

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, Sonia Gibson, Roxann Harrington, Greg Mapes, and Michelle Pitts.

Absent: Danny Wernick.

2026-0077 Motion by Commissioner Pitts, seconded by Commissioner Allman, to approve the agenda, as presented. Motion carried.

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

No: none.

Absent: Wernick.

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

Approval of Minutes

2026-0078 Motion by Commissioner Allman, seconded by Vice-Mayor Harrington, to approve minutes of the March 24, 2026, regular meeting, as presented. Motion carried.

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

No: none.

Absent: Wernick.

Hearings

2026-0079 Motion by Commissioner Pitts, seconded by Commissioner Allman, to open a public hearing at 6:02 p.m. to consider Special Assessment District #1 of 2026 for construction of sanitary sewer service leads on State Street. Motion carried.

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

No: none.

Absent: Wernick.

Public Services Director David Ringle provided a presentation on the proposed special assessment district, explaining the addition of sanitary sewer service leads for units in the area that don't already have dedicated service leads, and replacement of those already existing that no longer meet standards. Mayor Mapes asked why they were adding additional leads and not limited them to one per building. Ringle stated some buildings had been subdivided and the new units do not have adequate access for sanitary sewer repairs.

In discussion that followed, Mapes expressed concerns and suggested subdividing buildings should be prevented in the future. Ringle said his goal was to accommodate those buildings that have already been subdivided. Mapes suggested any splits should include firewalls that extend through the roof, but splits should be discouraged. Ringle said during excavation any existing laterals would be connected. Mapes suggested not adding additional laterals would discourage future splits and updated policy would support that. Allman asked if one service lead could handle all of the businesses in a building. Ringle indicated a 6" standard line should be adequate. Ripley explained that property owners are requesting separate water meters and utility bills for businesses leasing from them. He said it also helps with shut-off when necessary. Discussion followed regarding current and possible situations. Ripley said currently property splits must comply with the City's zoning ordinance before the Planning Commission approves them, but a policy could be considered for building splits, to reinforce the building code and utility requirements, resulting in the building spaces being "stand-alone" buildings. Mapes asked Ripley to follow up on the issue. Ringle and Ripley spoke briefly about issues with buildings on Wright Avenue. No public comments were offered.

2026-0080 Motion by Commissioner Pitts, seconded by Commissioner Allman, to close the public hearing regarding State Street Special Assessment District #1 of 2026 at 6:18 p.m. Motion carried.

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

No: none.

Absent: Wernick.

2026-0081 State Street Special Assessment District #1 of 2026

The following preamble and resolution were offered by Commissioner Pitts and seconded by Commissioner Allman:

Whereas, the City Manager has caused to be prepared a report pursuant to Section 3 of Ordinance No. 235 of the City of Alma, for the acquisition and construction of the public improvement more particularly hereinafter described; and

Whereas, the City Commission deems it necessary to proceed with the construction of said public improvement;

Now, Therefore Be It Resolved That:

1. The City Commission hereby determines it to be necessary to construct the following described public improvement and determines that the same shall be constructed:

State Street Sanitary Sewer Leads Construction Project

2. The plans, specifications, and estimates of costs and the report of the City Manager are hereby approved.
3. The following described lots and parcels of land shall constitute the special assessment district for said public improvement, which special assessment district shall be known as Special Assessment District No. 2026-1:

