

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, Michelle Pitts, Audra Stahl, and Daniel Wernick.

Absent: Nick Piccolo.

2022-0241 Motion by Commissioner Allman, seconded by Vice-Mayor Harrington, to approve the agenda, as amended to correct a typographical error on Item I(1) changing the Agreement number from 2022-0005/P2 to 2022-0005/P3. Motion carried.

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

No: none.

Absent: Piccolo.

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

2022-0242 Motion by Commissioner Pitts, seconded by Commissioner Wernick, to approve minutes of the August 23, 2022, regular meeting, as presented. Motion carried.

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

No: none.

Absent: Piccolo.

Hearings

2022-0243 Motion by Commissioner Allman, seconded by Vice-Mayor Harrington, to open a public hearing at 6:05 p.m. for consideration of a Commercial Rehabilitation Exemption Certificate Application from Gemini Capital Management V, LLC for 111 W. Superior Street. Motion carried.

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

No: none.

Absent: Piccolo.

City Manager Aeris Ripley provided background information on the proposed expansion at 111 W. Superior street and requirements for the exemption.

No questions or comments were received.

2022-0244 Motion by Commissioner Allman, seconded by Commissioner Stahl, to close the hearing for consideration of a Commercial Rehabilitation Exemption Application at 6:06 pm. Motion carried.

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

No: none.

Absent: Piccolo.

2022-0245 Motion by Commissioner Pitts, seconded by Commissioner Allman, to open a public hearing at 6:07 p.m. for review of proposed ordinances 830, 831 and 833, to amend current fireworks and ORV ordinances to meet state statutes, also for review of proposed ordinance 832 for regulation of golf carts on city streets and sidewalks. Motion carried.

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

No: none.

Absent: Piccolo.

City Manager Ripley briefly reviewed proposed Ordinance 830 and 831 saying amendments had been made to comply with state statute. Ripley then went on to review proposed Ordinance 832 providing highlights of the new ordinance for regulation of golf carts on city streets.

Commissioner Wernick asked Ripley to clarify the rear light requirement for golf carts. Ripley said the requirement was for a rear tail-light, but not brake lights.

Ripley reviewed proposed Ordinance 833 and noted amendments had been made to bring the ordinance into compliance with state laws. Ripley answered several questions from Commissioners regarding the prohibition of golf carts and off-road vehicles on city sidewalks. Commissioners discussed potential issues with golf carts using sidewalk near the country club.

Les Rosan, of Alma, asked about including a requirement for an inspection permit before a golf cart could be operated on city streets. Additional brief discussion followed between Commissioners, Attorney Costanzo, and Mr. Rosan about options for making requirements available to the public.

No other public comments were received.

2022-0246 Motion by Commissioner Allman, seconded by Commissioner Stahl, to close the public hearing for review of proposed ordinances 830, 831, 832, and 833 at 6:24 p.m. Motion carried.

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

Requests for Purchase

2022-0247 Motion by Commissioner Pitt, seconded by Commissioner Stahl, to approve a request for purchase to IT Right in the amount of \$19,620.00 for a new server for city hall.

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

Resolutions

2022-0248 Resolution Approving Commercial Rehabilitation Exemption Certificate Application for Gemini Capital Management V, LLC Located at 111 W. Superior Street

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

WHEREAS, the City of Alma legally established the Commercial Rehabilitation District 111 W. Superior Street on August 9, 2022, after a public hearing held on August 9, 2022; and

WHEREAS, the taxable value of the property proposed to be exempt plus the aggregate taxable value of property previously exempt and currently in force under Public Act 210 of 2005 does not exceed 5% of the total taxable value of the City of Alma; and

WHEREAS, a public hearing was held on the application as provided by Section 4(2) of Public Act 210 of 2005 on September 13, 2022; and

WHEREAS, the Gemini Capital Management V, LLC, is not delinquent in any taxes related to the facility; and

WHEREAS, the application is for commercial property as defined in Section 2(a) of Public Act 210 of 2005; and

WHEREAS, the applicant, Gemini Capital Management V, LLC, has provided answers to all required questions under the application instructions to the City of Alma; and

WHEREAS, the City of Alma requires that rehabilitation of the facility shall be completed by December 31, 2022; and

WHEREAS, the commencement of the rehabilitation of the facility did not occur more than six months prior to the filing of the application for exemption; and

WHEREAS, the application relates to a rehabilitation program that when completed constitutes a qualified facility within the meaning of Public Act 210 of 2005 and that is situated within a Commercial Rehabilitation District established under Public Act 210 of 2005; and

WHEREAS, completion of the qualified facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to increase commercial activity, retain employment, and revitalize urban areas, in which the facility is situated; and

WHEREAS, the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(j) of Public Act 210 of 2005.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Alma

Be and hereby is granted a Commercial Rehabilitation Exemption for the real property, excluding land, located in Commercial Rehabilitation District 111 W. Superior Street at 111 W. Superior Street for a period of ten (10) years, beginning December 31, 2022, and ending December 30, 2032, pursuant to the provisions of PA 210 of 2005, as amended.

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

No: none.

Absent: Piccolo.

Resolution declared adopted.

2022-0249 Motion by Commissioner Pitts, seconded by Commissioner Allman, to adopt a resolution ratifying investment of the following City funds:

Investment Date	Maturity Date	Amount	Duration	Interest Rate	Bank	Type
09/01/2022	12/01/2022	\$250,000	90 days	1.00%	Commercial	CD
09/01/2022	09/01/2024	\$250,000	24 months	2.05%	Commercial	CD
09/07/2022	03/06/2023	\$250,000	180 days	0.65%	Huntington	CD

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

No: none.

