CITY COUNCILPROCEEDINGS

St. Louis, Michigan
October 20, 2026

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

Council Members Present: Mayor Ralph R. Echtinaw, 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: Josh Leppien- Economic Development Director, Keith Risdon-Utilities Director, Jozlynn Baker and family-Pumpkin Painting Contest Winner.

Mayor Echtinaw led the Pledge of Allegiance.

Approval of Agenda.

Moved by Hart, supported by Leonard, to approve the agenda for October 20, 2026, with the addition of 11F, Resolution 2026-23 to Amend Resolution 2026-20 and the addition of 11G, Storm Sewer Repair. All ayes carried the motion.

Presentation of Pumpkin Painting Contest Winner.

Josh Leppien, Economic Development Director, presented an award to the winner of the Pumpkin Painting Contest winner-Jozlynn Baker.

City Council Minutes.

Moved by Hart, supported by Leonard, to approve the minutes of the Regular Meeting held on October 6, 2026. All ayes carried the motion.

Claims & Accounts.

City Council discussed the Claims & Accounts.

Moved by Palmer, supported by Hart, to approve the Claims & Accounts in the amount of $1,285,089.96. All ayes carried the motion.

Monthly Reports.

City Council discussed the September 2026 Monthly Reports.

Moved by Leonard supported by Hart, to receive the September 2026 Monthly Reports and place them on file. All ayes carried the motion.

Audience Recognition.

There were none.

Consent Agenda.

Mayor Echtinaw requested approval/receipt of Consent Agenda items "a" through "j" as shown below:

a. Change Order #1-Crawford Contracting for Construction Improvements for the DWSRF Loan Project for Valve Replacements.
b. Change Order #4-Crawford Contracting, for the DWSRF Loan Project for Water Mains.
c. Change Order #7-Malley Construction for the DWSRF Loan Project for DWSRF Grant Construction Project.
d. Approve Purchase and Payment to Detroit Salt for Road Salt.
e. Payment to ETNA for Residential Electric Meters.
f. Payment to NTH Consultants for FERC Assistance.
g. Payment to OHM for Professional Services for the DWSRF Loan Construction Oversite Project.
h. Payment to OHM For Construction Engineering Services for the North Main Street Reconstruction Project.
i. Payment to OHM for the DWSRF Grant Project I, Phase II.
j. Payment to Malley Construction for the DWSRF Grant Construction Project.

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

Quote for Tools for the Backyard Machine.

Manager Giles requested members to approve the quote from Altec for Digger Derek tools for the backyard machine, in the amount of $6051.56.

Discussion was held.

Moved by Palmer, supported by Leonard, to approve the quote from Altec for Digger Derek tools for the backyard machine, in the amount of $6051.56. All ayes carried the motion.

BS&A Cloud Software Migration.

Manager Giles requested members to approve the proposal from BS&A Software, for the City's cloud software migration, including the addition of Business Licensing and Work Order Modules, in the anticipated first-year amount of $102,065, and authorize the City Manager to execute the necessary agreement, subject to final review of the terms and conditions.

Discussion was held.

Moved by Palmer, supported by Hart, to approve the proposal from BS&A Software, for the City's cloud software migration, including the addition of Business Licensing and Work Order Modules, in the anticipated first-year amount of $102,065, and authorize the City Manager to execute the necessary agreement, subject to final review of the terms and conditions. All ayes carried the motion.

Fuel Cost Surcharge.

Manager Giles requested members to approve the proposed $0.01/customer-month for each $.05/gallon (over $5.00/gallon) surcharge from Granger to share cost of service increases due to fuel cost increases.

Discussion was held.

Moved by Azzam, supported by Leonard, to approve the proposed $0.01/customer-month for each $.05/gallon (over $5.00/gallon) surcharge from Granger to share cost of service increases due to fuel cost increases. All ayes carried the motion.

Extension of Kurt Giles Employment Agreement.

Manager Giles requested members to extend Giles' employment agreement through June 30, 2027. The current contract expires on October 25, 2026.

Discussion was held.

Moved by Hart, supported by Palmer, to extend Giles' employment agreement through June 30, 2027. All ayes carried the motion.

Award Design and Inspection Services for Crawford Water Tower Repairs.

