

CITY COUNCIL PROCEEDINGS

St. Louis, Michigan
January 20, 2026

The regular meeting of the Saint Louis City Council was called to order by Mayor Ralph R. Echtenaw on Tuesday January 20, 2026 at 6:00 p.m. in the City Hall Council Chambers.

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

Council Members Absent: Fares E. Azzam (Excused)

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

Others in Attendance: Josh Leppien- Economic Development Director, Kasey Zehner-Greater Gratiot Development, Cole Smith-resident, Brett Hubbard-Plasti-Paint, Trina Smith-resident, Kirby Smith-resident and Michael Hart-resident.

Mayor Echtenaw led the Pledge of Allegiance.

Approval of Agenda.

Moved by Palmer, supported by Leonard, to approve the agenda for January 20, 2026. All ayes carried the motion.

Public Hearing-IFE Transfers.

Mayor Ralph R. Echtenaw opened the Public Hearing at 6:01 p.m. and asked for public comments.

Kasey Zehner gave a brief presentation on the three IFE transfers.

Mayor Ralph R. Echtenaw closed the Public Hearing at 6:04 p.m.

Resolution 2026-02-Transferring IFE 2015-198.

Minutes of a regular meeting of the City Council of St. Louis, Michigan, held on January 20, 2026, at St. Louis City Hall in St. Louis, Michigan at 6:00 pm.

PRESENT: Echtenaw, Hart, Leonard, Palmer
ABSENT: Azzam

The following preamble and resolution were offered by Member Palmer and supported by Member Leonard.

**Resolution 2026-02 Approving Transfer of Industrial
Facilities Exemption Certificate 2015-198 to Engineered Plastic Components, Inc. (dba Plasti-Paint)**

WHEREAS, pursuant to P.A. 198 of 1974, M.C.L. 207.551 et seq., after a duly noticed public hearing held on April 7, 1986, this City Council by resolution established Woodside Industrial Centre West Industrial Development District No. 2; and

WHEREAS, the St. Louis City Council approved an application from Plasti-Paint, Inc. requesting an Industrial Facilities Exemption Certificate 2015-198 for real property investments located at 801 Woodside Dr., St. Louis, MI 48880; and

WHEREAS, Engineered Plastic Components, Inc. (dba Plasti-Paint) has filed an application for a transfer of Industrial Facilities Exemption Certificate 2015-198 with respect to real property of \$485,400 of a New Facility located within the Industrial Development Woodside Industrial Centre West Industrial Development District No. 2; and

WHEREAS, the applicant, the Assessor, and a representative of the affected taxing units were given written notice of the transfer application and were offered an opportunity to be heard on said application; and

WHEREAS, Engineered Plastic Components, Inc. (dba Plasti-Paint) has substantially met all the requirements under Public Act 198 of 1974 for the transfer of Industrial Facilities Exemption Certificate 2015-198; and

WHEREAS, the aggregate SEV of real and personal property exempt from ad valorem taxes within the City of St. Louis, after granting this certificate, will not exceed 5% of an amount equal to the sum of the SEV of the unit, plus the SEV of personal and real property thus exempted; and

NOW, THEREFORE, BE IT RESOLVED BY the City Council of the City of St. Louis, Michigan that:

1. The St. Louis City Council finds and determines that the granting of the transfer of an Industrial Facilities Exemption Certificate considered together with the aggregate amount of certificates previously granted and currently in force under Act No. 198 of the Public Acts of 1974 and Act No. 255 of the Public Acts of 1978, shall not have the effect of substantially impeding the operation of City of St. Louis, or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in City of St. Louis.

2. The application from Engineered Plastic Components, Inc. (dba Plasti-Paint) for a transfer of Industrial Facilities Exemption Certificate 2015-198, with respect to a New Facility on the following described parcel of real property situated within the Woodside Industrial Centre West Industrial Development District No. 2 to wit:

Parcel No.: 53-860-047-10

LOT 7 OF WOODSIDE INDUSTRIAL CENTER & PART OF LOT 8 BEGINNING AT SOUTHEAST CORNER OF LOT 8; TH N 89D 43M 44S W 53.63 FT TH N 16D 0M 9S E 197.72 FT TH S 0D 15M 53S W 190.37 FT TO POB 3.5 ACRES +/- SPLIT/COMBINED ON 10/17/2016 FROM 53-860-049-10, 53-860-047-00;

be and the same is hereby approved.