Absent: Piccolo.

Resolution declared adopted.

2022-0250 Motion by Commissioner as supported by Commissioner to approve the following FY 2023 budget amendments:

a. To increase the General Fund Intergovernmental Revenue by \$87,925, increase

General Fund Other Revenue by \$6,095, and increase the Police Expenditure Budget by \$93,602 for a MILO Range Theater 180 Multi-Screen Training Simulator received through a State and Private grant (approved at the August 23rd Commission meeting – no impact on fund balance).

- b. To increase the General Fund Other Revenue by \$3,500 for a grant received through the Michigan Municipal Risk Management Authority (MMRMA) Risk Avoidance Program for implementation of multifactor authentication (2FA) for all departments (resulting in a net operational increase of fund balance of \$3,500 for the current fiscal year).
- c. To increase the Information Technology Expenditure Budget \$15,400 for the purchases of new phones in conjunction with our new service contract with CherryRoad Technologies (resulting in a net operational decrease in fund balance of \$15,400 for the current fiscal year). *Note: Internal service charges to respective funds will also increase as a result. Amounts are to be determined.*

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

2022-0251 Motion by Commissioner Allman, seconded by Commissioner Pitts, to adopt Ordinance No. 829 to amend Section 60-60 (j)(2)(f) to allow residential uses in the B-1 Central Business District as a permitted use provided certain conditions are met.

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

2022-0252 Motion by Commissioner Pitts, seconded by Commissioner Allman, to adopt a resolution to introduce Ordinance No. 830 and No. 831 to amend Chapter 24 to restrict the use of fireworks to certain times and amend Chapter 25 to change the penalty for fireworks violations, respectively, to be consistent with applicable state statutes and laws.

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

2022-0253 Motion by Commissioner Allman, seconded by Vice-Mayor Harrington, to adopt a resolution to introduce Ordinance No. 832 for the purpose of authorizing, regulating, and providing penalties for violations, for the operation of golf carts on streets within city limits.

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

2022-0254 Motion by Commissioner Pitts, seconded by Commissioner Allman, to adopt a resolution to introduce Ordinance No. 833 to amend Chapter 54 regarding the operation of off-road vehicles (ORVs) on certain streets within city limits to be consistent with applicable state statues and laws.

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

Agreements

2022-0255 Motion by Commissioner Allman, seconded by Vice-Mayor Harrington, to adopt a resolution to approve Agreement 2022-0005/P3, a Project Authorization for FY 2022 Section 5311 Capital Formula Grants for Rural Areas Program, between Alma Transit and the Michigan Department of Transportation, regarding funding for office and terminal equipment, also to authorize the Mayor and City Clerk to for execute the agreement on behalf of the City of Alma.

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

2022-0256 Motion by Commissioner Allman, seconded by Vice-Mayor Harrington, to table the renewal of a one-year contract for transportation services between Alma Transit and Gratiot Integrated Health Network until additional information is received.

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

Reports

2022-0257 Motion by Commissioner Pitts, seconded by Commissioner Wernick, to receive the following reports: Alma Transit August 2022 Report, Finance Director's Report, and a verbal Gratiot Area Water Authority Report.

Vice-Mayor Harrington indicated there was no Gratiot Area Water Authority Report.

Motion to receive reports carried.
Yes: Allman, Harrington, Mapes, Pitts, Stahl, and Wernick.
No: none.
Absent: Piccolo.

2022-0258 Motion by Commissioner Pitts, seconded by Vice-Mayor Harrington, to receive the City Manager's Report.

City Manager Ripley reviewed the items in his newsletter including: the Alma College Scots In-Service Day, an update on the neighborhood street millage informational meetings, 2022 summer interns at city hall, a RAP grant received from MMRMA, BS&A Cloud conversion status, the 2022 MML Convention, Det. Hedrick's Retirement Open House, and the proposed recreational marihuana draft ordinance. Ripley provided maps

showing options for buffering requirements for Commissioners' review. Ripley also informed the Commission that the County had indicated they want airport property transferred to them as a condition of taking over airport operations. Discussion followed. Tracey Cordes, Gratiot County Administrator, was present and addressed the Commission. Mapes, Harrington, and Pitts agreed to join negotiations on behalf of the City.

Motion to receive the City Manager's Report carried.

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

No: none.

Absent: Piccolo.

Appropriations

2022-0259 Motion by Commissioner Allman, seconded by Vice-Mayor Harrington, to adopt a resolution approving Warrant No. 23-05 and authorizing the City Treasurer to issue checks in payment of all claims.

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

No: none.

Absent: Piccolo.

Resolution declared adopted.

Commissioners' Comments

Commissioner Allman spoke briefly about the success of Lucky McDuck Day. Commissioner Stahl thanked Detective Hedrick for his service. Commissioner Pitts offered thanks to everyone who came out for the Alma Alive event. Mayor Mapes thanked everyone involved in the Lucky McDuck and Alma Alive events, offered congratulations to city staff for the CEC Conference, and offered thanks to the Alma College students for their work on In-Service Day.

Public Comment

Les Rosan of Alma, spoke about properties purchased in relation to medical marijuana licenses and provided photos to the Commission. He also asked the Commission to consider a consortium with St. Louis regarding the river.

Adjournment

Motion by Commissioner Pitts, seconded by Commissioner Allman, to adjourn the meeting at 7:18 p.m. Motion carried.

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

No: none.

Absent: Piccolo.

Greg Mapes, City of Alma

Sara Anderson, City Clerk, City of Alma

Date of Approval