

**CITY OF OWOSSO
REGULAR MEETING OF THE CITY COUNCIL
MINUTES OF APRIL 1, 2024
7:30 P.M.
VIRGINIA TEICH CITY COUNCIL CHAMBERS**

PRESIDING OFFICER: MAYOR ROBERT J. TEICH, JR.

OPENING PRAYER: PASTOR GARY BEAL
CHURCH OF JUBILEE

PLEDGE OF ALLEGIANCE: SARAH KOPKO, LIONBEAR VENTURES

PRESENT: Mayor Robert J. Teich, Jr., Mayor Pro-Tem Susan J. Osika,
Councilmembers Jerome C. Haber, Emily S. Olson, and
Nicholas L. Pidek.

ABSENT: Councilmembers Janae L. Fear and Daniel A. Law.

APPROVE AGENDA

Motion by Councilmember Pidek to approve the agenda as presented.

Motion supported by Councilmember Haber and concurred in by unanimous vote.

APPROVAL OF THE MINUTES OF REGULAR MEETING OF MARCH 18, 2024

Motion by Mayor Pro-Tem Osika to approve the Minutes of the Regular Meeting of March 18, 2024 as presented.

Motion supported by Councilmember Pidek and concurred in by unanimous vote.

PROCLAMATIONS / SPECIAL PRESENTATIONS

Parkinson's Awareness Month Proclamation

Mayor Teich read aloud the following proclamation of the Mayor's Office declaring the month of April 2024 as Parkinson's Awareness Month in the City of Owosso to Karen Prussner, facilitator of the Owosso Parkinson's Support Group:

**A PROCLAMATION
OF THE MAYOR'S OFFICE OF THE CITY OF OWOSSO, MICHIGAN
PROCLAIMING THE MONTH OF APRIL, 2024 AS
PARKINSON'S AWARENESS MONTH IN THE CITY OF OWOSSO**

WHEREAS, Parkinson's disease is a chronic, progressive neurological disease that causes motor system disorders; and

WHEREAS, a recent study estimates that Parkinson's disease affects over 35,000 people in the State of Michigan and its prevalence continues to rise significantly with the increasing age of the Baby Boom generation; and

WHEREAS, a local support group, the Owosso Parkinson's Support Group, has been meeting for over thirty-three years in an effort to provide education, support and fellowship to those affected by this frustrating disease.

NOW, THEREFORE, I, Robert J. Teich, Jr., Mayor of the City of Owosso, Michigan, do hereby proclaim the month of April 2024 as Parkinson's Awareness Month in the City of Owosso, Michigan and do hereby encourage all citizens of this community to acknowledge and support the Owosso Parkinson's Support Group and their activities to inform and serve the citizens of our community because their services make a difference.

Proclaimed this 1st day of April, 2024.

Promotional Ceremony – Fire Department Employees Matthies and Lounds

Mayor Teich presided over ceremonies recognizing the promotions of Owosso Fire Department employees Brian Matthies and Don Lound to Captain and Lieutenant respectively. On hand to pin the badge for Mr. Matthies was his wife, Crystal. Present to pin the badge on Mr. Lounds was his wife, April. The ceremonies concluded with the administration of the oath of office.

PUBLIC HEARINGS

Obsolete Property Rehabilitation Exemption Certificate Application – 344 West Main Street

City Manager Nathan R. Henne briefly detailed the proposed \$2.8 million project to rehabilitate the nine existing apartments on the second floor, refurbish the first floor retail space, and renovate the basement to accommodate a potential business incubator. The developer is the recipient of a \$1.4 million RAP grant from the State of Michigan and are appearing in front of Council to request an OPRA tax abatement.

A public hearing was conducted to receive citizen comment regarding the application from Curwood Place LLC for an Obsolete Property Rehabilitation Exemption Certificate for the property located at 344 West Main Street.

The following people commented regarding the tax abatement application:

Justin Horvath, Shiawassee Economic Development Partnership President, said the proposed development is an exciting project that will provide a number of quality living spaces in the downtown and he was proud to say that the SEDP was able to connect the developer, Perry DiClemente, with the staff at Lionbear Ventures, LLC to assist with the RAP grant application. He went on to note that the Curwood Festival recently approved grant funding to paint murals of Curwood book covers on the façade of the building.

Ashley Connelly, CEO of Lionbear Ventures, LLC, said the developer had received one of only eighteen housing-related RAP grants given out last year. Plans are in place to install an elevator to make the development fully accessible. Further plans include covered parking for residents and electric car chargers. She concluded by saying that she had been really impressed with Mr. DiClemente’s commitment to the project and his desire to make sure the resulting development fits the needs of the community.

Sarah Kopko, of Flushing, noted that she will be overseeing the project. Currently, there are efforts underway to address community wants and needs as they relate to the development, including working with the SAC on the murals, refurbishing the space for Magoo’s, and potentially creating an outdoor space for general use.

Keith McKenzie, McKenzie Construction, LLC and contractor for the development, said he is looking forward to working with local contractors and noted what a great opportunity this development is.

Perry DiClemente, developer of 344 West Main Street, discovered Owosso through flying into the Owosso Community Airport. He appreciated the historic buildings and the Arts Center and it is his intention to restore the building back to the way it was.

Tom Manke, 2910 West M-21, thanked Mr. DiClemente for investing in Owosso. He also expressed his concerns about the developer having already received a grant in the amount of \$1.4 million and asking for additional taxpayer money to complete renovations.

Justin Horvath, SEDP President, pointed out that the competitive statewide grant received by the developer brought taxpayer dollars back into the Owosso community. He noted this is a tax freeze and an incentive to invest more capital for the development.

Councilmember Pidek expressed his excitement to see the new developments on the agenda and the investment being made into the community.

Mayor Pro-Tem Osika thanked the SEDP for their work and expressed her excitement for the project.

Mayor Teich thanked those that have invested in older buildings for their commitment.

Motion by Mayor Pro-Tem Osika to approve the application from Curwood Place LLC for an Obsolete Property Rehabilitation Exemption Certificate for the property located at 344 West Main Street for a period of eight years as follows:

RESOLUTION NO. 35-2024

**TO APPROVE THE APPLICATION FOR AN
OBSOLETE PROPERTY REHABILITATION EXEMPTION CERTIFICATE
FROM CURWOOD PLACE LLC
FOR PROPERTY LOCATED AT
344 W. MAIN STREET**

WHEREAS, the City of Owosso is a Qualified Local Government Unit within the State of Michigan and is empowered to provide tax exemptions for increased value of rehabilitated facilities within the City; and

WHEREAS, after public notice and a public hearing on February 6, 2016, the City Council of the City of Owosso approved an Obsolete Property Rehabilitation District at 344 W. Main Street in Owosso, Michigan. As provided by section 4(2) of Public Act 146 of 2000, said property more particularly described as:

**LOTS 10 THRU 15 & W 132' LOT 8 & W 132' OF S 18' LOT 7 BLK 6 LUCY L COMSTOCKS
ADD, INCL W 132' CLSD ALLEY**

WHEREAS, the City Clerk received an application, on February 23, 2024 from Curwood Place LLC, for an Obsolete Property Rehabilitation Exemption Certificate for the renovation of the 2 story 18,564 square foot building with 9 renovated apartments; and

WHEREAS, the application is complete, including items (a) through (f) described under "Instructions" on the Application for Obsolete Property Rehabilitation Exemption Certificate; and

WHEREAS, notice of a public hearing concerning the application for an exemption certificate was provided to the Assessor of the City and the legislative body of each taxing unit that levies ad valorem property taxes in the City; and

