

CITY COUNCIL PROCEEDINGS

St. Louis, Michigan
August 19, 2025

The regular meeting of the Saint Louis City Council was called to order by Mayor Ralph R. Echtenaw on Tuesday August 19, 2025, at 6:00 p.m. in the City Hall Council Chambers.

Council Members Present: Mayor Ralph R. Echtenaw, Fares E. Azzam, Robin W. Hart, Mayor Pro Tem William R. Leonard, Kevin D. Palmer.

Council Members Absent: None

City Manager: Kurt Giles
Clerk: Jamie Long
Police Chief: Richard Ramereiz

Others in Attendance: Brian Buysse-resident, Josh Leppien- Economic Development Coordinator, Keith Risdon-Utilities Director, Kathy Roslund-Assessor, Nathan and Jennifer Workman.

Mayor Echtenaw led the Pledge of Allegiance.

Approval of Agenda.

Moved by Palmer, supported by Leonard to approve the agenda for August 19, 2025, with the addition of 11K- Set Public Hearing and 11L-Resolution 2025-19-Charitable Gaming License. All ayes carried the motion.

City Council Minutes.

Moved by Palmer, supported by Azzam to approve the minutes of the Regular Meeting held on August 5, 2025. All ayes carried the motion.

Claims & Accounts.

City Council discussed the Claims & Accounts.

Moved by Azzam, supported by Leonard, to approve the Claims & Accounts in the amount of \$1,616,624.25. All ayes carried the motion.

Monthly Reports.

City Council discussed the July 2025 Monthly Reports.

Moved by Azzam, supported by Leonard, to receive the July 2025 Monthly Reports and place on file. All ayes carried the motion.

Audience Recognition.

There were no comments.

Consent Agenda.

Mayor Echtenaw requested approval/receipt of Consent Agenda item “a” through “g” as shown below:

- a. Payment to OHM for Professional Services for the DWSRF Loan Design Project.
- b. Payment to OHM for Design Phase Services for the North Main Street
- c. Payment to OHM for Consultant Construction Engineering Services for the DWSRF Grant Project I, Phase II.
- d. Payment to Border States for new units for the SLED for cutting and crimping cable and guy wires.
- e. Payment to Powell’s Service for replacement of air conditioner at the library.
- f. Payment to Malley Construction for the DWSRF Grant Construction Project.
- g. Receive the Power Purchase Commitment Authorization.

Moved by Azzam, supported by Leonard, to approve Consent Agenda items “a” through “g”. All ayes carried the motion.

Downtown Streets and Parking Lot Painting.

Manager Giles requested members to approve the bid from Lazerline Parking Lot Maintenance for \$7,994.40 and Fox Sealcoating for \$10,921.16, for a total of \$18,915.56, to seal the parking lots at City Hall, Cutler Memorial Library, and city parking lots downtown.

Discussion was held.

Moved by Azzam, supported by Palmer, to approve the bid from Lazerline Parking Lot Maintenance for \$7,994.40 and Fox Sealcoating for \$10,921.16, for a total of \$18,915.56, to seal the parking lots at City Hall, Cutler Memorial Library, and city parking lots downtown. All ayes carried the motion.

Downtown Parking Lot Improvement.

Manager Giles requested members to approve the parking lot improvements in the 100 and 200 blocks of North Mill Street, which will include crack sealing, coating the asphalt, and parking lot line painting from Fox Sealcoating in the amount of \$16,356.54. This work is to improve the aesthetic and longevity of the two parking lots and satisfy the compliance requirements for a five-year DDA tax increment finance (TIF) expenditures.

Discussion was held.

Moved by Palmer, supported by Leonard, to approve the parking lot improvements in the 100 and 200 blocks of North Mill Street, which will include crack sealing, coating the asphalt, and parking lot line painting from Fox Sealcoating in the amount of \$16,356.54. All ayes carried the motion.

Offsite Disposal of Street Sweeping Debris.