3. The Industrial Facilities Exemption Certificate when issued shall remain in force for the remaining years approved under Industrial Facilities Exemption certificate 2015-198 with an end date of 12/30/2027.

AYES: Palmer, Leonard, Hart, Echtenaw
NAYS: None

RESOLUTION DECLARED ADOPTED.

Resolution 2026-03-Transferring IFE 2020-13.

Minutes of a regular meeting of the City Council of St. Louis, Michigan, held on January 20, 2026 at St. Louis City Hall in St. Louis, Michigan at 6:00 pm.

PRESENT: Echtenaw, Hart, Leonard, Palmer
ABSENT: Azzam

The following preamble and resolution were offered by Member Leonard and supported by Member Hart.

**Resolution 2026-03 Approving Transfer of Industrial
Facilities Exemption Certificate 2020-013 to Engineered Plastic Components, Inc. (dba Plasti-Paint)**

WHEREAS, pursuant to P.A. 198 of 1974, M.C.L. 207.551 et seq., after a duly noticed public hearing held on April 7, 1986, this City Council by resolution established Woodside Industrial Centre West Industrial Development District No. 2; and

WHEREAS, the St. Louis City Council approved an application from Plasti-Paint, Inc. requesting an Industrial Facilities Exemption Certificate 2020-013 for real property investments located at 801 Woodside Dr., St. Louis, MI 48880; and

WHEREAS, Engineered Plastic Components, Inc. (dba Plasti-Paint) has filed an application for a transfer of Industrial Facilities Exemption Certificate 2020-013 with respect to real property of \$370,063 of a New Facility located within the Industrial Development Woodside Industrial Centre West Industrial Development District No. 2; and

WHEREAS, the applicant, the Assessor, and a representative of the affected taxing units were given written notice of the transfer application and were offered an opportunity to be heard on said application; and

WHEREAS, Engineered Plastic Components, Inc. (dba Plasti-Paint) has substantially met all the requirements under Public Act 198 of 1974 for the transfer of Industrial Facilities Exemption Certificate 2020-013; and

WHEREAS, the aggregate SEV of real and personal property exempt from ad valorem taxes within the City of St. Louis, after granting this certificate, will not exceed 5% of an amount equal to the sum of the SEV of the unit, plus the SEV of personal and real property thus exempted; and

NOW, THEREFORE, BE IT RESOLVED BY the City Council of the City of St. Louis, Michigan that:

1. The St. Louis City Council finds and determines that the granting of the transfer of an Industrial Facilities Exemption Certificate considered together with the aggregate amount of certificates previously granted and currently in force under Act No. 198 of the Public Acts of 1974 and Act No. 255 of the Public Acts of 1978, shall not have the effect of substantially impeding the operation of City of St. Louis, or impairing the

financial soundness of a taxing unit which levies ad valorem property taxes in City of St. Louis.

2. The application from Engineered Plastic Components, Inc. (dba Plasti-Paint) for a transfer of Industrial Facilities Exemption Certificate 2020-013, with respect to a New Facility on the following described parcel of real property situated within the Woodside Industrial Centre West Industrial Development District No. 2 to wit:

Parcel No.: 53-860-047-10

LOT 7 OF WOODSIDE INDUSTRIAL CENTER & PART OF LOT 8 BEGINNING AT SOUTHEAST CORNER OF LOT 8; TH N 89D 43M 44S W 53.63 FT TH N 16D 0M 9S E 197.72 FT TH S 0D 15M 53S W 190.37 FT TO POB 3.5 ACRES +/- SPLIT/COMBINED ON 10/17/2016 FROM 53-860-049-10, 53-860-047-00;

be and the same is hereby approved.

3. The Industrial Facilities Exemption Certificate when issued shall remain in force for the remaining years approved under Industrial Facilities Exemption certificate 2020-013 with an end date of 12/30/2032.

AYES: Leonard, Hart, Palmer, Echtenaw

NAYS: None

RESOLUTION DECLARED ADOPTED.

Resolution 2026-04-Transferring IFE 2022-031.

Minutes of a regular meeting of the City Council of St. Louis, Michigan, held on January 20, 2026 at St. Louis City Hall in St. Louis, Michigan at 6:00 pm.

PRESENT: Echtenaw, Hart, Leonard, Palmer

ABSENT: Azzam

The following preamble and resolution were offered by Member Palmer and supported by Member Hart.

