CITY OF ST. LOUIS
REGULAR CITY COUNCIL MEETING

Ralph Echtinaw, Mayor **Bill Leonard, Mayor Pro Tem**
Greg Kolhoff, Council Member **Kevin Palmer, Council Member**
Robin Hart, Council Member

Agenda
Tuesday, December 1, 2026

6:00 PM

1. Call to Order.

2. Roll Call.

3. Pledge of Allegiance.

4. Approval of Agenda.

5. Reserved for Public Hearing/Presentations.

6. Approval of Minutes:
   a. Regular Meeting of November 17, 2026.

7. Claims & Accounts.

8. Monthly Board Minutes

9. Audience Recognition
   "*Each person will be allowed to speak for up to five (5) minutes, except where the number of speakers exceeds the time limit. In those instances, the Mayor of the City Council may either reduce the five-minute time limit to a three-minute time limit for each speaker, or the City Council may waive the half-hour time limit.*"

10. Consent Agenda – Motion to Approve/Receive.
    a. Payment to BS&A for Cloud Software Migration.
    b. Payment to MDOT for Reconstruction of Main Street from M-46 to Center Street.
    c. Payment to Bierlein for 117 S. East Street Demolition.

11. Business of the Council.
    A. Quote for Replacement of Tractor #48-Hutson.
    B. Purchase of Fire Hydrants.
    C. Resolution 2026-26-Resolution of Concurrence.
    D. Resolution 2026-27-Resolution of Understanding.

12. City Manager's Report.

13. City Clerk's Report.

14. Police Chief's Report.

15. City Council Comments.

16. Public Comments.

17. Adjournment.

CITY COUNCILPROCEEDINGS

St. Louis, Michigan
November 17, 2026

The regular meeting of the Saint Louis City Council was called to order by Mayor Ralph R. Echtinaw on Tuesday, November 17, 2026, at 6:00 p.m. in the City Hall Council Chambers.

Council Members Present: Mayor Ralph R. Echtinaw, 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: Shelly Brown, Kasey Zehner, Samantha Mariuz, Greg Kolhoff, Kevin Taylor, Brett Morell, and three students.

Mayor Echtinaw led the Pledge of Allegiance.

Approval of Agenda.

Moved by Palmer, supported by Hart, to approve the agenda for November 17, 2026. All ayes carried the motion.

Brownfield Presentation.

Samantha Mariuz of Fleis & Vandenbrink gave a brief presentation of the rehabilitation project at 137 North Mill Street.

City Council Minutes.

Moved by Palmer, supported by Leonard, to approve the minutes of the Special Meeting held on October 28, 2026, and the Regular Meeting held on November 3, 2026. All ayes carried the motion.

Claims & Accounts.

City Council discussed the Claims & Accounts.

Moved by Leonard, supported by Hart, to approve the Claims & Accounts in the amount of $582,532.24. All ayes carried the motion.

Monthly Reports.

City Council discussed the October 2026 Monthly Reports.

Moved by Hart supported by Palmer, to receive the October 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 "i" as shown below:

a. Change Order #3-Crawford Contracting for Construction Improvements for the DWSRF Loan Project.
b. Change Order #4-Crawford Contracting, for the DWSRF Loan Project.
c. Payment to OHM for Professional Services for the DWSRF Loan Construction Oversite Project.
d. Payment to Dixon Engineering Inc. for Maintenance Inspections of Storage Tanks.
e. Payment to Elite Pipeline Services for Storm Sewer Repair.
f. Payment to NTH Consultants for FERC Assistance.
g. Payment to R-Value for DPW Building Heat Expansion.
h. Payment to York for Reconditioning of Hydro Generator.
i. Payment to Burford Plumbing & Rite Way Asphalt Paving for CBDG Homeowner Rehabilitations.

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

Purchase of New Police Patrol Vehicle.

Manager Giles requested members to approve the purchase of a 2027 Ford Police Interceptor Utility Vehicle with Arrowhead Upfitters, serving as the primary vendor, along with purchases from additional vendors, for a total amount not to exceed $73,500.

Discussion was held.

Moved by Hart, supported by Leonard, to approve the purchase of a 2027 Ford Police Interceptor Utility Vehicle with Arrowhead Upfitters, serving as the primary vendor, along with purchases from additional vendors, for a total amount not to exceed $73,500. All ayes carried the motion.

Resolution 2026-25-Establishing 2027 Meetings.

Minutes for the regular meeting of the City Council of the City of St. Louis, County of Gratiot, State of Michigan, held in the City Hall Council Chambers on the 17th day of November 2026, at 6:00 p.m.

Present: Mayor Ralph R. Echtinaw, William R. Leonard, Kevin D. Palmer, Robin W. Hart

Absent: None

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

WHEREAS, The City Council of the City of Saint Louis, Gratiot County, Michigan, pursuant to Act 261 Michigan Public Acts of 1968, and in accordance with Section 5.1 of the Saint Louis City Charter, hereby gives notice to the public of the regular meeting schedule for the calendar year 2027.

WHEREAS, The City Council, in accordance with Section 5.1 of the Saint Louis City Charter, is required to hold meetings, on the first Monday following the first Sunday of January following the regular City election, for the purpose of installation of newly elected Council Members. Regular meetings shall be held at least twice each month.

NOW THEREFORE BE IT RESOLVED, the dates for holding said regular meetings shall be as follows:

January 4	April 6	July 6	October 5
January 19	April 20	July 20	October 19
February 2	May 4	August 3	November 2
February 16	May 18	August 17	November 16
March 2	June 1	September 7	December 7
March 16	June 15	September 21	December 21

BE IT FURTHER RESOLVED, the City Council hereby establishes as its place and time for holding aforesaid regular meetings as the City Council Chambers, City Office Building, 300 North Mill Street, Saint Louis, Michigan at 6:00 o'clock P.M except the first meeting in January shall be at 7:00 P.M. as stated in the City Charter.

Ayes: Palmer, Hart, Leonard, Echtinaw

Nays: None

Resolution declared adopted this 17th day of November 2026.

Discussion of Appointment of City Council Member to Fill Vacancy.

Member Leonard thanked all of the applicants for their interest in filling the vacant seat on council and gave a brief speech about what it takes to be a council member.

Discussion was held.

Moved by Leonard, supported by Hart, to appoint Greg Kolhoff to council.
Ayes: Leonard, Hart, Echtinaw Nays: Palmer, motion carried.

Quote for 46KV Fuses for Gibson Substation.

Manager Giles requested members to approve the quote for 46KV Fuses for the Gibson Substation from Irby Utility, in the amount of $9042.

Discussion was held.

Moved by Palmer, supported by Hart, to approve the quote for 46KV Fuses for the Gibson Substation from Irby Utility, in the amount of $9042.00. All ayes carried the motion.

City Manager Report.

Manager Giles reported that the city has received notice on health insurance renewals and a 17% raise in rates is expected. Giles reported that other options will be looked at to try to find the best option for employees.

City Clerk Report.

Nothing to report.

Police Chief Report:

Chief Ramereiz reported that the investigation into the police officer involved accident is still ongoing. Ramereiz reported that the officer that was involved has been discharged from the hospital and is doing well.

Council Comments.

Member Palmer reported that he appreciates all of the community interest in the open council position.

Public Comments.

There were none.

Adjournment.

Moved by Leonard, supported by Hart, to adjourn at 6:37 p.m. All ayes carried the motion.

Jamie Long, Clerk

Deciphering Account Coding

Account Number String = XXX-XXX-XXX-XXX-XXX-XXXX

The first 3 digits of the account codes tell you what fund and then the next 6 digits indicate cost activity categories being coded to. Any remaining digits point off more specific line item details and specific grant or project coding

Code	Fund	Cost Category/Activity
101.101.000	General Fund	Legislative/Council
101.172.000	General Fund	Executive/Manager
101.215.000	General Fund	Clerk
101.247.000	General Fund	Board of Review
101.253.000	General Fund	Finance
101.257.000	General Fund	Assessing
101.262.000	General Fund	Elections
101.265.000	General Fund	City Hall/General Government
101.266.000	General Fund	Attorney
101.371.000	General Fund	Building/Code Enforcement
101.441.000	General Fund	Public Works
101.567.000	General Fund	Cemetery
101.701.000	General Fund	Planning
101.728.000	General Fund	Economic & Community Dev
101.729.000	General Fund	Industrial Park
101.732.000	General Fund	Blight Removal
101.735.000	General Fund	Community Promotion
101.758.000	General Fund	Pool
101.770.000	General Fund	Parks Maintenance
101.901.265	General Fund	Capital Outlay - City Hall
101.901.441	General Fund	Capital Outlay - Public Works
101.901.567	General Fund	Capital Outlay - Cemetery
101.901.758	General Fund	Capital Outlay - Pool
101.901.770	General Fund	Capital Outlay - Parks
101.906.000	General Fund	Debt Service
101.966.000	General Fund	Transfers Out
202.444.000	Major Streets	Sidewalk Maint
202.463.000	Major Streets	Routine Maint- Streets
202.473.000	Major Streets	Routine Maint - Bridges
202.474.000	Major Streets	Traffic Service - Maint
202.478.000	Major Streets	Winter Maint
202.480.487	Major Streets	MDOT Surface maint
202.480.488	Major Streets	MDOT Sweeping & Flushing
202.480.490	Major Streets	MDOT Trees & Shrubs
202.480.491	Major Streets	MDOT Drain & Ditches
202.480.494	Major Streets	MDOT Traffic Signals
202.480.497	Major Streets	MDOT Winter Maint
202.580.000	Major Streets	Admin/Engineering
202.901.444	Major Streets	Capital Improvements - Sidewalks
202.901.463	Major Streets	Capital Improvements - Streets
202.901.473	Major Streets	Capital Improvements - Bridges
202.966.000	Major Streets	Transfers Out
203.444.000	Local Streets	Sidewalk Maint
203.463.000	Local Streets	Routine Maint - Streets
203.474.000	Local Streets	Traffic Service - Maint

Code	Fund	Cost Category/Activity
203.478.000	Local Streets	Winter Maint
203.580.000	Local Streets	Admin/Engineering
203.901.444	Local Streets	Capital Improvements - Sidewalks
203.901.463	Local Streets	Capital Improvements - Streets
205.301.000	Public Safety	Police
205.336.000	Public Safety	Fire
205.901.301	Public Safety	Capital Outlay - Police
205.906.000	Public Safety	Debt Service
205.966.000	Public Safety	Transfers Out
248.728.000	Downtown Development	Operations
248.728.111	Downtown Development	Building Operations 111 Mill
248.906.000	Downtown Development	Debt Service
248.966.000	Downtown Development	Transfers Out
271.790.000	Library	Operations
271.901.790	Library	Capital Outlay - Library
271.966.000	Library	Transfers Out
431.966.000	Water Supply Replacement	Transfers Out
432.901.000	EPA-Water Supply Construction	Captial Improvements - Water
445.966.000	Public Improvement Fund	Transfers Out
455.901.000	Construction - W/S Bonds	Capital Improvements - Water
456.901.000	DWSRF Water Improvements	Capial Improvements - Water
582.582.000	Electric Fund	Electric Operations
582.901.000	Electric Fund	Capital Expenses/Projects
582.906.000	Electric Fund	Debt Service
582.966.000	Electric Fund	Transfers Out
590.537.000	Sewer	Sewer Plant Operations
590.538.000	Sewer	Sewer Main Maintenance
590.538.890	Sewer	Sewer Prison/Bar Screen Maint
590.538.891	Sewer	Sewer Pine River Maint
590.538.892	Sewer	Sewer Bethany Maint
590.901.000	Sewer	Capital Expenses/Projects
590.906.000	Sewer	Debt Service
590.966.000	Sewer	Transfers Out
591.536.000	Water	Water Operations/Maint
591.536.899	Water	Outside City Connection Projects
591.901.000	Water	Capital Expenses/Projects
591.906.000	Water	Debt Service
591.966.000	Water	Transfers Out
596.528.000	Solid Waste Fund	Operations
596.966.000	Solid Waste Fund	Transfers Out
661.443.000	Motor Pool	Operations
661.901.000	Motor Pool	Capital Expenses
662.301.000	Police Motor Pool	Operations
662.901.301	Police Motor Pool	Capital Expenses
715.000.000	Gratiot Downtown Art Banner	Operations
775.000.000	Micchigan Public Power Rate Payers	Operations

Updated: 01/2024

INVOICE APPROVAL BY VENDOR REPORT FOR CITY OF ST LOUIS
EXP CHECK RUN DATES 12/01/2026 - 12/01/2026
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
BANK CODE: 0001

