

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.

2026-0108 Motion by Commissioner Allman, seconded by Vice-Mayor Harrington, 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

2026-0109 Motion by Commissioner Bare, seconded by Commissioner Pitts, to approve minutes of the April 28, 2026, regular meeting, as presented. Motion carried.

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

Hearings

2025-0110 Motion by Vice-Mayor Harrington, seconded by Commissioner Pitts, to open a public hearing at 6:01 p.m. for review of the proposed FY 2027 Annual City Budget and related property tax millage rates. Motion carried.

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

City Manager Aeric Ripley reviewed proposed budget numbers for FY 2027, including millage rates, revenues, expenditures, and special funds. Ripley asked for feedback on downtown parking lot improvements. The group discussed the parking lot improvements, including options, costs, and repair longevity. Ripley and Finance Director Curtis Dancer answered questions regarding DDA special assessments, fund balance amounts and restrictions, options for repair, and equitable assessments for property owners. Ripley was asked to prepare costs and longevity estimates for various options and directed to set up meetings with merchants and property owners.

No other comments were offered.

2025-0111 Motion by Commissioner Pitts, seconded by Commissioner Bare, to close the public hearing for review of the proposed FY 2027 budget at 6:26 p.m. Motion carried.

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

Resolutions

2026-0112 Motion by Commissioner Pitts, seconded by Commissioner Bare, to adopt a resolution to approve a request for permission from Chasing Fireflies to use a portion of the north/south alley between their storefront at 116 E Superior and 112 E Superior on May 13, 2026, from 4 pm to 7 pm to locate two food vendor trucks in support of their 10 Year Anniversary of being in business in Alma Celebration.

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

2026-0113

Motion by Commissioner Pitts, seconded by Vice-Mayor Harrington, to approve an increase in water consumption rates, and adopt the following water rate schedule, effective July 1, 2026:

Minimum Charge:	Water
Meter size:	
< 1inch	\$ 33.00
1 inch	50.00
1.25 inches	70.00
1.5 inches	95.00
2 inches	175.00
3 inches	385.00
4 inches	680.00
6 inches	1,500.00
8 inches	2,750.00
Consumption Charge:	
First 25,000 gallons	\$ 6.30
Next 175,000 gallons	6.00
Over 200,000 gallons	5.25
Over 4.5 million by special agreement. In absence of such agreement, the rate shall be \$4.00 per 1,000 gallons.	
Minimum Charges for Multiple User. When any premises containing three or more dwelling units defined as a self-contained unit with kitchen and bath facilities served by a single meter, the monthly minimum charge shall be equal to the minimum charge for the single dwelling unit as determined by the meter size serving such unit, plus \$7.43 for each additional unit.	
Water bills rendered shall be immediately due and payable and may be paid without late charge up to and including the fifteenth day after the billing date when rendered and shall thereafter be subject to a ten per cent (10%) late charge.	

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

No: none.

Absent: Wernick.

Resolution declared adopted.

2026-0114

Motion by Vice-Mayor Harrington, seconded by Commissioner Pitts, to approve an increase in wastewater rates, and adopt the following wastewater rate schedule, effective July 1, 2026:

Minimum Charge: (Monthly)	Wastewater
Meter size:	
< 1inch	\$ 40.00
1 inch	64.00
1.25 inches	90.00
1.5 inches	120.00
2 inches	225.00
3 inches	490.00
4 inches	875.00
6 inches	1,950.00
8 inches	3,550.00
Consumption Charge:	
(Price per 1,000 gallons)	\$ 4.20

Minimum Charges for Multiple User. When any premises containing three or more dwelling units defined as a self-contained unit with kitchen and bath facilities served by a single meter, the monthly minimum charge shall be equal to the minimum charge for the single dwelling unit as determined by the meter size serving such unit, plus \$16.19 for each additional unit.

Wastewater bills rendered shall be immediately due and payable and may be paid without late charge up to and including the fifteenth day after the billing date when rendered and shall thereafter be subject to a ten (10%) per cent late charge.

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

2026-0115 Motion by Commissioner Allman, seconded by Commissioner Bare, to adopt a resolution to adopt an increase in the solid waste rate to \$26.00 per residence from \$25.00 per residence, to become effective with all solid waste bills mailed after July 1, 2026.

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

(Commissioner Pitts offered a disclosure prior to the vote on Resolution 2026-0115 regarding her employment with Granger Waste Services, the City's solid waste contractor.)

Ordinances

2026-0116 Motion by Commissioner Allman, seconded by Commissioner Pitts, to adopt Ordinance No. 852 (Attachment A), 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

2026-0117 Motion by Commissioner Pitts, seconded by Commissioner Allman, to adopt a resolution to renew the Wastewater Treatment Plant's Energy Demand Response Renewal Program Agreement with Consumers Energy for a term of 2 years, June 1, 2027 through May 31, 2029, also to authorize the Mayor to sign on behalf of the City.

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

Reports

2026-0118 Motion by Commissioner Pitts, seconded by Commissioner Allman, to receive the following reports: Alma Police Department April 2026 Report, Alma Transit April 2026 Report, April 2026 Building Permits Report, Parks Committee April 27, 2026 Draft Meeting Minutes, Planning Commission May 4, 2026 Draft Meeting Minutes, and the Gratiot Water Authority May 1, 2026 Draft Meeting Minutes. Motion carried.

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

2026-0119 Motion by Commissioner Pitts, seconded by Commissioner Allman, to receive the City Managers' Report.

During review of items in his report, City Manager Ripley asked for direction regarding Library capital improvements and funding options. Ripley and Dancer answered questions regarding millage increases and proposals and were directed to gather more information regarding options prior to the next meeting.

