

**CITY OF OWOSSO  
REGULAR MEETING OF THE CITY COUNCIL  
TUESDAY, JULY 05, 2016  
7:30 P.M.**

**Meeting to be held at City Hall  
301 West Main Street**

**AGENDA**

**OPENING PRAYER:**

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

**APPROVAL OF THE AGENDA:**

**APPROVAL OF THE MINUTES OF REGULAR MEETING OF JUNE 20, 2016:**

**ADDRESSING THE CITY COUNCIL**

1. Your comments shall be made during times set aside for that purpose.
2. Stand or raise a hand to indicate that you wish to speak.
3. When recognized, give your name and address and direct your comments and/or questions to any City official in attendance.
4. Each person wishing to address the City Council and/or attending officials shall be afforded one opportunity of up to four (4) minutes duration during the first occasion for citizen comments and questions. Each person shall also be afforded one opportunity of up to three (3) minutes duration during the last occasion provided for citizen comments and questions and one opportunity of up to three (3) minutes duration during each public hearing. Comments made during public hearings shall be relevant to the subject for which the public hearings are held.
5. In addition to the opportunities described above, a citizen may respond to questions posed to him or her by the Mayor or members of the Council, provided members have been granted the floor to pose such questions.

**PROCLAMATIONS / SPECIAL PRESENTATIONS**

None.

**PUBLIC HEARINGS**

1. Rezoning – 970 South Park Street. Conduct a public hearing to receive citizen comment regarding the request from Troy Crowe to rezone the property at 970 S. Park Street from R-1, Single Family Residential District, to B-4, General Business District.

**CITIZEN COMMENTS AND QUESTIONS**

**CITY MANAGER REPORT**

**CONSENT AGENDA**

1. Ada Street Block Party Permission. Approve application of Laura Burroughs, on behalf of the Ada Street Block Party Planning Committee, to close Ada Street between King Street and Lee Street on Friday, July 29, 2016 from 4:00 p.m. until 12:00 a.m. for a block party for neighborhood residents, waive the insurance requirement, and authorize Traffic Control Order No. 1354 formalizing the action.

2. Contract Authorization – Ambulance Services to Middlebury Township. Authorize contract with the Ovid Middlebury Emergency Services Authority (OMESA) to provide ambulance services on their behalf to Middlebury Township in the amount of \$3.00 per resident annually plus charges for services received.
3. Bid Award – Ambulance. Authorize bid award to Kodiak Emergency Equipment, Inc. d/b/a Kodiak Emergency Vehicles for the purchase of one 2017 Osage Type III Ford E-450 ambulance with a Stryker Performance Load and Stryker Performance Pro Cot in the amount of \$161,825.00, and further authorize payment to the vendor upon satisfactory receipt of said vehicle.
4. Purchase Authorization – Police Utility Vehicle. Waive competitive bidding requirements, authorize the purchase of one 2017 Ford Police Utility in the amount of \$29,008.00 from Owosso Motors, Inc. d/b/a Signature Auto Group of Owosso via Macomb County Contract No. 71-15, and authorize payment up to the quoted amount upon satisfactory delivery of said vehicle.
5. Warrant No. 524. Authorize Warrant No. 524 as follows:

Vendor	Description	Fund	Amount
Orchard Hiltz & McCliment Inc.	Engineering services payment for Cargill project	OBRA #8	\$21,349.00
Orchard Hiltz & McCliment Inc.	Water reliability study payment	Water	\$ 2,440.50

### **ITEMS OF BUSINESS**

1. City Treasurer Appointment Confirmation. Consider confirmation of the appointment of Andrea K. Smith to the position of City Treasurer.
2. Brownfield Redevelopment District #8 Plan Amendment No. 1. Consider approval of District #8 Brownfield Plan – “Sugar Beet/Tuscarora Inc.” Amendment No. 1.

### **COMMUNICATIONS**

1. E. Greenway, Historical Commission. Letter of Resignation.
2. G. Warren, Planning Commission. Letter of Resignation.
3. G. Grant, Brownfield Redevelopment Authority. Letter of Resignation.
4. R. McGeehan, Building Board of Appeals. Letter of Resignation.
5. Liquor Control Commission. Transfer of Class C license to On Cue Billiards, LLC.
6. Planning Commission. Minutes of May 23, 2016.
7. Historical Commission. Minutes of May 31, 2016.
8. Parks & Recreation Commission. Minutes of June 27, 2016.
9. Planning Commission. Minutes of June 27, 2016.

### **CITIZEN COMMENTS AND QUESTIONS**

### **NEXT MEETING**

Monday, July 18, 2016

### **BOARDS AND COMMISSIONS OPENINGS**

Board of Review – term expires December 31, 2020  
Building Board of Appeals – term expires June 30, 2019  
Building Board of Appeals – Alternate - term expires June 30, 2018  
Planning Commission – 2 terms expiring June 30, 2019

### **ADJOURNMENT**

The City of Owosso will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon seventy-two (72) hours notice to the City of Owosso. Individuals with disabilities requiring auxiliary aids or services should contact the City of Owosso by writing, calling, or emailing the following: Owosso City Clerk's Office, 301 West Main Street, Owosso, MI 48867; Phone: (989) 725-0500; Email: [city.clerk@ci.owosso.mi.us](mailto:city.clerk@ci.owosso.mi.us). The City of Owosso Website address is [www.ci.owosso.mi.us](http://www.ci.owosso.mi.us).

**CITY OF OWOSSO  
REGULAR MEETING OF THE CITY COUNCIL  
MINUTES OF JUNE 20, 2016  
7:30 P.M.**

**PRESIDING OFFICER:** MAYOR BENJAMIN R. FREDERICK

**OPENING PRAYER:** LIEUTENANT JONATHAN TAMAYO  
SALVATION ARMY

**PLEDGE OF ALLEGIANCE:** JOHN HORVATH  
SHIAWASSEE COUNTY COMMISSIONER

**PRESENT:** Mayor Benjamin R. Frederick, Mayor Pro-Tem Christopher T. Eveleth,  
Councilpersons Burton D. Fox, Elaine M. Greenway, Michael J. O'Leary,  
and Robert J. Teich, Jr.

**ABSENT:** Councilperson Loreen F. Bailey.

**APPROVE AGENDA**

Motion by Mayor Pro-Tem Eveleth to approve the agenda as presented.

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

**APPROVAL OF THE MINUTES OF REGULAR MEETING OF JUNE 6, 2016**

Motion by Councilperson Fox to approve the Minutes of the Regular Meeting of June 6, 2016 as presented.

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

**PROCLAMATIONS / SPECIAL PRESENTATIONS**

None.

**PUBLIC HEARINGS**

None.

**CITIZEN COMMENTS AND QUESTIONS**

Caroline Wilson, 405 North Ball Street, introduced herself to the Council saying she is a candidate for County Clerk.

Tom Manke, 2910 West M21, inquired whether the Council would be honoring Officer Brandon Stockford. It was noted he would be honored at a future meeting.

Eddie Urban, 601 Glenwood Avenue, announced his return to town.

## **CITY MANAGER REPORT**

City Manager Donald D. Crawford indicated he had nothing to report at this time.

## **CONSENT AGENDA**

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

**2015 Double Chip Seal Contract – Change Order No. 1.** Authorize Change Order No. 1 to the 2015 Double Chip Seal Contract with Highway Maintenance, increasing the contract amount \$30,884.48 for the addition of Lynn, Lillian, Ament, and Stinson Streets to the contract, and further authorize payment up to the amount of the change order upon satisfactory completion of the work as follows:

### **RESOLUTION NO. 63-2016**

#### **AUTHORIZING CHANGE ORDER NO. 1 FOR THE 2015 DOUBLE CHIP SEAL PROGRAM WITH HIGHWAY MAINTENANCE AND CONSTRUCTION COMPANY**

WHEREAS, the city of Owosso, Shiawassee County, Michigan, approved a contract with Highway Maintenance and Construction Company on July 20, 2015 for the chip sealing of various streets in Owosso; and

WHEREAS, the City has requested additional work from Highway Maintenance and Construction Company to chip seal Lynn, Lillian, Ament and Stinson streets.

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

- FIRST: The City of Owosso amends the contract with Highway Maintenance and Construction Company to add additional work to their contract.
- SECOND: The mayor and city clerk are instructed and authorized to sign the document substantially in the form attached as Exhibit B, contract change order No. 1 to the contract for services between the city of Owosso, Michigan and Highway Maintenance and Construction Company in the amount of \$30,884.48 (increase). This change results in a revised contract amount of \$152,604.16.
- THIRD: The accounts payable department is authorized to pay Highway Maintenance and Construction Company for work satisfactorily completed on the program up to the contract amount, including Change Order No. 1.
- FOURTH: The above expenses shall be paid from the Local Street Maintenance Fund.

**Purchase Agreement Extension – 1509 W. Oliver Street.** Approve Amendment No. 4 to the purchase agreement with Cargill Incorporated for 1509 W. Oliver property by extending the due diligence period until December 31, 2016 as detailed below:

### **RESOLUTION NO. 64-2016**

#### **FOURTH AMENDMENT TO SALE AND PURCHASE OF PROPERTY AGREEMENT WITH CARGILL, INCORPORATED**

WHEREAS, the city entered into a purchase agreement with Cargill, Incorporated on June 15, 2015 to sell a vacant industrial-zoned 19.118 acre parcel commonly known as 1509 West Oliver Street and described as follows:

PART OF S W 1/4 & PART OF SE FR 1/4 SEC 14 T7N R2E BEG AT CEN POST, TH S 1°32' 1/2' W 33', TH E 418.73', TH S 42°07' E 1066.59', TH N 48°30' E 34.45', TH S 43°23' E 177.7' TH S 46°45' E 180', TH S47°52'47"W 52.92', TH S47°07'00"E 146.16', TH ON A CURVE TO THE LEFT HAVING A RADIUS OF 245', A DELTA ANGLE OF 38°22'13" AND A CHORD BEARING AND DISTANCE OF S61°18'07"E 161.02', TH ON A CURVE TO THE LEFT HAVING A RADIUS OF 245', A DELTA ANGLE OF 09°29'47" AND A CHORD BEARING DISTANCE OF S85°14'07"E 40.56', TH S89°59'00"E 154.05', TH ON A CURVE TO THE RIGHT HAVING A RADIUS OF 305.00, A DELTA ANGLE OF 36°33'20" AND A CHORD BEARING AND DISTANCE OF S71°42'20"E 191.31' TO THE EAST AND WEST 1/8 LINE IN THE SE 1/4 OF SAID SEC 14, TH N 89°59' W ALG 1/8 LN 1026.59' TO NE LN OF AARR R/W, TH N40°33' 1/2 W ALONG SAID R/W LN TO N-S 1/4 LN, TH N TO BEG. (EX EASMT FOR POWER LNS CON POWER CO.)

and

SEC 14, T7N, R2E ALL THAT PART OF THE SW ¼ OF SEC 14 LYING NE'LY OF AARR R/WY;  
and

WHEREAS, the original purchase agreement stipulated a 180-day period for Cargill, Incorporated to conduct its due diligence; and

WHEREAS, the Council has agreed on three occasions to extend the due diligence period to allow ample opportunity for all parties involved to investigate the conditions and assemble plans for the property; and

WHEREAS, delays at the State level have brought about the need to, once again, extend the due diligence period, this time to December 31, 2016.

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

1. The due diligence period in Article VI, Section 6.1 of the Purchase Agreement is amended to extend the Due Diligence Period to December 31, 2016.
2. The Mayor and City Clerk are instructed and authorized to execute appropriate documents to amend this purchase agreement and execute the eventual sale.

**Recreation Service Agreement – Splash Pad Maintenance.** Approve a one-year contract with the Shiawassee Family YMCA for daily maintenance of the splash pad and bathrooms at Bentley Park in an amount not to exceed \$5,250.00 and authorize payment to the vendor according to the terms of the contract as follows:

#### **RESOLUTION NO. 65-2016**

#### **AUTHORIZING EXECUTION OF A RECREATION SERVICE AGREEMENT FOR SPLASH PAD MAINTENANCE AND BATHROOM MONITORING BETWEEN THE CITY OF OWOSSO, MICHIGAN AND SHIAWASSEE FAMILY YMCA**

WHEREAS, the city of Owosso, Shiawassee County, Michigan, installed a splash pad at Bentley Park for public use and enjoyment; and

WHEREAS, vandalism has happened to the splash pad and bathrooms at Bentley Park; and

WHEREAS, the Shiawassee Family YMCA has asked to enter into agreement with the city of Owosso to provide basic maintenance to the splash pad and cleaning of the pavilion bathrooms twice daily.

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 enter into a contract with the Shiawassee Family YMCA to provide basic maintenance for the splash pad and bathrooms at Bentley Park.
- SECOND: The mayor and the city clerk of the city of Owosso are instructed and authorized to sign the attached document verifying the contract between the city of Owosso and the YMCA.
- THIRD: The accounts payable department is authorized to pay the Shiawassee Family YMCA upon receipt on an invoice up to the contract amount of \$5,250.00.

**Purchase Authorization – Portable Man Lift.** Waive bidding irregularities, authorize purchase of one Genie AWP Model Man Lift from Bell Fork Lift, Incorporated in the amount of \$8,452.00, and approve payment up to the quote amount upon satisfactory receipt of the equipment and instruction of proper use as detailed:

**RESOLUTION NO. 66-2016**

**AUTHORIZING PAYMENT TO  
BELL FORK LIFT, INC. OF CLINTON TOWNSHIP, MICHIGAN  
FOR PURCHASE OF ONE GENIE AWP-30 MAN LIFT**

WHEREAS, the City of Owosso, Shiawassee County, Michigan, has budgeted from the Wastewater Plant Replacement Fund and the Water Filtration Plant replacement Fund for the replacement of a man lift for performing equipment and facility maintenance, and

WHEREAS, the man lift is intended to replace the use of ladders where possible, and to enhance employee productivity and safety; and

WHEREAS, the City Utilities Director has received quotes from three reputable equipment providers, and recommends authorizing Bell Fork Lift, Inc. as the low, responsible, and responsive supplier to provide the requested man lift for the competitive price of \$8,452.00.

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

- FIRST: The city of Owosso has heretofore determined that it is advisable, necessary and in the public interest to contract with Bell Fork Lift, Inc. for the purchase of one man lift for use at the Wastewater Treatment Plant and Water Filtration Plant.
- SECOND: The accounts payable department is authorized to submit payment to Bell Fork Lift, Inc. in an amount not to exceed \$8,452.00 upon delivery, and startup of said equipment as quoted.
- THIRD: The above expenses shall be paid from the FY 2016-2017 Budget, account no. 599-901-97.7000 and 691-901-977.000.

**Bid Award - Ferric Chloride.** Accept low bid from Kemira Water Solutions, Inc. for Ferric Chloride in the amount of \$.598 per pound of iron, with an estimated annual contract of \$43,056.00, and authorize payment based on the bid unit prices for actual quantities required for the fiscal year ending June 30, 2017 as follows:

**RESOLUTION NO. 67-2016**

**RESOLUTION AUTHORIZING THE EXECUTION OF A PURCHASE ORDER FOR  
FERRIC CHLORIDE  
FOR THE PERIOD FY 2016-2017  
FROM KEMIRA WATER SOLUTIONS OF LAWRENCE, KANSAS**

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

WHEREAS, the City of Owosso solicited competitive bids for ferric chloride; and it is hereby determined that Kemira Water Solutions 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: The City of Owosso has theretofore determined that it is advisable, necessary and in the public interest to purchase ferric chloride from Kemira Water Solutions, in the amount of \$.598 per pound of iron for the city fiscal year 2016-2017 with an estimated total amount for the year of \$43,056.00
- SECOND: The purchase agreement between the city and Kemira Water Solutions shall be in the form of a city purchase order and bid document.
- THIRD: The above expenses shall be paid from the wastewater fund following delivery, and chargeable to account 599-548-743.100.

**Bid Award – Carbon Dioxide.** Accept low bid from Purity Cylinder Gases, Inc. for Carbon Dioxide in the amount of \$136.00 per ton, with an estimated annual contract of \$4,080.00, and authorize payment based on the bid unit prices for actual quantities required for the fiscal year ending June 30, 2017 as detailed below:

**RESOLUTION NO. 68-2016**

**RESOLUTION AUTHORIZING THE EXECUTION OF A PURCHASE ORDER FOR  
CARBON DIOXIDE  
FOR THE PERIOD FY2016-2017  
FROM PURITY CYLINDER GASES OF GRAND RAPIDS, MICHIGAN**

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

WHEREAS, the City of Owosso solicited competitive bids for carbon dioxide; and it is hereby determined that Purity Cylinder Gases 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: The City of Owosso has theretofore determined that it is advisable, necessary and in the public interest to purchase carbon dioxide from Purity Cylinder Gases, in the amount of \$136.00 per ton for the city fiscal year 2016-2017 with an estimated total amount for the year of \$4,080.00.
- SECOND: The purchase agreement between the city and Purity Cylinder Gases shall be in the form of a city purchase order and bid document.



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

**Bid Award – Sodium Hypochlorite**. Accept low bid from JCI Jones Chemicals, Inc. for Sodium Hypochlorite in the amount of \$.72 per gallon, with an estimated annual contract of \$39,900.00 (including \$1,020.00 for shipping), and authorize payment based on the bid unit prices for actual quantities required for the fiscal year ending June 30, 2017 as follows:

**RESOLUTION NO. 69-2016**

**RESOLUTION AUTHORIZING THE EXECUTION OF A PURCHASE ORDER FOR  
SODIUM HYPOCHLORITE  
FOR THE PERIOD FY2016-2017  
FROM JONES CHEMICAL OF RIVERVIEW, MICHIGAN**

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 City of Owosso solicited competitive bids for sodium hypochlorite; and it is hereby determined that Jones Chemical 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: The City of Owosso has theretofore determined that it is advisable, necessary and in the public interest to purchase sodium hypochlorite from Jones Chemical, in the amount of \$.72 per gallon plus shipping costs in the amount of \$1,020.00, for the city fiscal year 2016-2017 with an estimated total amount for the year of \$39,900.00.

SECOND: The purchase agreement between the city and Jones Chemical shall be in the form of a city purchase order and bid document.

THIRD: The above expenses shall be paid from the wastewater and water fund following delivery, and chargeable to account 599-548-743.300 in the amount of \$32,000.00 and to account 591-553-743.000 in the amount of \$8,000.00.

**Bid Award – Calcium Hypochlorite Tablets**. Accept low bid from Univar USA Inc. for Calcium Hypochlorite Tablets in the amount of \$115.50 per 55-gallon pail, with an estimated annual contract of \$4,389.00, and authorize payment based on the bid unit prices for actual quantities required for the fiscal year ending June 30, 2017 as detailed below:

**RESOLUTION NO. 70-2016**

**RESOLUTION AUTHORIZING THE EXECUTION OF A PURCHASE ORDER FOR  
CALCIUM HYPOCHLORITE TABLETS  
FOR THE PERIOD FY2016-2017  
FROM UNIVAR USA OF CINCINNATI, OHIO**

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

WHEREAS, the City of Owosso solicited competitive bids for calcium hypochlorite tablets; and it is hereby determined that Univar USA 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: The City of Owosso has theretofore determined that it is advisable, necessary and in the public interest to purchase calcium hypochlorite tablets from Univar USA, in the amount of \$115.50 per pail for the city fiscal year 2016-2017 with an estimated total amount for the year of \$4,389.00.
- SECOND: The purchase agreement between the city and Univar USA shall be in the form of a city purchase order and bid document.
- THIRD: The above expenses shall be paid from the water fund following delivery, and chargeable to account 591-553-743.000.

**Bid Award – Sanitary Sewer Main Cleaning Services.** Accept low bid from Safeway Transport, Inc., authorize contract for sanitary sewer main cleaning services in the amount of \$61,539.28, and further authorize payment to the contractor upon satisfactory completion of the work or a portion thereof as follows:

#### **RESOLUTION NO. 71-2016**

#### **AUTHORIZING SERVICE AGREEMENT AND PAYMENT TO SAFEWAY TRANSPORT, INC. OF ROMULUS, MICHIGAN FOR CLEANING OF SANITARY SEWERS**

WHEREAS, the City of Owosso, Shiawassee County, Michigan, has received Grant funds from the Michigan Department of Environmental Quality to accomplish 10 Tasks in the development of an Asset Management Plan, of which Task No. 5 is for the cleaning and televising of sewer mains, and

WHEREAS, numerous sections of sewer main require cleaning to allow passage of closed circuit televising (CCTV) equipment in order to complete required video inspections as identified in detail spreadsheets provided by the CCTV contractor, and

WHEREAS, the City Utilities Director has reviewed the incomplete CCTV pipe segment spreadsheets and verified the necessity to clean said pipes, and recommends authorizing a contract with Safeway Transport, Inc. to perform the cleaning in the not to exceed amount of \$52,539.28, plus contingency funds in the amount of \$9,000.00, with final payment upon satisfactory completion of work verified.