	Claimant	Amount Claimed	Amount Owed	Amount Rejected
1.	ALMA FORD	3,470.20		
2.	ALMA HARDWARE	141.33		
3.	ALTEC INDUSTRIES INC	57.27		
4.	AMAZON CAPITAL SERVICES	1,148.93		
5.	BIERLEIN COMPANIES	56,700.00		
6.	BLANTECH LLC	150.00		
7.	BORDER STATES	1,959.14		
8.	BRAUN KENDRICK FINKBEINER PLC	1,067.50		
9.	BS & A SOFTWARE, LLC.	35,380.00		
10.	CENTRAL ASPHALT, INC	206.55		
11.	CHARLOTTE LENTZ	31.41		
12.	CHARTER COMMUNICATIONS	229.98		
13.	CINTAS	216.35		
14.	CITY OF ST LOUIS, PAYROLL	164,596.93		
15.	CLEVER SURVEYING & ENGINEERING	5,744.28		
16.	CMP DISTRIBUTORS, INC.	4,102.25		
17.	CONSUMERS ENERGY	1,013.36		
18.	COTY PROPERTIES, LLC	625.00		
19.	E & S GRAPHICS, INC	48.90		
20.	ENERGY PLUS HOME IMPROVEMENTS LLC	5,982.85		
21.	EPPENDORF NORTH AMERICA, INC.	632.00		
22.	ETNA SUPPLY COMPANY	899.20		
23.	FAMILY FARM & HOME	83.92		
24.	FINAL TOUCH CO	882.00		
25.	GARDEN GATE	45.00		
26.	GRATIOT TOWING LLC	952.00		
27.	HACH COMPANY	201.60		
28.	HAVILAND PRODUCTS COMPANY	2,705.00		
29.	HUTSON INC OF MICHIGAN	75.36		
30.	INGRAM LIBRARY SERVICES	132.03		
31.	JEREMY HUNT	200.00		
32.	JOSHUA LEPPIEN	86.64		
33.	LAKESIDE ELECTRIC & CONSULTING	2,800.00		
34.	LEAF CAPITAL FUNDING	436.37		
35.	MEDLER ELECTRIC COMPANY	218.09		
36.	MICHIGAN PUBLIC POWER AGENCY	82,190.07		
37.	MICHIGAN PUBLIC POWER AGENCY	26,175.20		
38.	MICHIGAN TIRE AND WHEEL	371.47		
39.	MUZZALL GRAPHICS	297.84		
40.	NORTHERN SAFETY CO INC	184.62		
41.	PEOPLELINK, LLC	4,139.10		
42.	REHMANN TECHNOLOGY SOLUTIONS, LLC.	5,688.00		
43.	RICHARD J RAMEREIZ	298.00		
44.	ROWE PROFESSIONAL SERVICES CO.	640.00		
45.	SELF SERVE LUMBER COMPANY	264.62		
46.	STATE OF MICHIGAN-MDOT	150,098.21		
47.	STEVE FLICEK	200.00		
48.	TREVIPAY- WALMART BUSINESS	440.07		
49.	U.S. POST OFFICE	502.12		
50.	USA BLUE BOOK	2,054.99		

INVOICE APPROVAL BY VENDOR REPORT FOR CITY OF ST LOUIS
EXP CHECK RUN DATES 12/01/2026 - 12/01/2026
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
BANK CODE: 0001

	Claimant	Amount Claimed	Amount Owed	Amount Rejected
51.	USA TRAILER SALES LLC	20.00		
52.	VERIZON WIRELESS	352.87		
53.	VIRTUAL ACADEMY	550.00		
54.	VISUAL EDGE IT	797.36		
55.	WISE, KELLY	222.02		
56.	WRISLEY, TONYA	91.60		
	TOTAL ALL CLAIMS	568,799.60		

COUNCIL APPROVAL FOR CITY OF ST LOUIS
EXP CHECK RUN DATES 12/01/2026 - 12/01/2026
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
BANK CODE: 0001

INVOICE NUMBER	USE PURCHASING CARD	DESCRIPTION	DISTRIBUTIONS\AMOUNTS		AMOUNT
VENDOR NAME: ALMA FORD					
FOCS604225	N	RERAIRS TO EXHAUST- #47-201-SLPD	662.301.000.930.000.9201		3,470.20
			3,470.20		
TOTAL VENDOR ALMA F					3,470.20
VENDOR NAME: ALMA HARDWARE					
C384557	N	PLATES/FURNACE FILTER/TOILET CLEANER/PAI	591.536.000.727.000	49.40	105.36
			591.536.000.930.000	55.96	
C384843	N	CABLE TIES-CHRISTMAS LIGHT SUPPLIES	582.582.000.727.000.0001		35.97
			35.97		
TOTAL VENDOR ALMA F					141.33
VENDOR NAME: ALTEC INDUSTRIES INC					
13873316	N	BACKING PLATE/POLE PULLER/TRAILER MOUNT-	661.443.000.930.000.9088		57.27
			57.27		
TOTAL VENDOR ALTEC					57.27
VENDOR NAME: AMAZON CAPITAL SERVICES					
1CJF-1MWL-1YNF	N	CANON INK CARTRIDGES-SLED	582.582.000.727.000	64.96	64.96
16DH-N1RH-6KH3	N	PAPER TOWELS/TRASH BAGS-CITY HALL	101.265.000.727.000	176.59	176.59
1JQQ-JM79-7PKD	N	STORAGE TRUNK-SLPD	205.301.000.727.000	60.86	60.86
1WJX-69X1-74P7	N	REPLACEMENT WEBCAMS FOR WKSTS #59 & #55	205.301.000.727.000	37.98	37.98
1LQR-1TGH-1QGV	N	TOYS FOR DOWNTOWN CHRISTMAS PARADE-COMM	101.735.000.727.000.0002		262.32
			262.32		
1JCH-R7J7-GXDM	N	BOOKS & MEMORIAL BOOKS- LIBRARY	271.790.000.746.001	16.00	16.00
1LPQ-C9QC-C937	N	BOOKS & MEMORIAL BOOKS- LIBRARY	271.790.000.746.001	10.19	10.19
1XTV-TLMW-7GHV	N	PACKAGING TAPE- CITY HALL	101.265.000.727.000	22.64	22.64
1VFV-6R7T-67VH	N	HIGHLIGHTERS/GLUE STICKS- CITY HALL	101.265.000.727.000	24.98	24.98
114H-7YDN-73HQ	N	LED MULTICOLOR LIGHTS- CLAPP PARK TREE	582.582.000.727.000.0001		357.63
			357.63		
1GHM-HRRJ-1DQW	N	BLUE COPY PAPER- CITY HALL	101.265.000.727.000	10.39	10.39
1LJP-9C3M-LLF9	N	INK CARTRIDGES-DPW	101.441.000.727.000	104.39	104.39
TOTAL VENDOR AMAZOI					1,148.93
VENDOR NAME: BIERLEIN COMPANIES					
269311	N	DEMO OF 117 S EAST ST	101.371.000.801.000	56,700.00	56,700.00
TOTAL VENDOR BIERLI					56,700.00
VENDOR NAME: BLANTECH LLC					
1044	N	CAMERA FOOTAGE FOR ACCIDENT-SLPD	205.301.000.956.000	150.00	150.00
TOTAL VENDOR BLANTI					150.00
VENDOR NAME: BORDER STATES					
933522523	N	POLE WRAP-SLED	582.582.000.727.000	593.66	593.66
933516065	N	LINE SPLICES-SLED	582.582.000.727.000	149.16	149.16
933499635	N	KLEIN CABLE GRIPS-SLED	582.582.000.727.000	290.04	290.04
933546108	N	LED ROADWAY STREETLIGHTS-SLED	582.582.000.727.000	926.28	926.28
TOTAL VENDOR BORDEI					1,959.14
VENDOR NAME: BRAUN KENDRICK FINKBEINER PLC					

INVOICE NUMBER	USE PURCHASING CARD	DESCRIPTION	DISTRIBUTIONS\AMOUNTS		AMOUNT
VENDOR NAME: BRAUN KENDRICK FINKBEINER PLC					
428142	N	LEGAL SVS RENDERED THROUGH 10/31/26	101.266.000.802.000	1,067.50	1,067.50
TOTAL VENDOR BRAUN					1,067.50
VENDOR NAME: BS & A SOFTWARE, LLC.					
SIN002659	N	BS & A CLOUD CONVERSION	101.371.000.850.000	3,675.00	35,380.00
			591.536.000.850.000	1,425.00	
			582.582.000.850.000	1,425.00	
			101.265.000.850.000	2,885.50	
			591.536.000.850.000	2,019.85	
			590.537.000.850.000	2,019.85	
			582.582.000.850.000	4,905.35	
			101.253.000.850.000	4,039.70	
			101.567.000.850.000	3,462.60	
			101.257.000.850.000	4,905.35	
			101.371.000.850.000	4,616.80	
TOTAL VENDOR BS &					35,380.00
VENDOR NAME: CENTRAL ASPHALT, INC					
28441	N	WATER MAIN REPAIRS-EAST ST	591.536.000.930.000	206.55	206.55
TOTAL VENDOR CENTR					206.55
VENDOR NAME: CHARLOTTE LENTZ					
11202026	N	REIM FOR SEPT 2026 DENTAL INS	101.000.000.233.000	31.41	31.41
TOTAL VENDOR CHARL					31.41
VENDOR NAME: CHARTER COMMUNICATIONS					
005023501111426	N	INTERNET SVS-701 WOODSIDE DR-11/15/26-12	582.582.000.850.000	100.00	100.00
005249301110726	N	INTERNET SVS-11/11/26-12/10-26-CITY HALL	101.265.000.850.000	129.98	129.98
TOTAL VENDOR CHART					229.98
VENDOR NAME: CINTAS					
4288865484	N	MAT RENTAL- DPW	101.441.000.820.000	38.91	38.91
4289747398	N	MAT RENTAL- DPW	101.441.000.820.000	38.91	38.91
4289914293	N	MAT RENTAL- SLED	582.582.000.820.000	138.53	138.53
TOTAL VENDOR CINTA					216.35
VENDOR NAME: CLEVER SURVEYING & ENGINEERING					
0000043	N	WOODSIDE PLAT SURVEY-8/20/26-11/23/26 &	582.582.000.801.000	4,610.28	4,899.28
			582.582.000.801.000	289.00	
0000042	N	GIS TRAINING & OPERATION ASSISTANCE THOU	590.538.000.801.000	422.50	845.00
			591.536.000.801.000	422.50	
TOTAL VENDOR CLEVE					5,744.28
VENDOR NAME: CMP DISTRIBUTORS, INC.					
029819	N	BULLET PROOF VEST/EXT VEST CARRIER-SLPD	205.301.000.780.000	1,370.75	1,370.75

INVOICE NUMBER	USE PURCHASING CARD	DESCRIPTION	DISTRIBUTIONS\AMOUNTS		AMOUNT
VENDOR NAME: CMP DISTRIBUTORS, INC.					
029841	N	BULLET PROOF VESTS/EXT VEST CARRIERS-SLP	205.301.000.780.000	2,731.50	2,731.50
TOTAL VENDOR CMP DI					4,102.25
VENDOR NAME: CONSUMERS ENERGY					
203501599249	N	404 E PROSPECT ST-GAS-10/3/26-11/4/26-WW	590.537.000.920.000	801.00	801.00
206348934963	N	300 N MILL ST-GAS-10/3/26-11/4/26-CITY H	101.265.000.920.000	143.40	143.40
203412614265	N	321 GIDDINGS PL-GENERATOR-GAS-10/03/26-1	591.536.000.920.000	23.28	23.28
203590588636	N	748 MICHIGAN AVE-GAS-10/3/26-11/4/26	590.537.000.920.000	23.28	23.28
205014388368	N	400 N MILL ST-GAS-10/03/26-11/04/26-POOL	101.758.000.920.000	22.40	22.40
TOTAL VENDOR CONSUI					1,013.36
VENDOR NAME: COTY PROPERTIES, LLC					
1241	N	CODE ENFORCEMENT MOWING-EUCLID/WASHINGTO	101.371.000.820.000	210.00	210.00
1239	N	CODE ENFORCEMENT MOWING-RAILROADS	101.371.000.820.000	295.00	295.00
1251	N	CODE ENFORCEMENT MOWING-HUMM/BUZZARD	101.371.000.820.000	120.00	120.00
TOTAL VENDOR COTY I					625.00
VENDOR NAME: E & S GRAPHICS, INC					
93983	N	NAME PLATES-NEW COUNCIL MEMBERS	101.101.000.727.000	48.90	48.90
TOTAL VENDOR E & S					48.90
VENDOR NAME: ENERGY PLUS HOME IMPROVEMENTS LLC					
3118-10	N	CDBG-FINAL PYMT-511 S CLINTON ST-#016	239.728.000.801.000	4,692.85	4,692.85
3111-11	N	CDBG-FINAL PYMT-629 CORINTH ST-#012	239.728.000.801.000	1,290.00	1,290.00
TOTAL VENDOR ENERGY					5,982.85
VENDOR NAME: EPPENDORF NORTH AMERICA, INC.					
4009224516	N	CLEANING & CALIBRATION OF MICROPIPETTES/	590.537.000.801.000	632.00	632.00
TOTAL VENDOR EPPENI					632.00
VENDOR NAME: ETNA SUPPLY COMPANY					
S107169026.001	N	HOSE NOZZLES/HOSE NOZZLE WRENCH-WATER DE	591.536.000.727.000	899.20	899.20
TOTAL VENDOR ETNA S					899.20
VENDOR NAME: FAMILY FARM & HOME					
027678/5	N	COMBO LOCK-DPW	101.441.000.727.000	11.99	11.99
027680/5	N	ROPE/SWITCHES/PADLOCK CABLE-DPW	101.441.000.727.000	50.96	50.96
027684/5	N	RATCHET TIE DOWN STRAPS-DPW MOTORPOOL	661.443.000.727.000	20.97	20.97
TOTAL VENDOR FAMILY					83.92
VENDOR NAME: FINAL TOUCH CO					
STL-#678B	N	CLEANING CITY BLDG/PD- 11/10/26 & 11/13/	101.265.000.820.000	220.50	441.00
			205.301.000.820.000	220.50	
STL-#679B	N	CLEANING CITY BLDG/PD- 11/17/26 & 11/20/	101.265.000.820.000	220.50	441.00
			205.301.000.820.000	220.50	
TOTAL VENDOR FINAL					882.00

