

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: Allman, Harrington, Mapes, Piccolo, Pitts, Stahl, and Wernick.  
Absent: none.

**2022-0126 Motion by Commissioner Allman, seconded by Commissioner Piccolo, to approve the agenda with additions. Motion carried.**

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

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

**2022-00127 Motion by Commissioner Pitts, seconded by Commissioner Allman, to approve minutes of the May 10, 2022, regular meeting and the May 17, 2022, special meeting, as presented. Motion carried.**

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

*Communications*

Mayor Mapes shared an invitation from the Gratiot County Department of Veteran Affairs regarding a flag ceremony on June 14, 2022, at 4:00 p.m. at the All Wars Memorial in front of the Gratiot County Courthouse in Ithaca. Mapes noted RSVPs are requested no later than June 6, 2022.

*Hearings*

**2022-0128 Motion by Commissioner Allman, seconded by Vice-Mayor Harrington, to adopt a resolution to set a public hearing for June 14, 2022, at 6:00 p.m., or as soon thereafter as the agenda allows, for review of proposed changes to Section 6.2 of the Code of Ordinances relative to consumption of alcoholic beverages in public places, to allow for said consumption in accordance with city ordinance and state law.**

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

*Resolutions*

**2022-0129**  
**Budget Resolution**  
**July 1, 2022 through June 30, 2023**

**WHEREAS**, the City Manager has submitted and filed with the City Commission a proposed budget estimating revenue and expenditures for fiscal year 2022 - 2023 on April 18, 2022, as required by Chapter VI, Section 6 of the City Charter and Act 2, Michigan Public Acts of 1968, as amended, and

**WHEREAS**, the City Commission did give notice of a public hearing to receive citizen comment on the proposed budget on May 10, 2022 at 6:00 p.m., proof of publication is now on file, and which public hearing was duly held pursuant to said notice and in conformity therewith.

**NOW, THEREFORE, BE IT RESOLVED**, the City Commission, after hearing thereon and consideration thereof, does hereby adopt said budget as presented herein.

**BE IT FURTHER RESOLVED**, the City Commission does hereby levy a tax of 14.2244 mills for general operating purposes, to be raised by a general ad valorem tax upon owners of real and personal property in the City of Alma, by the authority granted, and in accordance with the Michigan Constitution, the General Property Tax Act 206, Michigan Public Acts of 1893, as amended, and Chapter VII, Section 7 of the City Charter,

**BE IT FURTHER RESOLVED**, the City Commission does hereby levy a tax of .9483 mills for the operation of a Dial-A-Ride transportation system, to be raised by an ad valorem tax upon owners of real and personal property in the City of Alma, as approved by a vote of the people on May 18, 1976,

**BE IT FURTHER RESOLVED**, the City Commission does hereby levy a tax of 1.0000 mills to repay bonds issued for the expansion and improvement of Alma Public Library, to be raised by an ad valorem tax upon owners of real and personal property in the City of Alma, as approved by a vote of the people on August 3, 2004,

**BE IT FURTHER RESOLVED**, the City Commission does hereby levy a tax of 2.4685 mills to defray the cost of street improvements, to be raised by an ad valorem tax upon owners of real and personal property in the City of Alma, as approved by a vote of the people on November 8, 2016,

**BE IT FURTHER RESOLVED**, the City Commission does hereby levy a tax of 1.9467 mills on all real and personal taxable property within the approved district, to finance the Alma Downtown Development Authority,

**BE IT FURTHER RESOLVED**, the City Commission does hereby levy a tax of .9874 mills for operation and administration expenses of the Alma Public Library, to be raised by an ad valorem tax upon owners of real and personal property in the City of Alma,

**BE IT FURTHER RESOLVED**, General Fund budget for fiscal year 2022 - 2023 is approved with the following revenue sources:

