

**CITY OF OWOSSO  
REGULAR MEETING OF THE CITY COUNCIL  
MINUTES OF APRIL 15, 2024  
7:30 P.M.  
VIRGINIA TEICH CITY COUNCIL CHAMBERS**

**PRESIDING OFFICER:** MAYOR ROBERT J. TEICH, JR.

**OPENING PRAYER:** PASTOR PAUL BRUNELL  
CHRIST EPISCOPAL CHURCH

**PLEDGE OF ALLEGIANCE:** KORI SHOOK  
SHOOK RIVERSIDE DEVELOPMENT, LLC

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

**ABSENT:** None.

**APPROVE AGENDA**

Motion by Mayor Pro-Tem Osika 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 APRIL 1, 2024**

Motion by Councilmember Haber to approve the Minutes of the Regular Meeting of April 1, 2024 as presented.

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

**PROCLAMATIONS / SPECIAL PRESENTATIONS**

**Arbor Day Proclamation**

Mayor Teich read aloud the following proclamation of the Mayor's Office declaring April 26, 2024 as Arbor Day in the City of Owosso:

**A PROCLAMATION  
OF THE MAYOR'S OFFICE OF THE CITY OF OWOSSO, MICHIGAN  
DESIGNATING APRIL 26, 2024 AS  
ARBOR DAY IN THE CITY OF OWOSSO**

*Whereas,* in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees. This holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

*Whereas,* decades before this in the 1830's, Owosso was making the transition from settlement to city thanks to the amazing vision of Alfred and Benjamin Williams. The Williams brothers joined with early settlers, Dr. and Mrs. John Barnes, in designing a city layout that would preserve a natural character and aesthetic appeal. This led them to plant many of the trees that have made our city streets so beautiful for over 175 years, leading to the lovely arbors of trees that frame so many of our boulevards and the many mature trees that stand in our yards, and

*Whereas,* these trees have reduced the erosion of our precious topsoil by wind and water, cut our heating and cooling costs by shading our homes, cleansed the air, produced life-giving oxygen, and provided habitat for wildlife, at the same time increasing property values, enhancing the economic vitality of business areas, and generally adding beauty to our neighborhoods and parks, and

*Whereas,* it falls to each generation to continue the stewardship that was launched by our founding families through the planting of new trees throughout our city to replace those that are lost, and

*Whereas,* Owosso is proud to hold the Tree City USA designation and to be engaged once again with the citizens of Owosso to plant new trees throughout the City.

Now, Therefore, I, Robert J. Teich, Jr., Mayor of the City of Owosso, do hereby proclaim April 26th, 2024 as Arbor Day in the City of Owosso, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and

Further, I urge our citizens to plant trees to promote the well-being of this generation and our posterity.

Proclaimed this 15<sup>th</sup> day of April, 2024.

**PUBLIC HEARINGS**

**Obsolete Property Rehabilitation Exemption Certificate – 300 West Main Street**

A public hearing was conducted 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.

The following people commented regarding the requested abatement:

Tom Manke, 2910 W. M-21, asked if the OPRA certificate is a grant.

Patrice Martin, 615 N. Park Street, said she supports the requested tax abatement as the property in question has been dilapidated for many years. She also said she appreciates the idea of a public/private partnership to make things happen.

Sarah Kopko, 11322 Potter Road, Flushing, said she is happy to see another developer put themselves out there and make a substantial investment in a downtown property. She went on to say that she hopes Council will approve the certificate and make an investment in the future of the community.

Kori Shook, owner of Shook Riverside Development, LLC, described the project, indicating that it is a family affair with her husband working as the general contractor. She stated her thanks to the public and Council for their expressions of support for the project as she and her family embark on this monumental endeavor.

Whereas, the Council, after due and legal notice, has met and all interested parties having been heard, motion by Mayor Pro-Tem Osika that the following resolution be adopted:

**RESOLUTION NO. 55-2024**

**TO APPROVE THE APPLICATION FOR AN  
OBSOLETE PROPERTY REHABILITATION EXEMPTION CERTIFICATE  
FROM SHOOK RIVERSIDE DEVELOPMENT LLC  
FOR PROPERTY LOCATED AT  
300 W MAIN ST**

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 April 18, 2016, the City Council of the City of Owosso approved an Obsolete Property Rehabilitation District at 300 W. Main Street in Owosso, Michigan. As provided by section 4(2) of Public Act 146 of 2000, said property more particularly 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, the City Clerk received an application, on March 11, 2024 from Shook Riverside Development LLC, for an Obsolete Property Rehabilitation Exemption Certificate for the renovation of the 2 story 7,000 square foot building with 2 apartments, real estate office, and future restaurant space; 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 15, 2024, the City Council of the City of Owosso authorizes the application for an Obsolete Property Rehabilitation Exemption Certificate for 300 W. Main St. for a period of twelve (12) 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 Law.