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 Safeway Transport, Inc. for the cleaning of 71,536 linear feet of sanitary sewer main.
- SECOND: The mayor and city clerk are instructed and authorized to sign the document substantially in the form attached as Exhibit A, contract for services between the city of Owosso, Michigan and Safeway Transport, Inc. in an amount not to exceed \$61,539.28.
- THIRD: The accounts payable department is authorized to submit payment to Safeway Transport, Incorporated in an amount not to exceed \$52,539.28 plus contingency funds of \$9,000.00 upon satisfactory completion of the work in accordance with their bid dated June 8, 2016.
- FOURTH: The above expenses shall be paid from account no. 590-549-818.000 SAWGrantSwr.

**Warrant No. 524.** Authorize Warrant No. 524 as follows:

Vendor	Description	Fund	Amount
Logicalis, Inc.	Network engineering- May 2016	Various	\$ 5,488.00
Safebuilt, Inc.	Building department services- prorated April 2016 and May 2016	General	\$ 14,193.33
Orchard Hiltz & McCliment, Inc.	Engineering services payment for Cargill project	OBRA #8	\$ 19,654.00
Orchard Hiltz & McCliment, Inc	Water reliability study payment	Water	\$ 5,511.25
William C. Brown, PC	Professional services- May 9, 2016 -- June 3, 2016	General	\$ 13,505.12

**\*Check Register – April 2016.** Affirm check disbursements totaling \$953,559.06 for April 2016.

Motion supported by Councilperson O'Leary.

Roll Call Vote.

AYES: Councilpersons Greenway, O'Leary, Mayor Pro-Tem Eveleth, Councilpersons Fox, Teich, and Mayor Frederick.

NAYS: None.

ABSENT: Councilperson Bailey.

### **ITEMS OF BUSINESS**

#### **2015-16 City Budget Amendment**

Motion by Mayor Pro-Tem Eveleth to authorize the following resolution amending the 2015-16 Budget incorporating adjustments made during the fiscal year:

#### **RESOLUTION NO. 72-2016**

#### **RESOLUTION AMENDING THE 2015-16 BUDGET**

WHEREAS, pursuant to Chapter 8, Section 5 of the Owosso City Charter and the Uniform Budgeting and Accounting Act, the City Council adopted on June 1, 2015 a budget for the fiscal year beginning July 1, 2015; and

WHEREAS, the operating budget for fiscal year 2015-16 was adopted at the fund level, authorizing administrators managerial control of line item and activity level; and

WHEREAS, amendments made throughout the year by management and actions taken by City Council are hereby ratified, presented comprehensively, and incorporated with the original 2015-16 adopted budget for comparison and further presentment in the City's general purpose financial statements for which budget data is required.

NOW THEREFORE, BE IT RESOLVED, that the City Council has received the 2015-16 final amended budget documents attached hereto and made part hereof reflecting a balanced budget and authorizes the City Clerk to make part of the official record.

BE IT FURTHER RESOLVED, that the \$3,500 deficit fund balance in the Façade fund from 2014-15 has hereby been eliminated with passage of fund 248 amendments.

FUND	DESCRIPTION	2014-15 ACTUAL	2015-16 ADOPTED BUDGET	2015-16 AMENDED BUDGET	2016-17 ADOPTED BUDGET
101	GENERAL FUND	6,643,891	6,833,200	7,322,450	7,723,050
202	MAJOR STREET FUND	977,303	860,550	1,239,425	1,495,825
203	LOCAL STREET FUND	710,487	542,575	628,750	474,500
248	DOWNTOWN FACADE PROGRAM	3,500	0	11,700	0
273	CDBG REVOLVING LOAN FUND	22,886	35,250	79,750	21,000
275	HOUSING & REDEVELOPMENT	41,618	230,650	50,050	283,200
276	OBRA FUND DISTRICT #16 - QDOBA	0	0	452,000	0
283	OBRA FUND-DISTRICT#3-CONAGRA	14,847	12,350	15,200	15,900
288	OBRA FUND-	400	6,500	50,000	2,101,700
289	OBRA:DISTRICT#9(ROBBIN'S LOFT)	1,050	2,225	2,775	3,375
291	OBRA FUND-DIST#11(CAPITOL	13,252	9,525	9,700	10,300
292	OBRA FUND-DIST#12(WOODARD	39,277	37,725	68,900	69,700
293	OBRA-DIST#13 WESNER BUILDING	0	775	0	1,525
297	HISTORICAL FUND	88,146	68,200	106,550	81,650
325	DEBT SERVICE-2010 GO BONDS	57,133	56,650	56,650	65,950
327	DEBT SERVICE 2013 UTGO BONDS	70,382	62,850	62,350	67,025
397	DEBT SERVICE -2009 LTGO	74,135	77,800	79,200	76,825
411	CAPITAL PROJECTS STREET	80,625	37,600	333,350	850
466	CAPITAL PROJECTS-BUILDING	104	0	35,000	0
588	TRANSPORTATION FUND	62,101	76,100	76,100	72,225
590	SEWER FUND	1,487,179	1,700,000	1,813,275	3,313,375
591	WATER FUND	2,199,443	3,486,000	3,046,900	5,136,875
599	WASTEWATER FUND	1,693,361	2,048,000	1,808,075	3,322,050

Motion supported by Councilperson Teich.

Roll Call Vote.

AYES: Mayor Pro-Tem Eveleth, Councilpersons O'Leary, Greenway, Fox, Teich, and Mayor Frederick.

NAYS: None.

ABSENT: Councilperson Bailey.

#### **First Reading and Set Public Hearing - Rezoning South Park Street**

Motion by Mayor Pro-Tem Eveleth to conduct first reading and set a public hearing for Tuesday, July 5, 2016 to receive citizen comment regarding the request from Troy Crowe to rezone the property on South Park Street (Parcel # 050-652-011-006-00) from R-1 Single Family Residential District to B-4 General Business District as follows:

**RESOLUTION NO. 73-2016**

**TO SET A PUBLIC HEARING TO CONSIDER AMENDING CHAPTER 38 ZONING  
OF THE CODE OF ORDINANCES  
TO REZONE PARCEL NO. 050-652-011-006-00, S. PARK STREET  
AND AMEND THE ZONING MAP**

WHEREAS, the city council of the city of Owosso received a petition from Crowe Properties, LLC, owner of real property identified as South Park Street, parcel number 050-652-011-006-00, to rezone the parcel from R-1 Single Family Residential District to B-4 General Business District; and

WHEREAS, the planning commission subsequently published the request and mailed notices of the request to surrounding property owners, held a public hearing on the request, and deliberated on the request; and

WHEREAS, the planning commission recommends denial of the rezoning of South Park Street, parcel number 050-652-011-006-00, as petitioned; and

WHEREAS, the item must now be considered by the city council and a public hearing by the council is required before any such ordinance amendment can be acted upon.

NOW THEREFORE BE IT RESOLVED THAT THE CITY OF OWOSSO ORDAINS:

SECTION 1. OFFICIAL ZONING MAP AMENDMENT. That Chapter 38, Zoning, Sec. 38-27, *Zoning Districts and Map*, reflect the following change, to be noted on the official map and filed with the city clerk:

<b>Parcel Address</b>	<b>Current Zoning</b>	<b>Amended Zoning</b>
South Park Street	R-1, Single Family Residential District	B-4, General Business District
<b>Description</b>		
LOTS 8 THRU 13 BLK 11 A L WILLIAMS 2ND ADD INCLDG ½ CLSD ALLEY		

SECTION 2. PUBLIC HEARING. A public hearing is set for Tuesday, July 5, 2016 at or about 7:30 p.m. for the purpose of hearing citizen comment regarding the proposed ordinance amendment.

SECTION 3. NOTICE. Council hereby directs staff to supply a public notice concerning the rezoning to a newspaper of general circulation within the city.

SECTION 4. AVAILABILITY. This ordinance may be purchased or inspected in the city clerk's office, Monday through Friday between the hours of 9:00 a.m. and 5:00 p.m.

SECTION 5. EFFECTIVE DATE. This amendment shall become effective twenty days after passage.

Motion supported by Councilperson Teich.

Roll Call Vote.

AYES: Councilpersons Teich, Greenway, Mayor Pro-Tem Eveleth, Councilpersons Fox, O'Leary, and Mayor Frederick.

NAYS: None.

ABSENT: Councilperson Bailey.

**Roadway & Watermain for Brownfield District #8 – Land Purchase and Easements**

City Manager Crawford updated the Council on the status of the project saying the complexities of the project had resulted in delays in the closing of the Cargill property. The latest hurdle involves the MEDC's insistence on the development of a new action plan for the site (this plan was not required at the time the Brownfield Plan for the property was originally approved). Staff will continue to work through the issues to bring the project to fruition.

Motion by Mayor Pro-Tem Eveleth to approve the following resolution authorizing the execution of appropriate documents with Sonoco Protective Solutions, Inc. to effectuate the construction of a roadway and watermain to Brownfield District #8 – Sugar Beet Site:

**RESOLUTION NO. 74-2016**

**RESOLUTION AUTHORIZING THE EXECUTION OF DOCUMENTS WITH  
SONOCO PROTECTIVE SOLUTIONS, INC.  
FOR LAND PURCHASE AND EASEMENTS**

WHEREAS, the City of Owosso proposes to construct a roadway and water mains to serve property located within Owosso Brownfield Redevelopment Plan "District #8, Sugar Beet Site."; and

WHEREAS, to implement the redevelopment plan requires acquiring land and obtaining easements from Sonoco Protective Solutions, Inc., fka Tegreant Diversified Brands, Inc., fka Sca Packaging North America, Inc., fka SCA North America-packaging Division, Inc., fka Tuscarora Incorporated; and

WHEREAS, negotiations have occurred and documents have been prepared which are attached as:

Document 1-- Real Property Purchase Agreement for Roadway Right of Way and Roadway Construction and Location of Utilities

Document 2-- Warranty Deed for Corporation (purchase of property for roadway)

Document 3-- Permanent Utility Easement (easement for water main)

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 with Sonoco Protective Solutions, Inc. to construct a roadway and water mains to serve property located within Owosso Brownfield Redevelopment Plan "District #8, Sugar Beet Site.";

SECOND: The mayor and city clerk are instructed and authorized to sign the documents substantially in the form attached, between the City of Owosso, Michigan and Sonoco Protective Solutions, Inc., fka Tegreant Diversified Brands, Inc., fka SCA Packaging North America, Inc., fka Sca North America-packaging Division, Inc., fka Tuscarora Incorporated which includes the purchase price of \$1.00 and other considerations and other terms more fully detailed in the attached Documents 1, 2 and 3.

Motion supported by Councilperson Teich.

Roll Call Vote.

AYES: Councilpersons O'Leary, Fox, Greenway, Teich, Mayor Pro-Tem Eveleth, and Mayor Frederick.

NAYS: None.

ABSENT: Councilperson Bailey.

### **COMMUNICATIONS**

N. Bradley Hissong, Building Official. May 2016 Building Department Report.

N. Bradley Hissong Building Official. May 2016 Code Violations Report.

Kevin D. Lenkart, Public Safety Director. May 2016 Police Report.

Kevin D. Lenkart, Public Safety Director. May 2016 Fire Report.

### **CITIZEN COMMENTS AND QUESTIONS**

There were no citizen comments.

Councilperson Fox asked for an update on the Qdoba project. City Manager Crawford indicated the environmental contractor was completing the installation of a storm drain connection running under Gould Street now and remediation work would be starting soon.

Councilperson Teich asked for an update on the sale of auction properties. City Manager Crawford noted that closings are taking place and he anticipated things would be wrapping up soon.

Councilperson Fox said he had heard numerous complaints about the tall grass on the riverbanks. City Manager Crawford indicated that the crest of the banks were being mowed to keep them neat and the remainder of the banks had been seeded with native grasses to filter surface water before it gets to the river. He also noted that the tall grass keeps the geese from congregating in inappropriate areas. Councilperson Fox suggested the City send a statement to the media explaining the reasons why the grass is no longer being mowed along the river bank.

Councilperson Greenway noted that her elderly aunt had visited from Flint recently and she very much enjoyed seeing families picnicking and fishing along the river as well as taking in a show at the Lebowsky Center.

### **NEXT MEETING**

Tuesday, July 05, 2016

### **BOARDS AND COMMISSIONS OPENINGS**

Board of Review – term expires December 31, 2020

Building Board of Appeals – Alternate - term expires June 30, 2018

### **ADJOURNMENT**

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

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

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Benjamin R. Frederick, Mayor

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Amy K. Kirkland, City Clerk



## MEMORANDUM

301 W. MAIN ▪ OWOSSO, MICHIGAN 48867-2958 ▪ WWW.CI.OWOSSO.MI.US

**DATE:** June 30, 2016

**TO:** Mayor Frederick and the Owosso City Council

**FROM:** Susan Montenegro  
Asst. City Manager/Community Development Director

**SUBJECT:** Consider rezoning of S. Park Street, parcel 050-652-011-006-00

### RECOMMENDATION:

The Planning Commission recommends denial for the request to amend the zoning ordinance to rezone parcel 050-652-011-006-00, S. Park Street, from R-1 Single Family Residential District to B-4 General Business District. Council is the legislative body for the city and must make the final decision to affirm or overrule planning commission's recommendation.

### BACKGROUND:

Planning commission held a public hearing at its regularly scheduled meeting on May 23, 2016 to hear a petition to rezone parcel 050-652-011-006-00, also known as S. Park Street from R-1, single family residential to B-4, general business. This particular parcel is attached to parcel 050-652-011-013-00, known as 1007 S. Washington Street, which was rezoned by council from B-1, local business to B-4, general business, on May 16, 2016. The purpose of rezoning this property was so that the owner of Sheridan Realty, Troy Crowe, could obtain a dealer's license through the State of Michigan to sell cars at auction on the parcel.

The Planning Commission, after mailing notices and holding a public hearing, voted to deny the rezoning request at its regular meeting on May 23, 2016 after hearing objections from several residential neighbors along S. Park and S. Saginaw Streets. The denial stops any further expansion and prohibits current use.

Additional facts of finding council should consider in determining rezoning request:

- Baker College was the previous owner, which allowed the R-1, single residential zoning of the back lot and use as a parking lot. All schools and churches in Owosso are zoned R-1, which is a common practice throughout the State of Michigan.
- Parking lot was built in 2000 with intention of business use, although current zoning was left intact. (Per planning commission meeting minutes from June 1998).
- The dealer's license Mr. Crowe obtained for the front parcel will only allow him to park cars for auction on that lot (please see attached map for clarification).



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City Code Section 38-555 lists the criteria when considering the rezoning of a property as follows:

**Sec. 38-555. Criteria for amendment of the official zoning map.**

In considering any petition for an amendment to the official zoning map, the planning commission and city council shall consider the following criteria in making its findings, recommendations and decision:

- (1) Consistency with the goals, policies, and future land use map of the City of Owosso Master Plan. If conditions upon which the master plan was developed (such as market factors, demographics, infrastructure, traffic and environmental issues) have changed significantly since the master plan was adopted, as determined by the city, the planning commission and council shall consider the consistency with recent development trends in the area.
- (2) Compatibility of the site's physical, geological, hydrological, and other environmental features with the host of uses permitted in the proposed zoning district.
- (3) Evidence the applicant cannot receive a reasonable return on investment through developing the property with at least one (1) use permitted under the current zoning.
- (4) The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.
- (5) The capacity of the city's infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety, and welfare."
- (6) The apparent demand for the types of uses permitted in the requested zoning district in relation to the amount of land currently zoned and available to accommodate the demand.
- (7) The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided.
- (8) Other factors deemed appropriate by the planning commission and city council.

Document originated by: Susan Montenegro

**ORDINANCE NO.**

**AMENDING CHAPTER 38 ZONING OF THE CODE OF ORDINANCES  
TO REZONE A PARCEL OF REAL PROPERTY  
AT 970 SOUTH PARK STREET  
AND AMEND THE ZONING MAP**

WHEREAS, the city of Owosso received a petition from a land owner of real property identified as 970 South Park Street and described as: LOTS 8 THRU 13 BLK 11 A L WILLIAMS 2ND ADD INCLDG ½ CLSD ALLEY, to rezone the parcel from R-1 Single Family Residential District to B-4 General Business District; and

WHEREAS, the planning commission published the request, held a public hearing on the request, and deliberated on the request; and

WHEREAS, the planning commission recommends denial of the rezoning of parcel commonly known as 970 South Park Street from R-1 Single Family Residential District to B-4 General Business District; and

WHEREAS, the City Council held a public hearing July 5, 2016 and having heard all interested persons and deliberated on the request; and

WHEREAS, the City Council finds that the zoning petition meets the intent and criteria for a zoning map amendment, specifically as it relates to the requirements of Section 38-555 of the Code of Ordinances of the City of Owosso.

NOW THEREFORE, BE IT RESOLVED, THAT THE CITY OF OWOSSO ORDAINS:

SECTION 1. OFFICIAL ZONING MAP AMENDMENT. That Chapter 38, Zoning, Sec. 38-27, *Zoning Districts and Map*, reflect the following change to be noted on the official map and filed with the city clerk:

<b>Parcel Address</b>	<b>Parcel Number</b>	<b>Current Zoning</b>	<b>Amended Zoning</b>
970 S. Park St.	050-652-011-006-00	R-1 Single Family Residential	B-4 General Business

SECTION 2. AVAILABILITY. This ordinance may be purchased or inspected in the city clerk's office, Monday through Friday between the hours of 9:00 a.m. and 5:00 p.m.

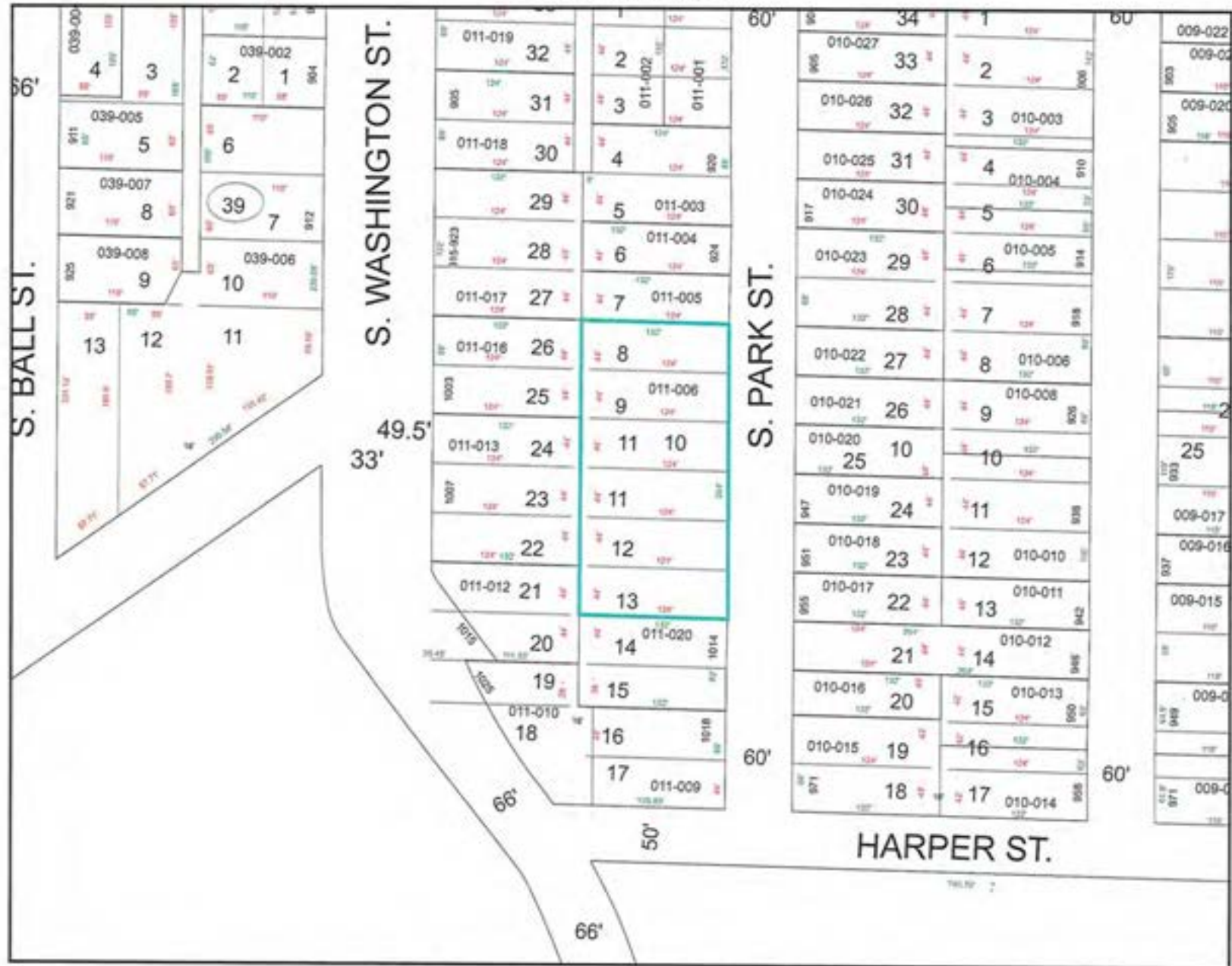
SECTION 3. EFFECTIVE DATE. This amendment shall become effective July 26, 2016.



