

Mayor 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, and Michelle Pitts.  
Absent: Danny Wernick.

**2023-140 Motion by Commissioner Allman, seconded by Commissioner Pitts, to adopt the agenda as presented. Motion carried.**  
**Yes: Allman, Bare, Harrington, Harrison, Mapes, and Pitts.**  
**No: none.**  
**Absent: Wernick.**

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

*Minutes*

**2023-0141 Motion by Commissioner Pitts, seconded by Commissioner Harrison, to approve minutes of the May 9, 2023, regular meeting, as presented. Motion carried.**  
**Yes: Allman, Bare, Harrington, Harrison, Mapes, and Pitts.**  
**No: none.**  
**Absent: Wernick.**

*Hearings*

**2023-0142 Motion by Commissioner Pitts, seconded by Commissioner Allman, to open a public hearing at 6:01 p.m. for consideration of a Special Assessment Roll for unpaid charges for noxious weed cutting, sidewalk replacement, frozen meters, and utility billing charges for 2022. Motion carried.**  
**Yes: Allman, Bare, Harrington, Harrison, Mapes, and Pitts.**  
**No: none.**  
**Absent: Wernick.**

City Manager Aeris Ripley reviewed the items on the proposed special assessment roll and explained the nature of the charges included.

Vice-Mayor Harrington asked if fines for noxious weeds were working. Ripley explained several of those on the list are repeat offenders.

No public comments were offered.

**2023-0143 Motion by Commissioner Allman, seconded by Commissioner Pitts, to close the public hearing regarding the Special Assessment Roll for unpaid 2022 charges at 6:04 p.m. Motion carried.**  
**Yes: Allman, Bare, Harrington, Harrison, Mapes, and Pitts.**  
**No: none.**  
**Absent: Wernick.**

**2023-0144 Resolution for a Special Assessment Roll for Unpaid 2022 Charges**

**The following resolution was offered by Vice-Mayor Harrington, seconded by Commissioner Pitts:**

**Whereas**, certain invoices have remained unpaid during the year 2022 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
<i>Utility Accounts</i>			
29-51-031-573-00	Stamp, John & Cindy	159 Allen	1,828.24
29-51-354-038-00	Wallace, Danielle	626 Bridge	205.61
29-51-031-318-00	Kremsreiter, Sue & Alex	224 E Center	26.79

