

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 (arrived after roll call), Greg Mapes, Michelle Pitts, and Danny Wernick.

Absent: none.

2026-0122 Motion by Commissioner Pitts, seconded by Commissioner Allman, to approve the agenda, as presented. Motion carried.

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

No: none.

Absent: Harrington.

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

Approval of Minutes

2026-0123 Motion by Commissioner Allman, seconded by Commissioner Wernick, to approve minutes of the May 12, 2026, regular meeting, as presented. Motion carried.

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

No: none.

Absent: Harrington.

Hearings

2026-0124 Motion by Commissioner Pitts, seconded by Commissioner Bare, to open a public hearing at 6:01 p.m. for review of a proposed special assessment roll for unpaid charges for 2025. Motion carried.

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

No: none.

Absent: Harrington.

City Manager Aeric Ripley reviewed the proposed special assessment charges and noted they included unpaid charges from 2025 for utility accounts, mowing of noxious weeds, rental license fees, blight, driveway approaches, and sidewalks.

Vice-Mayor Harrington arrived during the public hearing at 6:04 p.m.

No other Commission or public comments were offered.

2026-0125 Motion by Commissioner Pitts, seconded by Commissioner Bare, to close the public hearing for review of the proposed special assessment roll at 6:05 p.m. Motion carried.

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

No: none.

Absent: none.

2026-0126 Special Assessment Roll for Unpaid 2025 Charges

The following resolution was offered by Commissioner Pitts and seconded by Commissioner Bare:

Whereas, certain invoices have remained unpaid during the year 2025 and,

Whereas, the City of Alma wishes to recover its costs by not supplementing these invoices with City tax funds,

Parcel Number	Property Owner	Service Address	Calculation Amount
UTILITY ACCOUNTS			
51-031-523-00	118 ALLEN	WETHERBEE, HANNAH	\$707.65
51-034-511-00	519 ALLEN	APPLE, LINDA	\$15.00
51-034-545-00	614 ALLEN	LOTT, DAVID	\$15.00
51-333-046-00	1020 ARGYLE	STEVENS, ALLEN	\$324.59
51-354-751-00	624 BRIDGE	BUTNER, JOYCE	\$274.17
51-354-025-00	732 BRIDGE	COBE, ALEXANDRA	\$191.37
51-033-036-00	514 BROWN	SILVERTHORN, COURTNEY	\$116.63
51-042-099-00	125 CEDAR	43 NORTH	\$26.51
51-031-302-10	112 E CENTER	STUPICA, BRANDI	\$205.51
51-031-302-10	112 E CENTER	BAUER, LOUIS	\$227.16
51-031-302-10	112.5 E CENTER	KEYES, JOSIE	\$225.52
51-031-302-15	114 E CENTER	MOORE, AMBER	\$311.46
51-031-319-00	226 E CENTER	MARQUIS, NICHOLAS	\$209.82
51-031-054-00	221 W CENTER	PANNILL, KEVIN	\$115.77
51-031-048-00	315 W CENTER	HITSMAN, EUGENE	\$341.10
51-042-315-00	411 W CENTER	SAZIMA, LESLIE	\$469.97
51-042-278-00	422 W CENTER	UNDERWOOD, CURTIS	\$307.80
51-354-859-00	1306 CHERRY	DAVIS, PEGGY	\$366.80
51-032-037-00	150 N COURT	ALMA PRODUCTS	\$2,338.59
51-032-037-00	150 N COURT	ALMA PRODUCTS	\$682.38
51-343-522-00	515 N COURT APT 4	POWELL, LISA	\$958.64
51-343-522-00	515 N COURT APT 5	SEG ALMA	\$15.21
51-343-522-00	515 N COURT APT 11	RICHARDSON, ALLEN	\$160.79
51-343-078-00	804 N COURT	BURKETT, BRIAN	\$67.01
51-034-056-00	120 CRANE	CHRISTENSEN, LUCI	\$135.42
51-344-766-00	330 W DOWNIE APT 1	GILLIAM, PIJAY	\$121.05
51-344-766-00	330 W DOWNIE APT 1	43 NORTH REALTY	\$219.62
51-344-766-00	330 W DOWNIE APT 1	GARCIA, LORENZO	\$778.29
51-344-766-00	330 W DOWNIE APT 2	WILSON, TAYVIN	\$863.62
51-344-766-00	330 W DOWNIE APT 3	BURROWS, BRITTNEY	\$319.99
51-344-766-00	330 W DOWNIE APT 3	KORTMAN, LISA	\$756.76
51-344-766-00	330 W DOWNIE APT 4	STREIFF, JOSH	\$316.72
51-021-030-10	1035 EASTWARD	GALLIHER, EMMA	\$391.05
51-021-072-00	1115 EASTWARD	LONG, JESSICA	\$71.44
51-021-267-00	1409 EASTWARD	MOORE, SARAH	\$397.06
51-021-267-00	1409 EASTWARD	STAHL, DAN & JODI	\$80.64
51-034-037-00	114 W ELIZABETH	HUDE CZ, KATRINA	\$62.02
51-034-042-10	315 W ELIZABETH	MEHL, PHILLIP	\$72.34
51-021-276-00	335 ELMWOOD	PARKHURST, KATIE	\$40.98
51-021-276-00	335 ELMWOOD	LOWE, JORDAN	\$391.82
51-344-025-00	303 ELWELL	43 NORTH	\$169.11
51-031-552-00	256 ELY #1	MK PROPERTIES	\$14.34
51-031-336-00	321 ELY	GARCIA, DAVID	\$182.95
51-032-012-00	315 EUCLID	BUMGARDNER, NICOLE	\$72.65
51-343-812-00	429 EUCLID	LLOYD, TERESA	\$7.40
51-343-121-00	713 EUCLID	ULRICH, SOCORRO	\$48.81
51-342-789-00	1357 EUCLID	MCCREERY, SHASTA	\$257.21
51-342-789-00	1357 EUCLID	ALMA HOUSING	\$162.03
51-342-789-00	1378 EUCLID	ALMA HOUSING	\$123.90
51-334-532-00	590 FAIRCREST	SIMMONS, CARL BENJAMIN	\$110.54
51-354-050-00	1112 FERRIS	CARL, ANDREA	\$453.44