INVOICE NUMBER	USE PURCHASING CARD	DESCRIPTION	DISTRIBUTIONS\AMOUNTS		AMOUNT
VENDOR NAME: GARDEN GATE					
11162026	N	2YR SUBSCRIPTION RENEWAL-ACCT #GDT 02028	271.790.000.745.002	28.41	45.00
			271.790.000.746.002	16.59	
TOTAL VENDOR GARDEI					45.00
VENDOR NAME: GRATIOT TOWING LLC					
27135	N	TOWING CHARGES- #47-232- MAIN ST TO SLAF	662.301.000.930.000.9232		952.00
			952.00		
TOTAL VENDOR GRATI(					952.00
VENDOR NAME: HACH COMPANY					
15249388	N	FRONT DOOR ASSEMBLY-WWTP	590.537.000.930.000	201.60	201.60
TOTAL VENDOR HACH (					201.60
VENDOR NAME: HAVILAND PRODUCTS COMPANY					
589997	N	#1069072- CHLORINE GAS CYLINDERS-WWTP	590.537.000.727.000	2,705.00	2,705.00
TOTAL VENDOR HAVIL/					2,705.00
VENDOR NAME: HUTSON INC OF MICHIGAN					
11475279	N	SLIP PLATE-#31	661.443.000.930.000.9031		75.36
			75.36		
TOTAL VENDOR HUTSOI					75.36
VENDOR NAME: INGRAM LIBRARY SERVICES					
30857468	N	BOOKS & MEMORIAL BOOKS- LIBRARY	271.790.000.745.001	15.65	93.94
			271.790.000.746.001	78.29	
31044176	N	GIFTS & MEMORIALS BOOKS-LIBRARY	271.790.000.746.001	38.09	38.09
TOTAL VENDOR INGRAI					132.03
VENDOR NAME: JEREMY HUNT					
11232026	N	MULTI PURPOSE RM RENTAL DEP RETURN-11/22	101.000.000.202.265	200.00	200.00
TOTAL VENDOR JEREM'					200.00
VENDOR NAME: JOSHUA LEPPIEN					
11132026	N	MILEAGE REIM-MPPA IN LANSING-11/11/26	101.172.000.832.001	86.64	86.64
TOTAL VENDOR JOSHU/					86.64
VENDOR NAME: LAKESIDE ELECTRIC & CONSULTING					
PO #260822-FINAL	N	CDBG-FINAL PYMT-322 N CLINTON ST- #026	239.728.000.801.000	2,800.00	2,800.00
TOTAL VENDOR LAKES1					2,800.00
VENDOR NAME: LEAF CAPITAL FUNDING					
21242280	N	COPIER LEASE-CITY HALL-PRINCIPAL/INTERES	101.906.000.992.000	316.06	321.37
			101.906.000.993.001	5.31	

INVOICE NUMBER	USE PURCHASING CARD	DESCRIPTION	DISTRIBUTIONS\AMOUNTS		AMOUNT
VENDOR NAME: LEAF CAPITAL FUNDING					
21232041	N	COPIER LEASE-SLPD-PRINCIPAL/INTEREST	205.906.000.992.000	106.42	115.00
			205.906.000.993.001	8.58	
TOTAL VENDOR LEAF (					436.37
VENDOR NAME: MEDLER ELECTRIC COMPANY					
S5782100.001	N	LED BULBS- DECORATIVE STREET LAMPS	582.582.000.727.000	218.09	218.09
TOTAL VENDOR MEDLEI					218.09
VENDOR NAME: MICHIGAN PUBLIC POWER AGENCY					
STLO20261110	N	ENERGY SERVICES PROJECT	582.582.000.921.000	82,190.07	82,190.07
NOV 2026	N	ENERGY SERVICES PROJECT-NOV 2026	582.582.000.921.000	15,271.05	26,175.20
			582.582.000.921.000	(5,798.11)	
			582.582.000.820.000	12,884.77	
			582.582.000.921.000	3,817.49	
TOTAL VENDOR MICHI(					108,365.27
VENDOR NAME: MICHIGAN TIRE AND WHEEL					
168284	N	INTERSTATE BATTERY-#PW10	661.443.000.930.000	108.64	108.64
168525	N	DEKA BATTERY-#73	661.443.000.930.000.9073		162.83
			162.83		
168433	N	TIRE SWITCH/BALANCE LABOR/TIRE DISPOSAL-	662.301.000.930.000.9201		100.00
			100.00		
TOTAL VENDOR MICHI(					371.47
VENDOR NAME: MUZZALL GRAPHICS					
90775	N	AGENCY CHECK STOCK	101.253.000.727.000	297.84	297.84
TOTAL VENDOR MUZZAI					297.84
VENDOR NAME: NORTHERN SAFETY CO INC					
907923435	N	SAFETY GLASSES/CLEANING TOWELETTES/NITRI	101.441.000.727.000	184.62	184.62
TOTAL VENDOR NORTHI					184.62
VENDOR NAME: PEOPLELINK, LLC					
4000099998	N	CONTRACTES SVS- WEEK ENDING 11/15/26	101.567.000.804.000	1,788.50	1,860.04
			596.528.000.804.000	71.54	
4000099368	N	CONTRACTED SVS- WEEK ENDING 11/8/26	101.441.000.804.000	367.92	2,279.06
			101.567.000.804.000	1,400.14	
			596.528.000.804.000	511.00	
TOTAL VENDOR PEOPLI					4,139.10
VENDOR NAME: RAMEREIZ RICHARDRICHARD J RAME					
11232026	N	REIM FOR LED REFLECTIVE VESTS PURCHASE	205.301.000.727.000	298.00	298.00

INVOICE NUMBER	USE PURCHASING CARD	DESCRIPTION	DISTRIBUTIONS\AMOUNTS		AMOUNT
VENDOR NAME: RAMEREIZ RICHARDRICHARD J RAME					
TOTAL VENDOR RAMERI					298.00
VENDOR NAME: REHMANN TECHNOLOGY SOLUTIONS					
MS158637	N	FRAMEWORK SUPPORT & MONITORING-NOV 2026	101.265.000.850.000	798.27	4,838.00
			205.301.000.850.000	798.27	
			582.582.000.850.000	1,306.26	
			591.536.000.850.000	1,306.26	
			590.537.000.850.000	628.94	
MS158722	N	SAFEVAULT MGMT & LICENSING- NOV 2026	101.265.000.850.000	140.25	850.00
			205.301.000.850.000	140.25	
			582.582.000.850.000	229.50	
			591.536.000.850.000	229.50	
			590.537.000.850.000	110.50	
TOTAL VENDOR REHMAI					5,688.00
VENDOR NAME: ROWE PROFESSIONAL					
0126601	N	ZONING ORDINANCE UPDATE-PROF SVS RENDERE	101.701.000.801.000	640.00	640.00
TOTAL VENDOR ROWE I					640.00
VENDOR NAME: SELF SERVE LUMBER COMPANY					
2611-656707	N	HOSE CLAMPS FOR SIGNS- MAJOR ROADS	202.463.000.727.000	35.72	35.72
2611-656497	N	FLUSH LEVER/STOP CAP/VALVE SEAL KIT- WAT	591.536.000.930.000	17.88	17.88
2611-648076	N	TAPE/SPRAY FOAM/STRETCH WRAP/SEALANT-CRA	591.536.000.930.000	118.13	118.13
2611-648686	N	FRAMING STRUT/HOSE CLAMPS-MAJOR ROADS	202.463.000.727.000	92.89	92.89
TOTAL VENDOR SELF S					264.62
VENDOR NAME: ST. LOUIS - PAYROLLCITY OF ST					
399	N	GROSS WAGES & BENEFITS-WEEK ENDING 11/22	101.000.000.007.000	164,596.93	164,596.93
TOTAL VENDOR ST. LO					164,596.93
VENDOR NAME: STATE OF MICHIGAN-MDOT					
11042026	N	MDOT00314-M46/CENTER ST-REMOVAL/REPLACEM	202.901.463.801.000.0083		150,098.21
			150,098.21		
TOTAL VENDOR STATE					150,098.21
VENDOR NAME: STEVE'S CLEANING SERVICE					
OCT 2026	N	CONTRACTUAL CLEANING- OCT 2026	271.790.000.820.000	200.00	200.00
TOTAL VENDOR STEVE'					200.00
VENDOR NAME: TREVIPAY- WALMART BUSINESS					
55A2033C	N	PLATES/BOWLS/KLEENEX/CUTLERY/AIR FRESHEN	205.301.000.727.000	44.27	44.27
4256C56A	N	LIGHTS FOR MILL ST POLES	582.582.000.727.000.0001		297.00
			297.00		
18E9E27B	N	SPOONS/CREAMER/CLOROX WIPES/BLEACH/MOVIN	590.537.000.727.000	24.73	50.64
			101.265.000.727.000	25.91	

INVOICE NUMBER	USE PURCHASING CARD	DESCRIPTION	DISTRIBUTIONS\AMOUNTS		AMOUNT
VENDOR NAME: TREVIPAY- WALMART BUSINESS					
449DDC86	N	FORKS/SPONGE/BLEACH/CREAMER/PAPER TOWELS	205.301.000.727.000	4.97	48.16
			101.265.000.727.000	43.19	
TOTAL VENDOR TREVI					440.07
VENDOR NAME: U.S. POST OFFICE					
11162026	N	FIRST CLASS POSTAGE FOR ELECTION- 11/03/	101.262.000.729.000	502.12	502.12
TOTAL VENDOR U.S. I					502.12
VENDOR NAME: USA BLUE BOOK					
INV01217146	N	HACH PHOSPHORUS/BUFFER/NITRATE/MIXED PAR	590.537.000.727.000	1,987.03	1,987.03
INV01213986	N	MOTOR BRUSH KITS-WWTP	590.537.000.727.000	255.10	255.10
INV01221256	N	HYDRANT MARKERS/MINI FLAGS- WATER DEPT	591.536.000.727.000	523.86	523.86
SCN01108505	N	CREDIT MEMO-RETURN OF HACH COLORIMETER-W	590.537.000.727.000	(711.00)	(711.00)
TOTAL VENDOR USA BI					2,054.99
VENDOR NAME: USA TRAILER SALES LLC					
99517.00	N	BRACKETS/ACCESSORY GROMMETS- #33	661.443.000.930.000.9033		20.00
			20.00		
TOTAL VENDOR USA TI					20.00
VENDOR NAME: VEIT, LLC					
24AR3921981	N	COPY SERVICE CONTRACT-11/25/26-12/24/26	101.265.000.820.000	797.36	797.36
TOTAL VENDOR VEIT,					797.36
VENDOR NAME: VERIZON WIRELESS					
6157841406	N	IPAD DATA PLAN-10/11/26-11/1/26	101.000.000.081.206	67.20	352.87
			101.371.000.850.000	16.81	
			101.441.000.850.000	123.26	
			582.582.000.850.000	89.60	
			591.536.000.850.000	56.00	
TOTAL VENDOR VERIZ(					352.87
VENDOR NAME: VIRTUAL ACADEMY					
VA18000	N	MCOLES REQUIRED VIRTUAL TRAINING ACADEMY	205.301.000.832.002.0040		550.00
			550.00		
TOTAL VENDOR VIRTU					550.00
VENDOR NAME: WISE, KELLY					
0711OFAW0B-26	N	UB REFUND FOR ACCOUNT: 0711OFAW0B-26	582.000.000.040.000	222.02	222.02
TOTAL VENDOR WISE,					222.02
VENDOR NAME: WRISLEY, TONYA					
0721OFAW0D-23	N	UB REFUND FOR ACCOUNT: 0721OFAW0D-23	582.000.000.040.000	91.60	91.60
TOTAL VENDOR WRISLI					91.60
GRAND TOTAL:					568,799.60