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Property #	Property Owner	Property Address	Amount
29-51-031-319-00	Fischer, Elizabeth	226 E Center	29.89
29-51-343-522-00	SEG Alma LLC	515 N Court Apt 1	3.66
29-51-343-522-00	SEG Alma LLC	515 N Court Apt 4	486.53
29-51-343-522-00	SEG Alma LLC	515 N Court Apt 9	98.98
29-51-032-760-00	Cameron, Kenneth	136 S Court	171.14
29-51-032-762-00	Myers, Kevin	144 S Court	342.69
29-51-033-018-00	Essex, Roberta & James	510 S Court	391.03
29-51-031-782-00	Sandborn, Rebecca	129.5 Custer	66.94
29-51-343-786-00	Kinney, James M	421 E Downie	269.64
29-51-343-786-00	Kinney James M	421 E Downie	8.88
29-51-344-766-00	CKW Property Management LLC	330 W Downie Apt 1	147.99
29-51-344-766-00	CKW Property Management LLC	330 W Downie Apt 1	204.34
29-51-344-766-00	CKW Property Management LLC	330 W Downie Apt 3	179.86
29-51-344-766-00	CKW Property Management LLC	330 W Downie Apt 4	69.33
29-51-021-076-00	Freed, Amanda	1012 Eastward	179.90
29-51-021-268-00	Noel, Kaylee M	1415 Eastward	260.21
29-51-021-310-00	Rodrigues, Raymundo	1422 Eastward	454.24
29-51-021-285-00	Husted, Tyler	1505 Eastward	3,504.32
29-51-034-318-00	Patterson, Tammisa Martel	308 E Elizabeth	427.23
29-51-021-340-00	Bader & Sons Co St Louis Properties	212 Elmwood	44.12
29-51-344-042-00	Powell, Melissa Anne	131 Elwell	79.35
29-51-344-040-00	Ortiz, Andrew R	209 Elwell	2,211.30
29-51-031-522-00	CKW Property Management LLC	256 Ely #3	215.83
29-51-031-522-00	CKW Property Management LLC	256 Ely #1	15.00
29-51-344-270-00	Silhavy, Andrew	215 E End	41.92
29-51-343-518-00	Ahlefeld, Tamra	412 Euclid	274.65
29-51-342-789-00	Alma Housing Commission	1331 Euclid	25.77
29-51-342-789-00	Alma Housing Commission	1337 Euclid	234.43
29-51-342-789-00	Alma Housing Commission	1343 Euclid	36.16
29-51-342-789-00	Alma Housing Commission	1351 Euclid	255.59
29-51-342-826-00	Denman, Timothy & Christy	1033 Fairview	62.49
29-51-344-059-00	Koutz, James & Nancy	715 First	732.70
29-51-354-052-00	Freed Apartments LLC	721 Grace Apt A	65.42
29-51-031-604-00	Bader & Sons Co Linwood Properties	204 Grafton	78.35
29-51-032-829-00	Real Alliance LLC	211 Grafton	661.25
29-51-032-829-00	Real Alliance LLC	219 Grafton	229.25
29-51-042-333-00	Bader & Sons Co Linwood Properties	228 Grant	100.78
29-51-033-257-00	Fisher, Mavis Marie	430 S Grover	167.34
29-51-033-253-00	Enentwig, Cliffon & Miranda	510 S Grover	267.04
29-51-033-256-00	Day, Alison & Raby, Barbara	516 S Grover	267.04
29-51-033-507-00	Castellon, Rey & Carole	520 S Grover	267.04
29-51-033-508-00	Valdez, Israel A	600 S Grover	267.04
29-51-354-773-00	Nelson, John & Betty	445 Hannah	1.28
29-51-354-807-00	Painter, Randal G	526 Hannah	123.47
29-51-343-761-00	Fleming, Brenda K	411 Hastings	609.23
29-51-034-611-00	Thrush, Colin	406 Hawthorne	85.93
29-51-354-878-00	King, Nicholas & Jasmin	416 Highland	70.60
29-51-031-807-00	Cabrera, Christin	115 Hill	96.60
29-51-034-080-00	Springhill Homes LLC	120 W Hillcrest	117.46
29-51-034-080-00	Springhill Homes LLC	120 W Hillcrest	27.98
29-51-034-029-00	Springhill Homes LLC	123 Holiday	29.07
29-51-341-003-10	SEG Alma LLC	1440 Mary Ct #1	85.70
29-51-341-003-10	SEG Alma LLC	1440 Mary Ct #4	260.30
29-51-341-003-10	SEG Alma LLC	1440 Mary Ct #5	139.80
29-51-343-003-10	SEG Alma LLC	1440 Mary Ct #6	574.02
29-51-341-003-10	SEG Alma LLC	1450 Mary Ct #1	328.73
29-51-341-003-10	SEG Alma LLC	1450 Mary Ct #1	13.91
29-51-341-003-10	SEG Alma LLC	1450 Mary Ct #3	45.43
29-51-341-003-10	SEG Alma LLC	1450 Mary Ct #4	21.09
29-51-343-003-10	SEG Alma LLC	1450 Mary Ct #6	14.86
29-51-343-003-10	SEG Alma LLC	1450 Mary Ct #6	110.46