51-344-059-00	715 FIRST	KOUTZ, JAMES	\$131.06
51-344-058-00	721 FIRST	BEHENNA, WILLIAM	\$7.24
51-041-276-00	229 FLEMING DR	CONKLIN, GARY	\$161.11
51-041-291-00	234 FLEMING DR	HIRSCHMAN, JAMES	\$86.67
51-354-052-20	719 GRACE	SEARLES, LINDA	\$126.62
51-354-052-30	723.5 GRACE	SANCHEZ, ADAM	\$330.30
51-031-591-00	120 GRAFTON	HINDERLINE, TIM	\$26.87
51-031-593-00	130 GRAFTON	FREED, KAITE	\$3.99
51-031-604-00	204 GRAFTON	RAYCRAFT, ROGER	\$19.81
51-031-609-00	226 GRAFTON	MERRITT, CHRISTA	\$700.00
51-032-833-00	235 GRAFTON	GARCIA, ALEXANDER	\$120.95
51-033-026-00	419 GRAFTON	BROWN, DANIEL	\$141.04
51-034-342-00	424 GRAFTON	MILLER, CYNTHIA	\$81.05
51-034-525-00	514 GRAFTON	KOUTZ, ALAN	\$1,006.48
51-344-344-00	814 GRATIOT	BLANCHARD, JENNA	\$88.39
51-021-095-00	116 N GROVER	BAILEY, JUSTIN	\$553.57
51-021-095-00	116 N GROVER	PAINTER, ERICA	\$76.73
51-021-075-00	214 N GROVER	HICKS, JESSIE	\$88.26
51-021-007-00	348 N GROVER	RODRIGUEZ, CHRISTOPHER	\$357.75
51-032-549-00	144 S GROVER	STUDER, RICHARD	\$57.13
51-033-256-00	516 S GROVER	HAUDENSHILD, RAVEN	\$62.40
51-033-507-00	520 S GROVER	CASTELLON, REY	\$312.36
51-033-508-00	600 S GROVER	VALEDZ, ISREAL & RHONDA	\$312.36
51-354-773-00	445 HANNAH	NELSON, SARAH	\$1,580.90
51-042-008-00	315 HARVARD	SHAW BENJAMIN D	\$44.83
51-343-776-00	412 HASTINGS	DONALDSON, MORGAN	\$137.00
51-031-596-10	419 HAWLEY LN	HOWE, AARON	\$367.84
51-034-540-00	204 HAWTHORNE	COETZEE, CHERYL	\$111.67
51-034-611-00	406 HAWTHORNE	SMITH, KIMBERLY	\$35.12
51-354-830-00	512 HAYES	DAVIDSON, CAMMY	\$1,097.03
51-354-793-00	535 HAYES	CENA, KENNETH	\$9.85
51-354-836-00	540 HAYES	THRUSH, LEE	\$41.58
51-354-339-00	1615 HICKORY	BROWN, REX	\$743.94
51-354-337-00	1621 HICKORY	SCHMIDT, DENNIS	\$105.03
51-034-350-00	411 E HILLCREST	STEWART, RANDALL	\$15.00
51-033-042-00	513 E HILLCREST	CLARK, TRUDI	\$99.18
51-033-755-00	524 E HILLCREST	HOUTMAN, ROBERT	\$26.23
51-033-765-05	620 E HILLCREST	BAILEY, FRANCIS	\$303.08
51-042-319-00	231 LINCOLN	PLUX PROPERTIES	\$55.58
51-021-315-00	115 LINWOOD	POSEY, CELIA	\$573.67
51-021-337-00	128 LINWOOD	WILLIAMS, HEATHER	\$820.16
51-021-337-00	128 LINWOOD	MIKEK PROPERTIES	\$49.18
51-021-262-00	315 LINWOOD	ALMA MHP LLC	\$413.72
51-021-272-00	330 LINWOOD	ALMA MHP LLC	\$245.64
51-323-404-00	1540 LUCE CT	BRADSHAW, SASHA	\$265.40
51-334-752-00	500 LUCE RD	PLOTT JEFFREY D	\$117.74
51-334-006-00	540 LUCE RD	MOGGENBERG, JEREMY	\$203.56
51-042-312-00	224 MAPLE	ALSADAH, PATRICIA	\$600.80
51-354-799-00	1103 MARQUETTE	DUGAS, WENDI	\$278.24
51-031-814-00	130 MARSHALL	GRAHAM, CHRISTOPHER	\$105.08
51-341-006-00	1410 MARY CT	SEG ALMA LLC	\$530.07
51-341-003-10	1440 MARY CT #1	SEG ALMA	\$6.91
51-341-003-10	1440 MARY CT #3	EDGAR, JOSEPH	\$520.91
51-341-003-10	1440 MARY CT #4	SEG ALMA	\$9.90
51-341-003-10	1440 MARY CT #4	BOSMAN, KORRIN	\$291.49

