

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, Roxann Harrington, Laurie Harrison, Greg Mapes, Michelle Pitts, and Daniel Wernick.
Absent: none.

2023-0106 Motion by Commissioner Allman, seconded by Commissioner Pitts, to approve the agenda, as amended to include an addition under Communications. Motion carried.
Yes: Allman, Bare, Harrington, Harrison, Mapes, Pitts, and Wernick.
No: none.

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

2023-0107 Motion by Commissioner Pitts, seconded by Commissioner Bare, to approve minutes of the April 11, 2023, regular meeting, as presented. Motion carried.
Yes: Allman, Bare, Harrington, Harrison, Mapes, Pitts, and Wernick.
No: none.

Communications

Steve Weber, St. Charles, Illinois, spoke on behalf of Consume Cannabis, asking for full support of a proposed ordinance amendment and for approval of Consume's recreational marihuana retail establishment application immediately, if possible.

Hearings

2023-0108 Motion by Commissioner Pitts, seconded by Commissioner Allman, to open a public hearing at 6:05 p.m. to receive comments on a proposed application for a Public Gathering Spaces Initiative Community Development Block Grant from the Michigan Economic Development Corporation to be used for improvements to the riverwalk and pavilion at Riverside Park. Motion carried.
Yes: Allman, Bare, Harrington, Harrison, Mapes, Pitts, and Wernick.
No: none.

City Manager Aeris Ripley explained a SPARK grant application had been sent for the same project but was not successful. New funds have become available through MEDC for public gathering spaces, and this same project would qualify for the new round of grants. The overall project cost is \$1,015,666 including engineering. A 10% local match of \$101,566 would be required from the City. Ripley answered questions from Commissioners. No public comments were offered.

2023-0109 Motion by Commissioner Allman, seconded by Commissioner Wernick, to close the public hearing to receive public comment on the MEDC grant application at 6:10 p.m. Motion carried.
Yes: Allman, Bare, Harrington, Harrison, Mapes, Pitts, and Wernick.
No: none.

2023-0110 Motion by Commissioner Allman, seconded by Commissioner Pitts, to set a public hearing for Tuesday, May 23, 2023, at 6:00 p.m., or as soon thereafter as the agenda will allow, to consider a Special Assessment Roll for unpaid charges for noxious weed cutting, sidewalk replacement, and utility billing charges for 2022.
Yes: Allman, Bare, Harrington, Harrison, Mapes, Pitts, and Wernick.
No: none.
Resolution declared adopted.

Requests for Purchase

A motion was offered by Vice-Mayor Harrington, seconded by Commissioner Allman, to approve a request for purchase to MMRMA for renewal of the City's liability and property insurance coverage.

City Manager Ripley asked if the Commission would be interested in the two-year agreement being offered by MMRMA with any increase capped at 6% in the second year. Discussion followed. Vice-Mayor Harrington and Commissioner Allman offered the following amended motion without objection.

2023-0111 Motion by Vice-Mayor Harrington, seconded by Commissioner Allman, to approve a request for purchase in the amount of \$269,292 to Michigan Municipal Risk Management Authority for annual renewal of the City's liability and property insurance coverage for July 1, 2023 through June 30, 2024, also to approve a two-year agreement capping increases in the second year at 6%.

Yes: Allman, Bare, Harrington, Harrison, Mapes, Pitts, and Wernick.

No: none.

Resolution declared adopted.

2023-0112 Motion by Commissioner Pitts seconded by Vice-Mayor Harrington, to approve a request for purchase in the amount of \$11,312.28 to Weatherby Plumbing & Heating for replacement of two furnaces at city hall and one roof air conditioning unit for the Police Department.

Yes: Allman, Bare, Harrington, Harrison, Mapes, Pitts, and Wernick.

No: none.

Resolution declared adopted.

Recommendations on Bids

2023-0113 Motion by Vice-Mayor Harrington, seconded by Commissioner Bare, to receive bids for downtown parking lot improvements, award the contract to McGuirk Sand-Gravel Inc. for a project cost of \$786,736.40, and approve a corresponding request for purchase, also to authorize necessary signatures to execute the related agreement.

Yes: Allman, Bare, Harrington, Harrison, Mapes, Pitts, and Wernick.

No: none.

Resolution declared adopted.

Reports

2023-0114 Motion by Commissioner Pitts, seconded by Commissioner Bare, to receive the 3rd Quarter Finance Report and the Building Permits Report for March 2023. Motion carried.

Yes: Allman, Bare, Harrington, Harrison, Mapes, Pitts, and Wernick.

No: none.

2023-0115 Motion by Commissioner Pitts, seconded by Commissioner Allman, to receive the City Manager's Newsletter.

City Manager Ripley explained there were a few items in his newsletter that needed input from the Commission. He asked for direction regarding the options provided at the last meeting for water/sewer rate increases. An unofficial voice vote was taken that resulted in a preference for Option 2 which was a more gradual increase of fees over five years, rather than Option 1 which included a significant increase in the first year. Staff will begin work on sharing the information with residents.

Ripley also asked Commissioners for their input on a proposed amendment to the recreational marijuana ordinance that would allow for four retail establishments rather than the currently allowed three. Ripley explained the possibility of bond conditions for each license and asked for direction. Members indicated they had no issues with increasing the number of establishments but held lengthy discussion regarding the matter of bond conditions. An unofficial voice vote was called that resulted in a preference for the addition of bond conditions. The Commission determined a special meeting would be scheduled to address the ordinance amendment and proposed bond conditions.