

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: Andrew Bare, Sonia Gibson, Greg Mapes, Michelle Pitts, and Danny Wernick.
Absent: Roger Allman and Roxann Harrington (both arrived after roll call).

2026-0210 Motion by Commissioner Pitts, seconded by Commissioner Bare, to approve the agenda as presented. Motion carried.

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

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

Approval of Minutes

2026-0211 Motion by Commissioner Bare, seconded by Commissioner Wernick, to approve minutes of the August 25, 2026, regular meeting, as presented. Motion carried.

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

Resolutions

2026-0212 Motion by Commissioner Bare, seconded by Commissioner Wernick, to adopt a resolution to ratify investment of the following City funds:

Investment Date	Maturity Date	Amount	Interest Rate	Bank	Type
08/31/2026	11/15/2027	\$100,000	4.07%	Fifth Third Securities	US Treasury
08/31/2026	06/15/2028	\$250,000	4.20%	Fifth Third Securities	US Treasury
08/31/2026	08/31/2028	\$250,000	4.22%	Fifth Third Securities	US Treasury
09/03/2026	03/03/2027	\$250,000	3.40%	Commercial Bank	CDARS
09/04/2026	03/04/2027	\$250,000	3.05%	Huntington Bank	CD

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

2026-0213 Resolution to Adopt the Annual Exemption Option as Set Forth in 2011 PA 152, the Publicly Funded Health Insurance Contribution Act

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

Whereas, 2011 Public Act 152 (the "Act") was passed by the State Legislature and signed by the Governor on September 24, 2011:

Whereas, the Act contains three options for complying with the requirements of the Act;

Whereas, the three options are as follows:

- 1) Section 3 – "Hard Caps" Option – limits a public employer's total annual health care costs for employees based on coverage levels, as defined in the Act;
- 2) Section 4 – "80%/20%" Option – limits a public employer's share of total annual health care costs to not more than 80%. This option requires an annual majority vote of the governing body;

- 3) Section 8 – “Exemption” Option – a local unit of government, as defined in the Act, may exempt itself from the requirements of the Act by an annual 2/3 vote of the governing body;

Whereas, the City of Alma has decided to adopt the annual Exemption option as its choice of compliance under the Act;

Now, Therefore, Be It Resolved the City Commission of the City of Alma elects to comply with the requirements of 2011 Public Act 152, the Publicly Funded Health Insurance Contribution Act, by adopting the annual Exemption option for the medical benefit plan coverage year January 1, 2027, through December 31, 2027.

The vote was as follows:

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

No: none.

Absent: Allman and Harrington.

Resolution declared adopted.

Commissioner Allman arrived at 6:04 p.m.

2026-0214 FY 2027 Budget Amendments

Motion by Commissioner Pitts, seconded by Commissioner Wernick, to approve the following FY 2027 budget amendments.

