

Alma, Michigan
August 14, 2007

Mayor Nyman called a regular meeting of the Alma City Commission to order at 6:05 p.m. at the Alma Municipal Building.

Present: Ayers, Dancer, Legene, Moes, & Nyman.

Absent: Comer & Mapes.

Mayor Nyman asked the City Commission and members of the audience to stand and recite the Pledge of Allegiance to the Flag.

Motion by Commissioner Ayers seconded by Commissioner Dancer to approve the minutes of the July 24, 2007 regular meeting as submitted.

Yes: Ayers, Dancer, Legene, Moes, & Nyman.

No: None.

Mayor Nyman advised that there is an addition to the Agenda, under Agreements, items #5 & #6.

Motion by Vice-Mayor Moes seconded by Commissioner Legene to approve the following items on the Consent Agenda for payment: \$2,018.00 to Chrouch Communications, Inc. for one programming kit Model 48 Max, one extender bracket, Model 48 Max and installation, configuration and testing of the DART phone patch system; \$3,500 to Rowe Incorporated for professional services from June 10 – July 7, 2007 including the PA 132 certified survey of the CSX property; \$43,737.04 to NTH Consultants, Ltd. for professional services rendered through 6/30/07 in conjunction with the Alma Brownfield Redevelopment CMI Grant Activities, including the baseline environmental assessment and demolition oversight; \$2,914.95 to CMSInter.Net LLC for parts and repair to the DART and Cemetery DSL and wireless links to City Hall; \$2,031.00 to ISP Management for parts and repair to the City Hall Internet antenna and the wireless link between City Hall and Wastewater, Water and Municipal Garage buildings; \$7,809.00 to Mainstream Computers for parts and repair to City Hall's computer system.

Yes: Ayers, Dancer, Legene, Moes, & Nyman.

No: None.

Motion by Commissioner Ayers seconded by Commissioner Dancer to approve the request for payment in the amount of \$1,156.00 to Berger Chevrolet for additional costs associated with the recent purchase of two police vehicles.

Yes: Ayers, Dancer, Legene, Moes, & Nyman.

No: None.

Motion by Commissioner Legene seconded by Commissioner Dancer to approve the request to purchase in the amount of \$3,960.00 to Brodart Order Center for 1100 wire book supports and 400 steel book supports for use at the Alma Public Library.

Yes: Ayers, Dancer, Legene, Moes, & Nyman.

No: None.

Motion by Commissioner Ayers seconded by Commissioner Dancer to approve the request to engage Library Design Associates in the estimated amount of \$47,146.00 to provide design and procurement services for interior furnishings for the Alma Public Library.

City Manager Moore advised that no local bids were received for the project.

Yes: Ayers, Dancer, Legene, Moes, & Nyman.

No: None.

Motion by Commissioner Dancer seconded by Commissioner Ayers to approve the request to purchase in the amount of \$2,151.36 from Grainger one service vehicle air compressor with cover and mounting pads for use by the Water Department.

Yes: Ayers, Dancer, Legene, Moes, & Nyman.

No: None.

Motion by Commissioner Ayers seconded by Commissioner Legene to receive the bid for the Director of Public Safety vehicle and to award the bid to Berger Chevrolet, Grand Rapids for the bid amount of \$18,389.

Yes: Ayers, Dancer, Legene, Moes, & Nyman.

No: None.

Motion by Commissioner Legene seconded by Vice-Mayor Moes to adopt a resolution approving the placement of the Phase IV Riverwalk sign on the south side of Superior Street, east of the Superior Street Bridge and west of the library; to waive the normal ten-foot setback rule and allow the sign to have a four-foot setback; and to waive the sign permit fee, as allowed under Section 60-237, #14 of the City of Alma Zoning Ordinance.

Yes: Ayers, Dancer, Legene, Moes, & Nyman.

No: None.

Motion by Commissioner Legene seconded by Commissioner Dancer to adopt a resolution adjusting the City of Alma Police Department's fingerprinting fee schedule from \$10.00 to \$60.00 to reflect additional fees assessed by the Michigan State Police.