MINUTES OF THE BOARDS AND COMMISSIONS

Board of Review (Meets March, July, & Dec)
- ☐ Enclosed
- ☑ Not Available / Did Not Meet

Cemetery Committee (Meets as Called)
- ☐ Enclosed
- ☑ Not Available / Did Not Meet

Downtown Development Authority (Meets quarterly)
- ☑ Enclosed
- ☐ Not Available / Did Not Meet

GIS Authority (Meets Quarterly)
- ☐ Enclosed
- ☑ Not Available / Did Not Meet

Gratiot Area Water Authority (Meets Every Other Month)
- ☐ Enclosed
- ☑ Not Available / Did Not Meet

Gratiot County Central Dispatch Authority (Meets Quarterly)
- ☐ Enclosed
- ☑ Not Available / Did Not Meet

Historical Society (Meets Monthly)
- ☐ Enclosed
- ☑ Not Available / Did Not Meet

Housing Commission (Meets Monthly)
- ☑ Enclosed
- ☐ Not Available / Did Not Meet

Library Board of Trustees (Meets every other Month)
- ☑ Enclosed
- ☐ Not Available / Did Not Meet

Middle of the Mitten (Meets Monthly)
- ☐ Enclosed
- ☑ Not Available / Did Not Meet

Mid-Mich. Comm. Fire Board (Meets Feb, May, Aug, Nov)
- ☑ Enclosed
- ☐ Not Available / Did Not Meet

Mid-Mich. Area Cable Consortium (Meets Quarterly)
- ☐ Enclosed
- ☑ Not Available / Did Not Meet

Parks & Recreation Commission (Meets Jan, Mar, May, July, Sept, Nov)
- ☑ Enclosed
- ☐ Not Available / Did Not Meet

Planning Commission
- ☑ Enclosed
- ☐ Not Available / Did Not Meet

St. Louis Ithaca Pine River Transit Authority (Meets Annual)
- ☐ Enclosed
- ☑ Not Available / Did Not Meet

Zoning Board of Appeals (Meets as Called)
- ☐ Enclosed
- ☑ Not Available / Did Not Meet

A Special Meeting of the Mid-Michigan Community Fire Board, held at the St. Louis Area Fire Department – Meeting Room, was called to order by Chair Carmen Bajena at 3:30p.m., on Monday, November 16, 2026.

Members Present: Chairman Carmen Bajena, Vice-Chair Kurt Giles, Kevin Beeson, Greg Mikek, Bobbie Marr
Members Absent: None
Fire Chief: Bill Coty
Others in Attendance: None

Consider Renovation of 219 S Mill Building

Chief Coty provided information on renovation of 219 S Mill Building. The board reviewed the estimate that included multiple vendors for renovation of the building. The proposed work included construction and steel work for siding and roofing, electrical upgrades, replacement of three overhead doors, installation/replacement of a 16 foot sliding door, removal of an interior wall, and dumpster and disposal services. The combined project estimate was $64,085, including an allowance for potential cost overruns.

Motion by Member Giles, supported by Member Bajena, to accept the estimates as presented and proceed with the renovation at a total estimated project cost of $64,085, including the allowance for potential cost overruns.

Roll call vote:
Ayes: Giles, Bajena, Beeson, Mikek, Marr
Nays: None
Absent: None

Motion to proceed with renovation passed.

Public Comment.
None.

The meeting was adjourned at 3:40 p.m.

Bobbie J Marr, Secretary

A Regular Meeting of the Mid-Michigan Community Fire Board, held at the St. Louis Area Fire Department – Meeting Room, was called to order by Chair Carmen Bajena at 5:30p.m., on Tuesday, November 10, 2026.

Members Present: Chairman Carmen Bajena, Vice-Chair Kurt Giles, Greg Mikek, Bobbie Marr
Members Absent: Kevin Beeson
Fire Chief: Bill Coty
Others in Attendance: None

Minutes.
Moved by Member Giles, supported by Member Mikek, to approve the minutes of the August 11, 2026 meeting. All ayes carried the motion.

Public Comment.
None.

Claims and Accounts.
The Fire Board reviewed the Claims & Accounts.

Moved by Member Giles, supported by Member Mikek, to approve the Claims & Accounts for August 1, 2026 to October 31, 2026 in the amount of $ 159,700.40. All ayes carried the motion.

Financial Statements.
The Fire Board reviewed and discussed the Financial Statements of October 31, 2026 and placed on file.

Audited Financial Statements
The Audited Financial Statements 6/30/2026 were reviewed, discussed and placed on file.

Fire Chief's Report.
The Fire Chief's Report was reviewed, discussed, and placed on file.

219 S Mill Building
The board reviewed demolition quotes for the 219 S Mill Building purchased next to the fire station. Demolition was originally anticipated, but the building was found to be in better condition than expected. The Fire Chief also submitted a rehabilitation quote and estimates for

rebuilding. The board discussed the possibility of rehabilitating the building and identified additional features to include in updated quote before deciding how to proceed.

Moved by Member Marr, support by Member Mikek, to reject all demolition quotes and thank the bidders for their submissions, postpone discussion of the building's future to a special meeting to be held within the next couple of weeks, and direct the Fire Chief to obtain updated rehabilitation quotes for the meeting incorporating the additional features discussed. All ayes carried the motion.

Other Business.
None

Public and Other Comment.
None

The meeting was adjourned at 6:21 p.m.

Bobbie J Marr, Secretary

Housing Commission

Chair Taylor, at 308 S. Delaware Drive, St. Louis, MI 48880, called the October Board Meeting to Order at 6:30 P.M., on October 15, 2026.

MEMBERS PRESENT: Taylor, Burch, Leonard and Houseman

MEMBERS EXCUSED: Mathews

VISITORS PRESENT: G. VanHorn

Vice Chair Burch, supported by Commissioner Leonard, moved to approve of the agenda.

VOTE: ALL AYES.

Chair Taylor declared the Motion Carried.

Vice Chair Burch, supported by Commissioner Leonard, moved to place on file the August and September Meeting Minutes.

VOTE: ALL AYES.

Chait Tayler declared the Motion Carried.

Commissioner Leonard, supported by Vice Chair Burch, moved to place on file the Claims and Accounts as submitted.

VOTE: ALL AYES.

Chair Taylor declared the Motion Carried.

Commissioner Leonard, supported by Commissioner Houseman, moved to accept and place on file the August financials.

VOTE: ALL AYES.

Chair Taylor declared the Motion Carried.

Chair Taylor called for New Business.

Commissioner Leonard, supported by Vice Chair Burch moved to accept, with regret, the retirement notice submitted by Gerry VanHorn for June 30, 2026.

VOTE: ALL AYES.

Chair Taylor declared the Motion Carried.

Chair Taylor called for Old Business.

The Director informed the board that at the time of the meeting two resumes have been received for the Deputy Director position. The closing date to submit a resume is October 23, 2026.

Chair Taylor, supported by Commissioner Leonard, moved to place on file the Director's Report.

VOTE: ALL AYES.

Chair Taylor declared the Motion Carried.

There was no Public Comment.

Chair Taylor, supported by Vice Chair Burch, moved to adjourn the meeting.

VOTE: ALL AYES.

Chair Taylor adjourned the meeting at 6:55 P.M.

Kerry Marsh, Executive Director
(Recording Secretary)

Minutes November 10, 2026

Board of Trustees

T. A. Cutler Memorial Library

312 Michigan Avenue

St. Louis, MI 48880

Members present:

Anita Eby, Michael Hart, Robin Hart, Cole Smith, Sue Vibber

Members excused absent:

None

Also Present:

Library Director Jessica Little

Call to Order:

Robin Hart called the meeting to order at 5:00 p.m.

Agenda:

Jessica requested that the topic of library board email accounts be added to the proposed agenda as New Business (item VII, A). Sue Vibber moved the agenda be approved with this addition. Cole Smith seconded. The motion passed.

Minutes:

The minutes from the regular September 8, 2026, meeting were reviewed. Anita Eby moved the minutes be accepted as presented. Sue Vibber seconded the motion. The motion carried.

Public Comment:

None

Reports:

Librarian's Report:

Jessica updated the board about fall programming; the Friends of the Library's recent used book sale; an issue with Overdrive's ambient reciprocal lending and the library's cataloging program, AgEdit; plans for the holiday open house on December 3, 2026, and Take Your

Child to the Library Day on February 6, 2027; the appointment of new State Librarian David Votta; security cameras; and a new library trend of facilitating unstaffed library access.

Financial Report:

The financial reports for September and October were reviewed. The Net of Revenues vs. Expenditures – Current Year on the October 2026 Balance Sheet was discussed. Jessica explained the current balance is negative because the expenditures from July – October exceed revenues since the millage revenues will not be received until after March 1, but there are enough funds in reserve/operating cash to cover expenditures until that revenue comes in. The reports were received for file.

Statistical Report:

Statistics for September and October were reviewed. Jessica highlighted a jump in Wi-Fi usage for October, which may have been from increased foot traffic during the book sale; a decrease in classroom visits affecting programming; the two craft programs Theresa hosted in October; and a shift in Overdrive statistics that may be a result of their ambient reciprocal lending system.

Old Business:

The board reviewed the budget proposed by Konwinski Construction for an expansion on the west/southwest of the building. Following discussion, the consensus is expanding to the west/southwest should be pursued. Additional expenses to consider were discussed: relocating materials and services from the children's room for the duration of the project, shelving, furniture, etc. Jessica will follow-up with city management regarding next steps (RFP; requesting a variance), with staff regarding project priorities, and with Nick Sponseller regarding questions about the proposal. She will also start watching for possible grants.

New Business:

The board discussed FOIA, trustee email accounts, and record retention schedules. Jessica will check into the costs and feasibility of creating trustee email accounts through White Pine Library Cooperative, through the City, or using a free platform, like Google or Outlook, and report back to the board.

Announcements:

Jessica invited everyone to attend the holiday open house on December 3.

Adjournment:

Cole Smith moved the meeting be adjourned. Anita Eby seconded. The meeting was adjourned at 6:14 p.m.

Minutes respectfully submitted.

_____

Robin Hart, President

_____

Micheal Hart, Secretary

SAINT LOUIS PARKS & RECREATION COMMISSION

REGULAR MEETING

MONDAY, OCTOBER 19TH, 2026

The Regular Meeting of the Saint Louis Parks & Recreation Commission was called to Order by Craig Zeese, Vice Chairman at 5:00 P.M.

ROLL CALL:

Members Present:	Dorothy Trgina, Dale Wolfe, Craig Zeese, and Fares Azzam.
Members Absent:	Kristy Hardy
Others Present:	Kurt Giles, City Manager and Josh Leppien, Assistant City Manager.

APPROVAL OF AGENDA:

Motion by Fares Azzam, Seconded by Dale Wolfe, to approve the Agenda as prepared. Discussion. Motion Carried.

APPROVAL OF THE MINUTES:

Motion by Dale Wolfe, Seconded by Fares Azzam, to approve the Minutes of the September 14th, 2026 Meeting. Discussion. Motion Carried.

FINANCIAL REPORT:

Motion by Fares Azzam, Seconded by Dale Wolfe, to place the Report on file. Discussion. Motion Carried.

BUSINESS:

A. Pool Update: The Report was given by Kurt Giles, City Manager. The Pool was used very well this season.
B. Parks Grant Opportunity: Bike Racks: Motion by Dale Wolfe, Seconded by Fares Azzam, to have Josh Leppien submit a Request for Bike Racks. Josh Mentioned that he would like a Sharks Theme with the Bike Racks. Discussion. Motion Carried.
C. Health Department Signage: The Health Department will be placing signs at the Parks in Saint Louis, regarding safety.

