

Vice-Mayor Roxann Harrington called a regular meeting of the Alma City Commission to order at 6:01 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, and Michelle Pitts.  
Absent: Greg Mapes and Danny Wernick.

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

*Approval of Minutes*

**2026-0152 Motion by Commissioner Allman, seconded by Commissioner Pitts, to approve minutes of the June 9, 2026, regular meeting and the June 9, 2026, closed session, as presented. Motion carried.**

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

*Public Hearing*

**2026-0153 Motion by Commissioner Bare, seconded by Commissioner Pitts, to open a public hearing at 6:02 p.m. to receive comment on a Dangerous Building Determination for 1237 Michigan Avenue. Motion carried.**

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

City Attorney Adam Flory provided a review of the hearing held in front of Hearing Officer Jim Gray on May 12, 2026, and the resulting order for demolition of the structure at 1237 Michigan Avenue. Flory explained the Commission's task was to hear any additional comment or testimony and determine whether the May 12<sup>th</sup> order should be affirmed or modified, based on legal standards. Flory noted the requirements of the May 12<sup>th</sup> order hadn't been met by the property owner and thus provided the right for the City to demolish and special assess costs to the property owner.

Property owner, Jose Leon, was present and provided testimony regarding his intent for the property, his efforts to date to improve it, and his future plans for the property. The Commission discussed the structure's history, uncompleted repairs, and current condition with Mr. Leon, Attorney Flory, and City Manager Aeris Ripley.

At a call for public comment, Les Rosan voiced his concerns regarding the past and present condition of the property and the dangers of the job site as it currently sits.

No other comments were offered.

**2026-0154 Motion by Commissioner Bare, seconded by Commissioner Pitts, to close the public hearing for comments on a Dangerous Building Determination for 1237 Michigan Avenue at 6:26 p.m. Motion carried.**

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

**2026-0155 Motion by Commissioner Pitts, seconded by Commissioner Allman, to adopt a resolution to affirm Hearing Officer Jim Gray's Order Declaring Existence of Dangerous Building and Ordering Remediation for 1237 Michigan Avenue, and to order demolition.**

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

*Requests for Purchase*

**2026-0156** Motion by Commissioner Pitts, seconded by Commissioner Bare, to adopt a resolution to approve a request for purchase to Medler Electric, in the amount of \$112,884.75, for new post top lights and poles for Superior Street.

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

**No:** none.

**Absent:** Mapes and Wernick.

Resolution declared adopted.

**2026-0157** Motion by Commissioner Pitts, seconded by Commissioner Allman, to adopt a resolution to approve a request for purchase to Davenport Masonry & Restoration, in the amount of \$33,400.00, for repair of the Wright Park monument.

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

**No:** none.

**Absent:** Mapes and Wernick.

Resolution declared adopted.

**2026-0158** Motion by Commissioner Pitts, seconded by Commissioner Allman, to adopt a resolution to approve a request for purchase to Fishbeck, in the amount of \$2,190,900.00, for construction administration and construction observation services on the Wastewater Treatment Plant improvements project, also to authorize the Mayor or Vice-Mayor to sign any related documents.

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

**No:** none.

**Absent:** Mapes and Wernick.

Resolution declared adopted.

*Recommendation on Bids*

Andy Austin of Fishbeck provided a review of the deficiencies and needed/proposed improvements at the Wastewater Treatment Plant. Austin also explained bids received for the construction contract and the findings of their review of the bids. Austin and Public Safety Director David Ringle answered questions from Commissioners regarding bidders and subcontractors.

**2026-0159 RESOLUTION TO TENTATIVELY AWARD A CONSTRUCTION CONTRACT FOR WWTP IMPROVEMENTS**

The following resolution was offered by Commissioner Allman and seconded by Commissioner Pitts.

**WHEREAS**, the City of Alma wishes to construct improvements to its existing wastewater treatment; and

**WHEREAS**, the wastewater plant improvements project formally adopted on June 23, 2026, will be funded through the state of Michigan's Clean Water State Revolving Fund (CWSRF) program; and

**WHEREAS**, the City of Alma has sought and received construction bids for the proposed improvements and has received a qualified bid (including 6% contingency) in the amount of \$38,487,540.00 from E & L Construction Group; and

**WHEREAS**, the City of Alma, recommended awarding the contract to the qualified bidder.

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Alma tentatively awards the contract for construction of the proposed wastewater plant improvements project to E & L Construction Group, contingent upon successful financial arrangements with the CWSRF.

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

**No:** none.

**Absent:** Mapes and Wernick.

Resolution declared adopted.