Parcel # 29-	Property Address	Frontage and/or Benefit	Total Assessment
51-031-043-00	301 N State Street	35	\$2,337.50
51-031-042-00	N State Street	35	\$2,337.50
51-031-264-00	302 N State Street	35	\$2,337.50
51-031-265-00	306 N State Street	35	\$2,337.50
51-031-266-00	308 N State Street	35	\$2,337.50
51-031-267-00	310 N State Street	35	\$2,337.50
51-031-268-00	312 N State Street	35	\$2,337.50
51-031-041-00	313 N State Street	35	\$2,337.50
51-031-269-00	314 N State Street	35	\$2,337.50
51-031-040-00	317 N State Street	35	\$2,337.50
51-031-040-00	319 N State Street	35	\$2,337.50
51-031-270-00	318 N State Street	35	\$2,337.50
51-031-271-00	322 N State Street	35	\$2,337.50
51-031-272-00	326 N State Street	35	\$2,337.50
51-031-039-00	325 N State Street	35	\$2,337.50
51-031-039-00	327 N State Street	35	\$2,337.50
51-031-251-00	330 N State Street	35	\$2,337.50

4. It is hereby determined that of the total estimated cost of said public improvement, in the amount of \$79,475.00, the sum of \$39,737.50 shall be specially assessed against the special assessment district as herein be set forth and the sum of \$39,737.50 shall be paid by the City at large for benefits to the City at large from the acquisition and construction of said public improvement.

5. The City Commission hereby determines that said special assessment shall be divided into equal annual installments and that the deferred installments of said special assessment shall bear interest at 1% over the U.S. Treasury Bond rate at the time of the final confirmation of the Special Assessment Roll.
6. The City Assessor is hereby ordered and directed to make a special assessment roll of that part of the cost of said public improvement to be borne by the lands specially benefited according to the benefits received and shall report the same to the City Commission when it has been prepared.

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

Requests for Purchase

2026-0082 Motion by Commissioner Allman, seconded by Commissioner Bare, to adopt a resolution to approve a request for purchase, in the amount of \$13,599.99, to Midwest Power Equipment, for a Stihl RZ960I Zero Turn Mower for Public Works, which, in conjunction with the department's equipment management program, will replace an existing older mower.

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

2026-0083 Motion by Commissioner Allman, seconded by Vice-Mayor Harrington, to adopt a resolution to approve a request for purchase, in the amount of \$22,500.00, to IWorQ Systems, for implementation costs and one year of annual subscription services for public works and permits management software to replace our current program, CitiTech.

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

Resolutions

2026-0084 Motion by Commissioner Pitts, seconded by Commissioner Bare, to adopt a resolution to ratify investment of the following city funds:

Investment Date	Maturity Date	Amount	Interest Rate	Bank	Type
4/5/2026	10/5/2026	\$250,000	3.50%	Commercial Bank	CD
4/15/2026	4/15/2027	\$250,000	3.85%	Flagstar Bank (via Fifth Third Securities)	CD

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

2026-0085 Motion by Vice-Mayor Harrington, seconded by Commissioner Pitts, to adopt a resolution to authorize the use of North State Street from the north side of Superior Street to Downie Street, as needed, for the Alma Farm Market each Saturday from 6:30 a.m. to 1:00 p.m. beginning June 1, 2026, and running through October 31, 2026.

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

2026-0086 Motion by Commissioner Bare, seconded by Commissioner Allman, to adopt a resolution to approving the Alma Highland Festival Committee’s request to operate their entertainment tent on the Campus of Alma College from 7:00 p.m. – midnight on Friday, May 22nd, 11:00 a.m. – midnight on Saturday, May 23rd, and noon – 6:00 p.m. on Sunday, May 24th pursuant to Ordinance No. 695 which allows the City Commission to approve the three-day variance to the noise ordinance.

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

2026-0087 Motion by Commissioner Pitts, seconded by Commissioner Allman, to adopt a resolution to approve an amendment to Resolution 2026-0068 MDOT Annual Performance Resolution amending the 2026 Banners & Street Closures table to include the addition of a banner for Rural Urban Day from May 26th to June 25th, 2026 (Attachment A).

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

2026-0088 Noxious Weeds Declaration

The following motion was offered by Vice-Mayor Harrington and seconded by Commissioner Pitts:

Whereas, Sections 22-62 and 22-63 of the Code of Ordinances of the City of Alma, Michigan, provide 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 1, 2026, 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: Allman, Bare, Gibson, Harrington, Mapes, and Pitts.
No: none.
Absent: Wernick.
Resolution declared adopted.

