

**Alma, Michigan**  
**April 28, 2009**

Vice-Mayor Mapes called a regular meeting of the Alma City Commission to order at 6:00 p.m. at the Alma Municipal Building.

**Present:** Ayers, Comer, Dancer, Legene, Mapes, & Mott.

**Absent:** Nyman.

Vice-Mayor Mapes 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 Comer to approve the minutes of the April 14, 2009 regular meeting.

**Yes:** Ayers, Comer, Dancer, Legene, Mapes, & Mott.

**No:** None.

Motion by Commissioner Comer seconded by Commissioner Dancer to approve the following items on the Consent Agenda for payment: Ratify payment in the amount of \$6,114.80 to National City Bank of Michigan for principal and interest for the Heather Lane ROW acquisition issue; ratify payment in the amount of \$30,327.34 to Consumers Energy for the estimated costs to establish gas and electric services for the Alma Transportation Center at 1105 Willow Run; \$4,653.29 to Delta Consulting Services, Inc. for appraisal services for International Automotive Components tax appeal; \$199,011.25 to US Bank for principal and interest for the Alma Public Library bonds; \$8,873.25 to Greater Gratiot Development, Inc. for third quarter economic development services.

**Yes:** Ayers, Comer, Dancer, Legene, Mapes, & Mott.

**No:** None.

Motion by Commissioner Legene seconded by Commissioner Ayers to approve the request for purchase in the amount of \$13,640 to LW Meyer Associates, Inc. for the purchase of fine bubble diffusers for the Wastewater Treatment Plant aeration tank.

**Yes:** Ayers, Comer, Dancer, Legene, Mapes, & Mott.

**No:** None.

Motion by Commissioner Comer seconded by Commissioner Dancer to approve the request for purchase in the amount of \$47,863 to HESCO for the purchase of one headworks washer/compactor for use at the Wastewater Treatment Plant.

**Yes:** Ayers, Comer, Dancer, Legene, Mapes, & Mott.

**No:** None.

Motion by Commissioner Legene seconded by Commissioner Comer to receive the bids for the demolition of 511 S. Court Ave. and to award the bid to Camp Excavating, Alma for the bid amount of \$2,860 using the Local Purchase Preference Policy.

**Yes:** Ayers, Comer, Dancer, Legene, Mapes, & Mott.

**No:** None.

Motion by Commissioner Mott seconded by Commissioner Dancer to adopt a resolution approving an Outdoor Café Permit and Indemnification Agreement for The Book Shoppe at 316 N. State St. for the period 4/29/09 thru 10/31/09.

**Yes:** Ayers, Dancer, Legene, Mapes, Mott, & Nyman.

**No:** None.

**Abstain:** Comer.

The following preamble and resolution was offered by Commissioner Ayers seconded by Commissioner Comer:

**Whereas**, the City Manager presented his 2009-2010 fiscal budgets to the City Commission on April 8, 2008, and

**Whereas**, the proposed recommended millage to support these budgets are General Fund millage of 13.13; a Transportation millage of .9604; a Voted Street millage of 2.5000; Voted Library millage of 1.75 and a DDA millage within the district of 1.9716 for a total of 18.3404 mills to be spread on all taxable property in the City of Alma, and

**Be It Further Resolved** that 1.9716 mills for administration be spread on all taxable property within Alma Downtown Development District, and

**Be It Further Resolved** that the City Commission authorizes a public hearing on the 2009-2010 proposed fiscal budgets on Tuesday, May 12, 2009 at 6:00 p.m.

**Yes:** Ayers, Comer, Dancer, Legene, Mapes, & Mott.

**No:** None.

**Resolution Declared Adopted.**

Motion by Commissioner Legene seconded by Commissioner Comer to adopt a resolution authorizing VFW Post 1454 of Alma to sell Buddy Poppies in the City of Alma for the month of May 2009.

**Yes:** Ayers, Comer, Dancer, Legene, Mapes, & Mott.

**No:** None.

The following preamble and resolution was offered by Commissioner Ayers seconded by Commissioner Dancer:

**Whereas**, Sections 22-62 and 22-63 of the Code of Ordinances of the City of Alma, Michigan, provides for the determination of a public nuisance and a method to recover the entire cost or expense to abate such a nuisance, and

**Now, Therefore, Be It Resolved**, that the City Commission of the City of Alma, Michigan, does hereby declare that the uncontrolled growing of noxious weeds is a public hazard or nuisance, dangerous to the health, safety and welfare of the inhabitants of the City, and

**Be It Further Resolved**, that the City Clerk give notice by publication in the Morning Sun, that the owners of all lots be required to abate such nuisance before May 10, 2009, and

**Be It Further Resolved**, that if at the expiration of the time limit set in said notice, the owner of the lot or lots has not complied with the requirement thereof, that the City Manager be directed to cause said nuisance to be abated and the cost thereof assessed by special assessment against the premises upon which said hazard or nuisance is located.

**Yes:** Ayers, Comer, Dancer, Legene, Mapes, & Mott.

**No:** None.

**Resolution Declared Adopted**

Mr. Chelsey Foster, Greater Gratiot Development, Inc. presented a brief overview of the Brownfield Redevelopment Plan for Merrill Fabricators. Under the BRA, the clean up and redevelopment of the site incurred additional costs which are eligible for reimbursement. Mr. Foster advised the Merrill Fabricators is doing very well, and continues to experience growth. Current employment is approximately 150.