Yes: Ayers, Dancer, Legene, Moes, & Nyman.

No: None.

Motion by Vice-Mayor Moes seconded by Commissioner Ayers to adopt a resolution ratifying the execution of Grant Agreement Amendment #2 to the Clean Michigan Initiative Waterfront Redevelopment Grant, Project #430809-75, Tracking Code 2004-1025 to revise the grant end date from December 31, 2007 to December 31, 2008.

Yes: Ayers, Dancer, Legene, Moes, & Nyman.

No: None.

Motion by Commissioner Legene seconded by Commissioner Dancer to adopt a resolution ratifying the execution of Grant Agreement Amendment #2 to the Clean Michigan Initiative Brownfield Redevelopment Loan, Project #430809-00, Tracking Code 2004-1025 extending the City's loan agreement from September 13, 2007 to December 31, 2008 in order to complete the project.

Yes: Ayers, Dancer, Legene, Moes, & Nyman.

No: None.

Mayor Nyman commented on the next item on the Agenda which is consideration of a resolution approving Change Order B between the City of Alma and Rivertown Contracting in the amount of \$10,505.41 to additional costs associated with the Phase IV Riverwalk Project. Mayor Nyman stated that the contractor has not finished the project, which was to be completed by the end of July. City Manager Moore advised that the costs are associated with additional work on the walkway, rails, and work around the Community Center amphitheater.

Motion by Commissioner Legene seconded by Commissioner Ayers to table the resolution approving Change Order B between the City of Alma and Rivertown Contracting in the amount of \$10,505.41 to additional costs associated with the Phase IV Riverwalk Project.

Yes: Ayers, Dancer, Legene, Moes, & Nyman.

No: None.

Motion by Commissioner Ayers seconded by Commissioner Legene to adopt a resolution approving an agreement between the City of Alma and M.C. Smith Associates and Architectural Group for additional administration fees in the amount of \$2,080 in conjunction with the Phase IV Riverwalk Project.

Yes: Ayers, Dancer, Legene, Moes, & Nyman.

No: None.

Motion by Vice-Mayor Moes seconded by Commissioner Dancer a resolution authorizing the extension of the purchase agreement between the City of Alma and Sawruk Management, Inc. for the sale of city property located east of Jerome Road (former TPI property) in Pine River Township until October 31, 2008.

Yes: Ayers, Dancer, Legene, Moes, & Nyman.

No: None.

Motion by Vice-Mayor Moes seconded by Commissioner Dancer to approve the execution of a Purchase Agreement between the City of Alma and John H. Yost and Cherie L. Yost for city property located at the southeast corner of Superior and Republic Streets (Lot 142, Elmwood Park Subdivision, City of Alma, Gratiot County, Michigan, according to the recorded plat thereof) for the purchase price of \$7,000 contingent upon review of the agreement by the City Attorney.

Yes: Ayers, Dancer, Legene, Moes, & Nyman.

No: None.

Motion by Commissioner Ayers seconded by Commissioner Legene to receive the following reports and place them on file: Alma Police Department July reports; Alma Fire District July reports; Gratiot Community Airport Commission meeting minutes of August 1, 2007; Police & Fire Benefit Fund meeting minutes of August 7, 2007; DART & Depot July reports; Alma Housing Commission Report of Financial Statements (with supplemental information) for the year ended December 31, 2006; Gratiot County Brownfield News – August 1, 2007; FY 2007 Annual Investment Report.

Yes: Ayers, Dancer, Legene, Moes, & Nyman.

No: None.

Motion by Commissioner Legene seconded by Commissioner Dancer to adopt a resolution appointing a Phillip J. Moore as the City of Alma Voting Delegate for the Michigan Municipal League's Annual Business Meeting scheduled for Wednesday, September 19, 2007 in Acme.

Yes: Ayers, Dancer, Legene, Moes, & Nyman.

No: None.

