

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, Greg Mapes, Michelle Pitts, and Danny Wernick. Sonia Gibson and Roxann Harrington arrived after roll call.

Absent: none.

2026-0023 Motion by Commissioner Allman, seconded by Commissioner Bare, to approve the agenda, as presented. Motion carried.

Yes: Allman, Bare, Mapes, Pitts, and Wernick.

No: none.

Absent: Gibson and Harrington.

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

Approval of Minutes

2026-0024 Motion by Commissioner Pitts, seconded by Commissioner Allman, to approve minutes of the January 27, 2026, regular meeting, and February 4, 2026, goal setting session, as presented. Motion carried.

Yes: Allman, Bare, Mapes, Pitts, and Wernick.

No: none.

Absent: Gibson and Harrington.

Requests for Purchase

2026-0025 Motion by Commissioner Allman, seconded by Commissioner Bare, to adopt a resolution to approve a request for purchase to Jack Doheny Company, in the amount of \$16,552.18, for a new impeller and housing for repair of DPW's vector truck.

Yes: Allman, Bare, Mapes, Pitts, and Wernick.

No: none.

Absent: Gibson and Harrington.

Resolution declared adopted.

Vice-Mayor Harrington arrived at 6:04 p.m.

Resolutions

2026-0026 Resolution Adopting City of Alma 2026 Gratiot Countywide Master Plan

The following resolution was offered by Commissioner Pitts and seconded by Commissioner Allman.

WHEREAS the Michigan Planning Enabling Act, Act 33 of 2008, as amended, authorizes the Planning Commission to prepare a master plan for the use, development, and preservation of all lands in the City of Alma; and

WHEREAS a notice of intent to plan was properly provided on October 24, 2023 to the parties required to receive notice under Section 39 of Act 33 (the "Notice Group"); and

WHEREAS the Planning Commission has coordinated with the surrounding communities on areas of mutual interest in land use and planning under Const. 1963, art VII, § 28, collected information on its community, and created the Gratiot Countywide Master Plan to guide the development within the City of Alma; and

WHEREAS the Planning Commission submitted the proposed master plan to the Alma City Commission July 22, 2025, for its review, and the Alma City Commission approved of its distribution to the Notice Group; and

WHEREAS the Planning Commission properly provided the Notice Group with a copy of the proposed master plan under Section 41 of Act 33 and accepted comments regarding the proposed master plan.

WHEREAS the Planning Commission held a properly noticed public hearing to hear comments, questions, and objections to the proposed master plan on February 2, 2026; and

WHEREAS the Planning Commission considered the comments from the Notice Group and the public and approved the proposed master plan on February 2, 2026; and

WHEREAS the City of Alma City Commission has reviewed the proposed master plan as well as the comments from the Alma Planning Commission, Notice Group and the public; and

NOW THEREFORE BE IT RESOLVED:

1. The Gratiot Countywide Master Plan, as presented to the City of Alma City Commission, was adopted in its entirety as the City of Alma Master Plan.

2. For compliance with the Planning Enabling Act, this resolution, as signed by the Clerk of the City of Alma, shall be included in the front or back cover of the approved master plan and shall also be included with a future land use map.

All resolutions or parts of resolutions insofar as they are inconsistent with this resolution shall be hereby repealed.

Yes: Allman, Bare, Harrington, Mapes, Pitts, and Wernick.

No: none.

Absent: Gibson.

Resolution declared adopted.

Commissioner Gibson arrived at 6:07 p.m.

2026-0027 Motion by Commissioner Pitts, seconded by Commissioner Allman, to adopt a resolution to approve a request from the Michigan Army National Guard – Alma Post to host an archery event, to be known as the “Highland Archery Challenge”, at the Alma Armory located at 710 S. State Street, on Saturday, June 20, 2026, or if needed, on the potential rain date of July 25, 2026.

Yes: Allman, Bare, Gibson, Harrington, Mapes, Pitts, and Wernick.

No: none.

Resolution declared adopted.