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Property #	Property Owner	Property Address	Amount
29-51-354-078-00	Denman, Timothy	1308 Michigan	1,069.97
29-51-344-007-00	Booth, Jerry & Suttan, Megan	312 Orchard	27.65
29-51-354-309-00	Shawn James Developments LLC	738 Pennsylvania	168.66
29-51-042-091-05	Tilson, Brandon & Danielle	212 Philadelphia	43.84
29-51-344-534-00	Bader & Sons Co Linwood Properties	617 Pine	168.94
29-51-344-533-00	Ferguson, Donald & Joanne	621 Pine Apt A	114.48
29-51-354-512-00	Croisant, Ray	535 Republic	1,466.69
29-51-354-502-00	Ogle, Matthew	613 Republic	15.00
29-51-343-052-00	Carroll, Fredrick & Sue	524 Richmond	134.69
29-51-342-753-00	Foster, Shirley	1235 N River	247.93
29-51-042-764-00	Carrick, Judith	902 Riverview Dr	101.41
29-51-034-323-00	Real Alliance LLC	416 Rockingham	157.42
29-51-034-608-00	Alexander, Veronica	711 Rockingham	463.27
29-51-021-752-00	Smith Dennis & Debra Rev Trust	1009 Rosedale	79.93
29-51-021-770-00	Ballinger, Nicole	1014 Rosedale	93.22
29-51-021-766-00	Muscott, Mary	1215 Rosedale	2.53
29-51-021-502-00	Lowell, Steven	1309 Rosedale	125.89
29-51-021-508-00	Terry Billy & Rebecca	1310 Rosedale	248.09
29-51-031-810-00	Dean, Jeremy & Neal, Jeri	212 S State	529.27
29-51-031-258-00	120 E Superior LLC	118 E Superior	146.93
29-51-021-040-00	Caudill, Donald	1232 E Superior	441.54
29-51-021-041-00	PKIIFY LLC	1242 E Superior Apt 1	398.03
29-51-021-041-00	PKIIFY LLC	1242 E Superior Apt 2	130.77
29-51-021-041-00	PKIIFY LLC	1242 E Superior Apt 2	160.74
29-51-354-531-20	Justin Luneack LLC	1325 E Superior	5,215.72
29-51-032-826-00	Wellman, Timothy	127 Valley	87.66
29-51-032-275-20	Eager, Brain & Lacey	104 Wheeler	214.26
29-51-031-262-00	CPM Properties LLC	311 Woodworth	195.76
29-51-344-611-10	Gifford, Cory & Amanda	418 Woodworth	124.16
29-51-344-768-00	B & Z Investment Corp	506 Wright	4.07
29-51-344-770-00	SEG Alma LLC	514 Wright Ave #9	206.93
29-51-344-770-00	SEG Alma LLC	514 Wright Ave #9	19.21
29-51-344-770-00	SEG Alma LLC	514 Wright Ave #10	319.73
29-51-344-770-00	SEG Alma LLC	514 Wright Ave #12	3.47
29-51-344-770-00	SEG Alma LLC	514 Wright Ave #14	235.61
29-51-344-770-00	SEG Alma LLC	514 Wright Ave #16	15.89
29-51-344-770-00	SEG Alma LLC	514 Wright Ave #17	3.95
29-51-344-770-00	SEG Alma LLC	514 Wright Ave #18	22.69
29-51-344-770-00	SEG Alma LLC	514 Wright Ave #19	130.04
29-51-344-770-00	SEG Alma LLC	514 Wright Ave #21	39.23
29-51-333-505-00	Plux Properties LLC	611 Wright Ave	80.39
29-51-333-317-00	Arts Investments LLC	709 Wright Ave	77.62
29-51-333-317-00	Arts Investments LLC	709 Wright Ave	63.17
29-51-344-065-00	Wakefield, Joshua & Katherine	716 Wright Ave	116.32
		<b>Total</b>	<b>\$32,425.99</b>
<b>Sidewalk Replacement</b>			
29-51-344-578-00	Tim Moore	430 N State Street	159.00
29-51-344-579-00	Lizmar Investment LLC	116 E Downie Street	269.24
29-51-344-618-00	Justin Luneack LLC	326 E Downie Street	329.13
29-51-344-616-00	Dale & Thedabelle LaCross	318 E Downie Street	527.35
29-51-344-613-00	Steven Sacco	426 Woodworth Avenue	587.24
29-51-344-596-00	Erica Ahlswede	431 Gratiot Avenue	974.01
29-51-344-593-00	Bratt Rentals LLC	430 Woodworth Avenue	2,383.81
29-51-344-614-00	Wayne Root	432 Gratiot Avenue	2,419.98
		<b>Total</b>	<b>\$7,649.76</b>
<b>Frozen Meters</b>			
29-51-034-077-00	Janet Murgittroyd	512 S State Street	320.11
		<b>Total</b>	<b>\$320.11</b>

Property #	Property Owner	Property Address	Amount
<b>Noxious Weed Cutting</b>			
29-51-031-310-00	C & O Railroad	212 N State	479.54
29-51-354-300-00	Hunter, LaStacy & Fielder, Brooke	745 California	284.70
29-51-354-807-00	Painter, Randal	526 Hannah	616.72
29-51-332-257-00	Common C Properties LLC	1405 Wright	219.06
29-51-352-003-00	Central Transport Inc	2025 Michigan	1,445.52
29-51-010-161-00	Keating, Nicholas	163 Crystal Court	518.49
29-51-031-810-00	Dean, Jeremy & Neal, Jeri	212 S State	555.80
29-51-021-310-00	Rodriguez, Raymundo	1422 Eastward	254.18
			\$4,374.01
		<b>Grand Total</b>	<b>\$44,769.87</b>

**Now, Therefore Be it Resolved**, that the Special Assessment Roll for outstanding 2022 charges, be confirmed and that those 2022 charges that remain unpaid as of May 19, 2023, will be placed on the tax roll, under the respective tax roll items, after final review by the Finance Director.