Resolution 2026-04 Approving Transfer of Industrial

Facilities Exemption Certificate 2022-031 to Engineered Plastic Components, Inc. (dba Plasti-Paint)

WHEREAS, pursuant to P.A. 198 of 1974, M.C.L. 207.551 et seq., after a duly noticed public hearing held on April 7, 1986, this City Council by resolution established Woodside Industrial Centre West Industrial Development District No. 2; and

WHEREAS, the St. Louis City Council approved an application from Plasti-Paint, Inc. requesting an Industrial Facilities Exemption Certificate 2022-031 for real property investments located at 801 Woodside Dr., St. Louis, MI 48880; and

WHEREAS, Engineered Plastic Components, Inc. (dba Plasti-Paint) has filed an application for a transfer of Industrial Facilities Exemption Certificate 2022-031 with respect to real property of \$564,262 of a New Facility located within the Industrial Development Woodside Industrial Centre West Industrial Development District No. 2; and

WHEREAS, the applicant, the Assessor, and a representative of the affected taxing units were given written

notice of the transfer application and were offered an opportunity to be heard on said application; and

WHEREAS, Engineered Plastic Components, Inc. (dba Plasti-Paint) has substantially met all the requirements under Public Act 198 of 1974 for the transfer of Industrial Facilities Exemption Certificate 2022-031; and

WHEREAS, the aggregate SEV of real and personal property exempt from ad valorem taxes within the City of St. Louis, after granting this certificate, will not exceed 5% of an amount equal to the sum of the SEV of the unit, plus the SEV of personal and real property thus exempted; and

NOW, THEREFORE, BE IT RESOLVED BY the City Council of the City of St. Louis, Michigan that:

1. The St. Louis City Council finds and determines that the granting of the transfer of an Industrial Facilities Exemption Certificate considered together with the aggregate amount of certificates previously granted and currently in force under Act No. 198 of the Public Acts of 1974 and Act No. 255 of the Public Acts of 1978, shall not have the effect of substantially impeding the operation of City of St. Louis, or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in City of St. Louis.

2. The application from Engineered Plastic Components, Inc. (dba Plasti-Paint) for a transfer of Industrial Facilities Exemption Certificate 2022-031, with respect to a New Facility on the following described parcel of real property situated within the Woodside Industrial Centre West Industrial Development District No. 2 to wit:

Parcel No.: 53-860-047-10

LOT 7 OF WOODSIDE INDUSTRIAL CENTER & PART OF LOT 8 BEGINNING AT SOUTHEAST CORNER OF LOT 8; TH N 89D 43M 44S W 53.63 FT TH N 16D 0M 9S E 197.72 FT TH S 0D 15M 53S W 190.37 FT TO POB 3.5 ACRES +/- SPLIT/COMBINED ON 10/17/2016 FROM 53-860-049-10, 53-860-047-00;

be and the same is hereby approved.

3. The Industrial Facilities Exemption Certificate when issued shall remain in force for the remaining years approved under Industrial Facilities Exemption certificate 2022-031 with an end date of 12/30/2034.

AYES: Palmer, Hart, Leonard, Echtenaw

NAYS:None

RESOLUTION DECLARED ADOPTED.

City Council Minutes.

Moved by Palmer, supported by Leonard to approve the minutes of the Regular Meeting held on January 6, 2026, with corrections. All ayes carried the motion.

Claims & Accounts.

City Council discussed the Claims & Accounts.

Moved by Palmer, supported by Leonard, to approve the Claims & Accounts in the amount of \$540,597.10. All ayes carried the motion.

Monthly Reports.

City Council discussed the December 2025 Monthly Reports. Manager Giles made note on an error within Keith Risdon's reports. Palmer asked several questions regarding the financial reports submitted by Treasurer Bobbie Marr. Manager Giles stated he would discuss Palmer's questions with Marr and get back with the Council.

Moved by Palmer, supported by Hart, to receive the December Monthly Reports and place them 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 Berthiaume & Company for the City's Audit & Single Audit for the year ended June 30, 2025.
- b. Payment to Clever Surveying & Engineering for CDSMI Updates and Meter Audits.
- c. Payment to ETNA Supply Company for Sensus Logic Annual Hosting Fee.
- d. Payment to NTH for F.E.R.C. Engineering Services.
- e. Payment to OHM for Consultant Construction Engineering Services for the DWSRF Grant Project I, Phase II.
- f. Payment to Windemuller for the UPS Replacement for the DAM Monitoring System.
- g. Payment for Annual Magnet Contribution.