- a. To increase the Information Technology Expenditure Budget \$39,550 for purchase orders committed in FY 2026 that will carry over to FY 2027 (PO 24-1649).
- b. To increase the Building Inspections/Code Enforcement Expenditure Budget \$25,500 for purchase orders committed in FY 2026 that will carry over to FY 2027 (PO 25-1700).
- c. To increase the Public Works Sidewalk Expenditure Budget \$80,000 for purchase orders committed in FY 2026 that will carry over to FY 2027 (PO 25-1694).
- d. To increase the Public Works Street Light Expenditure Budget \$112,900 for purchase orders committed in FY 2026 that will carry over to FY 2027 (PO 26-1743).
- e. To increase the Economic Development Expenditure Budget \$744,000 for purchase orders committed in FY 2026 that will carry over to FY 2027 (PO 25-1693, PO 25-1715, and PO 26-1741).
- f. To increase the Recreation and Culture/Parks Expenditure Budget \$43,500 for purchase orders committed in FY 2026 that will carry over to FY 2027 (PO 26-1748 and PO 26-1737).
- g. To increase the Major Street Expenditure Budget \$402,500 for purchase orders committed in FY 2026 that will carry over to FY 2027 (PO 24-1615, PO 24-1616, and PO 24-1625).
- h. To increase the Street Millage Improvement Expenditure Budget \$375,000 for purchase orders committed in FY 2026 that will carry over to FY 2027 (PO 24-1625).
- i. To increase the Alma Transit Center Expenditure Budget \$82,000 for purchase orders committed in FY 2026 that will carry over to FY 2027 (PO 24-1636 and PO 25-1680).
- j. To increase the Wastewater Expenditure Budget \$3,006,000 for purchase orders committed in FY 2026 that will carry over to FY 2027 (PO 24-1581, PO 24-1582, PO 24-1583, PO 25-1650, PO 25-1651, PO 26-1720, PO 26-1721, PO 22-1383, PO 22-1409, PO 23-1538, PO 23-1563, PO 24-1586, PO 25-1659, PO 25-1668, PO 26-1727, PO 25-1695, PO 22-1435, PO 25-1711, PO 25-1716, PO 26-1747, PO 22-1428, PO 24-1621, PO 24-1625, and PO 25-1695).
- k. To increase the Water Distribution Expenditure Budget \$2,560,000 for purchase orders committed in FY 2026 that will carry over to FY 2027 (PO 23-1555, PO 23-1574, PO 24-1629, PO 24-1625, PO 24-1594, PO 24-1627, PO 24-1616, and PO 24-1621).

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

Vice-Mayor Harrington arrived at 6:07 p.m.

Agreements

2026-0215 Motion by Commissioner Pitts, seconded by Commissioner Bare, to adopt a resolution to approve the renewal of a one-year contract for transportation services between Alma Transit and Gratiot Integrated Health Network, also to authorize the Transit Director to execute the contract.

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

2026-0216 Motion by Commissioner Allman, seconded by Vice-Mayor Harrington, to adopt a resolution to approve a 24-month extension of the curbside solid waste contract with Granger Waste Services beginning May 1, 2027, and concluding April 30, 2029, with an annual increase of 5%.

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

Reports

2026-0217 Motion by Commissioner Pitts, seconded by Commissioner Bare, to receive the August 2026 Building Permits Report. Motion carried.

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

2026-0218 Motion by Commissioner Pitts, seconded by Commissioner Bare, to receive the City Manager's Newsletter. Following the City Manager's review of his newsletter and brief discussion, the motion to receive carried.

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

New Business:

2026-0219 **RESOLUTION ADOPTING AN ENHANCED ACCESS TO PUBLIC RECORDS POLICY**

The following preamble and resolution were offered by Vice-Mayor Harrington and seconded by Commissioner Pitts.

WHEREAS, the City of Alma maintains public records and information through various computerized information systems and databases; and

WHEREAS, advances in information technology allow certain public information to be made available electronically in forms beyond the traditional inspection and copying of individual public records; and

WHEREAS, the Enhanced Access to Public Records Act, Public Act 462 of 1996, MCL 15.441 et seq., authorizes a public body, upon authorization of its governing body, to provide enhanced access for the inspection, copying, or purchasing of public records that are not confidential or otherwise exempt from disclosure; and

WHEREAS, the Act further authorizes the governing body to establish reasonable fees designed to recover over time operating expenses directly related to providing enhanced access; and

WHEREAS, the Enhanced Access to Public Records Act requires a public body to adopt an Enhanced Access Policy before providing enhanced access to the general public; and

WHEREAS, the City Commission desires to establish a consistent Citywide policy governing enhanced electronic access while preserving all rights of access to public records provided by the Michigan Freedom of Information Act and other applicable law;

NOW, THEREFORE, BE IT RESOLVED that the City Commission of the City of Alma hereby adopts the following:

1. Purpose

The purpose of this policy is to establish procedures for providing enhanced access to designated non-confidential public records and electronic data maintained by the City pursuant to the Enhanced Access to Public Records Act, Public Act 462 of 1996, MCL 15.441 et seq.