Ordinances
2026-0089

Motion by Commissioner Allman, seconded by Vice-Mayor Harrington, to adopt a resolution to introduce Ordinance No. 852, an ordinance to amend the City of Alma Code of Ordinances at Section 60-36 and City of Alma Zoning Ordinance at Section 60-61, to regulate the requisite front-yard setback for real property that is located in the R-1 Single Family Residential Zoning District.

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

Agreements

2026-0090 Motion by Commissioner Allman, seconded by Commissioner Bare, to adopt a resolution to approve a five-year agreement with Winn Telecom for telecommunications services including fax lines for various departments and dark fiber cable service for the city hall, also to authorize the City Clerk to execute the agreement.

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

No: none.

Absent: Wernick.

Resolution declared adopted.

2026-0091 Motion by Vice-Mayor Harrington, seconded by Commissioner Allman, to adopt a resolution to amend the one-year contract with Nutrigo Environmental Solutions for the removal and disposal of liquid sludge from the Alma Wastewater Treatment Plant by adding a fuel surcharge of 1% for every 10-cent increase above \$4.00 per gallon.

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

No: none.

Absent: Wernick.

Resolution declared adopted.

Reports

2026-0092 Motion by Commissioner Pitts, seconded by Commissioner Allman, to receive the following reports: Board of Review March 3, 2026 Organizational Meeting Minutes, Board of Review Meeting Minutes for March 17, 18, and 19, 2026, Downtown Development Authority March 25, 2026 Draft Meeting Minutes, Planning Commission April 6, 2026 Draft Meeting Minutes, Alma Transit March 2026 Report, Alma Police Department March 2026 Report, and the Building Permit Reports for February and March 2026. Motion carried.

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

No: none.

Absent: Wernick.

2026-0093 Motion by Commissioner Pitts, seconded by Commissioner Allman, to receive the City Managers' Report. Following a brief review, the motion to receive the report carried.

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

No: none.

Absent: Wernick.

New Business

2026-0094 Motion by Commissioner Pitts, seconded by Vice-Mayor Harrington, to receive the FY 2027 Proposed Annual City Budget presentation.

Finance Director Curtis Dancer presented the proposed FY 2027 Annual City Budget and answered questions as they arose with the assistance of City Manager Ripley and Public Services Director David Ringle.

Motion to receive the proposed budget carried.

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

No: none.

Absent: Wernick.

2026-0095 Motion by Commissioner Pitts, seconded by Commissioner Gibson, to adopt a resolution to set a Public Hearing for May 12, 2026, at 6:00 p.m., or as soon thereafter as the agenda allows, for review of the Proposed FY 2027 Alma City Budget and related property tax millage rates, also to set special meetings for Tuesday, May 5, 2026, and Tuesday, May 19, 2026, at 6:00 p.m. for additional review of the proposed budget, if needed.

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

No: none.

Absent: Wernick.

Resolution declared adopted.

Appropriations

2026-0096 Motion by Vice-Mayor Harrington, seconded by Commissioner Pitts, to adopt a resolution approving Warrant No. 26-19 and authorizing the City Treasurer to issue checks in payment of all claims.

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

No: none.

Absent: Wernick.

Resolution declared adopted.

Commissioner Comments

Commissioners thanked staff for their work on the proposed budget. Commissioner Pitts encouraged everyone to shop downtown on Saturday and offered congratulations to Wes Wickes and the Alma Scots Cheer Team. Commissioner Allman spoke regarding yard waste collection and also encouraged everyone to see the GCP production of Dearly Beloved.

Invitation to Public

No comments were offered.