PUBLIC COMMENT: There were no public comments.

ADJOURNMENT: There being no further Business to come before the Commission. Motion by Fares Azzam, Seconded by Dale Wolfe to Adjourn. Discussion. Motion Carried. The next Parks & Recreation Commission Meeting will be held on Monday, January 11th, 2027 at 5:00 P.M.

Respectfully Submitted,

Dorothy Trgina, Secretary Saint Louis Parks & Recreation Commission
City of Saint Louis, Michigan

Wednesday November 11, 2026
St. Louis, MI

A regular meeting of the St. Louis Planning Commission was called to order by Chairman Doepker at 5:30 P.M.

Present: Doepker, Giles, Whitford, Horvat, Messer, Echtinaw, Palmer, Kelly
Absent: None
Also Present: Josh Leppien, Asst. City Manager, and via Zoom, Wade Burkholder, Senior Planner II ROWE Professional Services Company.

The Pledge of Allegiance was led by Chairman Doepker.

There was a spelling error in the minutes from October 14, 2026. The stated approval of April 8, 2026, was intended to be June 10, 2026.
Motion was made by Giles to approve the minutes with the correct date. Supported by Echtinaw. All ayes. Motion carried.

The first seven articles of the Zoning Ordinance were discussed by Wade and the Commission, with Art. 7, the R-2 district continuing to the following meeting. The definition of “access” was discussed, other definitions were proposed to be merged or eliminated for clarity. Possible new uses like renewable energy were discussed. Newly applicable legal references will be updated where necessary. Shifting Transitional and Heritage zones to follow the other zoning districts was discussed, along with subsequent renumbering and a possible reserved article. Lot split and combination policy was discussed to simplify the process. An expansion of childcare “by right” was mentioned. Accessory Dwelling Units (ADU) were considered in residential districts. Wade mentioned the need to ensure any zoning changes remain compliant with the future land use map adopted in the Master Plan.

Giles discussed the Brownfield Housing TIF sought by 137 N Mill St for Other Business.

There were no public comments at this time.

Motion made by Horvat, supported by Echtinaw to adjourn at 7:10 P.M.

Josh Leppien
Acting Recording Secretary

CONSENT AGENDA ITEM APPROVAL

St. Louis, Michigan - Agenda Statement

City Hall Use Only
Item No. 10a
For Meeting of 12/1/2026

CONTRACTOR/VENDOR: BS&A Software
CONTRACT #:
CITY GL PROJECT # (if applicable): Multiple GL Account Codes
CONTRACT DESCRIPTION: City's BS&A Cloud software migration to include the addition of Business Licensing and Work Order modules. This includes implementation, setup, training, and related services.

Agenda Item Description	Approval Date	Item #	Approval Amount
City's BS&A Cloud software migration	10/20/26	11B	102,065.00
		Total Contract	102,065.00

Consent Agenda Invoice Approvals

Invoice(s)	Approval Date	Item #	Check Date	Check #	Check Amount
SIN002659	12/01/26	10a		For Approval	(35,380.00)
				Total Payments	(35,380.00)
				Remaining Contract Balance	66,685.00

SUMMARY EXPLANATION FOR CONSENT AGENDA ITEM APPROVAL:

Approve payment to BS&A Software for cloud software migration in the amount of $ 35,380.00

INVOICE

Invoice Number: SIN002659
Invoice Date: 11/18/2026

BS&A SOFTWARE

Bill To:
City of St Louis, Gratiot County, MI 300 North Mill Street St Louis, MI 48880 US

Customer PO	Due Date	Payment Terms	Bill To Contact	Bill To Email
N/A	12/18/2026	NET 30	Erin Mayle	emayle@stlouismi.com

Product Name and Details	Quantity	Unit Price	Amount
371 Business License Database Setup and Conversion	1	$3,675.00	$3,675.00
UB Work Orders Database Setup and Conversion	1	$2,850.00	$2,850.00
Courtesy Discount	0.5	-$12,590.00	-$6,295.00
411 Project Management and Implementation Planning	1	$7,350.00	$7,350.00
Fast Track Implementation Services	0.5	$55,600.00	$27,800.00

28.

Subtotal	$35,380.00
Sales Tax	$0.00
Total Invoice Amount	$35,380.00
Payment/Credit Applied	$0.00
BALANCE DUE	**$35,380.00**

Send Payment to:	
ACH Payments	**Check Payments Payable to:**
Bank Name: Webster Bank	BS&A Software
Account Number: 24760557	14965 Abbey Lane
Routing Number: 211170101	Bath, MI 48808
Please send remittance details to: bsabilling@bsasoftware.com	Questions? Call us at (517) 641-8900

BS&A Cloud Conversion

101.371.000.850000 - 3675.00
591536000 850000 - 1425.00
582582000 850000 - 1425.00

28 855.00

City Hall - 10% - 101.265000 850000 - 2885.50
Water - 7% - 591536000 850000 - 2019.85
WWTP - 7% - 590537000 850000 - 2019.85
SLED - 17% - 582582000 850000 - 4905.35
Treasurer - 14% - 101.253000 850000 - 4039.70
Cemetery 12% - 101.567000 850000 - 3462.60
Assessing - 17% - 101257000 850000 - 4905.35
Bldg - 16% - 101 371 000 850000 - 4616.80

BUSINESS OF THE CITY COUNCIL
ST. LOUIS, Michigan
Agenda Statement

City Hall Use Only
Item No. 11B
For the Meeting of October 20, 2026

ITEM TITLE: Approval of BS&A Cloud Software Migration
SUBMITTED BY: Bobbie J Marr, Finance Director

SUMMARY OF EXPLANATION

Background

The City currently utilizes BS&A Software for nearly all of its financial and administrative operations, including accounting, payroll, utility billing, property taxes, assessing, and building department activities.

BS&A is discontinuing support for its existing .NET software platform tentatively by 2030, with the possibility of an earlier termination based on the percentage of customers that have migrated to its cloud-based system. Consequently, the City must either transition to BS&A Cloud or replace its existing software with another provider.

City staff have evaluated the available alternatives and determined that continuing with BS&A is the most practical and cost-effective option. Although other municipal financial software systems are available, there are limited alternatives for the City's property tax and assessing functions. Replacing BS&A would require extensive data conversion, employee training, changes to established procedures, and potentially multiple software providers to replace the functionality of the City's current integrated system.

By proceeding with the migration in 2027, the City can plan the transition, provide adequate employee training, and address implementation issues while the existing system remains supported, rather than risk a rushed conversion as the end-of-support date approaches.

Proposed Software and Services

The September 29, 2026, proposal includes transitioning the City's existing financial management, personnel management, utility billing, building department, assessing, and property tax modules to BS&A Cloud.

The proposal also includes two additional modules.

- **Business Licensing:** To provide a more centralized system for administering business licenses, tracking license information, and managing related fees. (Primarily related to Code Enforcement, Rental Licenses).
- **Work Orders:** To improve the tracking and management of work orders, equipment, facilities, and related utility operations.

The proposal includes data conversion, system configuration, implementation assistance, employee training, and post-implementation support.

Cemetery Software: The City's existing Cemetery module has been excluded from the Cloud migration. Staff have determined that the current module does not adequately meet the City's operational needs and are investigating alternative cemetery management software that may provide improved recordkeeping, mapping, and public access to cemetery information. Any proposed replacement will be evaluated separately.

BUSINESS OF THE CITY COUNCIL
ST. LOUIS, Michigan
Agenda Statement

City Hall Use Only
Item No. 11B
For the Meeting of October 20, 2026

ITEM TITLE: Approval of BS&A Cloud Software Migration
SUBMITTED BY: Bobbie J Marr, Finance Director

SUMMARY OF EXPLANATION

Financial Considerations

The proposal includes **$35,380 in annual software subscription fees**, with the remaining $66,685 attributable to implementation, setup, training, and related services, net of the group discount.

The City is participating in a coordinated implementation with other municipalities, resulting in a $12,590 implementation discount.

The proposed amount represents the initial quoted project cost, including annual subscriptions. Actual expenses may vary based on training requirements and applicable travel expenses.

Recommendation

Staff recommend approval of the BS&A Cloud migration and the addition of the Business Licensing and Work Order modules.

This approach provides continuity for the City's essential financial and administrative operations, avoids the considerable expense and disruption of converting to an entirely different software provider, and allows staff to focus on improving individual applications, such as cemetery management, where more suitable alternatives may be available.

The proposed migration is anticipated to occur in late summer/early fall 2027, with implementation planning and employee training coordinated to minimize disruption to City operations.

Budgeted? Yes
Budget Amendment needed? No

G/L Account Code: Multiple

Moved by: Palmer

Supported by: Hart

Motion to approve the September 29, 2026, proposal from BS&A Software, Quote Q-03558, for the City's Cloud software migration, including the addition of Business Licensing and Work Order modules, in the anticipated amount of $102,065, and authorize the City Manager to execute the necessary agreement, subject to final review of the terms and conditions.

APPROVED

DATE 10-20-2026

Proposal for:

City of St Louis, Gratiot County, MI

September 29, 2026

Quoted by: Kyle Monthie

Software and Services for BS&A Cloud Upgrade

BS&A SOFTWARE®

Thank you for the opportunity to quote our software and services.

At BS&A, we are focused on delivering unparalleled service, solutions, support, and customer satisfaction. You'll see this in our literature, but it's not just a marketing strategy... it's a mindset deeply embedded in our DNA. Our goal is to provide such remarkable customer service that our customers feel compelled to remark about it.

We are extremely proud of the many long-term customer relationships we have built. Our success is directly correlated with putting the customer first and consistently choosing to ***listen****. Delivering unparalleled customer service is the foundation of our company.*

BS&A Software
14965 Abbey Lane Bath MI 48808
(855) BSA-SOFT
bsasoftware.com

Cost Summary

Software is licensed for use only by municipality identified on the cover page. If used for additional entities or agencies, please contact BS&A for appropriate pricing. Prices subject to change if the actual count is significantly different than the estimated count. Module fees are charged annually and include unlimited support.

Upgrade - Cloud Modules – *Annual Fee*

Financial Management		
GL-General Ledger		$2,765.00
AP-Account Payable		$2,255.00
CR-Cash Receipting		$2,510.00
AR-Account Receivables		$2,095.00
	Total	$9,625.00
Personnel Management		
PR-Payroll		$3,765.00
HR-Human Resources		$2,610.00
TS-Timesheets		$1,710.00
	Total	$8,085.00
Community Development		
BD-Building Department		$4,515.00
	Total	$4,515.00
Property		
ASG-Assessing		$3,170.00
TX-Tax		$2,390.00
DPP-Delinquent Personal Property		$720.00
	Total	$6,280.00

Utility Billing		
UB-Utility Billing		$2,595.00
	Total	$2,595.00
	Subtotal	**$31,100.00**

BS&A Online - *Fees for BS&A Online subscription services will be charged at the next renewal period.*

Public Records Search + Online Bill Pay
With use of integrated Credit Card Processor

New Purchase - Cloud Modules - *Annual Fee*

Community Development		
BL-Business License		$2,090.00
	Total	$2,090.00
Utility Billing		
WO-Work Orders		$2,190.00
	Total	$2,190.00
	Subtotal	**$4,280.00**

Data Conversions/Database Setup

BL-Manual Database Setup Setup of License Types, Fee Schedules		$3,675.00
WO-Manual Database Setup Setup of Work Order Types, Facilities, Assets, Equipment, Materials, Workers (if not using Employees as Workers)		$2,850.00
	Total	**$6,525.00**

Upgrade Implementation

Services include:

- *Management of your upgrade by our dedicated upgrade team for a smooth shift from .NET to BS&A Cloud*
- *Assigned project coordinator works with you to create a project schedule aligned with your processes and needs*
- *How-to guides and select reference videos provided for your users to become familiar with relevant Cloud processes prior to your go-live.*
- *Preliminary conversion and validation performed by the Upgrade Team, validating data, balances, configurations, and related settings prior to your live upgrade.*
- *Final data extraction, upgrade and validation for your BS&A Cloud go-live.*
- *Module-specific data validation performed by domain experts in the dedicated Upgrade Team.*
- *Testing and implementation of existing customizations prior to go-live, preserving functionality and ensuring critical components are converted.*
- *Migration of key custom reports, enabling continuity in reporting for your municipality from .NET to Cloud.*
- *Automated configuration of users and security roles based on your prior setup in .NET.*
- *Conversion of approval workflows based on role-specific security, maintaining established processes.*
- *Training for all primary users on global functions of BS&A Cloud, such as navigation, searching, and reporting.*
- *Module-specific training for users of your municipality in their primary daily activities in BS&A Cloud.*
- *As applicable, configuration of existing hardware (barcode scanners, etc) for seamless integration with BS&A Cloud.*
- *As needed, transition from .NET Online Payments to cloud architecture configuration for uninterrupted payment processing.*
- *Prioritized support by the dedicated Upgrade Team for two weeks following your go-live, leveraging BS&A's best in class support system for case visibility and seamless transition to BS&A Customer Support following the hypercare period.*