Taxes	\$2,887,775
Special Assessments	\$25,000
Licenses/Permits/Fees	\$251,500
Intergovernmental Revenue	\$1,420,000
Internal Service Charges	\$537,000
Fines and Forfeits	\$23,000
Rents	\$20,000
Investment Earnings	\$30,000
Other Revenue	\$122,350
<b>Total General Fund Revenue</b>	<b>\$5,316,625</b>

**BE IT FURTHER RESOLVED**, General Fund appropriation budget for fiscal year 2022 - 2023 is approved by function and activity as follows:

Community Development Function:	
Economic Development	\$65,200
Downtown Maintenance	\$59,000
Planning & Zoning	\$39,000
Community Safety Function:	
Police	\$1,794,150
Contribution to Fire Board	\$281,500
Public Safety/Inspection Services	\$107,000
Property Maintenance Function:	
Buildings/Grounds Maintenance	\$560,250
Riverside Cemetery	\$194,750
Transportation Function:	
Sidewalks	\$87,300
Non-Act 51 Public Works	\$42,000
Street Lighting	\$125,750

Recreation and Culture Function:	
Recreation and Culture/Parks	\$173,000
Contribution to Alma Public Library	\$100,000
Executive Administration Function:	
City Commission	\$67,000
City Manager	\$179,445
City Clerk	\$118,900
Information Technology	\$103,500
Elections	\$63,500
Human Resources	\$151,500
Engineering	\$199,500
Fiscal Services Function:	
Finance Administration	\$451,600
Assessing	\$352,780
<b>Total General Fund Expenditures</b>	<b>\$5,316,625</b>

**BE IT FURTHER RESOLVED**, the City Commission approves additional appropriations for fiscal year 2022 - 2023 by fund:

Major Street Fund	\$790,000
Local Street Fund	\$824,000
Street Millage Fund	\$868,200
State Street Plaza	\$122,500
Transit Services	\$5,511,500
Wastewater Utility	\$1,715,550
Water Distribution	\$2,893,000
Refuse Collection	\$750,000

**Discretely Presented Component Units**

Alma Downtown Development Authority	\$12,150
Alma Public Library	\$807,000

**BE IT FURTHER RESOLVED**, the City Commission hereby approves capital projects to commence in fiscal year 2022 - 2023:

Municipal Employee Entrance Parking Lot	\$35,000
Fire/Police Drive and Approach	\$60,000
City Hall Parking Lot Crack Seal	\$5,000
I.T. Server Upgrades	\$18,000
Furnace Replacements at City Hall (2)	\$10,000
Air Conditioning Unit Replacement at Public Safety	\$8,000
Security Upgrades at City Hall	\$145,000
Church Parking Lot Repair (per maint. agreement)	\$10,000
State Street Plaza Boiler Replacement	\$30,000
Cemetery Plot Layout Survey	\$25,000
Public Works Garage Structural Steel Column Repair	\$50,000
Public Works Equipment Replacements	\$187,000
Public Works Parking Lot Crack Seal	\$12,000
Security Upgrades at Public Works Building	\$130,000
Public Works Pressure Washer	\$8,000
Sharrar-Wheeler Alley Upgrade	\$30,000
Iowa & Harvard Street Reconstruction - Millage	\$848,200
Sidewalk Projects	\$69,500
Street Control Device Replacement	\$6,500
Sanitary Sewer Replacement Pine to Wash	\$80,500
Seal Coat City Streets	\$40,300
Asphalt Road Patches	\$75,000
Crack Seal City Streets	\$20,000

Sanitary Sewer Replacement N. of Washington Ave.	\$410,800
Lift Station 11-12 Generator (Pine River Twp.)	\$65,000
Disinfection Conversion	\$965,000
Influent Pump Rigging	\$25,000
Lift Station #2 Upgrades	\$110,000
Pump Control Upgrades	\$5,000
Harvard Avenue Sanitary Sewer Replacement	\$192,500
Iowa Street Sanitary Sewer Replacement	\$315,500
Digital Lab Recorder	\$20,000
Laboratory B.O.D. Incubator	\$5,000
Watermain Replacement Harvard & Iowa	\$576,000
Watermain Abandonment	\$52,000
Watermain Interconnects	\$6,000

**BE IT FURTHER RESOLVED**, the City Manager is hereby authorized to make transfers within appropriation functions as established in Michigan Uniform Budgeting and Accounting Act, 1968 Public Act 2, as amended. Transfers between functions may be made by further action of the City Commission.