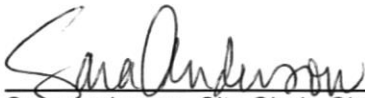
Adjournment

**Motion by Commissioner Pitts, seconded by Commissioner Gibson, to adjourn the meeting at 7:38 p.m.
Motion carried.**

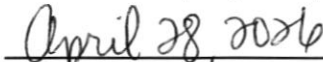
Yes:

No:

Absent:



Sara Anderson, City Clerk, City of Alma



Date of Approval



Gregory S. Mapes, Mayor, City of Alma

2026 Banners & Street Closures

March 24, 2026
Amended April 14, 2026

Event	Date	Time	State Highway Closure/Banner Installation	City Street Closure/Banner Installation
Creative Arts Guild Spring Art Show	03/25/2026-04/20/2026		Over MDOT Street Superior Street "Spring Art Show -Pine River Country Club-April"	City Crew
Alma Highland Festival Banner	04/20/2026-05/31/2026		Over MDOT Street Superior Street "Alma Highland Festival Memorial Day Weekend"	City Crew
Gratiot Art Expo Banner Program	05/8/2026-10/31/2026		Banners attached to Street Light Poles on Superior St	Banners attached to Street Light Poles on State St City Crew
Alma Highland Festival 5K Run	05/23/2026	7:30 a.m. – 11:00 a.m.	Superior - Pine to Wright	Center - Woodworth to Pine City Crew
Highland Festival Parade	05/23/2026	8:30 a.m. – 1:00 p.m.	Superior - Bridge to Wright Wright - Warwick to Superior	Michigan - Bridge to Superior Superior - Purdy to Wright Center - Woodworth to Pine Pine - Center to Superior City Crew
Rural Urban Day Banner	05/26/2026-6/25/2026		Over MDOT Street Superior Street "Rural Urban Day"	City Crew
Alma All Class Reunion	07/13/2026-08/17/2026		Over MDOT Street Superior Street "Alma High School Annual All Class Reunion"	City Crew
Lucky MacDuck Community Day Banner	08/17/2026-09/14/2026		Over MDOT Street Superior Street "Lucky MacDuck First Weekend after Labor Day"	City Crew
Alma Alive Downtown Celebration	08/15/2026	3:00 p.m. – 10:00 p.m.	Superior Street – Pine Avenue to Prospect	State Street – Superior St. to Center St. City Crew
Michigan Old U.S. 27 Motor Tour Stop	08/20/2026	12:00 p.m. – 3:30 p.m.	Superior Street	Superior - Wright Avenue to Pine Avenue City Crew
Alma College Welcome Back Banner	09/01/2026-10/30/2026		Over City Street	Superior at Philadelphia "Welcome Back Students" Private Contractor
Alma High School Homecoming Parade	9/25/2026	4:30 p.m. – 6:30 p.m.	Superior Street Pine Ave to Prospect Ave	Pine – Superior to Middle School Downie – Park to Prospect Prospect – Wright Park to Superior St City Crew
Alma College Homecoming Parade	9/26/2026	9:30 a.m. – 12 p.m.	Wright Ave – Downie St to Superior St	Woodworth Ave to Downie & Woodworth Ave to

2026 Banners & Street Closures

March 24, 2026
Amended April 14, 2026

			Superior St – Pine Ave to Wright Ave	Superior St. – Charles Ave (Frontier Lot - Presbyterian Church) City Crew
Gratiot Brews & Bites	10/10/2026	12:00p.m. - 10:00p.m.	N/A	N State Street – Superior Street to Center Street
Alma Fall Festival	10/29/2026	4:00 p.m. – 7:30 p.m.	Superior St – Pine Ave to Park Ave Hard Closure	City Crew
Downtown Christmas Celebration Banner	11/01/2026-01/04/2026		Over MDOT Street Superior Street “Come Home to Alma for the Holidays”	City Crew
Downtown Christmas Celebration/Parade	12/11/2026	4:30 p.m. – 9:00 p.m.	Superior – Pine Ave to Park Ave	Woodworth Ave – Center St to Downie St City Crew