$55,600.00

New Module Project Management and Implementation Planning

Services include:

- *Analyzing customer processes to ensure all critical components are addressed.*
- *Creating and managing the project schedule in accordance with the customer's existing processes and needs.*
- *Planning and scheduling training around any planned process changes included in the project plan.*
- *Modifying the project schedule as needed to accommodate any changes to the scope and requirements of the project that are discovered.*
- *Providing a central contact between the customer's project leaders, developers, trainers, IT staff, conversion staff, and other resources required throughout the transition period.*
- *Installing the software and providing IT consultation for network, server, and workstation configuration and requirements.*
- *Reviewing and addressing the specifications for needed customizations to meet customer needs (when applicable).*

Total **$7,350.00**

New Module Implementation and Training

- *$1,225/day*
- *Days quoted are estimates; you are billed for actual days used*
- *Training days quoted/billed in full day increments only*

Services include:

- *Setting up users and user security rights for each application*
- *Performing final process and procedure review*
- *Configuring custom settings in each application to fit the needs of the customer*
- *Setting up application integration and workflow methods*
- *Onsite verification of converted data for balancing and auditing purposes*
- *Training and Go-Live*

Setup Days

ITS Setup - CD	Setup Days: 1	$1,225.00
ITS Setup – UB	Setup Days: 2	$2,450.00
	Total Setup Days: 3	Subtotal: $3,675.00

Implementation and Training Days

ITS Training - CD	Training Days: 3	$3,675.00
ITS Training - UB	Training Days: 2	$2,450.00
	Total Training Days: 5	Subtotal: $6,125.00
	Total Days: 8	**Total: $9,800.00**

Cost Totals

Upgrade Modules – *Annual Fee*	Subtotal	$31,100.00
Cloud New Purchase – *Annual Fee*	Subtotal	$4,280.00
Data Conversions/Database Setup	Subtotal	$6,525.00
Upgrade Implementation	Subtotal	$55,600.00
Project Management and Implementation Planning	Subtotal	$7,350.00
Implementation and Training	Subtotal	$9,800.00
Group Implementation Discount	Subtotal	-$12,590.00

Total Proposed **$102,065.00**

The final invoice will reflect actual expenses following the completion of training activities based on the guidelines described below.

$160/$185/$225 per day hotel, varies by state
$90 per day car rental
$70 per day meals
$730 per trip airfare/related expenses
$0.76/mile round trip for drive distance

Payment Schedule

1st Payment:	**$35,380** to be invoiced upon execution of this agreement.
2nd Payment:	**$35,380** to be invoiced upon the subscription start date for all modules.
3rd Payment:	**$21,505** to be invoiced upon completion of upgrade implementation.
4th Payment:	**$9,800** to be invoiced upon completion of new module training.

CONSENT AGENDA ITEM APPROVAL

St. Louis, Michigan - Agenda Statement

City Hall Use Only
Item No. 10b
For Meeting of 12/1/2026

CONTRACTOR/VENDOR: MDOT (Michigan Department of Transportation)
CONTRACT #:
CITY GL PROJECT # (if applicable): 202.901.463.801.000.0083
CONTRACT DESCRIPTION: Contract with MDOT for reconstruction of Main Street from Washington Avenue/M-46 to Center Street.

Agenda Item Description	Approval Date	Item #	Approval Amount
Reconstruction of Main Street from M-46 to Center Street	03/03/26	11C	534,268.00
Reconstruction of Main Street from M-46 to Center Street	03/03/26	11C	373,640.85
Reconstruction of Main Street from M-46 to Center Street	03/03/26	11C	36.30
		Total Contract	907,945.15

Consent Agenda Invoice Approvals

Invoice(s)	Approval Date	Item #	Check Date	Check #	Check Amount
CARE1591REIM26001626	08/04/26	10b	08/05/26	75863	(9,083.34)
CARE1591REIM26001801	09/01/26	10f	09/02/26	75997	(316,688.17)
CARE1591REIM26001991	10/06/26		10/02/26	76085	(106,229.51)
CARE1591REIM26002195	10/20/26		10/29/26	76237	(232,494.64)
CARE1591REIM27000153	12/01/26	10b		For Approval	(150,098.21)
				Total Payments	(814,593.87)
				Remaining Contract Balance	93,351.28

SUMMARY EXPLANATION FOR CONSENT AGENDA ITEM APPROVAL:

Approve payment to MDOT for reconstruction on Main Street in the amount of $ 316,688.17

STATEMENT	Customer Name	PAGE 1
	CITY OF ST. LOUIS	
	Customer Account Number: MDOT00314	Statement Closing Date: 11-04-26
	AR Dept/BPRO: 591:ACT51	Due Date: 12-04-26
		Amount Enclosed: 150 098.21

Remit to:
State of Michigan
Attn: Finance Cashier
P.O. Box 30648
Lansing MI 48909

Bill to:
CITY OF ST. LOUIS
ST. LOUIS CITY TREASURER
300 N. MILL STREET
ST. LOUIS MI 48880

RECEIVED
NOV 16 2026
By _____

Payment Method: Check [X] Money Order [ ]
Please write Customer Account No. on front of Check or Money Order.
DO NOT MAIL CASH

[ ] Please check if address has changed. Write correct address on back of stub and attach with payment.

Please detach the above stub and return with your remittance payable to Dept. of Transportation

Transportation

ORIGINAL

Customer Account Number	Statement Closing Date
MDOT00314	11-04-26

Customer Name	IF YOU HAVE ANY QUESTIONS,PLEASE CALL
CITY OF ST. LOUIS	

Current Period Charges

Description	Date	Transaction ID	Charges
Payment - Thank you	10-06-26	CACR591270000000135	$33,846.93
Payment - Thank you	10-06-26	CACR591270000000135	$72,382.58
Payment - Thank you	11-04-26	CACR591270000000854	$20,537.24
Payment - Thank you	11-04-26	CACR591270000000854	$211,947.85
Payment - Thank you	11-04-26	CACR591270000000854	$9.55
-	10-30-26	CARE1591REIM27000153	$148,207.71
-	10-30-26	CARE1591REIM27000153	$1,890.50

Important Customer Information

202901 46 3801 000 0083

MDOT Michigan Department of Transportation
REPORTS TEAM

Summary

Report ID: MI-PRJ-0018
Run Date: 11/06/2026
Run Time: 6:58:44 AM

MDOT00314 - CITY OF ST. LOUIS

Program: 224351CON

Federal Project: 26A0238

Description: M-46 north to Center (bridge x-ing Pine River) Removal and replacement of existing pavement section, construct new asphalt pavement with concrete curb and gutters, construct new storm sewers, repair/replace sanitary sewers, service leads, construct new 5' wide ADA sidewalks and bike path to Cente

Phase: 01 Construction Contract

Funding Profile	Fed Pro Rata	Jrnl Description
A00250	81.85	2026-5026 ST LOUIS

	Current Budget	Cash Expenditures	Collected	Balance Due
Federal	384,836.30	384,836.30		
Local	534,268.00	445,491.89	297,284.18	148,207.71

Funding Profile	Fed Pro Rata	Jrnl Description
Z84		2026-5026 ST LOUIS

	Current Budget	Cash Expenditures	Collected	Balance Due
Local	373,640.85	369,092.43	367,201.93	1,890.50

Phase: 03 Proposal Printing

Funding Profile	Fed Pro Rata	Jrnl Description
A00250	81.85	

	Current Budget	Cash Expenditures	Collected	Balance Due
Federal	163.70	43.07		
Local	36.30	9.55	9.55	0.00

MDOT
Michigan Department of Transportation
REPORTS TEAM

Summary

Report ID: MI-PRJ-0018
Run Date: 11/06/2026
Run Time: 6:58:44 AM

Vendor Code	Vendor Legal Name	Vendor Alias/DBA Name
MDOT00314	CITY OF ST. LOUIS	

Instruction: Instruction: Remit this listing of Balance Due by Program with the payment. Payments will be applied to all programs with a balance due, unless otherwise noted.

Statement Date: 11/06/2026

☒ Pay in Full (default if neither box is checked)
☐ Manual allocation specified by Program in Paid Amount below

Remittance information:

State of Michigan
Attention: Finance Cashier
P.O. Box 30648
Lansing, MI 48909

Program	Balance Due
224351CON -	150,098.21

CONSENT AGENDA ITEM APPROVAL

St. Louis, Michigan - Agenda Statement

City Hall Use Only
Item No. 10c
For Meeting of 12/1/2026

CONTRACTOR/VENDOR Bierlein Companies, Inc.
CONTRACT #
CITY GL PROJECT # (if applicable) 101.371.000.801.000
CONTRACT DESCRIPTION Demolition with asbestos abatement services at 117 South East Street.

Agenda Item Description	Approval Date	Item #	Approval Amount
Demolition of 117 South East Street	10/06/26	11K	56,700.00
		Total Contract	56,700.00

Consent Agenda Invoice Approvals

Invoice(s)	Approval Date	Item #	Check Date	Check #	Check Amount
269311	12/01/26	10c		For Approval	(56,700.00)
				Total Payments	(56,700.00)
				Remaining Contract Balance	0.00

SUMMARY EXPLANATION FOR CONSENT AGENDA ITEM APPROVAL:

Approve payment to Bierlein Companies, Inc. for demolition of 117 S East Street in the amount of $ 56,700.00

INVOICE

Bierlein Companies, Inc.
2000 Bay City Road
Midland, MI 48642

To : City of St. Louis
300 N Mill St
Saint Louis, MI 48880

Invoice #: 269311
Date: 11/23/26
Application #: 1
Customer Reference: CONTRACT
Invoice Due Date: 12/23/26
Payment Terms: Net 30 Days

Contract : 2601290- CITY OF ST. LOUIS

PROGRESS BILLING #1

Contract Item		Contract Amount	% Complete	Total To Date
1	DEMO 117 S. EAST STREET HOUSE	56,700.00	100.00%	56,700.00
		56,700.00		56,700.00

101.371000801000

Total To Date :	56,700.00
Plus Previous Tax :	0.00
Plus Tax This Invoice :	0.00
Less Retainage :	0.00
Less Previous Applications :	0.00
Total Due This Invoice :	**56,700.00**

APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice : 269311

To Owner : City of St. Louis
300 N Mill St

Saint Louis MI 48880

Project : 2601290- CITY OF ST. LOUIS

Application No. : 1
Period To : 11/23/2026
Project Nos : CONTRACT

Distribution to :
- ☐ Owner
- ☐ Architect
- ☐ Contractor
- ☐
- ☐

From Contractor : Bierlein Companies, Inc.
2000 Bay City Road
Midland MI 48642

Via Architect : CITY OF ST. LOUIS

Contract For : DEMO

Contract Date : 10/8/2026

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM		$56,700.00
2. NET CHANGE BY CHANGE ORDERS		$0.00
3. CONTRACT SUM TO DATE		$56,700.00
4. TOTAL COMPLETED AND STORED TO DATE		$56,700.00
5. RETAINAGE:		
a. 0.00% of Completed Work	$0.00	
b. 0.00% of Stored Material	$0.00	
Total Retainage		$0.00
6. TOTAL EARNED LESS RETAINAGE		$56,700.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT		$0.00
8. CURRENT PAYMENT DUE		$56,700.00
9. BALANCE TO FINISH, PLUS RETAINAGE		$0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$0.00	$0.00
Total approved this month	$0.00	0.00
TOTALS	$0.00	$0.00
NET CHANGE by Change Orders		**$0.00**

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief, the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

TINA M. FORD
Notary Public - State of Michigan
County of Midland
My Commission Expires Jan 19, 2030
Acting in the County of Midland

CONTRACTOR: Bierlein Companies, Inc.

