

A regular meeting of the Alma Downtown Development Authority (ADDA) was held at the Alma Municipal Building.

**Authority members present:** Nancy Gallagher, Ken Kline, Brent Moeggenborg, Andy Shafley, Ken Solomon, and Katie Tobias.

**Authority members absent:** Joe Ahern, Stacey Ensz, Carol Freed, Donna Kolar, Greg Mapes, and Canyon Platt.

DDA Director Aeris Ripley opened the meeting at 6:02 p.m. A quorum of members was present.

**Motion by Shafley, seconded by Moeggenborg, to approve the minutes of July 27, 2022, and the minutes of October 26, 2022, as presented. Motion carried.**

**Yes:** Gallagher, Kline, Moeggenborg, Shafley, Solomon, and Tobias.

**No:** none.

**Absent:** Ahern, Ensz, Freed, Kolar, Mapes, and Platt.

#### *Parking Lot and Alley Design Overview*

Lou Fleury of OHM Advisors presented design concepts for the upcoming parking lot and alley improvement projects. Fleury reviewed each of the five lots and provided proposed updates and changes for each lot. Design includes removal of current asphalt and replacement, updated curbs, storm drains, landscaping, and improvements to dumpster enclosures. Many of the lots will retain current numbers of parking spaces with some lots having additional parking spaces. Each will include ADA parking spaces, and conduit for future charging stations. Proposals for screening from residential areas were discussed with Authority members. Light fixtures will be updated to LED lights.

Fleury answered questions from members regarding gates for dumpster enclosures and charging stations. Kline asked about other options for screening besides vinyl fencing as it tends to fade and grow mold over time. Fleury noted screening options would come down to budget. Kline mentioned natural screening. Brief discussion followed about options for natural screening.

Fleury reviewed concepts for lot signage. He said there are still remaining items to consider before the final proposal. Gravity sewer investigation will take place to determine if any sewer or storm drains would require replacement or rehabilitation. Landscaping and signage details also need to be determined.

Ripley explained that the numbers provided in the proposal don't include signage, landscaping, or changes to storm/sewer lines. Ripley asked members to assist with preparation of a priority list for the parking lots, in the case that there isn't enough money available to cover all lots at once.

Moeggenborg suggested drainage should be considered in choosing order of priority.

Fleury said that they have separated out each lot for bidding purposes.

Brief discussion followed about storm drainage and different signage concepts.

Ripley suggested an additional meeting to determine a priority list. Discussion followed about the condition of each lot.

Solomon asked for projected timeline for each parking lot and Fleury estimated six to eight weeks for each lot, depending on surprises.

Ripley advised he will send a follow up email to schedule an additional meeting. He also reminded members about the upcoming downtown Christmas celebration.

**Motion by Shafley, seconded by Gallagher, to adjourn the meeting at 6:58 p.m. Motion carried.**

**Yes: Gallagher, Kline, Moeggenborg, Shafley, Solomon, and Tobias.**

**No: none.**

**Absent: Ahern, Ensz, Freed, Kolar, Mapes, and Platt.**

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Sara Anderson, Alma City Clerk

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Date of Approval

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