**Resolutions  
2026-0160**

**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 |
|-----------------|---------------|-----------|---------------|----------------------------------------|------|
| 6/10/2026       | 6/11/2027     | \$250,000 | 4.00%         | BMO Bank (via Fifth Third Securities)  | CD   |
| 6/10/2026       | 12/27/2027    | \$250,000 | 4.10%         | Dart Bank (via Fifth Third Securities) | CD   |

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

**2026-0161 Motion by Commissioner Pitts, seconded by Commissioner Bare, to approve the following FY 2026 budget amendments:**

- To increase the Street Lights Expenditure Budget \$113,000 and increase the Intergovernmental Revenue Budget \$113,000 for additional street light replacements with additional funds received from the State of Michigan in the current fiscal year.
- To increase the Economic Development Expenditure Budget \$615,000 and increase the Intergovernmental Revenue Budget \$615,000 for the buildout of the BIID space at the old Boiler House (*construction project bid awarded at the June 9<sup>th</sup> Commission meeting*).
- To increase the Downtown Maintenance Expenditure Budget \$10,000 and decrease the Buildings and Grounds/Maintenance Expenditure Budget \$10,000 to reallocate public works time to the appropriate department.
- To increase the Cemetery Expenditure Budget \$10,000 and decrease the Buildings and Grounds/Maintenance Expenditure Budget \$10,000 to reallocate public works time to the appropriate department.
- To increase the Information Technology Expenditure Budget \$5,000 and decrease the Finance Administration Expenditure Budget \$5,000 for additional contractual services charges allocated to the department in the current fiscal year.

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

**2026-0162 RESOLUTION FOR MILLAGE PROPOSITION**

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

**WHEREAS**, certain voted bonded debt millage for the construction of the Alma Public Library building expired in 2025, and

**WHEREAS**, it is determined that it is in the best interest of the City and the Alma Public Library to support a new sinking fund for the capital improvements, repairs, and maintenance of the building and grounds for six years,

**NOW, THEREFORE, BE IT RESOLVED** that there be submitted to the electorate of the City of Alma a proposition increasing the limitation on the amount of taxes assessed against all property within the City by up to 1.0000 mills for a period of six years, to be used for the capital improvements, repairs and maintenance of the Alma Public Library building and grounds.

**BE IT FURTHER RESOLVED** that such proposition be submitted at the general election to be held on November 3, 2026 and that the ballot shall read:

**CITY OF ALMA  
MILLAGE PROPOSITION**

Shall the limitation on the amount of taxes which may be assessed against all property in the City of Alma, County of Gratiot, State of Michigan, be increased by up to 1.0000 mills (\$1.00 on each \$1,000.00) on state taxable value for a period of six years, 2027 through 2032, inclusive, for the capital improvements, repairs and maintenance of the Alma Public Library building and grounds within the corporate limits of the City of Alma? The amount of revenue the City of Alma will collect if this millage is approved and levied by the City in the first year is estimated to be \$235,000. The revenue generated from this millage, if the proposal is passed, will be disbursed to the City of Alma.

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

*Ordinances*  
**2026-0163**

**Motion by Commissioner Bare, seconded by Commissioner Pitts, to adopt Ordinance No. 853, an ordinance to regulate the replacement of all galvanized water lines and infrastructure within the City of Alma geographic boundaries (Attachment A).**

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

*Agreements*  
**2026-0164**

**Motion by Commissioner Pitts, seconded by Commissioner Allman, to adopt a resolution to approve a purchase agreement for the remaining five city-owned lots in Phase I of Gemstone Fields with Michigan Housing Partnership, LLC, and to authorize the City Manager to execute the purchase agreement on behalf of the City of Alma.**

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

*Reports*  
**2026-0165**

**Motion by Commissioner Bare, seconded by Commissioner Pitts, to receive the following reports: Zoning Board of Appeals June 10, 2026 Draft Meeting Minutes and Finance May 2026 Report. Motion carried.**

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

**2026-0166**

**Motion by Commissioner Bare, seconded by Commissioner Pitts, to receive the City Manager's Newsletter. After the City Manager's brief review of items in the newsletter, the motion to receive the report carried.**

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

*Appropriations*

**2026-0167**      **Motion by Commissioner Pitts, seconded by Commissioner Allman, to adopt a resolution approving Warrant No. 26-24 and authorizing the City Treasurer to issue checks in payment of all claims.**

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

**No:**               **none.**

**Absent:**          **Mapes and Wernick.**

**Resolution declared adopted.**

*Commissioner Comments*

Commissioner Pitts offered thanks to Fishbeck for their work on the Wastewater Treatment Plant project.

*Invitation to Public*

Les Rosan spoke regarding e-motos and blight on Court Street.