Reports

2026-0028 Motion by Commissioner Allman, seconded by Vice-Mayor Harrington, to receive the Parks Committee January 26, 2026 Draft Meeting Minutes, Alma District Fire Board January 28, 2026 Draft Meeting Minutes, Planning Commission February 2, 2026 Draft Meeting Minutes, January 2026 Building Permits Report, and the Alma Transit January 2026 Report. Motion carried.

Yes: Allman, Bare, Gibson, Harrington, Mapes, Pitts, and Wernick.

No: none.

2026-0029 Motion by Commissioner Pitts, seconded by Commissioner Bare, to receive the Parks & Recreation 2025 Program Summary. Motion carried.

Yes: Allman, Bare, Gibson, Harrington, Mapes, Pitts, and Wernick.

No: none.

2026-0030 Motion by Commissioner Pitts, seconded by Commissioner Bare, to receive the City Manager's Report. Motion carried.

Yes: Allman, Bare, Gibson, Harrington, Mapes, Pitts, and Wernick.
No: none.

New Business

2026-0031 Resolution Approving the Transfer of Ownership of the Obsolete Property Rehabilitation Certificate No. 3-20-0006, as Amended

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

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, on January 28, 2020, the City Commission, by resolution, established the TK Bennett LLC Obsolete Property Rehabilitation District at 110 E. Superior Street, and

Whereas, January 28, 2020, the Alma City Commission found the property located at 110 East Superior Street Alma, Michigan, to be an obsolete property. An application for an Obsolete Property Rehabilitation Certificate was approved with respect to the rehabilitation of facilities located upon the following described parcel of real property situated within the TK Bennett LLC Obsolete Property Rehabilitation District, to wit:

OT COM 87' E OF NW COR OF BLK 22, TH S 70' E 27' N 4' W 1' N 66' W 26'
TO POB. Parcel No. 29-51-031-254-00 (110 E. Superior Street)

Whereas, The Obsolete Property Rehabilitation Certificate No. 3-20-0006 was issued by the State Tax Commission on June 9, 2020, and shall be and remain in force and effect for a period of twelve (12) years ending on December 30, 2032, and

Whereas, pursuant to MCL 125.2793, a certificate may be transferred and assigned by the holder of the certificate to a new owner of the rehabilitated facility if the qualified local governmental unit approves the transfer after application by the new owner, and

Whereas, on March 31, 2025, TK Bennett LLC deeded the ownership of said Parcel No. 29-51-031-254-00, within the City of Alma, County of Gratiot, State of Michigan (110 E. Superior Street) to 110 Superior Investments LLC, and on January 21, 2026, 110 Superior Investments LLC deeded the ownership of said Parcel No. 29-51-031-254-00 (110 E. Superior Street) to Harrison Studios LLC;

Now Therefore, Be It Resolved by the City Commission of the City of Alma that Obsolete Property Rehabilitation Exemption Certificate No. 3-20-0006 be transferred to Harrison Studios LLC for the term of the Certificate ending on December 30, 2032.

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

Appropriations

2026-0032 Motion by Vice-Mayor Harrington, seconded by Commissioner Allman, to adopt a resolution approving Warrant No. 26-15 and authorizing the City Treasurer to issue checks in payment of all claims.

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

Commissioner Comments

Commissioners offered congratulations to local businesses receiving awards for new business and business improvement and also offered gratitude for their investment in the community.

Invitation to Public

Eva Cecil spoke regarding her experience with a hardship request.

Loretta Davis, Executive Director of the Heroes Center, spoke regarding the Hometown Heroes Banner program.

Tim Gay asked for information regarding the vector truck.

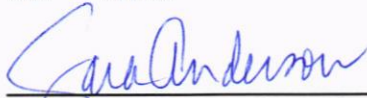
Adjournment

Motion by Commissioner Pitts, seconded by Commissioner Allman, to adjourn the meeting at 6:23 p.m.

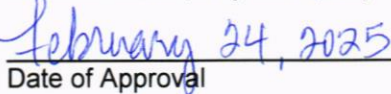
Motion carried.

Yes: Allman, Bare, Gibson, Harrington, Mapes, Pitts, and Wernick.

No: none.



Sara Anderson, City Clerk, City of Alma



Date of Approval



Gregory S. Mapes, Mayor, City of Alma