WHEREAS, the City finds that the property meets the definition of an obsolete property as defined in section 2(h) of Public Act 146 of 2000 and the application for the exemption certificate is complete; and

WHEREAS, the City finds that the property relates to a rehabilitation program that when completed constitutes a "rehabilitated facility" within the meaning of P.A. 146 of 2000, and said property is located within an Obsolete Property Rehabilitation District established in a Qualified Local Governmental Unit eligible under Public Act 146 of 2000 to establish such a district; 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(l) of PA 146 of 2000; and

WHEREAS, it has been found that the rehabilitation of the obsolete property is calculated to, and will at the time of the issuance of the certificate, have the reasonable likelihood to increase commercial activity, retain and create employment, and revitalize the downtown; and

WHEREAS, the taxable value of the property proposed to be exempt plus the aggregate taxable value of the property already exempt under PA 146 of 2000 and under PA 198 of 1974 does not exceed 5% of the total taxable value of the unit; and

WHEREAS, the applicant is not delinquent in any taxes related to the facility; and

WHEREAS, the rehabilitation work described in the application had not commenced prior to the establishment of the District.

NOW, THEREFORE, BE IT RESOLVED that, based on the findings above made at a public hearing held April 1, 2024, the City Council of the City of Owosso authorizes the application for an Obsolete Property Rehabilitation Exemption Certificate for 344 W. Main St. for a period of eight (8) years; and

ALSO, BE IT RESOLVED that the rehabilitation shall be completed within eighteen (18) months from the date of approval of said application, and

FURTHERMORE, BE IT RESOLVED that the application and resolution are authorized for submittal to the State Tax Commission for final review and authorization.

Motion supported by Councilmember Pidek.

Roll Call Vote.

AYES: Councilmembers Olson, Pidek, Haber, Mayor Pro-Tem Osika, and Mayor Teich.

NAYS: None.

ABSENT: Councilmembers Fear and Law.

Master Plan Implementation Goals: 1.19, 3.20, 5.13

Proposed Brownfield Redevelopment Plan #23 – Woodland Trails / Washington Park Project

City Manager Henne outlined the complexity of this Brownfield application submitted by AKT Peerless on behalf of the Shiawassee County Land Bank. The City is the last approval needed to advance the project. It is a \$14 million investment that will result in 30 new housing units resulting in an approximately \$8.6 million boost in taxable value at the completion of the twenty-four year period. This will resolve the sewer issues that exist for Woodland Trails to be accepted into the system as public per the Michigan constitution. It was noted the City's investment into this project is protected two ways with this plan that spans two governments, three entities and two sites.

A public hearing was conducted to receive citizen comment regarding the proposed Brownfield Redevelopment Plan #23 – Woodland Trails/Washington Park Redevelopment Project.

The following people commented regarding the proposed plan:

Samantha Seimer, AKT Peerless, acknowledged the complexity of the plan. The County and City's Brownfield Authorities and the Shiawassee County Board of Commissioners have all recommended approval.

Councilmember Pidek commented on the detailed information provided to Council.

Justin Horvath, SEDP President, noted that this was a historic evening with many projects on the agenda. If passed, a potential thirty-nine new housing units would bring new water and sewer users to the City to help defray costs for existing users. He thanked all the parties involved in the process.

Mark Semans, 1439 Pintail Court, President of the homeowners association for Woodland Trails, thanked Council and City Manager Henne for this public/private partnership that will fix a fifteen year issue.

Jeremy Morgan, Developer, thanked Council for consideration of the project that began in 2017.

City Manager Henne noted that a Payment in Lieu of Taxes agreement will be forthcoming for Washington Park.

Motion by Councilmember Pidek concurring with the terms of Brownfield Redevelopment Plan #23 – Woodland Trails / Washington Park Redevelopment Project for a period of twenty-four years and a resolution of understanding outlining the roles and responsibilities of the parties involved in the Woodlands-Washington Brownfield Redevelopment Project as follows:

RESOLUTION NO. 36-2024

CONCURRING WITH THE PROVISIONS OF A BROWNFIELD PLAN ADOPTED BY THE SHIAWASSEE COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY FOR THE WOODLAND-WASHINGTON PROJECT

WHEREAS, the Michigan Brownfield Redevelopment Financing Act, Act 381, P.A. 1996 as amended, (the "Act") authorizes municipalities to create a brownfield redevelopment authority to promote the revitalization, redevelopment, and reuse of contaminated, blighted, functionally obsolete, historically designated or housing property through tax increment financing of eligible environmental, non-environmental, and/or housing development activities with an approved Brownfield Plan; and

WHEREAS, the City of Owosso City Council (the "City Council") established the City of Owosso Brownfield Redevelopment Authority (the "OBRA") under the procedures of the Act, to facilitate the cleanup and redevelopment of Brownfields within the City of Owosso; and,

WHEREAS, the Shiawassee County Board of Commissioners (the "Board of Commissioners") established the Shiawassee County Brownfield Redevelopment Authority (the "SCBRA") under the procedures under Act 381, to facilitate the cleanup and redevelopment of Brownfields within Shiawassee County; and

WHEREAS, a Brownfield Plan (the "Plan") has been prepared for the redevelopment of the Woodland Trails and Washington Park Properties located at 1493 N. Mallard Circle, 1491 N. Mallard Circle, 1487 N. Mallard Circle, 1485 N. Mallard Circle, 1479 N. Mallard Circle, 1477 N. Mallard Circle, 1473 N. Mallard Circle, 1441 Pintail Ct., 1411 N. Mallard Circle, 1430 N. Mallard Circle, 1426 N. Mallard Circle, 1424 N. Mallard Circle, 1406 N. Mallard Circle, 1408 N. Mallard Circle, and N. Washington Street, all of which are currently under control of the Shiawassee County Land Bank Authority (the "SCLBA"); and

WHEREAS, the Act requires the concurrence of the local unit of government in which the Brownfield Plan project is located for Brownfield Plans under County Brownfield Redevelopment

Authorities, and the Woodland-Washington Brownfield Project is located in the City of Owosso, in County of Shiawassee; and

WHEREAS, subsequent to the City Council concurrence, the SCBRA will consider the Brownfield Plan for the Woodland-Washington Project and provide a recommendation to the Board of Commissioners; and

WHEREAS, subsequent to the SCBRA concurrence, pursuant to and in accordance with the public hearing notice provisions in Act, the Board of Commissioners will set and notice a public hearing and will consider the Woodland-Washington Project Brownfield Plan at a regularly scheduled meeting of the Board of Commissioners.

NOW THEREFORE BE IT RESOLVED, that pursuant to the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of 1996, as amended, being MCL 125.2651, *et seq*, the City of Owosso City Council hereby concurs with the Brownfield Plan for the Woodland-Washington Project and recommends the plan remain in place for a period of twenty-four years.

