

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.

Absent: Sonia Gibson and Roxann Harrington.

2026-0140 Motion by Commissioner Pitts, seconded by Commissioner Bare, to approve the agenda, as amended. 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

2026-0141 Motion by Commissioner Allman, seconded by Commissioner Pitts, to approve minutes of the May 26, 2026, regular meeting, as presented. Motion carried.

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

No: none.

Absent: Gibson and Harrington.

Requests for Purchase

2026-0142 Motion by Commissioner Allman, seconded by Commissioner Pitts, to approve a request for purchase to Lunghamer Ford, in the amount of \$39,696.00, for a 2026 Ford F150 4x2 regular cab pickup for Public Works.

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

No: none.

Absent: Gibson and Harrington.

Resolution declared adopted.

2026-0143 Motion by Commissioner Allman, seconded by Commissioner Bare, to approve a request for purchase to Summit Fire Protection, in the amount of \$12,960.00, to extend the existing fire alarm system at Alma Transit into the new building addition, also to authorize Transit Director Brett Baublitz to sign the related proposal.

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

No: none.

Absent: Gibson and Harrington.

Resolution declared adopted.

Recommendation on Bids

2026-0144 Motion by Commissioner Pitts, seconded by Commissioner Allman, to receive bids and approve a contract with Wolgast Corporation, in the amount of \$614,455.00, for the buildout of the BIID space at the Opera House Boiler House, also to authorize the City Manager to sign the agreement, and to approve the related purchase order.

Yes: Allman, Mapes, Pitts, and Wernick.

No: none.

Abstain: Bare (disclosed employment through Alma College.)

Absent: Gibson and Harrington.

Resolution declared adopted.

Resolutions
2026-0145

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
6/8/2026	9/8/2026	\$250,000	3.05%	Huntington Bank	CD
6/11/2026	6/12/2028	\$250,000	4.15%	Bank of America (via Fifth Third Securities)	CD

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

Ordinances
2026-0146

Motion by Commissioner Allman, seconded by Commissioner Bare, to adopt a resolution to introduce Ordinance No. 853, an ordinance to regulate the replacement of all galvanized water lines and infrastructure within the City of Alma geographic boundaries.

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

Reports
2026-0147

Motion by Commissioner Pitts, seconded by Commissioner Bare, to receive the following reports: Alma Police Department May 2026 Report, Alma Transit May 2026 Report, and the May 2026 Building Permits Report. Motion carried.

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

2026-0148

Motion by Commissioner Pitts, seconded by Commissioner Allman, to receive the City Manager’s Newsletter.

City Manager Aeris Ripley reviewed items in his newsletter and asked for feedback on the proposed library millage request resolution. After discussion regarding “not to exceed” language, Ripley advised the request would be added to the next meeting agenda.

Motion to receive the report carried.

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

New Business
2026-0149

Motion by Commissioner Pitts, seconded by Commissioner Allman, to adopt a resolution to approve an amendment to the Land Purchase Option Agreement with Consumers Energy for 10.84 acres of land from parcel number 29-51-009-001.00.

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

Appropriations

2026-0150 Motion by Commissioner Bare, seconded by Commissioner Allman, to adopt a resolution approving Warrant No. 26-23 and authorizing the City Treasurer to issue checks in payment of all claims.

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

No: none.

Absent: Gibson and Harrington.

Resolution declared adopted.

Commissioner Comments

Commissioner Allman and Mayor Mapes commented on the completion of construction downtown.

Invitation to Public

Eva Cecil explained her concerns regarding blight near her home and asked the City to take action.

Sheila Laforge also expressed concern over blight in their neighborhood.

Cathy Kaiser explained issues with recent flooding at her home.

Kasey Zehner provided information on upcoming millage proposals.

Miscellaneous

2026-0151 Motion by Commissioner Pitts, seconded by Commissioner Allman, at 6:43 p.m., to adopt a resolution to conduct a closed session permitted under Section 8(d) of the Open Meetings Act MCL 15.268, regarding the purchase or lease of real property.

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

No: none.

Absent: Gibson and Harrington.

Resolution declared adopted.

Commissioners and staff convened at 6:44 p.m. in an adjoining room to hold the closed session. All members of the group reconvened at 7:07 p.m. in Chambers and immediately resumed the public meeting.

Adjournment

Motion by Commissioner Allman, seconded by Commissioner Pitts, to adjourn the meeting at 7:08 p.m. Motion carried.

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

No: none.

Absent: Gibson and Harrington.

Sara Anderson, City Clerk, City of Alma

Gregory S. Mapes, Mayor, City of Alma

Date of Approval