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

**No: none.**

**Absent: Wernick.**

**Resolution declared adopted.**

**2023-0145 Motion by Commissioner Pitts, seconded by Commissioner Bare, to open a public hearing at 6:05 p.m. to receive a presentation and public comment on an application for funding through a low-interest loan program through the State of Michigan Drinking Water State Revolving Fund (DWSRF). Motion carried.**

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

**No: none.**

**Absent: Wernick.**

Lou Fleury, OHM Advisors, provided a Drinking Water State Revolving Fund Project Planning Document presentation. The presentation included a DWSRF Overview, Statement of Need, Alternatives, Recommended Projects, Anticipated Project Costs, User Costs, Social and Environmental Impacts and Mitigation, and Project Benefits.

Vice-Mayor Harrington asked Fleury about the condition of the water tower. Fleury explained an outside consultant had been hired to inspect the water tower and determined it is sound enough to only require re-painting on the outside.

Ripley asked if the cathodic protection is new. Fleury explained the purpose. Public Safety Director David Ringle replied there is currently cathodic protection in place. Fleury indicated this would be an overhaul.

Commissioner Allman asked about the cost-effectiveness of trenching compared to drilling. Fleury explained that drilling can carry added costs for professional services that trenching does not, as well as other factors.

Commissioner Harrison mentioned the 112 service lines scheduled for replacement, and asked if water pressure would be improved for those residences. Fleury explained that build up in the lines over time can reduce pressure, and the installation of new lines would improve that water pressure.

Mayor Mapes asked if the improvements would make a significant change in the statistic showing 43% of the city's water lines are over 100 years old. Fleury said it would be a very small percentage.

Public comment:

Les Rosan, 889 Mill Street, asked if the hazardous material sites noted in the presentation are available online and what might be the cause of the hazard. Fleury said the presentation could be provided. Mapes noted it is available on the website in the agenda packet. Rosan asked if the cost per user in the presentation only included water. Fleury confirmed it did not include costs of wastewater.

No other public comments were offered.

**2023-0146 Motion by Commissioner Pitts, seconded by Commissioner Bare, to close the public hearing to receive comment on an application for DWSRF funding at 6:29 p.m. Motion carried.**  
**Yes: Allman, Bare, Harrington, Harrison, Mapes, and Pitts.**  
**No: none.**  
**Absent: Wernick.**

**2023-0147 A Resolution Adopting the Drinking Water State Revolving Fund Project Planning Document for FY2024 for Drinking Water System Improvements**

**Whereas,** the City of Alma recognizes the need to make improvements to its existing drinking water system; and

**Whereas,** the City of Alma worked with OHM Advisors through the Michigan Municipal League Foundation to prepare a FY2024 Drinking Water State Revolving Fund Project Planning Document, which recommends the following projects:

- West Center Street Water Main Replacement
- North State Street Water Main replacement
- Chatterton Street Water Main Replacement
- Pine Avenue Water Main Replacement
- Charles Avenue Water Main Replacement
- Richmond Street Water Main Replacement
- Austin Street and South River Avenue Water Main Replacement and Looping
- Rosedale Street Water Main Replacement
- Moyer Avenue Water Main Replacement
- Elevated Storage Tank Rehabilitation
- Elevated Storage Tank Control Building Rehabilitation
- Water Meter Replacement
- Lead Service Line Replacement (LSLR)

**Whereas,** said Project Planning Document was presented at a Public Meeting held on May 23, 2023, and all public comments have been considered and addressed;

**Now Therefore Be It Resolved,** that the City of Alma formally adopts said FY2024 Drinking Water State Revolving Fund Project Planning Document and agrees to implement the selected alternatives.

**Be It Further Resolved,** that the Director of Public Services, a position currently held by David Ringle, is designated as the authorized representative for all activities associated with the projects referenced above, including the submittal of said FY2024 Project Planning Document as the first step in applying to the State of Michigan for a State Revolving Fund Loan to assist in the implementation of the selected alternatives.

The foregoing motion was made by Vice-Mayor Harrington and seconded by Commissioner Allman.

