Mayor Greg Mapes called a regular meeting of the Alma City Commission to order at 6:00 p.m. The virtual meeting was held via Zoom.com and livestreamed through the City of Alma’s YouTube channel. A quorum of the Commission was present via Zoom for the meeting.

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

Roll Call
Present: Roger Allman, Roxann Harrington, Greg Mapes, Larry Mott, Nick Piccolo, Michelle Pitts, and Audra Stahl.
Absent: none.

Approval of Minutes
Motion by Commissioner Allman, seconded by Commissioner Piccolo, to approve minutes of the meeting of April 14, 2020 as presented. Motion carried with a roll call vote.

Yes: Allman, Harrington, Mapes, Piccolo, Pitts, and Stahl.
No: none.
Abstain: Mott.

Hearings
A public hearing was held to consider the vacation of the north-south alley from the south right-of-way line of Hastings Street to the north right-of-way line of Downie Street, all in Block 20 of the Original Town Plat of the City of Alma.

Assistant City Manager, Aeric Ripley, spoke briefly to explain that the vacation is part of a planned redevelopment of the area. Ripley said he was surprised that in all the years the school was in that location, the alley was never vacated. No questions or comments were offered from any member of the public.

Motion by Commissioner Mott, seconded by Commissioner Allman, to close the public hearing for consideration of an alley vacation at Block 20, Original Town Plat of Alma, at 6:07 p.m. Motion carried with a roll call vote.

Yes: Allman, Harrington, Mapes, Mott, Piccolo, Pitts, and Stahl.
No: none.

A public hearing was held to consider approval of an application from Avalon & Tahoe Manufacturing Inc. for a P.A. 198 Industrial Facilities Exemption Certificate.

Ripley provided aerial maps showing the location of the proposed expansion of Production Building A, together with site plans. The cost of improvements is $962,750.00 with a total of $821,000 eligible for tax exemption. The expansion is expected to provide an additional 22 jobs.

Frank Nerychell, VP of Operations for Avalon & Tahoe, said this is a final step in the main plant area and will give more room for the production line.

No questions or comments were offered from any member of the public.

Motion by Commissioner Piccolo, seconded by Commissioner Pitts, to close the public hearing for consideration of an IFT Exemption for Avalon & Tahoe Manufacturing, Inc. at 6:12 p.m. Motion carried with a roll call vote.
Yes: Allman, Harrington, Mapes, Mott, Piccolo, Pitts, and Stahl.
No: none.

2020-00065 Motion by Commissioner Roger, seconded by Vice-Mayor Harrington, to approve a resolution to set a public hearing for Tuesday, May 26, 2020, at 6:00 p.m., or as soon thereafter as the agenda will allow, to consider an application for an Obsolete Property Rehabilitation Exemption Certificate from Gemini Capital Management V LLC for 313 North State Street.

Resolution declared adopted.
Yes: Allman, Harrington, Mapes, Mott, Piccolo, Pitts, and Stahl.
No: none.

2020-00066 Motion by Commissioner Pitts, seconded by Commissioner Piccolo, to approve a resolution to set a public hearing for Tuesday, May 26, 2020, at 6:00 p.m., or as soon thereafter as the agenda will allow, for the purposes of determining whether the following described premises shall be designated and established as a Commercial Rehabilitation District under P.A. 210 of 2005: 319 E. Downie Street (also known as 29-51-344-577-00).

Resolution declared adopted.
Yes: Allman, Harrington, Mapes, Mott, Piccolo, Pitts, and Stahl.
No: none.

Resolutions

2020-00067 Resolution for Vacation of Alley
The following preamble and resolution were offered by Commissioner Pitts, and seconded by Commissioner Allman:

Whereas, in accordance with Section 14.2 of the Charter of the City of Alma, the City Commission on March 24, 2020, by resolution deemed it advisable to vacate, discontinue and abolish a portion of a public Alley in the City of Alma hereinafter described, and

Whereas, 6:00 p.m. was the time set by said resolution when the Commission would meet and hear objections to said proposed vacation, discontinuance and abolishment, and

Whereas, notice of such meeting, together with a copy of said resolution, was published in the Morning Sun, a newspaper printed and circulated within the City of Alma, once in each week for four (4) weeks prior to April 28, 2020,

Now, Therefore, Be It Resolved, that this day having been the day set for the hearing of objections on the proposed vacation of a portion of a public street in the City of Alma known and described as follows:

The North-South Alley from the South Right-of-Way line of Hastings Street to the North Right-of-Way line of Downie Street, ALL in Block 20, Original Town Plat, City of Alma, Gratiot County, Michigan.

And no objections thereto having been heard, it is ordered that said above described portion of public alley be and the same is hereby vacated, discontinued and abolished reserving, however, easements over, under and across the said parcel for public utility purposes with full right and authority to use said parcel and to enter thereon at all times for the purpose of constructing, repairing, removing, replacing, improving, enlarging and maintaining such public utilities.
Be It Further Resolved, that such portion of public alley is absolutely abandoned and discontinued upon the condition that the title to all gas, electric and communication poles, wires, pipes, conduits, cables, appurtenances and facilities now in, under or over said alley is reserved to and shall remain in the respective owners thereof, together with the easement and continued right to occupy said alley within the right-of-way thereof for public utility purposes with present and additional facilities and to operate, maintain, repair, replace or remove the same to the same effect and in the same manner as if said alley had remained a public way.