# City of Owosso

Parcel 050-652-011-006-00

S. Park Street



May 2, 2016



# City of Owosso

Parcel 050-652-011-006-00

S. Park Street



0 50 100 200 300 400 Feet

May 2, 2016

Parcel 050-652-011-006-00  
S. Park Street

S. Park Street





**MINUTES  
REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION  
COUNCIL CHAMBERS, CITY HALL  
MONDAY, MAY 23, 2016 – 7:00 P.M.**

- CALL TO ORDER:** Chairperson Bill Wascher called the meeting to order at 7:00 p.m.
- PLEDGE OF ALLEGIANCE:** Was recited.
- ROLL CALL:** Roll call was taken by Recording Secretary Roxane Cramer.
- MEMBERS PRESENT:** Chairman Bill Wascher, Commissioners Tom Taylor, Janae Fear, Frank Livingston, Michael O'Leary (7:12 p.m.) and Garfield Warren.
- MEMBERS ABSENT:** Vice-Chair Craig Weaver, Commissioners Michelle Collison and Brent Smith.
- OTHERS PRESENT:** Several persons against rezoning of the South Park Street parcel; Neil Frank, Wolgast; Eric Spitler, OHM Advisors; David Duryea, O.D.; Tyler Lepannen, Housing Program Manager, Don Crawford, City Manager.

**APPROVAL OF AGENDA:**

**MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER TAYLOR, TO APPROVE THE AGENDA FOR MAY 23, 2016.  
YEAS ALL. MOTION CARRIED.**

**APPROVAL OF MINUTES:**

**MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER TAYLOR TO APPROVE THE MINUTES OF APRIL 25, 2016 WITH THE FOLLOWING CHANGE: REMOVE COMMISSIONER LIVINGSTON'S NAME FROM MEMBERS PRESENT.  
YEAS ALL. MOTION CARRIED.**

**COMMUNICATIONS:**

1. Staff memorandum.
2. PC minutes from April 25, 2016.
3. Rezoning application packet – 1007 S. Washington.
4. Site Plan application packet for 123 S. Shiawassee
5. Sign ordinances from: Owosso, Grand Haven, Greenville, Holland and Traverse City.

**COMMISSIONER/PUBLIC COMMENTS**

None.

**PUBLIC HEARINGS:**

**1. Rezoning of S. Park Street, Parcel 050-652-011-006-00 from R-1 to B-4**

Mr. Lepannen presented Chairman Wascher with a letter from Bob Moberg. Chairman Wascher stated the resident was against the rezoning.

Bob Moberg, property owner on South Saginaw Street, stated that he was the one that sent the letter. He feels that this should not be rezoned. It is a residential area and should remain that. He doesn't believe this is in the best interest of the community or the neighborhood. He believes there isn't any



area for a pole building of any size on the property. He believes it would hurt the value of the homes in that neighborhood.

Jack Desantis, resident at 971 South Park Street, stated it is a nice quiet neighborhood. He also expressed concern that his taxes would be raised due to the change. He said he is still against it. He believes it would cause more traffic on South Park Street.

Mr. Lepannen explained to the commission if they approve the rezoning and Sheridan wanted to build a pole building he would have to come before the commission for a site plan review and at that time they could also address a traffic plan.

Joseph Smith, former property owner of 942 South Saginaw Street said that while he had quit claimed his property to his son he was against the rezoning.

Keith Smith, 942 South Saginaw, stated he was against the rezoning.

**MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER WARREN THAT THE OWOSSO PLANNING COMMISSION HEREBY DENIES THE REZONING OF THE PROPERTY LOCATED ON SOUTH PARK STREET, PARCEL NUMBER 050-652-011-006-00 FROM R-1 TO B-4.**

Roll Call Vote.

AYES: Commissioners Taylor, Fear, O'Leary, Livingston, Warren and Chairman Wascher.

NAYS: None.

ABSENT: Vice-Chair Weaver, Commissioners Collison and Smith.

**SITE PLAN REVIEW:**

**1. 123 South Shiawassee – Advanced Eye Care.**

Neal Frank with Wolgast, located at 1494 North Graham, Freeland, Michigan, presented the plan for his client. Dr. David Duryea wants to demolish the current building on the site and build a 4,325 square feet single story space. The building will be used as an office for Advanced Eye Care. The building will include a partial basement. The current building will remain during the building of new one.

Chairperson Wascher expressed his disappointment that the plans indicated the sidewalk that they will be replacing on Clinton Street will only be 3 ½ feet wide. He feels sidewalks should be at least 4 or 5 feet wide that are replaced in the City.

**MOTION BY COMMISSIONER O'LEARY, SUPPORTED BY COMMISSIONER TAYLOR THAT THE OWOSSO PLANNING COMMISSION HEREBY APPROVES THE APPLICATION FOR SITE PLAN REVIEW FOR ADVANCED EYE CARE, 123 S.SHIAWASSEE STREET PARCEL # 050-700-001-014-00 AS PROPOSED IN PLANS DATED APRIL 2016.**

AYES: Commissioners Livingston, Warren, Taylor, Fear, O'Leary, and Chairman Wascher.

NAYS: None.

ABSENT: Vice-Chair Weaver, Commissioners Collison and Smith.

**BUSINESS ITEMS:**

None.

**ITEMS OF DISCUSSION:**

1. **Sign Ordinance Update.**

Mr. Lepannen indicated he has been working on an update for the ordinance. Discussion was tabled until the June 2016 meeting.

**COMMISSIONER/PUBLIC COMMENTS:**

The commissioners had a discussion about the width of sidewalks in the city.

Commissioners also discussed the denial of the rezoning of the South Park Street.

**ADJOURNMENT:**

**MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER TAYLOR TO  
ADJOURN AT 8:01 P.M. UNTIL THE NEXT MEETING ON JUNE 27, 2016.  
YEAS ALL, MOTION CARRIED.**

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**Janae Fear, Secretary**

rc





*Susan Montenegro  
Assistant City Manager  
Director of Community Development*

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301 WEST MAIN STREET • OWOSSO, MICHIGAN 48867-2858

---

June 7, 2016

Mr. Troy Crowe  
Sheridan Realty & Auction Company  
1007 S. Washington Street  
Owosso, MI 48867

Dear Troy:

At their regular meeting on May 23, 2016, the Owosso planning commission reviewed your petition to rezone the parcel of land you own on S. Park Street (parcel 050-652-011-006-00 from R-1 Single Family Residential to B-4 General Business District. Unfortunately, planning commission denied your rezoning request for this particular parcel. You have the right to appeal this decision to the Owosso City Council. If you wish to proceed with an appeal you must do the following:

- Contact my office at the number listed below
- Provide a written statement asking to appeal the decision
- Attend the council meeting on the date the appeal will be heard

This item would require a public hearing and will need to be placed on the consent agenda to set a public hearing date. The proposed public hearing date, should you decide to appeal, will be set for Tuesday, July 5, 2016 at 7:30 p.m.

All official records and correspondence concerning this rezoning petition denial is on file with the City of Owosso and is available upon request. Please keep a copy of this letter for your records.

Sincerely,

Susan Montenegro,  
Assistant City Manager/Director of Community Development  
City of Owosso  
[susan.montenegro@ci.owosso.mi.us](mailto:susan.montenegro@ci.owosso.mi.us)  
(989)725-0544



June 13, 2016

Susan Montenegro  
301 W. Main St.  
Owosso, MI. 48867

Dear Susan,

We have received the letter stating the decision of the Owosso planning commission denying the request for rezoning our land on S. Park Street, Parcel 050-652-011-006-00. We understand there are concerns from people in the neighborhood and we would like to take a moment to clarify some of these.

All expressed concern about:

- Increased traffic on Park Street

\*\*\*\*Our driveway is off from Washington St, we have a fence that runs along Park St with no access panels to Park St, we currently do not have any plans to gain access to Park St.

- Afraid of changes that will result

\*\*\*\*Not sure what this comment means.....

- Don't like the look coming in on Gude Street

\*\*\*\*I would need to know what this means....since most of the items that we sell are inside however we do have trailers and automobiles that are parked in the parking lot.

- Changing the residential feel of the neighborhood

\*\*\*\*We are already zoned commercial in the front lot, we have businesses surrounding us which have been here long before we started.

- Hours of operation, including late nights and weekends

\*\*\*\*Current hours are 8-5 with Wednesday evening being open until 8PM, we currently do not have hours on the weekends and do not plan on having hours on the weekend at this point. Baker College, which is located directly across the street holds classes until 10PM.

- Storage of items for lengthy periods of time

\*\*\*\*Most of the items are inside however our trailers that we need to operate our business are kept outside.

What happens to items that don't sell

\*\*\*\*The items that are not sold, which are very few, are picked up by the seller after the auction.

Semi-trucks rolling in at all hours

\*\*\*\*Currently one semi truck comes once a month is on site for less than 2 hours and it is during normal business hours.

Diesel smell

\*\*\*\*Please see above.....

Riff-raff gathering on Park Street to see items in your lot


\*\*\*\*Not sure why the RIFF RAFF would be gathering back on Park St since they can gain access to our lot from Washington St that is not gated.

Increase in property taxes

\*\*\*\*This will have no bearing on the residential lots once the zoning changes to commercial...

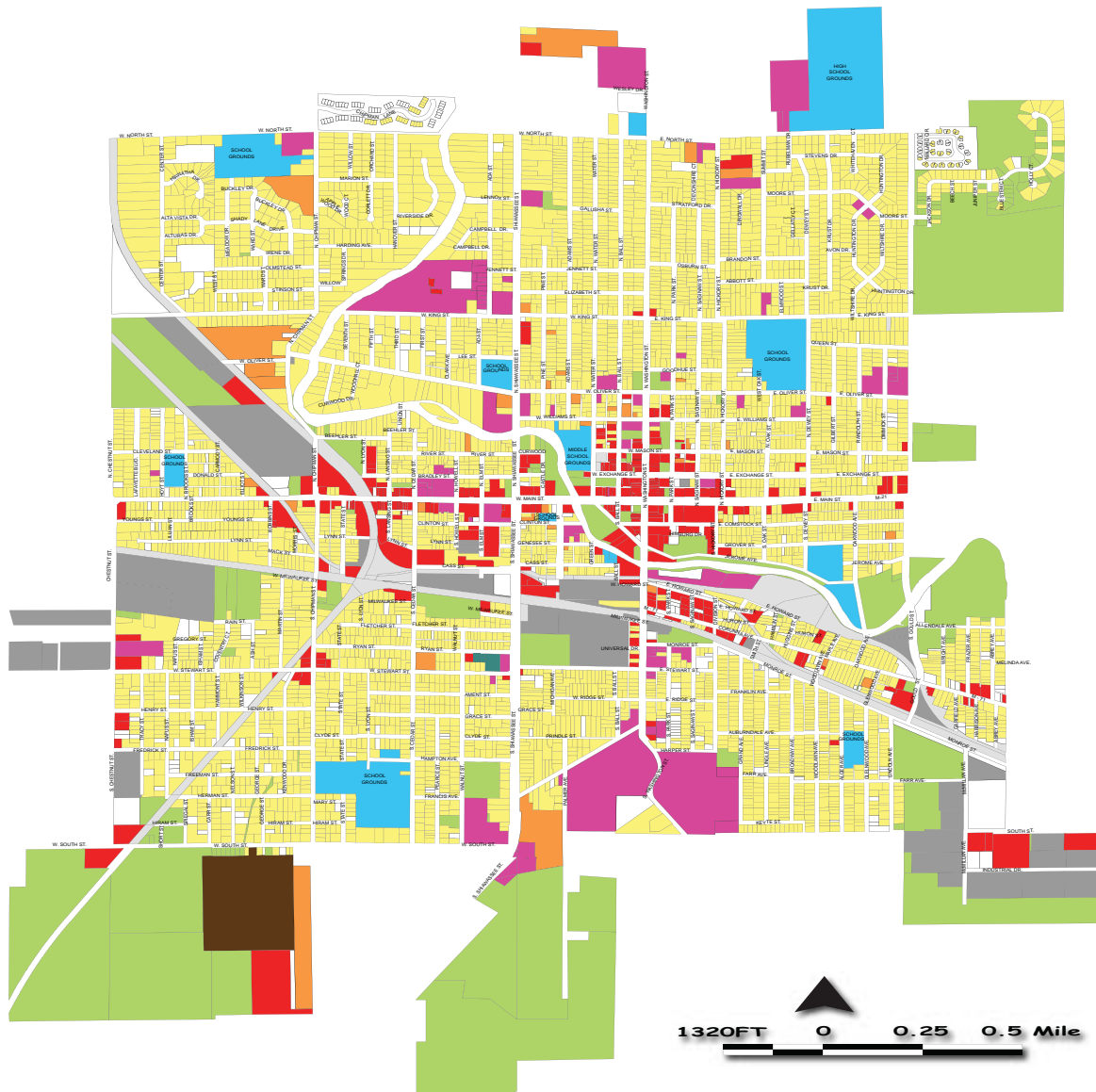
As you can see, we have valid response to most of the stated concerns and would like to request an appeal of the decision made by the planning commission. If you need more information, please do not hesitate to contact me.

Sincerely,



Troy Crowe,  
Sheridan Realty & Auction Co.  
[troy@sheridanauctionservice.com](mailto:troy@sheridanauctionservice.com)  
989-666-6339

# City Of Owosso 2012 Master Plan Map 9: Existing Land Use



## Land Uses

- Vacant
- Low Density Residential
- High Density Residential
- Mobile Home Park
- Commerical
- Industrial
- Utility/Railroad
- Institutional: Public
- Institutional: Private
- Public Schools



July 24, 2012



# City Of Owosso 2012 Master Plan Map 16: South East Future Land Use

## Land Uses

- One Family Residential
- Two Family Residential
- Multiple Family Residential
- Multiple Family - High Rise
- Office
- Local Business
- Mixed Use/Traditional Commercial
- General Commercial / Office
- Industrial
- P-1 Parking
- Conservation/Flood Plain
- PUD Planned Unit Development



July 24, 2012

November 19, 2012



## 7.6 MULTIPLE FAMILY RESIDENTIAL – HIGH RISE

This classification reflects the intent of the multiple family residential district while permitting structures as high as 70 feet. This classification is further intended to place the city's highest permissible form of residential development in close proximity to the city center and major thoroughfares. Senior housing, student housing, low-income housing, and non-specific housing are all candidates for this classification. Structures of this scale are very efficient financially, are visually pronounced, and can generate high volumes of vehicle and pedestrian traffic. Such uses would be best suited in transition zones between commercial areas and parks, the river, non-single family housing, and institutional spaces. The corresponding zoning classification is RM-2.

## 7.7 MOBILE HOME PARK

The mobile home park classification is intended to provide suitable locations for this type of high intensity residential land use. Generally, it is important for this type of use to have direct access to a major thoroughfare, be served by public sewer and water, and be in close proximity to public facilities (schools, parks) as well as be convenient to area shopping, education, and employment opportunities.

Site design standards for new mobile home parks are governed by the Mobile Home Commission Act and the rules promulgated by the commission. Currently, there is only one mobile home park in the city, located on the south west side. Because of the design of this development, expansion is not likely. No other areas are designated for future mobile home parks. There is a zoning classification specific to mobile home parks.

## 7.8 OFFICE

The office use is intended to accommodate destination office space for corporations, professional services, banks and similar uses. This classification is ideal for areas that do not have direct access to a vehicle thoroughfare or high visibility but are still in a transitional area between high intensity commercial zones and all other uses. This classification corresponds to the OS-1 office zoning classification that is prevalent on the north side of downtown.

## 7.9 LOCAL BUSINESS

This classification is intended to provide for retail, service, and office needs that serve residents and employees within the neighborhood or vicinity. The food and convenience stores located in Westtown, near Baker College, and on King Street are good examples. Local business is intended to integrate completely with the residential neighborhood around it and be of a very low impact. Outside of a mixed-use project this use can function on an iso-

lated parcel without being considered a spot zone, provided that the location is on a collector street intersection or is otherwise planned to integrate and/or provide a transition within a neighborhood. This use reflects the B-1 local business zoning classification.

In areas where a larger area is to be served by multiple businesses that can share a common entrance or parking area, the B-2 planned shopping center district may apply. This use is utilized in only one instance on North M-52, and should probably be eliminated and/or consolidated entirely.

## 7.10 MIXED USE TRADITIONAL COMMERCIAL

This classification is designed to provide for office, retail, hotel, restaurant, service, upper floor residential, and related business activities that serve an immediate, local, and regional area. The intent of this classification is to provide for walkable areas that promote 'placemaking' and a mixture of uses and activities. This designation applies primarily to downtown and other areas of historic and/or traditional and walkable commercial development, including Westown.

This classification corresponds to the B-3 central business district zoning district. This use relies heavily upon shared elements and area planning to ensure adequate parking, design, and function. Consideration should be given to a form-based code or design standards that further detail building placement, minimum building heights, and first floor uses. It is expected that this classification remain in force downtown and be applied to Westown as well.

## 7.11 GENERAL COMMERCIAL/OFFICE

This district is intended to provide for commercial activities that are incompatible with the local and mixed use commercial zones. Such uses often serve a regional market and are dedicated to high volume automobile use, large lot uses, or other quasi-commercial trade functions. Examples include those places of business that are comprised of or are identified as wholesale trade, outdoor storage, fueling stations, car lots, and clinics. This should also be considered as the primary classification for commercial and institutional uses with substantial needs for assembly.

The corresponding zoning classification is the B-4 general business district. This use is zoned for much of M-21 and the western portion of M-71. Given the regional land use pattern that places much of this activity east of the city, as well as the goals of the city, these areas should be limited moving forward so that a general land use pattern conducive to pedestrians and mixed-use prevails.



301 W. MAIN • OWOSSO, MICHIGAN 48867-2958 • (989) 725-0599 • FAX (989) 723-8854

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# *MEMORANDUM*

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DATE: June 28, 2016  
TO: City Council  
FROM: Kevin Lenkart  
Director of Public Safety  
RE: Traffic Control Order # 1354

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Laura Burroughs has requested the following street closure for an Owosso block party:

**EVENT:** Second Annual Owosso Block Party  
**DATE:** July 29, 2016  
**TIME:** 4:00 pm – 12:00 am  
**STREET CLOSURES:**  
Ada Street between Lee Street and West King Street.

The Public Safety Department has issued Traffic Control Order No. 1354 in accordance with the Rules for the Issuance of Certain Traffic Control Orders. Staff recommends approval, waiver of the insurance requirement, and authorization of a traffic control order formalizing the action.

**CITY OF OWOSSO**

**TRAFFIC CONTROL ORDER**

*(SECTION 2.53 UNIFORM TRAFFIC CODE)*

ORDER NO.

DATE

TIME

1354

6/28/16

11:30 am

REQUESTED BY

Kevin Lenkart – Director of Public Safety

TYPE OF CONTROL

Street Closure

LOCATION OF CONTROL

Ada Street between Lee Street and West King Street.

EVENT:

Owosso Block Party  
Friday, July 29, 2016  
4:00 pm to 12:00 am

APPROVED BY COUNCIL

\_\_\_\_\_, 20 \_\_\_\_

REMARKS



APPLICATION FOR USE OF  
PARKING LOTS, PARADES, OR SIMILAR EVENTS

301 W. MAIN OWOSSO, MICHIGAN 48867-2958 • (989) 725-0550 • FAX 725-0526

The request for use of the parking lots, parade, or similar event shall be submitted to the Director of Public Safety not less than 14 days nor more than 120 days before the date for which the use is requested.

The submission of a request by an individual or organization for a traffic control order pursuant to these rules and regulations shall constitute an agreement to indemnify and hold the City and its officers and employees harmless from any and all liability arising from the event or activities for which the request is made.