Nothing in this policy is intended to restrict or diminish a person's right to inspect or obtain copies of public records under the Michigan Freedom of Information Act or other applicable law.

2. Definitions

Enhanced Access means a public record's immediate availability for public inspection, purchase, or copying by digital means, as provided by the Enhanced Access to Public Records Act.

Enhanced Access Data Product means a standardized electronic database, dataset, export, file, or other electronic information product specifically designated by City Commission as available through enhanced access.

Operating Expenses include direct costs associated with creating, compiling, storing, maintaining, processing, upgrading, or enhancing information or data in a form available for enhanced access, including applicable computer hardware and software costs, system development, employee time, and the actual cost of supplying the information.

3. Authorization

The City Commission hereby authorizes the City to provide enhanced access to public records and electronic data products specifically designated by City Commission.

No City database, dataset, electronic record, or data product shall be subject to an Enhanced Access fee unless specifically designated by City Commission.

The City is not required to provide enhanced access to a particular public record or electronic data product unless enhanced access to that record or product has been authorized by City Commission.

4. Confidential and Exempt Information

Enhanced access shall be limited to information subject to public disclosure.

Information that is confidential by statute, exempt from disclosure under the Michigan Freedom of Information Act, protected by privilege, or otherwise prohibited from public disclosure shall not be included in an Enhanced Access Data Product.

Designation of a database or electronic system for enhanced access does not mean that all information contained within that system is public.

The City may establish standardized electronic exports that suppress confidential or exempt information while providing enhanced access to publicly releasable information.

5. Enhanced Access Data Products

City Commission may designate standardized electronic data products for enhanced access by resolution.

Such products may include information maintained within:

- Assessing/CAMA systems;
- Financial management systems;
- Geographic Information Systems;
- Tax systems, where not otherwise governed by a specific statutory fee; and
- Other municipal information systems containing publicly releasable information.

Designation of additional products and establishment of applicable fees shall require approval by City Commission.

6. Customized Requests

Nothing in this policy requires the City to create a customized report, compilation, database query, spreadsheet, data arrangement, or electronic product that the City is not otherwise required to create under applicable law.

The City may provide a standardized Enhanced Access Data Product in the electronic format in which that product is maintained or generated.

7. Fees

City Commission shall establish reasonable fees for designated Enhanced Access Data Products by resolution.

Fees shall be calculated to enable the City to recover overtime only those operating expenses directly related to providing enhanced access, consistent with the Enhanced Access to Public Records Act.

Fees may take into consideration applicable direct costs associated with computer hardware and software, system development and maintenance, creating, compiling, storing, maintaining, processing, upgrading and enhancing electronic information, employee or contracted personnel time, and the actual cost of supplying the information.

8. Relationship to FOIA and Other Public Record Laws

This policy does not limit a person's right to inspect or obtain copies of public records pursuant to the Michigan Freedom of Information Act, MCL 15.231 et seq., the General Property Tax Act, or other applicable law.

Where another statute specifically governs the availability of a public record or establishes a fee for that record, the applicable statutory requirements shall control.

9. Disclaimer

Electronic information provided through enhanced access is provided for informational purposes.

The City makes no warranty, express or implied, regarding the accuracy, completeness, merchantability, or fitness for a particular purpose of information provided through enhanced access.

The City assumes no responsibility or liability arising from the use, misuse, interpretation, or reliance upon information provided through enhanced access.

10. Administration

The City Manager or designee is authorized to administer this policy and establish administrative procedures consistent with this policy and applicable law.

11. Effective Date

This policy shall become effective upon adoption by the City Commission.

Yes: Allman, Bare, Gibson, Harrington, Mapes, Pitts, and Wernick.
No: none.
Resolution declared adopted September 8, 2026.

2026-0220

RESOLUTION ESTABLISHING ENHANCED ACCESS DATA PRODUCTS AND FEES

The following preamble and resolution were offered by Commissioner Pitts and seconded by Vice-Mayor Harrington.