**RESOLUTION OF UNDERSTANDING TO UTILIZE
THE SHIAWASSEE COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
FOR THE WOODLANDS-WASHINGTON PROJECT**

WHEREAS, the City of Owosso has a Brownfield project at the Woodland Trails and Washington Park Properties located at 1493 N. Mallard Circle, 1491 N. Mallard Circle, 1487 N. Mallard Circle, 1485 N. Mallard Circle, 1479 N. Mallard Circle, 1477 N. Mallard Circle, 1473 N. Mallard Circle, 1441 Pintail Ct., 1411 N. Mallard Circle, 1430 N. Mallard Circle, 1426 N. Mallard Circle, 1424 N. Mallard Circle, 1406 N. Mallard Circle, 1408 N. Mallard Circle, and N. Washington Street, commonly known as the Woodland-Washington Project,

WHEREAS, all of the parcels identified in the Brownfield Plan are currently under the control of the Shiawassee County Land Bank Authority (the "SCLBA"); and

WHEREAS, the City of Owosso City Council (the "City Council") established the City of Owosso Brownfield Redevelopment Authority (the "OBRA") under the procedures under Act 381, to facilitate the cleanup and redevelopment of Brownfields within the City of Owosso; and,

WHEREAS, the Shiawassee County Board of Commissioners (the "Board of Commissioners") established the Shiawassee County Brownfield Redevelopment Authority (the "SCBRA") under the procedures under Act 381, to facilitate the cleanup and redevelopment of Brownfields within Shiawassee County; and

WHEREAS, the SCBRA is prepared to assist the City of Owosso reviewing and administering the proposed Woodland- Washington Brownfield Project, provided the City acknowledges certain rights that the SCBRA has, to wit:

- SCBRA intends to collect an administrative fee from the new tax increment revenues generated by the developer not to exceed 10% of the available tax increment revenue generated from the Plan annually; and
- The City of Owosso intends to collect an administrative fee from the new tax increment revenues generated by the developer not to exceed 5% of the available tax increment revenue generated from the Plan annually; and
- SCBRA may capture and collect from the new tax increment revenues generated by the developer an amount up to \$315,226, for a period of up to five years after repayment of eligible activities is satisfied according to the provisions in the Reimbursement Agreement, and that such funds will be placed in the SCBRA Local Brownfield Revolving Fund (the "LBRF") revolving loan fund for future remediation projects within the County; and

WHEREAS, the City of Owosso will have the opportunity to provide public comment on any Brownfield plan before it is finally adopted by the SCBRA and the Board of Commissioners.

THEREFORE, IT IS RESOLVED that the City of Owosso requests that the SCBRA undertake review of the Woodland-Washington project further considering that all properties are under control of the SCLBA.

IT IS FURTHER RESOLVED that the City of Owosso acknowledges and understands that SCBRA intends to collect certain administrative fees and capture certain taxes for its revolving loan fund, which will be specified in detail in any Brownfield plan before it is finally adopted.

IT IS FURTHER RESOLVED that all resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

Motion supported by Mayor Pro-Tem Osika.

Roll Call Vote.

AYES: Mayor Pro-Tem Osika, Councilmembers Haber, Olson, Pidek, and Mayor Teich.

NAYS: None.

ABSENT: Councilmembers Fear and Law.

Master Plan Goals: 1.2, 1.4, 1.9, 1.25, 2.12, 3.1, 5.11, 7.1, 7.4

CITIZEN COMMENTS AND QUESTIONS

Justin Horvath, SEDP President, praised the governmental entities that came together to bring state grant dollars to the City to assist in the remediation of the property at 117 W. Exchange Street.

Brent Jones, SEDP Vice-President, commended the County Land Bank for the work they've been able to accomplish on a number of long-needed projects in the county. He went on to say that he appreciated their responsiveness in dealing with the last-minute availability of funds for the 117 W. Exchange Street remediation project.

Tom Manke, 2910 West M-21, said he spoke with the sheriff prior to the meeting and was told that the rumor alleging there are illegal residents staying at a local hotel are untrue.

Greg Brodeur, 652 Adams, County Commissioner District 2 and County Land Bank member, was proud to note that three of the projects scheduled for blight elimination are in the City of Owosso.

CONSENT AGENDA

Motion by Mayor Pro-Tem Osika to approve the Consent Agenda as follows:

Set Public Hearing - Obsolete Property Rehabilitation Exemption Certificate – 300 West Main Street. Set a public hearing for Monday, April 15, 2024 to receive citizen comment regarding the application from Shook Riverside Development LLC for an Obsolete Property Rehabilitation Exemption Certificate for the property located at 300 West Main Street as follows:

RESOLUTION NO. 37-2024

SETTING A PUBLIC HEARING TO CONSIDER APPLICATION FOR AN OBSOLETE PROPERTY REHABILITATION EXEMPTION CERTIFICATE FOR THE PROPERTY COMMONLY KNOWN AS 300 W. MAIN STREET

WHEREAS, the City of Owosso received application for an Obsolete Property Rehabilitation Exemption Certificate on March 11, 2024 from Shook Riverside Development LLC; and

WHEREAS, the City of Owosso approved a request to establish an Obsolete Property Rehabilitation District on April 18, 2016 for the property described as:

PART OF ORIGINAL PLAT DESCRIBED AS; SOUTH 1/2 BLOCK 24 & SOUTH 10' OF NORTH 1/2 BLOCK 24, ALSO ADJACENT RESERVE 1, LYING BETWEEN EAST BANK OF SHIAWASSEE RIVER AND SAID DESCRIPTION

WHEREAS, a public hearing must be held and it must be determined that approval of the Obsolete Property Rehabilitation Certificate would be beneficial to the City of Owosso, as well as local and regional economy.

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

FIRST: the Owosso City Council sets a public hearing for April 15, 2024 at or about 7:30 p.m. in the council chambers for the purpose of hearing comments for those within the district, and any other resident or taxpayer, of the City of Owosso.

SECOND: the city clerk gives the notifications as required by law.

THIRD: the city staff is directed to investigate and determine if the qualifications of the act are satisfied and report findings at the hearing.

Master Plan Implementation Goals: 1.19, 3.20, 5.13

MDOT Local Street Inventory – Decertification of Division Street at Railroad Right-of-Way. Approve decertification/vacation of Division Street within the railroad right-of-way between Monroe Street and Corunna Avenue to update the local street inventory according under Public Act 51 of 1951 as follows:

RESOLUTION NO. 38-2024

**AUTHORIZING THE DECERTIFICATION/VACATION
OF A PORTION OF DIVISION STREET
FOR THE PURPOSE OF UPDATING THE LOCAL STREET INVENTORY
UNDER PUBLIC ACT 51 OF 1951**

WHEREAS, the City of Owosso, Shiawassee County, Michigan, did on June 3, 1974 close Division Street within the railroad right-of-way between Monroe Street and Corunna Avenue; and

WHEREAS, it is necessary to furnish certain information to the State of Michigan to remove this street from the local street inventory as required under Act 51, P.A. 1951 as amended.

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

FIRST: a 108.66' portion of Division Street within the railroad right-of-way between Monroe Street and Corunna Avenue is hereby decertified/vacated from the MDOT local street inventory.

MI-HOPE Grant – Additional Funds Acceptance. Accept additional awarded funds in the amount of \$160,000 for Michigan Housing Opportunities Promoting Energy Efficiency Grant # ARP-2023-37-MIH (MI-HOPE) to complete home improvement projects for an additional eleven selected residential homes in accordance with the MI-HOPE Grant Program Guidelines as follows:

RESOLUTION NO. 39-2024

**APPROVING ACCEPTANCE OF ADDITIONAL FUNDS RECEIVED FROM
THE MICHIGAN HOUSING OPPORTUNITIES PROMOTING ENERGY EFFICIENCY (MI-HOPE)
GRANT #ARP-2023-37-MIH**

WHEREAS, the City of Owosso applied for and received a MI-HOPE Grant totaling \$105,000 to assist property owners in funding energy efficiency improvements, such as window replacement, HVAC replacement, and appliance upgrades; and

WHEREAS, the City of Owosso further applied for another phase of the grant and received an additional \$160,000 (total grant of \$265,000 = \$250,000 for home improvement projects and \$15,000 for administrative costs); and

WHEREAS, the beneficiaries of this grant include eleven (11) residents in the community that experienced a Qualified Financial Hardship associated with the coronavirus pandemic; and

WHEREAS, the City of Owosso will not be required to match any grant dollars, but will serve to administer the grant, be a pass-through entity for grant funds, and abide by the terms and conditions set forth in the grant agreement.