Be It Further Resolved, that a public pedestrian-way be maintained the complete length of the vacated section of the alley north and south that shall be a minimum of five feet wide and shall comply with the standards of barrier free design and A.D.A. requirements.

Be It Further Resolved, that the City Clerk, within thirty (30) days after the adoption of this resolution shall forward to the Auditor General and record with the Register of Deeds of the County of Gratiot, a certified copy of this resolution together with her certificate giving the name or names of any plat, subdivision or addition affected.

Resolution declared adopted.

Yes:  Allman, Harrington, Mapes, Mott, Piccolo, Pitts, and Stahl.
No:  none.

Resolution Approving Application of Avalon & Tahoe, Manufacturing, Inc. for Industrial Facilities Exemption Certificate for a New Facility

The following preamble and resolution were offered by Commissioner Pitts and seconded by Commissioner Mott.

Whereas, pursuant to P.A. 198 of 1974, M.C.L. 207.551 et seq., after a duly noticed public hearing held on July 24, 2012 this City Commission by resolution established an Industrial Development District; and

Whereas, Avalon & Tahoe Manufacturing, Inc. has filed an application for an Industrial Facilities Exemption Certificate with respect to a new facility to be acquired and installed within the Industrial Development District; and

Whereas, before acting on said application, the City of Alma Commission held a hearing on April 28, 2020, at the Alma Municipal Building (525 E. Superior St.), in Alma, Michigan, at 6:00 pm, at which hearing the applicant, the Assessor and a representative of the affected taxing units were given written notice and were afforded an opportunity to be heard on said application; and

Whereas, construction of the facility and installation of new machinery and equipment had not begun earlier than six (6) months before March 5, 2020, the date of acceptance of the application for the industrial Facilities Exemption Certificate; and

Whereas, completion of the facility is calculated to and will at the time of issuance of the certificate have the reasonable likelihood to retain, create or prevent the loss of employment in the City of Alma; and
**Whereas**, the aggregate SEV of real and personal property exempt from ad valorem taxes within the City of Alma, after granting this certificate, will not exceed 5% of an amount equal to the sum of the SEV of the unit, plus the SEV of personal and real property thus exempted.

**Now, therefore, be it resolved** by the City Commission of Alma that:

1. The City of Alma finds and determines that the granting of the Industrial Facilities Exemption 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, 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 from Avalon & Tahoe Manufacturing, Inc. for an Industrial Facilities Exemption Certificate, with respect to a New Facility on the following described parcel of real property situated within the Industrial Development District, to wit:

   That parcel of land described as all property located north of Michigan Ave. beginning at Bridge Ave. going west and south of the Pine River including all vacant properties now owned by Avalon & Tahoe Mfg., Inc.

   be and the same is hereby approved.

3. The Industrial Facilities Exemption Certificate when issued shall be and remain in force for a period of 12 years after completion.

**Resolution declared adopted.**

Yes: Allman, Harrington, Mapes, Mott, Piccolo, Pitts, and Stahl.

No: none.

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**Signature Resolution for Michigan Department of Transportation**

The following preamble and resolution were offered by Commissioner Piccolo and seconded by Vice-Mayor Harrington.

**Whereas**, the City of Alma has the authority to contract with the Michigan Department of Transportation for state and/or federal funds for passenger transportation related services; and,

**Now, Therefore, Be It Resolved** that the Mayor, Vice-Mayor, and City Clerk, be authorized and directed to execute said agreements for and on behalf of the City of Alma;

**Resolution declared adopted.**

Yes: Allman, Harrington, Mapes, Mott, Piccolo, Pitts, and Stahl.

No: none.

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**Resolution Approving Agreement for Utilization of Funds**

Motion by Commissioner Piccolo, seconded by Vice-Mayor Harrington, to adopt a resolution approving Project Authorization 2017-0004/P15 Section 5311 Operating Formula Grants for Rural Area Programs for Year 2021, also to authorize the Mayor and City Clerk to execute the agreement on behalf of the City of Alma.
Resolution declared adopted.
Yes: Allman, Harrington, Mapes, Mott, Piccolo, Pitts, and Stahl.
No: none.

Reports
Motion by Commissioner Piccolo, seconded by Commissioner Pitts, to adopt a resolution to receive the following reports: Alma Police Department Report for March 2020, and the City Manager’s Report. Motion carried with a roll call vote.

Yes: Allman, Harrington, Mapes, Mott, Piccolo, Pitts, and Stahl.
No: none.

Appropriations
2020-00071 Motion by Vice-Mayor Harrington, seconded by Commissioner Pitts, to adopt a resolution approving Warrant No. 20-20 and authorizing the City Treasurer to issue checks in payment of all claims.

Resolution declared adopted.
Yes: Allman, Harrington, Mapes, Mott, Piccolo, Pitts, and Stahl.
No: none.

Commissioner Comments
Commissioners urged everyone to stay safe and be patient, support their local businesses, and check on elderly neighbors, relatives and friends. Commissioner Stahl commented that she was happy to see residents making donations to local businesses to provide meals for others.

City Manager Matt Schooley explained that the CEC Conference had been postponed until spring. Yard waste collection has been reinstated. The Public Works department is working hard to catch up. Schooley asked for everyone to be patient while they wait for yard waste to be collected.

Invitation to Public
There were no public comments.

Motion by Commissioner Piccolo, seconded by Commissioner Allman, to adjourn the meeting at 6:30 p.m. Motion carried with a roll call vote.

Yes: Allman, Harrington, Mapes, Mott, Piccolo, Pitts, and Stahl.
No: none.