Stahl, to adopt a resolution to approve the Alma Highland Festival Committee's request to operate their entertainment tent from 6:30 p.m. to 1:00 a.m. on Friday, May 27th, 12:00 p.m. to 1:00 a.m. on Saturday, May 28th, and 1:00 p.m. to 6:00 p.m. on Sunday, May 29, 2022, pursuant to Ordinance No. 695 which allows the City Commission to approve the three-day variance to the noise ordinance.

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

Appropriations

2022-0125 Motion by Vice-Mayor Harrington, seconded by Commissioner Wernick, to adopt a resolution approving Warrant No. 22-21 and authorizing the City Treasurer to issue checks in payment of all claims.

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

Commissioner's Comments

Mayor Mapes spoke briefly about the production set for this weekend at the Strand Theater.

Interim City Manager reminded Commissioners about the special meeting scheduled for May 17, 2022 at 5:30 p.m. and the regular meeting scheduled for May 24, 2022 at 6:00 p.m.

Invitation to Public

No comments were offered.

Adjournment

Motion by Vice-Mayor Harrington, seconded by Commissioner Pitts, to adjourn the meeting at 7:58 p.m.

Motion carried.

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

No: none.

Absent: Allman and Piccolo.

Greg Mapes, City of Alma

Sara Anderson, City Clerk, City of Alma

Date of Approval

DRAFT