51-341-003-10	1440 MARY CT #6	SEG ALMA	\$64.09
51-341-003-10	1440 MARY CT #6	JOHNSON, RYAN	\$216.51
51-341-003-10	1450 MARY CT #1	SEG ALMA	\$7.53
51-341-003-10	1450 MARY CT #2	KYSER, JACOB	\$314.53
51-341-003-10	1450 MARY CT #2	SEG ALMA	\$9.31
51-274-832-10	1780 MARY CT	THORNTON INV. ALMA LLC.	\$3.68
51-354-315-00	711 MASSACHUSETTS	INGRAHAM, DANIKA	\$42.34
51-042-327-00	420 MECHANIC	WATKINS, DONALD	\$278.54
51-354-755-00	1003 MICHIGAN	HENDON, FERN	\$215.62
51-354-754-00	1007 MICHIGAN	JONES, HEATHER	\$15.00
51-354-270-00	1322 MICHIGAN	NELSON, JASON	\$303.85
51-354-269-00	1425 MICHIGAN #A	BOOHER, DAKOTA	\$1,682.48
51-042-507-00	601 MILL	CRAIGE RICHARD	\$811.23
51-041-300-00	932 MILL	HEILEG, MALLORY	\$156.41
51-031-544-00	125 MOYER	COLE, ROY & SHARON	\$62.53
51-034-254-00	318 MOYER	TRIPP, JARED	\$414.89
51-034-315-00	421 MOYER	BLACK, CHARLOTTE	\$467.63
51-034-315-10	425 MOYER	GOFFNETT, ROBERT	\$3.95
51-034-501-20	510 MOYER	MURGITTROYD, DORIS	\$106.05
51-344-105-00	201 ORCHARD	GRASSO-SHONKA, BRYAN	\$574.58
51-031-069-00	226.5 PARK AVE	VAUTRIN, SHANE	\$149.55
51-031-069-00	226.5 PARK AVE	FREED APRTMENTS	\$823.59
51-031-033-00	314 PARK AVE	BLIZZARD, BRANDY	\$182.90
51-354-326-00	720 PENNSYLVANIA	FISHER, CORY	\$15.00
51-344-325-00	715 PINE	GREEN, RONDA	\$101.06
51-342-877-00	1018 PINE	FULLER, MELISSA	\$226.06
51-342-877-00	1018 PINE	TEMPLETON, BILL	\$478.04
51-021-094-00	121 PLEASANT	BARD, MARK A	\$1,482.70
51-031-024-00	315 PROSPECT	SKS DEVELOPEMENT	\$31.30
51-021-069-00	303 REPUBLIC	BILLINGS, JOSHUA	\$16.50
51-021-256-00	328 REPUBLIC	BROOKS, SHAUNTE	\$166.32
51-343-034-00	412 RICHMOND	BECKER, RAYMOND	\$102.31
51-343-028-00	609 RICHMOND	BRADLEY, EVELYN	\$272.60
51-343-027-00	613 RICHMOND	HITSMAN, TINA	\$1,666.33
51-343-072-00	614 RICHMOND	SANFORD, KENNETH	\$801.14
51-343-086-00	723 N RIVER	ADKINS, GEORGE	\$275.58
51-343-035-00	831 N RIVER	DAVIDSON, WM F	\$86.05
51-343-005-00	903 N RIVER	TEED, KATIE	\$104.22
51-031-562-00	222 ROCKINGHAM	SANBORN, ELLIANNA	\$313.92
51-031-562-00	222 ROCKINGHAM	LEWANDOWSKI, JADEN	\$565.30
51-034-294-00	327 ROCKINGHAM	REINHARDT, KATHY	\$98.08
51-034-553-00	612 ROCKINGHAM	VICKERS, AUDA-LE	\$213.98
51-034-587-01	702 ROCKINGHAM	FISHER, BRENT	\$438.33
51-021-769-00	1012 ROSEDALE	HENDRICKSON, JEFFREY	\$810.51
51-344-028-00	815 SECOND	ROBINSON, BETTY	\$125.85
51-033-769-00	625 SLATER	VU, TUAN & NGUYEN, TRAM	\$73.15
51-031-757-00	140 S STATE	HOLMES-BENAVIDEZ, ASHLEIGH	\$135.57
51-034-009-00	302 S STATE	HARRIS, ROBERT	\$31.52
51-034-024-10	321 S STATE	CLARK-FEDWA, KELLY	\$304.90
51-034-065-00	419 S STATE	DUPLESSIS, JEFF	\$379.53
51-031-257-00	116 E SUPERIOR	120 E SUPERIOR LLC	\$7.50
51-031-273-50	204 E SUPERIOR	ALMA BREWING CO.	\$82.50
51-021-042-00	1250 E SUPERIOR	CORNERSTONE MINISTRIES	\$45.00
51-354-531-20	1325 E SUPERIOR	LUNEACK, JUSTIN	\$516.80
51-031-005-00	303 W SUPERIOR	KAS-MIKHA INVESTMENTS LLC	\$30.00

