

OWOSSO CITY COUNCIL

SEPTEMBER 29, 2014

7:00 P.M.

PRESIDING OFFICER: MAYOR BENJAMIN R. FREDERICK

OPENING PRAYER: MAYOR BENJAMIN R. FREDERICK

PLEDGE OF ALLEGIANCE: MAYOR BENJAMIN R. FREDERICK

PRESENT: Mayor Benjamin R. Frederick, Mayor Pro-Tem Christopher T. Eveleth, Councilpersons Loreen F. Bailey, David B. Bandkau, Burton D. Fox, Elaine M. Greenway, and Robert J. Teich, Jr.

ABSENT: None.

APPROVE AGENDA

Motion by Mayor Pro-Tem Eveleth to approve the agenda with the following additions to Items of Business:

1. Purchase Authorization – Ice Rink
2. Resolution of Support – Lincoln House

and moving the Osburn Lakes Subdivision discussion to Item of Business 3.

Motion supported by Councilperson Fox and concurred in by unanimous vote.

City Attorney William C. Brown advised Council not to take action on the items added to the agenda as they were not advertised prior to the meeting. (This advisement was later retracted because it was noted the meeting was not called as a special meeting but was on the schedule of regular meetings approved December 16, 2013 and as such advertisement of the agenda items was not necessary.)

CITIZEN COMMENTS AND QUESTIONS

Tom Manke, business owner at 118 South Washington Street, commented on his objection to Council members attending political party events as they are elected to non-partisan positions. He said he felt the parameters of their job as city officials needed to be discussed.

In response to Mr. Manke's comments Mayor Frederick indicated he would attend partisan events if he were invited to do so.

Councilperson Bailey indicated that there was a tentative plan to hold ~~an educational a~~ **spay/neuter*** event on November 13th to address the stray cat issue. She said further plans were being developed to get the word out on resources that are available to help with the issue, including grant funding.

*Correction requested by Councilperson Bailey, and authorized by Council, when the minutes of this meeting were considered for approval October 6, 2014.

Councilperson Fox suggested putting coffee grounds in areas where cats are unwanted. He also addressed Mr. Manke's comments asking where the information came from that Council members were representing themselves as belonging to one party or another. He further noted that he felt there was no conflict if their attendance at the event was on a personal basis. Lastly, he noted an email he had received recently that he felt may need to be addressed in closed session.

ITEMS OF BUSINESS

PURCHASE AUTHORIZATION – ICE RINK

(This item was added to the agenda.)

This item comes to Council from the Parks & Recreation Commission. Having successfully raised the funds for purchase of the rink they are now looking for Council approval to do so. Time is of the essence as delivery of the rink would be approximately 8 to 10 weeks out.

Motion by Councilperson Fox to authorize purchase of a portable ice rink to be used in Bentley Park as follows:

RESOLUTION NO. 146.5-2014

**RESOLUTION AUTHORIZING THE PURCHASE OF
A COLLAPSIBLE ICE SKATING RINK KIT
AND WAIVING COMPETITIVE BIDDING PROCESS**

WHEREAS, the City of Owosso, Shiawassee County, Michigan, Parks and Recreation Commission seek to waive the competitive bidding process to purchase a collapsible ice skating rink; and

WHEREAS, according to Sec. 2-345, Exceptions to competitive bidding, and subject to the approval of the council, competitive bidding shall not be required in the following cases:

- (1) Where the service, product or material contracted for is not competitive in nature, and the purchasing agent so certifies to the council in writing; and

WHEREAS, the Parks and Recreation Commission held a "Plunge for the Parks" event in March 2014 to raise money for the rink; and

WHEREAS, the Parks and Recreation Commission raised a total of \$6,453.46 deposited with the Shiawassee Community Foundation; and

WHEREAS, the City of Owosso has received a quote from NiceRink in the amount of \$5,450.85 for a 52' X 112' ice skating rink kit.

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 purchase a 52' X 112' ice skating rink kit from NiceRink for a cost to the City of Owosso of \$5,450.85, to be repaid from monies raised by the Parks and Recreation Commission.
- SECOND: The mayor and city clerk are instructed to authorize payment to NiceRink in the amount of \$5,450.85.
- THIRD: The above expenses shall be paid from the Parks general fund, (account #101-756-974.000) and shall be reimbursed by the Shiawassee Community Foundation in November 2014.

Motion supported by Councilperson Bandkau.

Roll Call Vote.

AYES: Councilpersons Bailey, Fox, Mayor Pro-Tem Eveleth, Councilpersons Greenway, Teich, Bandkau, and Mayor Frederick.

NAYS: None.

RESOLUTION OF SUPPORT – LINCOLN HOUSE

(This item was added to the agenda.)

The WODA Group is again looking to apply for State and Federal funding to assist in the renovation of the Lincoln School into senior housing units after having been turned down last year. They are seeking an updated resolution of support from the Council to include in their application packet.