The foregoing resolution was offered by Commissioner Allman and seconded by Commissioner Wernick.

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

**No:** none.

**Resolution declared adopted.**

### Resolution 2022-0130 Special Assessments for Unpaid 2021 Charges

The following resolution was offered by Commissioner Pitts, seconded by Commissioner Piccolo:

**Whereas**, certain invoices have remained unpaid during the year 2021 and,

**Whereas**, the City of Alma wishes to recover its costs by not supplementing these invoices with City tax funds.

Property #	Property Owner	Property Address	Amount
<b>Utility Accounts</b>			
51-031-318-00	224 CENTER LLC	224 CENTER	\$134.86
51-042-349-00	ELLER, KALIUB	101 GRANT	\$132.05
51-021-094-00	BARD, MARK A	121 PLEASANT	\$155.20
51-021-096-00	MOORE, ARTHUR D	117 PLEASANT	\$126.16
51-031-318-00	224 CENTER LLC	224 E CENTER	\$100.00
51-042-349-00	ELLER, KALIUB	101 GRANT	\$100.00
51-21-033-00	BENNETT, LARRY & CANDACE	1039 EASTWARD	\$120.34
51-010-161-00	KEATING, NICHOLAS CHARLES	163 CRYSTAL CT	\$224.86
51-010-107-00	FAIRMONT HOMES INC	267 GEMSTONE	<del>\$104.05</del> 100.00
51-021-094-00	BARD, MARK A	121 PLEASANT	\$100.00
51-021-096-00	MOORE, ARTHUR D	117 PLEASANT	\$100.00
51-021-033-00	BENNETT, LARRY & CANDACE	1039 EASTWARD	\$100.00
51-010-107-00	FAIRMONT HOMES INC	267 GEMSTONE	\$100.00
51-010-161-00	KEATING, NICHOLAS CHARLES	163 CRYSTAL CT	\$100.00
51-010-161-00	KEATING, NICHOLAS CHARLES	163 CRYSTAL CT	\$224.86
51-021-764-00	WOODCOCK, KEVIN & ELIZABETH	1201 ROSEDALE	\$123.22
51-032-813-00	SCRIBNER, CALEB	235 VALLEY	\$160.96
51-034-607-00	WEBSTER, NATHANIEL	703 ROCKINGHAM	\$210.34
51-010-106-00	FAIRMONT HOMES INC	277 GEMSTONE	\$166.78
51-354-807-00	PAINTER, RANDAL G	526 HANNAH	\$192.88
51-021-764-00	WOODCOCK, KEVIN & ELIZABETH	1201 ROSEDALE	\$100.00
51-032-813-00	SCRIBNER, CALEB	235 VALLEY	\$100.00
51-034-607-00	WEBSTER, NATHANIEL	703 ROCKINGHAM	\$100.00

Alma City Commission  
Alma, Michigan  
May 24, 2022

51-010-106-00	FAIRMONT HOMES INC	277 GEMSTONE	\$100.00
51-010-161-00	KEATING, NICHOLAS CHARLES	163 CRYSTAL CT	\$100.00
		<b>Total</b>	<u>\$3,276.56</u> 3272.51