51-042-002-00	1027 W SUPERIOR	EVERSOLE, GARY	\$49.02
51-032-818-00	219 VALLEY	MCCONNEL, JESSE	\$208.45
51-333-754-00	1002 VASSAR	SEELEY, WILLIAM	\$56.72
51-333-267-00	620 VIRGINIA	BOYLE, GERD	\$67.83
51-344-360-00	219 WALNUT	JACOBSEN, ABBEY	\$138.15
51-344-332-00	309 WALNUT	ZABLOCKI, ALEX M	\$170.02
51-344-328-00	325 WALNUT	HARRIS, DONNY	\$283.65
51-343-753-00	422 WALNUT	DIXON, NICK & SHERYLE	\$5.21
51-342-874-00	405 WASHINGTON	MEAD, KURT	\$126.06
51-021-313-00	131 LINWOOD	RYCKMAN, DANIELLE	\$1,403.37
51-021-073-00	304 WILLIAMETTE	SHRADER, LOGAN	\$208.45
51-021-073-00	304 WILLIAMETTE	BILLINGS, JOSHUA	\$123.12
51-021-073-00	304 WILLIAMETTE	SINKO, BOBBIE	\$582.89
51-021-068-00	312 WILLIAMETTE	RAMIREZ, ERIC	\$14.31
51-352-764-00	115 WILLIAMS	RICHARDSON, HENRY	\$536.85
51-344-296-00	705 WOODWORTH	KENNY, DEBORAH	\$353.81
51-344-366-00	716 WOODWORTH	QUACKENBUSH, ALAN	\$29.18
51-344-767-00	508 WRIGHT AVE	BAUER, VIOLET	\$16.72
51-344-770-05	514 WRIGHT AVE #14	PARKER, BRANDON	\$350.43
51-344-770-05	514 WRIGHT AVE #17	SEG ALMA	\$7.98
51-344-770-05	514 WRIGHT AVE #17	BONGARD, ZACH	\$169.00
51-344-770-05	514 WRIGHT AVE #19	CARSON, RICHARD	\$177.82
51-344-770-05	514 WRIGHT AVE #20	DENMAN, LEXUS	\$110.85
51-332-257-10	1425 WRIGHT AVE	FRAKES, CHARLES	\$352.85
51-274-831-07	1680 WRIGHT AVE	SIMMONS CONSTRUCTION	\$345.62
51-341-016-10	1486 WRIGHT AVE	SHIVAM PROPERTIES LLC	386.15
51-333-785-00	421 YALE	BUSHY, SHARON	\$0.58
TOTAL			\$53,133.65

NOXIOUS WEEDS

51-042-311-00	220 MAPLE		\$100.00
51-021-269-00	1528 E SUPERIOR ST		\$981.15
51-021-271-00	1532 E SUPERIOR ST		\$736.47
51-021-310-00	1422 EASTWARD ST		\$643.88
51-021-770-00	1014 ROSEDALE ST		\$984.32
51-021-094-00	121 PLEASANT AVE		\$741.60
51-353-015-00	200 WILLIAMS ST		\$831.92
51-332-257-00	1405 WRIGHT AVE		\$924.84
51-034-300-00	414 MOYER AVE		\$461.02
51-010-161-00	163 CRYSTAL CT		\$912.15
51-031-581-00	127 ALLEN AVENUE		\$260.98
51-032-796-00	139 S COURT AVE		\$488.56
TOTAL			\$8,066.89

RENTAL LICENSE FEES

51-344-596-00	431 GRATIOT AVE	AHLWEDE, ERIKA	\$64.00
51-354-796-00	501 HAYES	ALDRICH, ANDREW & KATIE	\$40.00
51-031-506-00	122 MOYER	ALDRICH, LEE	\$40.00
51-042-301-00	223 GRANT	ALSPAUGH, CURTIS & MEREDITH	\$48.00
51-031-302-10	112 E CENTER	BADER & SONS CO LINWOOD	\$8.00
51-354-070-00	711 FRANCISCO	BASTIAN, DAVID & MELANIE	\$40.00
51-342-761-00	1205 CARNAHAN	BAUER, YVETTE & OMEN, MILES	\$40.00