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

FIRST: it has heretofore determined that it is advisable, necessary and in the public interest to approve the acceptance of additional funds in the amount of \$160,000.00 for the MI-HOPE Program Grant Agreement, Grant # ARP-2023-37-MIH, between the Michigan State Housing Development Authority and the City of Owosso.

Master Plan Implementation Goals: 1.14, 6.6

Bid Award – MI-HOPE Grant Project. Authorize contract with Merkel & Kenney, Inc. for the MI-HOPE Grant Project in the amount of \$192,341.00 to complete home improvement projects for eleven selected residential homes and further authorize payment to the contractor upon satisfactory completion of the work or portion thereof in accordance with the Program Guidelines as follows:

RESOLUTION NO. 40-2024

**APPROVING CONTRACTOR MERKEL & KENNEY, INC. TO PERFORM
HOME IMPROVEMENT PROJECTS FOR THE MI-HOPE GRANT #ARP-2023-37-MIH
PER PROGRAM GUIDELINES**

WHEREAS, the City of Owosso applied for and received a MI-HOPE Grant totaling \$265,000 to assist property owners in funding energy efficiency improvements, such as window replacement, HVAC replacement, and appliance upgrades; and

WHEREAS, the beneficiaries of this grant include eleven (11) residents in the community that experienced a Qualified Financial Hardship associated with the coronavirus pandemic; and

WHEREAS, the City of Owosso sought bids for a general contractor to perform the home improvements; two (2) bids were received (Merkel & Kenney, Inc. of Owosso, MI for \$192,341 and KimGroup, LLC of Holland, MI for \$190,370); and

WHEREAS, the City of Owosso determined that Merkel & Kenney, Inc. is qualified to provide such services and that it has submitted a responsive bid. Furthermore, MSHDA and MI-HOPE do not require the lowest bid, just the most logical/acceptable bid; and

WHEREAS, remaining grant funds will further be allocated to home improvement projects in a future bidding process as this grant project is expected to continue through 2025.

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

- FIRST: it has heretofore determined that it is advisable, necessary and in the public interest to employ Merkel & Kenney, Inc. for home improvement projects to eleven residential homes as a part of the 2023/2024 MI-HOPE Grant (ARP-2023-37-MIH) in the amount of \$192,341.
- SECOND: the City Manager and the Planning & Building Director, having been previously designated as authorized signers for the grant, are instructed and authorized to sign homeowner and contractor contracts, with one contract signed for each home selected for participation in the program.
- THIRD: the Accounts Payable department is authorized to pay Merkel & Kenney, Inc. for work satisfactorily completed on the project up to the contract amount, with prior approval from MSHDA.
- FOURTH: the above expenses shall be paid from the Housing & Redevelopment Fund 254-200-818.000.

Master Plan Implementation Goals: 1.14, 6.6

Professional Services Agreement – CIS James Miner Connection Project – Engineering Services. Approve Addendum No. 2024-01 to the Professional Engineering Services agreement with Fleis & Vandenbrink Engineering, Inc. for engineering and construction administration services related to the CIS James Miner Connection Project in an amount not to exceed \$577,000.00 and authorize payment up to the contract amount as terms of the contract are fulfilled as follows:

RESOLUTION NO. 41-2024

**AUTHORIZING CONTRACT ADDENDUM NO. 2024-01
TO THE FY2023-2024 GENERAL
ENGINEERING SERVICES CONTRACT WITH
FLEIS & VANDENBRINK ENGINEERING, INC.
FOR ENGINEERING SERVICES
FOR THE CIS – JAMES MINER CONNECTION PROJECT**

WHEREAS, the City of Owosso, Shiawassee County, Michigan, approved a contract with Fleis & Vandenbrink on June 5, 2023 for the term of July 1, 2023 to June 30, 2024 for general engineering services; and

WHEREAS, the City of Owosso, has received \$4.4 million (\$4,400,000.00) in funding through the Fiscal Year 2024 State Earmark approved via Public Act 119 of 2023 by the State of Michigan, to be used for trail connections and improvements from Priest Road in Shiawassee County to Oakwood Avenue in the city of Owosso; and

WHEREAS, the trail connections and improvements will bring the Clinton – Ionia – Shiawassee (CIS) Trail into the city of Owosso and connect it with the James S. Miner River Walk and will allow for both visitors and residents to utilize the regional trail and provide enhanced recreation opportunities; and

WHEREAS, the City of Owosso also desires to rehabilitate Jerome Street from Hickory Street to Oakwood Avenue in conjunction with the trail project; and

WHEREAS, this work requires the services of a professional engineering firm to complete design engineering and construction engineering of the project; and

WHEREAS, the city sought proposals from its Qualification Based Selection (QBS) list of firms to perform such work; and

WHEREAS, Fleis & Vandenbrink Engineering, Inc. is selected as the most qualified firm to perform such work and offers to complete the engineering services of said project, in an amount not to exceed \$577,000.00.

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

- FIRST: the City of Owosso has theretofore determined that it is advisable, necessary and in the public interest to employ the firm of Fleis & Vandenbrink Engineering, Inc. to provide engineering services for the CIS – James Miner Connection Project.
- SECOND: the mayor and city clerk are instructed and authorized to sign the necessary documents as an Agreement for General Engineering Services between the City of Owosso, Michigan and Fleis & Vandenbrink Engineering, Inc.
- THIRD: the Accounts Payable department is authorized to make payment up to the amount of \$577,000.00 to Fleis & Vandenbrink Engineering, Inc. upon successful completion of engineering work.
- FOURTH: the above engineering expenses shall be paid from Major Street Fund Acct Nos. 202-451-818.000-MDOT-TRAIL (\$499,500.00) and 202-451-818.000 (\$77,500.00).

Master Plan Implementation Goals: 3.4, 3.7, 5.3, 5.27, 6.6

***Contract Authorization – Ambulance Services to Rush Township.** Authorize agreement with Rush Township to provide ambulance service coverage on their behalf with a charge to the Township in the amount of \$40,307.50 annually plus charges for services provided as follows:

RESOLUTION NO. 42-2024

AUTHORIZING AGREEMENT TO PROVIDE AMBULANCE SERVICES BETWEEN THE CITY OF OWOSSO AND RUSH TOWNSHIP

WHEREAS, the City of Owosso, Shiawassee County, Michigan, Public Safety Department and Rush Township desire to enter into an agreement to have the City of Owosso provide ambulance coverage to Rush Township, Shiawassee County, Michigan; and

WHEREAS, City of Owosso operates a Fire Department which has the ability and desire to provide ambulance service to Rush Township.

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

- FIRST: the City of Owosso has theretofore determined that it is advisable, necessary and in the public interest to enter into an agreement to provide ambulance services to Rush Township for an annual fee as outlined in the Agreement for Ambulance Services with Rush Township/City of Owosso.
- SECOND: the Mayor and City Clerk are instructed and authorized to sign the documents in the form attached, Agreement for Ambulance Services with Rush Township/City of Owosso.