Name of individual or group: Owosso Block Party Date: 6/17/16

Primary Contact Person  
Name: Laura Burroughs  
Title: Planning Committee  
Address: 620 Clark Street  
Owosso  
Phone: 517 / 410-5915

Requested Date(s): Friday 7/29/16 Requested Hours: 4:00pm - 12:00am

Area Requested (Parking Lot - Parade Route): Close Ada Street between  
Lee Street and West King Street

Detailed description of the use for which the request is made: We are holding our  
2<sup>nd</sup> annual block party

- ☐ Attach copies of any rules or policies applicable to persons participating in the event.
- ☐ Evidence to the City of insurance coverage applicable to the event or activity naming the City as an additional insured in an amount of not less than \$500,000 combined single limit.
- or
- ☐ The City Council may waive such insurance requirement if it determines that insurance coverage is unavailable or cannot be obtained at a reasonable cost and the event or activity is in the public interest or fulfills a legitimate and recognized public purpose.

Do Not Write Below This Line - For Officials Use Only

Approved ☐ Not Approved ☐ Date: \_\_\_\_\_ Traffic Control Order Number \_\_\_\_\_

Cc: DDA - Director  
WCIA - Chairperson



202 S. WATER • OWOSSO, MICHIGAN 48867-2958 • (989) 725-0599

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## ***MEMORANDUM***

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DATE: June 23, 2016

TO: Owosso City Council

FROM: Kevin Lenkart  
Chief of Public Safety

RE: Agreement for Ambulance Services OMESA/City of Owosso

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### **Recommendation:**

Staff recommends approval of the contract between The City of Owosso (Owosso) and the Ovid Middlebury Emergency Services Authority (OMESA) to have Owosso provide ambulance coverage to Middlebury Township, Shiawassee County, Michigan.

### **Background:**

OMESA wishes to contract with Owosso to provide ambulance coverage to the residents of Middlebury Township. OMESA is in the process of dissolving their ambulance service and desires to contract with the City of Owosso. In 2015, OMESA responded to 119 ambulance calls in Middlebury Township, an average of 2.28 calls per week.

### **Fiscal Impacts:**

OMESA shall subsidize Owosso \$3.00 per resident of Middlebury Township per year based on the most recent 2010 United States Census of 1510 residents in Middlebury Township.

**RESOLUTION NO.**

**RESOLUTION AUTHORIZING AN AGREEMENT FOR AMBULANCE SERVICES  
BETWEEN THE CITY OF OWOSSO AND OMESA**

WHEREAS, the Ovid Middlebury Emergency Services Authority has determined that it is no longer financially feasible to provide ambulance services for its constituents; and

WHEREAS, City of Owosso operates a Fire Department which has the ability to provide ambulance service to Middlebury Township; and

WHEREAS, the City of Owosso, Shiawassee County, Michigan, Public Safety Department and the Ovid Middlebury Emergency Services Authority desire to enter into an agreement to have Owosso provide ambulance coverage to Middlebury Township, Shiawassee County, Michigan.

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 with Ovid Middlebury Emergency Services Authority to provide ambulance services to Middlebury Township.
- SECOND: The mayor and city clerk are instructed and authorized to sign the documents substantially in the form attached, Contract for Ambulance Services between the OMESA and the City of Owosso.



**AGREEMENT FOR AMBULANCE SERVICES  
OMESA/CITY OF OWOSSO**

This Agreement for Ambulance Services is entered into the \_\_\_\_\_ day of \_\_\_\_\_ 2016, by the Ovid Middlebury Emergency Services Authority ("OMESA"), a Michigan municipal authority of 114 Front Street, Ovid, Michigan 48866, and the City of Owosso, ("City"), a Michigan municipal corporation, of 301 West Main Street, Owosso, Michigan 48867.

WHEREAS OMESA has provided ambulance services to the residents of Middlebury Township, Shiawassee County, Michigan; and

WHEREAS OMESA wishes to contract with the City to provide ambulance services to the residents of Middlebury Township, Shiawassee County, Michigan, pursuant to Act 35 of 1951, MCL 124.1 et seq. and Act 57 of 1988; MCL 124.601;

NOW, THEREFORE, IT IS HEREBY AGREED AS FOLLOWS:

1. The definitions contained in Act 1990 of 1979, MCL 333.20901 through 333.20979 shall apply to this Agreement.
2. The City shall provide basic and advanced life support and non-emergent ambulance service within Middlebury Township, Shiawassee County, Michigan, during the term of this Agreement.
3. The parties understand and agree that the City shall provide its ambulance service from its location at 202 South Water Street, Owosso, Michigan.
4. The City shall maintain such mutual aid agreements as are necessary to provide back up service to Middlebury Township.
5. The City shall charge users of the ambulance service and their insurers for services provided. It is agreed that the City shall be responsible for billing users of the service. The City shall use collection methods that are legally acceptable. All accounts receivable for ambulance service prior to the effective date of this Agreement shall remain the property of OMESA
6. OMESA shall subsidize the operation of the ambulance service to Middlebury Township by payment to the City of \$3.00 per resident of Middlebury Township per year based on the most recent census. The 2010 United States Census indicates a population of 1510 in Middlebury Township. Twenty five (25%) percent of such payments shall be made quarterly in advance. The first subsidy payment shall be made July 1, 2016, and each subsequent subsidy payment shall be made quarterly thereafter.

7. OMESA and the City shall immediately establish agreements, protocols, policies and procedures with Shiawassee County Central Dispatch which are necessary to properly implement this Agreement.

8. The City shall comply with all applicable laws of the United States, State of Michigan, and local ordinances now or hereafter existing, and with all applicable Federal and State rules and regulations now or hereafter existing relating to any of the services provided to this contract. The City shall specifically comply with applicable provisions of 1990 PA 1979 [MCLA 333.20901 through 333.20979; MSA 14.15(20901) through 14.15 (20979)], including any future amendments or additions thereto, together with any rules and regulations promulgated thereunder, now or hereafter existing or amended.

9. City shall acquire and maintain during the term, and thereafter, extending through the term of this Agreement, liability insurance covering services provided by City of the following types and limits:

- a. Commercial general liability insurance with minimum limits of One Million and No/100 (\$1,000,000.00) Dollars, each occurrence, and Two Million and No/100 (\$2,000,000.00) Dollars, general aggregate. The policy shall be applicable to all premises and operations. The policy shall include coverage for bodily injury, board form property damage, personal injury (including coverage for contractual and employee acts), blanket contractual, independent Consultant's, products and completed operations. The policy shall contain a severability of interest provision and shall be endorsed to include the following as Additional Insured: the Municipality, all elected and appointed officials, all employees and volunteers, agents, all boards, commissions and/or authorities and board members, including employees and volunteers thereof. It is understood and agreed by naming the Municipality as additional insured, coverage afforded is considered to be primary and any other insurance the Municipality may have in effect shall be considered secondary and/or excess. No additional insured endorsement shall contain any exclusion for bodily injury or property damage arising from completed operations.
- b. Automobile Liability insurance including Michigan No-Fault coverages with minimum limits of One Million and No/100 (\$1,000,000.00) Dollars, each occurrence, combined single limit for Bodily Injury and Property Damage. Coverage shall include all owned vehicles, all non-owned vehicles and all hired vehicles.
- c. Professional liability insurance with minimum limits of Five Million and No/100 (\$5,000,000.00) Dollars, each claim, and Five Million and No/100 (\$5,000,000.00) Dollars, general aggregate. If this policy is claims made form, the contractor shall be required to keep the policy in force or purchase "tail" coverage for a minimum of three (3) years after the termination of this contract.

- d. Worker's Compensation Insurance as required by State statute.
- e. Cancellation Notice: Policies, as described above, shall be endorsed to state the following: It is understood and agreed Thirty (3) days, Ten (10) days for non-payment of premium, Advance Written Notice of Cancellation, Non-Renewal, Reduction and/or Material Change shall be sent to OMESA, 114 Front Street, Ovid, Michigan 48866.

10. The legal relationship of the City to OMESA is that of an independent contractor. The employees of either party shall not be considered an agent or employee of the other party for any purpose.

11. The City agrees to defend, hold harmless and indemnify OMESA, its members, agents, officers and employees from any and all claims of liability arising directly or indirectly from the City's acts or omissions in furtherance of this Agreement.

12. The terms of the Agreement shall commence \_\_\_\_\_, 2016, and shall continue indefinitely, unless terminated as provided below:

- a. by mutual agreement of the parties;
- b. by either party with or without cause upon ninety (90) days prior written notice.

Termination shall not affect any liability or any other obligation which may accrue prior to such termination. In which case the subsidy payments referenced in Paragraph 6 shall be prorated to the effective termination date unless otherwise mutually agreed by the parties.

13. This Agreement shall be construed and applied in such manner as to minimize unenforceability of any provision. In the event that any provision of this Agreement, in whole or in part (or the application of any provision to a specific situation), is held to be invalid or unenforceable, if possible, such provision shall be deemed rewritten and revised in a manner which eliminates the offending language but maintains the overall intent, in context, of this Agreement. However, if that is not possible, the offending language shall be deemed removed, with this Agreement otherwise remaining in full force and effect, so long as doing so would not result in substantial unfairness or injustice to any of the parties.

14. This Agreement shall be construed and enforced in accordance with, and governed by, the law and decisions of the State of Michigan.

15. This Agreement constitutes the entire agreement of the parties. All prior agreements between the parties, whether written or oral, are merged herein and shall be of no force or effect. This Agreement cannot be changed, modified or discharged orally, but only by an agreement in writing signed by the parties.

16. No person or entity, apart from participating municipalities as public or corporation entities, is intended to be nor is, in fact, a beneficiary entitled to enforce, use or rely upon this Agreement for any reason or any legal proceeding.

17. If OMESA dissolves or Middlebury Township withdraws from OMESA, Middlebury Township shall have the option to assume this Agreement.

CITY OF OWOSSO,

BY: \_\_\_\_\_  
Benjamin R. Frederick  
ITS: Mayor

OVID MIDDLEBURY EMERGENCY  
SERVICES AUTHORITY,

BY: \_\_\_\_\_  
Richard Semans  
ITS: Chairman

ATTEST:

\_\_\_\_\_  
Amy K. Kirkland, City Clerk

PREPARED BY:  
William C. Brown p 33871  
Owosso City Attorney  
114 East Main Street, Suite 218  
Owosso, Michigan 48867  
(989) 729-0071



## MEMORANDUM

301 W MAIN • OWOSSO, MICHIGAN 48867-2958 • WWW.CI.OWOSSO.MI.US

**DATE:** June 28, 2016  
**TO:** Mayor Frederick and the Owosso City Council  
**FROM:** Kevin Lenkart, Chief of Public Safety  
**SUBJECT:** Ambulance Purchase

### RECOMMENDATION:

Upon review of the submitted bids, Public Safety staff recommends that council approve the purchase of one 2017 Osage Type III Ford E-450 ambulance from Kodiak Emergency Equipment, Inc. d/b/a Kodiak Emergency Vehicles at a price of \$161,825.00.

### BACKGROUND:

Included in the 2016-2017 budget is money for the purchase of one new ambulance for the Public Safety Department. The vehicle will replace a 2001 model year ambulance that is currently in front line service. The old ambulance will be placed in reserve status.

The request is for city council to approve the purchase of an ambulance (to be built) from Kodiak Emergency Vehicles, Grand Ledge Michigan. The ambulance will be a 2017 Osage Type III E-450 ambulance with a price of \$161,825.00. The purchase price includes a Stryker Performance Load system with a Stryker Performance Pro Cot.

On June 14th, 2016 we held a bid opening in the City Council chambers with City of Owosso staff members present.

Two bids were received, the apparatus committee reviewed both of the bids that were submitted and recommend the purchase of the unit from Kodiak Emergency Vehicles of Grand Ledge.

### FISCAL IMPACTS:

The above expense was budgeted for the 2016-2017 fiscal year and shall be paid from the Fire Division Equipment fund 101-335-978.000 through equipment financing or general appropriation at the time of delivery in the amount of \$161,825.00.

**RESOLUTION NO.**

**AUTHORIZING THE PREPARATION AND EXECUTION OF A CONTRACT WITH  
KODIAK EMERGENCY VEHICLES  
FOR ONE 2017 FORD E-450 AMBULANCE**

WHEREAS, the City of Owosso, Shiawassee County, Michigan operates an emergency medical service requiring the use of ambulances; and

WHEREAS, the replacement schedule calls for the replacement of one unit in 2016; and

WHEREAS, the City of Owosso sought and received two bids on June 14, 2016 for a Type III Ford E-450 ambulance; and

WHEREAS, the two bids have been analyzed to determine which is the most responsible and responsive bid that is in the city's best interest.

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 purchasing one 2017 Osage Type III Ford E-450 ambulance with a Stryker Performance Load and Stryker Performance Pro Cot from Kodiak Emergency Equipment, Inc. d/b/a Kodiak Emergency Vehicles is advisable, necessary and in the public interest for \$161,825.00.
- SECOND: The city manager and the city attorney shall prepare the contract for purchase for which the mayor and city clerk are instructed and authorized to sign.
- THIRD: The above expense was budgeted for the 2016-2017 fiscal year and shall be paid from the Fire Division Equipment fund 101-335-978.000 through equipment financing or general appropriation at time of delivery in the amount of \$161,825.00.

## CITY OF OWOSSO BID TABULATION SHEET

DATE 6/14/2016DEPT. PUBLIC SAFETYSUBJECT: TYPE III FORD E-450 AMBULANCE

				ROLLAND SPECIALTY VEHICLES & PRODUCTS		KODIAK EMERGENCY VEHICLES			
ITEM #	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	FORD E-450 AMBULANCE	1	EA	\$ 139,303.000	\$ 139,303.00	\$ 142,964.000	\$ 142,964.00		\$ -
2	STRYKER 6506 COT	1	EA	\$ 18,293.00	\$ 18,293.00	\$ 19,360.00	\$ 19,360.00		\$ -
3	TRADE IN VALUE-STRYKER COT	1	EA	\$ (700.00)	\$ (700.00)	\$ (500.00)	\$ (500.00)		\$ -
				2017-SEE BID FOR EXCEPTIONS/ OPTIONS		2017-SEE BID FOR EXCEPTIONS/ OPTIONS			
TOTAL BID				\$	156,896.00	\$	161,824.00	\$	-

TOTAL BID PRICING ADJUSTED FOR LOCAL PURCHASING PREFERENCE:

DEPT.

HEAD: \_\_\_\_\_

GENERAL LIABILITY INSURANCE

EXPIRATION DATE: \_\_\_\_\_

AWARDED: \_\_\_\_\_

PURCH.

AGENT: \_\_\_\_\_

WORKERS COMPENSATION INSURANCE

EXPIRATION DATE: \_\_\_\_\_

COUNCIL

APPROVED: \_\_\_\_\_

STAFF

REC.: \_\_\_\_\_

SOLE PROPRIETORSHIP

EXPIRATION DATE: \_\_\_\_\_

PO NUMBER: \_\_\_\_\_



## **OWOSSO PUBLIC SAFETY**

Director of Public Safety  
**Kevin Lenkart**

202 S. Water St. Owosso, MI 48867 Phone (989) 725-0580 Fax (989) 725-0528

### **MEMORANDUM**

TO: City Council

FROM: Kevin Lenkart  
Chief of Public Safety

SUBJECT: New Police Vehicles

DATE: July 5, 2016

Request council approve the purchase of one new police vehicle.

Recommend council waive the competitive bid process to allow a joint purchase with another unit of government.

Owosso City Ordinance section 2-345(3) exception to competitive bidding states: Where the council shall determine that the public interest will best be served by joint purchase with, or purchase from, another unit of government.

Signature Auto Group of Owosso MI was awarded the Macomb County bid for police vehicles. The bid meets the definition of the aforementioned Section 2-345(3) a joint purchase with another governmental unit..

Recommend council approve the bid from Signature Auto Group of Owosso via Macomb County Cooperative Contract No. 71-15. The vehicle purchased will be a 2017 Ford Police Utility at a cost of \$29,008.00. The purchase will replace one marked police vehicle.



**RESOLUTION NO.**

**RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT FOR  
THE PURCHASE OF A POLICE VEHICLE WITH  
SIGNATURE AUTO GROUP OF OWOSSO**

WHEREAS, the City of Owosso, Shiawassee County, Michigan, has a police department requiring the use of police vehicles; and

WHEREAS, these vehicles must be periodically replaced to ensure a mechanically sound and reliable fleet is available at all times; and

WHEREAS, the City of Owosso may waive competitive bidding requirements when purchasing equipment in coordination with another municipality; and

WHEREAS, the City of Owosso desires to purchase one new 2017 Ford Interceptor Police Utility vehicle from Owosso Motors, Inc. d/b/a Signature Auto Group of Owosso, holder of the contract for police vehicles with Macomb County.

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 one 2017 Ford Interceptor Police Utility vehicle from Signature Auto Group of Owosso, utilizing the Macomb County Cooperative Contract No. 71-15.
- SECOND: City staff are instructed and authorized to carry out the purchase of the above named vehicle from Signature Auto Group of Owosso in the amount of \$29,008.00.
- THIRD: The accounts payable department is authorized to pay Signature Auto Group of Owosso up to the quoted amount upon satisfactory delivery of the vehicle.
- FOURTH: The above expenses shall be paid from the Police Division Capital Outlay fund 101-300-978.000.



June 30, 2016

City of Owosso Police Department  
Attn: Director Kevin Lenkart  
202 South Water Street  
Owosso, MI 48867

Dear Director Kevin Lenkart:

Price on 2017 Vehicle Macomb County Contract Bid:

**2017 Ford Police Interceptor Utility AWD in Black** **\$29,008.00 ea**

Service Contract: 36,000 miles or 36 months factory bumper to bumper warranty and 100,000 miles or 60 months powertrain warranty.

Delivery date: About 120 days from receipt of your PO.

**Order Cutoff Date: TBD.**

**Ford Motor Company does not guarantee delivery---Ford Motor Company will make reasonable efforts to schedule orders received prior to fleet order cut-off date.**

**Payment requirements:** All departments to pay on delivery of vehicle. 10-day grace period will be given if previous arrangements have been made. An \$8.00 per day floor plan will be charged if payment is not at the dealership within 10 days of delivery of the vehicle (s).

