



# ALMA CITY COMMISSION



**HARD AND FAST** — The cold weather for the holiday vacation of Alma area students this past two weeks provided good, fast ice at the municipal skating rink in Wright Park for a trial of those Christmas skates received by many youngsters. The group shown above at the rink

showed the heavy use received at the recreation facility during the holiday period. Supervision also continues daily for less hours during the coming winter weeks at the rink under direction of the city recreation department.

January 1962

## FEBRUARY 10, 2026 MEETING AGENDA PACKET

### City Commission Meeting Agenda

Mayor Mapes will ask City Commissioners for additions and deletions to the agenda. Commissioners will be given an opportunity to review late arriving supporting materials prior to roll call.

#### Roll Call

#### Pledge of Allegiance

Approval of Minutes of [January 27, 2026](#), regular meeting and [February 4, 2026](#) goal setting session.

***Requested Action***

#### A. Petitions

#### B. Communications

#### C. Hearings

#### D. Consent Agenda

#### E. Requests for Purchase:

1. Consideration of a resolution to approve a request for purchase to Jack Doheny Company, in the amount of \$16,552.18, for a new impeller and housing for repair of DPW's vector truck.

***Adopt***

#### F. Recommendation on Bids

#### G. Resolutions:

1. Consideration of a resolution to formally approve the Gratiot Countywide Master Plan, as recommended by Planning Commission.
2. Consideration of a resolution to approve a request from the Michigan Army National Guard – Alma Post to host an archery event, to be known as the “Highlander Archery Challenge”, at the Alma Armory located at 710 S. State Street, on Saturday, June 20, 2026, or if needed, on the potential rain date of July 25, 2026.

***Adopt***

(Note: Special approval is required from the City Commission, as the Alma Code of Ordinances, Section 34-158, prohibits the firing of projectiles within city limits.)

#### H. Ordinances

#### I. Agreements

#### J. Reports of Officers, Boards, Committees:

The City Commission may receive the following reports by one resolution. A City Commissioner may remove any item within this section for individual discussion and vote.

1. Parks Committee January 26, 2026 Draft Meeting Minutes
2. Alma District Fire Board January 28, 2026 Draft Meeting Minutes
3. Planning Commission February 2, 2026 Draft Meeting Minutes
4. January 2026 Building Permits Report
5. Alma Transit January 2026 Report
6. Parks & Recreation 2025 Program Summary
7. City Manager's Report

***Receive***

#### K. Appointments

#### L. Unfinished Business

#### M. New Business:

1. Consideration of a resolution to approve a request to transfer an OPRA certificate for 110 E. Superior Street from 110 Superior Investments LLC to Harrison Studios LLC.

***Adopt***

Appropriations

**Commissioner's Comments and Reports**

**Invitation to Public:**

**(Subject:** Pursuant to Article II of the City Code, individuals requesting to address the City Commission may do so by moving to the podium and being recognized by the Mayor, following which they should state their name and address for the record. Individuals should address their comments to the Mayor. Comments are limited to a maximum of five (5) minutes per person unless the Commission grants further time.)

**Adjournment**

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, and Michelle Pitts.

Absent: Danny Wernick.

**2026-0014 Motion by Commissioner Pitts, seconded by Commissioner Bare, 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*

**2026-0015 Motion by Commissioner Allman, seconded by Commissioner Pitts, to approve minutes of the January 13, 2026, regular meeting, as presented. Motion carried.**

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

**No: none.**

**Absent: Harrington and Wernick.**

*Requests for Purchase*

**2026-0016 Motion by Commissioner Pitts, seconded by Commissioner Bare, to adopt a resolution to approve a request for purchase to Unified Network Consultants, in the amount of \$30,629.00, for security cameras and card access system at Alma Transit.**

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

**No: none.**

**Absent: Harrington and Wernick.**

**Resolution declared adopted.**

Vice-Mayor Harrington arrived at 6:05 p.m.

**2026-0017 Motion by Commissioner Allman, seconded by Commissioner Bare, to adopt a resolution to approve a request for purchase to Applied Innovation, in the amount of \$28,409.74, for the city hall structured cable infrastructure project.**

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

**No: none.**

**Absent: Wernick.**

**Resolution declared adopted.**

*Resolutions*

**2026-0018 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
1/30/2026	1/31/2028	\$250,000	3.50%	FNBA (via Fifth Third Securities)	CD

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

**No: none.**

**Absent: Wernick.**

**Resolution declared adopted.**

*Reports*

**2026-0019 Motion by Commissioner Pitts, seconded by Commissioner Bare, to receive the Alma**

**Police Department 2025 Year End Report, Gratiot Area Water Authority January 9, 2026 Draft Meeting Minutes, Gratiot Area Solid Waste Authority January 12, 2026 Draft Meeting Minutes, Alma District Fire Board January 19, 2026 Draft Meeting Minutes, December 2025 Finance Report. Motion carried.**

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

**2026-0020 Motion by Commissioner Pitts, seconded by Commissioner Bare, to receive the City Manager's Report.**

City Manager Aeric Ripley presented a request from the Alma Armory for permission to hold an archery event and asked for feedback. After a general consensus from the group, Ripley indicated the request would be added to the next meeting's agenda for approval. He briefly reviewed other items in his newsletter.

**Motion to receive the City Manager's Report carried.**

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

*New Business*

**2026-0021 Motion by Commissioner Pitts, seconded by Commissioner Bare, to adopt a resolution to approve Traffic Control Order No. 162 to remove "No Parking" signs on the north side of East Superior Street between 217-219 E. Superior and 211-215 E. Superior.**

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

*Appropriations*

**2026-0022 Motion by Vice-Mayor Harrington, seconded by Commissioner Allman, to adopt a resolution approving Warrant No. 26-14 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*

Commissioner Pitts offered gratitude to public employees performing their duties in the extreme cold weather. City Manager Ripley asked residents to help prevent hazards in roadways by taking in trash bins after collection.

*Invitation to Public*

Dean Clark, St. Louis American Legion Commander, spoke about the American Legion and Heroes Center and asked the Commission to consider hanging Hometown Heroes Banners on lamp posts in Alma.

*Adjournment*

**Motion by Commissioner Allman, seconded by Commissioner Bare, to adjourn the meeting at 6:27 p.m. Motion carried.**

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

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Sara Anderson, City Clerk, City of Alma

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Gregory S. Mapes, Mayor, City of Alma

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Date of Approval

City Manager Aeric Ripley called a special meeting/budget goal setting session of the Alma City Commission to order at 6:00 p.m. at the Alma Public Library.

Present: Roger Allman, Sonia Gibson, Roxann Harrington, Greg Mapes, Michelle Pitts, and Danny Wernick.

Absent: Andrew Bare.

Staff members present: Brett Baublitz, Curtis Dancer, Cheri Rayner, David Ringle, Aeric Ripley, Kathy Roslund, Mark Williams, and Lorrie Taylor.

This special meeting was properly noticed in compliance with Act 267, of the Public Acts of Michigan, 1976. The purpose of the meeting was to discuss goals for the upcoming FY 2027 budget year.

Ripley provided a list of items for discussion, including estimated revenues, personnel expenses, capital improvements for FY 2026 and proposed improvements for FY 2027, millages, water/sewer rates, and items to consider for the upcoming year. (Attachment A). He reviewed each of the items and answered questions. Discussion followed regarding several items on the list, including personal water wells within city limits, street maintenance effects on PASER ratings, street funding, property owner refusals to allow lead water line replacements and ideas for addressing those before the State’s deadline, SRF wastewater treatment plant projects, departmental needs and proposed funding, Parks and Recreation millage, IT changes and new website requirements, downtown capital projects, efforts to improve excess river vegetation, a proposed high school building and trades program, housing issues, and state revenue sharing reductions.

Ripley asked for any additional concerns or suggestions and no additional comments were offered.

The meeting recessed at 7:40 p.m.

\_\_\_\_\_  
Sara Anderson, City Clerk

\_\_\_\_\_  
Gregory S. Mapes, Mayor

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

## Goals Discussion – FY2027 February 2, 2026

### Estimated Revenues General Fund

Real and Personal Property Taxes (14.2244 Mills Maximum with Hedlee Rollback) - \$3,445,500 (very preliminary number) (approx. \$249,000 increase from prior year approved budget amount)

Intergovernmental Revenue Federal/State Revenue (including ACT 48 Distributions, Constitutional Sales Tax, CVTRS Distribution, LCSA, grants, etc.) - \$1,813,600 (up 5% from prior year approved number, due mostly to an increase in the projected Local Community Stabilization Authority LCSA revenues.)

License, Permits, and Fees - \$315,300 (down \$21,000 (6.5%) from prior year approved budget number, mostly due to continued decrease in Cable Franchise Fees).

Interest Income - \$150,000 (down \$25,000 (14%) from prior year approved budget numbers, mostly due to continued decrease in Interest Rates).

Internal Service Fund - \$709,000 (up from prior year approved budget numbers, which is consistent with historical increases unless a change in personnel).

All Other Revenue - \$99,000 (down \$50,000 from prior year approved budget numbers, mostly due to a decrease in Special Assessments for sidewalk and less projected grant funding).

Total Estimated General Fund Revenue – \$6,550,000 (up \$275,000 (4%) from prior year approved revenue). We do not anticipate additional one-time payments from the State this year. Also, all ARPA funds are finished.

### Personnel Expenditures

Estimated General Fund Personnel (Salary and Fringe) Costs for the FY2027, with a 3% COLA for general employees, and 1.5% per union contract, and all merit increases for eligible employees

Total - \$4,429,000 (up approximately \$120,000 - this amount includes Public Works time allocated to General Fund Departments).

The budget assumes filling full-time positions as they are vacated.

Staff education/training outside of the mandatory education/training is encouraged, as budget allows, in each department.

### Capital Projects

#### Neighborhood Street/Street Improvements (Special Millage Cycle)

The Neighborhood Street Program is to be completed within the next fiscal year, as are the DWSRF projects.

- Richmond – Pine to Euclid - Complete
- Moyer – Hawthorne to Hubble - Complete
- Charles – Vassar to Rail Trail – Complete
- Rosedale – Pleasant to Grover - Complete

- Riverside – Marshall to S. State – To be completed FY2026-2027
- Austin & S. River – Grafton to Marshall – To be completed FY2026-2027
- Neighborhood Street Maintenance Projects in 2025: Eight (8) Street segments around the city received the Chip Seal treatment. Thirty-Five (35) Street segments around the city received the Crack Seal treatment. FY2026 was the first year the crew used the Wedging treatment at the intersection of Park and W Superior, and on Park from W Superior to Mechanic, and Fairlane.
  - The plan is to bring another list to the Commission this budget season.

#### Major Street Capital Projects

- Pine Avenue – complete street and utility reconstruction, a portion paid for by the Surface Transportation Program funds (\$380,000), which are received every six years, will be used on this project. - Complete
- Street Rehabilitation in conjunction with the DWSRF Water Main Project on W. Center, N. State, and Chatterton. To be completed FY2026-FY2027

#### Water Capital Projects (SRF Funding)

- Water Mains in Conjunction with the Neighborhood Street Improvement Millage projects, Austin.
- Water Main in conjunction with Major Street Project (Pine Avenue).
- Water Main in conjunction with other water main only projects of W. Center, N. State, and Chatterton.
- Control Building ongoing, moving the components
- Elevated tank repainting and cathodic protection.
- Meter replacement program is almost complete, the residential
- Private Residential Water Service Line replacement, roughly 120 remaining. Under the DWSRF this project must be completed by August 2026.

#### Wastewater Capital Projects

- Engineering is underway for the Waste Water Treatment Plant Upgrades – Alma received \$20.5 million in assistance. \$18 million in low-interest loans and just under 2 million in forgivable loans. Will be out for bid in May 2026.
- The Plant Headworks
- Clarifiers Replacements
- Polishing Ponds
- Lab facility updates
- Female Restroom/Locker Room Space/Bring Building to ADA Requirements
- Lift Station #16 Engineering & Construction
- Lift Station Meters
- Lift Station Roofs
- VFD Replacements
- Sanitary Sewers in Conjunction with Street Improvement Millage Projects, only Austin remaining.

Alternates:

Alternate: Outlet to the Polishing Ponds: Base is to just let the polishing pond go as is, which would rapidly deteriorate and become unsightly. Alternate would be to use the existing polishing pond as a storm water basin so that in the event of a high water event or flood, storm water/river water would be diverted into the existing pond to reduce the likelihood of the wastewater plant being flooded. This would turn the existing polishing pond into a functional wetland for wildlife.

Alternate: Demolition of the existing wastewater control building. An alternative would be to remove a portion of the existing building (to be determined), including the old digesters, the basement, and the existing lab. The Hypochlorite tank and pump rooms would be the only remaining structures, reducing future upkeep costs. If this alternative is an option, we would still have to maintain the existing building's entire roof and masonry, as well as the unused rooms that would still have asbestos liabilities.

Alternate: Alternate would be to install SCADA telemetry and controls in all of the existing lift stations so that all of the lift stations would be in communication with the wastewater plant and be capable of being controlled and monitored by the wastewater treatment plant just as the GAWA wells and booster pump stations as well as water tower all communicate. Installing SCADA allows for live monitoring of lift station flows, run times, as well as material so that the plant can operate more efficiently by ramping up pumps and chemical feeds as flows change in real time, which reduces chemical feeds as well as increases efficiencies by not being a day behind flows and ramping up or down plant operations after events happen or after flows change.

Alma Transportation

- Applying for funding to purchase 10 buses and 3 vans. Nothing would need to be needed from city funds or the transit millage. No guarantees that any of the buses or vans will be approved. The requested vehicles are based on the MDOT serviceable life.

Alma Public Library

- The library bond was completed in May 2025. In FY2026, the second-largest A/C unit was replaced for \$98,000. There are two additional units that will need to be replaced at some point. The largest unit will be in the neighborhood of 150,000, which is the next one most likely needing replacement. The other major capital item will be the roof replacement.

City Parks

(The State Marijuana Revenue Sharing \$56,000 & MDNR TF - \$460,000 Project)

- Riverside Park Rehab – Overlook Deck, Pavilion, site furnishings, walking connections (Grant-\$340,400 - \$119,600 local match). Design to be completed this fiscal year, with construction in fiscal year 2027.
- For the last two fiscal years, the Commission has dedicated the Marijuana Revenue Sharing to park improvements.
- Cameras have been installed in four of our parks: Euclid, Wright, Riverside, and Conservation. Discussions to add cameras in other City Parks.
- Conservation Park driving entrance and Parking Lot at Euclid Ballfields are in need of repair. One or both projects could be submitted under the State of Michigan Passport Program due April 1, 2026.

#### Park Recreation

- The pilot recreation program has been paid for by the Community Center Grant from the State of Michigan, which will be expiring on September 30, 2026. What are the Commission's thoughts about the program? The previous discussion focused on programming carried out at the county level for potential users and on spreading the costs.
  - The grant funding from the Community Center Grant has been utilized by the Library for their programming.

#### City Hall – Information Technology

- No substantial replacements are needed within the next Fiscal Year. The cabling project will be completed within the current fiscal year.
- Evaluating our current IT services and reviewing our options for IT services.

#### Public Safety

- One patrol car for replacement - \$75,000 purchase and equipping the vehicle.

#### Sidewalks

- Sidewalk Replacement Program continuation, the city is required to have a sidewalk replacement program, which limits the city's liability for tripping hazards.
- In the fall of 2025, the sidewalk replacement contract was extended with the contractor to continue working within the program boundaries, which are from Pine Avenue east towards Euclid Avenue and from Liberty Street north, starting in the spring of 2026.
- The plan is to continue the program in FY2027, including Euclid, then east toward Bridge Avenue to Ferris, Hannah, Grace, and Francisco. This will include a new sidewalk along Bridge Ave, connecting the apartments (approx. 350ft.) on Bridge Ave.

#### Downtown

- Mill and reshape Parking Lots #1 and #6, estimated at \$600,000, would like to plan the construction for the FY2026, spring 2027 construction season. Set meetings with downtown, and discuss the costs of the project and the need to develop a maintenance millage for the downtown public assets.
- Downtown LED Street Light Replacement - Change out an additional eight (8) of the 1980s style with the black historic lights.
- The Downtown tree project - in phase III removal and replacement. This is the final phase of the tree project. The open tree boxes will need to be filled in, staff are looking at concreting those open spaces.

#### Cemetery

- 2027 Survey for the Cemetery Plot Expansion/Layout. Implement a rate study to increase cemetery fees, or at least raise the perpetual maintenance fee, for the new fiscal year.

### Special Millages

Neighborhood Street Millage (3.4713 – Mills - over six years) - \$781,303 (fourth year under new millage rate)

Library Operating (.9874 Mills) - \$222,239

Alma Transportation (.8000 Mills) - \$180,060

Alma DDA (1.9467 Mills only on the DDA District) - \$30,000

### Water/Sewer Rates

The city is in year four of the Commission-approved five-year utility rate plan to increase fees to cover the needed improvements and stabilize the water and wastewater systems. The five-year plan also included the Solid Waste (trash, recycling, large item pickup), and Yard Waste (curb side yard waste pickup April – October, Leaf pick-up). This year, there are no increases to the Ready to Serve (RTS) fee in the water or the wastewater funds. Staff have no plans to relocate rates with the funds as we did last year.

### River Issues

- Dam Feasibility Study is underway.

### Planning for the Future

#### Housing Issue

Former Middle School Lot – Utilities, roads, etc.

Gemstone Phase II – When do we look at a build out.

Housing Commission – The board is discussing creating a non-profit to review other housing opportunities outside of HUD.

Alma Public School – Building Trades Program within the Alma High School CTE Program.

#### Hoffman Road Property

The MEDC funding for the Development Cost Assessment is in place, and the Assessment will be completed in May of 2026.

#### Master Plan

The Master Plan will be finalized in February. Depending on funding for the MEDC, the thought was to complete some strategic planning (Housing, Riverfront/State Street Plaza, Northtown and Downtown).

#### Acronyms

LCSA - The Local Community Stabilization Authority (LCSA) in Michigan, which manages the reimbursement of lost personal property tax revenue to local governments, has seen steady growth in

its annual revenue. The LCSA collects the Local Community Stabilization Share (LCSS) of the state's 6% use tax to fund these reimbursements.

CVTRS - City, Village, and Township Revenue Sharing, a Michigan Department of Treasury program that distributes state sales tax revenue to eligible local governments to fund public services. It requires municipalities to meet specific accountability and transparency guidelines, such as submitting a debt service report, budget report, and performance dashboard, to receive full funding.

# Purchase Requisition

Purchase Requisition No 26-1725

Requested Date 02/05/2026  
Required Date  
Requested By JGOODHALL

Department STRTS

Preferred Vendor 99622  
JACK DOHENY COMPANY  
Address PO BOX 675546  
DETROIT, MI 48267-5546

Req. Description NEW IMPELLER AND HOUSING FOR VACTOR TRUCK

Qty.	Description	GL Number 1	Unit Price	Amount
1	SPACER PLATE WELDMENT	661-532.000-780.000	808.58	808.58
1	COVER PLATE WELDMENT	661-532.000-780.000	1,221.42	1,221.42
1	FAN HOUSING WELDMENT INNER	661-532.000-780.000	3,570.00	3,570.00
25	GASKET TAPE 50' ROLL	661-532.000-780.000	5.30	132.50
1	WELDMENT OUTER TUBE	661-532.000-780.000	2,300.00	2,300.00
2	38" FAN ASSEMBLY	661-532.000-780.000	4,259.84	8,519.68
			<b>Total:</b>	16,552.18



NORTHVILLE  
777 DOHENY DR  
NORTHVILLE MI 48167

## SALES QUOTE

To:  
ALMA, CITY OF  
525 E. SUPERIOR ST  
ACCOUNTS PAYABLE  
ALMA MI 48801

Ship To:  
525 E. SUPERIOR ST  
ACCOUNTS PAYABLE  
ALMA MI 48801

## INFORMATION

Quote Number:	129106	Customer Code:	ALMA0001
Date:	2/3/2026	Site Code:	
Sales Rep:		Contact:	
Taken By:	JNALEPA	Phone:	989-463-6571
		P.O. No.:	

## DETAILS

Item	Description	Back Ord.	Qty.	Retail Price	Disc \$	Sales Value	Tax	Line Total
VA-58634E	SPACER PLATE WELDMENT	1	1	\$808.58	\$0.00	\$808.58	\$0.00	\$808.58
VA-62319A	COVER PLATE WELDMENT	1	1	\$1,221.42	\$0.00	\$1,221.42	\$0.00	\$1,221.42
VA-62661T	FAN HOUSING WELDMENT, INNER	1	1	\$3,570.00	\$0.00	\$3,570.00	\$0.00	\$3,570.00
V3-16314BJD	GASKET TAPE, 50' ROL	0	25	\$5.30	\$0.00	\$5.30	\$0.00	\$132.50
V3-62033JJD	WELDMENT, OUTER TUBE - 2100 PLUS	1	1	\$2,300.00	\$0.00	\$2,300.00	\$0.00	\$2,300.00
V3-25975SJD	ASP&C 2100+ 38IN FAN ASSY. MUST SHIP WITH 1 U47801	2	2	\$4,259.84	\$0.00	\$4,259.84	\$0.00	\$8,519.68

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Sub Total: \$16,552.18

Tax: \$0.00

Total: \$16,552.18

**THIS QUOTE IS VALID FOR 30 DAYS AND IS SUBJECT TO STOCK AVAILABILITY WHEN YOUR ORDER IS RECEIVED**

**PLEASE SEE OUR TERMS AND CONDITIONS ON OUR WEBSITE TEAMJDC.COM**

**CITY OF ALMA  
GRATIOT COUNTY, MICHIGAN**

**ALMA CITY COMMISSION RESOLUTION ADOPTING CITY OF ALMA 2026  
GRATIOT COUNTYWIDE MASTER PLAN**

At a duly scheduled meeting of the City Commission of the City of Alma held at the Alma Municipal Building on the 10th day of February, 2026, at 6:00 p.m.

Present: \_\_\_\_\_

Absent: \_\_\_\_\_

The following resolution was offered by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_.