The group also discussed a proposed ordinance for procedures to shut off services for properties where the City has been unable to attain permission to meet the State's mandate for replacing lead service lines, while grant funds are available. Commissioners offered direction for a timeline and Ripley said he will work with legal counsel to prepare the related ordinance.

Motion to receive the report carried.

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

No: none.

Absent: Wernick.

New Business

2026-0120 Motion by Commissioner Pitts, seconded by Commissioner Allman, to adopt a resolution to cancel the special budget review meeting scheduled for May 19, 2026, as it is not needed.

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

No: none.

Absent: Wernick.

Resolution declared adopted.

Appropriations

2026-0121 Motion by Commissioner Allman, seconded by Commissioner Bare, to adopt a resolution approving Warrant No. 26-21 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

Commissioner Pitts thanked staff for their work on the proposed budget. Commissioner Bare encouraged everyone to see the upcoming GCP production. Vice-Mayor Harrington thanked St. Louis and Alma Finance Departments for their work with the Gratiot Area Water Authority. She also provided a brief review of the May 1st meeting. Commissioner Allman echoed other sentiments and offered congratulations to new firefighters. Commissioner Pitts and Mayor Mapes offered a reminder that volunteers are still needed for the Highland Festival.

Invitation to Public

No comments were offered.

Adjournment


**Motion by Commissioner Pitts, seconded by Commissioner Allman, to adjourn the meeting at 7:17 p.m.
Motion carried.**

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

No: none.

Absent: Wernick.


Sara Anderson, City Clerk, City of Alma


Gregory S. Mapes, Mayor, City of Alma

May 26, 2026
Date of Approval

ORDINANCE NO. 852

**CITY OF ALMA
GRATIOT COUNTY, MICHIGAN**

**ADOPTED:
PUBLICATION DATE:
EFFECTIVE:**

An ordinance of the City of Alma, Gratiot County, Michigan, to amend the City of Alma Code of Ordinances at §60-36 and City of Alma Zoning Ordinance, to regulate the requisite front-yard setback for real property that is located in a R-1 Single-Family Residential Zoning District, to provide that pending proceedings are not affected, to provide for severability, to repeal all Ordinances or parts of Ordinances in conflict herewith, to provide for an Effective Date and to direct the publication of this Ordinance or a legally-permissible summary.

**THE CITY OF ALMA
GRATIOT COUNTY, MICHIGAN**

ORDAINS:

**SECTION I
NAME**

This Ordinance shall be known and cited as the “City of Alma March 2026 Zoning Ordinance Amending Ordinance.”

**SECTION II
DEFINITIONS**

1. Words and terms as used in this Ordinance shall be given their plain and ordinary meaning. Words shall be interpreted so as to further the intent of this Ordinance. Every word importing the singular number only may extend to and embrace the plural number, and every word importing the plural number may be applied and limited to the singular number. Every word importing the masculine gender only may extend and be applied to females as well as males. In an effort to ascertain the meaning of any word or term as used in this Ordinance, it shall be appropriate for a reviewing authority to consult the dictionary definition of any word or term that is used in this Ordinance insofar as the aforesaid word or term is not specifically defined by this Ordinance.

**SECTION III:
AMENDMENT OF §60-36 OF THE CITY OF ALMA CODE OF ORDINANCES**

1. The entirety of §60-36 of the City of Alma Code of Ordinances is hereby affirmed, confirmed, and ratified except as specifically provided herein.

2. The definition of “Front Yard” as defined by the City of Alma Code of Ordinances Zoning Ordinance at §60-36 of the City of Alma Code of Ordinances, as amended, is hereby amended so as to state as follows:

- a. A required front yard is an open space extending the full width of a lot and of a uniform depth (setback) measured horizontally at right angles to the front lot line and unoccupied from the ground upward except as hereinafter specified. This distance is 25 feet in R-1 Single Family Residential, R-1a Single Family Residential and R-2 Two Family Residential Districts. This distance is 30 feet in the R-3 Multifamily Residential District. Hard surfaced areas parallel to the drive approach and not exceeding the width of the drive approach shall be excluded from this definition of front yard.

AMENDMENT OF §60-61 OF THE CITY OF ALMA CODE OF ORDINANCES

1. A section of table §60-61 of the City of Alma Code of Ordinances is hereby affirmed, confirmed, and ratified except as specifically provided herein.
2. The “Minimum Yard Setback (per lot)(feet)” for the Front Setback within the R-1 Single Family Residential shall be 25 feet.

SECTION IV
PENDING PROCEEDINGS NOT AFFECTED.

Nothing in this ordinance shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

SECTION V
SEVERABILITY

Should any section, clause or provision of this Ordinance be declared to be invalid by a court of competent jurisdiction, the same shall not affect the validity of the Ordinance as a whole or any other part thereof other than the parts so declared to be invalid. The City of Alma City Commission hereby declares that it would have enacted this Ordinance even without whatever provision may be declared invalid by a court of competent jurisdiction.

SECTION VI
REPEAL OF CONFLICTING ORDINANCES

All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SECTION VII
EFFECTIVE DATE

This Ordinance and the rules, regulations, provisions, requirements, orders, and matters established and adopted hereby shall take effect immediately following publication as required by law following adoption by the City Commission. The City Commission specifically finds that the provisions hereof constitute an emergency Ordinance which requires immediate effect to be given to the provisions hereof.

SECTION VIII
CITY PUBLICATION

The City Clerk is hereby ordered and directed to cause this Ordinance to be published, either in full or in the form of a legally-permitted summary, in a newspaper of general circulation within the City of Alma.

This Ordinance is hereby declared to have been adopted by the City of Alma Board of Commissioners, County of Gratiot, State of Michigan, at a regular meeting held on the ____ day of May 2026 and ordered to be given publication in the manner prescribed by law.