

Mayor Mapes called a regular meeting of the Alma City Commission to order at 5:05 p.m. in the Alma Municipal Building. A quorum of the Commission was present.

Roll Call

Present: Roger Allman, Andrew Bare, Sonia Gibson, Roxann Harrington (arrived after roll call), Greg Mapes, Michelle Pitts (arrived after roll call), and Danny Wernick.
Absent: none.

2026-0046 Motion by Commissioner Allman, seconded by Commissioner Gibson, to approve the agenda, as presented. Motion carried.

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

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

Vice-Mayor Harrington arrived at 5:06 p.m.

Approval of Minutes

2026-0047 Motion by Commissioner Allman, seconded by Commissioner Bare, to approve minutes of the February 24, 2026, regular meeting, as presented. Motion carried.

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

Work Session

The group discussed a proposal from the Gratiot County Parks and Recreation Commission for construction of a splash pad in Alma, considered benefits and possible drawbacks, and asked City Manager Aeric Ripley to facilitate further discussion on the proposal.

Commissioner Pitts arrived during discussion at 5:43 p.m.

2026-0048 Motion by Vice-Mayor Harrington, seconded by Commissioner Allman, to take a brief recess at 5:46 p.m. Motion carried.

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

The group reconvened at 5:49 p.m.

Commissioner Allman offered a motion to move business ahead of the scheduled public hearing. Brief discussion followed.

2026-0049 Motion by Commissioner Pitts, seconded by Commissioner Allman, to receive Reports prior to the scheduled public hearing. Motion carried.

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

Reports

2026-0050 Motion by Commissioner Pitts, seconded by Commissioner Bare, to receive the following reports: Downtown Development Authority February 25, 2026 Draft Meeting Minutes, Planning Commission March 2, 2026 Draft Meeting Minutes, Zoning Board of Appeals March 3, 2026 Draft Meeting Minutes, Alma Transit February 2026 Report, and Finance February 2026 Report. Motion carried.

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

2026-0051 Motion by Commissioner Pitts, seconded by Commissioner Bare, to receive the City Managers' Report.

City Manager Ripley reviewed the following items:

- Pine River Update
- CWSRF Bonding
- Prospect Building Demolition
- City Hall Network Cabling
- Street & DWSRF Projects Construction Season 2026, including the West Center Street watermain project, the North State Street watermain project, and the Austin/South River Avenue reconstruction project.
- Transit Expansion

Following review, the motion to receive the City Manager's Report carried.

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

No: none.

Hearings

2026-00052 Motion by Commissioner Allman, seconded by Commissioner Bare, to open a public hearing at 6:23 p.m. to consider the final Special Assessment District #1 of 2024 for construction of sanitary sewer service leads on Pine Avenue. Motion carried.

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

No: none.

Public Services Director David Ringle explained the laterals included in the project either did not connect on Pine Avenue or were of sufficient materials as to not require replacement. He indicated no special assessments were necessary and asked the Commission to close out the proposed Special Assessment District. No public comments were offered.

2026-0053 Motion by Commissioner Allman, seconded by Vice-Mayor Harrington, to close the public hearing regarding Pine Avenue Special Assessment District #1 of 2024. Motion carried.

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

No: none.

2026-0054 Pine Avenue Special Assessment District #1 of 2024

The following preamble and resolution were offered by Commissioner Pitts, and seconded by Vice-Mayor Harrington:

Whereas, the Commission has met for the purpose of reviewing the special assessment roll prepared for the purpose of defraying the private properties' share of the cost of acquiring and constructing a public improvement in Special Assessment District No. 2024-1 of the City, and

Whereas, the Commission has heard all persons interested in said special assessment roll and has carefully reviewed the same and is satisfied that said review results in no special assessments against each lot or parcel of land in the special assessment district.

Now, Therefore Be It Resolved:

1. Said special assessment roll for the Pine Avenue Sanitary Sewer Leads Construction Project, which is hereby designated Special Assessment District No. 2024-1, is hereby confirmed.
2. In accordance with findings of Rowe Professional Services Company, an engineering, design, and consulting firm, hired for oversight of said project, no assessments are attributable to private properties within said special assessment district.

3. Said special assessment roll is hereby finalized and closed.

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

No: none.

Resolution declared adopted.