WHEREAS the Michigan Planning Enabling Act, Act 33 of 2008, as amended, authorizes the Planning Commission to prepare a master plan for the use, development, and preservation of all lands in the City of Alma; and

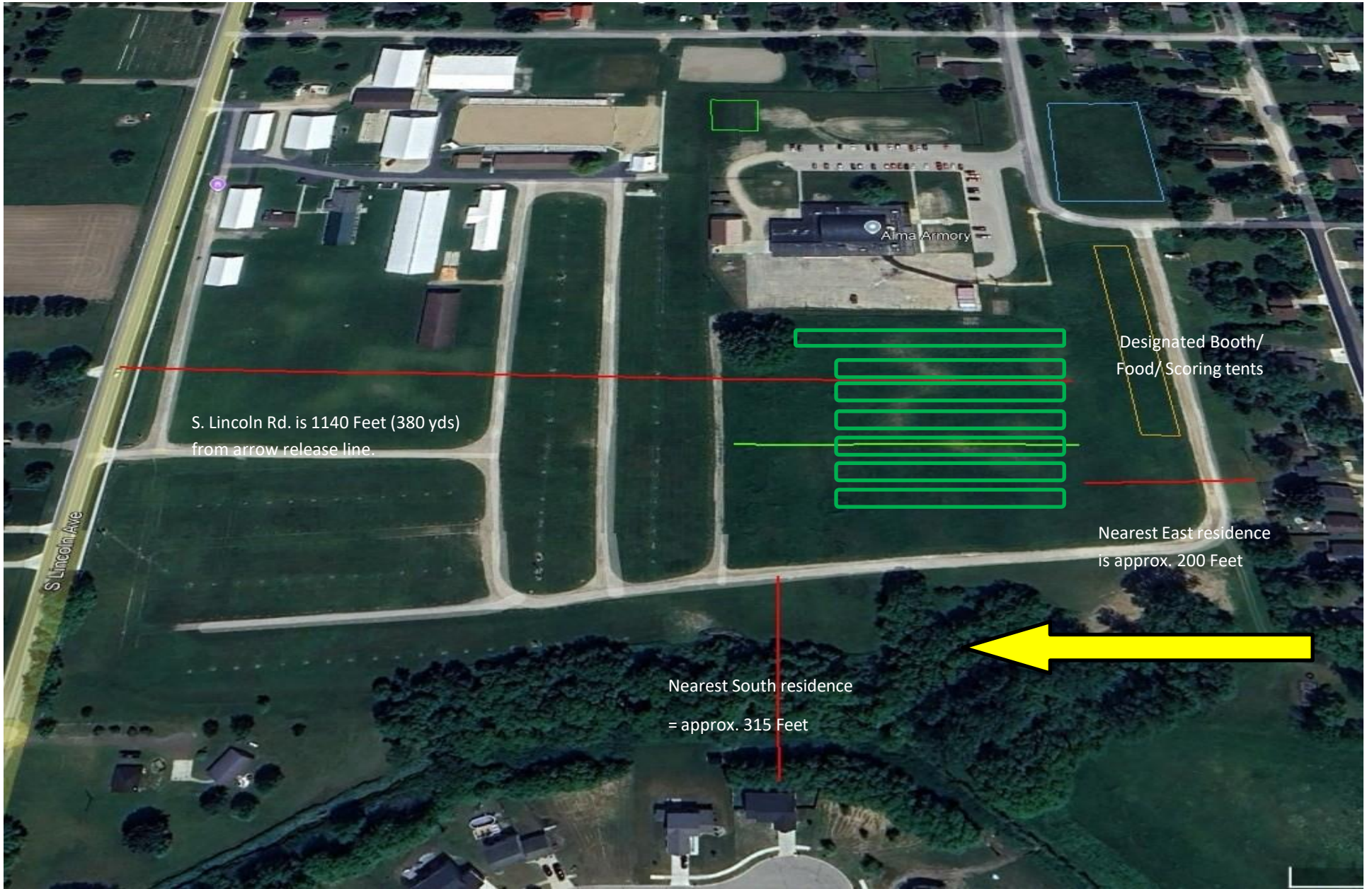
WHEREAS a notice of intent to plan was properly provided on October 24, 2023 to the parties required to receive notice under Section 39 of Act 33 (the “Notice Group”); and

WHEREAS the Planning Commission has coordinated with the surrounding communities on areas of mutual interest in land use and planning under Const. 1963, art VII, § 28, collected information on its community, and created the Gratiot Countywide Master Plan to guide the development within the City of Alma; and

WHEREAS the Planning Commission submitted the proposed master plan to the Alma City Commission July 22, 2025, for its review, and the Alma City Commission approved of its distribution to the Notice Group; and

WHEREAS the Planning Commission properly provided the Notice Group with a copy of the proposed master plan under Section 41 of Act 33 and accepted comments regarding the proposed master plan.

WHEREAS the Planning Commission held a properly noticed public hearing to hear comments, questions, and objections to the proposed master plan on February 2, 2026; and



S. Lincoln Rd. is 1140 Feet (380 yds)  
from arrow release line.

Designated Booth/  
Food/ Scoring tents

Nearest East residence  
is approx. 200 Feet

Nearest South residence  
= approx. 315 Feet



# Untitled Map

Write a description for your map.

## Legend

Alma Armory

No target will be placed in a location that would cause an arrow to break the left limit dashed marking line.

Google Earth

Image © 2025 Airbus

N

300 ft





Untitled Map your map.

Legend Alma Armory

Youth Archery

Parking

Alma Armory

Hawthorne St

Novel Ave

Google Earth

Image © 2025 Airbus

200 ft



## **Highlander Archery Challenge**

### **Proposed Date of the Event**

June 20<sup>th</sup>, 2026 (Primary)

July 25<sup>th</sup>, 2026 (Secondary)

August (Back-Up; Must deconflict with GCFY)

The Michigan Army National Guard (MIARNG) has been placing special emphasis on Community Relations events, hosted by Units/Armories at the local level. The Unit Commander, 1LT Cody Black, of Bravo Battery 1-119<sup>th</sup> Field Artillery (Highlanders) has proposed that we conduct an archery event at the Alma Armory.

Planning this event presents a few hurdles, both in the local civilian realm and the MIARNG. The first challenge is getting the City's approval to host an archery event, given possible conflicts to City ordinance or code.

### **Event Leadership**

SFC David Snyder (POC for Armory)

1LT Justin McCoy (Event Management)

### **Event Details**

#### **Aerial Page 1**

The proposed primary location release line will be in the field south of the armory. Each rectangular box represents an archery lane. The total amount of lanes will be determined by overall participant count. The field could support up to ten lanes, but realistically we are planning on operating six. Each lane will be 30' in width, with 6-8 targets in each lane. All arrow flight will be travelling from east to west. Targets will be placed at various distances from 20 yards to 70 yards. The nearest residence to the release line is over 200' to the rear (east). The next nearest residence is to the south of the archery lanes, through the small patch of woods, over the county drain. From the south dirt drive of the armory to that nearest south residence is over 300'. The nearest object in the path of the lanes is S. Lincoln Road, which is over 1100' to the west.

Parking for the event will be the Armory parking area, and any overflow can be parked in the grass field on the NE side of the armory.

There will also be an event for junior archers on the NW side of the armory (green square). This event will be held for Children, using youth archer bows. These bows will be with a

traditional recurve or long bow with 20 pounds or less of draw weight. The arrows being utilized will be blunt tip and targets less than 15 yards.

The yellow rectangular box is the designated location for vendors, food, scoring, and on-site medical personnel.

### **Aerial Page 2**

This page is dedicated to the left limit of arrow flight. The intersection of the south dirt drive and the first drive on the west side of the armory is the left limit of arrow flight. Utilizing the set up of a 30' lane, with the archer centered within the lane, no arrow will be aimed or released at an angle that puts any residence in the potential flight path of the arrow. The dashed red line well within any target location angle and provides more than an adequate "buffer".

### **Aerial Page 3**

The focus of this page is for the Youth Archery zone. This area will be relatively small and arrows being released to target at the base of a small hill/rise on the property. Again, these targets will be just a short distance. Utilizing small bows with blunt tipped arrows.

### **Operations and Personnel**

#### **Safety Operations**

Each firing lane (adult and youth) will have a designated "Safety" This will be a Soldier who completes the Camp Grayling Range Safety and Operations Training and operates ranges on a semi-annual basis. All operations are conducted in a controlled manner with commands coming from a Soldier designated as the range OIC.

Nearly every Soldier in the unit has been trained in the Army's "Combat Lifesaver" training. This training specializes in immediate trauma/injury response. In addition, there will also be a request to have two Army Medics (68W) present for the event.

## General Rules and Regulation

- No alcohol or drugs on Armory property
- No broadheads; field points only
- No privately owned firearms allowed on Armory property
- Any person conducting an unsafe act will be removed at the discretion of the Unit Commander
- No crossbows

WHEREAS the Planning Commission considered the comments from the Notice Group and the public and approved the proposed master plan on February 2, 2026; and

WHEREAS the City of Alma City Commission has reviewed the proposed master plan as well as the comments from the Alma Planning Commission, Notice Group and the public; and

**NOW THEREFORE BE IT RESOLVED:**

1. The Gratiot Countywide Master Plan, as presented to the City of Alma City Commission, was adopted in its entirety as the City of Alma Master Plan.
2. For compliance with the Planning Enabling Act, this resolution, as signed by the Clerk of the City of Alma, shall be included in the front or back cover of the approved master plan and shall also be included with a future land use map.
3. All resolutions or parts of resolutions insofar as they are inconsistent with this resolution shall be hereby repealed.

ADOPTED:

YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**CERTIFICATION**

STATE OF MICHIGAN     )  
  ) ss  
COUNTY OF GRATIOT     )

I, the undersigned, the duly qualified and acting Clerk of the City of Alma, Gratiot County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the City Commission of said City of Alma at a meeting held on the 10<sup>th</sup> day of February, 2026.

\_\_\_\_\_  
By: Sara Anderson, Clerk  
City of Alma City Commission

A regular meeting of the City of Alma Parks Committee was held at the Alma Municipal Building. A quorum of the Committee was present.

Present: Roger Allman, Josh Higbie, Jamie Jerome, Blaine Lafler, Rachel Molands, and Luke Wright.

Absent: Andi Whitmore.

Also present: Caleb Ahern, Curtis Dancer, David Ringle, and Aeris Ripley.

Alma Finance Director Curtis Dancer called the meeting to order at 6:00 p.m.

#### *Approval of Minutes*

**Motion by Allman, seconded by Wright, to approve minutes of the October 27, 2025, meeting, as presented.**

**Motion carried with all present voting aye.**

#### *2025 Summer Parks Programming Recap*

Dancer shared a year-end report prepared by Parks & Rec Programming Coordinator Morgan Most. He noted a record number of event attendees, and he spoke about new events added in 2025, including softball, volleyball, and summer camps.

At a question from Committee Member Allman regarding status of the Coordinator position, Dancer indicated the program is currently funded through September of 2026.

#### *New Program Ideas for the 2026 Calendar*

Dancer told the Committee he has posted job openings seeking an intern and summer camp counselors for the 2026 summer season. New events are being considered, including an Arbor Day celebration and possibly kickball. Dancer said they hope to feature the new downtown pocket park next to the theater for some new events, such as live music or an outdoor art gallery. Discussion followed regarding the pocket park. Allman suggested adding benches to the park. Dancer said the summer season would be closed out with the return of the cemetery historical tour in late September.

#### *Update on Park Capital Improvements in the Parks During 2025*

Dancer spoke about the DNR grant received for updates in Riverside Park, saying that after those improvements are completed, almost all of the items in the current master plan will have been addressed. He said the County has not yet decided on the grant application for a new pavilion in Holiday Park, and the grant application for Euclid Ballfield improvements was not successful, but he is working with the Little League group to explore options.

#### *FY 2027 Budget Goals*

Dancer told the group that a proposed budget for FY 2027 must be submitted to City Commission in April and asked for suggestions for capital improvement projects. The group discussed improvements made in 2025 and identified the following items for consideration in FY 2027:

- New or improved signage for all parks
- Improvements to the drive and parking lot at Riverside Park
- Repair/tuck-pointing of the Wright Park sign
- Improvements to the Euclid Ballfield parking lot

City Manager Aeris Ripley suggested a DNR Passport grant may be applicable for some of the improvements.

Caleb Ahern, on behalf of Alma Little League, asked the group about options for using the ballfield at Holiday Park. Discussion followed regarding digging restrictions in the area. Public Services Director David Ringle recommended the group explore other location options. Ahern said they are planning to convert one of the baseball fields at Washington Field to a softball field to open up opportunities. Ripley suggested the Republic field and brief discussion followed, with Ripley and Ahern agreeing to reach out to PAL regarding use of that field.

*Other Business*

The group agreed to continue with quarterly meetings and also agreed to consider additional meetings when preparation begins for updating the Master Plan.

**Motion by Wright, seconded by Molands, to adjourn the meeting at 6:40 p.m. Motion carried with all present voting aye.**

---

Sara Anderson, Alma City Clerk

---

Date of Approval

DRAFT

A regular meeting of the Alma District Fire Board was held at the Alma Municipal Building. The meeting was called to order at 7:01 a.m. by Alma City Manager Aeris Ripley. A quorum of the board was present.

*Roll Call*

Board members present: Kevin Beeson, Tish Mallory (arrived after roll call), Greg Mapes, Doug Merchant, Michelle Pitts, and Aeris Ripley.

Board members absent: Ron Hunt.

Others present: Jim Bailey, Curtis Dancer, and Mark Williams.

**Motion by Mapes, seconded by Beeson, to approve minutes of the January 19, 2026 meeting, as presented. Motion carried.**

**Yes: Beeson, Mapes, Merchant, Pitts, and Ripley.**

**No: none.**

**Absent: Hunt and Mallory.**

*Fire-Rescue Reports*

Finance Director Curtis Dancer reviewed financial statements for both Fire and Rescue. He noted both budgets are healthy and as expected for this point in the year. He pointed out a revenue item for payment of an insurance claim and a disbursement for approximately \$504,000 to pay the balance on the new fire truck. Brief discussion followed regarding the current amount of Fund Balance, taking into account payment for the fire truck.

Board Member Tish Mallory arrived at 7:07 a.m.

Fire Chief Jim Bailey reviewed 4<sup>th</sup> Quarter and Annual Reports for Fire and Rescue. Mapes asked if he had noted any particular trends. Bailey said there were more investigation calls than usual, but added many were related to recent snowstorms or cold temperatures. Discussion followed regarding different types of calls, related costs per run for each unit, and options for charging a driver or homeowner for certain types of calls.

Ripley briefly reviewed the Truck Inventory list and Public Safety Director Williams indicated it hadn't been updated since it was originally provided a few years ago. Ripley noted the current unrestricted Fund Balance, taking into account the recent fire truck payment, of \$245,985.00.

*New Business – FY 2027 Proposed Fire District Budget*

Ripley presented the proposed FY 2027 Fire District Budget. He told members that costs for fire hall maintenance and future improvements had been calculated using previous three years of maintenance (\$50,000) and estimated costs of future repairs (\$290,000) for the next ten years. He explained the proposed budget reflects the additional line item for maintenance, and the funds for future maintenance will be set aside in a separate line item until needed. Brief discussion followed regarding use of the funds.

Board Member Michelle Pitts left the meeting at 7:45 a.m.

Discussion was held regarding the stop light on M-46 at Warner Road.

**Motion by Beeson, seconded by Mallory, to adopt the FY 2027 Fire District Budget as presented on Attachment A. Motion carried.**

**Yes: Beeson, Mallory, Mapes, Merchant, and Ripley.**

**No: none.**

**Absent: Hunt and Pitts.**

*New Business – FY 2027 Proposed Rescue Budget*

Ripley presented the FY 2027 Proposed Rescue Budget, noting the change, as discussed on January 19<sup>th</sup>, for an increase to “per run” pay, on-call pay, and lieutenant pay.

Beeson asked about the need to increase Fund Balance. Discussion followed regarding the need to set aside funds for replacement of the truck. The group also discussed the space where the truck is currently stored and options for another location. Beeson suggested since there is enough in Fund Balance at this time to cover a replacement vehicle, if needed, that the funds being added to reserves be suspended at this time. Additional discussion followed regarding the district’s central location and the new facility located 1 ¼ miles from the central point.

**Motion by Beeson, seconded by Merchant, to adopt the FY 2027 Rescue Budget, revised to remove the \$5,000 allocation for the future capital additions reserve, as presented on Attachment B. Motion carried.**

**Yes: Beeson, Mallory, Mapes, Merchant, and Ripley.**  
**No: none.**  
**Absent: Hunt and Pitts.**

*Old Business*

**Motion by Mapes, seconded by Merchant, to honor a request from Tim Gustavison to release funds donated to the Alma Fire District by ABATE on August 16, 2019, in the amount of \$17,035, for transfer to the Gratiot County Community Foundation. Motion carried.**

**Yes: Beeson, Mallory, Mapes, Merchant, and Ripley.**  
**No: none.**  
**Absent: Hunt and Pitts.**

Williams offered thanks to the Luneack Foundation for grants funds that allowed the department to purchase iPads for fire trucks, and new AEDs for police vehicles.

Brief discussion followed among members regarding the disposition of Engine #3.

**Motion by Beeson, seconded by Merchant, to proceed with the sale of Engine #3, through GARAGE/www.shopgarage.com, with a recommended asking price of \$80,000.**

**Yes: Beeson, Mallory, Mapes, Merchant, and Ripley.**  
**No: none.**  
**Absent: Hunt and Pitts.**

*Invitation to the Public*

No public comments were offered.

*Next Quarterly Meeting*

Ripley offered a reminder of the next regularly scheduled meeting on April 22, 2026, at 7:00 a.m.

*Adjournment*

**Motion by Beeson, seconded by Merchant, to adjourn the meeting at 8:14 a.m. Motion carried.**

**Yes: Beeson, Mallory, Mapes, Merchant, and Ripley.**  
**No: none.**  
**Absent: Hunt and Pitts.**

Alma District Fire Board  
January 28, 2026  
Attachment A

**Alma District Fire Department  
FY 2027 Adopted Budget**

Expense Classifications	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027
Personnel	\$318,000.00	\$319,500.00	\$329,000.00	\$342,500.00	\$366,500.00
Training	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00
Operating Supplies	\$88,000.00	\$91,500.00	\$90,000.00	\$85,600.00	\$79,500.00
Contractual Services	\$25,000.00	\$25,000.00	\$28,000.00	\$28,550.00	\$29,000.00
Utilities/Communications	\$8,000.00	\$8,000.00	\$8,000.00	\$7,500.00	\$7,500.00
Building Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00
Insurance	\$18,000.00	\$12,000.00	\$10,000.00	\$9,000.00	\$12,000.00
<b>Operating Budget</b>	<b>\$465,000.00</b>	<b>\$464,000.00</b>	<b>\$473,000.00</b>	<b>\$481,150.00</b>	<b>\$507,500.00</b>
City of Alma Internal Service Charges	\$35,000.00	\$36,000.00	\$37,000.00	\$38,850.00	\$40,000.00
Capital Outlay *	\$0.00	\$850,000.00	\$0.00	\$0.00	\$0.00
Less:					
Capital Additions funded through fund balance	\$0.00	-\$850,000.00	\$0.00	\$0.00	\$0.00
Additional contribution for future apparatus replacement	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$62,500.00
Additional contribution for future fire hall maintenance capital projects	\$0.00	\$0.00	\$0.00	\$0.00	\$30,000.00
<b>Total Allocated to Local Units</b>	<b>\$550,000.00</b>	<b>\$550,000.00</b>	<b>\$560,000.00</b>	<b>\$570,000.00</b>	<b>\$640,000.00</b>

**Budget Based on Current Formula in Bylaws**

Local Unit	Cumulative Allocation %†	Operating Expenditures	Internal Service Charges	Apparatus Replacement	Building Maintenance	Annual Contribution	Quarterly Contribution	Prior Year Quarterly Contribution	Difference in Annual Contribution
City of Alma	52.07%	\$ 264,255	\$ 20,828	\$ 32,544	\$ 15,621	\$ 333,247	\$ 83,312	\$ 75,462	\$ 31,398
Arcada Twp	8.21%	\$ 41,642	\$ 3,282	\$ 5,128	\$ 2,462	\$ 52,514	\$ 13,129	\$ 10,176	\$ 11,808
Pine River Twp	17.53%	\$ 88,979	\$ 7,013	\$ 10,958	\$ 5,260	\$ 112,210	\$ 28,052	\$ 24,099	\$ 15,816
Seville Twp	12.21%	\$ 61,972	\$ 4,884	\$ 7,632	\$ 3,663	\$ 78,152	\$ 19,538	\$ 18,194	\$ 5,377
Sumner Twp	9.98%	\$ 50,652	\$ 3,992	\$ 6,238	\$ 2,994	\$ 63,877	\$ 15,969	\$ 14,569	\$ 5,601
<b>Total</b>	<b>100.00%</b>	<b>\$507,500.00</b>	<b>\$ 40,000</b>	<b>\$62,500.00</b>	<b>\$30,000.00</b>	<b>\$ 640,000</b>	<b>\$ 160,000</b>	<b>\$ 142,500</b>	<b>\$ 70,000</b>

**Net Position of Rural Urban Fire Board (as of June 30)**

	2025	2024	2023	2022	2021	2020	2019
Net Investment in capital assets	1,029,038.00	711,243.00	704,406.00	665,358.00	693,262.00	750,829.00	808,909.00
Unrestricted	612,351.00	976,119.00	867,139.00	714,063.00	640,027.00	574,494.00	539,276.00
<b>Total net position</b>	<b>1,641,389.00</b>	<b>1,687,362.00</b>	<b>1,571,545.00</b>	<b>1,379,421.00</b>	<b>1,333,289.00</b>	<b>1,325,323.00</b>	<b>1,348,185.00</b>