**If you have any questions please call me, 888-92-Fleet (888-923-5338).**

Respectfully Submitted,

*Bill Campbell*

Bill Campbell  
Government & Fleet Sales

1960 East Main St, Owosso, MI 48867  
888-92-FLEET or 888-923-5338, Fax 517-625-5832

# Macomb County Bid Price (Bid #12-07, MY2017) in the State of Michigan 2017 Utility Police Interceptor Major Standard Equipment

## MECHANICAL

- Alternator – 220-Amp
- Axle Ratio – 3.65 (AWD)
- Battery – H.D. maintenance-free 78A/750-CCA
- Brakes – 4-Wheel Heavy-Duty Disc w/H.D. Front and Rear Calipers
- Column Shifter
- Drivetrain – All-Wheel-Drive
- Electric Power-Assist Steering (EPAS) – Heavy-Duty
- Engine – 3.7L V6 Ti-VCT
- Engine Hour Meter
- Engine Oil Cooler
- Fuel Tank – 18.6 gallons
- Suspension – independent front & rear
- Transmission – 6-speed automatic

## EXTERIOR

- Antenna, Roof-mounted
- Cladding – Lower bodyside cladding (Black)
- Deflector Plate – Undercarriage deflector plate protect the underbody, powertrain and chassis components (Standard on EcoBoost® Only)
- Door Handles – Black (MIC)
- Exhaust True Dual
- Front-Door-Lock Cylinders (Front Driver / Passenger / Liftgate – Lock cylinder repositioned into decklid appliqué trim)
- Glass – 2<sup>nd</sup> Row, Rear Quarter and Liftgate Privacy Glass
- Grille – Black
- Headlamps – LED Low Beam; Incandescent (Halogen) High Beam
- Liftgate – Manual 1-Piece – Fixed Glass w/Door-Lock Cylinder
- Mirrors – Black Caps (MIC), Power Electric Remote, Manual Folding with Integrated Spotter (integrated blind spot mirrors not included when equipped with BLIS®)
- Spare – Full size 18" Tire w/TPMS
- Spoiler – Painted Black
- Tailgate Handle – Painted Black
- Tail lamps – LED
- Tires – 245/55R18 A/S BSW
- Wheel-Lip Molding – Black (MIC)
- Wheels – 18" x 8.0 painted black steel with wheel hub cover
- Windshield – Acoustic Laminated

## INTERIOR/COMFORT

- Cargo Hooks
- Climate Control – Single-Zone Manual
- Door-Locks
  - Power
  - Rear-Door Handles and Locks Operable
- Floor – Flooring – Heavy-Duty Thermoplastic Elastomer
- Glove Box – Locking/non-illuminated
- Grab Handles – (1 – Front-passenger side, 2-Rear)
- Liftgate Release Switch located in overhead console (45 second timeout feature)
- Lighting
  - Overhead Console with sunglass holder
  - 1<sup>st</sup> row task lights (driver and passenger)
  - Dome Lamp – 1<sup>st</sup> row (red/white)
  - 2<sup>nd</sup> /3<sup>rd</sup> row overhead map light

## INTERIOR/COMFORT (continued)

- Mirror – Day/night Rear View
- Particulate Air Filter
- Power-Adjustable Pedals (Driver Dead Pedal)
- Powerpoints – (2) First Row
- Rear-window Defrost
- Scuff Plates – Front & Rear
- Seats — 1<sup>st</sup> Row Police Grade Cloth Trim, Dual Front Buckets
  - 1<sup>st</sup> Row – Driver 6-way Power track (fore/aft. Up/down, tilt with manual recline, 2-way manual lumbar)
  - 1<sup>st</sup> Row – Passenger 2-way manual track (fore/aft. with manual recline)
  - Built-in steel intrusion plates in both driver/passenger seatbacks
  - 2<sup>nd</sup> Row Vinyl, 60/40 Split Bench Seat (manual fold-flat, no tumble) – fixed seat track
- Speed (Cruise) Control
- Speedometer – Calibrated (includes digital readout)
- Steering Wheel – Manual / Tilt, Urethane wheel finish w/Silver Painted Bezels) with Speed Controls and Redundant Audio Controls
- Sun visors, color-keyed, non-illuminated
- Universal Top Tray – Center of I/P for mounting aftermarket equipment
- Windows, Power, 1-touch Up /Down Front Driver/Passenger-Side with disable feature

## SAFETY/SECURITY

- AdvanceTrac® w/RSC® (Roll Stability Control™)
- w/Hydraulic Brake Assist
- Airbags, 2<sup>nd</sup> generation driver & front-passenger, side seat, Roll Curtain Airbags and Safety Canopy®
- Anti-Lock Brakes (ABS) with Traction Control
- Belt-Minder® (Front Driver / Passenger)
- Child-Safety Locks (capped)
- Individual Tire Pressure Monitoring System (TPMS)
- LATCH (Lower Anchors and Tethers for Children) system on rear outboard seat locations
- Seat Belts, Pretensioner/Energy-Management System w/adjustable height in 1<sup>st</sup> Row
- SOS Post-Crash Alert System™

## FUNCTIONAL

- Audio
  - AM/FM / CD / MP3 Capable / Clock / 6 speakers
  - 4.2" Color LCD Screen Center-Stack "Smart Display"
  - 5-way Steering Wheel Switches, Redundant Controls
- Note: Radio does "not" include USB Port or Aux. Audio Input Jack Note: USB Port and Aux. Audio Input Jack requires SYNC® (53M)
- Easy Fuel® Capless Fuel-Filler
- Front door tether straps (driver/passenger)
- Power pigtail harness
- Rearview Camera with Washer viewable in 4" centerstack – OR – Rear View Camera viewable in rear view mirror 87R (No charge option)
- Recovery Hook, Rear Only
- Simple Fleet Key (w/o microchip, easy to replace)
- Two-way radio pre-wire
- Windows – Rear Defroster
- Wipers – Front Speed-Sensitive Intermittent; Rear Dual Speed Wiper

## Police Interceptor Utility Base Prices

<b>[ x ]</b>	<b>Utility All Wheel Drive (3.7L V6 FFV, 305 HP, 131 MPH) K8A/500A</b>	<b>\$25,283.00</b>
<b>[ ]</b>	<b>Utility All Wheel Drive (3.5L V6 GTDI EcoBoost, 365 HP, 148 MPH, 99T/44C) K8A/500A</b>	<b>\$28,214.00</b>

## Payment Terms: Net 10 days

VEHICLE BRAND AND MODEL: Ford Utility Police Interceptor

**BID PRICE EXPIRES: TBD.**

Subject to change without notice by Ford Motor Company

<b>VEHICLE COLOR: Order Code</b>	<b>Interior Trim Color Charcoal Black (9W)</b>	
Arizona Beige Clearcoat Metallic	[E3]	[ ]
Medium Brown Metallic	[BU]	[ ]
Dark Toreador Red Clearcoat Metallic	[JL]	[ ]
Dark Blue	[LK]	[ ]
Norsea Blue Clearcoat Metallic	[KR]	[ ]
Royal Blue	[LM]	[ ]
Light Blue Metallic	[LN]	[ ]
Ultra Blue Clearcoat Metallic	[MM]	[ ]
Smokestone Clearcoat Metallic	[HG]	[ ]
Silver Grey Metallic	[TN]	[ ]
Ingot Silver Clearcoat Metallic	[UX]	[ ]
<b>Shadow Black</b>	<b>[G1]</b>	<b>[ x ]</b>
Oxford White Clearcoat	[YZ]	[ ]
Kodiak Brown Metallic	[J1]	[ ]
Deep Impact Blue	[J4]	[ ]
Sterling Grey Metallic	[UJ]	[ ]
Medium Titanium Clearcoat Metallic	[YG]	[ ]
Fire Engine Bright Red (Extra Cost Paint \$1050)	[11R13]	[ ]

### INTERCEPTOR OPTIONAL FEATURES:

#### Flooring/Seats

	<b>Code</b>	<b>\$Cost</b>
[ ] 1st and 2nd row carpet floor covering	16C	125.00
[ ] 2nd Row Cloth Seats	FW/ 88F	60.00
[ ] Power passenger seat (6-way) w/manual recline and lumbar	87P	325.00
[ ] Rear Console Plate (Not available with Interior Upgrade Pkg – 65U)	85R	35.00
<b>[ ] Interior Upgrade Package</b>	<b>65U</b>	<b>390.00</b>

- 1st and 2nd Row Carpet Floor Covering
  - Cloth Seats - Rear
  - Center Floor Console less shifter w/unique Police console finish plate – Includes Console Top Plate – Finish 3 (incl. 2 cup holders)
  - Floor Mats, front and rear (Carpeted)
- Note:** Not available with (67G), (67H) & (67U)

#### Lamps/Lighting

<b>[x] Dark Car Feature – Courtesy lamp disable when any door is opened</b>	<b>43D</b>	<b>20.00</b>
[ ] Auto Headlamps	86L	115.00
[ ] Daytime Running Lamps	942	45.00
[ ] Side Marker Lights in Skull Caps	63B	290.00
[ ] Rear Quarter Glass Side Marker Lights	63L	575.00
[ ] Front Warning Auxiliary Light (Driver side – Red / Passenger side – Blue)	21L/60A	600.00
[ ] Forward Indicator Pocket Warning Light – Warn, Park, Turn (Driver side Red/ Passenger side – Blue)	21W/60A	690.00
[ ] Front Interior Windshield Warning Lights (Red/Blue with take down)	96W	1115.00
[ ] Dome Lamp – Red/White in Cargo Area	17T	50.00
[ ] Pre-wiring for grille lamp, siren, and speaker	60A	50.00
<b>[x] Spot Lamp – Driver Only (Incandescent Bulbs)</b>	<b>51Y</b>	<b>215.00</b>
[ ] Spot Lamp – Driver Only (LED Bulbs)	51R	395.00
[ ] Spot Lamp – Dual (driver and passenger) (Incandescent Bulbs)	51Z	350.00
[ ] Spot Lamp – Dual (driver and passenger) (LED Bulbs)	51S	620.00

#### Body

[ ] Glass – Solar Tint 2nd and 3rd Row (Deletes Privacy Glass)	92G	120.00
[ ] Glass – Solar Tint 2nd Row (Privacy Glass on Rear Quarter and Liftgate Window)	92R	85.00
[ ] Roof Rack Side Rails – Black	68Z	155.00
[ ] Deflector Plate	76D	335.00

### Wheels

[ ] Wheel Covers (18" Full Face Wheel Cover)	65L	60.00
[ ] 18" Painted Aluminum Wheel	64E	475.00

### Misc

[ ] Engine Block Heater	41H	90.00
[ ] License Plate Bracket – Front	153	N/C
[ ] Badge Delete (Police Interceptor Badge Only)	16D	N/C
[ ] 100 Watt Siren/Speaker (includes bracket and pigtail)	18X	300.00
[ ] Aux Air Conditioning	17A	610.00
[ ] Noise Suppression Bonds (Ground Straps)	60R	100.00
[ ] My Speed Fleet Management	43S	60.00

### Audio/Video

[ ] Rear View Camera (Includes Electrochromic Rear View Mirror – Video is 87R displayed in rear view mirror)		N/C
<b>Note: This option would replace the camera that comes standard in the 4" center stack area.</b>		
[ ] SYNC® Basic (Voice Activated Communication System)	53M	295.00
[ ] Remappable (4) switches on steering wheel	61R/61S	155.00

### Doors/Windows

<b>[x] Global Lock / Unlock feature (Door-panel switches will lock/unlock all doors and rear liftgate. Eliminates the overhead console liftgate unlock switch) ***** OLD STYLE REAR HATCH LOCK / UNLOCK *****</b>		
[ ] Hidden Door Lock Plunger	52H	140.00
[ ] Hidden Door Lock Plunger and Rear Door Handle Inoperable	52P	160.00
[ ] Rear Door Handles Inoperable/Locks Operable	68L	35.00
[ ] Rear Door Handles Inoperable/Locks Inoperable	68G	35.00
<b>[x] Windows-Rear window power delete, operable from front driver side switches 18W 25.00</b>		
<b>[x] Lock system; Single Key/All Vehicles Keyed Alike 59J 50.00</b>		
Keyed Alike 1284x= <b>59B</b> Keyed Alike 1294x= <b>59C</b> Keyed Alike 0135x= <b>59D</b>		
Keyed Alike 1435x= <b>59E</b> Keyed Alike 0576x= <b>59F</b> Keyed Alike 0151x= <b>59G</b>		
<b>Keyed Alike 1111x= 59J</b>		

### Safety & Security

[ ] Ballistic Door Panels – Driver Front Door Only	90D	1585.00
[ ] Ballistic Door Panels – Driver & Pass Front Doors	90E	3170.00
[ ] BLIS® – Blind Spot Monitoring with Cross Traffic Alert	55B/54Z	545.00
[ ] Mirrors– Heated, Non BLIS	549	60.00
[ ] Lockable Gas Cap for Easy Fuel Capless Fuel-Filler	19L	20.00
[ ] Perimeter Anti-Theft Alarm – Activated by Hood, Door, or Decklid	593/595	380.00
[ ] Remote Keyless Entry w/2 Key Fobs (w/o Keypad) (N/A w/Keyed Alike)	595	260.00
[ ] Police Engine Idle Feature	47A	260.00
[ ] Extra Key \$6.00x__=	Parts	6.00 ea
[ ] Extra Remote Key Fob \$95.00x__=	Parts	95.00 ea
[ ] Remote Starter (Must Order Keyless Entry 595)	Parts	550.00
[ ] Reverse Sensing	76R	275.00
[ ] Trailer Hitch and Wiring	OHP	395.00
[ ] Gun Vault (Not Available with (17A) Aux Air Conditioning)	63V	245.00
[ ] <b>Front Headlamp/Police Interceptor Housing Only</b>	<b>86P</b>	<b>125.00</b>

- Pre-drilled hole for side marker police use, does not include LED installed lights (eliminates need to drill housing assemblies)
- Pre-molded side warning LED holes with standard twist lock sealed capability (does not include LED installed lights)

**Note:** Not available with options: 66A and 67H

[ ] <b>Front Headlamp Lighting Solution</b>	<b>66A</b>	<b>850.00</b>
– Includes base LED Low beam/Incandescent (Halogen) High beam headlamp with High Beam Wig-wag function and two (2) white rectangular LED side warning lights		
– Includes pre-wire for grille LED lights, siren and speaker (60A)		
– Wiring, LED lights included. Controller "not" included		
<b>Note:</b> Not available with option: 67H		

[ ] <b>Police Wire Harness Connector Kit – Front</b>	<b>47C</b>	<b>105.00</b>
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• For connectivity to Ford PI Package solutions includes:

- (2) Male 4-pin connectors for siren & (5) Female 4-pin connectors for lighting/siren/speaker
- (1) 4-pin IP connector for speakers
- (1) 4-pin IP connector for siren controller connectivity
- (1) 8-pin sealed connector & (1) 14-pin IP connector

**Note:** See Upfitters guide for further detail [www.fordpoliceinterceptorupfit.com](http://www.fordpoliceinterceptorupfit.com)

<b>[ ] Tail lamp/Police Interceptor Housing Only</b> – Pre-existing holes with standard twist lock sealed capability (does not include LED installed lights) (eliminates need to drill housing assemblies) <b>Note:</b> Not available with options: 66B and 67H	86T	60.00
<b>[ ] Tail Lamp Lighting Solution</b> – Includes base LED lights plus two (2) rear integrated hemispheric lighthouse white LED side warning lights in taillamps – LED lights only. Wiring, controller “not” included <b>Note:</b> Not available with option: 67H	66B	425.00
<b>[ ] Police Wire Harness Connector Kit – Rear</b> • For connectivity to Ford PI Package solutions includes: • (1) 2-pin connector for rear lighting and (1) 2-pin connector • (6) Female 4-pin connectors and (6) Male 4 pin connectors • (1) 10-pin connector <b>Note:</b> See Upfitters guide for further detail <a href="http://www.fordpoliceinterceptorupfit.com">www.fordpoliceinterceptorupfit.com</a>	21P	130.00
<b>[ ] Rear Lighting Solution</b> – Includes two (2) backlit flashing linear high-intensity LED lights (driver’s side red / Passenger side blue) mounted to inside liftgate glass) – Includes two (2) backlit flashing linear high-intensity LED lights (driver’s side red / Passenger side blue) installed on inside lip of liftgate (lights activate when liftgate is open) – LED lights only. Wiring, controller “not” included <b>Note:</b> Not available with option: 67H	66C	455.00
<b>[ ] Ultimate Wiring Package</b> – Rear console mounting plate (85R) – contours through 2nd row; channel for wiring – Pre-wiring for grille LED lights, siren and speaker (60A) – Wiring harness I/P to rear (overlay) ○ Two (2) light cables – supports up to six (6) LED lights (engine compartment/grille) ○ Two (2) 50-amp battery and ground circuits in RH rear-quarter ○ One (1) 10-amp siren/speaker circuit engine cargo area – Rear hatch/cargo area wiring – supports up to six (6) rear LED lights ○ Recommend Police Wire Harness Connector Kits 47C and 21P <b>Note:</b> Not available with options: 65U, 67G, 67H	67U	550.00
<b>[ ] Police Interceptor 24 – Cargo Wiring Upfit Package</b> – Rear console plate (85R) – contours through 2nd row; channel for wiring – Wiring overlay harness with lighting and siren interface connections – Vehicle Engine Harness: ○ Two (2) light connectors – supports up to six (6) LED lights (engine compartment) ○ Two (2) grille light connectors ○ Two (2) 50 amp battery ground circuits in right hand rear-quarter power distribution junction block ○ One (1) 10-amp siren/speaker circuit (engine to cargo area) – Whelen Lighting PCC8R Control Head – Whelen PCC8R Light Relay Center (mounted behind 2nd row seat) – Light Controller / Relay Center Wiring (jumper harness) – Whelen Specific Cable (console to cargo area) Connects PCC8R to Control Head – Pre-wiring for grille LED lights, siren and speaker (60A) – Does “not” include LED lights ○ Recommend Police Wire Harness Connector Kits 47C and 21P <b>Note:</b> Not available with options: 65U, 67H and 67U	67G	1340.00
<b>[x] Ready for the Road Package All-in Complete Package</b> <b>Includes Police Interceptor Packages 66A, 66B, 66C plus:</b> – Whelen Cencom Light Controller Head with dimmable backlight – Whelen Cencom Relay Center / Siren / Amp w/Traffic Advisor (mounted behind 2nd row seat) – Light Controller / Relay Cencom Wiring (wiring harness) w/additional input/output pigtailed – High current pigtail – Whelen Specific WECAN Cable (console to cargo area) connects Cencom to Control Head – Pre-wiring for grille LED lights, siren and speaker (60A) – Rear console plate (85R) – contours through 2nd row; channel for wiring – Grille linear LED Lights (Red / Blue) – 100-Watt Siren / Speaker – Hidden Door-Lock Plunger / Rear-Door Handles Inoperable (52P) – Wiring Harness: ○ Two (2) 50 amp battery and ground circuits in RH rear-quarter <b>Note:</b> Not available with options: 66A; 66B; 66C; 67G, 67U	67H	3415.00

**VINYL WRAP OPTIONS**

<b>[ ] Two-Tone Vinyl Package #1</b>	<b>91A</b>	<b>840.00</b>
• Roof Vin		
• RH/LH Front Doors Vinyl		
• RH/LH Rear Doors Vinyl		
<b>[ ] Two-Tone Vinyl Package #3</b>	<b>91C</b>	<b>700.00</b>
• Roof Vinyl		
• RH/LH Front Doors Only Vinyl		
<b>[ ] Two-Tone Vinyl Package #8</b>	<b>91H</b>	<b>490.00</b>
• Roof Vinyl (Vinyl Wrap in Police White (YZ) Only)		
<b>[ ] Two-Tone Vinyl Package #9</b>	<b>91J</b>	<b>305.00</b>
• RH/LH Front Doors Only Vinyl (Vinyl Wrap in Police White (YZ) Only)		
<b>[ ] Vinyl Word Wrap</b>	<b>91D</b>	<b>795.00</b>
– "POLICE" located on LH/RH sides of vehicle ("White" lettering)		
<b>[ ] Reflective Vinyl Word Wrap</b>	<b>91E</b>	<b>795.00</b>
– "POLICE" located on LH/RH sides of vehicle ("Black" lettering)		
<b>[ ] Reflective Vinyl Word Wrap</b>	<b>91F</b>	<b>795.00</b>
– "POLICE" located on LH/RH sides of vehicle ("White" lettering)		
<b>[ ] Vinyl Word Wrap</b>	<b>91G</b>	<b>795.00</b>
– "SHERIFF" located on LH/RH sides of vehicle ("White" lettering)		

**Extended Warranty Options for Police Interceptor Utility****Extended Warranty Option's (\$100.00 Deductible) 100,000 Mile Coverage**

<b>[ ] 5-Year Premium Care Warranty (500 Plus Components Coverage)</b>	<b>2150.00</b>
<b>[ ] 4-Year Premium Care Warranty (500 Plus Components Coverage)</b>	<b>2110.00</b>
<b>[ ] 3-Year Premium Care Warranty (500 Plus Components Coverage)</b>	<b>2080.00</b>
<b>[ ] 5-Year Extra Care Warranty (113 Essential Components Coverage)</b>	<b>1955.00</b>
<b>[ ] 4-Year Extra Care Warranty (113 Essential Components Coverage)</b>	<b>1925.00</b>
<b>[ ] 3-Year Extra Care Warranty (113 Essential Components Coverage)</b>	<b>1905.00</b>
<b>[ ] 5-Year Base Care Warranty (84 Major Components Coverage)</b>	<b>1860.00</b>
<b>[ ] 4-Year Base Care Warranty (84 Major Components Coverage)</b>	<b>1840.00</b>
<b>[ ] 3-Year Base Care Warranty (84 Major Components Coverage)</b>	<b>1820.00</b>

**Total Price \$29,008.00 ea**



Warrant 524  
June 28, 2016

Vendor	Description	Fund	Amount
Orchard Hiltz & McCliment Inc.	Engineering services payment for Cargill project	OBRA #8	\$21,349.00
Orchard Hiltz & McCliment Inc.	Water reliability study payment	Water	\$ 2,440.50
Total			\$23,789.50





## MEMORANDUM

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301 W MAIN • OWOSSO, MICHIGAN 48867-2958 • WWW.CI.OWOSSO.MI.US

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**DATE:** June 30, 2016  
**TO:** City Council  
**FROM:** City Manager  
**SUBJECT:** Confirmation of appointment of Andrea Smith as City Treasurer

You are aware that Ron Tobey has retired from the position of City Treasurer effective June 26, 2016. Section 7.1 of the charter and section 2-52 of the city code designate the City Treasurer as an administrative officer. Section 7.2 (b) of the charter reads as follows:

*Except as otherwise provided in this charter, all other administrative officers shall be appointed by the City Manager, subject to the confirmation of the Council, and serve at the pleasure of the City Manager.*

I am requesting that council confirm my appointment of Andrea Smith as City Treasurer.

Andrea has ably demonstrated her competence in all of the assignments that she has received. I am confident that she will continue to serve the city and its citizens well in the position of City Treasurer.



## MEMORANDUM

301 W. MAIN ▪ OWOSSO, MICHIGAN 48867-2958 ▪ WWW.CI.OWOSSO.MI.US

**DATE:** June 30, 2016

**TO:** Mayor Frederick and the Owosso City Council

**FROM:** Susan Montenegro  
Asst. City Manager/Community Development Director

**SUBJECT:** Brownfield Plan #8, Amendment #1

### RECOMMENDATION:

Staff recommends approving Brownfield Plan #8, Amendment #1 and find the changes to be beneficial to the public interest.