Roll Call Vote.

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

NAYS: None.

Master Plan Implementation Goals: 1.19, 3.20, 5.13

**CITIZEN COMMENTS AND QUESTIONS**

Tom Manke, 2910 W. M-21, thanked the Shooks for undertaking the project to rehabilitate the former Matthews Building.

Jeff Turner, 204 Oakwood Avenue, asked why tar was put down before repairs were made on Stewart Street, saying it seemed like a waste. City Manager Henne encouraged Mr. Turner to call the Engineering Office with his questions regarding the details of the Stewart Street project.

**CONSENT AGENDA**

Motion by Councilmember Pidek to approve the Consent Agenda as follows:

**Return of Donated Items.** Authorize the return of three chairs and cemetery decorative items donated to the Owosso Historical Commission for use at the Gould House, 515 Noth Washington Street, to Rebecca McClear as follows:

**RESOLUTION NO. 56-2024  
AUTHORIZING THE RETURN  
OF DONATED ITEMS TO REBECCA MCCLEAR**

WHEREAS, the City of Owosso, Shiawassee County, Michigan, Owosso Historical Commission owns the Amos Gould House located at 515 N. Washington Street, Owosso, MI 48867; and

WHEREAS, the Owosso Historical Commission has decided the property is underused and maintenance costs are not sustainable; and

WHEREAS, the Owosso City Council has authorized the Owosso Historical Commission to sell the Amos Gould House; and

WHEREAS, Rebecca McClear donated items to be displayed in the Amos Gould House and they will no longer be used in that capacity; and

WHEREAS, Rebecca McClear has requested the items be returned to her possession and the Owosso Historical Commission would like to honor this request.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Owosso, Shiawassee County, Michigan that the City of Owosso does hereby specifically agree to the return of the donated items, but not by way of limitation, as follows:

FIRST: the City of Owosso authorizes staff to coordinate the return of three (3) chairs and decorative cemetery items to Rebecca McClear.

Master Plan Implementation Goals: 3.20

**Downtown Owosso Farmers' Market Traffic Control Order.** Approve request from Josephine Brown, Market Manager of the Downtown Owosso Farmers Market, for street closures, as noted, every Saturday from May 4, 2024 to October 26, 2024 from 7:00 a.m. until 2:00 p.m. for the annual farmers' market and approve Traffic Control Order No. 1512 formalizing the request.

Master Plan Implementation Goals: 4.2, 4.6, 5.9, 5.12

**Street Closure Request - Open Streets Owosso.** Approve request from the Shiawassee Family YMCA for the closure of North Water Street from Exchange Street to Mason Street for the Open Streets Owosso – 2024 event on Saturday, June 29, 2024 from 9:00 a.m. to 2:00 p.m. and authorize Traffic Control Order No. 1513 formalizing the action.

Master Plan Implementation Goals: 1.17, 4.2, 4.6, 5.9, 5.12

**Emergency Repair Authorization - Fire Department Tower-1.** Authorize payment to Front Line Services, Inc. and Cummins Inc. for emergency repair and replacement of parts on Fire Department Tower 1 in the amount of \$2,780.43 as follows:

#### RESOLUTION NO. 57-2024

#### AUTHORIZING PAYMENT TO CUMMINS INC. FOR EMERGENCY REPAIR OF OWOSSO FIRE DEPARTMENT TOWER 1

WHEREAS, the City of Owosso, Shiawassee County, Michigan, has a Fire Department vehicle, Tower 1, that required emergency repairs; and

WHEREAS, Sec 2-346(5) of the Code of Ordinances of the City of Owosso waives competitive bidding requirements when a purchase is of an emergent nature; and

WHEREAS, the City directed Cummins Inc. to proceed and perform the emergency repairs, which subsequently totaled \$2,780.43; and

WHEREAS, the Public Safety Director has reviewed the detailed billing from Cummins Inc. for the cost of emergency repairs and recommends payment in the amount of \$2,780.43 for work satisfactorily completed; and

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 was necessary and in the public interest to contract with Cummins Inc. for emergency repairs to Owosso Fire Department Tower 1.

SECOND: the Accounts Payable Department is authorized to submit payment to Cummins Inc. in the amount of \$2,780.43.

THIRD: the above expenses shall be paid from the Fire Department vehicle repair fund.

Master Plan Implementation Goals: 3.2

**Warrant No. 642.** Authorize Warrant No. 642 as follows:

<b>Vendor</b>	<b>Description</b>	<b>Fund</b>	<b>Amount</b>
Owosso Charter Twp	Payment pursuant to 2011 Water Agreement – 25% of retail sales for quarter ending 03-31-2024	Water	\$17,848.14
Caledonia Charter Twp	Payment pursuant to 2006 Water Agreement – 25% of retail sales for quarter ending 03-31-2024	Water	\$39,937.18

**Check Register – March 2024.** Affirm check disbursements totaling \$4,721,663.43 for March 2024.

Motion supported by Councilmember Law.

