

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.

2022-0141 Motion by Commissioner Allman, seconded by Commissioner Piccolo, to approve the agenda as amended. 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.

2022-00142 Motion by Commissioner Pitts, seconded by Commissioner Piccolo, to approve minutes of the May 24, 2022 regular meeting, the May 31, 2022 special meeting, and the May 31, 2022 closed session, as presented. Motion carried.

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

Hearings

2022-0143 Motion by Commissioner Pitts, seconded by Commissioner Allman, to adopt a resolution to reschedule a public hearing from June 14, 2022, to June 28, 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.

Requests for Purchase

2022-0144 Motion by Vice-Mayor Harrington, seconded by Commissioner Allman, to approve a request for purchase from The Library Corporation (TLC) for annual website hosting and software subscription in the amount of \$12,846.00 for five years, or a grand total of \$64,230.00, also to approve the related agreement for services and authorize the Library Director to sign the agreement on behalf of the City.

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

Resolutions

2022-0145 Motion by Commissioner Piccolo, seconded by Commissioner Wernick, to adopt a resolution to approve the following budget amendments to allow for corrections and reallocations:

- a. To increase the General Fund Intergovernmental Revenue budget \$27,000 and increase the City Commission Expenditures budget \$27,000 to cover insurance costs that were not budgeted for in the correct fund in the current year (no change to fund balance).

- b. To increase the Finance Expenditures budget \$30,000 and decrease the City Manager Expenditures budget \$30,000 for IT and Administrative costs that were budgeted for in the City Manager budget and expensed in the Finance budget in the current year due to change in methodology (no change to fund balance).
- c. To increase the Buildings and Grounds Expenditure budget \$5,000, increase the Downtown Maintenance Expenditure budget \$20,000, increase the Riverside Cemetery Expenditures budget \$45,000, and increase the Recreation & Culture/Parks Expenditure budget \$10,000 and decrease the Public Works/Sidewalks Expenditure budget \$80,000 for reallocation of projected budgeted expenditures amount from public works allocations (no change to fund balance).
- d. To increase the Major Streets Expenditures budget \$245,000 and increase the Local Streets Revenue budget \$245,000 to transfer a portion of the unused ACT 51 funds dedicated to Major Streets in the current year to the Local Streets fund for additional road maintenance on local streets in the current year.
- e. To increase the Refuse Collection Expenditures budget \$45,000 and decrease the Refuse Collection projected fund balance \$45,000 for additional public works personnel and equipment rental allocation charges projected to be incurred in the current year.

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

No: none.

Resolution declared adopted.

Ordinances

2022-0146

Motion by Commissioner Pitts, seconded by Commissioner Allman, to adopt a resolution to introduce Ordinance No. 828 to amend the zoning map of the City of Alma as it appears in Section 32-32 of the Ordinances of the City of Alma to rezone Parcel No. 29-51-021-290-00, Lot 7 Elmwood Park Subdivision, from R2, Two Family Residential District, to B2, General Business District.

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

No: none.

Resolution declared adopted.

Agreements

2022-0147

Motion by Vice-Mayor Harrington, seconded by Commissioner Wernick, to approve Change Order #1 for the 2021 Sidewalk Replacement Program increasing the contract amount by \$4,879.65, for a total of \$72,359.65, also to approve Final Pay App #2 in the amount of \$7,417.98 to J & N Concrete Inc. to close out the project.

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

No: none.

Resolution declared adopted.

Reports

2022-0148

Motion by Commissioner Pitts, seconded by Vice-Mayor Harrington, to receive the following reports: Alma Transit May 2022 Report, May 2022 Building Permits Report, Alma Police Department May 2022 Report, Planning Commission Draft Minutes of June 6, 2022, Airport Authority Draft Minutes of May 12, 2022, and the Finance Report. Motion carried.

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

2022-0149 Motion by Commissioner Pitts, seconded by Commissioner Wernick, to receive the Interim City Manager's June 9, 2022 Report.