Unrestricted Fund Balance as of 1.20.26 = \$245,985

**Alma District Rescue Department  
 FY 2027 Adopted Budget**

Expense Classifications	2024/2025	2025/2026	2026/2027
Personnel	\$30,000.00	\$30,000.00	\$35,000.00
<b>Total Personnel Budget</b>	<b>\$30,000.00</b>	<b>\$30,000.00</b>	<b>\$35,000.00</b>
Manager Stipends	\$6,000.00	\$6,000.00	\$6,000.00
Training	\$1,000.00	\$1,000.00	\$1,000.00
Media Advertising	\$250.00	\$250.00	\$250.00
Materials/Supplies/Tools/Equipment	\$4,000.00	\$4,000.00	\$4,000.00
Uniforms/Safety Equipment	\$1,600.00	\$1,500.00	\$1,500.00
Fuel	\$1,500.00	\$1,500.00	\$1,000.00
Contractual Services	\$1,000.00	\$1,000.00	\$500.00
Utilities/Communications	\$1,000.00	\$750.00	\$500.00
Insurance	\$1,500.00	\$1,100.00	\$1,000.00
<b>Total Operating Budget</b>	<b>\$17,850.00</b>	<b>\$17,100.00</b>	<b>\$15,750.00</b>
City of Alma Internal Service Charges	\$3,650.00	\$3,900.00	\$4,250.00
Reserve for Future Capital Additions	\$5,000.00	\$5,000.00	\$0.00
<b>Total Allocated to Local Units</b>	<b>\$56,500.00</b>	<b>\$56,000.00</b>	<b>\$55,000.00</b>

**Allocation of Fixed (Overhead) Costs**

Local Unit	Cumulative Allocation %	Operating Expenditures	Internal Service Charges	Total	Annual Billing
Arcada Twp	16.67%	\$ 2,625	\$ 708	\$ 3,333	\$ 3,333
Pine River Twp	16.67%	\$ 2,625	\$ 708	\$ 3,333	\$ 3,333
Seville Twp	33.33%	\$ 5,250	\$ 1,417	\$ 6,667	\$ 6,667
Sumner Twp	33.33%	\$ 5,250	\$ 1,417	\$ 6,667	\$ 6,667
<b>Total</b>	<b>100.00%</b>	<b>\$15,750</b>	<b>\$4,250</b>	<b>\$20,000</b>	<b>\$ 20,000</b>

**Allocation of Projected Personnel Costs**  
 (Based on PY actual call volume) - will be billed quarterly for actual cost incurred based on run data

Local Unit	Cumulative Allocation %	Projected Salaries	Projected Fringe Benefits	Projected Total	Projected Quarterly Bill
Arcada Twp	6.38%	\$ 2,040	\$ 191	\$ 2,231	\$ 558
Pine River Twp	33.87%	\$ 10,840	\$ 1,016	\$ 11,856	\$ 2,964
Seville Twp	35.11%	\$ 11,236	\$ 1,053	\$ 12,289	\$ 3,072
Sumner Twp	24.64%	\$ 7,884	\$ 739	\$ 8,623	\$ 2,156
<b>Total</b>	<b>100.00%</b>	<b>\$32,000</b>	<b>\$3,000</b>	<b>\$35,000</b>	<b>\$8,750</b>

**Total Proposed Budget**

Local Unit	Cumulative Allocation %	Non-Personnel (Fixed) Costs	Proj. Personnel Costs	Total	Prior Year
Arcada Twp	11.52%	\$ 3,333	\$ 2,231	\$ 5,565	\$ 6,829
Pine River Twp	25.27%	\$ 3,333	\$ 11,856	\$ 15,189	\$ 12,606
Seville Twp	34.22%	\$ 6,667	\$ 12,289	\$ 18,956	\$ 15,263
Sumner Twp	28.99%	\$ 6,667	\$ 8,623	\$ 15,290	\$ 17,802
<b>Total</b>	<b>100.00%</b>	<b>\$ 20,000</b>	<b>\$ 35,000</b>	<b>\$ 55,000</b>	<b>\$ 56,500</b>

**Net Position of Alma District Rescue**

	2025	2024	2023	2022	2021
Net Investment in capital assets	16,665.00	24,605.00	32,545.00	40,485.00	47,398.00
Unrestricted	122,393.00	100,269.00	85,000.00	46,125.00	36,072.00
<b>Total net position</b>	<b>139,058.00</b>	<b>124,874.00</b>	<b>117,545.00</b>	<b>86,610.00</b>	<b>83,470.00</b>

**Unrestricted Fund Balance as of 1.20.26 = \$138,944**

**City of Alma  
Planning Commission Minutes  
February 2, 2026**

Planning Commission Vice-Chairperson Justin Fonley called a regular meeting of the Alma Planning Commission to order at 6:00 p.m. at the Alma Municipal Building. A quorum of the Planning Commission was present.

Present: Josh Cromer, Justin Fonley, Jessica Gilkins, David Justin, Greg Mapes, and Ellen Richter.  
Absent: Michelle Pitts, Tim Rath, and Heather Therrien.

Vice-Chair Fonley led those present in the Pledge of Allegiance to the United States.

*Approval of Minutes*

**Motion by Justin, seconded by Mapes, to approve the minutes of January 5, 2026, as presented. Motion carried.**

**Yes: Cromer, Fonley, Gilkins, Justin, Mapes, and Richter.  
No: none.  
Absent: Pitts, Rath, and Therrien.**

*Gratiot County-Wide Master Plan Public Hearing*

**Motion by Gilkins, seconded by Richter, to open a public hearing at 6:01 p.m. to provide an opportunity for residents and interested citizens to be heard regarding the proposed Gratiot Countywide Master Plan. Motion carried.**

**Yes: Cromer, Fonley, Gilkins, Justin, Mapes, and Richter.  
No: none.  
Absent: Pitts, Rath, and Therrien.**

City Manager Aeris Ripley noted links to the full proposed Master Plan and the Alma-specific portions had been included in the agenda packet. He offered a brief guide of where information could be found in the Plan regarding Alma.

Vice-Chair Fonley asked if the plan included all changes previously discussed by the Planning Commission. Ripley indicated that was indeed the case and Alma's goals have been included.

Vice-Chair Fonley called for additional Commission comments or public comments, and no additional comments were offered.

**Motion by Justin, seconded by Cromer, to close the public hearing for comment on the proposed Master Plan at 6:05 p.m. Motion carried.**

**Yes: Cromer, Fonley, Gilkins, Justin, Mapes, and Richter.  
No: none.  
Absent: Pitts, Rath, and Therrien.**

**PLANNING COMMISSION RESOLUTION ADOPTING CITY OF ALMA 2026 GRATIOT  
COUNTYWIDE MASTER PLAN**

The following resolution was offered by Planning Commission Member Mapes and seconded by Planning Commissioner Member Cromer.

WHEREAS the Michigan Planning Enabling Act, Act 33 of 2008, as amended, authorizes the Planning Commission to prepare a master plan for the use, development, and preservation of all lands in the City of Alma; and

WHEREAS a notice of intent to plan was properly provided on October 24, 2023, to the parties required to receive notice under Section 39 of Act 33 (the "Notice Group"); and

**City of Alma  
Planning Commission Minutes  
February 2, 2026**

WHEREAS the Planning Commission has coordinated with the surrounding communities on areas of mutual interest in land use and planning under Const. 1963, art VII, § 28, collected information on its community, and created the Gratiot Countywide Master Plan to guide the development within the City of Alma; and

WHEREAS the Planning Commission submitted the proposed master plan to the Alma City Commission on July 22, 2025, for its review, and the Alma City Commission approved of its distribution to the Notice Group; and

WHEREAS the Planning Commission properly provided the Notice Group with a copy of the proposed master plan under Section 41 of Act 33 and accepted comments regarding the proposed master plan.

WHEREAS the Planning Commission held a properly noticed public hearing to hear comments, questions, and objections to the proposed master plan on February 2, 2026; and

WHEREAS the Planning Commission has considered the comments from the Notice Group and the public, and

**NOW THEREFORE BE IT RESOLVED:**

1. The Gratiot Countywide Master Plan, as presented to the City of Alma Planning Commission, is hereby adopted in its entirety as the City of Alma Master Plan; the Alma Planning Commission also recommends that the City of Alma City Commission formally adopt the plan as the City of Alma Master Plan.
2. For compliance with the Planning Enabling Act, this resolution, as signed by the Secretary of the Planning Commission, shall be included in the front or back cover of the approved master plan and shall also be included with the future land use map.
3. All resolutions or parts of resolutions insofar as they are inconsistent with this resolution shall be hereby repealed.

YEAS: Cromer, Fonley, Gilkins, Justin, Mapes, and Richter.

NAYS: none.

ABSENT: Pitts, Rath, and Therrien.

RESOLUTION DECLARED ADOPTED.

*Other Business*

No other business was offered.

*Invitation to Public*

No public comments were offered.

*Adjourn*

**Motion by Justin, seconded by Cromer, to adjourn the meeting at 6:07 p.m. Motion carried.**

**Yes: Cromer, Fonley, Gilkins, Justin, Mapes, and Richter.**

**No: none.**

**Absent: Pitts, Rath, and Therrien.**

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Sara Anderson, Alma City Clerk

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Date of Approval

To: Mayor and City Commission members

From: Assessing & Building Department

# Building Permit List

02/04/2026

Permit #	Address	Category	Applicant Name	Date Issued	Date Expires	Amount Billed
PB26-001	806 N COURT AVE	Res. Add/Alter/Repair	Simon Roofing and Construction	01/13/2026	07/12/2026	\$65.00
PB26-002	127 PHILADELPHIA AVE	Res. Add/Alter/Repair	Stay Dry/Yvonne Brown	01/21/2026	07/20/2026	\$100.00

**Number of Permits:** 2

**Total Billed:** \$165.00

Population: Range (Using Current

Permit.DateIssued Between 1/1/2026 12:00:00 AM AND  
1/31/2026 11:59:59 PM AND

Permit.PermitType = Building

February 4, 2026

For the month of January, Alma Transit Center provided 5,450 rides.

The non-routine activities for January included:

Construction on the building expansion continues.

We have submitted the Michigan Department of Transportation (MDOT) Fiscal Year 2027 budget on the MDOT's new reporting system known as Public Transportation Information System (PTIMS).

We hired a new full-time driver. She is currently in the process of being trained.

Regards,

A handwritten signature in blue ink that reads "Brett Baublitz". The signature is written in a cursive style with a prominent loop at the end of the last name.

Brett Baublitz  
Director of Transportation

# Alma Transit Center

Reporting Period: January 1, 2026 through January 31, 2026

## Summary of Passenger Counts

Demand Response	Unlinked Passenger Trips	Regular	4,126
		Senior (65-74)	280
		Gold (75 and Older)	257
		Persons w/Disabilities	558
		Senior (65-74) w/Disability	103
		Gold (75 and Older) w/Disability	126
			5,450

## Summary of Passenger Counts by Origin of Ride

Origin of Ride	Total
City of Alma	3,538
City of Ithaca	426
Township of Pine River	527
City of St. Louis	944
Township of Arcada	2
Township of Bethany	1
Township of North Star	3
Township of Seville	-
Township of Wheeler	1
Mt. Pleasant	4
Out of County - NEMT	4
Total	5,450

## Daily Passenger Counts - Detailed

Day of Month	Regular			Senior (65-74)			Gold (75 and Older)			Total		
	Not	Dis	Total	Not	Dis	Total	Not	Dis	Total	Not	Dis	Total
Friday, January 2, 2026	71	22	93	17	3	20	13	6	19	101	31	132
Monday, January 5, 2026	206	21	227	12	6	18	18	4	22	236	31	267
Tuesday, January 6, 2026	212	24	236	16	3	19	16	2	18	244	29	273
Wednesday, January 7, 2026	193	29	222	15	6	21	16	6	22	224	41	265
Thursday, January 8, 2026	186	34	220	17	4	21	15	8	23	218	46	264
Friday, January 9, 2026	208	23	231	7	13	20	9	8	17	224	44	268
Monday, January 12, 2026	208	29	237	11	7	18	10	8	18	229	44	273
Tuesday, January 13, 2026	223	16	239	13	1	14	25	6	31	261	23	284
Wednesday, January 14, 2026	233	34	267	13	4	17	8	12	20	254	50	304
Thursday, January 15, 2026	246	33	279	17	8	25	13	8	21	276	49	325
Friday, January 16, 2026	201	29	230	15	3	18	6	5	11	222	37	259
Monday, January 19, 2026	74	19	93	8	2	10	18	4	22	100	25	125
Tuesday, January 20, 2026	222	28	250	11	4	15	8	4	12	241	36	277
Wednesday, January 21, 2026	236	31	267	25	5	30	15	4	19	276	40	316
Thursday, January 22, 2026	224	25	249	18	7	25	11	6	17	253	38	291
Friday, January 23, 2026	83	17	100	15		15	1	7	8	99	24	123
Monday, January 26, 2026	200	25	225	10	5	15	13	6	19	223	36	259
Tuesday, January 27, 2026	225	26	251	7	5	12	20	5	25	252	36	288
Wednesday, January 28, 2026	243	28	271	13	2	15	4	4	8	260	34	294
Thursday, January 29, 2026	229	30	259	12	9	21	11	6	17	252	45	297
Friday, January 30, 2026	203	35	238	8	6	14	7	7	14	218	48	266
Total	4,126	558	4,684	280	103	383	257	126	383	4,663	787	5,450

**CITY OF ALMA**  
**ALMA TRANSIT CENTER**  
**Non-Financial Data Summary as of January 31, 2026**

	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	Total
<b>FY25/26</b>													
Vehicle Hours	1,424	1,361	1,495	1,464	1,198	1,275	1,468						9,685
Excluded breaks	141	128	125	135	124	126	132						911
	1,283	1,233	1,369	1,329	1,074	1,149	1,336						8,774
Demand Response - Vehicle Miles	21,063	19,900	21,585	20,809	17,144	17,428	20,343						138,271
<b>Passenger Trips:</b>													
Reg	2,453	2,470	3,906	4,025	3,390	3,241	4,126						23,611 68.5%
Elderly	923	794	726	628	485	605	537						4,698 13.6%
Persons with Disabilities	687	697	694	647	521	500	558						4,304 12.5%
Elderly w/Disabilities	336	302	224	308	232	216	229						1,847 5.4%
Total	4,399	4,263	5,550	5,608	4,628	4,562	5,450						34,460
Days Operated	22	21	21	23	18	20	21						146
Gasoline Gallons	2,862	2,631	2,708	2,645	2,268	2,234	2,426						17,774
Gasoline \$	\$ 7,016	\$ 6,659	\$ 6,534	\$ 6,320	\$ 5,680	\$ 5,125	\$ 5,509						\$ 42,843

	July - Sep	Oct - Dec	Jan - Mar	Apr - June	FY25 Total
FY26 1st Qtr	4,280	3,937	1,468	-	9,685
FY26 2nd Qtr	395	384	132	-	911
	3,885	3,553	1,336	-	8,774
Demand Response - Vehicle Miles	62,548	55,380	20,343	-	138,271
Passenger Trips:					
Reg	8,829	10,656	4,126	-	23,611
Elderly	2,443	1,718	537	-	4,698
Persons with Disabilities	2,078	1,668	558	-	4,304
Elderly w/Disabilities	862	756	229	-	1,847
Total	14,212	14,798	5,450	-	34,460
Days Operated	64	61	21	-	146
Gasoline Gallons	8,200	7,147	2,426	-	17,774
Gasoline \$	\$ 20,210	\$ 17,125	\$ 5,509	\$ -	\$ 42,843

	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	Total
<b>FY24/25</b>													
Vehicle Hours	1,455	1,611	1,737	2,070	1,584	1,322	1,714	1,572	1,590	1,624	1,606	1,474	19,361
Excluded breaks	38	39	51	72	49	56	95	136	110	85	73	91	894
	1,417	1,573	1,686	1,998	1,535	1,266	1,619	1,436	1,480	1,539	1,533	1,384	18,467
Demand Response - Vehicle Miles	20,016	21,979	22,441	26,126	20,348	18,633	23,893	22,826	23,408	25,503	25,616	22,584	273,373
<b>Passenger Trips:</b>													
Reg	2,427	2,998	4,041	5,116	3,979	3,032	4,266	4,277	4,049	4,084	4,193	3,006	45,468 66.1%
Elderly	425	435	413	491	362	681	763	721	811	817	892	905	7,716 11.2%
Persons with Disabilities	709	826	840	1,001	820	720	727	677	743	893	793	738	9,487 13.8%
Elderly w/Disabilities	885	855	724	958	672	272	262	243	209	373	345	335	6,133 8.9%
Total	4,446	5,114	6,018	7,566	5,833	4,705	6,018	5,918	5,812	6,167	6,223	4,984	68,804
Days Operated	22	22	21	23	19	19	22	20	21	21	21	21	252
Gasoline Gallons	2,613	3,065	3,128	3,464	2,756	2,374	2,894	2,784	2,752	3,112	3,155	2,884	34,980
Gasoline \$	\$ 8,039	\$ 8,955	\$ 8,559	\$ 8,976	\$ 6,937	\$ 5,844	\$ 7,089	\$ 6,566	\$ 6,641	\$ 7,898	\$ 7,783	\$ 7,383	\$ 90,669

	FY25 1st Qtr	FY25 2nd Qtr	FY25 3rd Qtr	FY25 4th Qtr	FY25 Total
FY25 1st Qtr	4,803	4,976	4,876	4,705	19,361
FY25 2nd Qtr	127	177	342	249	894
	4,676	4,800	4,535	4,456	18,467
Demand Response - Vehicle Miles	64,436	65,107	70,127	73,703	273,373
Passenger Trips:					
Reg	9,466	12,127	12,592	11,283	45,468
Elderly	1,273	1,534	2,295	2,614	7,716
Persons with Disabilities	2,375	2,541	2,147	2,424	9,487
Elderly w/Disabilities	2,464	1,902	714	1,053	6,133
Total	15,578	18,104	17,748	17,374	68,804
Days Operated	65	61	63	63	252
Gasoline Gallons	8,806	8,594	8,430	9,151	34,980
Gasoline \$	\$ 25,552	\$ 21,757	\$ 20,296	\$ 23,064	\$ 90,669

	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	Total
<b>FY23/24</b>													
Vehicle Hours	1,393	1,635	1,460	1,723	1,655	1,403	1,872	1,752	1,628	1,806	1,681	1,279	19,289
Excluded breaks	47	76	60	99	77	36	65	52	67	53	65	23	720
	1,346	1,560	1,400	1,624	1,578	1,367	1,807	1,700	1,561	1,753	1,616	1,257	18,569
Demand Response - Vehicle Miles	21,332	24,842	23,363	24,024	24,358	20,335	25,459	26,194	23,295	26,519	24,601	19,173	283,495
<b>Passenger Trips:</b>													
Reg	2,570	3,586	4,533	5,096	4,620	3,704	5,012	5,450	4,454	5,193	4,977	2,648	51,843 67.4%
Elderly	381	435	301	391	439	388	471	572	444	486	426	395	5,129 6.7%
Persons with Disabilities	773	875	847	906	938	810	922	922	898	893	956	743	10,483 13.6%
Elderly w/Disabilities	759	865	733	814	795	644	762	793	804	867	811	855	9,502 12.3%
Total	4,483	5,761	6,414	7,207	6,792	5,546	7,167	7,737	6,600	7,439	7,170	4,641	76,957
Days Operated	20	23	22	22	21	18	22	21	21	22	22	20	254
Gasoline Gallons	2,724	3,111	3,018	2,956	2,883	2,575	3,227	3,262	3,160	3,252	2,972	2,632	35,772
Gasoline \$	\$ 7,999	\$ 9,982	\$ 9,270	\$ 9,342	\$ 8,205	\$ 6,727	\$ 7,262	\$ 8,083	\$ 8,990	\$ 9,578	\$ 9,408	\$ 7,760	\$ 102,611

	FY24 1st Qtr	FY24 2nd Qtr	FY24 3rd Qtr	FY24 4th Qtr	FY24 Total
FY24 1st Qtr	4,488	4,781	5,252	4,767	19,289
FY24 2nd Qtr	183	212	184	141	720
	4,306	4,569	5,068	4,626	18,569
Demand Response - Vehicle Miles	69,537	68,717	74,948	70,293	283,495
Passenger Trips:					
Reg	10,689	13,420	14,916	12,818	51,843
Elderly	1,117	1,218	1,487	1,307	5,129
Persons with Disabilities	2,495	2,654	2,742	2,592	10,483
Elderly w/Disabilities	2,357	2,253	2,359	2,533	9,502
Total	16,658	19,545	21,504	19,250	76,957
Days Operated	65	61	64	64	254
Gasoline Gallons	8,852	8,414	9,650	8,856	35,772
Gasoline \$	\$ 27,250	\$ 24,274	\$ 24,340	\$ 26,746	\$ 102,611

# *2025 Program Summary*

Jan 2026

Prepared by  
**Morgan Most**

# *Content*



Parks and Recreation Programs

Attendance Data Analysis

Alma Public Library Programs

Grant Impact

Photo Presentation

Collaborators

Future

Jan 2026

# *Parks & Recreation Programs*

---

## Repeated from 2024

- Weekly schedule of family events all summer long
- Participation in existing community events and festivals
- Summer fitness classes
- Continuing concert series tradition established by Pine River Arts Council
- Hope in the Park

## New in 2025

- Adult volleyball
- Adult softball
- Youth summer camp for 8 weeks
- Winter programming for seniors in the library

# *New Staff*

The new programs were made possible by hiring one sports intern and five summer camp counselors.

## **2026 Parks & Rec Team**

Curtis  
Morgan  
McKennah  
Jaiden  
Ellie  
Dawn  
Christina  
Marcine



### Attendance data for parks programs

	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Total
Adult Sports				20	75	344	82		521
Family Events	27	31	564	166	385	376	53	55	1657
Fitness Classes		2	38	32	22				94
Summer Camp			170	474	106				750
<b>Total</b>	<b>27</b>	<b>33</b>	<b>772</b>	<b>692</b>	<b>588</b>	<b>720</b>	<b>135</b>	<b>55</b>	<b>3022</b>

\*Not including events hosted by other organizations that we assisted with or attended

# *Standout event attendance*

**333**

Petting Zoo

**215**

Touch a Truck

**160**

Summer Kickoff Party

**311**

Hope in the Park

# *Growth comparison*

Park event total attendance

*1256*

2024

*3022*

2025

*16,471*

Alma Public Library Program Attendance

**Total 2025**

## Impacts of Library Support

### Grant Support

---

In addition to hosting events in the parks, grant dollars also support library programs. We created some new events based on ideas from Friends of the Alma Public Library and added funding towards their regular programs.

