

**CITY OF OWOSSO
5TH MONDAY MEETING OF THE CITY COUNCIL
MINUTES OF SEPTEMBER 30, 2019
7:30 P.M.**

PRESIDING OFFICER: MAYOR CHRISTOPHER T. EVELETH

PLEDGE OF ALLEGIANCE: MAYOR CHRISTOPHER T. EVELETH

PRESENT: Mayor Christopher T. Eveleth, Mayor Pro-Tem Susan J. Osika, Councilmembers Loreen F. Bailey (7:39 p.m.), Janae L. Fear, Jerome C. Haber, Daniel A. Law, and Nicholas L. Pidek.

ABSENT: None.

CITIZEN COMMENTS & QUESTIONS

There were neither citizen comments, nor Council comments made at this time.

ITEMS OF BUSINESS

OMS/DDA RLF Grant Funding Approval – 114-116 W. Main Street

City Manager Nathan R. Henne indicated that the work proposed for this property has been identified by the DDA as being eligible for grant funding.

Councilmember Pidek inquired why this item, and the following item, were being addressed as Items of Business since they had already been so heavily vetted by the DDA and the loan committee. It was explained that such items would typically be addressed as part of the Consent Agenda, but due to the fact that a Consent Agenda is not used during 5th Monday meetings the items were placed on the agenda as Items of Business.

Motion by Councilmember Law to approve the application from Ruesswood REI Group requesting a grant from the OMS/DDA Revolving Loan Fund in the amount of \$50,000.00 for the purpose of installing a fire suppression system and rehabilitating the existing elevator located at 114-116 W. Main Street as follows:

RESOLUTION NO. 136-2019

**AUTHORIZING THE RELEASE OF OMS/DDA REVOLVING GRANT FUNDS
TO RUESSWOOD REI GROUP
FOR ELIGIBLE WORK AT 114-116 W. MAIN STREET**

WHEREAS, in 1994 the city of Owosso established the Downtown Owosso Revolving (formerly UDAG/CDBG) Loan Program for projects within the Owosso Downtown Development Authority district; and

WHEREAS, on June 17, 2019 City Council approved the new OMS/DDA Revolving Loan & Grant Program, giving stewardship of the loan and grant process to the Owosso Main Street/DDA Board.

WHEREAS, on July 23, 2019 a grant application was submitted to the OMS/DDA for a grant request from Ruesswood REI Group for \$50,000.00 for the installation of a fire suppression system and reconstruction of the existing elevator located at 114-116 W. Main Street. Improvements are being made to support the development of residential units located on the third-story.

WHEREAS, on August, 27, 2019 the OMS/DDA Design & Business Vitality Committee reviewed and approved the application, giving it an overall score of 40. This score is well above the 30 points required for consideration.

NOW THEREFORE BE IT RESOLVED by the city council of the city of Owosso, Shiawassee County, Michigan that:

FIRST: The City of Owosso approves the grant of \$50,000.00 to Ruesswood REI Group for fire suppression and elevator improvement associated with 114-116 W. Main Street according to the terms & specifications determined by the OMS/DDA Loan & Grant Manual.

SECOND: The mayor is hereby authorized and instructed to sign appropriate documents.

THIRD: The accounts payable department is hereby authorized to release funds to Ruesswood REI Group in the amount of \$50,000.00 from the OMS/DDA Revolving Loan Fund.

Motion supported by Councilmember Pidek.

Roll Call Vote.

AYES: Councilmembers Law, Fear, Pidek, Mayor Pro-Tem Osika, Councilmember Haber, and Mayor Eveleth.

NAYS: None.

ABSENT: Councilmember Bailey (absent at the time of the vote)

OMS/DDA RLF Loan Funding Approval – 216 W. Exchange Street

Motion by Councilmember Pidek to approve the application from Woodworth Properties, LLC requesting a loan from the OMS/DDA Revolving Loan Fund in the amount of \$50,000.00 for the purpose of renovating the first floor retail space and development of apartments on the second floor at 216 W. Exchange Street as detailed below:

RESOLUTION NO. 137-2019

**AUTHORIZING THE RELEASE OF OMS/DDA REVOLVING LOAN FUNDS
TO WOODWORTH PROPERTIES, LLC.
ASSOCIATED TO WORK AT 216 W. EXCHANGE STREET**

WHEREAS, in 1994 the city of Owosso established the Downtown Owosso Revolving (formerly UDAG/CDBG) Loan Program for projects within the Owosso Downtown Development Authority district; and

WHEREAS, on June 17, 2019 City Council approved the new OMS/DDA Revolving Loan & Grant Program, giving stewardship of the loan and grant process to the Owosso Main Street/DDA Board; and

WHEREAS, on July 23, 2019 a loan application was submitted to the OMS/DDA for a loan request from Woodworth Properties, LLC. for \$50,000.00 for the renovation of the vacant property location at 216 W. Exchange Street. Renovations include first-floor improvements and upper-level residential development.

