

CITY COUNCIL PROCEEDINGS

St. Louis, Michigan
March 3, 2020

The regular meeting of the Saint Louis City Council was called to order by Mayor James C. Kelly on Tuesday, March 3, 2020 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

Council Members Absent: Thomas L. Reed (excused)

City Manager: Kurt Giles

City Clerk: Mari Anne Ryder

Police Chief: Richard Ramereiz

Others in Attendance:

Keith Risdon – Public Services Director, Mark Abbott – DPW Superintendent, Jim Wheeler, Kasey Zehner – Greater Gratiot, Rich Sabotovich – Plasti-Paint, Kirk Smith – Gemini Capital Management, Ralph Echtenaw – St. Louis Sentinel

Member Leonard led the Pledge of Allegiance to the Flag.

Public Hearing – Plasti-Paint Industrial Facilities Exemption (IFE).

Mayor Kelly opened the Public Hearing at 6:00 p.m.

Kasey Zehner explained the recent expansion at Plasti-Paint, which was an addition of 3,400 sq. ft. and the creation of two new jobs.

Rich Sabotovich explained the need for the expansion.

Mayor Kelly asked for Public Comments.

There were no comments.

Mayor Kelly closed the Public Hearing at 6:15 p.m.

Resolution 2020-08 Approving Application of Plasti-Paint, Inc. for Industrial Facilities Exemption Certificate for an expansion of the existing facility.

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

WHEREAS, pursuant to P.A. 198 of 1974, M.C.L. 207.551 et seq., after a duly noticed public hearing held on September 19, 2017, this City Council by resolution established St. Louis Industrial Development District No. 2; and

WHEREAS, Plasti-Paint, Inc. has filed an application for an Industrial Facilities Exemption Certificate with respect to a 3,375 sq. ft. expansion (new facility) 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 March 3, 2020, at the St. Louis 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 January 23, 2020, 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 of St. Louis 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 Plasti-Paint, Inc. for an Industrial Facilities Exemption Certificate, with respect to an expansion of the existing facility on the following described parcel of real property situated within the Industrial Development District No. 2** , to wit:

PARCEL NO: 53-860-047-10

LOT 7 OF WOODSIDE INDUSTRIAL CENTER & PART OF LOT 8 BEGINNING AT
SOUTHEAST CORNER OF LOT 8; TH N 89D 43M 44S W 53.63 FT TH N 16D 0M 9S E

197.72 FT TH S 0D 15M 53S W 190.37 FT TO POB 3.5 ACRES +/- SPLIT/COMBINED ON 10/17/2016 FROM 53-860-049-10, 53-860-047-00;

PARCEL NO: 53-860-046-01

PART OF LOT 6 OF PLAT OF WOODSIDE INDUSTRIAL CENTER WEST, PART OF SEC 25, T12N R2W -- BEG AT SW COR OF LOT 6; TH S 89D 39M 30S E 156.01FT, TH N 16D 17M 27S E 276.89FT, TH 163.09FT ALONG CURVE TO THE RIGHT SAID CURVE RADIUS OF 880FT ANGLE 10D 38M 6S TANGENT 81.90FT WITH CHORD N 50D 35M 45S W 163.09FT, TH S 16D 17M 27S W 383.78FT TO POT; 1.13AC +/- SPLIT/COMBINED ON 03/03/2014 FROM 53-860-046-00; 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, Kelly

NAYS: None

Resolution Declared Adopted.

Agreement of Understanding.

Manager Giles requested approval of the Agreement of Understanding between Plasti-Paint, Inc. and the City for the issuance of an Industrial Facilities Exemption Certificate.

Moved by Kubin, supported by Leonard to approve the Agreement of Understanding between Plasti-Paint, Inc. and the City for the issuance of an Industrial Facilities Exemption Certificate. All ayes carried the motion.

City Council Minutes.

Moved by Collison, supported by Kubin, to approve the minutes of the Regular Meeting held on February 18, 2020. All ayes carried the motion.

Claims & Accounts.

City Council discussed the Claims & Accounts.

Moved by Leonard, supported by Collison, to approve the Claims & Accounts in the amount of \$275,504.76. All ayes carried the motion.

Monthly Board Minutes.

City Council discussed the February, 2020 Monthly Board Minutes.