Moved by Leonard, supported by Hart, to approve Consent Agenda items "a" through "g". All ayes carried the motion.

Resolution 2026-05-Adopting St. Louis Gratiot Countywide Master Plan.

At a duly scheduled meeting of the **St. Louis City Council** held at the **St. Louis City Hall** on the 20th day of January 2026 at 6:00 p.m.

Present: Echtenaw, Hart, Leonard, Palmer

Absent: Azzam

The following resolution was offered by Palmer and supported by Leonard.

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 St. Louis**; 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 St. Louis**; and

WHEREAS the Planning Commission submitted the proposed master plan to the **City of St. Louis** on August 19, 2025 for its review and the **City of St. Louis Council** 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 January 14, 2026; and

WHEREAS the Planning Commission considered the comments from the Notice Group and the public and approved the proposed master plan on January 14, 2026; and

WHEREAS the **City of St. Louis Council** has reviewed the proposed master plan as well as 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 Council is adopted in its entirety as the **City of St. Louis** Master Plan.
2. For compliance with the Planning Enabling Act, this resolution as signed by the Clerk of the **St. Louis City Council** 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 if in a separate document from the master plan).
3. All resolutions or parts of resolutions insofar as they are inconsistent with this resolution shall be hereby repealed.

YEAS: Palmer, Leonard, Hart, Echinaw

NAYS: None

ABSENT: Azzam

Resolution Adopted.

Appointment of Rich Ramereiz to the MAGNET Board.

Manager Giles requested members to appoint Chief Richard Ramereiz to the Mid-Michigan Area Group Narcotics Enforcement Board.

Discussion was held.

Moved by Leonard, supported by Hart, to appoint Chief Richard Ramereiz to the Mid-Michigan Area Group Narcotics Enforcement Board. All ayes carried the motion.

Appointment to the Library Board.

Manager Giles requested members to appoint city resident Cole Smith, who has submitted a letter of interest, to the Library Board of Trustees.

Discussion was held.

Moved by Palmer, supported by Leonard, to appoint city resident Cole Smith, to the Library Board of Trustees. All ayes carried the motion.

Introduction of Ordinance B-245-Consumers Energy Franchise.

Manager Giles introduced Ordinance B-245 for the Consumers Energy Franchise, which authorizes Consumers Energy to provide natural gas service to residents and businesses within the City of St. Louis. A minimum of two weeks must elapse between the introduction and the adoption of an ordinance. Ordinance B-245 is proposed for adoption on February 3, 2026.

Discussion was held.

Moved by Hart, supported by Palmer, to introduce Ordinance B-245. All ayes carried the motion.

City Manager Report.

Manager Giles reported that it is that time of year that the city typically holds the annual employee appreciation dinner. Giles stated that last year's event had low attendance due to school sports and other activities. Giles discussed moving the event into April. Giles also discussed changing to a venue outside of City Hall. Giles asked for comments and feedback for the event.

Manager Giles reported that Chief Ramereiz applied and received approval for grant funds for new A.E.D's, along with the City of Alma. St. Louis will receive 3 new units and Alma will receive 5, all fully grant funded.

Manager Giles reported that they are not quite ready to present the proposal for the architectural security updates. The second vendor's quote came back at a much lower cost.

City Clerk Report.

Nothing to report.

Police Chief Report:

Chief Ramereiz reported that his 2 recruits have made it through week 1 of the police academy and are doing well.

Council Comments.

Member Leonard asked the Economic Development Director, Josh Leppien about the lower bidder on the security upgrades. Leppien did not have all the details at this time.

Member Palmer asked about the electric structure upgrade. Manager Giles will get him more information as to where the city is on that.

Mayor Echtenaw reported that State Representative Jerry Neyer and State Senator Roger Hauck will be at City Hall on January 30th at 10:00 a.m. Echtenaw has also invited Aeric Ripley from the City of Alma, Kevin Beeson from Pine River Township and Greg Mikek from Bethany Township to join.

Public Comments.

There were none.

Adjournment.

Moved by Leonard, supported by Hart, to adjourn 6:30 p.m. All ayes carried the motion.

Jamie Long, Clerk