# *Other Community Events*

We participate in public events hosted by other groups to add to the fun and contribute to local traditions.

- Alma Public Schools PTO Carnival
- Alma Alive
- DALMAC Bike Tour
- US27 Motor Tour
- Alma Fall Festival
- Come Home to Alma for the Holidays
- Jingle Bell 5k/10k



# *Community Impact*

The total attendance of community events recorded by the Parks and Recreation Program and the Alma Public Library Programs combined is 19,493. When including estimations of the hundreds of people we interacted with at other public events, the total engagement is easily over 20,000!

**19,493**

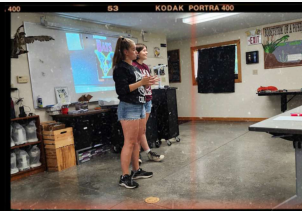
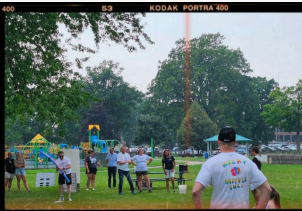
Recorded

**20k+**

Estimated

# *Photo Presentation*

— Enjoy a selection of event photos from throughout the year to show how much fun we had!



Jan

F

M

A

M

J

J

A

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D



**Adaptive Winter Wellness Classes**

J

Feb

M

A

M

J

J

A

S

O

N

D



**Wine and Cheese Tasting**

J

F

Mar

A

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J

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## Scam Prevention

- Social Security Scams
  - [Scam education video](#)
- Tax refund scams
  - Example: "You have an outstanding tax refund of \$2,560. Follow these instructions to claim your refund at: <https://gov.taxrefunds.irs.>"
  - You will get your refund via direct deposit or check in the mail



## AI misinformation

- AI can be used to create false information that looks seemingly real
- Information can be manipulated through not only text and pictures, but also through audio
- Make sure to double checking sources that you find your information from to prevent you from being manipulated



## QR Codes

- What do they do?
- Check if your phone has a built-in QR code scanner.
- App QR code scanners are available.

Try it!



## Your Web Browser

- Your browser is the place you can browse the internet
- Will be different depending on your phone
- Browsers include chrome, firefox, edge, explorer, safari



Chrome



Firefox



Internet Explorer



Konqueror



Opera



Safari

## Smartphone Classes for Seniors

J

F

M

Apr

M

J

J

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Arbor Day Celebration

J

F

M

A

May

J

J

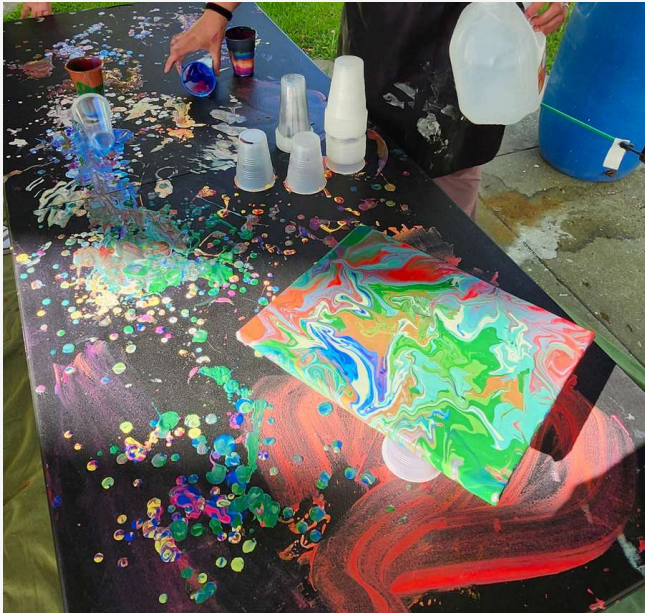
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Art in the Park

J

F

M

A

M

June

J

A

S

O

N

D



**Petting Zoo & Pony Rides**

J

F

M

A

M

June

J

A

S

O

N

D



Summer Kickoff Party

J

F

M

A

M

June

J

A

S

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N

D



Motor Meetup

J

F

M

A

M

J

July

A

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July Month of Music

J

F

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July

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Summer Camp Moments

J

F

M

A

M

J

J

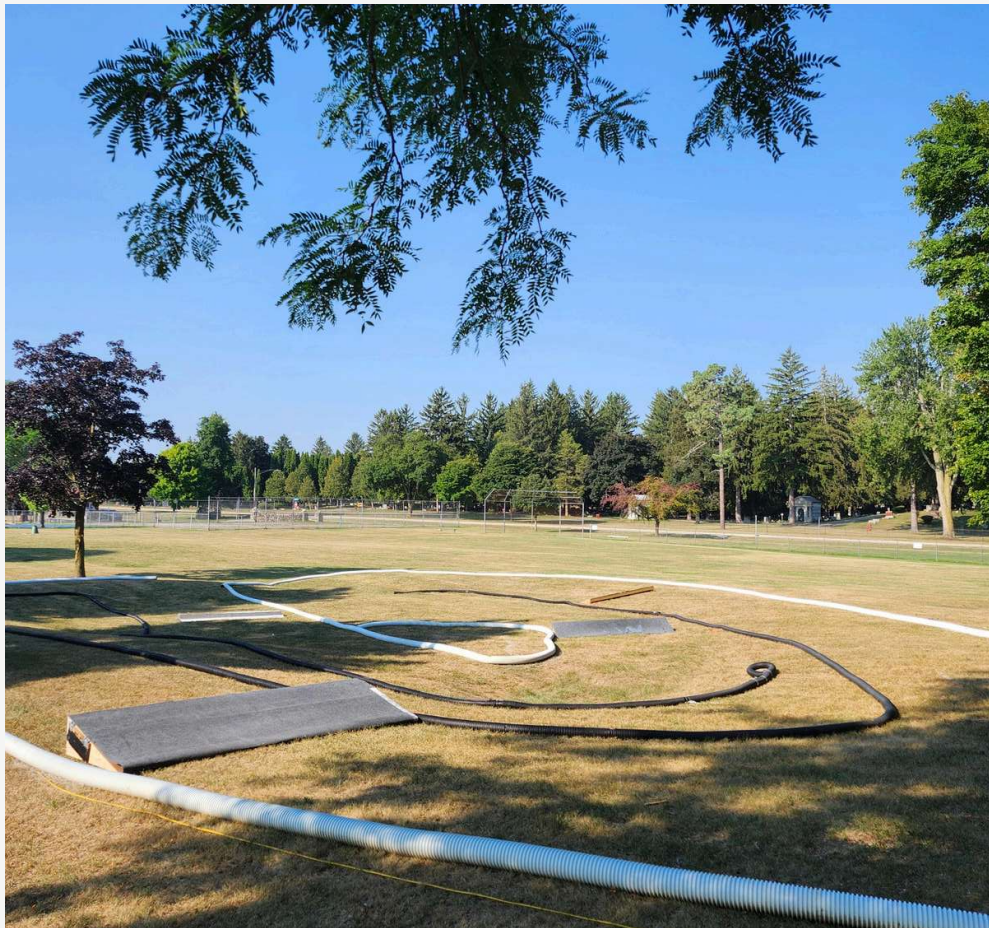
Aug

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D



RC Raceway

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F

M

A

M

J

J

Aug

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D



**Gratiot County Players**



**Children's Magician**

J

F

M

A

M

J

J

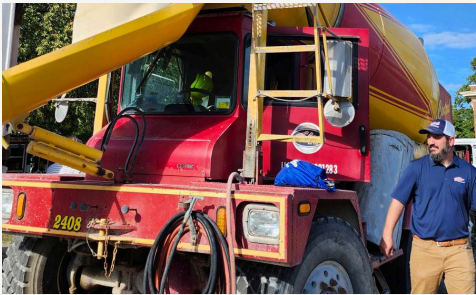
Aug

S

O

N

D



Touch a Truck

J

F

M

A

M

J

J

A

Sept

O

N

D



**Hope in the Park - Collaboration with Child Advocacy and GIHN**

J

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M

J

J

A

S

Oct

N

D



Halloween Craft Night

J

F

M

A

M

J

J

A

S

Oct

N

D



**Adult Softball**

J

F

M

A

M

J

J

A

S

O

Nov

D



**Christmas Craft Night**

# *Not pictured*

- Fitness Classes
- Motor Meetup
- Scavenger Hunt
- Bike Parade
- Adult Volleyball
- Pickleball
- Park Playdates



Private partnerships for education and volunteering are not counted as events but enrich our community connection

# *Thank You!*

The parks and recreation program partnered with countless local businesses and organizations in 2025. Listed are a few key collaborators that made a big impact. Thank you to everyone who supports the program or attended events!



**Alma Public  
Library**



**Alma Public  
Schools**



**ZENlightenment  
Wellness Center**



**Forest Hill  
Nature Area**



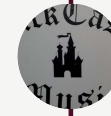
**Gratiot  
Integrated  
Health  
Network**



**Child  
Advocacy**



**Alma  
College**



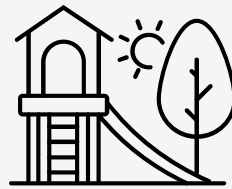
**Black Castle  
Music**

Special thanks to all City of Alma staff who support the program through their work!

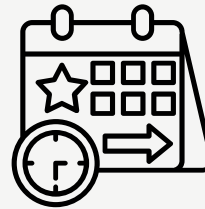
# 2026 Outlook



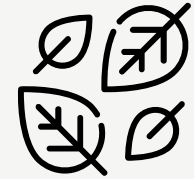
**Hire intern to repeat adult sports program**



**Hire camp counselors to repeat summer camp**



**Maintain full summer event schedule**



**Wrap up Sept with the APL Cemetery Tour and the third annual Hope in the Park**



# *Beyond 2026*

September 30<sup>th</sup>, 2026, is the end date of grant funding.

Parks and Recreation programs will cease unless they become self-sustaining or are inherited by another organization.

We continue to hope that a future funding opportunity will bring outdoor recreation back to the Alma community in the years to come.

**Jordan Laity**

Thank you so much for all the fun activities and experiences! Layla had so much fun! ❤️

**Troy Jones**

Great idea

**Derick Rice**

Loved going was a good experience

**Kristen Ann**

This was such a great camp & experience for my girls. They loved it! Thank you guys making it

**Nikki Schell Green**

I love all of the events that have been happening in the recreation department. You are doing a great job!

Aidan had a great summer with all of you!

**Nikki Mannausau**

Thank you, this was so much fun!

**Ma Courter**

My kids have enjoyed going to day camp

**Mandy Symonds**

What a great community event

**John Giles**

I love it thank you

**Emily Ahern**

So excited to see

**Heather Houtman**

We had so much fun!! Thank you!

Thank you so much for offering this!!

**Kann Forshee**

I hope to see everyone there tonight!

**Jordan Laity**

So much fun

Love this idea!! 🥰🥰

**Sharon Zimmerman**

What a wonderful night ! So relaxing and great music. I encourage everyone to take advantage of this great opportunity.

**Dawn Moore Scharaswak**

This is such a great program for our community. I hope my child be a camper

**Becky Baker**

Thank you for this event

**Anna Sobanski**

My granddaughter love it!

**Brenda Roberts**

Thank you city of **City of Alma Parks and Recreation** it was a great summer experience.





## City Manager Newsletter

February 6, 2026

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### **City of Alma Master Plan**

At the February 2, 2026, Alma Planning Commission meeting, the Public Hearing was held for final review and comments on the Gratiot Countywide Master. The Planning Commission approved the adoption of the plan and has recommended that the City Commission officially adopt the Gratiot Countywide Master Plan as the City of Alma's Master Plan. On Tuesday's agenda is a resolution to adopt the Master Plan. The full plan can be found at: <https://bit.ly/DraftGCMP25>. The **Alma-specific pages** are attached to this newsletter.

### **Chamber Business Recognition**

On the morning of January 29, 2026, the Gratiot Area Chamber of Commerce held the annual New Business and Business Improvement recognition. This year, the Chamber and Alma Action Association honored 11 New Businesses and 8 Business Improvements. There were also two Industrial Businesses honored for their improvements.

- New Businesses: Culver's, The Pink Pineapple Boutique, Rite Pharmacy, Journey Federal Credit Union, Gratiot Pharmacy, Academy of Performing Arts Studio, Smith Family Funeral Home, Baker Chevrolet, Alma Ford, Studio 9, and Alma Smokers Outlet.
- Business Improvements: Allied Hearing, Mercantile Bank, Chasing Fireflies Boutique, Parkside Assembly of God, Gratiot County Players, Century 21 Lee-Mac Realty, Tacos and Tequila, and Gemini Capital Management, LLC.
- Industrial Improvements: Avalon & Tahoe Manufacturing, LLC, and Alma Container Corporation.

### **Transit Expansion**

**Attached are some photos** of the progress on the Transportation Building Expansion.

# COMMUNITY-SPECIFIC ZONING PLANS

## CITY OF ALMA

Zoning Plan	Current City of Alma Zoning Districts															
	R-1 Single Family Residential	R-1a Single Family Residential	R-2 Two Family Residential	R-3 Multiple Family Residential	MPH Mobile Home Park	B-1 Central Business	B-2 General Business	BMR Business/Multi-Residential	SR Storage Restricted	PUD Planned Unit Development	ORT Office Research Industrial	OS Office Services	LI Limited Industrial	GI General Industrial	CI Campus-Institutional	WF Waterfront
<b>Future Land Use Categories</b>																
Agriculture																
Campus																
Community Wide Park																
Downtown/Mixed Use																
General Commercial																
General Mixed Use																
Heavy Industrial																
Light Industrial																
Manufactured Housing Community																
Multi-Family Residential																
Natural and Open Space																
Neighborhood Residential																
Office/Research/Technical																
Open Space/ Conservation Area																
Professional Office Park																
Public/Quasi-Public																
Recreational																
Waterfront Development																

## R-1 SINGLE FAMILY RESIDENTIAL/R-1A SINGLE FAMILY RESIDENTIAL (LOW AND MEDIUM DENSITY)

These districts are intended to provide places where the main use is single-family residential, plus its normal accessory and compatible supportive uses. A reasonable range of lot sizes is envisioned, which will provide a choice of desirable and economically feasible development opportunities for all members of the general public. Certain other private and public uses are permitted but subject to conditions which will ensure their compatibility with the main use and character of these districts.

## R-2 TWO FAMILY RESIDENTIAL (SINGLE FAMILY AND TWO FAMILY)

The intent of this district is to provide places which the main uses include both single-family and two-family residential development, plus normal accessory and compatible supportive uses.

## R-3 MULTIPLE FAMILY RESIDENTIAL

The R-3 multiple-family residential district is designed to provide sites for multiple-family dwelling structures and related uses which will generally serve as zones of transition between nonresidential districts and lower density single-family districts. Due to its buffering characteristic between residential and nonresidential uses, the R-3 district is intended to provide a residential area which is low rise in character yet providing greater density by allowing increased building coverage in the most intense single-family residential district.

## MPH MOBILE HOME PARK

The purpose of the district is providing places of such size and location as will encourage good mobile home residential

development, adjacent to essential community services, and otherwise protecting the health, safety and welfare of mobile home residents.

In addition to the requirement of this chapter, all mobile home parks shall comply with the

Mobile Home Commission Act, Public Act No. 96 of 1987 (MCL 125.2301 et seq.) and the current mobile home code adopted by the state mobile home commission.



## PUD PLANNED UNIT DEVELOPMENT

The intent of this district is to allow the development of a planned unit development, in accordance with ordinance, by way of a rezoning.

## B-1 CENTRAL BUSINESS

This district has the intent of providing areas wherein retail trade and service outlets can be located in order to satisfy the goods and services needs of the city residents and the surrounding trading area. It is the further purpose of this district to retain the present general scale of the variety of buildings, structures and general landscape or site development features in order to continue to retain the overall historical and present city character.

## B-2 GENERAL BUSINESS

This district has the intent of providing an area in which the community's overall commercial and business facilities can be centralized to most efficiently and effectively serve the general community and adjacent areas. Other uses are permitted which are generally compatible with the character

and requirements of these commercial and business uses. These regulations are designed to reduce possible conflicts with adjacent land uses and to provide conditions which encourage proper development within the district.

### BMR BUSINESS/MULTI-RESIDENTIAL

The purpose of the BMR district is to preserve business districts while at the same time allowing a mixture of land uses which will improve property values and the local economy. The BMR district is designed to permit certain business and multifamily uses as a matter of right while allowing certain public services uses that are compatible with surrounding neighborhoods to be considered as special approval uses.

### SR STORAGE RESTRICTED

The intent is to provide a district which would act as an acceptable buffer between industrial manufacturing and business or residential uses. The district would provide for enclosed manufacturing or commercial storage facilities, which would be of a low noise and low traffic use.

### OS OFFICE SERVICES

This district is intended to provide the necessary professional, administrative, personal, technical and scientific offices and related services as the principal uses. Office uses in part are intended to function as transition areas between retail commercial uses and residential uses.

### ORT OFFICE RESEARCH INDUSTRIAL DISTRICT

The ORT is designed to provide for uses which are office or research type or industrial uses which have limited impact outside of the industrial building. The district is designed to be used in areas which are properly buffered from single family residential areas.

### LI LIMITED INDUSTRIAL

The intent of this district is to provide resources and services available and essential to good industrial development, while also guarding against the encroachment of these uses into districts where they would be considered incompatible.



### GI GENERAL INDUSTRIAL

The intent is to provide a district whose location will permit heavy manufacturing types of use to best utilize essential public and private facilities and utilities.

### CI CAMPUS-INSTITUTIONAL

The purpose of this district is to provide area for colleges, universities, educational facilities, convalescent/retirement housing, and related uses. Athletic and cultural institutions shall be included as well as campus housing, student apartments, dormitories, sororities, fraternities and single-family housing.

### WF WATERFRONT

This district has the intent of providing areas having waterfront access wherein the proper use of such areas will principally serve the economic, social and recreational needs and interests of the residents and users of the city. It is the further purpose of this district to promote a mix through a vertical integration of residential, commercial and recreational land uses, emphasizing pedestrian circulation, environmental protection and waterfront access.

**HOUSING ALMA**

**Goal: To develop all types of housing in multiple formats to support affordability and attainability**

Action/Project	Priority	Responsibility
Utilize multiple funding options including state and federal grants for infrastructure improvements as well as potentially the Brownfield TIF for Housing which can support infrastructure development for new housing.	High	City Commission, Administration, MSHDA, MEDC, GGDI and other potential granting agencies such as EPA and the EDA
Identify all vacant lots in the city including public and privately owned lots to plan and prioritize infill housing development opportunities.	High	City Commission, Administration, Planning Commission, GIS, State Land Bank Authority
Identify opportunities to establish local funding programs to assist with housing support for physical improvements, downpayment assistance, GAP financing, or other local housing needs and costs that are not wholly reliant on state and federal grant funds.	Ongoing/ High	City Commission, Administration, GGDI, Philanthropy and Foundations, Institutions, Private Sector
Complete a local housing Target Market Analysis to identify specific housing market needs and demand for new and rehab housing as well as housing format types in demand within the community.	High	City Commission, Administration, Planning Commission, GGDI, MSHDA, MEDC, Gratiot County
Complete a Housing Strategic Plan for development, implementation and prioritization of tools and policies to assist with maximizing the realization of housing development meeting the local market potential.	High	City Commission, Administration, Planning Commission, GGDI, MEDC, MSHDA, Rural Development
Upon completion of a Market Analysis and housing Strategic Plan, create developer attraction tools, and host developer forums and community tours to attract new housing developers to the community.	Mid-range/ Ongoing	City Commission, Administration, GGDI, MEDC, Gratiot County
Identify tools and programs to assist/offset with local lease rates such as rental support programs or other unique tools such as the creation of Community Land Trust for housing.	Mid-Range	City Commission, Administration, MSHDA, State Land Bank Authority, Community Foundation, Private Sector

Complete a Zoning Audit to ensure zoning policies are supportive of new housing development for multiple formats of housing types such as ADU's, mixed-use, townhouses, up to 4 attached units by right in all residential districts and other creative zoning that supports housing development.	High	City Commission, Administration, Planning Commission, Zoning Board of Appeals
---	------	---

### GARDENING ALMA

#### Goal: Solving the disconnect between education and training and job opportunities

Action	Priority	Responsibility
Expand the utilization of the GoingPro talent development program with local companies.	High	RESD, GGDI, MEDC, Michigan Works!, Private Sector
Identify and better utilize or expand access small business funding support programs and dollars as well as identify gaps in small business development support tools and programs.	Ongoing	Administration, GGDI, Gratiot County, Private Sector, SBDC, Mid-Michigan Community College, Montcalm Community College, Alma College, PTAC
Research and identify small business needs for development support such as the potential creation of a makerspace or co-working facilities or incubation centers.	Ongoing	Administration, GGDI, Gratiot County, Private Sector, SBDC, Mid-Michigan Community College, Montcalm Community College, Alma College, EDA

### READY, SET, INVEST IN ALMA

#### Goal: For Alma to become the ideal choice for investment of all industry types (industrial, commercial, and agricultural).