### BACKGROUND:

The Owosso Brownfield Redevelopment Authority held a public hearing on June 30, 2016 with the purpose of amending Brownfield Plan #8. Some of the changes taking place are that the city of Owosso will be taking the role as developer to complete a public roadway and water main project for the old Sugar Beet Site. The amended plan seeks to add an additional 10 years, extending the plan from 2022 to 2032, use a bond to pay for improvements upfront, seek repayment of interest incurred for the bond, and seek tax capture from the schools. The total cost of the project is \$3,038,704.75.

### FISCAL IMPACTS:

The city will need to take out a bond to pay for the project upfront. The city will be responsible for any shortfall if the tax capture is less than estimated.

Document originated by: Susan Montenegro

## **RESOLUTION NO.**

### **A RESOLUTION TO AMEND BROWNFIELD PLAN #8 "SUGAR BEET/TUSCARORA, INC.", FOR THE CITY OF OWOSSO PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF ACT 381 OF THE PUBLIC ACTS OF THE STATE OF MICHIGAN OF 1996, AS AMENDED**

WHEREAS, the Brownfield Redevelopment Authority (the "Authority") of the City of Owosso, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act"), has prepared and recommended for approval by the Authority a Brownfield Plan Amendment entitled "District #8, Sugar Beet/Tuscarora, Inc." (the "Plan"), pursuant to and in accordance with Section 13 of the Act; and

WHEREAS, the Owosso Brownfield Authority has, at least ten (10) days but not more than forty (40) days before the meeting of the Authority at which this resolution has been considered, provided notice to and fully informed all taxing jurisdictions which are affected by the Financing Plan (the "Taxing Jurisdictions") about the fiscal and economic implications of the proposed Financing Plan, and the Authority has previously provided to the Taxing Jurisdictions a reasonable opportunity to express their views and recommendations regarding the Financing Plan and in accordance with Sections 13 (10) and 14 (1) of the Act; and

WHEREAS, the Authority has made the following determinations and findings:

- A. The Plan constitutes a public purpose under the Act;
- B. The Plan meets all of the requirements for a Brownfield Plan set forth in Section 13 of the Act;
- C. The proposed method of financing the costs of the eligible activities, as described in the Plan is feasible and the Authority has the ability to arrange the financing;
- D. The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act;
- E. The amount of captured taxable value estimated to result from the adoption of the Plan is reasonable; and
- F. The square footage of the building is approximately 78,000 square feet for the proposed Cargill site.
- G. Line item cost details are eligible expenses that serve a public good.
- H. Local redevelopment area details are accurate.

WHEREAS, as a result of its review of the plan and upon consideration of views and recommendations of the public, OBRA, and taxing jurisdictions, the city council desires to proceed with approval of District #8 Brownfield Plan – "Sugar Beet/Tuscarora Inc." Amendment No. 1 and distribute accordingly.

NOW THEREFORE, BE IT RESOLVED THAT:

1. Plan Approved. Pursuant to the authority vested in the Authority by the Act, and pursuant to and in accordance with the provisions of Section 14 of the Act, the Amended Plan is hereby approved in the form considered by the city council on July 5, 2016, and maintained on file in the office of the City Clerk.
2. Severability. Should any section, clause or phrase of this Resolution be declared by the Courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.
3. Repeals. All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

**City of Owosso  
Brownfield Redevelopment Authority  
District # 8 Amended Brownfield Plan-  
"Sugar Beet/Tuscarora Inc."**



Prepared with the assistance of: Owosso Brownfield Redevelopment Authority  
Date of Authority's Original Plan Adoption: October 3 , 2002  
Date of City Council's Original Plan Adoption: November 4, 2002

Date of First Amendment: \_\_\_\_\_  
Date of City Council's Amended Plan Adoption: \_\_\_\_\_

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**BROWNFIELD REDEVELOPMENT PLAN**

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**Owosso Brownfield Authority District #8 Brownfield Plan  
"Sugar Beet/Tuscarora Inc."**

## **1. INTRODUCTION AND PURPOSE**

The purpose of this plan, to be implemented by the Authority, is to satisfy the requirements for a Brownfield Plan as specified in Act No. 381 of the Public Acts of 1996, MCL 125.2651 et. seq., which is known as the "Brownfield Redevelopment Financing Act" and as amended by PA 145 of 2000. There are 13 mandated requirements of the plan, each to be addressed in this plan. The principal purpose of the plan is to define eligible property, to define a tax increment plan for funding eligible activities, and to establish eligibility for developer single business tax credits. The subject of the plan is a contiguous grouping of five properties in northwest Owosso bounded by King Street on the north, the TSBY railroads on the east and west and the south line of the Mitchell Corporation site on the south, now referenced as Tuscarora Incorporated.

## **II. GENERAL DEFINITIONS AS USED IN THIS PLAN**

"Additional response activities" means response activities proposed as part of a brownfield plan that are in addition to a baseline environmental assessment activities and due care activities for an eligible property. MCL 125.2652(a).

"Authority" means a brownfield redevelopment authority created under this act. MCL 125.2652(b).

"Baseline environmental assessment" means that term as defined in Section 20101 of Part 201 of the natural resources and environmental protection act, Act No. 451 of the Public Acts of 1994, MCL 324.20101.

"Baseline environmental assessment activities" means those response activities identified as parts of a brownfield plan that are necessary to complete a baseline environmental assessment for an eligible property in the brownfield plan. MCL 125.2652(d).

"Blighted" means property that meets any of the following criteria:

- (i) Has been declared a public nuisance in accordance with a local housing, building, plumbing, fire, or other related code or ordinance.
- (ii) Is an attractive nuisance to children because of physical condition, use, or occupancy.
- (iii) Is a fire hazard or is otherwise dangerous to the safety of persons or property.
- (iv) Has had the utilities, plumbing, heating, or sewerage permanently disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use.
- (v) Is tax reverted property owned by a qualified local governmental unit, by a county, or by this state. The sale, lease, or transfer of tax reverted property by a qualified local governmental unit, county, or this state after the property's inclusion in a brownfield plan shall not result in the loss to the property of the status as blighted property for purpose of this act.

"Board" means the governing body of an authority. MCL 125.2652(e).

"Brownfield plan" means a plan that meets the requirements of Section 13 and is adopted under Section 14. MCL 125.2652(f).

"Captured taxable value" means the amount in one year by which the current taxable value of an eligible property subject to a brownfield plan, including the taxable value or assessed value, as appropriate, of the property for which specific taxes are paid in lieu of property taxes, exceeds the initial taxable value of that eligible property. The state tax commission shall prescribe the method for calculated captured taxable value. MCL 125.2652(g).

"Chief executive officer" means the mayor of a city, the village manager of a village, the township supervisor of a township, or the county executive of a county or, if the county does not have an elected county executive, the chairperson of the county board of commissioners.

"Department" means the department of environmental quality.

"Due care activities" means those response activities identified as part of a brownfield plan that are necessary to allow the owner or operator of an eligible property in the plan to comply with the requirements of Section 20107a of Part 201 of Act No. 451 of the Public Acts of 1994, being Section 324.20107a of the Michigan Compiled Laws. MCL 125.2652(j).

"Eligible activities" or "eligible activity" does not include activities related to multisource commercial hazardous waste disposal wells as that term is defined in section 62506a of the natural resources and environmental protection act, 1994 PA 451, MCL 324.62506a, but means 1 or more of the following:

- (i) Baseline environmental assessment activities.
- (ii) Due care activities.
- (iii) Additional response activities. MCL 125.2652(k).
- (iv) For eligible activities on eligible property that was used or is currently used for commercial, industrial, or residential purposes that is in a qualified local governmental unit and is a facility, functionally obsolete, or blighted, and except for purposes of section 38d of the single business tax act, 1975 PA 228, MCL 208.38d, the following additional activities:
  - (A) Infrastructure improvements that directly benefit eligible property.
  - (B) Demolition of structure that is not response activity under section 201 of the natural resources and environmental protection act, 1994 P A 451, MCL 324.20101.
  - (C) Lead or asbestos abatement.
  - (D) Site preparation that is not response activity under section 201 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.
- (v) Relocation of public buildings or operations for economic development purposes with prior approval of the Michigan economic development authority. "Eligible property" means property for which eligible activities are identified under a brownfield plan that was used or is currently used for commercial, industrial, or residential purposes that is either in a qualified local governmental unit and is a facility, functionally obsolete, or blighted or is not in a qualified local governmental unit and is a facility, and includes parcels that are adjacent or contiguous to that property if the development of the adjacent and contiguous parcels is estimated to increase the captured taxable value of that property. Eligible property includes, to the extent included in the brownfield plan, personal property located on the property. Eligible property does not include qualified agricultural property exempt under section 7ee of the general property tax act, 1983, PA 206, MCL 211.7ee, from the tax levied by a local school district for school operating purposes to the extent provided under section 1211 of the revised school code, 1976 PA 451, MCL 380.1211.

"Fiscal year" means that fiscal year of the authority.

"Functionally obsolete" means that the property is unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from factors such as overcapacity,

changes in technology, deficiencies or super adequacies in design, or other similar factors that effect the property itself or the property's relationship with other surrounding property.

"Governing body" means the elected body having legislative powers of a municipality creating an authority under this act.

"Infrastructure improvements" means a street, road, sidewalk, parking facility, pedestrian mall, alley, bridge, sewer, sewage treatment plant, property designed to reduce, eliminate, or prevent the spread of identified soil or groundwater contamination, drainage system, waterway, waterline, water storage facility, rail line, utility line or pipeline, or other similar or related structure or improvement, together with necessary easements for the structure or improvement, owned or used by a public agency or functionally connected to similar or supporting property owned or used by a public agency, or designed and dedicated to use by, for the benefit of or for the protection of the health, welfare, or safety of the public generally, whether or not used by a single business entity, provided that any road, street, or bridge shall be continuously open to public access and that other property shall be located in public easements or rights-of-way and sized to accommodate reasonably foreseeable development of eligible property in adjoining areas.

"Initial taxable value" means the taxable value of an eligible property identified in and subject to a brownfield plan at the time the resolution adding that eligible property in the brownfield plan is adopted, as shown by the most recent assessment roll for which equalization has been completed at the time the resolution is adopted. Property exempt from taxation at the time the initial taxable value is determined shall be included with the initial taxable value of zero. Property for which a specific tax is paid in lieu of property tax shall not be considered exempt from taxation. The state tax commission shall prescribe the method for calculating the initial taxable value of property for which a specific tax was paid in lieu of property tax.

"Local Taxes" means all taxes levied other than taxes levied for school operating purposes.

"Municipality" means all of the following:

- (i) A city.
- (ii) A village.
- (iii) A township in those areas of the township that are outside of a village.
- (iv) A township in those areas of the township that are in a village upon the concurrence by resolution of the village in which the zone would be located.
- (v) A county.

"Qualified local government unit" means that term as defined in the obsolete property rehabilitation act.

"Qualified taxpayer" means that term as defined in sections 38d and 38(g) of the single business tax act, 1975 PA 228, MCL 208.38d and 208.38(g).

"Remedial action plan" means a plan that meets both of the following requirements:

- (i) Is a remedial action plan as that term is defined in Section 20101 of Part 201 of Act No. 451 of the Public Acts of 1994, being Section 324.20101 of the Michigan Compiled Laws.
- (ii) Describes each individual activity to be conducted to complete an eligible activity and the associated costs of each individual activity.



"Response activity" means that term as defined in Section 20101 of Part 201 of Act No. 451 of the Public Acts of 1994, being Section 324.20101 of the Michigan Compiled Laws. MCL 125.2652(s).

"Specific taxes" means a tax levied under Act No. 198 of the Public Acts of 1974, being Sections 207.551 to 207.572 of the Michigan Compiled Laws, the commercial redevelopment act, Act No. 255 of the Public Acts of 1978, being Sections 207.651 to 207.668 of the Michigan Compiled Laws; the enterprise zone act, Act No. 224 of the Public Acts of 1985, being Sections 125.2101 to 125.2123 of the Michigan Compiled Laws, Act No. 189 of the Public Acts of 1953, being Sections 211.181 to 211.182 of the Michigan Compiled Laws; or the technology park development act, Act No. 385 of the Public Acts of 1984, being Sections 207.701 to 207.718 of the Michigan Compiled Laws, or the obsolete property rehabilitation act.

"Tax increment revenues" means the amount of ad valorem property taxes and specific taxes attributable to the application of the levy of all taxing jurisdictions upon the captured taxable value of each parcel of eligible property subject to a brownfield plan and personal property located on that property. Tax increment revenues exclude ad valorem property taxes specifically levied for the payment of principal of and interest on either obligations approved by the electors or obligations pledging the unlimited taxing power of the local governmental unit, and specific taxes attributable to those ad valorem property taxes. Tax increment revenues attributable to eligible property also exclude the amount of ad valorem property taxes or specific taxes captured by a downtown development authority, tax increment finance authority, or local development finance authority if those taxes were captured by these other authorities on the date that eligible property became subject to a brownfield plan under this act.

"Taxable value" means the value determined under Section 27a of the general property tax act, Act No. 206 of the Public Acts of 1893, being Section 211.27a of the Michigan Compiled Laws.

"Taxes levied for school operating purposes" means all of the following:

- (i) The taxes levied by a local school district for operating purposes.
- (ii) Taxes levied under the state education tax act, Act No. 331 of the Public Acts of 1993, being Section 211.901 to 211.906 of the Michigan Compiled Laws.
- (iii) That portion of specific taxes attributable to taxes described under Subparagraphs (i) and (ii). MCL 125.2652(w).

"Work plan" means a plan that describes each individual activity to be conducted to complete an eligible activity and the associated costs of each individual activity.

"Zone" means, for an authority established before the effective date of the amendatory act, PA 145 of 2000, that added subdivision (r) a brownfield redevelopment zone designated under the act.

### **III. THE BROWNFIELD PLAN.**

#### **PART A: Description of Eligible Properties.**

The eligible property is that area incorporating tax roll parcels on these five contiguous sites:

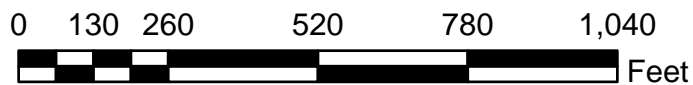
- Site 1: #78-050-537-000-048 (1509 West Oliver Street).
- Site 2: #78-050-537-000-036 (123 N. Chipman Street).
- Site 3: #78-050-537-000-052 (1460 W. Oliver Street).
- Site 4: #78-050-537-000-051 (1400 W. Oliver Street).
- Site 5: #78-050-537-000-049 (1525 W. King Street).

The site map on the next page shows the subject properties and vicinity.

# City of Owosso

6

## OBRA District #8



June 24, 2016

1509 W. OLIVER ST.

Attachment 1 contains the legal descriptions. The project entails development of an industrial park area and access road with public utilities and site preparation costs. The site is contaminated, blighted in part and functionally obsolete. The project name is "Sugar Beet/Tuscarora Inc." and is the eighth Brownfield Redevelopment District plan for the city.

## **PART B: Determination of Eligibility.**

The sites are considered an "eligible property" because they contain contaminated soils and blighted areas. Eligibility is also based on the finding that the sites are functionally obsolete in part with deteriorating structures, dilapidated sub-soil foundations, superadequacies of building and property design, obsolete structures, inadequate municipal services and 9 acres of unconsolidated lime-based fill material. The contamination of the site at 1509 W. Oliver Street went through remedial action in 2002.

Functionally obsolete means that the property *"is unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from factors such as overcapacity, changes in technology, deficiencies or superadequacies in design, or other similar factors that affect the property itself or the property's relationship with other surrounding property."*

### **• Specific Site Eligibility Findings:**

- a) Site 1: 1509 W. Oliver Street. This property has benefited from State investment through the Clean Michigan Initiative. The blighted structures have been removed along with any associated foundations. There is likelihood that there are other undiscovered foundations. Depending on the ongoing remedial actions, soil contamination above residential criteria may persist. The north half of the parcel, about 9 acres consists of borrow pits and backfilled lime materials from the sugar beet processing era. This is a condition of obsolescence and property devaluation. Another lime deposit on the south end where most of the redevelopment potential exists must be removed. Currently, there is no viable access to this site for long-term industrial use.
- b) Site 2: 123 N. Chipman Street. Since the inception of the original brownfield plan, site 2 has been sold and is a viable corporation. The site, however, is privately owned and operated and blocks access to site 1. A public roadway must to be built on the most easterly portion of this property. The new roadway will give improved access to the current corporation located at site 2 to provide the needed access into site 1 for industrial usage.  
  
A new water main will improve connectivity to city water. The new main will increase water flow and allow for a contemporary fire suppression system to meet their required standards of fire protection.
- c) Site 3: 1460 (aka 1500) W. Oliver Street. The occupant is Detroit Abrasives, an ongoing industrial enterprise. The structure is blighted in part and obsolete at four stories with the upper stories deemed unusable except for the present user who uses the clear span interior. There is no record of contamination for this property.
- d) Site 4: 1400 W. Oliver Street. This site is formerly a hazardous waste site that has been remediated to some extent and remains a facility. The obsolete multi-story brick structures also constitute eligibility as a facility for brownfield planning purposes.
- e) Site 5: 1525 W. King Street. Covenant Eyes Enterprise, LLC purchased the old GKN Sinter Metals plant at this site in 2007. The current company has utilized tax abatements and IFT programs. The current IFT will expire in 2022.

## **PART C: Responses to the Required Elements of a Brownfield Plan.**

### **1. Description of Costs to Be Paid for With Tax Increment Revenues and Summary of Eligible Activities.**

Tax increment revenues will pay the construction of a new industrial access street, engineering and construction of the street itself. Public utility installation will be carried out, both for new facilities and upgrades to obsolete structures. Concurrent investigations and preliminary construction activity may result in added costs for buried rubble and contaminated soil disposal. No remedial actions for site contamination are contemplated for this edition of the plan.

The project costs are estimated in the table at Schedule 1.

### **2. Estimate of Captured Taxable Value and Tax Increment Revenues**

The original plan is set to expire in 2022. The city of Owosso seeks to amend the plan and add an additional 10 years to the duration of the plan. If all obligations have been met prior to 2032 the plan shall terminate at that time. The estimated annual captured taxable value, once complete project development has occurred, is \$3,601,074.50. The plan deliberately demonstrates the greatest development scheme possible on all five sites. For this edition of the plan with the application of millage from local and state taxing jurisdictions, the annual tax increment revenues are projected to average \$186,432.67. The plan also seeks to include the interest accrued during the duration of the plan amounting to \$740,300.33. The potential for total collections are estimated at \$3,038,704.75, including interest, covering a span of 17 captured tax years, even though the TIF table shows completion in 2030.

<b>Total Activities Funded by TIF</b>	<b>Estimated Costs</b>
Bond Interest	\$ 740,300.33
Bond Cost	\$ 75,000.00
OBRA Administrative Fees (local TIR only)	\$ 15,105.00
State Brownfield Fund	\$ 162,802.92
Developer Reimbursement	\$ 2,045,496.50
<b>TOTAL</b>	<b>\$ 3,038,704.75</b>

To illustrate year five of the schedule against a taxable value of \$3,038,704.75 the basis for this projection is a calculation from the following millage rates of the applicable local and state taxing jurisdictions: (see next page)

<b>Taxing Entity</b>	<b>2016 Millage</b>	<b>Revenue</b>
School Operating	18.0000	\$ 54,696.69
SET	6.0000	\$ 18,232.23
City of Owosso	14.5343	\$ 44,165.45
SATA	0.3285	\$ 998.21
Shiawassee County Operational	5.1146	\$ 15,541.76
Council on Aging	0.3500	\$ 1,063.55
Medical Care Facility	2.0000	\$ 6,077.41
Veteran's Relief Fund	0.2400	\$ 729.29
District Library	1.2500	\$ 3,798.38
MSU Extension 4-H	0.0500	\$ 151.94
Shiawassee RESD	3.9040	\$ 11,863.10
<b>Total State &amp; Local Capturable Millage Amounts</b>	<b>51.7714</b>	<b>\$ 157,318.00</b>

### **3. Method of Financing and Description of Advances by the Municipality**

The City of Owosso will sell revenue bonds or a combination of taxable and tax exempt bonds to raise the funds to complete the project. Utility work and land acquisition for infrastructure and extended industrial drive constitute the principle cost of the project. TIF funds are requested to pay back the City of Owosso in the amount of \$3,038,704.75 for eligible costs.

### **4. Maximum Amount of Note or Bonded Indebtedness**

The entire project will require bonded indebtedness of \$2,120,497 with \$740,300.33 as allowed interest, demonstrated in TIF Table 3 and the Actual Allowed Interest Calculation worksheet.