Requests for Purchase

2026-0055 Motion by Commissioner Pitts, seconded by Commissioner Bare, to adopt a resolution to approve a request for purchase, in the amount of \$57,471.00, which includes three years of extended warranty and exchange of the MILO interactive shooting range theater system and program at the end of the three years.

Commissioners discussed initial funding, percentage of use time by other units, contributions from other units, funding for the warranty extension, and a suggestion that more information was necessary prior to consideration for approval.

Yes: Pitts and Gibson.

No: Allman, Bare, Harrington, Mapes, and Wernick.

RESOLUTION NOT ADOPTED. MOTION FAILED.

Recommendation on Bids

2026-0056 Motion by Vice-Mayor Harrington, seconded by Commissioner Allman, to adopt a resolution to receive bids and approve a five-year lease agreement with Gadde Farms, for \$217 per acre, for the purpose of crop farming city-owned acreage at Riverside Cemetery (17 acres +/-) and Jerome/Hoffman Roads (158 acres +/-), also to authorize the City Manager to execute the lease agreement.

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

No: none.

Resolution declared adopted.

2026-0057 Motion by Commissioner Allman, seconded by Commissioner Wernick, to adopt a resolution to receive bids and approve an agreement for realtor services for the sale of 217, 219, and 221 N. State Street, within the State Street Plaza, with Century 21 Lee-Mac Realty, also to authorize the City Manager to execute the related documents.

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

No: none.

Resolution declared adopted.

Resolutions

2026-0058 Motion by Commissioner Allman, seconded by Vice-Mayor Harrington, to adopt a resolution to ratify investment of the following city funds:

Investment Date	Maturity Date	Amount	Interest Rate	Bank	Type
2/20/2026	1/14/2028	\$250,000	3.79%	JP Morgan Chase (via 5/3 rd Securities)	CD
3/5/2026	9/3/2026	\$250,000	3.50%	Commercial Bank	CDARS
3/5/2026	3/4/2027	\$250,000	3.45%	Commercial Bank	CDARS

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

No: none.

Resolution declared adopted.

2026-0059 Motion Commissioner Pitts, seconded by Commissioner Bare, to adopt a resolution to approve the following FY 2026 budget amendments:

- a. To increase the Economic Development Expenditure Budget \$95,500 and increase the Intergovernmental Revenue Budget \$95,500 for capital project costs associated with the BIID project funded through a federal earmark (PO 25-1715).

- b. To increase the Alma Public Library Expenditure Budget \$43,000 for new children's shelving units in the young adults section of the library (PO 25-1712).

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

Agreements
2026-0060

Motion by Vice-Mayor Harrington, seconded by Commissioner Bare, to adopt a resolution approving a one-year extension to the 2025 contract with Nutrigro Environmental Solutions for the removal and disposal of liquid sludge from the Alma Wastewater Treatment Plant, also to approve the related request for purchase and authorize the Mayor to execute the related agreement.

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

2026-0061

Motion by Commissioner Allman, seconded by Vice-Mayor Harrington, to adopt a resolution to approve a change order to the agreement with Zeneberg Asphalt for stripe and seal of downtown parking lots, pursuant to the "Similar Work Bids" provision in the City's Procurement Policy, to add stripe and seal of five city park parking lots in the amount of \$21,585.57, for a contract total of \$40,786.57.

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

Appropriations
2026-0062

Motion by Vice-Mayor Harrington, seconded by Commissioner Bare, to adopt a resolution approving Warrant No. 26-17 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

Commissioner Allman provided an update on the Strand Theatre remodel project and upcoming play. Mayor Mapes offered thanks to the Gratiot County Parks and Recreation Commission for the splashpad proposal.


Invitation to Public

No comments were offered.

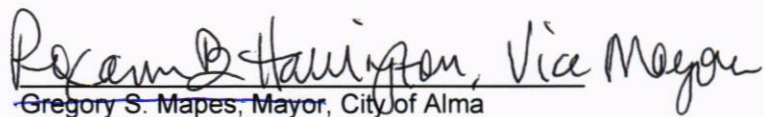
Adjournment

Motion by Commissioner Allman, seconded by Commissioner Pitts, to adjourn the meeting at 6:46 p.m.
Motion carried.


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



Sara Anderson, City Clerk, City of Alma



Gregory S. Mapes, Mayor, City of Alma



Date of Approval