Action	Priority	Responsibility
Continue Capital Improvement Planning to identify major and minor improvements to infrastructure and roads as well as identify potential out of the box funding sources for capital improvements that support new commercial and industrial development and expansion within the community.	Ongoing	City Commission, Administration, Planning Commission
Prioritize development potential and business attraction for the Hoffman Road site owned by the City of Alma including steps potentially needed to execute an eventual Act 425 agreement between Alma and Pine River Township to accommodate site infrastructure needs.	High	City Commission, Administration, City Legal, Pine River Township, GGDI, MEDC
Prioritize areas of the city in most immediate need of infrastructure capacity upgrades and development throughout the city.	Ongoing	City Commission, Administration, Engineering

Initiate a planning process for the Northtown Area of the city as a subarea plan to create a unified vision for new development or redevelopment of the area including vacant land within the subarea.	High	City Commission, Administration, Planning Commission, GGDI, MEDC
Improve investment storytelling through the creation of a new Marketing and Branding Strategic Plan that will assist with the unification of community messaging as well as messaging for specific investment sectors and opportunities in the community.	High to Mid-range	City Commission, Administration, GGDI, MEDC RRC Program
Identify support services in the community to support the energy and rail economies including the potential of being a part of the A2 to Traverse Rail Strategy for Michigan.	Ongoing and Mid-range	City Commission, Administration, GGDI, MDOT
Identify blight support programs to assist with site improvements, specifically to the Alma Products building on Court, but not limited to that single facility.	Ongoing/High	City Commission, Administration, State Land Bank Authority
Identify opportunities for river front development within the community.	Ongoing	City Commission, Administration, Planning Commission
Utilize the MSHDA Workforce Housing Grant to assist with workforce housing development in the community.	High	City Commission, Administration, Planning Commission

## PROTECT AND VISIT ALMA

**Goal: To Provide access the current opportunities to residents and visitors while protecting the environmental assets to strengthen Alma.**

Action	Priority	Responsibility
Seek to establish a community art program to support local artist, tourism, placemaking development and community beautification.	High	City Commission, Administration, DDA, Institutions, Philanthropy, Private Sector, Arts Council
Support activities when possible that focus on improving the environment in the community as well as the environmental quality of the Pine River.	High	City Commission, Administration, EPA, EGLE, Volunteers, Gratiot County and Environmental Advocates
Initiate a feasibility study for dam risk reduction throughout Gratiot County.	High	City Commission, Administration, EGLE
Expand the Keep Alma Beautiful initiative.	Ongoing	City Commission, Administration
Expand the recreational partnership between the city and County.	Ongoing	City Commission, Administration, Gratiot County

# APPENDIX I: JURISDICTION PROFILES

## 1. CITY OF ALMA

<https://myalma.org/>

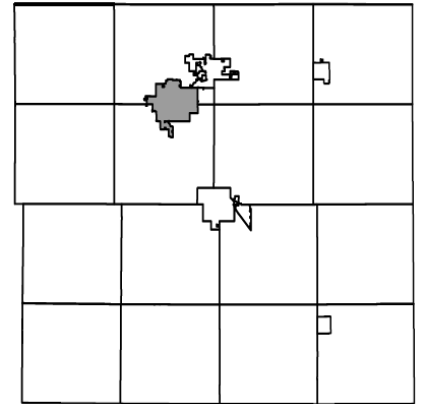
### ABOUT

Founded in 1854, Alma encompasses 6.05 square miles. Home to Alma College and Masonic Pathways, Alma is the largest city in Gratiot County.

### DEMOGRAPHIC DATA

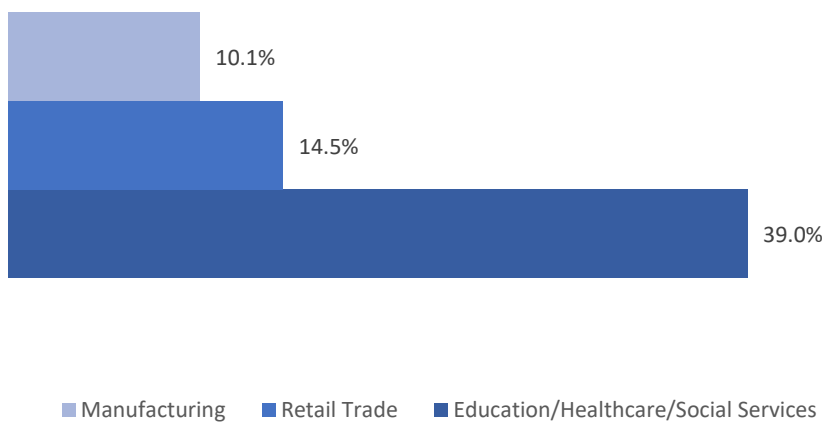
TOTAL POPULATION (2020)	9,488
TOTAL HOUSEHOLDS (2022)	3,541
MEDIAN AGE (2022)	32.7 years
POPULATION 65+ YEARS (2022)	18.0%
MEDIAN HOUSEHOLD INCOME (2022)	\$44,375
MEDIAN HOME VALUE (2020)	\$97,300
TOTAL HOUSING UNITS (2022)	3,577
OWNER OCCUPIED HOUSING UNITS (2022)	60.8%
RENTER OCCUPIED HOUSING UNITS (2022)	39.2%
EMPLOYMENT RATE (CIVILIAN LABOR FORCE) (2022)	53.2%
POVERTY RATE	21.8%

Sources: 2020 Decennial Census and 2022 ACS



### 2022 EMPLOYED POPULATION BY INDUSTRY

Below are the top three industries in which the City of Alma's residents are employed in. The percentages below come from the context of 4,195 total employed civilians.



## **CITY OF ALMA HIGHLIGHTS**

The City of Alma has a goal to develop all types of housing in multiple formats to support affordability and attainability. Some of the actions that will be taken to fulfill this goal are listed here:

- Utilize multiple funding options including state and federal grants for infrastructure improvements as well as potentially the Brownfield TIF for Housing which can support infrastructure development for new housing.
- Identify all vacant lots in the city including public and privately owned lots to plan and prioritize infill housing development opportunities.
- Identify opportunities to establish local funding programs to assist with housing support for physical improvements, downpayment assistance, GAP financing, or other local housing needs and costs that are not wholly reliant on state and federal grant funds.
- Complete a local housing Target Market Analysis to identify specific housing market needs and demand for new and rehab housing as well as housing format types in demand within the community.
- Complete a Housing Strategic Plan for development, implementation and prioritization of tools and policies to assist with maximizing the realization of housing development meeting the local market potential.
- Upon completion of a Market Analysis and housing Strategic Plan, create developer attraction tools, and host developer forums and community tours to attract new housing developers to the community.

Alma has a goal to solve the disconnect between education and training and job opportunities. Some of the actions that will be taken to fulfill this goal are listed here:

- Expand the utilization of the GoingPro talent development program with local companies.
- Identify and better utilize or expand access to small business funding support programs and dollars as well as identify gaps in small business development support tools and programs.
- Research and identify small business needs for development support such as the potential creation of a makerspace or co-working facilities or incubation centers.

Alma's goal to become the ideal choice for investment of all industry types (industrial, commercial, and agricultural) will be supported by the following actions:

- Continue Capital Improvement Planning to identify major and minor improvements to infrastructure and roads as well as identify potential out of the box funding sources for capital improvements that support new commercial and industrial development and expansion within the community.
- Prioritize development potential and business attraction for the Hoffman Road site owned by the City of Alma including steps potentially needed to execute an eventual Act 425 agreement between Alma and Pine River Township to accommodate site infrastructure needs.
- Prioritize areas of the city in most immediate need of infrastructure capacity upgrades and development throughout the city.
- Initiate a planning process for the Northtown Area of the city as a subarea plan to create a unified vision for new development or redevelopment of the area including vacant land within the subarea.
- Improve investment storytelling through the creation of a new Marketing and Branding Strategic Plan that will assist with the unification of community messaging as well as messaging for specific investment sectors and opportunities in the community.

- Identify support services in the community to support the energy and rail economies including the potential of being a part of the A2 to Traverse Rail Strategy for Michigan.

*Additional action items are identified in their community-specific matrix in Chapter Eight.*

Alma’s goal to provide access the current opportunities to residents and visitors while protecting the environmental assets to strengthen the community is supported by the following action items.

- Seek to establish a community art program to support local artists, tourism, placemaking development and community beautification.
- Support activities when possible that focus on improving the environment in the community as well as the environmental quality of the Pine River.
- Initiate a feasibility study for dam risk reduction throughout Gratiot County.
- Expand the Keep Alma Beautiful initiative.
- Expand the recreational partnership between the city and County.

## **EXTENDED ACTION PROJECTS**

- Developing a messaging and marketing campaign for the city with a limited budget and staff.
- The continuing the non-motorized trail expansion and final connections to existing linear non-motorized paths.
  - Connect Alma and St. Louis Riverwalks
  - Connect Gratiot Fair for Youth Sidewalk with the Gemstone Fields subdivision
  - Connect Luce Road School with the Fred Meijer Heartland Trail
  - Connect the City of Alma to the US127 Non-Motorized Pathway
- Rebuilding the park assets that are still important with the current population’s wants and needs, specifically the Park Plan.
- Event/Support spaces within the commercial district to assist/support the development and facilitation of community events/activities, i.e. public restroom
- Public arts initiatives for the public space throughout the community, specifically the public spaces in the downtown area.
- Explore opportunities for the installation of solar on the former refinery site with property owner, utility companies and the State of Michigan.
- Continued support and investment in residential living in the downtown area.
- Riverfront Redevelopment planning the appropriate housing, commercial, recreational opportunities, including a passenger depot/platform, while focusing on the health of the State Street Dam impoundment (Healthy Pine River Committee).
- Redevelopment of the former Middle School site, adjacent to the downtown.
- Development of a site to assist entrepreneurs/small business.

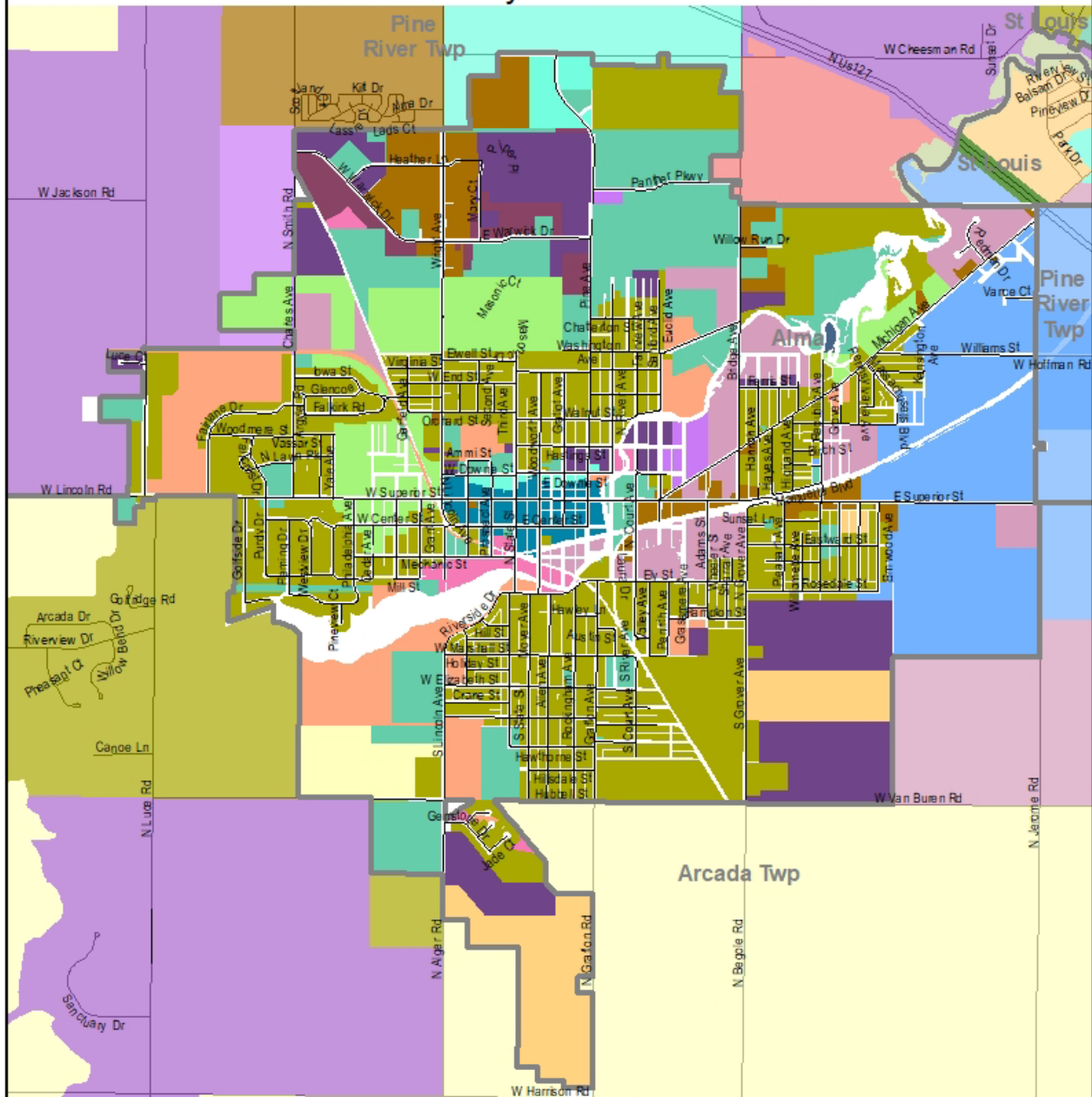
## **COMMUNITY DOCUMENTS**

[Zoning Map](#)

[Zoning Ordinance](#)

[Capital Improvement Plan](#)

# Gratiot County Future Land Use



Future Land Use		
	Municipal Boundaries	
	Agriculture	
	Campus	
	Community-Wide Park	
	Downtown/Mixed Use	
	Excavation	
	General Commercial	
	General Mixed Use	
	Highway	
	Light Industrial	
	Manufactured Housing Community	
	Multi-Family Residential	
	Natural and Open Space	
	Neighborhood Park	
	Neighborhood Residential	
	Office/Research/Technical	
	Open Space/Conservation Area	
	Professional Office Park	
	Public/Quasi-Public	
	Recreational	
	River	
	Rural Residential	



Source: Data provided by Gratiot County GIS Authority and City of Alma. All information is deemed accurate and is made available without warranty of any kind. This document is intended to depict the approximate spatial location of mapped features within the community and any other use is at the risk of the user.

Alma Transportation Building Expansion Photos 2-6-2026



Alma Transportation Building Expansion Photos 2-6-2026



City of Alma  
525 East Superior Street  
Alma, Michigan 48801

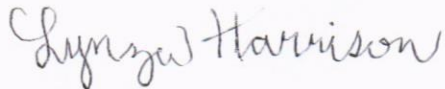
To the Commissioners of the City of Alma,

I am requesting a transfer of the Obsolete Property Rehabilitation Act (OPRA) certificate for the property at 110 East Superior Street (parcel number 29-51-031-254-00) from the previous owner, 110 Superior Investments LLC, to Harrison Studios, LLC. Harrison Studios, LLC is a two member LLC (Lynzee Harrison and William Harrison). We purchased the property from 110 Superior Investments LLC on January 21st, 2026. The building is and will continue to be occupied by my full time business Lynzee Harrison Photography, LLC which is relocating from Ithaca.

The OPRA certificate was originally issued to TK Bennett LLC by the State Tax Commission on June 9, 2020, for a period of twelve years set to expire on December 30, 2032. I am asking the City Commission to grant this transfer for the duration of the original agreement.

I appreciate the Commission taking time to consider this request and am excited to relocate to my home of Alma! Please let me know of any questions you may have.

Thank you,



Lynzee Harrison  
Lynzee Harrison Photography, LLC  
Harrison Studios, LLC

RECEIVED  
FEB 02 2026  
ALMA CITY CLERK



STATE OF MICHIGAN  
DEPARTMENT OF TREASURY  
LANSING

GRETCHEN WHITMER  
GOVERNOR

RACHAEL EUBANKS  
STATE TREASURER

June 17, 2025

Clerk  
City of Alma  
525 East Superior Street  
Alma, MI 48801

Dear Clerk:

The State Tax Commission (Commission) has received a resolution from the City of Alma regarding the transfer of Obsolete Property Rehabilitation Certificate Number 3-20-0006, issued to 110 Superior Investments LLC, located at 110 E Superior Street, City of Alma, Gratiot County.

Public Act 146 of 2000, the Obsolete Property Rehabilitation Act (Act), provides for the transfer of a certificate by the legislative body of the qualified local governmental unit. The Act does not require action by the Commission following the transfer by a qualified local governmental unit. However, the Commission acknowledges the transfer of Certificate number 3-20-0006 as approved by the City of Alma and will change our records to reflect this transfer. The resolution will be filed for future reference.

A party aggrieved by the issuance, refusal to issue, revocation, transfer or modification of this exemption certificate may appeal a final decision by filing a petition with the Michigan Tax Tribunal, [www.michigan.gov/taxtrib](http://www.michigan.gov/taxtrib), within 35 days. MCL 205.735a(6).

If you have further questions regarding this information, please contact the Community Services Division at (517) 335-7491.

Sincerely,

A handwritten signature in black ink, appearing to read "Larry Steckelberg".

Larry Steckelberg, Administrator  
Community Services Division

cc: 110 Superior Investments LLC  
City of Alma, Assessor



## Obsolete Property Rehabilitation Exemption Certificate

Certificate No. 3-20-0006

Pursuant to the provisions of Public Act 146 of 2000, as amended, the State Tax Commission hereby issues an Obsolete Property Rehabilitation Exemption Certificate for the commercial property, as described in the approved application, owned by **TKBennett, LLC**, and located at **110 E Superior, City of Alma**, County of Gratiot, Michigan.

This certificate provides the authority for the assessor to exempt the commercial property for which this Obsolete Property Rehabilitation Exemption Certificate is in effect, but not the land on which the rehabilitated facility is located or the personal property, from ad valorem taxation. This certificate further provides the authority to levy a specific tax known as the Obsolete Properties tax.

This certificate, unless revoked as provided by Public Act 146 of 2000, as amended, shall remain in force for a period of **12 year(s)**;

**Beginning December 31, 2020, and ending December 30, 2032.**

The real property investment amount for this obsolete facility is **\$100,000**.

The frozen taxable value of the real property related to this certificate is **\$47,465**.

The State Treasurer **has excluded** from the specific tax **one-half of the mills levied for local school operating purposes and one-half of the state education tax** to be levied for this certificate for a period of six years, beginning **December 31, 2020** and ending **December 30, 2026**.

This Obsolete Property Rehabilitation Exemption Certificate is issued on **June 9, 2020**.



Handwritten signature of Peggy L. Nolde in cursive.

Peggy L. Nolde, Chairperson  
State Tax Commission

A TRUE COPY  
ATTEST:

Handwritten signature of Emily Leik in cursive.

Emily Leik  
Michigan Department of Treasury

RECEIVED

2020 JUN 10

ALMA CITY CLERK



**RESOLUTION 2026-\_\_\_\_\_**  
**RESOLUTION APPROVING THE TRANSFER OF OWNERSHIP**  
**OF THE OBSOLETE PROPERTY REHABILITATION**  
**CERTIFICATE NO. 3-20-0006, AS AMENDED.**

At a regular meeting of the City Commission of the City of Alma, Gratiot County, Michigan, held in the Commission Chambers of said City on the \_\_\_\_ day of \_\_\_\_\_ 2026, the following action was taken:

**Present:**  
**Absent:**

The following preamble and resolution were offered by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_:

**Whereas**, the City of Alma has been deemed a Qualified Local Governmental Unit, according to Section 2(k) of PA 146 of 2000; and

**Whereas**, pursuant to PA 146 of 2000, on January 28, 2020, the City Commission, by resolution, established the TK Bennett LLC Obsolete Property Rehabilitation District at 110 E. Superior Street, and

**Whereas**, January 28, 2020, the Alma City Commission found the property located at 110 East Superior Street Alma, Michigan, to be an obsolete property. An application for an Obsolete Property Rehabilitation Certificate was approved with respect to the rehabilitation of facilities located upon the following described parcel of real property situated within the TK Bennett LLC Obsolete Property Rehabilitation District, to wit:

OT COM 87' E OF NW COR OF BLK 22, TH S 70' E 27' N 4' W 1' N 66' W 26' TO POB. Parcel No. 29-51-031-254-00 (110 E. Superior Street)

**Whereas**, The Obsolete Property Rehabilitation Certificate No. 3-20-0006 was issued by the State Tax Commission on June 9, 2020, and shall be and remain in force and effect for a period of twelve (12) years ending on December 30, 2032, and

**Whereas**, pursuant to MCL 125.2793, a certificate may be transferred and assigned by the holder of the certificate to a new owner of the rehabilitated facility if the qualified local governmental unit approves the transfer after application by the new owner, and

**Whereas**, on March 31, 2025, TK Bennett LLC deeded the ownership of said Parcel No. 29-51-031-254-00, within the City of Alma, County of Gratiot, State of Michigan (110 E. Superior Street) to 110 Superior Investments LLC, and on January 21, 2026, 110 Superior Investments LLC deeded the ownership of said Parcel No. 29-51-031-254-00 (110 E. Superior Street) to Harrison Studios LLC;

**Now Therefore, Be It Resolved by the City Commission of the City of Alma** that Obsolete Property Rehabilitation Exemption Certificate No. 3-20-0006 be transferred to Harrison Studios LLC for the term of the Certificate ending on December 30, 2032.

**Yes:**  
**No:**

**Resolution declared [adopted/declined].**

**Certificate**

I, Sara Anderson, Clerk of the City of Alma, do hereby certify that the above resolution is a true and exact copy adopted at a regular meeting of the City Commission held on Tuesday, \_\_\_\_\_, 2026, at 6:00 p.m.

\_\_\_\_\_  
Sara Anderson, City Clerk

**WARRANT TO THE TREASURER**

**WARRANT NO. 26-15 CITY OF ALMA**

**FEBRUARY 10, 2026**

The attached claims have been allowed by the City Commission, and you are hereby authorized to release payment for each of the claims as covered by the checks listed on the attachment.

Internal service fund transfers for the period of January 23, 2026, through February 5, 2026:

<b>ACCOUNTING:</b>	<b>\$</b>	<b>0.00</b>
<b>INFORMATION TECHNOLOGY:</b>	<b>\$</b>	<b>0.00</b>
<b>HUMAN RESOURCES:</b>	<b>\$</b>	<b>0.00</b>
<b>ENGINEERING SERVICES:</b>	<b>\$</b>	<b>0.00</b>
<b>PUBLIC WORKS SERVICES:</b>	<b>\$</b>	<b>0.00</b>
<b>EQUIPMENT RENTAL CHARGES:</b>	<b>\$</b>	<b>0.00</b>

Payroll of January 29, 2026, totaling \$275,466.40 in gross wages, employer taxes and benefit costs.