51-033-015-00	514 ELIZABETH	BECKER, GWEN	\$40.00
51-354-034-00	621 HANNAH	BROWNE, THOMAS	\$48.00
51-342-877-00	1018 PINE AVE	BUTCHER, JAMES	\$40.00
51-034-552-00	604 ROCKINGHAM AVE	BUTCHER, JOSEPH & JENNIFER	\$40.00
51-021-333-00	107 ELMWOOD	BUTRUS, RONY	\$40.00
51-031-807-00	115 HILL	CABRERA, CHRISTIN LYNN	\$40.00
51-031-323-00	224 WOODWORTH AVE	CAO, TAM & NGUYEN, JACK	\$48.00
51-021-262-27	315 LINWOOD 27	CB ALMA LLC	\$40.00
51-031-275-00	218 E SUPERIOR	CHAPMAN CHARLES LLC	\$40.00
51-344-784-00	310 W SUPERIOR	CKW PROPERTY MANAGEMENT	\$56.00
51-344-779-00	315 W DOWNIE	CKW PROPERTY MANAGEMENT	\$56.00
51-344-766-00	330 W DOWNIE	CKW PROPERTY MANAGEMENT	\$64.00
51-344-592-00	426 N STATE	CKW PROPERTY MANAGEMENT	\$72.00
51-344-324-00	719 PINE	CKW PROPERTY MANAGEMENT	\$48.00
51-343-018-00	505 RICHMOND	CKW PROPERTY MANAGEMENT	\$56.00
51-343-060-00	509 LIBERTY	CKW PROPERTY MANAGEMENT	\$40.00
51-031-816-00	108 S STATE	CKW PROPERTY MANAGEMENT	\$64.00
51-034-018-00	126 HOLIDAY	CKW PROPERTY MANAGEMENT	\$48.00
51-031-518-00	210 ELY	CKW PROPERTY MANAGEMENT	\$56.00
51-021-032-00	307 PLEASANT AVE	COLE, SCOTT & KATHLEEN	\$40.00
51-343-790-00	516 PINE AVE	COOK, GEORGE & BRUNO, MARIA	\$40.00
51-034-320-00	324 E ELIZABETH	CORE CITY PROPERTY MGMT	\$64.00
51-034-289-00	316 GRAFTON	CUTTER, MCKENZIE & RICHARD	\$40.00
51-034-554-00	620 ROCKINGHAM AVE	DEMULL, KRIS	\$40.00
51-032-766-00	208 S COURT AVE	DETWILER, STEVE	\$40.00
51-032-763-00	146 S COURT AVE	FOLTS RENTALS LLC	\$40.00
51-343-776-00	412 HASTINGS	FULLER, ANTHONY	\$40.00
51-031-336-00	321 ELY	GARCIA, JAMES & DIANNA	\$40.00
51-354-868-00	512 HIGHLAND	GRACE LYNN JANE LLC	\$40.00
51-034-040-00	136 W ELIZABETH	HARDMAN, JOHN	\$40.00
51-032-017-00	314 N COURT AVE	HOMETOWN INVESTMENT	\$48.00
51-032-012-00	315 EUCLID	HOMETOWN INVESTMENT	\$40.00
51-032-007-00	614 E SUPERIOR	HOMETOWN INVESTMENT	\$40.00
51-032-008-00	618 E SUPERIOR	HOMETOWN INVESTMENT	\$48.00
51-021-285-00	1505 EASTWARD	HUSTED, TYLER	\$40.00
51-032-833-00	235 GRAFTON	JOHNSTON, TROY	\$40.00
51-042-327-00	420 MECHANIC	K & B JONES MGMNT	\$40.00
51-343-027-00	613 RICHMOND ST	KAN PROPERTIES LLC	\$40.00
51-042-314-00	417 W CENTER	KENYON, LUKE & ALYSSA	\$56.00
51-031-771-00	117 S STATE ST	LIEBROCK, JOSEPH	\$40.00
51-344-579-00	118 E DOWNIE	LIZMAR INVESTMENT LLC	\$40.00
51-344-618-00	326 E DOWNIE	LUNEACK JUSTIN LLC	\$40.00
51-342-777-00	1124 N RIVER	LUNEACK JUSTIN LLC	\$40.00
51-032-546-00	120 S GROVER AVE	MCCRACKEN, KIMBERLY	\$40.00
51-344-026-00	821 SECOND	MEHL, PHILIP	\$48.00
51-034-043-20	311 ELIZABETH	MEHL, PHILIP	\$48.00
51-034-042-10	315 W ELIZABETH	MEHL, PHILIP	\$48.00
51-343-769-00	602 N RIVER	MEHL, PHILIP	\$48.00
51-034-043-10	307 ELIZABETH	MEHL, PHILIP	\$48.00
51-024-002-57	411 S GROVER, LOT 57	MIAL MEADOWS MHP LLC	\$40.00
51-024-002-69	411 S GROVER, LOT 69	MIAL MEADOWS MHP LLC	\$40.00
51-024-002-71	411 S GROVER, LOT 71	MIAL MEADOWS MHP LLC	\$40.00
51-344-297-00	701 WOODWORTH AVE	MIKEK, BRANDON	\$40.00
51-342-806-00	1030 EUCLID	MIKEK PROPERTIES LLC	\$40.00
51-021-337-00	128 LINWOOD	MIKEK PROPERTIES LLC	\$40.00

51-354-048-00	728 BRIDGE AVE	MK PROPERTIES ALMA LLC	\$40.00
51-031-766-00	109 RIVERSIDE	MK PROPERTIES ALMA LLC	\$48.00
51-034-523-00	515 ROCKINGHAM AVE	MK PROPERTIES ALMA LLC	\$40.00
51-333-330-00	602 IOWA	OCONNOR, PATRICK	\$40.00
51-021-041-00	1242 E SUPERIOR	PEQUE INVESTMENTS	\$48.00
51-031-007-00	321 PARK DR	PLUX PROPERTIES LLC	\$40.00
		ROCKAFELLOW, MARK & BOYLES, STEVEN	\$40.00
51-034-251-10	202 MOYER AVE	SEBENICK, LAWRENCE L ESTA	\$40.00
51-021-058-00	327 REPUBLIC AVE	SEBENICK, LAWRENCE L ESTA	\$40.00
51-021-051-00	335 REPUBLIC	SEBENICK, LAWRENCE L ESTA	\$40.00
51-333-754-00	1002 VASSAR ST	SEELEY, WILLIAM JOSEPH	\$40.00
51-344-770-05	514 WRIGHT	SEG ALMA LLC	\$192.00
51-341-006-00	1410 MARY COURT	SEG ALMA LLC	\$64.00
51-341-003-10	1420 MARY COURT	SEG ALMA LLC	\$64.00
51-341-003-10	1430 MARY COURT	SEG ALMA LLC	\$64.00
51-341-003-10	1440 MARY COURT	SEG ALMA LLC	\$80.00
51-341-003-10	1450 MARY COURT	SEG ALMA LLC	\$80.00
51-042-008-00	315 HARVARD	SHAW, BENJAMIN	\$40.00
51-354-309-00	738 PENNSYLVANIA	SHAWN JAMES DEVELOPMENT	\$40.00
51-021-320-00	116 GROVE AVE	SINKO, BOBBI JEAN	\$40.00
51-021-752-00	1009 ROSEDALE ST	SMITH, DENNIS & DEBRA	\$40.00
51-032-273-00	917 ELY	TAVAREZ, AMANDA MARIE	\$40.00
51-344-796-00	421 PROSPECT ST	VANSYCKLE, SEAN	\$56.00
51-344-028-00	815 2ND AVE	WESNER ENTERPRISE LLC	\$48.00
51-031-616-00	225 ROCKINGHAM	WILLIAMS, JESSICA	\$40.00
51-032-554-00	125 OXFORD AVE	WOOD, LANA RAE	\$72.00
TOTAL			\$4,128.00

