

# CITY COUNCIL PROCEEDINGS

St. Louis, Michigan  
September 21, 2021

The regular meeting of the Saint Louis City Council was called to order by Mayor James C. Kelly on Tuesday, September 21, 2021 at 6:00 p.m. in the City Hall Council Chambers.

Council Members Present: Mayor James C. Kelly, Roger L. Collison, George T. Kubin, William R. Leonard, Thomas L. Reed

Council Members Absent: None

City Manager: Kurt Giles  
City Clerk: Mari Anne Ryder  
Police Chief: Richard Ramereiz

Others in Attendance:

Keith Risdon – Public Services Director, Jim Wheeler – Greater Gratiot, Kasey Zehner – Greater Gratiot, Jeff Stahl – Jer-Den Plastics, Joe Vedrode – Alma resident, Ralph Echinaw – St. Louis Sentinel

Member Collison led the Pledge of Allegiance.

## **Public Hearing – Jer-Den Industrial Facilities Exemption.**

Mayor Kelly opened the Public Hearing at 6:01 p.m.

### **Public Comments.**

Kasey Kehner stated Jer-Den is requesting an Industrial Facilities Exemption on 5,875 square feet of new construction, which will bring the total facility to approximately 62,875 square feet when the expansion is complete. The project is expected to cost \$295,000. The exemption will be for twelve years.

Mayor Kelly closed the Public Hearing at 6:03 p.m.

## **Resolution 2021-13 Approving Industrial Facilities Exemption.**

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

WHEREAS, Jer-Den Plastics has filed an application for an Industrial Facilities Exemption Certificate with respect to a 5,875 square foot expansion to be acquired and installed within the Industrial Development District No. 2; and

WHEREAS, before acting on said application, the St. Louis City Council held a hearing on September 21, 2021 at the City Hall Council Chambers, in the City of St. Louis, at 6:00 p.m., at which hearing the applicant, the Assessor and a representative of the affected taxing units were given written notice and were afforded an opportunity to be heard on said application; and

WHEREAS, construction of the facility and installation of new machinery and equipment had not begun earlier than six (6) months before August 20, 2021, the date of acceptance of the application for the Industrial Facilities Exemption Certificate; and

WHEREAS, completion of the facility is calculated to and will at the time of issuance of the certificate have the reasonable likelihood to retain, create or prevent the loss of employment in the City of St. Louis; and

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

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

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

2. The application from Jer-Den Plastics for an Industrial Facilities Exemption Certificate, with respect to a New Facility on the following described parcel of real property situated within the Industrial Development District No. 2, to wit:

**Parcel No.: 53-860-045-00**

WD L 549 P 1132 WOODSIDE INDUSTRIAL CENTER WEST PART OF LOTS 4 & 5 DESC AS BEG AT SE COR OF LOT 5, TH N 64 DEG 14' 03" W 203.91 FT ALG S LINE OF LOT 5, TH ALG THE S LINE OF LOT 5 ON A CURVE TO THE RIGHT HAVING A RADIUS OF 820 FT, A CENTRAL ANGLE OF 04 DEG 30' 30" & A CHORD BEARING & DISTANCE OF N 61 DEG 59' 05" W 64.50 FT, TH N 39 DEG 17' 05" E 656.35 FT, TH N 87 DEG 26' 12" E 163.42 FT ALG N LINE OF LOT 4 TO NE COR OF LOT 4, TH S 27 DEG 52' 17" W 563.54 FT ALG E LINE OF LOTS 4 & 5, TH ALG E LINE OF LOT 5 ON A CURVE TO THE RIGHT HAVING A RADIUS OF 5152.25 FT, A CENTRAL ANGLE OF 01 DEG 43' 43" & A CHORD BEARING & DISTANCE OF S 28 DEG 45' 33" W 155.53 FT TO POB be and the same is hereby approved.

3. The Industrial Facilities Exemption Certificate when issued shall be and remain in force for a period of 12 years after completion.

Ayes: Kubin, Leonard, Collison, Reed, Kelly

Nays: None

Resolution Declared Adopted.