**Yes: Allman, Bare, Harrington, Harrison, Mapes, and Pitts.**  
**No: none.**  
**Abstain: none.**  
**Absent: Wernick.**  
**Resolution declared adopted.**

*Resolutions*  
**2023-0148**

**Resolution for Water Rate Increase**

**Motion by Commissioner Pitts, seconded by Commissioner Allman, to approve an increase in water consumption rates, and adopt the following water rate schedule, effective with all utility invoices mailed after July 1, 2023:**

Minimum Charge: (Monthly)	Water
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<b>Meter size:</b>	
< 1 inch	\$ 27.00
1 inch	45.74
1.25 inches	67.27
1.5 inches	94.18
2 inches	180.32
3 inches	403.67
4 inches	726.61
6 inches	1,614.71
8 inches	2,960.35
<b>Consumption Charge: (Price per 1,000) gallons</b>	
First 25,000 gallons	\$ 5.00
Next 175,000 gallons	4.90
Over 200,000 gallons	3.95
Over 4.5 million by special agreement. In absence of such agreement, the rate shall be \$3.08 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 percent (10%) late charge.	

**Yes:** Allman, Bare, Harrington, Harrison, Mapes, and Pitts.  
**No:** none.  
**Absent:** Wernick.  
**Resolution declared adopted.**

**2023-0149 Resolution for Wastewater Rate Increase**

**Motion by Commissioner Pitts, seconded by Commissioner Bare, to approve an increase in wastewater rates, and adopt the following wastewater rate schedule, effective with all utility invoices mailed after July 1, 2023:**

<b>Minimum Charge: (Monthly)</b>	<b>Wastewater</b>
<b>Meter size:</b>	
< 1 inch	\$ 30.00
1 inch	51.33
1.25 inches	75.48
1.5 inches	105.67
2 inches	202.30
3 inches	452.91
4 inches	815.25
6 inches	1,811.63
8 inches	3,321.36
<b>Consumption Charge:</b>	
<b>(Price per 1,000 gallons)</b>	\$ 3.90
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.	

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.

**Yes:** Allman, Bare, Harrington, Harrison, Mapes, and Pitts.  
**No:** none.  
**Absent:** Wernick.  
**Resolution declared adopted.**

**2023-0150 Resolution for Solid Waste Rate Increase**

**Motion by Commissioner Allman, seconded by Vice-Mayor Harrington, to adopt a resolution approving an increase in the solid waste rate from \$21.56 per residence to \$22.12 per residence, effective with all solid waste invoices mailed after July 1, 2023.**

**Yes:** Allman, Bare, Harrington, Harrison, Mapes, and Pitts.  
**No:** none.  
**Abstain:** Pitts (Commissioner Pitts is employed by the city's solid waste contractor).  
**Absent:** Wernick.  
**Resolution declared adopted.**

**2023-0151 Budget Resolution - July 1, 2023 through June 30, 2024**

**WHEREAS**, the City Manager has submitted and filed with the City Commission a proposed budget estimating revenue and expenditures for fiscal year 2023 - 2024 on April 11, 2023, 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 9, 2023 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 there with.

**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 .8000 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 3.5000 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, 2022,

**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 2023 - 2024 is approved with the following revenue sources:

Taxes	\$2,915,300
Licenses/Permits/Fees	\$338,000
Intergovernmental Revenue	\$1,567,125
Internal Service Charges	\$562,000
Fines and Forfeitures	\$20,000
Rents	\$20,000
Investment Earnings	\$110,000
Other Revenue	\$240,000
<b>Total General Fund Revenue</b>	<b>\$5,772,425</b>

**BE IT FURTHER RESOLVED**, General Fund appropriation budget for fiscal year 2023 - 2024 is approved by function and activity as follows:

Community Development Function:	
Economic Development	\$199,200
Downtown Maintenance	\$84,500
Planning & Zoning	\$60,000
Community Safety Function:	
Police	\$2,027,000
Contribution to Fire Board	\$285,000
Public Safety/Inspection Services	\$130,050
Property Maintenance Function:	
Buildings/Grounds Maintenance	\$252,750
Riverside Cemetery	\$300,250
Transportation Function:	
Sidewalks	\$85,500
Non-Act 51 Public Works	\$12,500
Street Lighting	\$122,000
Recreation and Culture Function:	
Recreation and Culture/Parks	\$389,000
Contribution to Alma Public Library	\$100,000
Executive Administration Function:	
City Commission	\$58,525
City Manager	\$174,550
City Clerk	\$121,000
Information Technology	\$106,500
Elections	\$81,700
Human Resources	\$169,500
Engineering	\$209,300
Fiscal Services Function:	
Finance Administration	\$437,500
Assessing	\$366,100
<b>Total General Fund Expenditures</b>	<b>\$5,772,425</b>