**Sidewalk Replacement**

<del>51-031-065-00</del>	<del>HOBEREK, RACHEL</del>	<del>204 PARK</del>	<del>\$165.55</del> 0.00
51-042-050-00	FOLLETT, BRANDON & RYA	189 PINEVIEW	\$189.20
51-031-284-00	PLUX PROPERTIES LLC	217 E CENTER	\$189.20
<del>51-031-322-00</del>	<del>ALLISON, MICHAEL &amp; KIM</del>	<del>220 WOODWORTH</del>	<del>\$227.04</del> 0.00
51-031-034-10	PLUX PROPERTIES LLC	318 PARK	\$274.00
51-021-771-00	MURGITTROYD, JANET	1016 ROSEDALE	\$331.10
51-031-282-00	PLUX PROPERTIES LLC	303 GRATIOT	\$331.10
<del>51-021-772-00</del>	<del>HOPKINS, MICHAEL &amp; CAR</del>	<del>1020 ROSEDALE</del>	<del>\$354.75</del> 0.00
51-031-288-00	ACAC PROPERTIES LLC	318 WOODWORTH	\$624.36
51-344-810-00	DELORENZO, WILLIAM & H	113 W DOWNIE	\$630.20
51-031-055-00	MARTIN, CHELSIE MARIE	219 W CENTER	\$657.47
51-031-054-00	PANNILL, KEVIN J	221 W CENTER	\$815.93
51-031-034-10	PLUX PROPERTIES LLC	321 PARK	\$1,157.70
51-031-283-00	PLUX PROPERTIES LLC	301 GRATIOT	\$1,466.30
51-031-297-00	GENERAL TELEPHONE	306 GRATIOT	\$1,605.90
		<b>Total</b>	<u>\$9,019.80</u> 8,272.46

**Frozen Meters**

51-021-089-00	MACGILLIVRAY, SHANNON	1020 BOSTWICK	\$171.49
51-031-297-00	RAMIREZ, RAMUNDO	300 REPUBLIC	\$366.58
		<b>Total</b>	<u>\$538.07</u>

**Utility Accounts**

51-021-320-00	SINKO, BOBBI JEAN	116 GROVE	\$534.93
51-342-805-00	ATWELL, ROBERT C	1038 EUCLID	\$257.91
<del>51-042-102-00</del>	<del>BEAULIEU, RAMON</del>	<del>111.5 CEDAR</del>	<del>\$62.09</del> 0.00
51-344-044-00	WEILER, THOMAS J	121 ELWELL	\$47.58
51-034-043-10	MEHL, PHILLIP A	309 W ELIZABETH	\$749.29
51-344-770-00	SEG ALMA LLC	514 WRIGHT	\$374.29
<del>51-034-067-00</del>	<del>CALLENDER, ANDREW</del>	<del>153 E HILLCREST</del>	<del>\$198.65</del> 0.00
51-033-507-00	CASTELLON, REY & CAROLE	520 S GROVER	\$950.38
51-033-256-00	DAY, ALISON M & RABY, BARBARA	516 S GROVER	\$680.09
51-033-257-00	FISHER, MAVIS MARIE	430 S GROVER	\$232.60
<del>51-042-287-00</del>	<del>GILKINS, JAMES H JR &amp; MARY L</del>	<del>221 MAPLE</del>	<del>\$643.04</del> 0.00
51-343-083-00	GROSS, CHAD G	728 PINE	\$338.22
51-031-789-00	QUEZADA, JOSEPH & SARAH	114 HILL	\$28.49
<del>51-354-798-00</del>	<del>HOLLEY, THOMAS E</del>	<del>1111 MARQUETTE</del>	<del>\$625.52</del> 0.00
51-354-051-00	KAN PROPERTIES LLC	1108 FERRIS	\$518.25
51-021-766-00	KEMLER, MICAH	1215 ROSEDALE	\$58.69
51-344-770-00	SEG ALMA LLC	514 WRIGHT	\$319.46
51-344-059-00	KOUTZ, JAMES R & NANCY	715 FIRST	\$804.98
51-031-552-00	CKW PROPERTY MANAGEMENT LLC	256 ELY #1	\$640.97
51-354-514-00	LENT, ERIC L	527 REPUBLIC	\$508.66
<del>51-021-270-00</del>	<del>LOVETT, CHRISTOPHER &amp; ANGELA</del>	<del>1530 E SUPERIOR</del>	<del>\$487.30</del> 0.00
51-034-255-00	LORETTO, ARIANA NOREENA	322 MOYER	\$18.08
51-343-522-00	SEG ALMA LLC	515 N COURT	\$369.65
51-041-290-00	KOUTZ II, JAMES RUSSELL	933 W CENTER	\$1,899.23
<del>51-031-303-00</del>	<del>STELCORP LLC</del>	<del>118 E CENTER</del>	<del>\$454.64</del> 0.00
51-343-522-00	SEG ALMA LLC	515 N COURT	\$108.89
51-033-253-00	NENTWIG, CLIFFTON & MIRRANDA	510 S GROVER	\$480.09
51-031-768-00	NEWLIN, KEDLY G II	120 ELY	\$918.71
51-333-505-00	PLUX PROPERTIES LLC	611 WRIGHT	\$852.46
51-344-770-00	SEG ALMA LLC	514 WRIGHT	\$555.90
51-341-006-00	SEG ALMA LLC	1410 MARY CT	\$1,411.02
51-341-003-10	SEG ALMA LLC	1420 MARY CT	\$1,090.59
51-341-003-10	SEG ALMA LLC	1430 MARY CT	\$992.90
51-344-818-00	RODRIGUEZ, RALPH ARLIE	124 W SUPERIOR	\$93.89
51-042-101-00	STEDMAN PROPERTIES, LLC	115 CEDAR	\$1,607.10