### **5. Duration of Brownfield Plan**

The duration of the original plan was for 20 years, ending in 2022. The amended plan seeks to extend the plan to 2030. The developer shall assume the risk of project cost overruns, insufficient taxable value, or changing tax structure if any developer advanced project costs is not adequately reimbursed from tax increments.

### **6. Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions**

The site will generate taxes to the local jurisdictions at the current level of development on the property that has a December 31, 2016 taxable value of: (see next page)

Site 1-1509 West Oliver Street	\$ 0
Site 2-123 N. Chipman Street	\$ 750,000
Site 3-1460 W. Oliver Street	\$ 27,921
Site 4-1400 W. Oliver Street.	\$ 83,256
Site 5-1525 W. King Street	\$ 340,972
<b>Total Taxable Value</b>	<b>\$ 1,202,149</b>

A new industrial drive will replace the use of West Oliver Street for access to the 123 N. Chipman and 1509 W. Oliver sites. The length of the street will not impact City public services. Schedule 3 details the tax capture implications to each of the local taxing jurisdictions and shows the level of current tax collections that will persist throughout the term of the plan.

#### **7. Legal Description, Property Map and Personal Property.**

The legal description of the eligible properties is provided in Attachment 1. A general list of real and personal property improvements subject to property tax at the site is listed in Attachment 2.

#### **8. Estimates of Residents and Displacement of Families.**

No residents or families will be displaced by the project. There are no families or persons residing on the premises.

#### **9. Plan for Relocation of Displaced Persons**

This section is not applicable to the plan.

#### **10. Provisions for Relocation Costs**

This section is not applicable to the plan.

#### **11. Strategy for Compliance with Michigan's Relocation Assistance Law**

This section is not applicable to the plan.

#### **12. Description of Proposed Use of Local Site Remediation Revolving Fund**

This Section is not applicable to the plan.

#### **13. Other Material the Authority Considers Pertinent.**

After adopting a notice of intent in March, of 1997, the City Council of the City of Owosso established the Brownfield Authority on April 21, 1997. The entire city was designated a Brownfield Zone with the expectation of individual "districts" having their own brownfield plans. The Authority was filed with Michigan's Secretary of State on April 29, 1997. As provided for in the Act, the City Council designated the city's Local Development Finance Authority to perform as the city's Brownfield Redevelopment Authority.

**ATTACHMENTS**

Attachment 1: Legal Description  
Attachment 2: List of Real and Personal Property Improvements

**LIST OF SCHEDULES**

SCHEDULE 1: Detail of Project Costs  
SCHEDULE 2: TIF Table 3  
SCHEDULE 3: Allowed Interest Calculation Sheet  
SCHEDULE 4: Proposed Industrial Access Road Map  
SCHEDULE 5: Proposed Water Main Improvements Map  
SCHEDULE 6: Reimbursement Agreement Between Developer and OBRA

## ATTACHMENT 1

### LEGAL DESCRIPTIONS

#### SITE 1:

##### **050-537-000-048-00 -1509 W. Oliver Street**

Part of Southwest 1/4 & part of Southeast fractional 1/4 of Section 14, T7N-R2E, beginning at center post, thence S1°32'12"W, 33', thence East 418.73', thence S42°07' E, 1066.59', thence N48°30'E, 34.45', thence S43°23' E, 177.7', thence S46°45'E, 180', thence S47°52'47"W, 52.92', thence S47°07'00"E, 146.16', thence on a curve to the left having a radius of 245', a delta angle of 38°22'13" and a chord bearing and distance of S61°18'07"E, 161.02', thence on a curve to the left having a radius of 245', a delta angle of 09°29'47" and a chord bearing distance of S85°4'07"E, 40.56', thence S89°59'00"E, 154.05', thence on a curve to the right having a radius of 305.00, a delta angle of 36°33'20" and a chord bearing and distance of S71°42'20"E, 191.31' to the East and West 1/8 line in the Southeast 1/4 of said Section 14, thence N89°59'W along 1/8 line 1025.59' to Northeast line of AARR R/W, thence N40°33'W along said r/w line to North-South 1/4 line, thence North to point of beginning.

(except road Right-of-Way described as: A Right-of-Way in the Southeast 1/4 of Section 14, T.7 N.-R. 2 E., City of Owosso. Shiawassee County, Michigan described as follows: To fix the point of beginning commence at the Southeast corner of said Section 14; thence N.00°-23'-20"E., on the East line of said Section, 682.01 feet to the Southwesterly Railroad Right-of-Way line; thence N.43°-30'-39"W., on said Southwesterly Railroad Right-of-Way line, 886.36 feet to the South 1/8 line of said Section; thence S.88°-38'-37"W., on said South 1/8 line, 7.99 feet to the point of beginning; thence continuing S.88°-38'-37"W., on said South 1/8 line, 606.99 feet; thence N.01°-21'-23"W., 46.00 feet to a point on a 78.00 feet radius curve to the right, having a chord bearing of N.20°-03'-58"E, 56.98 feet; thence along the arc of said curve 58.33 feet; thence N.41°-29'-19"E, 77.09 feet; thence S.48°-30'-43"E., 22.24 feet to a point on a 245.00 feet radius curve to the left. having a chord bearing of S.6°-26'-42"E., 198.77 feet; thence along the arc of said curve 204.68 feet; thence N.88°-37'-19"E., 154.05 feet to a point on a 305.00 radius curve to the right, having a chord bearing of S.73°-06'-01"E., 191.31 feet; thence along the arc of said curve 194.59 feet to a point on said South 1/8 line and the point of beginning, containing 0.98 acres of land.)  
(also except easement for power lines consumers power company).

#### SITE 2:

##### **050-537-000-036-00 - 123 N. Chipman Street**

Part of Section 14, T7N-R2E, city of Owosso; county of Shiawassee, state of Michigan, commencing 284' North & 33' West of Southeast corner of Section 14, thence West 686.85' to East line of AARR R/W, thence Northwesterly along said Section line 1350.93', thence East 1024.98' to MCRR R/W, thence Southeasterly along said R/W line to West line of Chipman Street, a point that is 33' West of East line of Section 14, thence South along west line of Chipman Street to point of beginning.

(Except road right-of-way described as: A Right-of-Way in the Southeast 1/4 of Section 14, T.7 N.-R.2 E., City of Owosso. Shiawassee County, Michigan described as follows: To fix the point of beginning commence at the Southeast corner of said Section 14; thence N.00°-23'-20"E, on the East line of said Section, 682.01 feet; thence N.43°-30'-39"W. 47.58 feet to the intersection of the Westerly Right-of-Way line of N. Chipman Street and the Southwesterly Railroad Right-of-Way line, also being the point of beginning; thence S.00°-23'-20"W. on said Westerly Right-of-Way line, 95.18 feet; thence N.43°-30'-39"W, 618.55 feet to a point on 767.00 feet radius curve to the left, having a chord bearing of N.6°-26'-40"W., 622.31 feet; thence along the arc of said curve 640.79 feet; thence S.88°-37'-19"W., 50.56 feet to a point on a 42.00 feet radius curve to the left. having a chord bearing of S.5°-27'-38"W., 13.68 feet; thence along the arc of said curve 13.74 feet to a point on a 78.00 feet radius curve to the right, having a chord bearing of N.84°-42'-16"W., 114.48 feet; thence along the arc of said curve 128.54 feet a point on



the South 118 line of said Section; thence N.88°-38'-37"E., on said South 1/8 line, 599.97 feet: thence S.43°-30'-39"E, 838.78 feet to the point of beginning, containing 1.84 acres of land.)

**SITE 3:**

**050-537-000-052-00 -1460 W. Oliver Street**

Part of N 1/2 of Se 1/4 Sec 14 T7N R2E, beg int of S 1/8 ln of Sec 14 & MCRR R/W, th N42°07'W 604.14', th S47°35'00"W 242.30', th S47°52'47"W 52.92', th S47°07'00"E 146.16', th on a curve to the left having a radius of 245', a delta angle of 38°22'13" and a chord bearing and distance of S61°18'07"E 161.02', th on a curve to the left having a radius of 245', a delta angle of 09°29'47" and a chord bearing distance of S85°14'07"E 40.56', th S89°59'00"E 154.05', th on a curve to the right having a radius of 305.00, a delta angle of 36°33'20" and a chord bearing and distance of S71°42'20"E 191.31' to the East and West 1/8 line in the Se 1/4 of said Sec 14, th S89°59'E 7.99' to pob

**SITE 4:**

**050-537-000-051-00 -1400 W. Oliver Street**

Part of N 1/2 of Se 1/4 Sec 14 T7N R2E city of Owosso com at intersection of W RLW MCRR & E Oliver St extd W'l y 811.5' from W ln Chipman St th S77°17' W 202.9' (220.9') th S48°30' W 83.8' th S43°23' E 177.7' th S46°45' E 180' th N47°35' E alg brk wall 242.3' to W RLW MCRR th N42°7' W256.4' to beg

**SITE 5:**

**050-537-000-049-00 -1525 W. Oliver Street**

Pt of N 112 of Se 1/4 Sec 14 T7N R2E com S1 \*32 112' W 33' & E 418.73' fr cen Sec 14 to pob th S 42°7' E 1066.59' th N48°30' E 118.25' th S 77° 17' E 202.9' th N 42°7' W 945.24' to S ln King St th W 397.66' to pob (ex esmts of record)

**CITY ROAD RIGHT OF WAY Complete Description per Survey**

Beginning at the Southeast ¼ of Section 14, T. 7 N.-R.2 E., City of Owosso, Shiawassee County, Michigan described as follows: To fix the point of beginning commence at the Southeast corner of said Section 14; thence N.00°-23'-20"E., on the East line of said Section, 682.01 feet; thence N.43°-30'-39"W., 47.58 feet to the intersection of the Westerly Right-of-Way line of N. Chipman Street and the Southwesterly Railroad Right-of-Way line, also being the point of beginning; thence S.00°-23'-20"W, on said Westerly Right-of-Way line, 95.18 feet; thence N.43°-30'-39"W, 618.55 feet to a point on 767.00 feet radius curve to the left. having a chord bearing of N.67°-26'-40"W, 622.31 feet; thence along the arc of said curve 640.79 feet; thence S.88°-37'-19"W., 50.56 feet to a point on a 42.00 feet radius curve to the left, having a chord bearing of S.57°-27'-38"W., 13.68 feet; thence along the arc of said curve 13.74 feet to a point on a 78.00 feet radius curve to the right, having a chord bearing of N.84°-42'-16"W, 114.48 feet; thence along the arc of said curve 128.54 feet a point on the South 1/8 line of said Section; thence S.88°-38'-37"W. on said South 1/8 line, 15.01 feet; thence N.01°-21'-23"W, 46.00 feet to a point on a 78.00 feet radius curve to the right, having a chord bearing of N.20°-03'-58"E., 56.98 feet; thence along the arc of said curve 58.33 feet; thence N.41°-29'-19 "E.77.09 feet; thence S.48°-30'-43"E., 22.24 feet to a point on a 245.00 feet radius curve to the left, having a chord bearing of S.67°-26'-42"E., 198.77 feet; thence along the arc said curve 204.68 feet; thence N.88°-37'-19"E., 154.05 feet to a point on a 305.00 radius curve to the right, having a chord bearing of S.73°-06'-01 "E., 191.31 feet; thence along the arc of said curve 194.59 feet to a point on said South 1/8 line; thence N.88°-38'-37"E, on said South 1/8 line, 7.99 feet to said Southwesterly Railroad Right-of-Way line; thence S.43°-30'-39"E., on said Southwesterly Railroad Right-of-Way line, 838.78 feet to the point of beginning, containing 2.82 acres of land.

## Attachment 2

### List of Real and Personal Property Improvements

There are five industrial sites in the area of this brownfield plan. Three of the sites are developed with problems of functional obsolescence and potential soil contamination. These sites have potential for real and personal property improvements for industrial development. The other two sites are vacant and represent industrial development sites.

Site 1-1509 West Oliver Street. This site is known as the Sugar Beet site benefited from a Clean Michigan Initiative site assessment, remedial actions and site clearance. The parcel with some additional site preparation activity will permit the development of 19 acres of vacant land. Construction costs for an agribusiness structure are estimated at \$14,000,000. This is a maximum build-out plan and the actual expected building values are more conservatively estimated to protect the city's investment levels for brownfield expenses and tax increment financing debt obligations.

Some of the issues mentioned in the original plan have been corrected, but there remains some areas that need corrected to function to its full capacity. The access to the property is currently not developed, even though there are easements for extensions of roadways. Water and sewer that currently serve the property are old and insufficient for any future development. Old foundations remain from old structures that have been demoed. The north 9 acres still consist of borrow pits and backfilled lime materials from sugar beet processing.

Site 2-123 N. Chipman Street. Even though this property is occupied by a manufacturer, many of the issues addressed in the original plan remain. Since this was a corporate office for the previous owner the office space of about 30,000 square feet remains unused and is a superadequacy that impedes the expansion of manufacturing in that area of the structure. The low ceiling height of 16 feet throughout the plant continues to limit some of their manufacturing ability. The location of the plant towards the rear of the property limits expansion, and expansion off the front of the facility is restricted due to utility locations. Additional parking, driveway upgrades as well as tractor trailer turnaround and parking of trailers limited due to the current functionality of the property.

This property is currently owned by Sonoco (Sonoco acquired Tegrant Diversified Brands, Incorporated in 2011) and has been partially redeveloped. The company is planning an expansion project following improvements to accessibility of the site. The business operation is described as follows:

- *Foam molded polystyrene and polypropylene products.*
- *Integrated material products.*
- *Thermoformed products.*

*These products are used in the packaging of and as components for consumer products. The proposed facility in Owosso would supply foam molded component parts to various industries, with primary focus on the automotive, furniture, and appliance industries, most of which are in Michigan. The foam molding process as well as the integrated materials process would provide a wide variety of packaging materials to various companies for such items as furniture, appliances, toys, and electronic devices.*

*This is a typical manufacturing operation where:*

- *Raw materials are received.*
- *Parts are created from the raw materials.*
- *Completed parts are packaged and stored.*
- *Completed parts are shipped to customers as required.*

The facility operation is typically three shifts per day working seven days per week. Sonoco currently employs 185 full-time workers, 18 temps and intends to hire 65 new employees following the proposed expansion.

Site 3, 1460 W. Oliver Street and Site 4, 1400 W. Oliver Street. These two (2) sites have not changed since the original plan of 2002. They are both multiple story brick buildings of nearly 100 years of age and their functional use is limited to the main floors. The contamination that did exist has been remediated to some extent. The small site size for these two facilities are small in comparison to what is required for a manufacturing plant in today's market.

Site 5-1525 W. King Street. This property is owned by Covenant Eyes Enterprises, L.L.C. The plant that occupied this property during the original plan has closed and acquired by a technology company. Since their ownership, there have been many updates to utilities. The need for high ceilings is not an issue; however, the land use is limited to the front acreage. The rear 3 acres, as mentioned in the original plan, continues to have limits due to the use of elongated concrete storage tanks to soak sugar beets. The functional use of the land inhibits expansion into this area by the current owner. This obsolescence, and the continued growth of this business, has forced the company to purchase another building to accommodate the growth. Until the land is made functional, their growth will continue to be spread into other areas.

### SCHEDULE 1- "DETAIL OF PROJECT COSTS"

#### Water main expansion and improvement.

The work entailed for this portion of the project involves site preparation costs for the expansion and rerouting of inadequate water lines that must become a part of a city looped water system improving fire protection service to 123 N. Chipman Street and the new Sugar Beet industrial sites. The summary of expenses in this edition of the plan is as follows:

<b>Water Main</b>		
1509 W. Oliver Street	\$ 344,000	
123 N. Chipman Street	\$ 280,000	
<i>Sub-total</i>		\$ 624,000

#### Industrial roadway and land acquisition.

This is a 1,500 linear foot roadway from N. Chipman Street to the backside of the city-owned industrial site at 1509 West Oliver Street. The existing access road is gravel and asphalt in part and travels through residential areas and an assisted living facility under construction. It is entirely inappropriate for the level of industrial traffic that will result from the development of the brownfield sites. The road costs are:

<b>Infrastructure Improvements for 123 S. Chipman</b>		
Front parking lot	\$ 63,950	
Drive between lots	\$ 4,140	
Gravel material storage area	\$ 29,620	
<i>Sub-total</i>		\$ 97,710
<b>Roadway construction</b>		
General	\$ 56,000	
Earthwork	\$ 72,945	
Roadway	\$ 283,850	
Storm sewer	\$ 81,000	
Street lighting	\$ 80,000	
Chipman and Oliver repairs	\$ 278,300	
<i>Sub-total</i>		\$ 852,095
<b>Grand sub-total</b>		<b>\$ 949,805</b>

<b>Total Project Costs</b>		
Bond interest		\$ 740,300.33
Bond cost		\$ 75,000
Engineering costs for total project		\$ 150,000.00
Water main expansion		\$ 624,000
Roadway construction and improvements		\$ 949,805
Contingencies (15%)		\$ 321,691.50
<b>Grand Total</b>		<b>\$ 2,860,796.83</b>