Manager Giles requested members to approve the proposed DPW 5-year street sweeping disposal plan and to authorize the DPW to enter into a contract with Dice Excavating at a cost of \$600 per 50-ton truckload for the removal and disposal of 650 tons of street sweeping for 2025/26 years.

Discussion was held.

Moved by Azzam, supported by Palmer, to approve the proposed DPW 5-year street sweeping disposal plan and to authorize the DPW to enter in to a contract with Dice Excavating at a cost of \$600 per 50-ton truckload for the removal and disposal of 650 tons of street sweeping for 2025/26 years. All ayes carried the motion.

Quote for 6" Valve Plugs.

Manager Giles requested members to approve the quote for eight 6" plug valves as a part of the ongoing replacement program for the WWTP from Val-Matic in the amount of \$12,721.12.

Discussion was held.

Moved by Leonard, supported by Azzam, to approve the quote for eight 6" plug valves as a part of the ongoing replacement program for the WWTP from Val-Matic in the amount of \$12,721.12. All ayes carried the motion.

Quote for Replacement of Truck #62.

Manager Giles requested members to approve the purchase of a Ford F-250 Krapohl Ford in Mt. Pleasant in the amount of \$55,000 and an additional \$11,000 for the plow, totaling \$66,000. This is to replace truck #62, which is 10 years old.

Discussion was held.

Moved by Palmer, supported by Leonard, to approve the purchase of a Ford F-250 Krapohl Ford in Mt. Pleasant in the amount of \$55,000 and an additional \$11,000 for the plow, totaling \$66,000. All ayes carried the motion.

Quote for WWTP Eaton Powerflex 400VFD Replacement and Spare.

Manager Giles requested members to approve the quote for an Eaton Powerflex 400VFD replacement and spare for the WWTP from Town and Country Group, in the amount of \$16,051.18.

Discussion was held.

Moved by Azzam, supported by Palmer, to approve the quote for an Eaton Powerflex 400VFD replacement and spare for the WWTP from Town and Country Group, in the amount of \$16,051.18. All ayes carried the motion.

Resolution 2025-17-Liquor License-520 Olive Street.

At a Regular meeting of the Saint Louis City Council called to order by Mayor Ralph R. Echtenaw, on August 19, 2025, at 6:00 P.M.

Council Members Present: Mayor Ralph R. Echtenaw, Fares E. Azzam, Mayor Pro Tem William R. Leonard, Robin W. Hart

Council Members Absent: None

The following Resolution was offered by Azzam, and supported by Palmer:

That the City Council recommends issuance of a new Class C liquor license for a new banquet facility at 520 Olive Street, St, Louis, MI 48880 be considered for Approval

Upon roll call vote, the following voted:

AYE: Azzam, Palmer, Hart, Leonard, Echtenaw

NAY: None

ABSENT: None

Resolution declared adopted on this 19th day of August, 2025.

Quote for Flow Sensor and Transmitter for WWTP.

Manager Giles requested members to approve the replacement for an influent flow sensor for the incoming flow to the WWTP along with waterproof junction box and wiring block for the connection of the sensor to the cable leading to the lab from RS Technical Services, in the amount of \$9,137.55.

Discussion was held.

Move by Palmer, supported by Hart, members to approve the replacement for an influent flow sensor for the incoming flow to the WWTP along with waterproof junction box and wiring block for the connection of the sensor to the cable leading to the lab from RS Technical Services, in the amount of \$9,137.55. All ayes carried the motion.

Resolution 2025-18 To Revoke OPRA Exemption Certificate No. 3-22-0021.

Minutes of a Regular meeting of the City Council of the City of St. Louis, County of Gratiot, Michigan held on the 19th day of August 2025, at 6:00 P.M.

PRESENT: Azzam, Hart, Leonard, Palmer Echtenaw.

ABSENT: None

The following preamble and resolution were offered by Azzam and supported by Leonard.