**BE IT FURTHER RESOLVED**, the City Commission approves additional appropriations for fiscal year 2023 - 2024 by fund:

Major Street Fund	\$1,156,200
Local Street Fund	\$620,000
Street Millage Fund	\$627,000
State Street Plaza	\$105,550
Transit Services	\$1,723,000
Wastewater Utility	\$3,352,000
Water Distribution	\$6,800,000



Refuse Collection \$732,500

**Discretely Presented Component Units**

Alma Downtown Development Authority \$12,500  
 Alma Public Library \$837,000

**BE IT FURTHER RESOLVED**, the City Commission hereby approves capital projects to commence in fiscal year 2023 - 2024:

City Hall Security Upgrades	\$66,000
Police Patrol Vehicles (2)	\$129,000
Sidewalk Replacement Project	\$40,000
Charles Avenue Rail Trail Extension (Phase 1)	\$36,000
Cemetery Columbarium	\$70,000
Street Light Replacements	\$17,000
Downtown Holiday Decoration Brackets	\$6,000
Downtown Tree Removal and Replacements	\$114,000
Downtown Pocket Park Construction	\$160,000
Replacement of Riverwalk Street Lights	\$8,000
Michigan Avenue Street Reconstruction	\$400,000
Richmond Street Reconstruction - Millage	\$475,000
Lift Stations 9 & 10 Pump Replacements	\$60,000
Lift Stations 9 & 10 Pump Control Replacements	\$5,000
Lift Stations 9 & 10 Electrical Upgrades	\$25,000
Lift Stations 11, 12 & 14 Generator Replacements	\$70,000
Lift Stations 11 & 12 Pump Control Replacements	\$5,000
Wastewater Treatment Plant Security Upgrades	\$85,000
Disinfection Conversion	\$1,000,000
Richmond Street Sanitary Sewer Replacement	\$245,000
Influent Pump Beam Hoist Rigging	\$30,000
Sanitary Sewer Camera	\$16,000
Replacement of Vega Flow Meters in Lift Stations	\$10,500
Richmond Street Watermain Replacement	\$269,500
Watermain Abandonment	\$62,000
Watermain Interconnections	\$6,000
West Center Water Main Construction	\$280,000
North State Street Watermain Construction	\$350,000
Elevated Tank Repainting	\$500,000
Cathodic Protection for Elevated Tank	\$30,000
Pine Avenue Water Main Replacement	\$500,000
Meter Radios and Reading Equipment	\$1,100,000
Water Meter Replacements	\$1,500,000
Water Tank Overflow/Vent Safety Screen Inspection	\$15,000
Water Tower Control Building w/Generator	\$100,000
Chatterton Watermain	\$80,000
Public Works Building Security Upgrades	\$80,000
Public Works Steel Column Repair	\$70,000
Public Works Equipment Replacement	\$227,000

**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 Vice-Mayor Harrington and seconded by Commissioner Bare.

**Yes: Allman, Bare, Harrington, Harrison, Mapes, and Pitts.**  
**No: none.**  
**Absent: Wernick.**  
**Resolution declared adopted.**

**2023-0152 FY2023 Budget Amendments**

Motion by Commissioner Allman, seconded by Commissioner Bare, to approve the following FY2023 budget amendments.

- a. To increase the Information Technology Expenditure Budget \$5,000 and decrease the Finance Administration Expenditure Budget \$5,000 to cover the increased costs in Contract Fees within the I.T. budget (*no impact on the fund balance*).
- b. To increase the Public Safety/Code Enforcement Expenditure Budget \$10,000 and decrease the Contribution to the Rural Urban Fire Board Expenditure Budget \$10,000 to cover the additional legal fees incurred on code enforcement related issues (*no impact on the fund balance*).
- c. To increase the Downtown Maintenance Expenditure Budget \$11,000, increase the Riverside Cemetery Expenditure Budget \$10,250, increase the Recreation and Culture/Parks Expenditure Budget \$19,000, and decrease the Buildings and Grounds Maintenance Expenditure Budget \$40,250 to reallocate ISF-Public Works and Equipment Rental expenditures based on updated projections (*no impact on the fund balance*).
- d. To increase the Parking Lot Expenditure Budget \$786,737 and increase Intergovernmental Revenue \$786,737 for capital project costs associated with the Downtown Parking Lots that will be covered by ARPA Funds (purchase order 23-1482 approved 4/28) (*no impact on the fund balance*).