Motion by Councilperson Bailey to authorize the following resolution expressing continuing support for the Lincoln House senior housing project:

RESOLUTION NO. 147-2014

CITY OF OWOSSO, MICHIGAN

RESOLUTION EXPRESSING CONTINUED SUPPORT FOR THE LINCOLN HOUSE

WHEREAS, The Woda Group has proposed a 28 unit low income housing development that is to be targeted towards seniors at the corner of Michigan Avenue and Clinton Streets, utilizing the former Lincoln School; and

WHEREAS, the City of Owosso 2012 Master Plan explicitly indicates that this property and structure would be ideally reused as senior housing; and

WHEREAS, the City of Owosso has invested \$380,000 into the brick paving of Michigan Avenue, and \$44,500 in the resurfacing and new curbs on Clinton Street, other investments in the construction of the Walk of History within Curwood Castle Park, and the enhancement of the river walk trail on the east side of the river; and

WHEREAS, this historic structure is adjacent to the Michigan Avenue National Historic District and is also within a very short walk of the downtown, the Shiawassee Arts Center, Curwood Castle Park, the Don & Metta Mitchell Amphitheater, and numerous public and private service providers; and

WHEREAS, the City of Owosso intends to invest more resources into an integrated trail network, the downtown, and the facilitation of neighborhood development; and

WHEREAS, the City of Owosso City Council demonstrated their financial commitment for the Lincoln House by voting on December 16, 2013 to grant The Woda Group a 4% PILOT for a period of 20 years; and

WHEREAS, significant private and public investment has been made within downtown area near the Lincoln House, including:

1. Reconstruction of the Capital Bowl, with an estimated cost of \$2,100,000 and \$158,550 in TIF reimbursement to developer.
2. Reconstruction of the Lebowsky Theater estimated at \$6,000,000 including a \$200,000 loan contribution from the local CDBG revolving loan fund.
3. Reconstruction of the Wesener Building, with an estimated cost of \$2,000,000 and \$442,811 in estimated TIF capture.
4. Reconstruction of the Armory Building,(upcoming) with an estimated cost of \$2,300,000 and \$520,000 in TIF reimbursement to the developer.

WHEREAS, a similar resolution of support was authorized by the Council in February of 2013; and

WHEREAS, the City of Owosso wishes to express its continued support for the Lincoln House project.

NOW, THEREFORE, BE IT RESOLVED, that the City of Owosso City Council commits its full support to the development of the Lincoln House.

Motion supported by Councilperson Fox.

Roll Call Vote.

AYES: Councilperson Bandkau, Mayor Pro-Tem Eveleth, Councilpersons Bailey, Teich, Greenway, Fox, and Mayor Frederick.

NAYS: None.

OSBURN LAKES SUBDIVISION ISSUES

Mayor Frederick introduced the topic saying he hoped to discuss relevant issues pertaining to the Osburn Lakes subdivision, including amending the Master Deed, marketing the vacant lots, and what to do with the land intended for Phase 2.

He gave the floor to local realtor Kori Shook for her take on the marketing of the vacant lots in Phase 1.

Ms. Shook distributed a marketing proposal for the lots saying she is interested in marketing the property. She indicated that she felt the pricing structure needed to be updated, with an approximately 10% price reduction. That being said she felt the lots could be marketed as is. Further she felt that making any changes to the Master Deed would be premature and suggested allowing an 18 month period to market the lots before any changes are made. She also recommended the Council maintain the Phase 2 property for possible future development. The members of the Home Owners Association present at the meeting politely disagreed with Ms. Shook saying they preferred the hire of a developer as they felt that if homes were built on the empty lots people would buy them.

There was also discussion regarding efforts made by the HOA to garner the opinions of the subdivision residents regarding potential changes to the Master Deed and home owners association. Fred Finnen, HOA Treasurer, indicated they had reached out to association residents but only a handful of people showed up to the event they put together to talk about the issues. He went on to say that discussion with those members yielded no hot topics that needed to be addressed.

There was further discussion regarding allowing the combination of lots and incorporating a small portion of the property immediately to the south of the subdivision to form a natural buffer between the existing development and whatever may take shape on the "Phase 2" property.

Mayor Frederick suggested the formation of an ad-hoc committee made up of staff, Council, and HOA representatives along with a marketing representative to assess any surfacing issues and ensure that things continue to move forward.

STREET PROGRAM TAX LEVY PROMOTION

Councilperson Bandkau led off the discussion of the efforts to be undertaken to disseminate information on the City's street millage proposal saying he appreciated the work staff put into developing the 5-year plan for street improvements.

City Manager Crawford highlighted the examples of what other communities have done to educate the public on a ballot proposal. He said that the City is able to provide factual information but an independent group would have to conduct activities that promote the ballot proposal. He suggested a direct mailing, holding neighborhood meetings, utilizing the news media, and including information in the utility bills. Various Council members expressed support for various ideas. Councilperson Teich noted that there was not much time to get the word out and keeping the message simple would be essential. Councilperson Bandkau noted that he had learned from his experience promoting the 4H millage that contacting absentee voters is key to a positive outcome.

It was suggested a one-page brochure and a longer, more detailed list of Frequently Asked Questions be developed and distributed via web, news media, and printed means.

NEXT MEETING

Monday, October 06, 2014

BOARDS AND COMMISSIONS OPENINGS

None.

ADJOURNMENT

Motion by Mayor Pro-Tem Eveleth for adjournment at 7:54 p.m.

Motion supported by Councilperson Bailey and concurred in by unanimous vote.

Benjamin R. Frederick, Mayor

Amy K. Kirkland, City Clerk