BLIGHT

51-021-268-00	1415 EASTWARD		\$13,948.00
51-021-072-00	1115 EASTWARD		\$100.00
51-352-759-00	1830 MICHIGAN AVE		\$100.00
51-034-364-00	508 ROCKINGHAM		\$100.00
51-021-068-00	312 WILLIAMETTE		\$100.00
TOTAL			\$14,348.00

**DRIVEWAY
APPROACH**

51-021-501-10	1301 ROSEDALE	SMITH, WILLIAM & HEATHER	\$1,296.00
51-021-506-00	1400 ROSEDALE	WOODCOCK, CAROL	\$1,036.80
TOTAL			\$2,332.80

SIDEWALKS

51-343-083-00	728 PINE	GROSS, CHAD	\$420.21
51-343-084-00	416 LIBERTY	TENNANT, IAN	\$246.33
51-343-088-00	713 N RIVER	PONTIUS, NOAH	\$731.13
51-343-091-00	425 WALNUT	FARRIS, DAVID & REBECCA	\$200.45
51-343-751-00	628 PINE	SUSAN LOTT TRUST	\$198.03
51-343-754-00	426 WALNUT	SCHWANDA, STEPHEN	\$101.43
51-343-757-00	613 RIVER	CLARK, RANDY & YVETTE	\$1,105.98
51-343-760-00	419 HASTINGS	SNOW, SAMANTHA & STEVEN	\$299.46
51-343-761-00	411 HASTINGS	CARPENTER, ANTHONY	\$676.20
51-343-762-00	602 PINE	BISSETT, KYLEIGH	\$709.66
51-343-763-00	608 PINE	ROSE, KYLE & CHRISTINE	\$311.54
51-343-765-00	618 PINE	TIERNAN, KALA	\$120.75

51-343-768-00	514 WALNUT	WELLING, SUSAN	\$369.50
51-343-769-00	602 N RIVER	MEHL, PHILIP	\$487.83
51-343-770-00	608 N RIVER	DOEPKER, JUSTIN	\$217.35
51-343-772-00	618 N RIVER	KRISS, JOY	\$513.12
51-343-773-00	624 N RIVER	WENTWORTH, BRANDON	\$310.46
51-343-774-00	532 PINE	NEAR, JASON & PAMELA	\$949.10
51-343-775-00	408 HASTINGS	EL-ALAMI-CANNING, KHANSSAA	\$193.20
51-343-776-00	412 HASTINGS	FULLER, ANTHONY	\$603.75
51-343-783-00	505 N RIVER	KINDER, SHAWN & DARCY	\$456.44
51-343-784-00	427 E DOWNIE	FULLMERHOUSER, RICHARD	\$830.76
51-343-786-00	421 E DOWNIE	ALLEN, NICHOLAS	\$367.08
51-343-789-00	512 PINE	LARSON, JAMES & SARAH	\$243.92
51-343-790-00	516 PINE	COOK, GEORGE	\$615.83
51-343-791-00	520 PINE	ORTIZ, BREANNE	\$507.15
51-343-792-00	524 PINE	HEBER, CRAIG & TASHA	\$969.57
51-343-793-00	528 PINE	THIERRY, JOHN	\$381.57
51-344-535-00	611 PINE	LEVERENZ, JONATHAN	\$656.88
51-344-537-00	601 PINE	COOK, KRISTOPHER	\$123.17
51-344-594-00	208 E DOWNIE	BADER & SONS CO	\$813.44
TOTAL			\$14,731.29
GRAND TOTAL			\$ 96,540.70

Now, therefore, be it resolved, that the Special Assessment Roll for outstanding 2025 charges, be confirmed and that those 2025 charges that remain unpaid as of June 1, 2026, will be placed on the tax roll, under the respective tax roll items, after final review by the Treasurer.

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

Requests for Purchase

2026-0127 Motion by Commissioner Pitts, seconded by Vice-Mayor Harrington, to adopt a resolution to approve a request for purchase to OHM Advisors, in the amount of \$39,581.00 for fieldwork/construction documents/permitting and bidding services for the Michigan Natural Resources Trust Fund Park Improvement Project at Riverside Park.

Yes: Allman, Bare, Gibson, Harrington, Pitts, and Wernick.
No: Mapes.
Resolution declared adopted.

2026-0128 Motion by Commissioner Allman, seconded by Commissioner Pitts, to adopt a resolution to approve a request for purchase to Lunghamer Ford, in the amount of \$60,597.00, for a 2027 Ford F600 Regular Cab 4x4 XL Chassis for Public Works.

