

CITY COUNCIL PROCEEDINGS

St. Louis, Michigan
September 20, 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:

Phil Hansen – DDA Director, Tony Costanzo – City Attorney, Adam Flory – Attorney for Smith Bovill, Ralph Echtenaw – St. Louis Sentinel, Ferris Azzam – Resident, Justin Gargano – Resident, Joy Daniels – Bethany Township Resident

Member Collison led the Pledge of Allegiance.

Public Hearing – Obsolete Property Rehabilitation (OPRA) District.

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

Mayor Reed asked for Public Comments.

Manager Giles stated an application has been received from 214 N. Mill Street to establish an OPRA District and before the application can be considered, an OPRA District has to be established.

There were no other comments.

Mayor Reed Closed the Public Hearing at 6:04 p.m.

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

Resolution 2022-15 Establishing Obsolete Property Rehabilitation Act (OPRA) District For M.T. Lott LLC.

WHEREAS, pursuant to Act No. 146 of the Public Acts of 2000, the City Council for the City of St. Louis has the authority to establish “Obsolete Property Rehabilitation Act District” within the City of St. Louis; and

WHEREAS, M.T. Lott LLC has filed a written request with the clerk of the City of St. Louis requesting the establishment of an Obsolete Property Rehabilitation Act District on its property located in the City of St. Louis hereinafter described; and

WHEREAS, the City Council of the City of St. Louis sets forth a finding and determination that the district meets the requirements set forth in section 3(1) of Public Acts 146 of 2000; and

WHEREAS, written notice has been given by mail to all owners of real property located within the proposed district, and to the public by newspaper advertisement in the Morning Sun Newspaper and/or public posting of the hearing on the establishment of the proposed district; and

WHEREAS, on September 20, 2022 a public hearing was held and all residents and taxpayers of the City of St. Louis were afforded an opportunity to be heard thereon; and

WHEREAS, the City Council deems it to be in the public interest of the City of St. Louis to establish the Obsolete Property Rehabilitation Act District as proposed;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Louis that the following described parcel of land situated in the City of St. Louis, County of Gratiot, State of Michigan, to wit:

214 North Mill Street Parcel # 29-53-010-185-00

DEED L 563 P 830 S 39 FT 3 IN OF LOT 4 EX E 35 FT, BLOCK 38, CITY OF ST LOUIS.

be and here is established as an Obsolete Property Rehabilitation Act District pursuant to the provision of Act No. 146 of the Public Acts of 2000 to be known as 214 North Mill Street Obsolete Property Rehabilitation Act District No. 2022-02.

Ayes: Kubin, Leonard, Collison, Upton, Reed

Nays: None

Resolution Declared Adopted.

Public Hearing – OPRA Exemption Certificate Application.

Mayor Reed opened the Public Hearing at 6:05 p.m.

Mayor Reed asked for Public Comments.

Manager Giles stated the OPRA Exemption Certificate Application is for a period of 10 years. The maximum amount allowed is 12 years.

There were no other comments.

Mayor Reed closed the Public Hearing at 6:06 p.m.

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

Resolution 2022-16 Approving Obsolete Property Rehabilitation Exemption Certificate Application for M.T. Lott LLC located at 214 North Mill Street, St. Louis, MI 48880

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 September 20, 2022; and

WHEREAS, M.T. Lott 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 M.T. Lott 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, 2022; 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. 2022-02 at 214 North Mill Street, St. Louis, MI for a period of 10 years, beginning September 21, 2022, and ending December 30, 2032 pursuant to the provisions of PA 146 of 2000, as amended.

Ayes: Kubin, Upton, Collison, Leonard, 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 6, 2022. All ayes carried the motion.

Claims & Accounts.

City Council discussed the Claims & Accounts.

Moved by Collison, supported by Upton, to approve the Claims & Accounts in the amount of \$871,179.06. All ayes carried the motion.

Monthly Reports.

Members discussed the August, 2022 Monthly Reports.

Moved by Collison, supported by Leonard, to receive the August, 2022 Monthly Reports and place on file. All ayes carried the motion.

Audience Recognition.

City Attorney Tony Costanzo informed members he is retiring, and the Alma Office will merge with Smith Bovill. Mr. Costanzo thanked members for the opportunity to represent St. Louis over the years. Members thanked Mr. Costanzo and congratulated him on his retirement.

Mr. Costanzo introduced Attorney Adam Flory. Mr. Flory gave background history on Smith

Bovill and informed members he will be happy to represent St. Louis.

Consent Agenda.

