Alma City Commission
Alma, Michigan
August 25, 2026

Mayor Greg 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, Greg Mapes, and Michelle Pitts.
Absent: Roxann Harrington (arrived after roll call) and Danny Wernick.

2026-0197 **Motion by Commissioner Pitts, seconded by Commissioner Allman, to approve the agenda as presented. Motion carried.**

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

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

Approval of Minutes
2026-0198 **Motion by Commissioner Allman, seconded by Commissioner Pitts, to approve minutes of the August 11, 2026, regular meeting, as presented. Motion carried.**

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

Requests for Purchase
2026-0199 **Motion by Commissioner Pitts, seconded by Commissioner Allman, to adopt a resolution to approve a request for purchase to Crawford Contracting, in the amount of $12,000.00, for repair of a clarifier wall at the Wastewater Treatment Plant.**

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

2026-0200 **Motion by Commissioner Allman, seconded by Commissioner Bare, to adopt a resolution to approve a request for payment to the State of Michigan Department of Transportation, in the amount of $27,893.00, for payment of their invoice for FY2025 Local Bus Operating Reconciled Distribution.**

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

Resolutions
2026-0201 **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
8/20/2026	8/15/2028	$112,500	4.09%	Fifth Third Securities	US Treasury
8/21/2026	8/20/2027	$250,000	3.70%	Isabella Community C.U.	CD

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

Vice-Mayor Harrington arrived at 6:04 p.m.

2026-0202 **Halloween Proclamation**

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

WHEREAS, October 31st, Halloween, is a holiday especially for children and traditionally a time for fun and frolic, and

THEREFORE, the City Commission of the City of Alma does proclaim Saturday, October 31st, as Halloween in Alma, and urges youngsters who normally engage in "Tricks or Treat" to confine their activities between the hours of 5:30 p.m. and 7:30 p.m., and that those house-holders who generally have treats available have them ready to dispense during these hours.

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

2026-0203 **Resolution of Provisional Approval – City of Alma Recreational Marihuana Grower License**

Whereas, on June 10, 2026, the State of Michigan, Cannabis Regulatory Agency, provided a Municipal Notification Letter to the City of Alma that they had received a Complete application for a Recreational Marihuana Grower, which meets 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 two Recreational Marihuana Grower Licenses; and

Whereas, Bayside Cultivators, LLC, received zoning verification and a recommendation from the Alma Planning Commission to the Alma City Commission that the parcel is properly zoned for a State of Michigan Regulated Recreational Marihuana Grower Facility and meets the minimum zoning requirements of the City of Alma Recreational Marihuana Ordinance at 1405 E Superior Street, parcel number 51-354-531-25 on August 18, 2026; and

Whereas, Bayside Cultivators, LLC has obtained a Certificate of Occupancy from the City of Alma for 1405 E Superior Street, which includes final inspections for building, electrical, mechanical, and plumbing; and

Whereas, Bayside Cultivators, LLC has received their final inspections from the Cannabis Regulatory Agency and the State of Michigan Fire Marshall; and

Whereas, Bayside Cultivators, LLC shall maintain the standards of the City of Alma Recreational Marihuana Grower Facility Ordinance, if at any point the City determines that the Operator is not acting with reasonable diligence and, accordingly, the City may deem the Recreational Marihuana Grower Operator's License to be forfeited back to the City, after a public hearing for which the Operator will be provided with reasonable notice; and

Whereas, Now, Therefore, Be It Resolved, that Bayside Cultivators, LLC is granted a Recreational Marihuana Grower Facility License within the City of Alma effective on August 25, 2026 at 1405 E Superior Street, parcel number 51-354-531-25.

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

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

Agreements

2026-0204 **Motion by Commissioner Allman, seconded by Commissioner Bare, to adopt a resolution to approve Change Order #4 to the contract with Crawford Contracting for DWSRF city-wide watermain and road improvements, due to changes in project scope from construction conditions, in the amount of $294,095.39.**

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

2026-0205 **Motion by Commissioner Pitts, seconded by Commissioner Allman, to approve a purchase agreement with Michigan Housing Partnership LLC for 11.35 acres in Gemstone Estates, also to authorize the Mayor to execute the agreement on behalf of the City of Alma.**

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

Reports

2026-0206 **Motion by Commissioner Pitts, seconded by Commissioner Bare, to receive the following reports: June 2026 Building Permits Report, July 2026 Building Permits Report, Alma Transit July 2026 Report, Finance July 2026 Report, Planning Commission August 3, 2026 Draft Meeting Minutes, Planning Commission August 18, 2026 Draft Meeting Minutes. Motion carried.**

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

2026-0207 **Motion by Commissioner Pitts, seconded by Vice-Mayor Harrington, to receive the Gratiot Area Solid Waste Authority August 17, 2026 Draft Meeting Minutes and the City Manager's Newsletter.**

Ripley discussed with the Commission an option and proposal to extend the current solid waste collection contract, adding the proposal included a 5% per year escalator, with no other changes to the current contract services. He asked for direction from the Commission. Commissioner Pitts abstained from the discussion and noted she is employed by the current solid waste contractor. The rest of the group indicated they would be amenable to a 24-month extension, if St. Louis and the Solid Waste Authority agreed.

Motion to receive the GASWA Draft Minutes and City Manager's Newsletter carried.
Yes: **Allman, Bare, Gibson, Harrington, Mapes, and Pitts.**
No: **none.**
Absent: **Wernick.**

Appointments

2026-0208 **Motion by Commissioner Pitts, seconded by Commissioner Bare, to appoint Mayor Greg Mapes as designee, and Vice-Mayor Roxann Harrington as alternate, to attend the Michigan Municipal League Annual Convention and vote on behalf of the City of Alma at the Annual Meeting.**

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

Appropriations

2026-0209 **Motion by Vice-Mayor Harrington, seconded by Commissioner Allman, to adopt a resolution approving Warrant No. 27-04 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 welcomed students coming back to class at Alma Public Schools and Alma College and offered a reminder of caution to those driving near school campuses. Commissioner Pitts mentioned that the tradition of painting panther paws on Pine Avenue started with the senior APS class of 1984.

Invitation to Public
Tim Gay, District #3 County Commissioner, asked about the Gemstone Estates property.

Adjournment
Motion by Commissioner Allman, seconded by Commissioner Bare, to adjourn the meeting at 6:31 p.m. Motion carried.

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

Sara Anderson, City Clerk, City of Alma

Greg Mapes, Mayor, City of Alma

September 8, 2026
Date of Approval