Master Plan Implementation Goals: 3.1, 3.2, 7.1

Bid Award – Woodland Trails Sanitary Sewer Repair Project. Authorize contract with Apex Excavating & Underground, LLC for the Woodland Trails Sanitary Sewer Repair Project in the amount of \$72,805.00 plus a contingency in the amount of \$10,000.00 upon prior authorization, and further authorize payment to the contractor upon satisfactory completion of the work or portion thereof, contingent upon approval of related Brownfield Plan #23 and Woodland Trails Development Agreement as follows:

RESOLUTION NO. 43-2024

AUTHORIZING THE AWARD OF THE WOODLAND TRAILS SANITARY SEWER REPAIR PROJECT TO APEX EXCAVATING & UNDERGROUND, LLC OF MARION, MICHIGAN

WHEREAS, the City of Owosso, Shiawassee County, Michigan, has determined the sanitary sewer within the Woodland Trails Condominium has defects and repairing these defects before accepting this sanitary sewer into the city's sanitary sewer system is advisable, necessary and in the public interest; and

WHEREAS, the City of Owosso sought bids for these repairs as part of the Woodland Trails Sanitary Sewer Repair Project, and the low responsive bid was received from Apex Excavating & Underground, LLC in the amount of \$72,805.00; and

WHEREAS, Apex Excavating & Underground, LLC is hereby determined to be qualified to provide such services.

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

- FIRST: the City of Owosso has heretofore determined that it is advisable, necessary and in the public interest to employ Apex Excavating & Underground, LLC to repair sanitary sewer as part of the Woodland Trails Sanitary Sewer Repair Project.
- SECOND: the Mayor and City Clerk are instructed and authorized to sign the necessary documents to execute the services contract with Apex Excavating & Underground, LLC in the amount of \$72,805.00.
- THIRD: the accounts payable department is authorized to pay Apex Excavating & Underground, LLC for work satisfactorily completed on the project up to the initial contact amount of \$72,805.00 plus contingency in the amount of \$10,000.00 with prior authorization for a total of \$82,805.00.
- FOURTH: the above expenses shall be paid from the Sanitary Sewer Fund Account No. 590-549-818.000-WASHPARK21. These expenses are to be reimbursed by the Brownfield Plan.

Master Plan Implementation Goals: 1.4, 3.4

Bid Award – 2024 Streetlight Project – Materials Purchase. Approve bid award to Spring City Electrical Mfg Co. of Spring City, Pennsylvania for the purchase of 26 Regency Lamp posts and LED Luminaires in the amount of \$115,518.00 and further authorize payment to the vendor upon satisfactory delivery of product as follows:

RESOLUTION NO. 44-2024

**AUTHORIZING THE PURCHASE OF
NEW DOWNTOWN STREETLIGHTS
FROM SPRING CITY ELECTRICAL MFG CO.
OF SPRING CITY, PENNSYLVANIA**

WHEREAS, the City of Owosso, Shiawassee County, Michigan, has determined replacing the streetlights on portions of Washington Street, Comstock Street, Main Street, and Park Street is advisable, necessary, and in the public's best interest; and

WHEREAS, the City of Owosso sought bids for the purchase of New Downtown Streetlights for the 2024 Street Light Project, and the low responsive bid was received from Spring City Electrical Mfg Co. in the amount of \$115,518.00; and

WHEREAS, Spring City Electrical Mfg Co. is hereby determined to be qualified to provide said streetlights.

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

- FIRST: the City of Owosso has heretofore determined that it is advisable, necessary and in the public's best interest to purchase 26 Yorktown LED luminaires with Regency lamp posts from Spring City Electrical Mfg Co. in the amount of \$115,518.00.
- SECOND: the contract between the City of Owosso, Michigan and Spring City Electrical Mfg Co. shall be in the form of a City Purchase Order.
- THIRD: the accounts payable department is authorized to pay Spring City Electrical Mfg Co. up to the purchase order amount of \$115,518.00 upon satisfactory delivery of said streetlights.
- FOURTH: the above expenses shall be paid from General Fund account no. 101-000-540.000-DDASTRLITE, and other funds as appropriate. These expenses will be

partially reimbursed by ARPA funds and an MEDC Revitalization and Placemaking Program (RAP 2.0) grant with any overages being funded by a transfer of DDA TIF funds to the general fund.

Master Plan Implementation Goals: 1.9, 2.9, 3.4, 3.10, 4.5, 5.12

Bid Award – 2024 Streetlight Project – Installation. Approve bid award to J. Ranck Electric, Inc. for the 2024 Street Light Project installation in the amount of \$504,191.25 plus a contingency in the amount of \$10,000.00 and further authorize payment to the contractor up to \$514,191.25 upon satisfactory completion of project or portion thereof as follows:

RESOLUTION NO. 45-2024

**AUTHORIZING THE AWARD OF THE 2024 STREET LIGHT PROJECT
TO J. RANCK ELECTRIC, INC. OF MT PLEASANT, MICHIGAN**

WHEREAS, the city of Owosso, Shiawassee County, Michigan, has determined replacing the decorative street lights on portions of Washington Street, Comstock Street, Main Street, and Park Street is advisable, necessary, and in the public's best interest; and

WHEREAS, the city of Owosso sought bids for the replacement of these street lights as part of the 2024 Street Light Project, and the low responsive bid was received from J. Ranck Electric, Inc. in the amount of \$504,191.25; and

WHEREAS, J. Ranck Electric, Inc. is hereby determined to be qualified to provide such services.

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

- FIRST: the City of Owosso has heretofore determined that it is advisable, necessary and in the public's best interest to employ J. Ranck Electric, Inc. to replace street lights as part of the 2024 Street Light Project.
- SECOND: the mayor and city clerk are instructed and authorized to sign the necessary documents to execute the services contract with J. Ranck Electric, Inc. in the amount of \$504,191.25.
- THIRD: the accounts payable department is authorized to pay J. Ranck Electric, Inc. for work satisfactorily completed on the project up to the initial contact amount of \$504,191.25, plus contingency in the amount of \$10,000.00 with prior written authorization for a total of \$514,191.25.
- FOURTH: the above expenses shall be paid from General Fund account no. 101-000-540.000-DDASTRLITE, and other funds as appropriate. These expenses will be partially reimbursed by ARPA funds and an MEDC Revitalization and Placemaking Program (RAP 2.0) grant with any overages being funded by a transfer of DDA TIF funds to the general fund.

Master Plan Implementation Goals: 1.9, 2.9, 3.4, 3.10, 4.5, 5.12

Purchase Authorization – John Deere 325G Compact Track Loader. Waive competitive bidding requirements, authorize purchase of one John Deere 325G Compact Track Loader from A I S Construction Equipment Corporation in the amount of \$115,464.11 utilizing the Sourcwell Program ULNV0020, and further authorize payment to the vendor upon satisfactory delivery of equipment as follows:

RESOLUTION NO. 46-2024

**AUTHORIZING PURCHASE AGREEMENT FOR
ONE JOHN DEERE 325G COMPACT TRACK LOADER
FROM A I S CONSTRUCTION EQUIPMENT CORPORATION**

WHEREAS, the City of Owosso, Shiawassee County, Michigan, has a Department of Public Works requiring the use of compact track loader(s); and

WHEREAS, the City of Owosso, has budgeted from the Fleet Motor Pool Replacement Fund for the purchase of one (1) compact track loader and accessories; and

WHEREAS, the City of Owosso Director of Public Services & Utilities has reviewed the equipment on the Sourcwell Program as priced by A I S Construction Equipment Corporation, and recommends authorizing a purchase agreement between the City of Owosso and A I S

Construction Equipment Corporation for the acquisition of one (1) John Deere 325G Compact Track Loader and accessories on the Sourcewell Program ULVN0020 in the amount of \$115,464.11 total; and

WHEREAS, waiver of the purchasing policy formal bid requirements is requested, to initiate procurement upon approval and authorization.