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

2026-0129 Motion by Commissioner Allman, seconded by Commissioner Pitts, to adopt a resolution to approve a request for purchase to Truck & Trailer Specialties, in the amount of \$66,465.00, for installation of a SwapLoader SL-110 on the new Public Works 2027 Ford F600.

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

2026-0130 Motion by Commissioner Bare, seconded by Commissioner Pitts, to adopt a resolution to approve a request for purchase to Medler Electric, in the amount of \$36,123.07, for streetlight poles and post tops.

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

2026-0131 Motion by Commissioner Pitts, seconded by Vice-Mayor Harrington, to adopt a resolution to approve a request for purchase to Pat's Auto in the amount of \$10,774.36, for replacement of the frame on DPW Pickup Unit #30.

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

2026-0132 Motion by Commissioner Allman, seconded by Commissioner Bare, to adopt a resolution to approve a request for purchase in the amount of \$295,293.00 to Michigan Municipal Risk Management Authority for renewal of the City's liability and property insurance coverage for July 1, 2026 through June 30, 2027.

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

Resolutions

2026-0133 Motion by Commissioner Allman, seconded by Commissioner Pitts, to adopt a resolution to ratify investment of the following City funds:

Investment Date	Maturity Date	Amount	Interest Rate	Bank	Type
5/20/2026	5/15/2028	\$535,000	4.01%	Fifth Third Securities	US Treasury

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

2026-0134 BUDGET RESOLUTION - JULY 1, 2026 THROUGH JUNE 30, 2027

WHEREAS, the City Manager has submitted and filed with the City Commission a proposed budget estimating revenue and expenditures for fiscal year 2026 - 2027 on April 14, 2026, as required by Chapter VI, Section 6 of the City Charter and Act 2, Michigan Public Acts of 1968, as amended, and

WHEREAS, the City Commission did give notice of a public hearing to receive citizen comment on the proposed budget on May 12, 2026 at 6:00 p.m., proof of publication is now on file, and which public hearing was duly held pursuant to said notice and in conformity there with.

NOW, THEREFORE, BE IT RESOLVED, the City Commission, after hearing thereon and consideration thereof, does hereby adopt said budget as presented herein.

BE IT FURTHER RESOLVED, the City Commission does hereby levy a tax of 13.9555 mills for general operating purposes, to be raised by a general ad valorem tax upon owners of real and personal property in the City of Alma, by the authority granted, and in accordance with the Michigan Constitution, the General Property Tax Act 206, Michigan Public Acts of 1893, as amended, and Chapter VII, Section 7 of the City Charter,

BE IT FURTHER RESOLVED, the City Commission does hereby levy a tax of .8000 mills for the operation of a Dial-A-Ride transportation system, to be raised by an ad valorem tax upon owners of real and personal property in the City of Alma, as approved by a vote of the people on May 18, 1976,

BE IT FURTHER RESOLVED, the City Commission does hereby levy a tax of 3.4338 mills to defray the cost of street improvements, to be raised by an ad valorem tax upon owners of real and personal property in the City of Alma, as approved by a vote of the people on November 8, 2022,

BE IT FURTHER RESOLVED, the City Commission does hereby levy a tax of 1.9463 mills on all real and personal taxable property within the approved district, to finance the Alma Downtown Development Authority,

BE IT FURTHER RESOLVED, the City Commission does hereby levy a tax of .9687 mills for operation and administration expenses of the Alma Public Library, to be raised by an ad valorem tax upon owners of real and personal property in the City of Alma,

BE IT FURTHER RESOLVED, General Fund budget for fiscal year 2026 - 2027 is approved with the following revenue sources:

Taxes	\$3,446,000
Licenses/Permits/Fees	\$319,000
Intergovernmental Revenue	\$2,168,000
Internal Service Charges	\$675,000
Fines and Forfeitures	\$17,000
Rents	\$30,000
Investment Earnings	\$190,000
Other Revenue	\$235,000
Total General Fund Revenue	\$7,080,000

BE IT FURTHER RESOLVED, General Fund appropriation budget for fiscal year 2026 - 2027 is approved by function and activity as follows:

Community Development Function:	
Economic Development	\$65,000
Downtown Maintenance	\$113,000
Planning & Zoning	\$50,000
Community Safety Function:	
Police	\$2,590,000
Contribution to Fire Board	\$335,000
Public Safety/Inspection Services	\$160,000
Property Maintenance Function:	
Buildings/Grounds Maintenance	\$175,000
Riverside Cemetery	\$290,000
Transportation Function:	
Sidewalks	\$50,000
Non-Act 51 Public Works	\$15,000
Street Lighting	\$255,000
Recreation and Culture Function:	
Recreation and Culture/Parks	\$712,000
Contribution to Alma Public Library	\$100,000
Executive Administration Function:	
City Commission	\$50,000
City Manager	\$225,000
City Clerk	\$155,000
Information Technology	\$115,000
Elections	\$130,000
Human Resources	\$215,000
Engineering	\$255,000

Fiscal Services Function:	
Finance Administration	\$635,000
Assessing	\$410,000
Total General Fund Expenditures	\$7,080,000

BE IT FURTHER RESOLVED, the City Commission approves additional appropriations for fiscal year 2026 - 2027 by fund:

Major Street Fund	\$1,750,000
Local Street Fund	\$775,000
Street Millage Fund	\$125,000
Recreation Fund	\$75,000
State Street Plaza	\$95,000
Transit Services	\$1,825,000
Wastewater Utility	\$2,125,000
Water Distribution	\$2,600,000
Refuse Collection	\$865,000