**Yes: Allman, Bare, Harrington, Harrison, Mapes, and Pitts.**  
**No: none.**  
**Absent: Wernick.**  
**Resolution declared adopted.**

*Reports*

**2023-0153**

**Motion by Commissioner Pitts, seconded by Commissioner Bare, to receive the following reports: Alma Police Department April 2023 Report, Assessing Department Annual 2023 Report, Gratiot Area Water Authority Draft Minutes of May 11, 2023, and Finance Report for May 2023. Motion carried.**

**Yes: Allman, Bare, Harrington, Harrison, Mapes, and Pitts.**  
**No: none.**  
**Absent: Wernick.**

**2023-0154**

**Motion by Commissioner Pitts, seconded by Commissioner Bare, to receive the City Manager's Newsletter.**

City Manager Ripley asked Commissioners to consider an amendment to the current Procurement Policy that would allow for an increase of the current \$500 spending limits at the Superintendent level. He explained the limit had been in place since the early 1990's and had become a roadblock for progress in the departments. Finance Director Curtis Dancer agreed the limit was causing issues for all departments involved. Discussion followed. A general consensus was reached to approve an increase of the spending limit. Ripley said the amendment would be added to the next agenda for approval. Ripley then reviewed the Assessor's Report. Assessor Kathy Roslund was present and answered questions from the Commission regarding the new employee position shared with Gratiot County. Ripley told the Commission about vandalism issues with the restrooms in the parks, noting serious damage in the new restroom at Wright Park. He added security cameras will likely be installed later in the summer. Ripley gave a brief update on the current road construction projects, and also offered congratulations to Firefighter Jack Snyder for 50 years-service with the Alma Fire Department. Ripley shared that fire department memorabilia is currently on display at the Alma Library.

**Motion to receive the City Manager's Newsletter carried.**  
**Yes: Allman, Bare, Harrington, Harrison, Mapes, and Pitts.**  
**No: none.**  
**Absent: Wernick.**

*New Business*

**2023-0155**

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

**WHEREAS**, on June 22, 2021, the City of Alma City Commission adopted Resolution 2021-0101 approving an Obsolete Property Rehabilitation Certificate pursuant to and in accordance with the provision of Act 146 of the Public Acts of the State of Michigan of 2000, as amended; and

**WHEREAS**, applicant 120 E. Superior LLC has requested an amendment to Resolution 2021-0101 to correct the applicant's name from 120 E. Superior Street, LLC to 120 E. Superior, LLC due to a scrivener's error on the application; and

**WHEREAS**, the City Commission has no objection to correcting the applicant's name and therefore rescinds Resolution 2021-001 of June 22, 2021 and offers the following corrected resolution; and

**WHEREAS**, the City of Alma has been deemed a Qualified Local Governmental Unit, according to Section 2(k) of PA 146 of 2000; and

**WHEREAS**, pursuant to PA 146 of 2000, after a duly noticed public hearing held on May 14, 2019, the City Commission by resolution established an Obsolete Property Rehabilitation District, as requested by 120 E. Superior, LLC and said district has been deemed an obsolete property according to PA 146 of 2000; and

**WHEREAS**, the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and is situated within an Obsolete Property Rehabilitation District established in the City of Alma under Public Act 146 of 2000 to establish such a district; and

**WHEREAS**, 120 E. Superior, LLC has filed an application for an Obsolete Property Rehabilitation Certificate with respect to the rehabilitation of facilities located in the 116, 118 and 120 E Superior Street Obsolete Property Rehabilitation District; and

**WHEREAS**, before acting on said application the City Commission held a public hearing on June 22, 2021 at 6:00 p.m. via the Zoom Video Conference Application, at which hearing the applicant, the Assessor and a representative of the affected taxing units, having been given written notice, were afforded an opportunity to be heard on said application; and

**WHEREAS**, the property located at 116, 118, and 120 East Superior Street, Alma, Michigan is found to be obsolete property for the following reasons:

- a) It is functionally obsolete for the reasons that the electrical, mechanical, and plumbing systems are inadequate for the highest and best use of the property.
- b) The layout and barrier free access is inadequate for the highest and best use of the property. The interior and the exterior of the building will need to undergo extensive renovation to accommodate any new business or residential use.