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

- FIRST: the City of Owosso has heretofore determined that it is advisable, necessary and in the public interest to contract with A I S Construction Equipment Corporation for the purchase of one (1) John Deere 325G Compact Track Loader and accessories on Sourcewell Program ULVN0020, for use in the Fleet Motor Pool, in the amount of \$115,464.11.
- SECOND: the accounts payable department is authorized to submit payment to A I S Construction Equipment Corporation in the amount of \$115,464.11.
- THIRD: the above expenses shall be paid from account no. 661-901-979.000.

Purchase Authorization - Ferric Chloride. Authorize a purchase agreement with PVS Technologies, Inc. for Ferric Chloride utilizing the Lansing Board of Water & Light's joint purchasing consortium Competitive Bidding Program in the amount of \$1,168.00 per dry ton, with an estimated annual contract of \$99,864.00, and authorize payment based on unit prices for actual quantities required for the fiscal year ending June 30, 2025 as follows:

RESOLUTION NO. 47-2024

**AUTHORIZING THE EXECUTION OF A PURCHASE ORDER
FOR FERRIC CHLORIDE FROM PVS TECHNOLOGIES, INC.
IN ACCORDANCE WITH THE LANSING BOARD OF WATER & LIGHT
CONSORTIUM
2024 COMPETITIVE BIDDING PROGRAM**

WHEREAS, the City of Owosso, Shiawassee County, Michigan, requires Ferric Chloride (iron) in bulk deliveries for use in treating municipal wastewater; and

WHEREAS, the Lansing Board of Water & Light (LBWL) solicited competitive bids for ferric chloride; and it is hereby determined that PVS Technologies, Inc. is qualified to provide such product and that it has submitted the lowest responsible and responsive bid.

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

- FIRST: it has theretofore determined that it is advisable, necessary and in the public interest to execute a purchase order with PVS Technologies, Inc. of Detroit, Michigan for the purchase of Ferric Chloride at the price of \$1,168.00 per dry ton, with an estimated usage of 85.5 dry ton for FY 2024-2025.
- SECOND: the accounts payable department is authorized to submit payment to PVS Technologies, Inc. in the estimated amount of \$99,864.00 for FY2024-2025, based on unit prices and actual quantities delivered.
- THIRD: the above expenses shall be paid from the wastewater fund following delivery, and chargeable to account 599-548-743.100.

Master Plan Implementation Goals: 3.4

Purchase Authorization - Sodium Hypochlorite. Authorize a purchase agreement with JCI Jones Chemicals, Inc. for Sodium Hypochlorite utilizing the Lansing Board of Water & Light's joint purchasing consortium Competitive Bidding Program in the amount of \$1.81 per gallon, with an estimated annual contract of \$97,740.00 and authorize payment based on unit prices for actual quantities required for the fiscal year ending June 30, 2025 as follows:

RESOLUTION NO. 48-2024

**AUTHORIZING THE EXECUTION OF A PURCHASE ORDER FOR
SODIUM HYPOCHLORITE WITH JCI JONES CHEMICALS, INC.
IN ACCORDANCE WITH THE LANSING BOARD OF WATER & LIGHT
CONSORTIUM 2024 COMPETITIVE BIDDING PROGRAM**

WHEREAS, the City of Owosso, Shiawassee County, Michigan, requires sodium hypochlorite in bulk deliveries for use in treating municipal wastewater and drinking water; and

WHEREAS, the Lansing Board of Water & Light (LBWL) solicited competitive bids for sodium hypochlorite; and it is hereby determined that JCI Jones Chemicals, Inc. of Riverview, Michigan is qualified to provide such product and that it has submitted the lowest responsible and responsive bid.

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

FIRST: it has theretofore determined that it is advisable, necessary and in the public interest to execute a purchase order with JCI Jones Chemicals, Inc. for the purchase of sodium hypochlorite at the price per gallon noted below, with an estimated total usage of 54,000 gallons for FY2024-2025:

# Gallons Delivered	\$/Gallon
1,000-1,999 gals/del	\$3.58/gal
2,000-2,999 gals/del	\$2.48/gal
3,000-3,999 gals/del	\$2.06/gal
4,000-4,499 gals/del	\$1.87/gal
4,500+ gals/del	\$1.81/gal

SECOND: the accounts payable department is authorized to submit payment to JCI Jones Chemicals, Inc. in the estimated amount of \$97,740.00, which may be exceed based on usage and actual need.

THIRD: the above expenses shall be paid from the wastewater and water fund following delivery, and chargeable to account 599-548-743.300 with the estimated amount of \$73,305.00 and to account 591-553-743.000 with the estimated amount of \$24,435.00.

Master Plan Implementation Goals: 3.4

Purchase Authorization - Bulk Lime. Authorize a purchase agreement with Graymont Western Lime Inc. for the purchase of bulk lime for the Filtration Plant and Wastewater Plant, utilizing the Lansing Board of Water & Light's joint purchasing consortium Competitive Bidding Program in the amount of \$189.00 per dry ton, with an estimated annual contract of \$158,760.00 and authorize payment based on unit prices for actual quantities required for the fiscal year ending June 30, 2025 as follows:

RESOLUTION NO. 49-2024

AUTHORIZING THE EXECUTION OF A PURCHASE ORDER FOR LIME (PEBBLE QUICK LIME) WITH GRAYMONT WESTERN LIME INC. IN ACCORDANCE WITH THE LANSING BOARD OF WATER & LIGHT CONSORTIUM 2024 COMPETITIVE BIDDING PROGRAM

WHEREAS, the City of Owosso, Shiawassee County, Michigan, requires Lime in bulk deliveries for use in treating municipal drinking water; and

WHEREAS, the Lansing Board of Water & Light (LBWL) solicited competitive bids for lime; and it is hereby determined that Graymont Western Lime Inc. of Westbend, Wisconsin is qualified to provide such product and that it has submitted the lowest responsible and responsive bid.

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

FIRST: it has theretofore determined that it is advisable, necessary and in the public interest to execute a purchase order with Graymont Western Lime Inc. for the purchase Lime at the price of \$189.00 per ton, with an estimated usage of 840 ton for FY2024-2025.

SECOND: the accounts payable department is authorized to submit payment to Graymont Western Lime Inc., in the estimated amount of \$158,760.00, based on unit prices and actual quantities received.

THIRD: the above expenses shall be paid from the water fund following delivery, and chargeable to account 591-553-743.000.

Master Plan Implementation Goals: 3.4

Motion supported by Councilmember Haber.

Roll Call Vote.

AYES: Mayor Pro-Tem Osika, Councilmembers Olson, Pidek, Haber, and Mayor Teich.
NAYS: None.
ABSENT: Councilmembers Fear and Law.

ITEMS OF BUSINESS

***Blight Grant Agreement – 117 West Exchange Street**

City Manager Henne detailed the Blight Grant Agreement to accept funds in the amount of \$88,000.00 from the Shiawassee County Land Bank to offset costs of clean-up of the property at 117 West Exchange Street after the roof collapsed in the Summer of 2023. The owner of the property has not complied with attempts to remediate the issues. The Downtown Historic District Commission has required the front façade be braced for preservation. It was noted Owosso Township agreed to pass funds onto the City to be used for this project. The SEDP and Chairman Brodeur have been advocates to assist the City to bring this to fruition.