**Agreement of Understanding between Jer-Den Plastics and the City of St. Louis.**

Manager Giles stated the Agreement of Understanding is part of the requirements in recommending approval of the Industrial Facilities Exemption Certificate.

Moved by Reed, supported by Collison, to approve the Agreement of Understanding between Jer-Den Plastics and the City of St. Louis. All ayes carried the motion.

**City Council Minutes.**

Moved by Reed, supported by Leonard, to approve the minutes of the Regular Meeting held on September 7, 2021. All ayes carried the motion.

**Claims & Accounts.**

City Council discussed the Claims & Accounts.

Moved by Kubin, supported by Leonard, to approve the Claims & Accounts in the amount of \$1,009,634.44. All ayes carried the motion.

**Monthly Reports.**

City Council discussed the August, 2021 Monthly Reports.

Moved by Reed, supported by Leonard, to receive the August, 2021 Monthly Reports and place on file. All ayes carried the motion.

**Audience Recognition.**

There were no comments.

**Consent Agenda.**

Mayor Kelly requested approval/receipt of Consent Agenda items “a” through “k” as shown below:

- a. Payment No. 4 to Fisher Contracting for Michigan Avenue Pump Station.
- b. Payment No. 5 to Fisher Contracting for Michigan Avenue Pump Station.

- c. Payment to Spicer for Professional Services – Michigan Avenue Pump Station.
- d. Payment to State of Michigan for State Street Reconstruction Project.
- e. Payment to OHM for Professional Services – Sanitary Sewer, Water Main & Road Construction.
- f. Payment to OHM for Professional Services – Sanitary Sewer Improvements.
- g. Payment to USA Blue Book for Sewer Camera.
- h. Payment to Central Asphalt for 2021 Pavement Improvement Project.
- i. Payment to Rehmann for City Hall Server Switches.
- j. Purchase/Payment to Scotland Oil for Electric Plant Generator Fuel.
- k. Payment to Fishbeck for Professional Services – Well 12.
- l. Cable Consortium Minutes – receive.

Moved by Kubin, supported by Reed, to approve Consent Agenda items “a” through “k.” All ayes carried the motion.

### **New Business.**

#### **Annual St. Louis High School Homecoming Parade.**

Manager Giles stated a request has been received from the St. Louis High School Student Council to hold their annual Homecoming Parade on October 8, 2021 beginning at 5:00 p.m..

Chief Rameriez stated it is the same route as in the past.

Moved by Collison, supported by Leonard to approve the Homecoming Parade request and the temporary road closures beginning at 3:00 p.m. on October 8, 2021. All ayes carried the motion.

#### **Purchase Agreement for Lot Sale.**

Manager Giles requested members approve the sale of Lot 3 in the Industrial Park to JAS Industrial Real Estate, LLC. This will allow Jer-Den to continue expanding their facility. The purchase price is \$41,610.00.

Discussion was held.

Moved by Reed, supported by Kubin to authorize the City Manager to execute the Purchase Agreement and proceed with the sale of Lot 3. All ayes carried the motion.

#### **City Manager Report.**

Nothing to report.

#### **City Clerk Report.**

Nothing to report.

**Police Chief Report.**

Chief Ramereiz stated that the High School annual bonfire fire is not a part of the homecoming parade request due to questions as far as safety procedures that are being discussed and hopefully resolved by the October 5<sup>th</sup> council meeting.

The Police Department is getting an intern through Mid-Michigan College and Officer Kohloff has completed necessary training and is on his first shift alone tonight.

**Council Comments.**

Member Kubin asked how many vacant lots were available in the Industrial Park. Manager Giles stated the City currently has two lots available. Lots 9 & 10.

Member Kubin stated the articles in the paper on Lincoln Park were nice but he felt Roger Collison should be commended for spear heading the improvements to Lincoln Park and appreciated his efforts.

Member Reed asked if there was any news of the gas station on Washington Avenue. Manager Giles stated there is nothing to report.

**Public Comments.**

There were none.

**Adjournment.**

Moved by Leonard, supported by Reed, to adjourn at 6:47 p.m. All ayes carried the motion.

Mari Anne Ryder, City Clerk