Motion by Vice-Mayor Moes seconded by Commissioner Legene to ratify the investment of the following funds on July 26, 2007 & August 2, 2007:

<u>Investment Date</u>	<u>Maturity Date</u>	<u>Amount</u>	<u>Days</u>	<u>Interest Rate</u>	<u>Interest \$</u>	<u>Bank</u>	<u>Type</u>
7/26/2007	2/27/2008	\$225,000	216	5.25%	\$7,087.50	Citizens Bank	CD
7/26/2007	3/5/2008	\$225,000	223	5.25%	\$7,317.19	Citizens Bank	CD
8/2/2007	3/13/2008	\$250,000	223	5.20%	\$8,052.78	National City	CD
8/2/2007	3/19/2008	\$250,000	230	5.20%	\$8,305.56	National City	CD
8/2/2007	8/1/2008	\$250,000	365	5.10%	\$12,927.08	National City	CD

Motion by Commissioner Ayers seconded by Commissioner Legene to approve Warrant No. 08-03 and to authorize the City Treasurer to issue checks in payment of all claims.

Yes: Ayers, Dancer, Legene, Moes, & Nyman.

No: None.

Commissioner Legene reminded everyone of the free air show to be held August 25 & 26 at the Gratiot Community Airport. He also asked rental property owners to inspect their property to insure it is being kept up to standards so that it will be an asset to the community and protect their investment.

Vice-Mayor Moes echoed Commissioner Legene's comments on rental property and asked Code Enforcement to inspect a property in his neighborhood for possible violations.

Mayor Nyman commented on the importance of maintaining infrastructure, in light of the recent bridge tragedy in Minneapolis. The City of Alma does a good job maintaining the city's infrastructure but needs additional funds to keep up. There is a dedicated street millage, but it is not enough to keep up with all the streets. Citizens may need to consider a higher gas tax in order to keep up.

Vice-Mayor Moes commented that the Police Motorcycle Ride is scheduled for September 8, 2007.

City Attorney Fortino added that the Cops & Rodders Car Show is this weekend, Saturday August 18, 2007 in downtown. Also the United Way Road Rally will be held on Thursday, September 13, 2007.

Mayor Nyman thanked the pilots for all their hard work with the upcoming air show.

City Manager Moore updated the City Commission on the recent meeting between the City of Alma, Pine River Township and the City of St. Louis. During the meeting, the group developed ten steps which they would like to implement.

1. Planning Commission packets and agenda should routinely be sent to the other two communities.
2. The Planning Commissions should appoint delegates to occasionally attend the other two planning commission meetings.
3. We should have a joint planning commission meeting with the three boards to discuss our zoning districts and review how the adjoining boundaries mesh for compatibility.
4. We should develop one uniform water ordinance for all three units of government.
5. We should work jointly to develop a wellhead protection program or ordinance for the region.
6. Our next master plan should be a joint regional plan. It may be possible to work together to provide one district for the region. For example, the township may not need to have an industrial zone if we have one in the City.
7. We plan to compile and publish demographic data on a regional basis. If we market the region instead of each community our demographic score will increase for many potential commercial and retail businesses.
8. We will continue to work on developing a regional trash contract.
9. Saint Louis and Pine River will develop an electric franchise agreement.
10. Alma and Saint Louis will explore a 425 agreement for one parcel of land.

Mr. Moore commented that this is an ambitious agenda. Each item will work to improve relations with the adjoining community. The more collaboration put forth, the easier it will be to attract development into the region.

Mayor Nyman praised the managers for working together on the plan.

City Manager Moore advised that they would reach out to the other local communities to ask them to participate.

Commissioner Legene asked what the prison laborers would be doing since the State cut the prison labor program. City Manager Moore advised he has talked to our state representatives about the effect this is having on communities. It was questioned whether this was truly a necessary budget cut.

Motion by Vice-Mayor Moes seconded by Commissioner Ayers to adjourn the meeting at 6:37 p.m.

Yes: Ayers, Dancer, Legene, Moes, & Nyman.

No: None.

Melvin A. Nyman, Mayor

Barbara A. Gager, City Clerk