Mayor Pro-Tem Osika inquired if the remainder of funds for the clean-up would be paid by the City through the General Fund. City Manager Henne affirmed that fact and intends to bring a special assessment for this project at a later date to place a possible tax lien on the property.

Motion by Mayor Pro-Tem Osika to approve the Blight Grant Agreement in conjunction with the Shiawassee County Land Bank to secure partial funding for clean-up of the collapsed building at 117 West Exchange Street as follows:

RESOLUTION NO. 50-2024

**APPROVING LAND BANK BLIGHT GRANT AGREEMENT FOR
117 W EXCHANGE ST**

WHEREAS, the City of Owosso, Shiawassee County, Michigan, received permission from the Shiawassee Circuit Court to clean up the collapsed building in the downtown at 117 W Exchange St; and

WHEREAS, the Owner of the building has refused to comply with the Building Official's attempts to gain compliance through an owner-initiated cleanup of the collapsed building; and

WHEREAS, the SEDP, City Administration, and County Land Bank have secured a grant funding opportunity through direct negotiation with the State of Michigan Land Bank and Owosso Township; and

WHEREAS, the County Land Bank is authorized to bid the project as required by the Grant rules with City providing bid specifications; and

WHEREAS, the City desires to maintain the downtown area free from neglectful collapses of private properties in an attempt to eliminate and discourage blight.

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

- FIRST: The City of Owosso has theretofore determined that it is advisable, necessary and in the public interest to approve the Blight Grant Agreement for the cleanup of the collapsed building at 117 W Exchange St.
- SECOND: The mayor and city clerk are instructed and authorized to sign the document substantially in the form attached, Blight Grant Agreement.
- THIRD: City's portion of the cost not to exceed \$146,596.60.
- FOURTH: The above expenses shall be paid from the General fund.

Motion supported by Councilmember Olson.

Roll Call Vote.

AYES: Councilmembers Olson, Haber, Mayor Pro-Tem Osika, Councilmember Pidek, and Mayor Teich.
NAYS: None.
ABSENT: Councilmembers Fear and Law.

Master Plan Implementation Goals: 1.12, 1.19, 2.6, 3.1, 3.2, 4.3, 4.7, 7.1, 7.4

***Woodland Trails Development Agreement**

City Manager Henne outlined the Woodland Trails Development Agreement, mentioned during the Brownfield public hearing, between The City of Owosso, Shiawassee County Land Bank Authority and Woodland Trails Condominium Association of Owosso to ensure reimbursement of funds advanced by the sewer fund for sewer repairs to remedy deficiencies and accept the system as public. The proceeds from the sale of the lots will create a fund the City can draw on if the project is not completed, which adds a layer of protection for the investment of funds.

Motion by Mayor Pro-Tem Osika to approve the Woodland Trails Development Agreement between the City of Owosso, Shiawassee County Land Bank Authority and Woodland Trails condominium Association of Owosso to ensure reimbursement of funds for sewer repairs to remedy deficiencies and accept the system as public as follows:

RESOLUTION NO. 51-2024

APPROVING THE WOODLAND TRAILS DEVELOPMENT AGREEMENT

WHEREAS, the City of Owosso, Shiawassee County, Michigan, approved Brownfield Plan #23 – Woodland Trails/Washington Park Development Project; and

WHEREAS, the City of Owosso wishes to repair and accept the currently private sewer system in the Woodland Trails Condominium Association into the city’s public sewer system subject to the requirements of city ordinance 34-151; and

WHEREAS, the City has identified needed areas of repair on said system; and

WHEREAS, the system was built in the early 2000’s with the goal of eventually having it accepted as public; and

WHEREAS, the deficiencies cannot be addressed by the Woodland Trails Homeowner’s Association; and

WHEREAS, an opportunity to create a funding mechanism to reimburse the city to repair the deficiencies is now present in the form of Brownfield Plan #23 and this Woodland Trails Development Agreement.

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

- FIRST: The City of Owosso has theretofore determined that it is advisable, necessary and in the public interest to approve the Woodland Trails Development Agreement.
- SECOND: The Mayor and City Clerk are instructed and authorized to sign the document substantially in the form attached, Woodland Trails Development Agreement.
- THIRD: Approval is contingent on BRA Plan #23 approval, construction bid approval regarding the required repairs to the system, and full execution of this agreement by the County Land Bank, Woodland Trails HOA, and the City.

Motion supported by Councilmember Pidek.

Roll Call Vote.

AYES: Councilmember Pidek, Mayor Pro-Tem Osika, Councilmembers Olson, Haber, and Mayor Teich.

NAYS: None.

ABSENT: Councilmembers Fear and Law.

Master Plan Implementation Goals: 1.2, 1.4, 3.1, 3.4, 7.1, 7.4

Proposed Property Sale – Twenty-One Day Posting

On March 26, 2024 The Owosso Historical Commission voted to recommend Council accept the offer to purchase the Gould House submitted by Mr. Sean Harrington in the amount of \$360,000.00 and retain the following items: artwork, non-furniture items in the house, the Amos Gould Chair, the piano, the display cases, and the chairs donated by a local attorney. The remaining furnishings will convey with the home. This posting will begin the 21-day period to allow others opportunity to make offers on the property.

Councilmember Olson expressed satisfaction in reading the letter provided by the potential buyer detailing their intentions for the home. Pro-Tem Osika spoke as a member of the Owosso Historical Commission, this was the goal to see the house made a home again and restored to its former beauty.

Motion by Mayor Pro-Tem Osika to authorize the 21-Day posting for the proposed sale of the city-owned Amos Gould House located at 515 N Washington Street in the amount of \$360,000.00 as follows:

RESOLUTION NO. 52-2024

**AUTHORIZING 21- DAY POSTING OF PURCHASE AGREEMENT
FOR THE SALE OF CITY-OWNED PROPERTY AT
515 N WASHINGTON STREET – THE “AMOS GOULD HOUSE”**

WHEREAS, the City of Owosso, Shiawassee County, Michigan, owns parcel 050-470-033-001-00; and

WHEREAS, the City of Owosso, Shiawassee County, Michigan, has received an offer to purchase the property for three hundred and sixty thousand dollars (\$360,000); and

WHEREAS, the Owosso Historic Commission (OHC) recommended City Council accept this offer at their March 26, 2024 special meeting; and

WHEREAS, the City Attorney is of the opinion that the 21-day rule applies to the sale of this property; and

WHEREAS, the OHC wishes to retain certain items of personal property still in the home.

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

FIRST: The City of Owosso has theretofore determined that it is advisable, necessary, and in the public interest to sell the aforementioned parcel to Sean Harrington of Crestwood, KY in the amount of \$360,000.

SECOND: The city clerk is instructed to publicly publish this offer per Section 14.3(B)(2) of the city charter for twenty-one (21) days.

Motion supported by Councilmember Pidek.

Roll Call Vote.

AYES: Councilmembers Pidek, Haber, Mayor Pro-Tem Osika, Councilmember Olson, and Mayor Teich.

NAYS: None.

ABSENT: Councilmembers Fear and Law.

***Consumers Energy Electric Facilities Easement – Armory Parking Lot**

City Manager Henne detailed the need for a permanent easement through the Armory Parking Lot for new electric facilities to service the property at 300 West Main Street.