**SIGNED:** \_\_\_\_\_  
Sara Anderson, City Clerk

**COUNTERSIGNED:** \_\_\_\_\_  
Aeric Ripley, City Manager



# CITY OF ALMA

525 East Superior St.  
Alma, MI 48801

**Curtis Dancer**

Finance Director/Treasurer  
525 East Superior St.  
Alma, Michigan 48801  
[cdancer@myalma.org](mailto:cdancer@myalma.org)  
(989) 463-9504

**City of Alma Commission**

Greg Mapes,	Mayor
Roxann Harrington,	Vice Mayor
Andrew Bare,	Commissioner
Danny Wernick,	Commissioner
Roger Allman,	Commissioner
Michelle Pitts,	Commissioner
Sonia Gibson,	Commissioner
Adam Flory	City Attorney
Aeric Ripley,	City Manager
Sara Anderson	City Clerk

## FINANCE REPORT FOR CITY COMMISSION

# CHECK WARRANT

**To be approved at Commission  
Meeting dated**

**February 10, 2026**

*Month/Day/year*

Inv Num Inv Ref#	Vendor Description GL Distribution	Inv Date Entered By	Due Date	Inv Amt	Amt Due	Status	Jrnalized Post Date
198-532559 99099	A-1 Truck Parts, Inc. UNIT #235 MAINTENANCE PARTS 661-532.000-780.000	02/03/2026 CDANCER MAINTENANCE PARTS	02/11/2026	32.39 32.39	32.39	Open	N 02/03/2026
198-532031 99100	A-1 Truck Parts, Inc. UNIT #236 MAINTENANCE PARTS 661-532.000-780.000	01/27/2026 CDANCER MAINTENANCE PARTS	02/11/2026	7.12 7.12	7.12	Open	N 01/27/2026
198-531867 99101	A-1 Truck Parts, Inc. UNIT #236 MAINTENANCE PARTS 661-532.000-780.000	01/23/2026 CDANCER MAINTENANCE PARTS	02/11/2026	12.21 12.21	12.21	Open	N 01/23/2026
198-531892 99102	A-1 Truck Parts, Inc. UNIT #236 MAINTENANCE PARTS 661-532.000-780.000	01/23/2026 CDANCER MAINTENANCE PARTS	02/11/2026	81.12 81.12	81.12	Open	N 01/23/2026
0085438 98979	ABDO PUBLISHING COMPANY, INC. BOOKS 510-790.000-972.100 510-790.000-972.200	01/06/2026 CDANCER JUVENILE FICTIONAL BOOKS FICTION JUVENILE NONFICTIONAL NONFICTION	02/11/2026	202.02 48.90 153.12	202.02	Open	N 01/06/2026
54728 98980	ADAMS PLUMBING & HEATING, INC MAINTENANCE PARTS 590-527.000-787.000	01/22/2026 CDANCER MAINTENANCE SUPPLIES	02/11/2026	37.00 37.00	37.00	Open	N 01/22/2026
01302026 98981	ADELIA MARIE MILLER CDL REIMBURSEMENT 588-596.000-716.000	01/30/2026 CDANCER LICENSE/CERTIFICATION FEE	02/11/2026	80.00 80.00	80.00	Open	N 01/30/2026
A609967 98982	ALMA BOLT & SUPPLY MAINTENANCE PARTS 590-527.000-787.000	01/22/2026 CDANCER MAINTENANCE SUPPLIES	02/11/2026	10.66 10.66	10.66	Open	N 01/22/2026
A609246 98983	ALMA BOLT & SUPPLY SUPPLIES - GAWA 103-536.520-740.000	01/15/2026 CDANCER MATERIALS/SUPPLIES	02/11/2026	21.59 21.59	21.59	Open	N 01/15/2026
A610668 99103	ALMA BOLT & SUPPLY MAINTENANCE PARTS	01/29/2026 CDANCER	02/11/2026	69.66	69.66	Open	N 01/29/2026

Inv Num Inv Ref#	Vendor Description GL Distribution	Inv Date Entered By	Due Date	Inv Amt	Amt Due	Status	Jrnalized Post Date
	590-527.000-787.000	MAINTENANCE SUPPLIES		69.66			
A610265							
99104	ALMA BOLT & SUPPLY SHOP SUPPLIES 661-532.000-740.000	01/26/2026 CDANCER MATERIALS/SUPPLIES	02/11/2026	219.26 219.26	219.26	Open	N 01/26/2026
217398415							
98984	ALMA COLLEGE BOOKSTORE FEDEX SHIPPING CHARGES 590-527.000-740.000	01/30/2026 CDANCER MATERIALS/SUPPLIES	02/11/2026	17.85 17.85	17.85	Open	N 01/30/2026
B380959							
98985	ALMA HARDWARE MAINTENANCE PARTS 590-527.000-787.000	01/23/2026 CDANCER MAINTENANCE SUPPLIES	02/11/2026	49.56 49.56	49.56	Open	N 01/23/2026
C375582							
98986	ALMA HARDWARE SUPPLIES 590-527.000-746.000	01/29/2026 CDANCER TOOLS/EQUIPMENT	02/11/2026	27.47 27.47	27.47	Open	N 01/29/2026
C375500							
98987	ALMA HARDWARE MAINTENANCE PARTS 590-527.000-787.000	01/27/2026 CDANCER MAINTENANCE SUPPLIES	02/11/2026	27.97 27.97	27.97	Open	N 01/27/2026
B381087							
99105	ALMA HARDWARE SHOP SUPPLIES 661-532.000-740.000	01/29/2026 CDANCER MATERIALS/SUPPLIES	02/11/2026	16.68 16.68	16.68	Open	N 01/29/2026
B380952							
99106	ALMA HARDWARE FIRE HALL SUPPLIES 597-336.000-740.000	01/22/2026 CDANCER MATERIALS/SUPPLIES	02/11/2026	16.27 16.27	16.27	Open	N 01/22/2026
C375393							
99107	ALMA HARDWARE FOR STORE ROOM 597-336.000-746.000	01/22/2026 CDANCER TOOLS/EQUIPMENT	02/11/2026	29.99 29.99	29.99	Open	N 01/22/2026
B381067							
99108	ALMA HARDWARE TOOLS AND SUPPLIES 597-336.000-740.000 597-336.000-746.000	01/28/2026 CDANCER MATERIALS/SUPPLIES TOOLS/EQUIPMENT	02/11/2026	31.28 9.29 21.99	31.28	Open	N 01/28/2026

Inv Num Inv Ref#	Vendor Description GL Distribution	Inv Date Entered By	Due Date	Inv Amt	Amt Due	Status	Jrnalized Post Date
989070956							
99109	ALMA TIRE, INC TIRES FOR UNIT 30 661-532.000-781.000	02/02/2026 CDANCER TIRES	02/11/2026	53.00 53.00	53.00	Open	N 02/02/2026
14RW-DJ4G-TPLK							
98988	AMAZON CAPITAL SERVICES LIBRARY SUPPLIES 510-790.000-740.000	01/20/2026 CDANCER MATERIALS/SUPPLIES	02/11/2026	165.45 165.45	165.45	Open	N 01/20/2026
1YL7-K4VQ-LMTW							
98989	AMAZON CAPITAL SERVICES LIBRARY SUPPLIES 510-790.000-740.000	01/26/2026 CDANCER MATERIALS/SUPPLIES	02/11/2026	19.20 19.20	19.20	Open	N 01/26/2026
1D1M-CP61-HQMY							
98990	AMAZON CAPITAL SERVICES LIBRARY AND PROGRAMMING SUPPLIES 510-790.000-740.000 208-751.000-740.790	01/27/2026 CDANCER MATERIALS/SUPPLIES LIBRARY PROGRAM SUPPLIES	02/11/2026	51.29 35.31 15.98	51.29	Open	N 01/27/2026
17WW-XR3N-3NRM							
98991	AMAZON CAPITAL SERVICES CRAFT SUPPLIES 208-751.000-740.790	01/21/2026 CDANCER LIBRARY PROGRAM SUPPLIES	02/11/2026	36.77 36.77	36.77	Open	N 01/21/2026
1LLD-61MF-3PP6							
98992	AMAZON CAPITAL SERVICES SUPPLIES FOR PARKS AND REC COORDIN 208-751.000-740.000	02/02/2026 CDANCER MATERIALS/SUPPLIES	02/11/2026	24.98 24.98	24.98	Open	N 02/02/2026
1CKG-VG9T-77LH							
99110	AMAZON CAPITAL SERVICES SUPPLIES FOR FINANCE DEPARTMENT 101-191.000-740.000	01/29/2026 CDANCER MATERIALS/SUPPLIES	02/11/2026	81.45 81.45	81.45	Open	N 01/29/2026
17N4-J3YQ-1W7N							
99111	AMAZON CAPITAL SERVICES TOOLS AND STREET LIGHT SUPPLIES 661-532.000-746.000 101-448.000-740.000	09/29/2025 CDANCER TOOLS/EQUIPMENT MATERIALS/SUPPLIES	02/11/2026	301.27 127.95 173.32	301.27	Open	N 09/29/2025
1VNN-GN4R-7YR6							
99112	AMAZON CAPITAL SERVICES TOOLS 661-532.000-746.000	10/08/2025 CDANCER TOOLS/EQUIPMENT	02/11/2026	177.06 177.06	177.06	Open	N 10/08/2025

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11H1-YWTF-HQG4							
99113	AMAZON CAPITAL SERVICES SUPPLIES 101-301.000-740.000	01/31/2026 CDANCER MATERIALS/SUPPLIES	02/11/2026	38.48 38.48	38.48	Open	N 01/31/2026
1LYR-HLKQ-HG1H							
99114	AMAZON CAPITAL SERVICES CREDIT - RETURNED ITEM 101-301.000-740.000	01/31/2026 CDANCER MATERIALS/SUPPLIES	02/11/2026	(38.48) (38.48)	(38.48)	Open	N 01/31/2026
010-67765							
98978	AMERITAS LIFE INSURANCE CORP VISION PREMIUMS FOR HOUSING EMPLOY D KING 101-000.000-231.106	02/03/2026 ALMA HOUSING PAYABLES	02/03/2026	47.44 47.44	47.44	Open	N 02/03/2026
41121075							
99115	APPLIED CAPITAL, LLC COPIER - PD 101-301.000-801.000	01/26/2026 CDANCER CONTRACT FEES	02/11/2026	182.38 182.38	182.38	Open	N 01/26/2026
3012290							
98993	APPLIED INNOVATION CONTRACT FEES 12/12/2025 TO 03/11/ 590-527.000-801.000	12/11/2025 CDANCER CONTRACT FEES	02/11/2026	153.66 153.66	153.66	Open	N 12/11/2025
3022154							
98994	APPLIED INNOVATION CONTRACT FEES 12/27/2025 TO 01/26/ 588-596.000-801.000	12/23/2025 CDANCER CONTRACT FEES	02/11/2026	89.55 89.55	89.55	Open	N 12/23/2025
3026812							
98995	APPLIED INNOVATION CONTRACT FEES 01/02/2026 TO 02/01/ 101-191.000-801.000	01/02/2026 CDANCER CONTRACT FEES	02/11/2026	363.14 363.14	363.14	Open	N 01/02/2026
3056467							
99116	APPLIED INNOVATION CONTRACT BASE RATE CHARGE 02/02/20 101-191.000-801.000	02/02/2026 CDANCER CONTRACT FEES	02/11/2026	417.61 417.61	417.61	Open	N 02/02/2026
01345							
98996	Arcada Township WINTER TAX BILL 01-029-002-00 101-000.000-072.000	12/01/2025 CDANCER DUE FROM COUNTIES	02/11/2026	68.92 68.92	68.92	Open	N 12/01/2025
01/28/2026							
98943	BADER & SONS UB refund for account: 260020400-0 591-000.000-033.000	01/28/2026 CDANCER WATER RATE	02/15/2026	98.16 25.69	98.16	Open	Y 01/28/2026

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	GL Distribution						
	590-000.000-033.000	58 SEWER		22.63			
	591-000.000-033.000	58 WATER		18.71			
	590-000.000-033.000	SEWER RATE		17.01			
	596-000.000-033.000	SOLID WASTE		14.12			
01/28/2026							
98939	BADER & SONS CO	01/28/2026	02/15/2026	9.80	9.80	Open	Y 01/28/2026
	UB refund for account: 035072400-0 CDANCER						
	590-000.000-033.000	58 SEWER		4.42			
	596-000.000-033.000	SOLID WASTE		2.76			
	591-000.000-033.000	58 WATER		2.57			
	591-000.000-033.000	WATER RATE		0.03			
	590-000.000-033.000	SEWER RATE		0.02			
01/28/2026							
98956	BAKER ALMA INC.	01/28/2026	02/15/2026	2.44	2.44	Open	Y 01/28/2026
	UB refund for account: 665032400-0 CDANCER						
	590-000.000-033.000	58 SEWER		1.41			
	591-000.000-033.000	58 WATER		1.03			
INV-1482							
99120	BS&A SOFTWARE	02/04/2026	02/11/2026	700.00	700.00	Open	N 02/04/2026
	S700 STRIPE TERMINALS	CDANCER					
	101-191.000-746.000	TOOLS/EQUIPMENT		700.00			
JAN26 219 N STATE ST							
98997	CITY OF ALMA	01/31/2026	02/11/2026	222.00	222.00	Open	N 01/31/2026
	ACCOUNT NUMBER 645021900-001	CDANCER					
	580-265.860-927.000	WATER/SEWER		130.98			
	580-265.870-927.000	WATER/SEWER		91.02			
JAN26 217 N STATE ST							
98998	CITY OF ALMA	01/31/2026	02/11/2026	346.45	346.45	Open	N 01/31/2026
	ACCOUNT NUMBER 645021700-001	CDANCER					
	580-265.850-927.000	WATER/SEWER		346.45			
JAN26 901 WASHINGTON							
99121	CITY OF ALMA	01/31/2026	02/11/2026	186.86	186.86	Open	N 01/31/2026
	ACCOUNT NUMBER 730090100-001	CDANCER					
	590-527.000-927.000	WATER/SEWER		186.86			
JAN26 1105 WILLOW RU							
99122	CITY OF ALMA	01/31/2026	02/11/2026	148.90	148.90	Open	N 01/31/2026
	ACCOUNT NUMBER 763110500-001	CDANCER					
	588-596.000-927.000	WATER/SEWER		148.90			
26-0005602							
99159	CITY OF ALMA	01/31/2026	02/11/2026	482.99	482.99	Open	N 01/31/2026
	JANUARY 2026 UTILITIES	CDANCER					
	580-265.870-921.000	ELECTRICITY		171.67			

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	580-265.870-923.000	NATURAL GAS		220.30			
	580-265.870-927.000	WATER/SEWER		91.02			
01/28/2026							
98957	CITY OF ALMA 51-031-035-00	01/28/2026 CDANCER	02/15/2026	302.74	302.74	Open	Y 01/28/2026
	590-000.000-033.000	58 SEWER		254.30			
	591-000.000-033.000	WATER RATE		29.05			
	590-000.000-033.000	SEWER RATE		19.39			
354997							
98999	CIVIC PLUS ONLINE CODE HOSTING PREMIUM BUNDLE	01/01/2026 CDANCER	02/11/2026	1,661.19	1,661.19	Open	N 01/01/2026
	101-215.000-801.000	CONTRACT FEES		830.60			
	101-000.000-123.000	PREPAID ITEMS		830.59			
P66055-2							
99000	CLARKE HISTORICAL LIBRARY NEWSPAPER DIGITIZATION	01/29/2026 CDANCER	02/28/2026	6,750.00	6,750.00	Open	N 01/29/2026
	510-790.000-801.000	LOCAL NEWSPAPER DIGITIZATION		6,750.00			
202077333719							
99001	CONSUMERS ENERGY JANUARY 2026 351 N COURT AVE 1000	01/26/2026 CDANCER	02/11/2026	2,202.01	2,202.01	Open	N 01/26/2026
	510-790.000-921.000	ELECTRICITY		2,202.01			
203145202707							
99002	CONSUMERS ENERGY JANUARY 2026 351 N COURT AVE 1000	01/26/2026 CDANCER	02/11/2026	1,864.89	1,864.89	Open	N 01/26/2026
	510-790.000-923.000	NATURAL GAS		1,864.89			
201454387672							
99003	CONSUMERS ENERGY JANUARY 2026 529 GRAFTON AVE 1000	01/27/2026 CDANCER	02/11/2026	130.11	130.11	Open	N 01/27/2026
	590-527.000-921.000	ELECTRICITY		130.11			
203857118672							
99004	CONSUMERS ENERGY JANUARY 2026 201 GEMSTONE DR 1000	01/27/2026 CDANCER	02/11/2026	77.68	77.68	Open	N 01/27/2026
	590-527.000-921.000	ELECTRICITY		77.68			
203323178031							
99005	CONSUMERS ENERGY JANUARY 2026 330 RIVERSIDE DR 1000	01/27/2026 CDANCER	02/11/2026	150.41	150.41	Open	N 01/27/2026
	590-527.000-921.000	ELECTRICITY		150.41			
202878215840							
99006	CONSUMERS ENERGY JANUARY 2026 1334 CHARLES AVE 1000	01/27/2026 CDANCER	02/11/2026	57.99	57.99	Open	N 01/27/2026
	590-527.000-921.000	ELECTRICITY		57.99			

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201454387675 99007	CONSUMERS ENERGY JANUARY 2026 106 GRANT AVE 1000 00 CDANCER 590-527.000-921.000	01/27/2026 ELECTRICITY	02/11/2026	151.63 151.63	151.63	Open	N 01/27/2026
201454387708 99008	CONSUMERS ENERGY JANUARY 2026 914 RIVERVIEW DR 1000 CDANCER 590-527.000-921.000	01/27/2026 ELECTRICITY	02/11/2026	298.44 298.44	298.44	Open	N 01/27/2026
201454387674 99009	CONSUMERS ENERGY JANUARY 2026 721 E MARSHALL ST 100 CDANCER 590-527.000-921.000	01/27/2026 ELECTRICITY	02/11/2026	126.38 126.38	126.38	Open	N 01/27/2026
201988339188 99010	CONSUMERS ENERGY JANUARY 2026 135 ELY ST 1000 2064 CDANCER 101-751.000-921.000	01/27/2026 ELECTRICITY	02/11/2026	61.36 61.36	61.36	Open	N 01/27/2026
202077335562 99011	CONSUMERS ENERGY JANUARY 2026 620 S LINCOLN AVE 100 CDANCER 101-567.000-921.000 101-567.000-923.000	01/27/2026 ELECTRICITY NATURAL GAS	02/11/2026	170.85 110.33 60.52	170.85	Open	N 01/27/2026
203323178030 99012	CONSUMERS ENERGY JANUARY 2026 248 RIVERSIDE DR #2 1 CDANCER 101-751.000-921.000	01/27/2026 ELECTRICITY	02/11/2026	56.46 56.46	56.46	Open	N 01/27/2026
201810344193 99013	CONSUMERS ENERGY JANUARY 2026 940 CHARLES AVE 1000 CDANCER 101-751.000-921.000	01/27/2026 ELECTRICITY	02/11/2026	29.69 29.69	29.69	Open	N 01/27/2026
203323178032 99014	CONSUMERS ENERGY JANUARY 2026 644 RIVERSIDE DR 1000 CDANCER 101-751.000-921.000	01/27/2026 ELECTRICITY	02/11/2026	43.01 43.01	43.01	Open	N 01/27/2026
203857118669 99015	CONSUMERS ENERGY JANUARY 2026 313 ELY ST 1000 2265 CDANCER 101-751.000-921.000	01/27/2026 ELECTRICITY	02/11/2026	39.96 39.96	39.96	Open	N 01/27/2026
20341218818 99016	CONSUMERS ENERGY JANUARY 2026 307 N COURT AVE 1000 CDANCER	01/27/2026	02/11/2026	65.95	65.95	Open	N 01/27/2026

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	101-448.000-921.000	ELECTRICITY		65.95			
203412188819 99017	CONSUMERS ENERGY JANUARY 2026 412 WRIGHT AVE 1000 7 CDANCER 101-448.000-921.000	01/27/2026	02/11/2026	82.59	82.59	Open	N 01/27/2026
		ELECTRICITY		82.59			
203857118670 99018	CONSUMERS ENERGY JANUARY 2026 201 N COURT AVE 1000 CDANCER 101-751.000-921.000	01/27/2026	02/11/2026	52.09	52.09	Open	N 01/27/2026
		ELECTRICITY		52.09			
203857118671 99019	CONSUMERS ENERGY JANUARY 2026 311 COURT 1000 2265 9 CDANCER 101-751.000-921.000	01/27/2026	02/11/2026	47.19	47.19	Open	N 01/27/2026
		ELECTRICITY		47.19			
204213090328 99020	CONSUMERS ENERGY JANUARY 2026 101 ADAMS ST 1000 631 CDANCER 101-448.000-921.000	01/27/2026	02/11/2026	41.31	41.31	Open	N 01/27/2026
		ELECTRICITY		41.31			
205814796342 99021	CONSUMERS ENERGY JANUARY 2026 513 W SUPERIOR ST 100 CDANCER 101-448.000-921.000	01/27/2026	02/11/2026	165.23	165.23	Open	N 01/27/2026
		ELECTRICITY		165.23			
205814796343 99022	CONSUMERS ENERGY JANUARY 2026 803 W SUPERIOR ST 100 CDANCER 101-448.000-921.000	01/27/2026	02/11/2026	146.54	146.54	Open	N 01/27/2026
		ELECTRICITY		146.54			
206259652014 99023	CONSUMERS ENERGY JANUARY 2026 1402 MICHIGAN AVE 100 CDANCER 101-751.000-921.000	01/28/2026	02/11/2026	39.10	39.10	Open	N 01/28/2026
		ELECTRICITY		39.10			
201365432513 99024	CONSUMERS ENERGY JANUARY 2026 219 N STATE ST 1000 2 CDANCER 580-265.860-921.000 580-265.870-921.000 580-265.860-923.000 580-265.850-923.000 580-265.870-923.000	01/28/2026	02/11/2026	1,578.15	1,578.15	Open	N 01/28/2026
		ELECTRICITY		247.03			
		ELECTRICITY		171.67			
		NATURAL GAS		336.24			
		NATURAL GAS		602.91			
		NATURAL GAS		220.30			
202255321952 99025	CONSUMERS ENERGY JANUARY 2026 520 PARK AVE 1030 259 CDANCER 101-751.000-921.000	01/28/2026	02/11/2026	33.58	33.58	Open	N 01/28/2026
		ELECTRICITY		33.58			