Interim City Manager Aeric Ripley reviewed the following items in his report: Designation of ARP funds and request for funds from the Lueth Foundation for the parks restroom rehabilitation project, designation of Gratiot County ARP funds, neighborhood street millage options, and department updates for Public Safety/Code Enforcement, Alma Transit, Water Distribution, Wastewater Treatment, and Parks.

Lengthy discussion was held regarding the neighborhood street millage options, and Commissioners debated the merits of each option. A general consensus was to pursue Option 2. Staff will present proposed ballot language at an upcoming meeting.

Brief discussion also followed about code enforcement.

Motion to receive the Interim City Manager's June 9, 2022 Report carried.
Yes: Allman, Harrington, Mapes, Piccolo, Pitts, Stahl, and Wernick.
No: none.

2022-0150 Motion by Commissioner Allman, seconded by Commissioner Wernick, to receive a verbal report from Vice-Mayor Harrington regarding the June 10, 2022 Gratiot Area Water Authority Meeting.

Vice-Mayor Harrington reviewed details from the meeting and answered questions from the Commission, together with Public Services Director David Ringle.

Motion to receive the verbal report carried.
Yes: Allman, Harrington, Mapes, Piccolo, Pitts, Stahl, and Wernick.
No: none.

Unfinished Business

2022-0151 Motion by Commissioner Piccolo, seconded by Commissioner Pitts, to approve resolution to approve the designation of American Rescue Plan funds in the amount of \$82,000.00 for the Alma Parks Restroom Rebuild & Rehabilitation project authorized by City Commission on August 25, 2020.

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

2022-0152 Motion by Vice-Mayor Harrington, seconded by Commissioner Wernick, to approve a request to the Gratiot County Community Foundation for \$178,000 from the Herbert H. Lueth Endowment Fund to be used toward the City of Alma Park Restroom Rebuild and Rehabilitation project in Wright Park, Riverside Park, and Pine River/Conservation Park.

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

No: none.

Resolution declared adopted.

2022-0153 Motion by Commissioner Wernick, seconded by Commissioner Allman, to appoint Aeris Ripley as City Manager and pursue a contract.

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

No: none.

Resolution declared adopted.

New Business

Allen Martin of Consume Cannabis began his presentation regarding adult use marijuana by thanking the Commission for their time and asking to share information about Consume.

Commissioner Allman called a point of order noting a motion to receive the presentation had not been made. Mayor Mapes granted the point of order.

2022-0154 Motion by Commissioner Piccolo, seconded by Vice-Mayor Harrington, to receive the presentation regarding adult use marijuana from Consume Cannabis.

Martin continued his presentation and concluded with his request that an amendment be made to ordinances to allow recreational sales of marijuana.

Motion to receive the presentation carried.

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

No: none.

Appropriations

2022-0155 Motion by Commissioner Allman, seconded by Commissioner Piccolo, to adopt a resolution approving Warrant No. 22-23 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

Commissioners offered congratulations to City Manager Ripley. Commissioner Pitts also thanked those who helped with the "Back to the Bricks" event. Vice-Mayor Harrington said she hoped the Commission would consider approval of recreational marijuana sales and spoke briefly about kindergarten roundup. Commissioner Allman also talked about the Gratiot County Players summer workshop.

Invitation to Public

Robi Rodriguez of St. Louis, provided documents to Attorney Costanzo and spoke briefly regarding notary public signatures and oaths of office.

Les Rosan of Alma, addressed the Commission regarding areas in the city that he felt were blights and required attention from Code Enforcement.

Mark Williams, Public Safety Director, addressed Mr. Rosan's concerns.

Discussion followed between Commissioners, Mr. Williams, Mr. Rosan, and Mr. Costanzo regarding the areas of blight in question, and others.

Adjournment

Motion by Commissioner Allman, seconded by Commissioner Piccolo, to adjourn the meeting at 7:43 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