Motion by Councilmember Pidek to approve a permanent easement through City-owned parcel 050-470-000-001-00 (Armory Parking Lot) for the construction, operation and maintenance of new electric facilities to service the property at 300 West Main Street as follows:

RESOLUTION NO. 53-2024

**GRANTING A PERMANENT EASEMENT FOR ELECTRIC FACILITIES
TO CONSUMERS ENERGY**

WHEREAS, Consumers Energy desires to install electric facilities on/in City owned parcel no. 050-470-000-001-00 to provide electric service to the property at 300 W Main Street; and

WHEREAS, Consumers Energy has requested the City grant a permanent easement measuring 12' wide to allow for construction, operation, maintenance, and inspection of said facilities; and

WHEREAS, City staff has reviewed the request, and concurs with the proposed location; and

WHEREAS, the City of Owosso is willing to grant a permanent easement for that portion of parcel number 050-470-000-001-00 as described in Exhibit B of the easement agreement.

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

FIRST: it has determined that it is advisable, necessary and in the public interest to grant a permanent easement as outlined by the terms set forth in the attached Easement for Electric Facilities between the City of Owosso and Consumers Energy for electric service to the property at 300 W. Main Street.

SECOND: the Mayor and City Clerk are instructed and authorized to execute said easement documents.

Motion supported by Mayor Pro-Tem Osika.

Roll Call Vote.

AYES: Councilmembers Haber, Olson, Pidek, Mayor Pro-Tem Osika, and Mayor Teich.

NAYS: None.

ABSENT: Councilmembers Fear and Law.

Master Plan Implementation Goals: 3.4

Parks and Recreation Millage Request

The Parks and Recreation Commission recommends a millage request be placed on the ballot for the August 6, 2024 Primary Election to make improvements to the City's parks in the amount of .5 mills.

Assistant City Manager Amy Fuller expects the Parks and Recreation Commission will look to their updated Parks Master Plan and respond to public requests received as they did with the 2018 millage to expend the anticipated funds.

Councilmember Pidek inquired regarding an estimate of funds received from outside organizations to assist with the numerous projects completed thus far to which Fuller responded approximately \$70,000.

Motion by Councilmember Olson to authorize the placement of a millage request for Parks and Recreation on the ballot for the August 6, 2024 Primary Election as follows:

RESOLUTION NO. 54-2024

PLACING A PARKS AND RECREATION MILLAGE ON THE 2024 AUGUST PRIMARY BALLOT

WHEREAS, the City of Owosso, Shiawassee County, Michigan, has determined that recreation opportunities are important to the community as a whole; and

WHEREAS, the City of Owosso has created a Parks and Recreation Commission to provide quality parks and recreation opportunities; and

WHEREAS, in 2018 the voters of the City of Owosso approved a millage for two (2) years on all property within the City, the levy of which was dedicated to support parks and historic sites; and

WHEREAS, the 2018 millage has expired and the Owosso City Council believes that it is desirable to continue to make improvements to the city's parks through the levy of another .5 maximum millage for two (2) years for that purpose; and

WHEREAS, it is estimated that such levy would generate \$170,000 each year from property within the City of Owosso; and

WHEREAS, the 2024 primary election on August 6, 2024 is the next available election when the millage question can be placed on the ballot.

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

FIRST: the City Clerk is hereby authorized and directed to file a request with the Shiawassee County Clerk's Office requesting the Owosso parks millage proposal be placed on the 2024 primary election ballot for August 6, 2024.

SECOND: the proposition to be placed on the ballot for consideration by the registered voters in the City of Owosso be printed as follows:

**PROPOSITION TO AUTHORIZE THE LEVYING OF .05 MILLS TO
PROVIDE FUNDING TO MAINTAIN, IMPROVE, AND UPGRADE
PARKS WITHIN THE CITY OF OWOSSO**

Shall the City of Owosso levy a new additional millage of .5 mill (\$.50 per \$1,000.00) on taxable value of property located in the City of Owosso, in accordance with Section 9.1 of the Owosso City Charter? The millage shall be levied for two years beginning with the 2025 tax levy year and running through the 2026 tax year (inclusive). If approved, the millage will raise, in the first year of such levy, an estimated revenue of \$170,000 per year to provide funding to the City of Owosso Parks and Recreation Commission. Revenue will be used to maintain, improve, and upgrade parks within the City of Owosso.

If approved and levied in full, a portion of such millage may be subject to capture by the Owosso Downtown Development Authority and Owosso Brownfield Redevelopment Authority.

Yes/No

Motion supported by Councilmember Pidek.

Roll Call Vote.

AYES: Mayor Pro-Tem Osika, Councilmembers Haber, Pidek, Olson, and Mayor Teich.

NAYS: None.

ABSENT: Councilmembers Fear and Law.

Unpaid Utility Charges

City Manager Henne noted this is the annual notice of unpaid utilities.

Motion by Councilmember Pidek authorizing the Annual Notice for the collection of unpaid utility charges and the intent to lien therefore in compliance with Chapter 15, Section 15.4(c) of the Owosso City Charter.

Motion supported by Councilmember Haber.

Roll Call Vote.

AYES: Mayor Pro-Tem Osika, Councilmembers Olson, Haber, Pidek, and Mayor Teich.

NAYS: None.

ABSENT: Councilmembers Fear and Law.

COMMUNICATIONS

Brad A. Barrett, Finance Director. 2024-25 Proposed Budget. (This item was distributed at the meeting.)

CITIZEN COMMENTS AND QUESTIONS

Tom Manke, 2910 West M-21, encouraged Councilmembers to drive out to Lions Field and see what it looks like now that it's been rehabbed. He went on to note two local businesses that have expanded without asking for tax abatements. Lastly, he asked if the basement of the building on Exchange Street will be filled with sand or concrete.

Pastor Gary Beal, Church of Jubilee, said he was pleased to hear that the Gould House is on its way to being sold. He asked how the proceeds of the sale will be spent. He also suggested that Council should consider giving an annual honor to a local group or resident recognizing them for all of their support.

Kori Shook, 300 West Main Street, thanked Council for scheduling the public hearing for her development and for the electrical easement as well.

City Manager Henne responded to Pastor Beal saying the Historical Commission will decide how the proceeds of the Gould House will be spent.

Mayor Pro-Tem Osika asked Council to reconsider the date for the budget work session noting that it is currently scheduled the same night as the annual fund-raiser for the Child Advocacy Center, directly affecting a number of meeting participants. She asked that the group consider rescheduling the meeting for a different day.

Motion by Mayor Pro-Tem Osika to reschedule the budget meeting to May 2, 2024 at 6:00pm.

Supported by Councilmember Olson.

Roll Call Vote.

AYES: Councilmember Olson, Haber, Pro-Tem Osika, Councilmember Pidek, and Mayor Teich.

NAYS: None.

ABSENT: Councilmembers Fear and Law.

Mayor Pro-Tem Osika thanked Council for agreeing to the date change and invited all to the Child Advocacy Center Fundraiser.

NEXT MEETING

Monday, April 15, 2024

BOARDS AND COMMISSIONS OPENINGS

Building Board of Appeals – Alternate - term expires June 30, 2024
Building Board of Appeals – Alternate - term expires June 30, 2025
Zoning Board of Appeals – Alternate – term expires June 30, 2024
Zoning Board of Appeals – Alternate – term expires June 30, 2025

ADJOURNMENT

Motion by Councilmember Pidek for adjournment at 8:59 p.m.

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

Robert J. Teich, Jr., Mayor

Amy K. Kirkland, City Clerk

cf

*Due to their length, text of marked items is not included in the minutes. Full text of these documents is on file in the Clerk's Office.