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202700242322 99026	CONSUMERS ENERGY JANUARY 2026 225 WOODWORTH AVE LOT CDANCER 101-448.000-921.000	01/28/2026 ELECTRICITY	02/11/2026	36.76 36.76	36.76	Open	N 01/28/2026
202967210888 99027	CONSUMERS ENERGY JANUARY 2026 1105 WILLOW RUN DR 10 CDANCER 588-596.000-921.000	01/28/2026 ELECTRICITY	02/11/2026	2,357.90 2,357.90	2,357.90	Open	N 01/28/2026
203501176156 99028	CONSUMERS ENERGY JANUARY 2026 411 PINE AVE 1000 708 CDANCER 101-448.000-921.000	01/28/2026 ELECTRICITY	02/11/2026	55.39 55.39	55.39	Open	N 01/28/2026
203501176157 99029	CONSUMERS ENERGY JANUARY 2026 121 W SUPERIOR ST STR CDANCER 101-448.000-921.000	01/28/2026 ELECTRICITY	02/11/2026	74.58 74.58	74.58	Open	N 01/28/2026
203501176158 99030	CONSUMERS ENERGY JANUARY 2026 307 N STATE ST 1000 7 CDANCER 101-448.000-921.000	01/28/2026 ELECTRICITY	02/11/2026	57.45 57.45	57.45	Open	N 01/28/2026
203501176159 99031	CONSUMERS ENERGY JANUARY 2026 321 WOODWORTH AVE 100 CDANCER 101-448.000-921.000	01/28/2026 ELECTRICITY	02/11/2026	77.09 77.09	77.09	Open	N 01/28/2026
203501176160 99032	CONSUMERS ENERGY JANUARY 2026 320 WOODWORTH AVE 100 CDANCER 101-448.000-921.000	01/28/2026 ELECTRICITY	02/11/2026	95.93 95.93	95.93	Open	N 01/28/2026
203501176161 99033	CONSUMERS ENERGY JANUARY 2026 411 N STATE ST 1000 7 CDANCER 101-448.000-921.000	01/28/2026 ELECTRICITY	02/11/2026	95.93 95.93	95.93	Open	N 01/28/2026
203501176162 99034	CONSUMERS ENERGY JANUARY 2026 412 N STATE ST 1000 7 CDANCER 101-448.000-921.000	01/28/2026 ELECTRICITY	02/11/2026	308.04 308.04	308.04	Open	N 01/28/2026
203501176163 99035	CONSUMERS ENERGY JANUARY 2026 410 WOODWORTH AVE 100 CDANCER 101-448.000-921.000	01/28/2026 ELECTRICITY	02/11/2026	90.77 90.77	90.77	Open	N 01/28/2026

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203501176164 99036	CONSUMERS ENERGY JANUARY 2026 313 PROSPECT AVE 1000 CDANCER 101-448.000-921.000	01/28/2026 ELECTRICITY	02/11/2026	95.19 95.19	95.19	Open	N 01/28/2026
203501176165 99037	CONSUMERS ENERGY JANUARY 2026 502 HEATHER 1000 7171 CDANCER 101-448.000-921.000	01/28/2026 ELECTRICITY	02/11/2026	29.36 29.36	29.36	Open	N 01/28/2026
205636823912 99038	CONSUMERS ENERGY JANUARY 2026 417 E SUPERIOR ST 100 CDANCER 101-751.000-921.000	01/28/2026 ELECTRICITY	02/11/2026	79.19 79.19	79.19	Open	N 01/28/2026
204747003277 99039	CONSUMERS ENERGY JANUARY 2026 527 N COURT AVE 1000 CDANCER 101-751.000-921.000	01/28/2026 ELECTRICITY	02/11/2026	74.48 74.48	74.48	Open	N 01/28/2026
205013968894 99040	CONSUMERS ENERGY JANUARY 2026 800 WASHINGTON AVE 10 CDANCER 661-532.000-923.000 661-532.000-921.000	01/28/2026 NATURAL GAS ELECTRICITY	02/11/2026	2,635.11 2,067.89 567.22	2,635.11	Open	N 01/28/2026
203768116790 99041	CONSUMERS ENERGY JANUARY 2026 6196 N JEROME RD 1000 CDANCER 591-536.000-921.000	01/28/2026 ELECTRICITY	02/11/2026	214.55 214.55	214.55	Open	N 01/28/2026
205280889385 99042	CONSUMERS ENERGY JANUARY 2026 800 EUCLID AVE 1000 2 CDANCER 101-751.000-921.000	01/28/2026 ELECTRICITY	02/11/2026	49.59 49.59	49.59	Open	N 01/28/2026
203679168361 99043	CONSUMERS ENERGY JANUARY 2026 204 PROSPECT AVE 1000 CDANCER 580-265.830-921.000	01/28/2026 ELECTRICITY	02/11/2026	51.54 51.54	51.54	Open	N 01/28/2026
203679168362 99044	CONSUMERS ENERGY JANUARY 2026 200 PROSPECT AVE 1000 CDANCER 580-265.810-921.000	01/28/2026 ELECTRICITY	02/11/2026	50.69 50.69	50.69	Open	N 01/28/2026
204569031801 99045	CONSUMERS ENERGY JANUARY 2026 1996 PINE AVE 1000 75 CDANCER	01/28/2026	02/11/2026	22.71	22.71	Open	N 01/28/2026

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	101-448.000-921.000	ELECTRICITY		22.71			
206081737618 99046	CONSUMERS ENERGY JANUARY 2026 206 PROSPECT AVE 1030 580-265.840-921.000	01/28/2026 CDANCER	02/11/2026	50.69	50.69	Open	N 01/28/2026
		ELECTRICITY		50.69			
205013968895 99047	CONSUMERS ENERGY JANUARY 2026 980 WASHINGTON AVE 10 590-527.000-923.000	01/28/2026 CDANCER	02/11/2026	280.80	280.80	Open	N 01/28/2026
		NATURAL GAS		280.80			
205013968896 99048	CONSUMERS ENERGY JANUARY 2026 1000 WASHINGTON AVE 1 590-527.000-923.000	01/28/2026 CDANCER	02/11/2026	1,090.25	1,090.25	Open	N 01/28/2026
		NATURAL GAS		1,090.25			
207148339094 99049	CONSUMERS ENERGY JANUARY 2026 7275 N BEGOLE RD 1000 590-527.561-921.000	01/28/2026 CDANCER	02/11/2026	117.40	117.40	Open	N 01/28/2026
		ELECTRICITY		117.40			
203056198560 99050	CONSUMERS ENERGY JANUARY 2026 2082 MICHIGAN AVE 100 590-527.000-921.000	01/28/2026 CDANCER	02/11/2026	129.88	129.88	Open	N 01/28/2026
		ELECTRICITY		129.88			
203056198557 99051	CONSUMERS ENERGY JANUARY 2026 305 ELMWOOD AVE 1000 590-527.000-921.000	01/28/2026 CDANCER	02/11/2026	192.98	192.98	Open	N 01/28/2026
		ELECTRICITY		192.98			
201276462781 99052	CONSUMERS ENERGY JANUARY 2026 STREET LIGHTS 1000 00 101-448.000-921.000	01/31/2026 CDANCER	02/11/2026	0.00	0.00	Void	N 01/31/2026
		ELECTRICITY		(307.47)			
201098524199 99053	CONSUMERS ENERGY JANUARY 2026 AREA LIGHTS 1000 0017 101-448.000-921.000	01/31/2026 CDANCER	02/11/2026	22.07	22.07	Open	N 01/31/2026
		ELECTRICITY		22.07			
201276462780 99054	CONSUMERS ENERGY JANUARY 2026 TRAFFIC LIGHTS 1000 0 202-449.161-921.000	01/31/2026 CDANCER	02/11/2026	196.85	196.85	Open	N 01/31/2026
		ELECTRICITY		196.85			
203857125617 99055	CONSUMERS ENERGY JANUARY 2026 48801 LED LIGHT RD 10 CDANCER	01/31/2026 CDANCER	02/11/2026	4,351.25	4,351.25	Open	N 01/31/2026

Inv Num Inv Ref#	Vendor Description GL Distribution	Inv Date Entered By	Due Date	Inv Amt	Amt Due	Status	Jrnalized Post Date
	101-448.000-921.000	ELECTRICITY		4,351.25			
202789235164							
99123	CONSUMERS ENERGY JANUARY 2026 900 WASHINGTON AVE 10 590-527.000-921.000	01/30/2026 CDANCER	02/11/2026	7,253.24	7,253.24	Open	N 01/30/2026
		ELECTRICITY		7,253.24			
01262026							
99056	COREY THOMAS KENNEDY RESIDENTIAL SEWER BACKUP REIMBURSE 590-527.552-801.000	01/26/2026 CDANCER	02/11/2026	506.00	506.00	Open	N 01/26/2026
		CONTRACT FEES		506.00			
INV85160							
99124	Dornbos Sign & Safety, Inc SIGNS 202-450.160-740.000 202-449.160-740.000 203-449.160-740.000	01/28/2026 CDANCER	02/11/2026	541.75	541.75	Open	N 01/28/2026
		MATERIALS/SUPPLIES		59.48			
		MATERIALS/SUPPLIES		330.24			
		MATERIALS/SUPPLIES		152.03			
01/28/2026							
98958	DUPUIE, ELIZABETH UB refund for account: 765011600-0 590-000.000-033.000 591-000.000-033.000 596-000.000-033.000 591-000.000-033.000 590-000.000-033.000	01/28/2026 CDANCER	02/15/2026	3.77	3.77	Open	Y 01/28/2026
		58 SEWER		1.47			
		58 WATER		1.21			
		SOLID WASTE		0.92			
		WATER RATE		0.10			
		SEWER RATE		0.07			
88095							
99057	E & S GRAPHICS, INC SIGNS 101-257.000-740.000	08/10/2026 CDANCER	02/11/2026	168.95	168.95	Open	N 08/10/2026
		MATERIALS/SUPPLIES		168.95			
118163							
99126	E.I. MORROW CO, INC SUPPLIES 590-527.000-740.000	01/23/2026 CDANCER	02/11/2026	379.10	379.10	Open	N 01/23/2026
		MATERIALS/SUPPLIES		379.10			
11626							
99125	EazyMove Carts CASTERS 590-527.000-787.000	01/16/2026 CDANCER	02/11/2026	212.80	212.80	Open	N 01/16/2026
		MAINTENANCE SUPPLIES		212.80			
01/28/2026							
98941	EBRIGHT, RACHAEL UB refund for account: 185111300-0 591-000.000-033.000 590-000.000-033.000	01/28/2026 CDANCER	02/15/2026	67.29	67.29	Open	Y 01/28/2026
		WATER RATE		38.82			
		SEWER RATE		28.47			

Inv Num Inv Ref#	Vendor Description GL Distribution	Inv Date Entered By	Due Date	Inv Amt	Amt Due	Status	Jrnalized Post Date
26288/5 99127	FAMILY FARM & HOME CITY HALL/LIBRARY SUPPLIES 101-265.000-740.000	01/27/2026 CDANCER	02/11/2026	17.98	17.98	Open	N 01/27/2026
		MATERIALS/SUPPLIES		17.98			
146189-02 99128	Federal Fluid Power Inc UNIT #556 MAINTENANCE PARTS 661-532.000-780.000	01/15/2026 CDANCER	02/11/2026	29.01	29.01	Open	N 01/15/2026
		MAINTENANCE PARTS		29.01			
01/28/2026 98942	FRETZ, CHRISTINE UB refund for account: 185134900-0	01/28/2026 CDANCER	02/15/2026	4.00	4.00	Open	Y 01/28/2026
	591-000.000-033.000	WATER RATE		1.97			
	590-000.000-033.000	58 SEWER		0.60			
	590-000.000-033.000	SEWER RATE		0.59			
	591-000.000-033.000	58 WATER		0.47			
	596-000.000-033.000	SOLID WASTE		0.37			
42155 99129	FRONT LINE SERVICES, INC TOOLS/EQUIPMENT 597-336.000-746.000	01/22/2026 CDANCER	02/11/2026	574.95	574.95	Open	N 01/22/2026
		TOOLS/EQUIPMENT		574.95			
01/28/2026 98949	FUENTES, JOSPEH UB refund for account: 460195100-0	01/28/2026 CDANCER	02/15/2026	166.57	166.57	Open	Y 01/28/2026
	591-000.000-033.000	58 WATER		166.57			
89010 99130	GILBERT SALES & SERVICE INC UNIT #234 MAINTENANCE PARTS 661-532.000-780.000	02/02/2026 CDANCER	02/11/2026	207.00	207.00	Open	N 02/02/2026
		MAINTENANCE PARTS		207.00			
01/28/2026 98947	GRAHAM, STACEY UB refund for account: 355031300-0	01/28/2026 CDANCER	02/15/2026	44.58	44.58	Open	Y 01/28/2026
	590-000.000-033.000	58 SEWER		17.71			
	591-000.000-033.000	58 WATER		14.62			
	596-000.000-033.000	SOLID WASTE		11.07			
	591-000.000-033.000	WATER RATE		0.71			
	590-000.000-033.000	SEWER RATE		0.47			
9781771754 99063	Grainger Industrial Supply MAINTENANCE PARTS 590-527.000-787.000	01/22/2026 CDANCER	02/11/2026	752.49	752.49	Open	N 01/22/2026
		MAINTENANCE SUPPLIES		752.49			

Inv Num Inv Ref#	Vendor Description GL Distribution	Inv Date Entered By	Due Date	Inv Amt	Amt Due	Status	Jrnalized Post Date
9787913509 99064	Grainger Industrial Supply SUPPLIES 591-536.552-740.000	01/28/2026 CDANCER MATERIALS/SUPPLIES	02/11/2026	656.66 656.66	656.66	Open	N 01/28/2026
29938995 99065	GRANGER WASTE SERVICES JANUARY 2026 SERVICES 596-528.000-801.000	01/31/2026 CDANCER CONTRACT FEES	02/11/2026	32,029.71 32,029.71	32,029.71	Open	N 01/31/2026
29946170 99066	GRANGER WASTE SERVICES JANUARY 2026 SERVICES 510-790.265-801.000 661-532.000-801.000 661-532.000-801.000 101-567.000-801.000 590-527.556-801.000	01/31/2026 CDANCER CONTRACT FEES CONTRACT FEES CONTRACT FEES CONTRACT FEES CONTRACT FEES	02/11/2026	589.23 77.56 77.56 155.12 201.43 77.56	589.23	Open	N 01/31/2026
29938999 99067	GRANGER WASTE SERVICES JANUARY 2026 SERVICES 596-528.000-801.000	01/31/2026 CDANCER CONTRACT FEES	02/11/2026	277.92 277.92	277.92	Open	N 01/31/2026
29885397 99068	GRANGER WASTE SERVICES JANUARY 2026 SERVICES 596-528.000-801.000	01/31/2026 CDANCER CONTRACT FEES	02/11/2026	24.88 24.88	24.88	Open	N 01/31/2026
0000000612 99069	GRATIOT COUNTY PRE CHANGE 2022, 2023, & 2024 51-3 101-000.000-447.000	01/21/2026 CDANCER TAX ADMINISTRATIVE FEE	02/11/2026	1.34 1.34	1.34	Open	N 01/21/2026
01/28/2026 98940	GREENING, SHAWNNA UB refund for account: 075022100-0 591-000.000-033.000	01/28/2026 CDANCER 58 WATER	02/15/2026	112.28 112.28	112.28	Open	Y 01/28/2026
01/28/2026 98948	HARFMANN, BRIANNA UB refund for account: 380096500-0 590-000.000-033.000 591-000.000-033.000 596-000.000-033.000 591-000.000-033.000 590-000.000-033.000	01/28/2026 CDANCER 58 SEWER 58 WATER SOLID WASTE WATER RATE SEWER RATE	02/15/2026	109.66 42.19 34.81 26.37 3.77 2.52	109.66	Open	Y 01/28/2026

Inv Num Inv Ref#	Vendor Description GL Distribution	Inv Date Entered By	Due Date	Inv Amt	Amt Due	Status	Jrnalized Post Date
02032026							
99131	HOLLIDAY HVAC AND MAINTENANCE NEW HEATERS FOR MECHANICS AREA. 661-532.000-801.000	02/03/2026 CDANCER	02/11/2026	1,637.50	1,637.50	Open	N 02/03/2026
		HEATER REMOVAL AND INSTALLATION		1,637.50			
93861916							
99070	INGRAM LIBRARY SERVICES BOOKS 510-790.000-973.100 510-790.000-973.200 510-790.000-972.200	01/21/2026 CDANCER	02/11/2026	497.75	497.75	Open	N 01/21/2026
		ADULT FICTIONAL BOOKS FICTION		321.13			
		ADULT NONFICTIONAL BOOKS NONFICTION		165.83			
		JUVENILE NONFICTIONAL NONFICTION		10.79			
1932-2026-1							
99132	INVOICE CLOUD JANUARY UTILITY BILLS 101-191.000-801.000	01/31/2026 CDANCER	02/11/2026	496.00	496.00	Open	N 01/31/2026
		CONTRACT FEES		496.00			
PAY APP 005							
99071	J.R. HEINEMAN & SONS, INC ALMA TRANSIT BUILDING EXPANSION 588-596.000-970.000	01/31/2026 CDANCER	02/11/2026	316,395.48	316,395.48	Open	N 01/31/2026
		ALMA TRANSIT CENTER BUILDING EXPANS		316,395.48			
270							
99072	KAMLYN YERRICK CLEANING SERVICES WEEKS OF 01/12/2 580-265.810-801.000	01/27/2026 CDANCER	02/11/2026	140.00	140.00	Open	N 01/27/2026
		CONTRACT FEES		140.00			
271							
99073	KAMLYN YERRICK CLEANING SERVICES WEEKS OF 01/25/2 580-265.810-801.000	02/02/2026 CDANCER	02/11/2026	140.00	140.00	Open	N 02/02/2026
		CONTRACT FEES		140.00			
01/28/2026							
98954	KEETON, TIMOTHY UB refund for account: 645063000-0 590-000.000-033.000 591-000.000-033.000 596-000.000-033.000 591-000.000-033.000 590-000.000-033.000	01/28/2026 CDANCER	02/15/2026	6.53	6.53	Open	Y 01/28/2026
		58 SEWER		2.05			
		58 WATER		1.37			
		SOLID WASTE		1.28			
		WATER RATE		1.15			
		SEWER RATE		0.68			
104128155							
99133	KIMBALL MIDWEST SHOP SUPPLIES 661-532.000-740.000	01/27/2026 CDANCER	02/11/2026	177.00	177.00	Open	N 01/27/2026
		MATERIALS/SUPPLIES		177.00			
01/28/2026							
98946	KOCON, KORI UB refund for account: 275062500-0	01/28/2026 CDANCER	02/15/2026	2.62	2.62	Open	Y 01/28/2026

Inv Num Inv Ref#	Vendor Description GL Distribution	Inv Date Entered By	Due Date	Inv Amt	Amt Due	Status	Jrnalized Post Date
	591-000.000-033.000	58 WATER		2.62			
01/28/2026							
98951	LUCE ROAD PROPERTIES LLC UB refund for account: 495023500-0 591-000.000-033.000	01/28/2026 CDANCER	02/15/2026	1,581.27	1,581.27	Open	Y 01/28/2026
	591-000.000-033.000	58 WATER		1,581.27			
P33135							
99134	MACQUEEN EQUIPMENT LLC UNIT 504 MAINTENANCE PARTS 661-532.000-780.000	01/16/2026 CDANCER	02/11/2026	138.24	138.24	Open	N 01/16/2026
	661-532.000-780.000	MAINTENANCE PARTS		138.24			
58577003							
99074	McMaster-Carr Supply Co. MAINTENANCE PARTS 590-527.000-787.000	01/22/2026 CDANCER	02/11/2026	112.57	112.57	Open	N 01/22/2026
	590-527.000-787.000	MAINTENANCE SUPPLIES		112.57			
59045184							
99075	McMaster-Carr Supply Co. MAINTENANCE PARTS 590-527.000-787.000	01/30/2026 CDANCER	02/11/2026	93.42	93.42	Open	N 01/30/2026
	590-527.000-787.000	MAINTENANCE SUPPLIES		93.42			
01/28/2026							
98945	MEAD LLC UB refund for account: 260070200-0 590-000.000-033.000 591-000.000-033.000 596-000.000-033.000 591-000.000-033.000 590-000.000-033.000	01/28/2026 CDANCER	02/15/2026	9.09	9.09	Open	Y 01/28/2026
	590-000.000-033.000	58 SEWER		3.65			
	591-000.000-033.000	58 WATER		3.08			
	596-000.000-033.000	SOLID WASTE		2.28			
	591-000.000-033.000	WATER RATE		0.05			
	590-000.000-033.000	SEWER RATE		0.03			
S5639313.001							
98762	MEDLER ELECTRIC CO. CREDIT 590-527.000-787.000	01/06/2026 CDANCER	01/28/2026	(177.61)	(177.61)	Open	Y 01/06/2026
	590-527.000-787.000	MAINTENANCE SUPPLIES		(177.61)			
S5631219.001							
98845	MEDLER ELECTRIC CO. PARKS SUPPLIES 101-751.000-740.000	12/11/2025 CDANCER	01/28/2026	103.43	103.43	Open	Y 12/11/2025
	101-751.000-740.000	MATERIALS/SUPPLIES		103.43			
S5644348.001							
98846	MEDLER ELECTRIC CO. MAINTENANCE PARTS 590-527.000-787.000	01/16/2026 CDANCER	01/28/2026	31.83	31.83	Open	Y 01/16/2026
	590-527.000-787.000	MAINTENANCE SUPPLIES		31.83			
S5631308.001							
98847	MEDLER ELECTRIC CO. CREDIT - RETURNED ITEM 101-751.000-740.000	12/11/2025 CDANCER	01/28/2026	(102.40)	(102.40)	Open	Y 12/11/2025
	101-751.000-740.000	MATERIALS/SUPPLIES		(102.40)			