**WHEREAS**, the rehabilitation of the facility had not occurred before the establishment of the Obsolete Property Rehabilitation District on May 14, 2019; and

**WHEREAS**, the aggregate taxable value of real and personal property exempt from ad valorem taxes within the City of Alma, after granting this certificate, will exceed 5% of an amount equal to the sum of the taxable value of the unit, plus the taxable value of personal and real property thus exempted; and

**WHEREAS**, said applicant 120 E. Superior, LLC is not delinquent in any taxes related to the facility; and

**WHEREAS**, the City of Alma has been supplied with the following: a general description of the obsolete facility; a description of the proposed use; a work-plan for the rehabilitation; a list of the fixed building equipment that will be a part of the rehabilitated facility; a time schedule for the rehabilitation; and a statement of the economic advantages of the rehabilitation of the facility; and

**WHEREAS**, the scope of rehabilitation as stated in the above documents includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation; and

**WHEREAS**, upon completion of said rehabilitation there is a reasonable likelihood that one of the following will: increase commercial activity, create employment, retain employment, prevent loss of employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated; and

**WHEREAS**, this Obsolete Property Rehabilitation Certificate shall not exceed twelve (12) years.

**Now Therefore Be It Resolved by the City Commission of the City of Alma:**

1. The City Commission finds and determines that the granting of the Obsolete Property Rehabilitation Certificate considered together with the aggregate amount of certificates previously granted and currently in force under Act No. 198 of the Public Acts of 1974 and Act No. 146 of 2000 shall not have the effect of substantially impeding the operation of the City of Alma, or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in the City of Alma.
2. The application of 120 E. Superior, LLC for an Obsolete Property Rehabilitation Certificate with respect to the rehabilitation of facilities located on the following described parcels of real property situated within the 120 E. Superior, LLC Obsolete property Rehabilitation District at 116, 118 and 120 East Superior Street, Alma, Michigan, to wit:

WEST 25 1/2 FEET OF LOTS 1 AND 2, BLOCK 22, ORIGINAL PLAT TO THE CITY OF ALMA, GRATIOT COUNTY, MICHIGAN, ACCORDING TO THE RECORDED PLAT THEREOF. (116 E Superior Street.)

THE W 1/2 OF LOTS 1 & 2, ALSO THE W 56 FT OF THE NORTH 1 ROD OF LOT 3, BLOCK 22, ORIGINAL PLAT TO THE CITY OF ALMA, GRATIOT COUNTY, MICHIGAN. EXCEPT THE E 26 1/2 FT AND W 25 1/2 FT THEREOF, BLK 22. BOUNDARY ADJUSTMENT FOR TAX YEAR 2015. (118 E Superior Street)

THE EAST 26 1/2 FEET OF THE WEST 1/2 OF LOTS 1 AND 2, BLOCK 22, ALSO THE NORTH 1 ROD OF LOT 3, BLOCK 22, ORIGINAL PLAT OF THE CITY OF ALMA, ACCORDING TO THE RECORDED PLAT THEREOF. EXCEPT THE WEST 56 FEET OF THE NORTH 1 ROD OF LOT 3, BLOCK 22. BOUNDARY ADJUSTMENT FOR TAX YEAR 2015. (120 E Superior Street)

3. The Obsolete Property Rehabilitation Certificate, when issued shall be and remain in force and effect for a period of twelve (12) years after completion. The rehabilitation project shall be completed by October 2022.

Be and the same is hereby approved.

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

**No: none.**

**Absent: Wernick.**

**Resolution declared adopted.**

*Appropriations*

**2023-0156**     **Motion by Commissioner Allman, seconded by Vice-Mayor Harrington, to adopt a resolution approving Warrant No. 23-22 as amended, and authorizing the City Treasurer to issue checks in payment of all claims.**

**Yes:**             **Allman, Bare, Harrington, Harrison, Mapes, and Pitts.**  
**No:**              **none.**  
**Absent:**        **Wernick.**  
**Resolution declared adopted.**

*Commissioner Comments*

Commissioners offered congratulations to Jack Snyder and thanks for his service, and well as thanks to staff for work on the budget. Commissioner Allman spoke about the street construction work being done on Harvard. Commissioner Pitts offered congratulations to the Alma High School graduating class of 2023.

City Manager Ripley offered a reminder of the upcoming Hazardous Household Waste Collection on June 6, 7, and 8 and encouraged those wishing to participate to make an appointment.

*Invitation to Public*

Les Rosan spoke about the community theater and two areas he had seen in town that he felt were safety hazards.

*Adjournment*

**Motion by Commissioner Pitts, seconded by Commissioner Allman, to adjourn the meeting at 7:17 p.m. Motion carried.**

**Yes:**             **Allman, Bare, Harrington, Harrison, Mapes, and Pitts.**  
**No:**              **none.**  
**Absent:**        **Wernick.**

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Greg Mapes, Mayor, City of Alma

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Sara Anderson, City Clerk, City of Alma

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Date of Approval