Resolution 2025-18 To Revoke Obsolete Property Rehabilitation Act (OPRA) Exemption Certificate 3-22-0021 For M.T. Lott LLC.

WHEREAS, pursuant to P.A. 146 of 2000, as amended, after a duly noticed public hearing held on September 20, 2022, the City of St. Louis, by resolution, established an Obsolete Property Rehabilitation District No. 2022-02; and

WHEREAS, the City Council approved an OPRA application for M.T. Lott LLC certificate number 3-22-0021 for property located at 214 North Mill Street, St. Louis, MI with an estimated investment of \$100,000; and

WHEREAS, M.T. Lott LLC has failed to complete property rehabilitation within the construction period allowed or provide evidence that the agreed-upon investment was made; and

NOW, THEREFORE, BE IT RESOLVED BY the City Council of the City of St. Louis that the City Council hereby revokes Obsolete Property Rehabilitation Exemption Certificate number 3-22-0021 for M.T. Lott LLC for property located at 214 North Mill Street, St. Louis, Michigan.

AYES: Azzam, Leonard, Hart, Palmer, Echtenaw

NAYS: None

RESOLUTION DECLARED ADOPTED.

Distribution of County Wide Master Plan.

Manager Giles requested members to approve the distribution of the Draft County Wide Master Plan and authorize Greater Gratiot Development to distribute notices and copies to the required entities and neighboring governmental units.

Discussion was held.

Moved by Palmer, supported by Leonard, to approve the distribution of the Draft County Wide Master Plan and authorize Greater Gratiot Development to distribute notices and copies to the required entities and neighboring governmental units. All ayes carried the motion.

****Addition to Agenda-11K.-Set Public Hearing.**

Manager Giles requested members to set a public hearing for September 2, 2025 at 6:00 p.m. to receive comments on an application for a Community Development Block Grant.

Discussion was held.

Moved by Palmer, supported by Azzam, to approve setting a public hearing for September 2, 2025 at 6:00 p.m. to receive comments on an application for a Community Development Block Grant.

Addition to Agenda-Resolution 2025-19-Charitable Gaming License.

At a Regular meeting of the Saint Louis City Council called to order by Mayor Ralph R. Echtenaw, on August 19, 2025, at 6:00 P.M.

Council Members Present: Mayor Ralph R. Echtenaw, Fares E. Azzam, Mayor Pro Tem William R. Leonard, Robin W. Hart

Council Members Absent: None

The following Resolution was offered by Azzam, and supported by Leonard:

that the request from The Hope House, of St. Louis, Michigan, County of Gratiot, asking that they be recognized as a nonprofit organization operating in the community for the purpose of obtaining charitable gaming licenses, be consider for approval.

Upon roll call vote, the following voted:

AYE: Azzam, Leonard, Hart, Palmer, Echtenaw

NAY: None

ABSENT: None

Resolution declared adopted on this 19th day of August, 2025.

City Manager Report.

Manager Giles reported that for the last few weeks the electric department has been running generators and today they have had another successful run on #8. The department will try to run #9 over the next few days.

Mayor Echtenaw inquired about the power outage this morning. Manager Giles informed the council that it was a blown fuse in the Prospect Street area and was back on by 8:45 a.m.

City Clerk Report.

City Clerk Long informed council of the openings on board of review, housing commission and library board.

Police Chief Report:

Nothing to report.

Council Comments.

Member Hart thanked the council for welcoming her.

Member Azzam inquired about Lions Park. Josh Leppien informed him that they may be starting it as early as next week.

Mayor Echtenaw inquired about the Alma/St. Louis Police merger. Member Leonard stated there are meetings coming up.

Public Comments.

Josh Leppien- Economic Development Coordinator, informed council a survey will be going out to see how much interest residents have in the grant being discussed on 09/02/25.

Adjournment.

Moved by Azzam, supported by Leonard, to adjourn at 6:58 p.m. All ayes carried the motion.

Jamie Long, Clerk