

CITY COUNCIL PROCEEDINGS

St. Louis, Michigan
October 4, 2022

The regular meeting of the Saint Louis City Council was called to order by Mayor Thomas L. Reed on Tuesday, September 20, 2022 at 6:00 p.m. in the City Hall Council Chambers.

Council Members Present: Mayor Thomas L. Reed, Roger L. Collison, George T. Kubin, William R. Leonard, Elizabeth A. Upton

Council Members Absent: None

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

Others in Attendance:

Keith Risdon – Public Services Director, Jim Wheeler and Kasey Zehner – Greater Gratiot, Tom Alcamo – EPA and Andrew – AE Com, Ralph Echinaw – St. Louis Sentinel, six high school students

Member Kubin led the Pledge of Allegiance.

Public Hearing – Amendment to Industrial Facilities Exemption (IFE).

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

Mayor Reed asked for Public Comments.

Kasey Zehner stated the amendment is due to increase costs in materials. The original IFE was approved at \$295,000 and the amendment is in the amount of \$386,000.

There were no other comments.

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

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

Resolution 2022-17 Approving an Amendment of Industrial Facilities Exemption Certificate 2021-049 For Jer-Den Plastics, Inc.

WHEREAS, pursuant to P.A. 198 of 1974, M.C.L. 207.551 et seq., after a duly noticed public hearing held on April 7, 1986, this City Council by resolution established Woodside Industrial Centre West Industrial Development District; and

WHEREAS, the City Council of St. Louis, Michigan approved an application from Jer-Den Plastics, Inc. requesting an Industrial Facilities Exemption Certificate 2021-049 for a new building totaling \$295,000 in real property investments (Building/Concrete/Excavating: \$194,000; Heating/Cooling: \$24,000; Lights/Electrical: \$29,400; Sprinkler System: \$34,000; and Garage Door: \$13,600) located at 750 Woodside Drive, St. Louis, Michigan 48880; and

WHEREAS, Jer-Den Plastics, Inc. has filed an application to amend Industrial Facilities Exemption Certificate 2021-049 with respect to increases in the following real property components of a New Facility located within the Industrial Development District Woodside Industrial Centre West totaling \$386,027 (Building/Concrete/Excavating: \$234,150; Heating/Cooling: \$13,055; Lights/Electrical: \$67,050; Sprinkler System: \$39,860; and Garage Door: \$31,912); and

WHEREAS, before acting on said application, the City Council of St. Louis held a hearing on October 4, 2022, at St. Louis City Hall, in Council Chambers, 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, Jer-Den Plastics Inc. has substantially met all the requirements under Public Act 198 of 1974 for the amendment of Industrial Facilities Exemption Certificate 2021-049; and

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

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

1. The City Council of St. Louis, Michigan finds and determines that the granting of the amendment of an Industrial Facilities Exemption Certificate considered together with the aggregate amount of certificates previously granted and currently in force under Act No. 198 of the Public Acts of 1974 and Act No. 255 of the Public Acts of 1978, shall not have the effect of substantially impeding the operation of 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, Inc. for an amendment of Industrial Facilities Exemption Certificate 2021-049, with respect to a New Facility on the following described parcel of real property situated within the Woodside Industrial Centre West Industrial Development District 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 remain in force for the remaining years approved under Industrial Facilities Exemption certificate 2021-049 with an end date of 9/8/2034.

Ayes: Kubin, Collison, Leonard, Upton, Reed

Nays: None

Resolution Declared Adopted.

City Council Minutes.

Moved by Collison, supported by Leonard, to approve the minutes of the Regular Meeting held on September 20, 2022, with a correction to the September 20th payables in the decreased amount of \$270.00. Also, the addition of member Kubin's comments on a dead tree at Leppien Park and the repairs needed to the sidewalk on the Northwest corner of M-46 and Main. All ayes carried the motion.

Claims & Accounts.

City Council discussed the Claims & Accounts.

Moved by Kubin, supported by Upton, to approve the Claims & Accounts in the amount of \$403,842.21. All ayes carried the motion.

Monthly Board Minutes.

There were no Board Minutes.

Audience Recognition.

Tom Alcamo introduced Andrew, the contractor for the next phase of the cleanup at the former Velsicol site and stated that the Insitu-Thermo Phase is complete. 100,000 tons of contaminated soil was excavated.

Upcoming work includes two areas on the site that will be excavated. One area is located near the fence line. Shoring will be needed to prevent the excavation from collapsing. The shoring will be metal sheet piling. Sheet piling will start the third week of October. Excavation in area two will begin this fall until winter sets in and will restart in the spring of 2023.

An Availability Session is scheduled October 12th from 4:30 to 7:30 in the Community Room at City Hall. Representatives from both agencies will answer questions and talk one-on-one with members of the public regarding the upcoming project at the former Velsicol Plant Site.

Members thanked Tom for the information.

Consent Agenda.

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

- a. Payment to Tri-Terra for Asbestos Abatement/Environmental Consulting.
- b. Payment to Fishbeck for Professional Services – Well Abandonment.
- c. Payment to Spicer for Orchard Hills Watermain Project.
- d. Payment to Spicer for Orchard Hills Watermain Project.

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

New Business.

Replacement of Chlorine Gas Induction Pump at the Wastewater Treatment Plant.

Manager Giles requested members approve the replacement of a Chlorine Gas Induction Pump at the Wastewater Treatment Plant from RS Technical Services in the amount of \$18,238.90.

Discussion was held.

Moved by Kubin, supported by Leonard, to approve the replacement of a Chlorine Gas Induction Pump at the Wastewater Treatment Plant from RS Technical Services in the amount of \$18,238.90. All ayes carried the motion.

City Manager Report.

Manager Giles informed members that he and Keith walked the M-46 Watermain Project, and things will be finalized soon. The sidewalk issues at M-46 and Mill Street will be resolved.

City Clerk Report.

Nothing to report.

Police Chief Report.

None.

Council Comments.

Mayor Reed stated a resident mentioned the weeds along the M-46 bridge and there is also a Pine Tree near there on the north side that wires run through. This should be checked out.

Public Comments.

There were no comments.

Adjournment.

Moved by Leonard, supported by Upton, to adjourn at 6:31 p.m. All ayes carried the motion.

Mari Anne Ryder, City Clerk