

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, Andrew Bare, Greg Mapes, Michelle Pitts, and Daniel Wernick.
Absent: Roxann Harrington (arrived after roll call), and Laurie Harrison.

2023-0084 Motion by Commissioner Pitts, seconded by Commissioner Wernick, to approve the agenda, as presented. Motion carried.
Yes: Allman, Bare, Mapes, Pitts, and Wernick.
No: none.
Absent: Harrington and Harrison.

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

2023-0085 Motion by Commissioner Allman, seconded by Commissioner Wernick, to approve minutes of the March 28, 2023, regular meeting and closed session, as presented. Motion carried.
Yes: Allman, Bare, Mapes, Pitts, and Wernick.
No: none.
Absent: Harrington and Harrison.

Hearings

2023-0086 Motion by Commissioner Pitts, seconded by Commissioner Allman, to open a public hearing at 6:02 p.m. for review of proposed Special Assessment Districts for the Harvard Avenue street reconstruction project. Motion carried.
Yes: Allman, Bare, Mapes, Pitts, and Wernick.
No: none.
Absent: Harrington and Harrison.

Public Services Director David Ringle presented information on the proposed special assessment districts.

Vice-Mayor Harrington arrived at 6:03p.m.

At a request from Mayor Mapes, Ringle explained sanitary sewer laterals and guidelines for replacement. He provided estimated costs to affected property owners. No additional public comments were received.

2023-0087 Motion by Commissioner Allman, seconded by Commissioner Wernick, to close the public hearing for review of proposed special assessment districts at 6:07 p.m. Motion carried.
Yes: Allman, Bare, Harrington, Mapes, Pitts, and Wernick.
No: none.
Absent: Harrison.

2023-0088 The following preamble and resolution were offered by Commissioner Pitts, and seconded by Commissioner Bare:

Whereas, the City Manager has caused to be prepared a report pursuant to Section 3 of Ordinance No. 235 of the City of Alma, for the acquisition and construction of the public improvement more particularly hereinafter described; and

Whereas, the City commission deems it necessary to proceed with the construction of said public improvement;

Now, Therefore Be It Resolved That:

1. The City Commission hereby determines it to be necessary to construct the following described public improvement and determines that the same shall be constructed:

Harvard Avenue Sewer Leads Construction Project

2. The plans, specifications, and estimates of costs and the report of the City Manager are hereby approved.

3. The following described lots and parcels of land shall constitute the special assessment district for said public improvement, which special assessment district shall be known as **Special Assessment District No. 2023-1**:

Parcel # 29-	Name of Owner and Property Description.	Frontage and/or Benefit	Total Assessment	1 st Installment	
				Amount	Date Paid
51-333-801-00	Heather Therrien 902 W. Superior	22	\$1715.00		
51-333-800-00	Joseph Sigmon 403 Harvard	22	\$1715.00		
51-333-799-00	Jim and Joan Petrie 405 Harvard	22	\$1715.00		
51-333-798-00	Robert Rozier 415 Harvard	22	\$1715.00		
51-333-797-00	Adrianna Bush 425 Harvard	22	\$1715.00		
51-333-796-00	Karen Reinstra 435 Harvard	22	\$1715.00		
51-333-795-00	Richard Gay 445 Harvard	22	\$1715.00		
51-333-773-00	Dao Hui Guo 505 Harvard	22	\$1715.00		
51-333-772-00	Timothy Kipp 515 Harvard	22	\$1715.00		
51-333-771-00	Richard Tesman 525 Harvard	22	\$1715.00		
51-333-757-00	Michael Mitchell 904 Vassar	25	\$1880.00		
51-333-770-00	Roger Allman 905 Vassar	25	\$1880.00		
51-333-756-00	Lacey and Matthew Smith 906 Vassar	25	\$1880.00		
51-333-777-00	Alma College 614 W. Superior St.	70	\$4860.00		

4. It is hereby determined that of the total estimated cost of said public improvement, in the amount of **\$55,300.00**, the sum of **\$27,650.00** shall be specially assessed against the special assessment district as herein be set forth and the sum of **\$27,650.00** shall be paid by the City at large for benefits to the City at large from the acquisition and construction of said public improvement.

5. The City Commission hereby determines that said special assessment shall be divided into five equal annual installments and that the deferred installments of said special assessment shall bear interest at 1% over the U.S. Treasury Bond rate at the time of the final confirmation of the Special Assessment Roll.

6. The City Assessor is hereby ordered and directed to make a special assessment roll of that part of the cost of said public improvement to be borne by the lands specially benefited according to the benefits received and shall report the same to the City Commission when it has been prepared.