The following preamble and resolution was offered by seconded by Commissioner Dancer:

**Whereas**, the Gratiot County Board of Commissioners, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the “Act”), have established a Brownfield Redevelopment Authority and Board (BRA) to facilitate the clean up and redevelopment of Brownfields within Gratiot County’s communities; and

**Whereas**, the property located at 520 Republic Avenue in the City of Alma (“the Property”) is a “facility” under state statute, and a non-producing parcel for a number of years; and

**Whereas**, a Brownfield Redevelopment Plan (the “Plan”) has been amended to accommodate additional eligible environmental cleanup costs incurred by the company for the redevelopment of the Property which the BRA has reviewed and modified; and

**Whereas**, the BRA, pursuant to and in accordance with Section 13 of the Act, has recommended that the Gratiot County Board of Commissioners approved the Brownfield Plan amendment to be carried out within the City of Alma, relating to the redevelopment of the Property; and

**Whereas**, the members of the City Commission have reviewed the Plan amendment, and have been provided a reasonable opportunity to express their views and recommendations regarding the amended Plan in Accordance with Sections 13(13) of the Act.

**Now Therefore Be It Resolved That** the City Commission of the City of Alma hereby concurs with the provisions of the amended Plan including approval of the amended Plan by the Gratiot County Board of Commissioners and implementation of the Plan by the BRA.

**Be It Further Resolved that** should any section, clause or phrase of this Resolution be declared by the courts to be invalid, the same shall not affect the validity of this Resolution as a whole no any part thereof other than the part so declared to be invalid.

**Be It Further Resolved that** all resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

**Yes:** Ayers, Comer, Dancer, Legene, Mapes, & Mott.

**No:** None.

**Resolution Declared Adopted.**

Motion by Commissioner Ayers seconded by Commissioner Comer to adopt a resolution approving Change Order No. 2 in the amount of \$7,390.43 with Graham Construction Inc. for additional costs incurred with the Alma Transportation Facility.

**Yes:** Ayers, Comer, Dancer, Legene, Mapes, & Mott.

**No:** None.

Motion by Commissioner Comer seconded by Commissioner Dancer to receive the following reports and place them on file: 2008 Mid-Michigan Area Group Narcotics Enforcement Team (MAGNET) report; March Financial Statements; Alma Housing Commission meeting minutes of 3/24/09.

**Yes:** Ayers, Comer, Dancer, Legene, Mapes, & Mott.

**No:** None.

Motion by Commissioner Ayers seconded by Commissioner Comer to adopt a resolution ratifying the investment of the following City funds:

<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>
04/22/2009	12/30/2009	\$250,000	252	1.08%	\$1,890	Comerica	CD

**Yes:** Ayers, Comer, Dancer, Legene, Mapes, & Mott.

**No:** None.

Mr. Ron Turner addressed the City Commission and audience concerning the recent rain storm last weekend. Mr. Turner stated that this storm appears to be the largest 24 hour rain event since September 1986 within the City of Alma with nearly 4 inches of rain. It was the greatest flooding event within the City since September 1986, The Pine River crested at 9.4 feet, 1.4 feet above flood stage. Mr. Turner advised that the Wastewater Treatment Plant experienced alarms at a number of lift stations; however lift stations #8, #9 and #10, experienced the highest water flows. At one point, Station #8 saw a 600% increase in flow, #9 saw a 450% increase in flow and #10 saw a 200% increase in flow. Mr. Turner explained that lift station #8 is located on Riverview Drive and lift stations #9 and #10 are in Arcada Township. Lift station #8 services approximately 364 single family homes on the west side of Alma. He also explained that many of the homes within lift station #8 service area have basements that are actually lower than the Mr. Turner went on to explain that the problem with the increase in flow is due to excessive rain and ground water infiltration into the sanitary sewer lines during heavy rain events. The problem is likely to continue without extensive and costly sanitary sewer repairs and mandatory corrections to homeowner sump pump and drainage systems. The City's system can handle day to day operations; it is only when a major rain event happens that we experience these problems.

Motion by Commissioner Legene seconded by Commissioner Comer to receive the report from Ron Turner.

**Yes:** Ayers, Comer, Dancer, Legene, Mapes, & Mott.

**No:** None.

Motion by Commissioner Comer seconded by Commissioner Dancer to approve Warrant No. 09-20 and to authorize the City Treasurer to issue checks in payment of all claims.

**Yes:** Ayers, Comer, Dancer, Legene, Mapes, & Mott.

**No:** None.

The City Commission and City Manager thanked Ron Turner for the report and also Chelsey Foster and Don Schurr for their presentation. They also thanked Merrill Fabricators for their community support.

Motion by Commissioner Ayers seconded by Commissioner Comer to adjourn the meeting at 6:51 p.m.

**Yes:** Ayers, Comer, Dancer, Legene, Mapes, & Mott.

**No:** None.

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Greg Mapes, Vice-Mayor

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Barbara A. Gager, City Clerk