WHEREAS, the City Commission has adopted an Enhanced Access to Public Records Policy (Resolution 2026-0219) pursuant to the Enhanced Access to Public Records Act, Public Act 462 of 1996, MCL 15.441 et seq.; and

WHEREAS, the Enhanced Access to Public Records Act authorizes the City Commission to establish reasonable fees for providing enhanced access to designated public records; and

WHEREAS, the City maintains assessment, and property information electronically through specialized computerized information systems; and

WHEREAS, the City incurs operating expenses associated with creating, compiling, storing, maintaining, processing, updating, enhancing, and providing electronic information; and

WHEREAS, the City Commission desires to designate standardized electronic data products for enhanced access and establish reasonable fees designed to recover over time a portion of the eligible operating expenses directly related to providing such enhanced access;

NOW, THEREFORE, BE IT RESOLVED that the City Commission of the City of Alma hereby designates the following Enhanced Access Data Products and establishes the following fees:

1. ASSESSMENT/CAMA PUBLIC DATA EXPORT

Full City Assessment/CAMA Public Data Export — \$1,000

A standardized electronic export of publicly releasable assessment information maintained within the City's Assessing/CAMA system, including available parcel, assessment, land, building, and property-characteristic information included within the City's standardized public data export.

Subsequent Update During the Same Assessment Year — \$250

The City will provide the standardized data product in the electronic format in which it is maintained or generated by the City's information system.

Confidential information, information exempt from disclosure, and information otherwise prohibited from disclosure by law shall not be included.

The City will provide the standardized data product in the electronic format in which it is maintained or generated by the City's information system.

Confidential information, information exempt from disclosure, and information otherwise prohibited from disclosure by law shall not be included.

2. STANDARD FORMAT

Enhanced Access Data Products shall be provided in the City's standardized electronic format.

The City is not required by this resolution to convert, reformat, reorganize, customize, or otherwise alter an Enhanced Access Data Product to meet the specifications or preferences of a purchaser.

A request for a customized compilation, query, report, spreadsheet, or data arrangement shall be considered separately under applicable law and is not included within the fees established by this resolution.

3. FUTURE DATA PRODUCTS

Additional standardized electronic data products and applicable fees may be designated by subsequent resolution of the City Commission.

The City's Financial Management system, including standardized accounts payable/vendor transaction data, is not designated as an Enhanced Access Data Product by this resolution.

Staff is authorized to review the Financial Management system and available software exports to determine whether a standardized City-specific public data product can be developed that appropriately distinguishes City of Alma transactions from transactions processed on behalf of separate entities and excludes confidential or exempt information.

Any future designation of a Financial Management Enhanced Access Data Product and establishment of a fee shall be presented to City Commission for approval.

BE IT FURTHER RESOLVED that the City Manager or designee is authorized to administer the Enhanced Access Data Products and Fee Schedule consistent with the City's Enhanced Access to Public Records Policy and applicable law.

This resolution shall become effective upon adoption.

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

No: none.

Resolution declared adopted September 8, 2026.

Appropriations

2026-0221

Motion by Vice-Mayor Harrington, seconded by Commissioner Bare, to adopt a resolution approving Warrant No. 27-05 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 Allman spoke briefly on maintenance schedules for parks and parks equipment. Commissioner Pitts offered a reminder that Alma firefighters would be at the Alma High School football stadium on September 11th in remembrance of September 11, 2001.

Invitation to Public

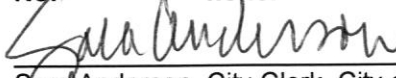
Deborah Detzler spoke regarding storm drains and other concerns.

Adjournment

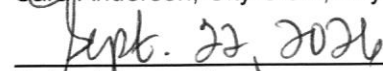
Motion by Commissioner Pitts, seconded by Commissioner Bare, to adjourn the meeting at 6:31 p.m.
Motion carried.

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

No: none.


Sara Anderson, City Clerk, City of Alma


Greg Mapes, Mayor, City of Alma


Date of Approval