Inv Num Inv Ref#	Vendor Description GL Distribution	Inv Date Entered By	Due Date	Inv Amt	Amt Due	Status	Jrnalized Post Date
S5641478.001 99076	MEDLER ELECTRIC CO. TOOLS/EQUIPMENT 590-527.000-746.000	01/22/2026 CDANCER TOOLS/EQUIPMENT	02/11/2026	11.65 11.65	11.65	Open	N 01/22/2026
S5650342.001 99135	MEDLER ELECTRIC CO. MAINTENANCE PARTS 590-527.000-787.000	02/02/2026 CDANCER MAINTENANCE SUPPLIES	02/11/2026	6.46 6.46	6.46	Open	N 02/02/2026
S5647486.001 99136	MEDLER ELECTRIC CO. SHOP SUPPLIES 661-532.000-740.000	01/26/2026 CDANCER MATERIALS/SUPPLIES	02/11/2026	10.95 10.95	10.95	Open	N 01/26/2026
S5648068.001 99137	MEDLER ELECTRIC CO. SHOP SUPPLIES 661-532.000-740.000	01/27/2026 CDANCER MATERIALS/SUPPLIES	02/11/2026	156.62 156.62	156.62	Open	N 01/27/2026
PD18212042 99138	Michigan CAT UNIT 636 MAINTENANCE PARTS 661-532.000-780.000	01/15/2026 CDANCER MAINTENANCE PARTS	02/11/2026	85.69 85.69	85.69	Open	N 01/15/2026
14016 99077	MICHIGAN MUNICIPAL TREASURERS ASSOC 2026 BASIC INSTITUTE - COLETEN GAR 101-191.000-715.000	01/28/2026 CDANCER EMPLOYEE TRAINING	02/11/2026	599.00 599.00	599.00	Open	N 01/28/2026
551-670835 99139	MICHIGAN STATE POLICE SOR UNIT REIMBURSEMENT 101-000.000-228.000	02/03/2026 CDANCER DUE TO STATE OF MICHIGAN	02/11/2026	30.00 30.00	30.00	Open	N 02/03/2026
1666-2026-04 99140	MICHIGAN STATE UNIVERSITY REGISTRATION FOR SCHOOL OF STAFF A 101-301.000-715.000	01/05/2026 CDANCER EMPLOYEE TRAINING	02/11/2026	400.00 400.00	400.00	Open	N 01/05/2026
01/28/2026 98952	MID MICHIGAN RAILROAD UB refund for account: 560020200-0 591-000.000-033.000	01/28/2026 CDANCER 58 WATER	02/15/2026	299.29 299.29	299.29	Open	Y 01/28/2026
2526-014796 99141	Mid-Michigan Railroad, Inc. 2025 ANNUAL SIGNAL BILLINGS 202-449.161-801.000	01/26/2026 CDANCER CONTRACT FEES	02/11/2026	6,114.00 6,114.00	6,114.00	Open	N 01/26/2026

Inv Num Inv Ref#	Vendor Description GL Distribution	Inv Date Entered By	Due Date	Inv Amt	Amt Due	Status	Jrnalized Post Date
8282258197							
99142	MOTOROLA SOLUTIONS, INC. RADIO BATTERIES 101-301.000-740.000	12/24/2025 CDANCER MATERIALS/SUPPLIES	02/11/2026	310.66 310.66	310.66	Open	N 12/24/2025
8282257670							
99143	MOTOROLA SOLUTIONS, INC. RADIO SUPPLIES 597-336.000-922.000	12/24/2025 CDANCER COMMUNICATIONS	02/11/2026	102.02 102.02	102.02	Open	N 12/24/2025
940005							
99144	NYE UNIFORM COMPANY CONTRACT FEES 597-336.000-801.000	01/27/2026 CDANCER CONTRACT FEES	02/11/2026	60.00 60.00	60.00	Open	N 01/27/2026
936900							
99145	NYE UNIFORM COMPANY UNIFORMS 597-336.000-741.000	01/23/2026 CDANCER UNIFORMS/SAFETY EQUIPMENT	02/11/2026	528.50 528.50	528.50	Open	N 01/23/2026
936919							
99146	NYE UNIFORM COMPANY UNIFORMS 597-336.000-741.000	01/15/2026 CDANCER UNIFORMS/SAFETY EQUIPMENT	02/11/2026	118.00 118.00	118.00	Open	N 01/15/2026
936911							
99147	NYE UNIFORM COMPANY UNIFORMS 597-336.000-741.000	01/15/2026 CDANCER UNIFORMS/SAFETY EQUIPMENT	02/11/2026	105.50 105.50	105.50	Open	N 01/15/2026
3967-489462							
99148	O'REILLY AUTO PARTS UNIT #28 MAINTENANCE PARTS 661-532.000-780.000	01/29/2026 CDANCER MAINTENANCE PARTS	02/11/2026	198.01 198.01	198.01	Open	N 01/29/2026
260150002174							
98977	PRIORITY HEALTH MEDICAL PREMIUMS FOR HOUSING EMPLO 101-000.000-231.106	02/03/2026 CDANCER ALMA HOUSING PAYABLES	02/03/2026	9,105.85 9,105.85	9,105.85	Open	N 02/03/2026
00207154							
99078	PROGRESSIVE AE, INC PROJECT NUMBER 81550010.0 101-728.265-970.000	12/12/2025 CDANCER CAPITAL OUTLAY	02/11/2026	1,740.00 1,740.00	1,740.00	Open	N 11/28/2025
17865969							
99079	QUADIENT FINANCE USA, INC. POSTAGE METER REPLACEMENT 101-191.000-746.000	12/11/2025 CDANCER TOOLS/EQUIPMENT	02/11/2026	1,604.65 1,604.65	1,604.65	Open	N 12/11/2025

User: CDANCER

EXP CHECK RUN DATES 02/11/2026 - 02/11/2026

DB: Alma

BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID

BANK CODE: 13

Inv Num Inv Ref#	Vendor Description GL Distribution	Inv Date Entered By	Due Date	Inv Amt	Amt Due	Status	Jrnalized Post Date
01/28/2026 98959	R.A. ALMA LLC UB refund for account: 780134101-0 591-000.000-033.000	01/28/2026 CDANCER 100 WATER	02/15/2026	24.37 24.37	24.37	Open	Y 01/28/2026
01/28/2026 98960	R.A. ALMA LLC UB refund for account: 780134100-0 590-000.000-033.000	01/28/2026 CDANCER 100 SEWER	02/15/2026	49.86 49.86	49.86	Open	Y 01/28/2026
01/28/2026 98938	REAL ALLIANCE UB refund for account: 005010900-0 590-000.000-033.000 596-000.000-033.000 591-000.000-033.000 591-000.000-033.000 590-000.000-033.000	01/28/2026 CDANCER 58 SEWER SOLID WASTE WATER RATE 58 WATER SEWER RATE	02/15/2026	30.54 16.87 10.54 1.26 1.04 0.83	30.54	Open	Y 01/28/2026
01/28/2026 98944	REAL ALLIANCE LLC UB refund for account: 260021900-0 590-000.000-033.000 591-000.000-033.000 596-000.000-033.000	01/28/2026 CDANCER 58 SEWER 58 WATER SOLID WASTE	02/15/2026	75.14 30.67 25.31 19.16	75.14	Open	Y 01/28/2026
01/28/2026 98953	RODRIGUEZ, SHERRY UB refund for account: 610025600-0 591-000.000-033.000	01/28/2026 CDANCER 58 WATER	02/15/2026	13.02 13.02	13.02	Open	Y 01/28/2026
01/28/2026 98950	ROSE, LOREN G UB refund for account: 485040100-0 596-000.000-033.000 590-000.000-033.000 590-000.000-033.000	01/28/2026 CDANCER SOLID WASTE 58 SEWER SEWER RATE	02/15/2026	0.42 0.21 0.20 0.01	0.42	Open	Y 01/28/2026
01/28/2026 98961	SANCHEZ, ADAM & KARA UB refund for account: 010101600-0 590-000.000-033.000 591-000.000-033.000 596-000.000-033.000 591-000.000-033.000 590-000.000-033.000	01/28/2026 CDANCER 58 SEWER 58 WATER SOLID WASTE WATER RATE SEWER RATE	02/15/2026	30.20 11.16 9.21 6.97 1.72 1.14	30.20	Open	Y 01/28/2026

Inv Num Inv Ref#	Vendor Description GL Distribution	Inv Date Entered By	Due Date	Inv Amt	Amt Due	Status	Jrnalized Post Date
181277 99080	SELF SERVE LUMBER MAINTENANCE PARTS 590-527.000-787.000	01/26/2026 CDANCER MAINTENANCE SUPPLIES	02/11/2026	92.90 92.90	92.90	Open	N 01/26/2026
181194 99081	SELF SERVE LUMBER MAINTENANCE PARTS 590-527.000-787.000	01/22/2026 CDANCER MAINTENANCE SUPPLIES	02/11/2026	267.84 267.84	267.84	Open	N 01/22/2026
181236 99082	SELF SERVE LUMBER MAINTENANCE PARTS 590-527.000-787.000	01/26/2026 CDANCER MAINTENANCE SUPPLIES	02/11/2026	76.98 76.98	76.98	Open	N 01/26/2026
155301 99083	SELF SERVE LUMBER MAINTENANCE PARTS 590-527.000-787.000	01/27/2026 CDANCER MAINTENANCE SUPPLIES	02/11/2026	47.96 47.96	47.96	Open	N 01/27/2026
01/28/2026 98955	SOMMERFELD, WENDY UB refund for account: 665021002-0 591-000.000-033.000	01/28/2026 CDANCER 58 WATER	02/15/2026	93.08 93.08	93.08	Open	Y 01/28/2026
256946701012126 99084	SPECTRUM ACCOUNT NUMBER 256946701 588-596.000-922.000	01/21/2026 CDANCER COMMUNICATIONS	02/11/2026	307.00 307.00	307.00	Open	N 01/21/2026
INV090203 99149	SPECTRUM PRINTERS, INC ELECTION SUPPLIES 101-262.000-740.000	01/30/2026 CDANCER MATERIALS/SUPPLIES	02/11/2026	75.95 75.95	75.95	Open	N 01/30/2026
110359962 99085*	SPEEDWAY JAN-01-2026 TO JAN-31-2026 101-371.000-743.000 588-596.000-743.000 597-336.000-743.000 661-532.000-743.000 101-301.000-743.000 661-532.000-743.000 598-336.000-743.000 590-527.000-743.000 591-536.000-743.000 661-532.000-743.000	01/31/2026 CDANCER FUEL FUEL FUEL FUEL FUEL FUEL FUEL FUEL FUEL FUEL	02/11/2026	13,712.06 63.14 5,572.29 756.58 3,909.30 2,306.20 1,050.87 50.52 212.96 173.42 (383.22)	13,712.06	Open	N 01/31/2026

Inv Num Inv Ref#	Vendor Description GL Distribution	Inv Date Entered By	Due Date	Inv Amt	Amt Due	Status	Jrnlized Post Date
6053207332							
99150	Staples, Inc OFFICE SUPPLIES - PD 101-301.000-740.000	01/17/2026 CDANCER	02/11/2026	41.82	41.82	Open	N 01/17/2026
		MATERIALS/SUPPLIES		41.82			
495							
99087	THOMPSON HOME PUBLIC LIBRARY BOOKS 510-790.000-973.200	01/22/2026 CDANCER	02/11/2026	16.00	16.00	Open	N 01/22/2026
		ADULT NONFICTIONAL BOOKS NONFICTION		16.00			
02012026							
99086	T-MOBILE ACCOUNT NUMBER 214258394 101-172.000-922.000 101-191.000-922.000 101-215.000-922.000 101-257.000-922.000 101-270.000-922.000 101-301.000-922.000 101-371.000-922.000 101-447.000-922.000 208-751.000-922.000 510-790.000-922.000 588-596.000-922.000 590-527.520-922.000 591-536.000-922.000 103-536.000-922.000 597-336.000-922.000 661-532.000-922.000	02/01/2026 CDANCER	02/12/2026	1,106.83	1,106.83	Open	N 02/01/2026
		COMMUNICATIONS		35.76			
		COMMUNICATIONS		35.70			
		COMMUNICATIONS		35.77			
		COMMUNICATIONS		71.40			
		COMMUNICATIONS		35.70			
		COMMUNICATIONS		249.90			
		COMMUNICATIONS		35.70			
		COMMUNICATIONS		71.40			
		COMMUNICATIONS		71.40			
		COMMUNICATIONS		35.70			
		COMMUNICATIONS		107.10			
		COMMUNICATIONS		89.25			
		COMMUNICATIONS		53.55			
		COMMUNICATIONS		35.70			
		COMMUNICATIONS		35.70			
		COMMUNICATIONS		107.10			
02062026							
99151	T-MOBILE ACCOUNT NUMBER 200896999 588-596.000-922.000	02/06/2026 CDANCER	02/11/2026	179.08	179.08	Open	N 02/06/2026
		COMMUNICATIONS		179.08			
6010769							
99088	TRACE ANALYTICAL LABORATORIES, INC TOXICITY TESTING 590-527.000-801.000	01/23/2026 CDANCER	02/11/2026	1,570.10	1,570.10	Open	N 01/23/2026
		CONTRACT FEES		1,570.10			
12312025							
99152	Trans Union LLC DECEMBER 2025 SERVICES 101-301.000-801.000	12/31/2025 CDANCER	02/11/2026	100.00	100.00	Open	N 12/31/2025
		CONTRACT FEES		100.00			
01312026							
99153	Trans Union LLC JANUARY 2026 SERVICE CHARGE	01/31/2026 CDANCER	02/11/2026	100.00	100.00	Open	N 01/31/2026

Inv Num Inv Ref#	Vendor Description GL Distribution	Inv Date Entered By	Due Date	Inv Amt	Amt Due	Status	Jrnalized Post Date
	101-301.000-801.000	CONTRACT FEES		100.00			
1630221793 99092	Unifirst Corp UNIFORMS 591-536.000-741.000 103-536.000-741.000	01/22/2026 CDANCER	02/11/2026	41.36	41.36	Open	N 01/22/2026
		UNIFORMS/SAFETY EQUIPMENT		20.68			
		UNIFORMS/SAFETY EQUIPMENT		20.68			
1630222554 99093	Unifirst Corp UNIFORMS 591-536.000-741.000 103-536.000-741.000	01/29/2026 CDANCER	02/11/2026	41.36	41.36	Open	N 01/29/2026
		UNIFORMS/SAFETY EQUIPMENT		20.68			
		UNIFORMS/SAFETY EQUIPMENT		20.68			
1630222561 99154	Unifirst Corp UNIFORMS AND SUPPLIES 661-532.000-741.000 661-532.000-740.000	01/29/2026 CDANCER	02/11/2026	61.61	61.61	Open	N 01/29/2026
		UNIFORMS/SAFETY EQUIPMENT		39.73			
		MATERIALS/SUPPLIES		21.88			
91988 99155	Unique Paving Materials Corp COLD MIX 661-000.000-111.000	01/29/2026 CDANCER	02/11/2026	871.22	871.22	Open	N 01/29/2026
		MATERIAL/SUPPLY INVENTORY		871.22			
INV00925939 99094	USA BLUE BOOK UNIFORMS 591-536.000-741.000 103-536.000-741.000	01/06/2026 CDANCER	02/11/2026	215.66	215.66	Open	N 01/06/2026
		UNIFORMS/SAFETY EQUIPMENT		107.83			
		UNIFORMS/SAFETY EQUIPMENT		107.83			
6134121086 99095	Verizon North ACCOUNT NUMBER 683734136-00001 101-257.000-922.000	01/21/2026 CDANCER	02/11/2026	114.03	114.03	Open	N 01/21/2026
		COMMUNICATIONS		114.03			
3042418 99096	WADE TRIM, INC. ENGINEERING SERVICES-HOFFMAN ROAD 101-728.000-801.000	01/27/2026 CDANCER	02/11/2026	23,325.00	23,325.00	Open	N 12/26/2025
		HOFFMAN ROAD SITE DEVELOPMENT COST		23,325.00			
2040039 99097	WADE TRIM, INC. MICHIGAN AVE PUMP STATION FEASIBIL 590-527.000-970.000-S171.0000	01/22/2026 CDANCER	02/11/2026	1,654.38	1,654.38	Open	N 12/26/2025
		PROFESSIONAL ENGINEERING SERVICES		1,654.38			
02022026 99098	ZENLIGHTENMENT WELLNESS CENTER GROUP FITNESS CLASSES FOR NOV, 25, 208-751.000-801.000	02/02/2026 CDANCER	02/11/2026	330.00	330.00	Open	N 01/31/2026
		CONTRACT FEES		330.00			

INVOICE REGISTER REPORT FOR CITY OF ALMA  
 EXP CHECK RUN DATES 02/11/2026 - 02/11/2026  
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID  
 BANK CODE: 13

Inv Num	Vendor	Inv Date	Due Date	Inv Amt	Amt Due	Status	Jrnalized
Inv Ref#	Description	Entered By					Post Date
	GL Distribution						
# of Invoices:	194	# Due:	193	Totals:	467,416.81	467,416.81	
# of Credit Memos:	3	# Due:	3	Totals:	(318.49)	(318.49)	
Net of Invoices and Credit Memos:					<u>467,098.32</u>	<u>467,098.32</u>	
* 1 Net Invoices have Credits Totalling:					(383.22)		

Inv Num	Vendor	Inv Date	Due Date	Inv Amt	Amt Due	Status	Jrnalized
Inv Ref#	Description	Entered By					Post Date
	GL Distribution						
--- TOTALS BY FUND ---							
	101 - GENERAL FUND			51,760.50	51,760.50		
	103 - GRATIOT AREA WATER AUTHORIT			206.48	206.48		
	202 - MAJOR STREET FUND			6,700.57	6,700.57		
	203 - LOCAL STREET FUND			152.03	152.03		
	208 - PARK/RECREATION FUND			479.13	479.13		
	510 - ALMA PUBLIC LIBRARY FUND			11,865.89	11,865.89		
	580 - STATE STREET PLAZA FUND			3,062.51	3,062.51		
	588 - TRANSPORTATION SYSTEM FUND			325,237.30	325,237.30		
	590 - SEWER FUND			17,186.94	17,186.94		
	591 - WATER FUND			3,757.62	3,757.62		
	596 - RUBBISH COLLECTION FUND			32,428.56	32,428.56		
	597 - RURAL URBAN FIRE BOARD FUND			2,358.79	2,358.79		
	598 - RESCUE FUND			50.52	50.52		
	661 - MUNICIPAL SERVICES FUND			11,851.48	11,851.48		
--- TOTALS BY DEPT/ACTIVITY ---							
	000.000 - GENERAL			14,092.08	14,092.08		
	172.000 - CITY MANAGER			35.76	35.76		
	191.000 - FINANCE ADMINISTRATION			4,297.55	4,297.55		
	215.000 - CLERK			866.37	866.37		
	257.000 - ASSESSOR			354.38	354.38		
	262.000 - ELECTIONS			75.95	75.95		
	265.000 - BUILDING/GROUNDS MAINT			17.98	17.98		
	265.810 - 200 PROSPECT			330.69	330.69		
	265.830 - 204 PROSPECT			51.54	51.54		
	265.840 - 206 PROSPECT			50.69	50.69		
	265.850 - 217 N STATE			949.36	949.36		
	265.860 - 219 N STATE			714.25	714.25		
	265.870 - 221 N STATE			965.98	965.98		
	270.000 - HUMAN RESOURCES			35.70	35.70		
	301.000 - POLICE			3,690.96	3,690.96		
	336.000 - FIRE & RESCUE			2,409.31	2,409.31		
	371.000 - PUBLIC SAFETY/BUILDING			98.84	98.84		
	447.000 - ENGINEERING			71.40	71.40		
	448.000 - STREET LIGHTING			6,087.46	6,087.46		
	449.160 - TRAFFIC SIGNS			482.27	482.27		
	449.161 - TRAFFIC SIGNALS			6,310.85	6,310.85		
	450.160 - TRAFFIC SIGNS			59.48	59.48		
	527.000 - SEWAGE DISPOSAL			15,866.31	15,866.31		
	527.520 - SEWAGE DISPOSAL - ADMIN			89.25	89.25		
	527.552 - MAINTENANCE OF SEWER MA			506.00	506.00		
	527.556 - SEWAGE UTILITY BILLING/			77.56	77.56		

INVOICE REGISTER REPORT FOR CITY OF ALMA  
EXP CHECK RUN DATES 02/11/2026 - 02/11/2026  
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID  
BANK CODE: 13

Inv Num	Vendor	Inv Date	Due Date	Inv Amt	Amt Due	Status	Jrnlized
Inv Ref#	Description	Entered By					Post Date
GL Distribution							
--- TOTALS BY DEPT/ACTIVITY ---							
527.561	- PINE RIVER TWP SEWAGE L			117.40	117.40		
528.000	- REFUSE COLLECTION/DISPO			32,332.51	32,332.51		
532.000	- CENTRAL GARAGE			10,980.26	10,980.26		
536.000	- POTABLE WATER SYSTEM			775.60	775.60		
536.520	- ADMINISTRATION			21.59	21.59		
536.552	- MAINTENANCE OF WATER MA			656.66	656.66		
567.000	- RIVERSIDE CEMETERY			372.28	372.28		
596.000	- TRANSIT OPERATIONS			325,237.30	325,237.30		
728.000	- ECONOMIC DEVELOPMENT			23,325.00	23,325.00		
728.265	- ECONOMIC DEVELOPMENT -			1,740.00	1,740.00		
751.000	- RECREATION & CULTURE/PA			1,085.86	1,085.86		
790.000	- LIBRARY			11,788.33	11,788.33		
790.265	- LIBRARY MAINTENANCE			77.56	77.56		