Roll Call Vote.

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

NAYS: None.

**ITEMS OF BUSINESS**

**\*Demolition Authorization & Contract Approval – 1404 South Chipman Street**

Motion by Mayor Pro-Tem Osika authorizing demolition of the structure at 1404 South Chipman Street, approving bid award to SP Powells Sand and Soil, LLC in the amount of \$18,798.00, and further authorizing payment to the contractor upon satisfactory completion of the work or portion thereof as follows:

**RESOLUTION NO. 58-2024**

**AUTHORIZING THE EXECUTION OF A CONTRACT WITH  
SP POWELLS SAND AND SOIL, LLC FOR  
THE DEMOLITION OF THE STRUCTURE AT 1404 S CHIPMAN STREET**

WHEREAS, the home at 1404 S. Chipman Street had a house fire in February of 2022; and

WHEREAS, the City of Owosso, Shiawassee County, Michigan, has determined that the remains of the house should be demolished to eliminate blight in the neighborhood and to spur residential redevelopment; and

WHEREAS, the City of Owosso presented this case to Shiawassee Circuit Court on May 25, 2023 and a judgment was entered allowing the immediate demolition of the buildings and assess the cost of such demolition to the real property; and

WHEREAS, the City of Owosso sought bids to demolish the structure at 1404 S. Chipman Street; a bid was received from SP Powells Sand and Soil, LLC and it is hereby determined that SP Powells Sand and Soil, LLC is qualified to provide such services 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 heretofore determined that it is advisable, necessary and in the public interest to demolish the structure located at 1404 S. Chipman Street.
- SECOND: it has further determined that it is advisable, necessary and in the public interest to employ SP Powells Sand and Soil, LLC for said demolition.
- THIRD: the mayor and city clerk are instructed and authorized to sign the document substantially in the form attached, Contract for Demolition of 1404 S. Chipman Street with SP Powells Sand and Soil, LLC in the amount of \$18,798.00.
- FOURTH: the accounts payable department is authorized to pay SP Powells Sand and Soil, LLC for work satisfactorily completed on the project up to the bid amount.
- FIFTH: the above expenses shall be paid from the General Fund 101-720-818.000.

Motion supported by Councilmember Fear.

Roll Call Vote.

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

NAYS: None.

Master Plan Implementation Goals: 1.1, 1.13, 2.6

**COMMUNICATIONS**

- Tanya S. Buckelew, Planning & Building Director. March 2024 Building Department Report.
- Tanya S. Buckelew, Planning & Building Director. March 2024 Code Violations Report.
- Tanya S. Buckelew, Planning & Building Director. March 2024 Inspections Report.
- Tanya S. Buckelew, Planning & Building Director. March 2024 Certificates Issued Report.
- Kevin D. Lenkart, Public Safety Director. March 2024 Police Report.
- Kevin D. Lenkart, Public Safety Director. March 2024 Fire Report.
- Brad A. Barrett, Finance Director. Revenue & Expenditure Report – February 2024.
- Owosso Historical Commission. Minutes of March 26, 2024 Special Meeting.
- Downtown Development Authority. Minutes of April 3, 2024.
- Owosso Historical Commission. Minutes of April 8, 2024.

**CITIZEN COMMENTS AND QUESTIONS**

There were no citizen comments.

Mayor Pro-Tem Osika noted that she had the privilege of attending the One Book Shiawassee event at the Lebowsky Center over the weekend.

She also inquired about the status of the 30-minute time period set aside prior to each Council meeting for general Council discussion, noting that it never really took hold. Other Councilmembers agreed with her assessment.

Motion by Mayor Pro-Tem Osika to remove the 30-minute discussion period prior to each Council meeting.

Motion supported by Councilmember Law.

Roll Call Vote.

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

NAYS: None.

City Manager Henne noted that there will be a special meeting of the Historical Commission to consider a revised offer for the Gould House tomorrow at 6:00 p.m.

Mayor Teich noted the Chocolate Walk will be held this Saturday, with 26 businesses participating and tickets being sold out.

There is lots going on in the community, the Chamber’s Home Expo will be held this weekend at the High School and Murder on the Orient Express will be opening at the Lebowsky Center.

**NEXT MEETING**

- Monday, April 29, 2024 – Special Meeting
- Thursday, May 2, 2024 – Budget Work Session
- Monday, May 6, 2024 – Regular Meeting

**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 Olson for adjournment at 8:04 p.m.

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

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Robert J. Teich, Jr., Mayor

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Amy K. Kirkland, City Clerk

\*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.