51-033-508-00	VALDEZ, ISRAEL A	600 S GROVER	\$680.09
51-021-764-00	WOODCOCK, KEVIN & ELIZABETH	1201 ROSEDALE	\$205.15
		<b>Total</b>	<u>\$20,805.94</u> <b>18,328.54</b>
		<b>Grand Total</b>	<u>\$ 33,640.37</u> <b>30,411.58</b>

**Now, Therefore Be it Resolved,** that the Special Assessment Roll be confirmed and that the unpaid charges as of December 31, 2021, will be placed on the tax roll, under the respective tax roll items after final review by the Finance Director.

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

**No: none.**

**Resolution declared adopted.**

**Resolution 2022-0131  
Water Rate Increase**

Motion by Vice-Mayor Harrington, seconded by Commissioner Piccolo, to approve an increase in water consumption rates, and adopt the following water rate schedule, effective July 1, 2022:

Minimum Charge: (Monthly)	Water
<b>Meter size:</b>	
< 1inch	\$ 11.70
1 inch	19.89
1.25 inches	29.25
1.5 inches	40.95
2 inches	78.40
3 inches	175.51
4 inches	315.92
6 inches	702.05
8 inches	1,287.11
<b>Consumption Charge: (Price per 1,000) gallons</b>	
First 25,000 gallons	\$ 3.69
Next 175,000 gallons	3.63
Over 200,000 gallons	2.92
Over 4.5 million by special agreement. In absence of such agreement, the rate shall be \$2.28 per 1,000 gallons.	
Minimum Charges for Multiple User. When any premises containing three or more dwelling units defined as a self-contained unit with kitchen and bath facilities served by a single meter, the monthly minimum charge shall be equal to the minimum charge for the single dwelling unit as determined by the meter size serving such unit, plus \$7.43 for each additional unit.	
Water bills rendered shall be immediately due and payable and may be paid without late charge up to and including the fifteenth day after the billing date when rendered and shall thereafter be subject to a ten per cent (10%) late charge.	