By: [signature], Controller Date: 11/23/26

State of: Michigan County of: Midland
Subscribed and sworn to before me this 23rd day of Nov. 2026

Notary Public: Eric M. Lesext
My Commission expires: 1/19/30

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information, and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED $56,700.00

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT: CITY OF ST. LOUIS

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

Application and Certification for Payment, containing
Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest cent.
Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 1
Application Date : 11/23/26
To : 11/23/26
Architect's Project No. : CONTRACT

Invoice : 269311 **Contract :** 2601290- CITY OF ST. LOUIS

A	B	C	D	E	F	G		H	I
Item No.	Description of Work	Scheduled Value	Work Completed		Materials Presently Stored (Not in D or E)	Total Completed and Stored To Date (D + E + F)	% (G / C)	Balance To Finish (C - G)	Retainage
			From Previous Application	This Period In Place					
1	DEMO 117 S. EAST STREET HOUSE	56,700.00	0.00	56,700.00	0.00	56,700.00	100.00%	0.00	0.00
	Grand Totals	**56,700.00**	**0.00**	**56,700.00**	**0.00**	**56,700.00**	**100.00%**	**0.00**	**0.00**

SWORN STATEMENT

Job #2601290

Date: November 23, 2026

County of: Midland State of: Michigan

I, John W. Fleming, being duly sworn, deposes and says that being duly authorized, makes this statement on behalf of Bierlein Companies Inc., the Contractor named in this contract dated Oct. 8, 2026 entered into with. City of St. Louis for the erection, alteration or improvement of the premises situated in the City of St. Louis County of _____ State of Michigan described as:

City of St. Louis

Demo 117 S. East Street

Invoice #269311

that the following is a statement showing the names of Contractors, Subcontractors and Materialmen of all subcontracts and material supplier commitments entered into for the furnishing of labor and/or materials to the date of this statement in connection with the Contract, the amounts paid to them, and the amounts due or to become due to them set forth fully and correctly opposite their names, respectively, in said statement to wit:

Deponent further states that the amount of payment requested will be applied to satisfy the General Contractor's or Contractor's specified obligations to Subcontractors and Materialmen, if such obligations have not been satisfied previously.

By: J.W. Fleming Controller (Signature)

John W. Fleming - Controller (Name and Title)

CERTIFICATION BY NOTARY PUBLIC

County of: Midland State of: Michigan

Subscribed and sworn before me, this 23 rd. day of: November, 2026

by: Tina M. Forest

Notary Public Commission Expires: January 19, 2030

Notary Name: Tina M. Forest

TINA M FOREST
Notary Public - State of Michigan
County of Midland
My Commission Expires Jan 19, 2030
Acting in the County of Midland

	Names Subcontractors or Material Suppliers	Present Amount of Contract Including Changes	Amount Previously Paid Less Retainage	Amount to be Paid This Request Less Retainage	Unpaid Balance of Contract Not Completed	Retainer Amount
1.	N/A	$0.00	$0.00	$0.00	$0.00	$0.00
2						
3						
4						
5						
6						
7						
8						
9.						
10.						
11.						
12.						
13.						
14.						
15.						
Totals		$0.00	$0.00	$0.00	$0.00	$0.00

BUSINESS OF THE CITY COUNCIL
ST. LOUIS, Michigan
Agenda Statement

City Hall Use Only
Item No. 11A.
For the Meeting of 12/01/2026____

ITEM TITLE: #48 Replacement
SUBMITTED BY: Calvin Martyn DPW Superintendent

SUMMARY OF EXPLANATION

I am requesting the approval of purchasing the replacement for #48, our small utility tractor for $46,101.83. We use for snow plowing, industrial lot mowing, salt spreading, leave blowing, and anything else that the loader is too big for. This tractor is important to the DPW, we use it weekly if not daily, throughout the year. One of the big adjustments we are making on this tractor is that we are adding a hydraulic valve to the back to help operate our flail mower more efficiently . This will allow us to operate our front loader/front plow, and all of our flail mower functions at the same time. With the current tractor we cannot do this, and we must run extra hydraulic hoses under the tractor to hook up. Although this works it adds a chance to have problems. This will for the first time have a different salt spreader which we believe will reduce the amount of wasted ice melt we use. The new spreader will put the ice melt where we need it, not in the grass or up against the curb. At the price of the ice melt this will be a bonus.

This purchase will include a 3046R tractor, a 366 front mounted plow, a salt spreader, and a front loader with a bucket. The purchase price has a $22,000 trade in for our tractor, front plow, and loader with bucket. I have looked at not trading all the small equipment in with the tractor, but the trade is lower due to them having a harder time selling a tractor with no loader there for it is beneficial to trade all in at the same time. We also are close to the end of the warranty on our tractor, and we have been rolling equipment over towards the end of its warranty period. I have also found out that after a certain hour point on these small tractors our trade in value decreases a good amount and we will be coming up to one of those points this winter.

This purchase will be under the Mi deal contract # Mi Ag, Grounds, and Roadside 240000000161 (PG 3W CG 22)

Budgeted? Yes G/L Account Code: 443.000.901.000.977.000
Budget Amendment needed? no

Moved by: Supported by:

Approve the purchase of the replacement tractor #48, front snowplow, front loader, and the rear salt spreader for the total of $46,101.83.

Customer:

Quotes are valid for 30 days from the creation date or upon contract expiration, whichever occurs first.

A Purchase Order (PO) or Letter of Intent (LOI) including the below information is required to proceed with this sale. The PO or LOI will be returned if information is missing.

☐ Vendor: Deere & Company

2000 John Deere Run

Cary, NC 27513-2789 US

FED ID: 36-2382580

UEID: FNSWEDARMK53

☐ Signature on all LOIs and POs with a signature line

☐ Contract name or number; or JD Quote ID

☐ Sold to street address

☐ Ship to street address (no PO box)

☐ Bill to contact name and phone number

☐ Bill to address

☐ Bill to email address (required to send the invoice and/or to obtain the tax exemption certificate)

☐ Membership number if required by the contract

☐ Also include a current valid tax-exempt certificate (if applicable)

Quotes of equipment offered through contracts between Deere & Company, its divisions and subsidiaries (collectively "Deere") and government agencies are subject to audit and access by Deere's Strategic Accounts Business Division to ensure compliance with the terms and conditions of the contracts.

For any questions, please contact:

Matt Lohone
Hutson, Inc.
6018 E Grand River Avenue
PORTLAND, MI 48875
Cell Phone: 5177496218
Email: mlohone@hutsoninc.com

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company

2000 John Deere Run

Cary, NC 27513-2789 US

FED ID: 36-2382580

UEID: FNSWEDARMK53

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

Matt Lohone

Hutson, Inc.

6018 E Grand River Avenue PORTLAND, MI 48875

Prepared For

CITY OF SAINT LOUIS

300 N MILL ST

SAINT LOUIS, MI 488801545

(989) 681-2137

EMAYLE@STLOUISMI.COM

Prepared By

Matt Lohone

Hutson, Inc.

6018 E Grand River Avenue

PORTLAND, MI 48875

5177496218

mlohone@hutsoninc.com

Quote Id 2922677

Creation Date 16-Nov-2026

Expiration Date 16-Dec-2026

Quote Summary

Equipment Summary	Suggested List	Selling Price	QTY In Group	Extended
3046R Compact Utility Tractor (34 PTO hp) **Contract:** MI Ag, Grounds, and Roadside 240000000161 (PG 3W CG 22) **Price Effective Date:** 15-Nov-2026	**$71,485.50**	**$58,618.11**	**1**	**$58,618.11**
366 Front Mounted Blade **Contract:** MI Ag, Grounds, and Roadside 240000000161 (PG 3W CG 22) **Price Effective Date:** 15-Nov-2026	**$3,146.00**	**$2,579.72**	**1**	**$2,579.72**
OPEN MARKET/ RIM GUARD TIRE BALLAST **Contract:** Open Market	**$760.00**	**$760.00**	**1**	**$760.00**
OPEN MARKET/WESTERN SPREADER DROP SPREADER Snow Equipment **Contract:** Open Market	**$6,144.00**	**$6,144.00**	**1**	**$6,144.00**
Equipment Total				**$68,101.83**

Trade In Summary	Extended
2022 John Deere 3046R - 1LV3046RCNN408532	**$22,000.00**
Payoff	$0.00
Final Trade Allowance	$22,000.00

Salesperson : X _____ **Accepted By : X** _____

Quote Summary	
Total Selling Price	$68,101.83
Total Trade-In Allowance	($22,000.00)
Trade Difference	$46,101.83
Total Taxable Equipment Fees	$0.00
Estimated Service Agreement Tax	$0.00
Sub-total	**$46,101.83**
*Total Non-Taxable Equipment Fees	$0.00
Rental Applied	$0.00
Total Trade-In Pay-Off	$0.00
Total Amount Due	**$46,101.83**
Down Payment	$0.00
Balance Due	**$46,101.83**

Salesperson : X _____ **Accepted By : X** _____

Selling Equipment

Quote # 2922677

Customer CITY OF SAINT LOUIS

3046R Compact Utility Tractor (34 PTO hp)

QTY In Group : 1

Hours	- - -
Serial Number	- - -
Stock Number	- - -
Contract	MI Ag, Grounds, and Roadside 240000000161 (PG 3W CG 22)
Price Effective Date	15-Nov-2026
PUK Parent Serial #	- - -

Suggested List
$71,485.50

Selling Price
$58,618.11

Discount Amount
($12,867.39)

Equipment Summary

Code	Description	Qty	List Price	Discount %	Discount $	Adjusted Selling Price
0291LV	3046R Compact Utility Tractor (34 PTO hp)	1	$41,580.00	18.0%	($7,484.40)	$34,095.60

Base / Options

Code	Description	Qty	List Price	Discount %	Discount $	Adjusted Selling Price
0202	United States	1	$0.00	18.0%	$0.00	$0.00
0409	English Operator's Manual and Decal Kit	1	$0.00	18.0%	$0.00	$0.00
2060	Deluxe Cab with Air Ride Seat	1	$12,277.00	18.0%	($2,209.86)	$10,067.14
2660	Factory Installed Stereo	1	$730.00	18.0%	($131.40)	$598.60
1520	eHydro™	1	$0.00	18.0%	$0.00	$0.00
3420	Mid PTO	1	$956.00	18.0%	($172.08)	$783.92
4061	Less iMatch™ Quick Hitch Category 1	1	$0.00	18.0%	$0.00	$0.00
3330	Dual Mid & Single Electrohydraulic Rear SCV	1	$1,307.00	18.0%	($235.26)	$1,071.74
5231	43x16.00 - 20NHS 6PR R14 Titan	1	$1,065.00	18.0%	($191.70)	$873.30
6231	27x8.50-15 NHS 8PR R14T Titan	1	$179.00	18.0%	($32.22)	$146.78

1701	Factory Installed Loader with Bucket	1	$7,851.00	18.0%	($1,413.18)	$6,437.82
Total Base / Options			**$65,945.00**		**($11,870.10)**	**$54,074.90**

Dealer Attachments

Code	Description	Qty	List Price	Discount %	Discount $	Adjusted Selling Price
BLV10452	Front PTO bracket (3120-3720, 3033R-3046R)	1	$302.50	18.0%	($54.45)	$248.05
BLV10439	Front 3-point hitch (3033R-3046R)	1	$1,836.00	18.0%	($330.48)	$1,505.52
BLV10776	Mounting Frame and Hydraulic Angling (3120-3720, 3033R-3046R, model year 2017- 2032R, 2036R, and 2038R)	1	$1,070.00	18.0%	($192.60)	$877.40
BLV10637	A-frame quick-attach system Category 1N	1	$387.20	18.0%	($69.70)	$317.50
BLV10649	SOLENOID HYDRAULIC VALVE	1	$1,944.80	18.0%	($350.06)	$1,594.74
Total Dealer Attachments			**$5,540.50**		**($997.29)**	**$4,543.21**
Selling Price Subtotal						**$58,618.11**
Total Selling Price						**$58,618.11**

366 Front Mounted Blade

QTY In Group : 1

Hours	- - -
Serial Number	- - -
Stock Number	- - -
Contract	MI Ag, Grounds, and Roadside 240000000161 (PG 3W CG 22)
Price Effective Date	15-Nov-2026
PUK Parent Serial #	- - -

Suggested List
$3,146.00
Selling Price
$2,579.72
Discount Amount
($566.28)

Equipment Summary

Code	Description	Qty	List Price	Discount %	Discount $	Adjusted Selling Price
6007M	366 Front Mounted Blade	1	$4,999.00	18.0%	($899.82)	$4,099.18

Base / Options

Code	Description	Qty	List Price	Discount %	Discount $	Adjusted Selling Price
0202	United States	1	$0.00	18.0%	$0.00	$0.00
0409	English North American Operator's Manual and Decal Kit	1	$0.00	18.0%	$0.00	$0.00
6967	Less Front Three-Point Hitch with A-Frame Quick Attach System	1	($1,853.00)	18.0%	$333.54	($1,519.46)
Total Base / Options			**$3,146.00**		**($566.28)**	**$2,579.72**
Selling Price Subtotal						**$2,579.72**
Total Selling Price						**$2,579.72**