Manager Giles requested members to approve the proposal from Nelson Tank Engineering and Consulting for design services, bid phase, and construction phase services for the replacement of the 16"diameter fill pipe assembly for the Crawford Water Tower repairs in the amount of $7,750.

Discussion was held.

Moved by Azzam, supported by Hart, to approve the proposal from Nelson Tank Engineering and Consulting for design services, bid phase, and construction phase services for the replacement of the 16"diameter fill pipe assembly for the Crawford Water Tower repairs in the amount of $7,750. All ayes carried the motion.

Addition to Agenda-Resolution 2026-23-to Amend Resolution 2026-20.

Minutes of a regular meeting of the City Council of the City of St. Louis, Michigan, held on October 20, 2026, at 6 pm at City Hall (300 N. Mill St., St. Louis, Michigan 48880).

PRESENT: Azzam, Hart, Leonard, Palmer, Echtinaw

ABSENT: None

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

Amending Resolution 2026-20: Approving Obsolete Property Rehabilitation Exemption Certificate Application for 137 N Mill Street, LLC, located at 137 N. Mill St., St. Louis, MI 48880 to Incorporate All Required State Language

WHEREAS, pursuant to PA 146 of 2000, the City of St. Louis is a Qualified Local Governmental Unit eligible to establish one or more Obsolete Property Rehabilitation Districts; and

WHEREAS, the City of St. Louis legally established the Obsolete Property Rehabilitation District 137 North Mill Street on August 18, 2026, after a public hearing held on August 18, 2026; and

WHEREAS, the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) does not exceed 5% of the total taxable value of the City of St. Louis; and

WHEREAS, the 137 N. Mill Street, LLC is not delinquent in any taxes related to the facility; and

WHEREAS, the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000; and

WHEREAS, the applicant, 137 N. Mill Street has provided answers to all required questions under the application instructions to the City of St. Louis; and

WHEREAS, the City of St. Louis requires that rehabilitation of the facility shall be completed by December 30, 2027; and

WHEREAS, the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District; and

WHEREAS, the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in the City of St. Louis eligible under Public Act 146 of 2000 to establish such a district; and

WHEREAS, completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to increase commercial activity, create employment, retain employment, and increase the number of residents in the community in which the facility is situated; and

WHEREAS, the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Louis
Be and hereby is granted an Obsolete Property Rehabilitation Exemption for the real property, excluding land, located in Obsolete Property Rehabilitation District 137 North Mill Street at 137 N Mill St. for a period of 12 years, beginning December 31, 2026, and ending December 30, 2038, pursuant to the provisions of PA 146 of 2000, as amended.

AYES: Palmer, Leonard, Hart, Azzam, Echtinaw
NAYS: None
RESOLUTION DECLARED ADOPTED.

Addition to Agenda-Storm Sewer Repair.

Manager Giles requested members to approve the quote from Elite Pipeline Services for the storm sewer repair at 1026 Michigan Avenue, in the amount of $15,800.

Discussion was held.

Moved by Azzam, supported by Hart, to approve the quote from Elite Pipeline Services for the storm sewer repair at 1026 Michigan Avenue, in the amount of $15,800. All ayes carried the motion.

City Manager Report.

Manager Giles reported that Josh Leppien- Economic Development Director, is planning to apply for the next round of the MSHDA grants.

City Clerk Report.

Clerk Long reported that resident, Wendy Collier, has filed paperwork to be a write in candidate for council.

Police Chief Report:

Chief Ramereiz reported that there has been an increase in E-Bike related accidents and there is a need to update the city's current ordinance. Ramereiz discussed that police forces statewide are working together to raise awareness and help with legislation on updating the laws. Ramereiz informed the council that they had their first traffic incident recently with an e-bike riding on the sidewalk being hit by a car turning into the library.

Council Comments.

Mayor Echtinaw asked if the Giddings tower was being checked and monitored to avoid similar issues as the Crawford Tank. Manger Giles informed him that the tower is monitored and maintained.

Public Comments.

There were none.

Adjournment.

Moved by Azzam, supported by Leonard, to adjourn at 7:10 p.m. All ayes carried the motion.

Jamie Long, Clerk