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

- a. Payment to Ward’s Excavating for Well Abandonment Project.
- b. Payment No. 2 to Isabella Corp. for Well 12.
- c. Payment to OHM for M-46 Watermain.
- d. Payment to Dice Excavating for Storm Sewer and Sanitary Sewer Work.
- e. Payment to No. 5 to Crawford Contracting for M-46 Watermain Upgrades.
- f. Payment to Detroit Salt Company for Road Salt.
- g. Change Order No. 3 from Crawford Contracting – M-46 Watermain.
- h. Payment to Fishbeck for Professional Services – Well 12.

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

New Business.

Proposal from Rehmann Group – Network Upgrades.

Manager Giles requested members approve the Proposal from Rehmann Group for Network Hardware Replacements and Upgrades in the amount of \$25,559.00.

Discussion was held.

Moved by Collison, supported by Leonard, to approve the Proposal from Rehmann Group for Network Hardware Replacements and Upgrades in the amount of \$25,559.00. All ayes carried the motion.

Proposal from Spicer Group - GIS.

Manager requested members approve the Proposal from Spicer Group for as needed GIS and Training in the annual amount of \$12,500.00.

Discussion was held.

Moved by Kubin, supported by Upton, to approve the Proposal from Spicer Group for as needed GIS and Training in the annual amount of \$12,500.00. All ayes carried the motion.

Set Public Hearing – Jer-Den Industrial Facilities Exemption (IFE) Amendment.

Manager Giles requested members set a Public Hearing on October 4, 2022 at 6:00 p.m. to consider Jer-Den IFE Amendment due to the cost increase of the project.

Discussion was held.

Moved by Kubin, supported by Leonard, to set a Public Hearing on October 4, 2022 at 6:00 p.m. for Jer-Den IFE Amendment. All ayes carried the motion.

Existing Salt Barn Upper Structure Demolition.

Manager Giles stated Best Excavating was low bidder in the amount of \$10,500 but will require the DPW to remove the adjacent concrete bunker blocks, which is estimated to cost DPW \$2000 to \$3000. Manager Giles requested members approve the Proposal from Dice Excavating for the demolition of the existing salt barn upper structure in the amount of \$11,200.00.

Discussion was held.

Moved by Upton, supported by Leonard, to approve the Proposal from Dice Excavating for the demolition of the existing salt barn upper structure in the amount of \$11,200.00. All ayes carried the motion.

Asphalt Repairs.

Manager Giles requested members approve asphalt repairs at various locations by Rite-Way Asphalt in the amount of \$8,171.00.

Discussion was held.

Moved by Collison, supported by Kubin, to approve asphalt repairs at various locations in the City by Rite-Way Asphalt in the amount of \$8,171.00. All ayes carried the motion.

Addition to Agenda.

North Street Paving.

Manager Giles requested members approve the proposal from Rite-Way Asphalt for North Street Paving just east of the EPA entrance gate to Watson in the amount of \$41,979.00, which will be reimbursed by the EPA.

Discussion was held.

Moved by Collison, supported by Kubin, to approve the proposal from Rite-Way Asphalt for North Street Paving in the amount of \$41,979.00 contingent on the Jacobs requisition being approved by the EPA. All ayes carried the motion.

Addition to Agenda – Resurface City Parking Lot in the 200 Block of West Saginaw Street.

Manager Giles requested members approve the resurfacing of the City Parking Lot in the 200 Block of West Saginaw Street by Rite-Way Asphalt in the amount of \$23,042.00.

Discussion was held.

Moved by Collison, supported by Upton to approve the resurfacing of the City Parking Lot in the 200 Block of West Saginaw Street by Rite-Way Asphalt in the amount of \$23,042.00, with the stipulation that City staff check the ratio of downtown handi-cap parking spaces. All ayes carried the motion.

City Manager Report.

Manager Giles informed members of the following:

1. Construction on Well 12 has begun. An easement for the river crossing has been obtained. Directional drilling has started.
2. M-46 Watermain Project is nearing completion.
3. The City has applied for Category B Funds for Pine Street reconstruction and expect to hear later this week. The amount applied for is \$250,000.00

City Clerk Report.

Nothing to report.

Police Chief Report.

Chief Rameriez explained the departments staffing issues. Cadet Jakin is doing well in the Police Academy and will graduate in December.

Council Comments.

Member Leonard stated he recently did a ride along with Sergeant Forshee and she is a great officer.

Members discussed the recent planned power outage.

Public Comments.

Bethany Township resident Joy Daniels expressed her concerns with blight in the City.

Adjournment.

Moved by Leonard, supported by Upton, to adjourn at 7:30 p.m. All ayes carried the motion.

Mari Anne Ryder, City Clerk