*Adjournment*

**Motion by Commissioner Pitts, seconded by Commissioner Allman, to adjourn the meeting at 7:30 p.m.**  
**Motion carried.**

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

**No:**               **none.**

**Absent:**          **Mapes and Wernick.**

\_\_\_\_\_  
Sara Anderson, City Clerk, City of Alma

\_\_\_\_\_  
Roxann Hamilton, Vice-Mayor, City of Alma

\_\_\_\_\_  
Date of Approval

**ORDINANCE NO. 853  
CITY OF ALMA  
GRATIOT COUNTY, MICHIGAN**

An ordinance of the City of Alma, Gratiot County, Michigan, to regulate the replacement of all galvanized water lines and infrastructure within the geographic boundaries of the City of Alma, to provide a purpose; to provide definitions, 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 Galvanized Water Line and Infrastructure Replacement Ordinance.”

**SECTION II: PURPOSE**

Prior to 1986, galvanized pipes were commonly used for drinking water supply lines in homes. These galvanized pipes were typically connected to the public water main with a short section of lead pipe. Because of the previous connection, galvanized service lines are now classified as lead service lines because particulate lead from the leads could be absorbed into the soft metals of the galvanized water service line between the water main and the home. To reduce this potential risk, all galvanized pipes must be replaced.

The City of Alma has received funds which must be used and allocated to replace galvanized water service lines and infrastructure. However, the City must use and allocate these funds by a specified date in order to be permitted to make use of the funds. If the City is unable to use and allocate these funds by the above-stated specified date, then the City will lose that portion of the funds that were not used and/or allocated by the deadline. Loss of these funds would force the City to use its own general fund to pay for the replacement of galvanized service lines and infrastructure. If the City is forced to use its general fund monies to pay for the replacement of galvanized service lines and infrastructure, the City will suffer a financial hardship that may cause the City to be unable to fully replace all galvanized service lines and infrastructure. Accordingly, it is imperative that the City timely make use of and allocate these funds for the replacement of galvanized service lines and infrastructure and that the owners of property at which the replacement(s) will occur reasonably cooperate with the City’s agents and representatives to ensure that the replacement(s) is/are completed in an orderly and efficient manner.

The purpose of this Ordinance is to provide regulations for the replacement process and to provide mechanisms to ensure that the replacement of all galvanized water service lines and infrastructure does occur in a timely manner in the City of Alma.

**SECTION III: 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 IV: REPLACEMENT OF ALL GALVANIZED WATER-SERVICE LINES AND INFRASTRUCTURE**

1. The City of Alma, by and through its agents and representatives, shall take all reasonable and necessary actions to ensure that all galvanized water service lines and infrastructure that exist within the geographic boundaries of the City of Alma, County of Gratiot, State of Michigan, are replaced in an orderly, efficient, and timely manner.
2. All owners of real property at which galvanized water service lines and/or infrastructure exist shall reasonably cooperate with the City's agents and representatives so as to allow the City to complete the replacement of the galvanized water service lines and infrastructure. The cooperation of the property owners shall include but shall not be limited to providing the City's agents and representatives with access to the location of the galvanized water service lines and infrastructure.
3. The refusal of water customers of the City of Alma to permit the removal and replacement of galvanized water lines and infrastructure has caused and will further cause the City of Alma to incur unnecessary expenses which would not otherwise be incurred by the City of Alma. Accordingly, the City of Alma deems that it is equitable and appropriate to provide mechanisms as described herein which may be used to compel the compliance and cooperation in the replacement process of property owners in the City of Alma at which galvanized water service lines and/or infrastructure are located.
4. Given the foregoing, the City of Alma may take any of the following actions in order to compel the compliance of property owners for the replacement process in the City of Alma at which galvanized water service lines and/or infrastructure are located:
  - a. The City of Alma may shut-off water service to any water customer who refuses to permit galvanized water lines and/or infrastructure at their respective property from being removed, replaced and upgraded. Water service that has been shut-off for the reasons described herein shall not be recommenced until the respective property owner has permitted the City, by and through its agents and representatives, to remove, replace and upgrade the galvanized or lead water lines and infrastructure at their respective property and until such removal, replacement and upgrading has been completed. Where water service is discontinued as contemplated in this subsection, the property owner may be subject to reasonable and customary fees to have water service recommenced at the Subject Property after the removal, replacement and upgrading of the galvanized or lead water lines and infrastructure has been completed.
  - b. In no circumstances are new private ground water wells permitted within the City of Alma, per Section 22-1 of the City of Alma Code of Ordinances.

**SECTION V: 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 VI: 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 VII: REPEAL OF CONFLICTING ORDINANCES**

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

#### **SECTION VIII: EFFECTIVE DATE**

This Ordinance and the rules, regulations, provisions, requirements, orders, and matters established and adopted hereby shall take effect following the expiration of 15 days following publication as required by law following adoption by the City Commission.

#### **SECTION IX: 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 23rd day of June 2026 and ordered to be given publication in the manner prescribed by law.