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

**No: none.**

**Resolution declared adopted.**

**Resolution 2022-0132  
 WasteWater Rate Increase**

Motion by Vice-Mayor Harrington, seconded by Commissioner Allman, to approve an increase in wastewater rates, and adopt the following wastewater rate schedule, effective July 1, 2022:

<b>Minimum Charge: (Monthly)</b>	<b>Wastewater</b>
<u>Meter size:</u>	
< 1inch	<b>\$ 24.16</b>
1 inch	<b>41.07</b>
1.25 inches	<b>60.39</b>
1.5 inches	<b>84.54</b>
2 inches	<b>161.84</b>
3 inches	<b>362.33</b>
4 inches	<b>652.20</b>
6 inches	<b>1,449.31</b>
8 inches	<b>2,657.09</b>
<b>Consumption Charge:</b>	
<u>(Price per 1,000 gallons)</u>	<b>\$ 3.90</b>
<p>Minimum Charges for Multiple User. When any premises containing three or more dwelling units defined as a self-contained unit with kitchen and bath facilities served by a single meter, the monthly minimum charge shall be equal to the minimum charge for the single dwelling unit as determined by the meter size serving such unit, plus \$16.19 for each additional unit.</p> <p>Wastewater bills rendered shall be immediately due and payable and may be paid without late charge up to and including the fifteenth day after the billing date when rendered and shall thereafter be subject to a ten (10%) per cent late charge.</p>	

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

**Resolution 2022-0133  
 Change in Solid Waste Rate**

Motion by Commissioner Allman, seconded by Commissioner Pitts, to adopt a resolution approving a decrease in the solid waste rate to \$21.56 per residence from \$22.15 per residence to become effective with all solid waste bills mailed after July 1, 2022.

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

*Ordinances*

**2022-0134** Motion by Commissioner Pitts, seconded by Commissioner Piccolo, to adopt a resolution to introduce Ordinance #827 to amend Section 6.2 of the Code of Ordinances relative to consumption of alcoholic beverages in public places, to allow for said consumption in accordance with city ordinance and state law.

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

No: none.

Resolution declared adopted.

**2022-0135** Motion by Commissioner Allman, seconded by Commissioner Piccolo, to adopt Ordinance #826 (introduced April 26, 2022) to amend Section 60-77 of the Ordinances of the City of Alma relative to conditions for establishing a Bed and Breakfast facility.

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

No: none.

Resolution declared adopted.

*Reports*

**2022-0136** Motion by Commissioner Pitts, seconded by Commissioner Piccolo, to receive the Interim City Manager's May 20, 2022 Report and a verbal report from Commissioner Piccolo on behalf of the City Manager Hiring Committee. Motion carried.

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

No: none.

Resolution declared adopted.

*Unfinished Business*

*New Business*

*Appropriations*

**2022-0137** Motion by Commissioner Piccolo, seconded by Commissioner Allman, to adopt a resolution approving Warrant No. 22-22 and authorizing the City Treasurer to issue checks in payment of all claims.

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

No: none.

Resolution declared adopted.

*Commissioner's Comments*

Commissioner Wernick thanked staff for their work on the budget. Commissioner Allman spoke about the Highland Festival and the recent production of Sister Act. Commissioner Pitts thanked Keep Alma Beautiful volunteers for their work over the weekend and Public Works for setting out the newly filled flower pots.

*Invitation to Public*

No comments were offered.

**2022-0138** Motion by Commissioner Piccolo, seconded by Commissioner Wernick, to set a special meeting Tuesday, May 31, 2022 at 6:00 p.m. for the purpose of holding a closed session for a personnel evaluation.



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

*Adjournment*

**Motion by Commissioner Pitts, seconded by Commissioner Allman, to adjourn the meeting at 6:30 p.m.  
Motion carried.**

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

\_\_\_\_\_  
Greg Mapes, City of Alma

\_\_\_\_\_  
Sara Anderson, City Clerk, City of Alma

\_\_\_\_\_  
Date of Approval

DRAFT