Discretely Presented Component Units	
Alma Downtown Development Authority	\$65,000
Alma Public Library	\$1,110,000

BE IT FURTHER RESOLVED, the City Commission hereby approves capital projects to commence in fiscal year 2026 - 2027:

Election Equipment	\$45,000
Patrol Car and Upfit	\$75,000
Sidewalk Replacements	\$40,000
Downtown Street Light Replacements	\$90,000
Parks Upgrades	\$420,000
Major Streets Improvements	\$850,000
Local Streets Improvements	\$125,000
Library AC Unit Replacement	\$160,000
Wastewater SRF Upgrades	\$20,500,000
Cemetery Lawn Mowers	\$15,000
Flat Rack 282 Replacement	\$130,000
12Ft Arctic Snow Pusher	\$25,000
Pickup Truck #30 Replacement	\$60,000
Plow Truck GPS System	\$8,000
V-Plow Replacements (2)	\$20,000

BE IT FURTHER RESOLVED, the City Manager is hereby authorized to make transfers within appropriation functions as established in Michigan Uniform Budgeting and Accounting Act, 1968 Public Act 2, as amended. Transfers between functions may be made by further action of the City Commission.

The foregoing resolution was offered by Commissioner Pitts and seconded by Vice-Mayor Harrington.

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

2026-0135 Motion by Commissioner Pitts, seconded by Vice-Mayor Harrington, to approve the following FY 2026 budget amendments:

- a. To increase the Public Works/Sidewalks Expenditure Budget \$37,000 for legal fees incurred but not budgeted for in the current year.

- b. To increase the Public Safety/Building Inspections Expenditure Budget \$25,100 and increase Fines and Forfeitures Revenue Budget \$25,100 for demolition fees reimbursed by the County for dangerous building.

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

No: none.

Resolution declared adopted.

2026-0136

RESOLUTION TO TRANSFER RECREATIONAL MARIHUANA LICENSE

Whereas, on May 11, 2026, the City of Alma received a Recreational Marihuana Retailer License transfer application from SSN Alma LLC meeting the criteria under the City of Alma enabling and zoning ordinances for Recreational Marihuana Facilities within the City of Alma; and

Whereas, the City of Alma enabling ordinance was amended on April 27, 2023, to allow for four Marihuana Retailer Licenses; and

Whereas, DNVK Lapeer Inc, was one of the four entities to submit their application by the February 20, 2023, deadline and received zoning approval and recommendation from the Alma Planning Commission for property located at 528 Warwick Drive, parcel number 29-51-332-258-40, on March 20, 2023; and

Whereas, the Alma City Commission established conditions for the holders of a Recreational Retail Marihuana License before they could obtain a Certificate of Occupancy from the City of Alma; and

Whereas, DNVK Lapeer Inc. completed the requirements of the Retail Recreational Marihuana ordinance and was provided their first Retail Recreational Marihuana Facilities License on May 19, 2023; and

Whereas, each May DNVK Lapeer Inc. has completed the annual inspections, paid the annual fee, and obtained the annual Retail Recreational Marihuana Facilities License; and

Whereas, the staff has reviewed SSN Alma LLC's transfer application, prequalification from the Michigan Cannabis Regulatory Agency, and received the application fee, and finds that all required information has been provided; and

Now, therefore, be it resolved, that SSN Alma LLC is granted the transfer of DNVK Lapeer Inc.'s 2026-2027 Recreational Marihuana Retailer Facilities License within the City of Alma, effective June 1, 2026, at 528 Warwick Drive, parcel number 29-51-332-258-40.

The foregoing motion was offered by Commissioner Allman and seconded by Commissioner Pitts.

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

No: none.

Absent: none

Resolution declared adopted.

Reports

2026-0137

Motion by Commissioner Pitts, seconded by Commissioner Bare, to receive the following reports: DWSRF Construction Report May 2026, Alma District Fire Board May 13, 2026 Draft Meeting Minutes, and the Finance April 2026 Report. Motion carried.

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

No: none.

2026-0138

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

Following review of the report and brief discussion after each item, the motion to receive the report carried.

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

Appropriations

2026-0139 Motion by Vice-Mayor Harrington, seconded by Commissioner Alman, to adopt a resolution approving Warrant No. 26-22 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 offered thanks to Highland Festival organizers, volunteers, and everyone involved in making the weekend wonderful. Vice-Mayor Harrington noted she wouldn't be available for the first meeting in June.

City Clerk Anderson offered a correction to previously noted deadlines for write-in candidates seeking a city commission seat and indicated the correct deadline for candidates wishing to file a Declaration of Intent to run as a write-in candidate for a City Commission seat in November is the second Friday prior to the election, October 23, 2026, at 4:00 p.m. She added an Election Day filing does not apply to a City Commission seat and is reserved for precinct delegates.

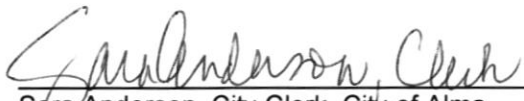
Invitation to Public

Les Rosan spoke regarding his concerns about e-bikes and e-motos.

Adjournment

Motion by Commissioner Pitts, seconded by Commissioner Allman, to adjourn the meeting at 6:57 p.m.
Motion carried.

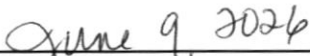
Yes: Allman, Bare, Gibson, Harrington, Mapes, Pitts, and Wernick.
No: none.



Sara Anderson, City Clerk, City of Alma



Gregory S. Mapes, Mayor, City of Alma



Date of Approval