WHEREAS, on August, 27, 2019 the OMS/DDA Design & Business Vitality Committee reviewed and approved the application, giving it an overall score of 52. This score is well above the 30 points required for consideration.

NOW THEREFORE BE IT RESOLVED by the city council of the city of Owosso, Shiawassee County, Michigan that:

FIRST: The City of Owosso approves the loan of \$50,000.00 to Woodworth Properties, LLC for the redevelopment of 216 W. Exchange Street according to the terms & specifications determined by the OMS/DDA Loan & Grant Manual.

SECOND: The mayor is hereby authorized and instructed to sign appropriate documents.

THIRD: The accounts payable department is hereby authorized to release funds to Woodworth Properties, LLC in the amount of \$50,000.00 from the OMS/DDA Revolving Loan Fund.

Motion supported by Mayor Pro-Tem Osika.

Roll Call Vote.

AYES: Councilmembers Fear, Law, Pidek, Mayor Pro-Tem Osika, Councilmember Haber, and Mayor Eveleth.

NAYS: None.

ABSENT: Councilmember Bailey (absent at the time of the vote)

Councilmember Bailey arrived at 7:39 p.m.

21-Day Posting – Proposed Property Sale

Motion by Mayor Pro-Tem Osika to authorize a twenty-one (21) day posting period for the sale of 30 acres of vacant City-owned industrial property to BCC Agricultural LLC in the amount of \$75,000.00 for purpose of developing a multi-business industrial park as follows:

RESOLUTION NO. 138-2019

**AUTHORIZING 21-DAY POSTING OF PURCHASE AGREEMENT
FOR THE SALE OF CITY-OWNED PROPERTY ON WEST SOUTH STREET**

WHEREAS, the City of Owosso, Shiawassee County, Michigan, owns parcel 050-549-000-002-00, consisting of 30 acres of industrial-zoned property; and

WHEREAS, the City of Owosso, Shiawassee County, Michigan, has received an offer to purchase said parcel for seventy-five thousand dollars (\$75,000); and

WHEREAS, the City of Owosso has no immediate or long-term plans to develop said parcel under city ownership; and

WHEREAS, this parcel has not been actively marketed, thereby triggering the 21-day public inspection period set forth in Section 14.3(2) of the Owosso City Charter.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Owosso, Shiawassee County, Michigan that:

FIRST: The purchase agreement for the property described above be posted for a 21-day period to allow for citizen comment and other offers.

SECOND: The proposed agreement be returned to Council at the meeting of Monday, October 21, 2019 for potential final disposition.

Motion supported by Councilmember Law.

Roll Call Vote.

AYES: Mayor Pro-Tem Osika, Councilmembers Bailey, Pidek, Fear, Law, Haber, and Mayor Eveleth.

NAYS: None.

Tax Abatement Policy Amendment

City Manager Henne requested that consideration of this item be postponed until the second meeting in October to allow staff time to refine the amendments to the Tax Abatement Policy being proposed. He went on to request that Council move forward with consideration of the two tax abatement applications currently in the pipeline under the guidelines of the existing policy.

Mayor Eveleth directed staff to place the Tax Abatement Policy Amendment item on the October 21, 2019 agenda.

Trash Collection & Curb-side Recycling Presentation & Discussion

City Manager Henne gave a presentation regarding ways to improve trash collection in the City and the possible adoption of a curbside recycling component. He suggested amendment of the trash ordinance, hiring a single hauler to provide service, instituting curbside recycling, as well as ways to pay for the service. Benefits to the City would include improvements in sanitation, fewer code enforcement violations, less wear and tear on City streets, and the potential for significant cost savings. The City's Building Official, Code Enforcement Officer, and a DPW supervisor were on hand to describe the problems they were encountering and to answer questions that arose during discussion.

There was Council discussion regarding the advantages and disadvantages of using a single hauler, the fact that it can take months to get through the Code Enforcement process, and other options rather than going to a single hauler, such as requiring landlords to provide trash service for tenants.

City Manager Henne said he appreciated what a difficult decision this could be for Council but he felt the benefits outweighed the drawbacks. Mayor Eveleth indicated tonight would mark the first in a series of discussions on the matter. Staff will conduct more research and begin to develop amendments to the ordinance.

NEXT MEETING

Monday, October 07, 2019

BOARDS AND COMMISSIONS OPENINGS

Building Board of Appeals – Alternate - term expires June 30, 2019
Building Board of Appeals – Alternate - term expires June 30, 2021
Brownfield Redevelopment Authority – term expires June 30, 2022
Historical Commission – 2 terms expire December 31, 2021
Planning Commission – term expires June 30, 2019
SATA Board of Directors – term expires October 1, 2022

Tom Manke interjected with his recollection that Council voted to conduct code enforcement entirely on a complaint basis, that staff could not begin enforcement action based solely on their observation of a violation.

ADJOURNMENT

Motion by Councilmember Bailey for adjournment at 8:42 p.m.

Motion supported by Mayor Pro-Tem Osika and concurred in by unanimous vote.

Christopher T. Eveleth, Mayor

Amy K. Kirkland, City Clerk