Moved by Kubin, supported by Leonard, to receive the February, 2020 Monthly Board Minutes 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 “b” as shown below:

- a. Payment to Rowe for Professional Services – Water Main Replacement.
- b. Payment to Baker Tilly for Water/Sewer Revenue Bonds.

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

New Business.

Correction to February 18, 2020 Claims and Accounts.

Manager Giles stated the February 18th Claims and Accounts were approved in the amount of \$805,090.52. Included in that total was a payment to the City of Alma in the amount of \$7,699.44 that should have been paid by GAWA and not the City.

Manager Giles requested members approve the corrected total of Claims and Accounts in the amount of \$797,391.08.

Moved by Collison, supported by Leonard, to approve the corrected total of Claims and Accounts in the amount of \$797,391.08. All ayes carried the motion.

Resolution 2020-09 to Amend an Obsolete Property Rehabilitation Exemption Certificate Application PA 146 of 2000 as Amended.

Manager Giles stated Gemini Capital Management is requesting members approve the Resolution to amend the OPRA application for their project located at 131 & 133 North Mill Street.

The original application was approved by Resolution 2019-11 with a planned completion date of December 31, 2019, which granted the OPRA for a period of 12 years, beginning December 31, 2019 and ending December 30, 2031. The project has not yet begun.

The following preamble and resolution were offered by Member Collison, and supported by Member Leonard:

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

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

WHEREAS, the application was approved at a public hearing as provided by section 4(2) of Public Acts 146 of 2000 on June 18, 2019; and

WHEREAS, Gemini Capital Management VI, LLC is not delinquent in any taxes related to the facility; and

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

WHEREAS, the applicant Gemini Capital Management VI, LLC has provided answers to all required questions under the application instructions to the City of St. Louis; and

WHEREAS, the City of St. Louis requires that rehabilitation of the facility shall be completed by December 31, 2020; and

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

WHEREAS, the application relates to a rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District; and

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

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

WHEREAS, the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(1) of Public Act 146 of 2000.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Louis

Be and hereby is granted an Obsolete Property Rehabilitation Exemption for the real property, excluding land, located in Obsolete Property Rehabilitation District No. 2019-01 at 131 & 133 North Mill Street, St. Louis, MI for a period of

12 years, beginning December 31, 2020, and ending December 30, 2032, pursuant to the provisions of PA 146 of 2000, as amended.

Ayes: Collison, Leonard, Kubin, Kelly

Nays: None

Resolution Declared Adopted.

Biosolids Land Application.

Manager Giles requested members approve the Biosolids Land Application by Michigan AgriBusiness Solutions, LLC for the years 2020, 2021 and 2022 in an approximate amount of between 600,000 and 800,000 gallons per year for an estimated amount of \$40,000.00 per year.

Discussion was held.

Moved by Kubin, supported by Leonard, to approve the Biosolids Land Application by Michigan AgriBusiness Solutions, LLC for the years 2020, 2021 and 2022 in an approximate amount of between 600,000 and 800,000 gallons per year for an estimated amount of \$40,000.00 per year. All ayes carried the motion.

Electric Utility GIS.

Manager Giles stated the Electric Utility GIS Project was approved September 3, 2019 in the amount of \$9,100.00 and requested members approve the Proposal from Spicer Group for Budget Updates and Additional Services in the amount of \$10,900.00.

Discussion was held.

Moved by Kubin, supported by Leonard, to approve the Proposal from Spicer Group for Budget Updates and Additional Services for the Electric Utility GIS in the additional amount of \$10,900.00. All ayes carried the motion.

Set Public Hearing to Consider Establishing a Commercial Redevelopment District at 131 North Mill Street.

Manager Giles stated no action is needed on this item at this time since the request was withdrawn by the developer.

City Manager Report.

Manager Giles stated he attended a meeting at Greater Gratiot and the information was specific to projects in Alma and St. Louis and Ithaca. It was a good meeting.

City Clerk Report.

None.

Police Chief Report.

None.

Public Comments.

County Commissioner Jan Bunting entered the meeting at 6:49 and updated Council Members on County happenings.

Council Comments.

Mayor Kelly stated \$5,400.00 will be received from the Hoffmeyer Trust.

Adjournment.

Moved by Leonard, supported by Collison, to adjourn at 6:56 p.m. All ayes carried the motion.

Mari Anne Ryder, City Clerk