OPEN MARKET/ RIM GUARD TIRE BALLAST

QTY In Group : 1

Hours	- - -
Serial Number	- - -
Stock Number	- - -
Contract	Open Market
PUK Parent Serial #	- - -

Suggested List
$760.00
Selling Price
$760.00
Discount Amount
$0.00

Equipment Summary

Code	Description	Qty	List Price	Discount %	Discount $	Adjusted Selling Price
1	RIM GUARD TIRE BALLAST Agriculture Attachments	1	$760.00	0.0%	$0.00	$760.00
Total Base / Options			**$760.00**		**$0.00**	**$760.00**
Selling Price Subtotal						**$760.00**
Total Selling Price						**$760.00**

OPEN MARKET/WESTERN SPREADER DROP SPREADER Snow Equipment

QTY In Group : 1

Hours	- - -
Serial Number	- - -
Stock Number	- - -
Contract	Open Market
PUK Parent Serial #	- - -

Suggested List
$6,144.00
Selling Price
$6,144.00
Discount Amount
$0.00

Equipment Summary

Code	Description	Qty	List Price	Discount %	Discount $	Adjusted Selling Price
1	WESTERN SPREADER DROP SPREADER Snow Equipment	1	$5,064.00	0.0%	$0.00	$5,064.00
Total Base / Options			**$5,064.00**		**$0.00**	**$5,064.00**

Other Charges

Description	List Price
INSTALLATION	$1,080.00
Total Adjustments	**$1,080.00**
Selling Price Subtotal	**$6,144.00**
Total Selling Price	**$6,144.00**

Trade-Ins

2022 John Deere 3046R

Trade-In Notes	- - -
Serial Number	1LV3046RCNN408532
Stock Number	
Hour Meter	- - -

Description	**Net Trade Value**
2022 John Deere 3046R	$22,000.00
Pay Off	$0.00
Total	**$22,000.00**

BUSINESS OF THE CITY COUNCIL
ST. LOUIS, Michigan
Agenda Statement

City Hall Use Only
Item No. 11B
For the Meeting of 12/01/2026

ITEM TITLE: Purchase of Fire Hydrants for Stock
SUBMITTED BY: Kurt Giles

SUMMARY OF EXPLANATION

Etna has some leftover hydrants from projects they want to get rid of. The pricing they are offering now is $3225.00 compared to our cost to order from EJ at $3679.26. Having one or two in stock would be nice since all of the new hydrants in the last couple years have been the 6' bury.

Budgeted? NA-Inventory
Budget Amendment needed?

G/L Account Code: 591.000.000.110

Moved by:

Supported by:

To approve the purchase of two fire hydrants from Etna at a discounted rate in the amount of $6,450.

Jamie Long

From: Kurt Giles
Sent: Monday, November 23, 2026 11:25 AM
To: St. Louis Water Department
Cc: Bobbie Marr; Jamie Long
Subject: RE: Etna Fire Hydrant Deal

Brian,
If you're thinking about acquiring two of these, we can put it on the Council docket for next Tuesday.
Kurt

From: St. Louis Water Department <water@stlouismi.com>
Sent: Wednesday, November 18, 2026 11:20 AM
To: Kurt Giles <kgiles@stlouismi.com>
Cc: Bobbie Marr <bmarr@stlouismi.com>
Subject: Etna Fire Hydrant Deal

Kurt,

Etna has some leftover hydrants from our projects they want to get rid of. The pricing they are offering now is $3225.00 compared to our cost to order from EJ at $3679.26. I don't believe we need 6 which is what they have left over. I believe having one or two in stock would be nice since all of the new hydrants in the last couple years have been the 6' bury. We currently have one 5 1/2' bury on hand. Just wanting some input as to whether to order any or wait and order if the time comes that we need one.

Brian

CITY OF ST. LOUIS
Gratiot County, Michigan

RESOLUTION NO. 2026-26

RESOLUTION CONCURRING WITH THE PROVISIONS OF THE BROWNFIELD PLAN FOR THE NORTH MILL APARTMENTS REDEVELOPMENT PROJECT CITY OF ST. LOUIS, MICHIGAN

At a regular meeting of the City Council of the City of St. Louis, held at City Hall, 300 N. Mill Street, St. Louis, Michigan 48880, Gratiot County, Michigan, at 6:00 p.m. on the 1st day of December 2026, the following resolution was offered by:

Council Member _____

and supported by Council Member _____.

PRESENT:

ABSENT:

WHEREAS, the Michigan Brownfield Redevelopment Financing Act, 1996 PA 381, as amended (the "Act"), authorizes brownfield redevelopment authorities to promote the revitalization, redevelopment, and reuse of eligible property through tax increment financing of eligible activities approved in a brownfield plan; and

WHEREAS, the Gratiot County Board of Commissioners established the Gratiot County Brownfield Redevelopment Authority (the "GCBRA") pursuant to the Act to facilitate the redevelopment of eligible property within Gratiot County; and

WHEREAS, a Brownfield Plan, as may be corrected pursuant to GCBRA Resolution 26-2 (the "Plan"), has been prepared for the North Mill Apartments Redevelopment Project at 137 North Mill Street, City of St. Louis, Gratiot County, Michigan, consisting of one parcel identified as Parcel No. 53-010-128-30, containing approximately 0.278 acres, as more particularly described in the Plan; and

WHEREAS, the Plan identifies the property as functionally obsolete and as "housing property" under the Act, including an affidavit documenting the determination of functional obsolescence signed by the City Assessor ; and

WHEREAS, the proposed project will rehabilitate an existing three-story, approximately 18,529-square-foot building into a mixed-use development containing nineteen (19) affordable residential units and two (2) retail spaces; and

WHEREAS, the Plan proposes tax increment financing for eligible assessment, demolition, asbestos abatement, site preparation, infrastructure improvement, housing development, and Brownfield Plan and work plan preparation and implementation activities, including applicable contingency, subject to the Plan, the Act, and any required state approvals; and

WHEREAS, the property is located within the City's Downtown Development Authority (the "DDA") district, and the Plan anticipates a separate interlocal agreement between the DDA and the GCBRA regarding the use of tax increment revenues otherwise captured by the DDA; and

WHEREAS, the GCBRA approved the Plan at its regular meeting on November 19th, subject to the correction of any mathematical, clerical, or other errors and the addition of any information required by the Act, and recommended its approval to the Gratiot County Board of Commissioners, and the City of St. Louis desires to formally concur with the Plan; and

WHEREAS, following City concurrence, the Gratiot County Board of Commissioners is anticipated to consider the Plan in accordance with the applicable notice, public hearing, and approval requirements of the Act.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the Brownfield Redevelopment Financing Act, 1996 PA 381, as amended, MCL 125.2651 et seq., the St. Louis City Council hereby concurs with the provisions of the Plan (as may be corrected pursuant to GCBRA Resolution or as needed related to issues that may be identified by City or Greater Gratiot staff) applicable to the eligible property for the North Mill Apartments Redevelopment Project at 137 North Mill Street and supports its consideration by the Gratiot County Board of Commissioners.

BE IT FURTHER RESOLVED, that this concurrence does not replace any separate approval required of the GCBRA, Gratiot County Board of Commissioners, DDA, or applicable state agency.

BE IT FURTHER RESOLVED, that all resolutions or parts of resolutions in conflict with this Resolution are hereby repealed to the extent of such conflict.

AYES:

NAYS:

ABSTAINED:

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN }
} ss.
COUNTY OF GRATIOT }

I, _____, the duly qualified and acting Clerk of the City of St. Louis, Gratiot County, Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the St. Louis City Council at a meeting held on December 1, 2026, the original of which is on file in my office. Public notice of said meeting was given pursuant to and in compliance with the Open Meetings Act, 1976 PA 267, as amended.

IN WITNESS WHEREOF, I have affixed my official signature this 1st day of December 2026.

_____
City Clerk
City of St. Louis, Michigan

CITY OF ST. LOUIS
Gratiot County, Michigan

RESOLUTION NO. 2026-27

RESOLUTION OF UNDERSTANDING TO UTILIZE THE GRATIOT COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY FOR THE NORTH MILL APARTMENTS REDEVELOPMENT PROJECT CITY OF ST. LOUIS, MICHIGAN

At a regular meeting of the City Council of the City of St. Louis, held at City Hall, 300 N. Mill Street, St. Louis, Michigan 48880, Gratiot County, Michigan, at 6:00 p.m. on the 1st day of December 2026, the following resolution was offered by:

Council Member _____

and supported by Council Member _____.

PRESENT:

ABSENT:

WHEREAS, PLT Management Group, LLC (the "Developer") has proposed a brownfield redevelopment project in the City of St. Louis at 137 North Mill Street, Parcel No. 53-010-128-30, commonly known as the North Mill Apartments Redevelopment Project, for which a Brownfield Plan has been approved by the Gratiot County Brownfield Redevelopment Authority on November 19, 2026 as may be corrected pursuant to Gratiot County Brownfield Redevelopment Authority Resolution 26-2 (the "Plan") has been prepared; and

WHEREAS, the City desires to utilize the Gratiot County Brownfield Redevelopment Authority (the "GCBRA") to review, process, administer, and implement the Plan in accordance with the Michigan Brownfield Redevelopment Financing Act, 1996 PA 381, as amended (the "Act"); and

WHEREAS, the Gratiot County Board of Commissioners established the GCBRA under the procedures of the Act to facilitate the redevelopment of eligible property within Gratiot County; and

WHEREAS, the GCBRA is anticipated to assist the City with review and administration of the Plan, and the City acknowledges the following provisions identified in the Plan:

- The Plan provides for an administrative fee to the GCBRA equal to five percent (5%) of local tax increment revenues, estimated at $30,656 over the term of the Plan.
- The GCBRA has not established a Local Brownfield Revolving Fund, and the Plan provides for no capture or deposit into such a fund.
- The Plan estimates $114,424 in deposits to the State Brownfield Redevelopment Fund from applicable State Education Tax capture.
- Eligible activities will be financed by the developer, PLT Management Group, LLC, and reimbursed solely from tax increment revenues as available and subject to an executed reimbursement agreement; no bonded indebtedness by the GCBRA, Gratiot County or the City of St. Louis is contemplated.
- The Plan anticipates tax increment capture beginning in 2028 and continuing for an estimated twenty-five (25) years, through 2052, subject to actual tax revenues and the terms of the Plan.
- The eligible property is in the City's Downtown Development Authority (DDA) district. The Plan anticipates a separate interlocal agreement between the DDA and the GCBRA to allow the GCBRA to use tax increment revenues otherwise captured by the DDA for Plan purposes.
- The Plan has received approval of an Obsolete Property Rehabilitation Act (OPRA) exemption under Public Act 146 of 2000 expected to freeze local taxes for twelve (12) years, affecting the amount of local tax increment revenue available.

WHEREAS, the use of school operating tax increment revenues for housing-related eligible activities is subject to approval of the Michigan State Housing Development Authority (MSHDA), and any DDA interlocal agreement or OPRA certificate requires its own applicable approvals; and

WHEREAS, the City will have the opportunity to consider and comment on the Plan through its separate concurrence resolution before final consideration by the Gratiot County Board of Commissioners.

NOW, THEREFORE, BE IT RESOLVED, that the St. Louis City Council requests that the Gratiot County Brownfield Redevelopment Authority undertake review, processing, administration, and implementation of the North Mill Apartments Brownfield Plan in accordance with the Act and the terms of the Plan.

BE IT FURTHER RESOLVED, that the City acknowledges and understands the GCBRA administrative fee, State Brownfield Redevelopment Fund deposits, developer reimbursement structure, absence of Local Brownfield Revolving Fund capture, anticipated DDA interlocal agreement, and estimated tax capture schedule described in the Plan.

BE IT FURTHER RESOLVED, that this Resolution of Understanding does not independently approve eligible costs, an interlocal agreement, an OPRA certificate, or tax increment capture beyond the amounts and terms ultimately approved by the applicable authorities under the Act and other applicable law.

BE IT FURTHER RESOLVED, that all resolutions or parts of resolutions in conflict with this Resolution are hereby repealed to the extent of such conflict.

AYES:

NAYS:

ABSTAINED:

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN }
} ss.
COUNTY OF GRATIOT }

I, _____, the duly qualified and acting Clerk of the City of St. Louis, Gratiot County, Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the St. Louis City Council at a meeting held on December 1, 2026, the original of which is on file in my office. Public notice of said meeting was given pursuant to and in compliance with the Open Meetings Act, 1976 PA 267, as amended.

IN WITNESS WHEREOF, I have affixed my official signature this 1st day of December 2026.

_____
City Clerk
City of St. Louis, Michigan