TABLE 3 - TIF SCHEDULE  
SUGAR BEET - DISTRICT #8

Tax Increment Revenue Capture Year (Brownfield Plan Year)		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Current Taxable Value		\$ 1,202,149.00	\$ 1,202,149.00	\$ 1,202,149.00	\$ 1,202,149.00	\$ 1,202,149.00	\$ 1,202,149.00	\$ 1,258,043.00	\$ 1,258,043.00	\$ 1,258,043.00	\$ 1,258,043.00	\$ 1,258,043.00	\$ 1,258,043.00	\$ 1,258,043.00	\$ 1,258,043.00
Taxable Value After Improvement <sup>1</sup>		\$ 7,202,149.00	\$ 7,202,149.00	\$ 7,202,149.00	\$ 7,202,149.00	\$ 7,202,149.00	\$ 7,202,149.00	\$ 7,258,043.00	\$ 7,258,043.00	\$ 7,258,043.00	\$ 7,258,043.00	\$ 7,258,043.00	\$ 7,258,043.00	\$ 7,258,043.00	\$ 7,258,043.00
Total Captured Taxable Increment		\$ 3,601,074.50	\$ 3,601,074.50	\$ 3,601,074.50	\$ 3,601,074.50	\$ 3,601,074.50	\$ 3,601,074.50	\$ 3,629,021.50	\$ 3,629,021.50	\$ 3,629,021.50	\$ 3,629,021.50	\$ 3,629,021.50	\$ 3,629,021.50	\$ 3,629,021.50	\$ 3,629,021.50
Ratio of State to Local Taxes Availble for TIF (as percentage)	State 43.06% / Local 56.94%														
State Taxes - Millage															
School Operating	18.0000	\$ 64,819.34	\$ 64,819.34	\$ 64,819.34	\$ 64,819.34	\$ 64,819.34	\$ 64,819.34	\$ 65,322.39	\$ 65,322.39	\$ 65,322.39	\$ 65,322.39	\$ 65,322.39	\$ 65,322.39	\$ 65,322.39	\$ 65,322.39
SET	6.0000	\$ 21,606.45	\$ 21,606.45	\$ 21,606.45	\$ 21,606.45	\$ 21,606.45	\$ 21,606.45	\$ 21,774.13	\$ 21,774.13	\$ 21,774.13	\$ 21,774.13	\$ 21,774.13	\$ 21,774.13	\$ 21,774.13	\$ 21,774.13
Total State Taxes	24.0000	\$ 86,425.79	\$ 86,425.79	\$ 86,425.79	\$ 86,425.79	\$ 86,425.79	\$ 86,425.79	\$ 87,096.52	\$ 87,096.52	\$ 87,096.52	\$ 87,096.52	\$ 87,096.52	\$ 87,096.52	\$ 87,096.52	\$ 87,096.52
Local Taxes - Millage															
City of Owosso	14.5343	\$ 52,339.10	\$ 52,339.10	\$ 52,339.10	\$ 52,339.10	\$ 52,339.10	\$ 52,339.10	\$ 52,745.29	\$ 52,745.29	\$ 52,745.29	\$ 52,745.29	\$ 52,745.29	\$ 52,745.29	\$ 52,745.29	\$ 52,745.29
SATA	0.3285	\$ 1,182.95	\$ 1,182.95	\$ 1,182.95	\$ 1,182.95	\$ 1,182.95	\$ 1,182.95	\$ 1,192.13	\$ 1,192.13	\$ 1,192.13	\$ 1,192.13	\$ 1,192.13	\$ 1,192.13	\$ 1,192.13	\$ 1,192.13
Shiawassee County Operational	5.1146	\$ 18,418.06	\$ 18,418.06	\$ 18,418.06	\$ 18,418.06	\$ 18,418.06	\$ 18,418.06	\$ 18,560.99	\$ 18,560.99	\$ 18,560.99	\$ 18,560.99	\$ 18,560.99	\$ 18,560.99	\$ 18,560.99	\$ 18,560.99
Council on Aging	0.3500	\$ 1,260.38	\$ 1,260.38	\$ 1,260.38	\$ 1,260.38	\$ 1,260.38	\$ 1,260.38	\$ 1,270.16	\$ 1,270.16	\$ 1,270.16	\$ 1,270.16	\$ 1,270.16	\$ 1,270.16	\$ 1,270.16	\$ 1,270.16
Medical Care Facility	2.0000	\$ 7,202.15	\$ 7,202.15	\$ 7,202.15	\$ 7,202.15	\$ 7,202.15	\$ 7,202.15	\$ 7,258.04	\$ 7,258.04	\$ 7,258.04	\$ 7,258.04	\$ 7,258.04	\$ 7,258.04	\$ 7,258.04	\$ 7,258.04
Veteran's Relief Fund	0.2400	\$ 864.26	\$ 864.26	\$ 864.26	\$ 864.26	\$ 864.26	\$ 864.26	\$ 870.97	\$ 870.97	\$ 870.97	\$ 870.97	\$ 870.97	\$ 870.97	\$ 870.97	\$ 870.97
District Library	1.2500	\$ 4,501.34	\$ 4,501.34	\$ 4,501.34	\$ 4,501.34	\$ 4,501.34	\$ 4,501.34	\$ 4,536.28	\$ 4,536.28	\$ 4,536.28	\$ 4,536.28	\$ 4,536.28	\$ 4,536.28	\$ 4,536.28	\$ 4,536.28
MSU Extension 4-H	0.0500	\$ 180.05	\$ 180.05	\$ 180.05	\$ 180.05	\$ 180.05	\$ 180.05	\$ 181.45	\$ 181.45	\$ 181.45	\$ 181.45	\$ 181.45	\$ 181.45	\$ 181.45	\$ 181.45
Shiawassee RESD	3.9040	\$ 14,058.59	\$ 14,058.59	\$ 14,058.59	\$ 14,058.59	\$ 14,058.59	\$ 14,058.59	\$ 14,167.70	\$ 14,167.70	\$ 14,167.70	\$ 14,167.70	\$ 14,167.70	\$ 14,167.70	\$ 14,167.70	\$ 14,167.70
Total Local Taxes (Capturable)	27.7714	\$ 100,006.88	\$ 100,006.88	\$ 100,006.88	\$ 100,006.88	\$ 100,006.88	\$ 100,006.88	\$ 100,783.01	\$ 100,783.01	\$ 100,783.01	\$ 100,783.01	\$ 100,783.01	\$ 100,783.01	\$ 100,783.01	\$ 100,783.01
Total State & Local Capturable Millages	51.7714	\$ 186,432.67	\$ 186,432.67	\$ 186,432.67	\$ 186,432.67	\$ 186,432.67	\$ 186,432.67	\$ 187,879.52	\$ 187,879.52	\$ 187,879.52	\$ 187,879.52	\$ 187,879.52	\$ 187,879.52	\$ 187,879.52	\$ 187,879.52
Total Annual State Incremental Taxes		\$ 86,425.79	\$ 86,425.79	\$ 86,425.79	\$ 86,425.79	\$ 86,425.79	\$ 86,425.79	\$ 87,096.52	\$ 87,096.52	\$ 87,096.52	\$ 87,096.52	\$ 87,096.52	\$ 87,096.52	\$ 87,096.52	\$ 87,096.52
Total Annual Local Incremental Taxes		\$ 100,006.88	\$ 100,006.88	\$ 100,006.88	\$ 100,006.88	\$ 100,006.88	\$ 100,006.88	\$ 100,783.01	\$ 100,783.01	\$ 100,783.01	\$ 100,783.01	\$ 100,783.01	\$ 100,783.01	\$ 100,783.01	\$ 100,783.01
Annual Cumulative Tax Capture		\$ 186,432.67	\$ 186,432.67	\$ 186,432.67	\$ 186,432.67	\$ 186,432.67	\$ 186,432.67	\$ 187,879.52	\$ 187,879.52	\$ 187,879.52	\$ 187,879.52	\$ 187,879.52	\$ 187,879.52	\$ 187,879.52	\$ 187,879.52
Total Cumulative Tax Capture		\$ 186,432.67	\$ 372,865.34	\$ 559,298.01	\$ 745,730.67	\$ 932,163.34	\$ 1,118,596.01	\$ 1,306,475.53	\$ 1,494,355.06	\$ 1,682,234.58	\$ 1,870,114.10	\$ 2,057,993.63	\$ 2,245,873.15	\$ 2,433,752.68	\$ 2,621,632.20
Administrative Fee Captured by BRA ( <del>XX</del> %(if requested) <sup>2</sup>		\$ 1,000.00	\$ 1,001.00	\$ 1,002.00	\$ 1,003.00	\$ 1,004.00	\$ 1,005.00	\$ 1,006.00	\$ 1,007.00	\$ 1,008.00	\$ 1,009.00	\$ 1,010.00	\$ 1,011.00	\$ 1,012.00	\$ 1,013.00
State Brownfield Redevelopment Fund <sup>3</sup>		\$ 10,803.22	\$ 10,803.22	\$ 10,803.22	\$ 10,803.22	\$ 10,803.22	\$ 10,803.22	\$ 10,887.06	\$ 10,887.06	\$ 10,887.06	\$ 10,887.06	\$ 10,887.06	\$ 10,887.06	\$ 10,887.06	\$ 10,887.06
Total Annual Local Incremental Taxes Available for Capture		\$ 99,006.88	\$ 99,005.88	\$ 99,004.88	\$ 99,003.88	\$ 99,002.88	\$ 99,001.88	\$ 99,777.01	\$ 99,776.01	\$ 99,775.01	\$ 99,774.01	\$ 99,773.01	\$ 99,772.01	\$ 99,771.01	\$ 99,770.01
Total Annual State Incremental Taxes Available for Capture		\$ 75,622.56	\$ 75,622.56	\$ 75,622.56	\$ 75,622.56	\$ 75,622.56	\$ 75,622.56	\$ 76,209.45	\$ 76,209.45	\$ 76,209.45	\$ 76,209.45	\$ 76,209.45	\$ 76,209.45	\$ 76,209.45	\$ 76,209.45
Total Combined Yearly Incremental Taxes Available for Capture		\$ 185,432.67	\$ 185,431.67	\$ 185,430.67	\$ 185,429.67	\$ 185,428.67	\$ 185,427.67	\$ 186,873.52	\$ 186,872.52	\$ 186,871.52	\$ 186,870.52	\$ 186,869.52	\$ 186,868.52	\$ 186,867.52	\$ 186,866.52
MSF Non-Environmental Costs															
State Tax Reimbursement		\$ 75,622.56	\$ 75,622.56	\$ 75,622.56	\$ 75,622.56	\$ 75,622.56	\$ 75,622.56	\$ 76,209.45	\$ 76,209.45	\$ 76,209.45	\$ 76,209.45	\$ 76,209.45	\$ 76,209.45	\$ 76,209.45	\$ 76,209.45
Local Tax Reimbursement		\$ 99,006.88	\$ 99,005.88	\$ 99,004.88	\$ 99,003.88	\$ 99,002.88	\$ 99,001.88	\$ 99,777.01	\$ 99,776.01	\$ 99,775.01	\$ 99,774.01	\$ 99,773.01	\$ 99,772.01	\$ 99,771.01	\$ 99,770.01
Interest (if requested) <sup>4</sup>	\$ 740,300.33	\$ 84,819.86	\$ 80,583.86	\$ 76,178.43	\$ 71,596.77	\$ 66,831.85	\$ 61,876.33	\$ 56,722.59	\$ 51,362.71	\$ 45,788.42	\$ 39,991.17	\$ 33,962.02	\$ 27,691.71	\$ 21,170.59	\$ 21,724.00
Total Developer Reimbursement		\$ 259,449.30	\$ 255,212.30	\$ 250,805.87	\$ 246,223.21	\$ 241,457.29	\$ 236,500.77	\$ 232,709.05	\$ 227,348.17	\$ 221,772.88	\$ 215,974.63	\$ 209,944.48	\$ 203,673.17	\$ 197,151.05	\$ 21,724.00
Developer Reimbursement Schedule	\$ 3,038,704.75	\$ 2,779,255.45	\$ 2,524,043.14	\$ 2,273,237.27	\$ 2,027,014.05	\$ 1,785,556.76	\$ 1,549,055.98	\$ 1,316,346.93	\$ 1,088,998.76	\$ 867,225.88	\$ 651,251.25	\$ 441,306.77	\$ 237,633.61	\$ 40,482.56	0

<sup>1</sup> Rise in taxable value based on an assumption of XX% per year. Also, note any additional tax abatement applied to the project.

<sup>2</sup> May be taken from Local Tax Increment Revenue only

<sup>3</sup> 3 mills shall be taken from State Education Tax for up to 25 years

<sup>4</sup> See MEDC Interest Policy

## Actual Allowed Interest Calculation MSF & DEQ

Sugar Beet District #8 3/23/2016

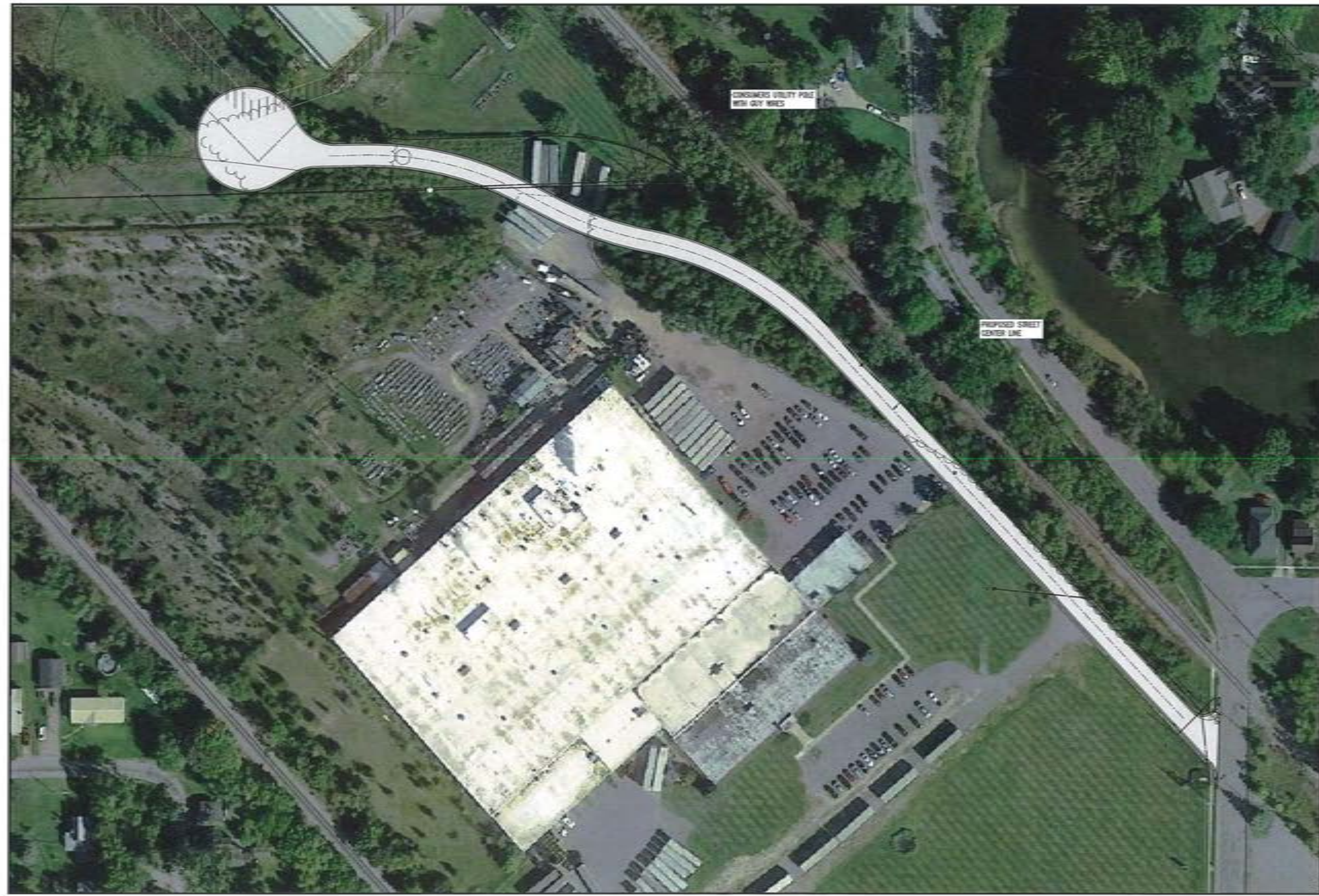
MSF EA Amount	DEQ EA Amount	Totals
\$2,120,496.50	\$0.00	\$2,120,496.50
100.00%	0.00%	100.00%

MSF & DEQ Eligible Activity (EA) Amount	\$2,120,496.50
MSF & DEQ Allowed Annual Interest Rate	4.00 %
Capture Period for MSF & DEQ EA's with Interest (Total # of years)	15
Number of payments per year	1
Start date of Capture on MSF and DEQ EAs	1/1/2017

In accordance to the ratio of MEGA vs DEQ EA's Calculated Allowed Interest		
MSF Allowed Interest	DEQ Allowed Interest	Totals
\$740,300.33	\$0.00	\$740,300.33
MSF & DEQ EA's and Interest Totals (A)		
MSF EA's and Interest Total	DEQ EA's and Interest Total	Totals
\$2,860,796.83	\$0.00	\$2,860,796.83
TIF Summary		
Scheduled payment	\$ 190,719.79	NOTE: Does not include Brownfield Plan/Work Plan Prep for MSF/DEQ or MSF/DEQ Review Cost
Scheduled number of payments	15	
MSF & DEQ Allowed Interest	\$ 740,300.33	
Actual Allowed Interest (MSF & DEQ or BRA Capped Interest, whichever is less)	\$740,300.33	

Payment Date	Beginning Balance	Scheduled Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
1/1/2018	\$ 2,120,496.50	\$ 190,719.79	\$ 190,719.79	\$ 105,899.93	\$ 84,819.86	\$ 2,014,596.57	\$ 84,819.86
1/1/2019	2,014,596.57	190,719.79	190,719.79	110,135.93	80,583.86	1,904,460.65	165,403.72
1/1/2020	1,904,460.65	190,719.79	190,719.79	114,541.36	76,178.43	1,789,919.28	241,582.15
1/1/2021	1,789,919.28	190,719.79	190,719.79	119,123.02	71,596.77	1,670,796.27	313,178.92
1/1/2022	1,670,796.27	190,719.79	190,719.79	123,887.94	66,831.85	1,546,908.33	380,010.77
1/1/2023	1,546,908.33	190,719.79	190,719.79	128,843.46	61,876.33	1,418,064.87	441,887.10
1/1/2024	1,418,064.87	190,719.79	190,719.79	133,997.19	56,722.59	1,284,067.68	498,609.70
1/1/2025	1,284,067.68	190,719.79	190,719.79	139,357.08	51,362.71	1,144,710.60	549,972.41
1/1/2026	1,144,710.60	190,719.79	190,719.79	144,931.36	45,788.42	999,779.23	595,760.83
1/1/2027	999,779.23	190,719.79	190,719.79	150,728.62	39,991.17	849,050.61	635,752.00
1/1/2028	849,050.61	190,719.79	190,719.79	156,757.76	33,962.02	692,292.85	669,714.02
1/1/2029	692,292.85	190,719.79	190,719.79	163,028.07	27,691.71	529,264.78	697,405.74
1/1/2030	529,264.78	190,719.79	190,719.79	169,549.20	21,170.59	359,715.58	718,576.33
1/1/2031	359,715.58	190,719.79	190,719.79	176,331.17	14,388.62	183,384.41	732,964.95
1/1/2032	183,384.41	190,719.79	183,384.41	176,049.04	7,335.38	0.00	740,300.33





REV:	SHT# 2 OF 2		JOB No. 1502197
	DATE: 12/01/2015 3:10 PM		
PREPARED FOR <b>CITY OF OWOSSO</b> <b>CARGILL ACCESS ROAD</b> FEASIBILITY STUDY EXHIBIT B			
 The ROWE Building 840 S. Saginaw St., Ste. 200 Flint, MI 48502 Or (810) 341-7500 Fl (810) 341-7573 www.roweps.com			
ROWE PROFESSIONAL SERVICES COMPANY			
PLAN DATE: DECEMBER 2015		PROJECT MGR: DATE:	REVIEWER: SCALE: 1" = 50'








5/23/2016

Mayor Ben Frederick,

I respectfully submit my resignation from the Owosso Historical Commission. Due to pressing matters in my life, I am removing myself from the commission. Under the direction of the talented director Robert Doran, and established committees, there should be no problem for them to move forward and have a very successful year. Best wishes to all involved.

Sincerely,

A handwritten signature in blue ink that reads "Elaine M. Greenway". The signature is fluid and cursive, with a long, sweeping underline.

Elaine M. Greenway

Per the direction of E. Greenway, this resignation is not effective until July 11, 2016.

## Amy K. Kirkland

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**From:** Susan K. Montenegro  
**Sent:** Wednesday, June 22, 2016 7:50 PM  
**To:** Amy K. Kirkland  
**Subject:** Fwd: Letter Of Resignation

Fyi

Sent from my Galaxy S®III

----- Original message -----

From: Gary W  
Date: 06/22/2016 5:31 PM (GMT-05:00)  
To: "Susan K. Montenegro"  
Subject: Letter Of Resignation

Dear Assistant City Manager Montenegro and City Clerk Kirkland,

The City of Owosso is a small rural town in Michigan that has a very unique feel and citizenry that showcases the true spirit of Mid-Western America. I have been very fortunate to be given the opportunity to work with the city and to help revitalize its downtown development in order to preserve its rich history. It is with great sadness that I am resigning from my position on the city planning commission effective immediately. I have taken another employment position in the Upper Peninsula that will help further my career goals and ambitions. I will truly miss my time on the city planning commission, I am proud of the work we have done so far and I am certain the commission will continue its mission to help promote the city of Owosso and also provide a great city for everyone to live in no matter what their background is. Lastly I will like to send my deepest gratitude to Mayor Frederick for believing in me and giving me the opportunity to sit on the city planning commission.

Best Regards,

Garfield O. Warren, MPA

**From:** General Grant [<mailto:grant.general@gmail.com>]

**Sent:** Tuesday, June 21, 2016 9:35 AM

**To:** Susan K. Montenegro

**Subject:** Re: upcoming OBRA meeting

Hello Susan,

Sadly I am no longer on the board of education and unable to represent. Further I have relocated to Commerce Township for employment.

Warm regards,

General

General Grant

USA: +1 (517) 512-0112

Amy K. Kirkland, City Clerk

The following message was sent to me as a text message from Ben Frederick on 06/20/16:

FWD: Hi Ben - We recently moved to Minneapolis, therefore I will no longer be able to serve on the Building Board of Appeals. I mentioned this to Kent at our last meeting. Let me know if I need to submit something in writing. Best regards, rick m



RICK SNYDER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LIQUOR CONTROL COMMISSION  
ANDREW J. DELONEY  
CHAIRPERSON

Shelly Edgerton  
DIRECTOR

June 28, 2016

City Clerk  
Owosso City  
[amy.kirkland@ci.owosso.mi.us](mailto:amy.kirkland@ci.owosso.mi.us)

The purpose of this letter is to notify this local legislative body that the Michigan Liquor Control Commission has received an application for a license, as follows:

**Request ID#: 848787**

**Transfer ownership and location of 2016 Class C License**

**Name of applicant(s): On Cue Billiards, LLC**

**Business address and phone: 208 W. Exchange St. Owosso MI 48867**

**Home address and phone number of partner(s)/subordinates:**

- 1. Annette Brewer: 826 Hammon Street, Owosso, MI 48867 C-(989) 627-9249**

Under administrative rule R 436.1105, the Commission shall consider the opinions of the local residents, local legislative body, or local law enforcement agency with regard to the proposed business when determining whether an applicant may be issued a license or permit. Since this request is a transfer under MCL 436.1529(1), approval of the local unit of government is not required.

Under administrative rule R 436.1003, the licensee shall comply with all state and local building, plumbing, zoning, sanitation, and health laws, rules, and ordinances as determined by the state and local law enforcements officials who have jurisdiction over the licensee. The licensee must obtain all other required state and local licenses, permits, and approvals before using this license for the sale of alcoholic liquor.

Approval of this license by the Michigan Liquor Control Commission does not waive any of these requirements.

JE

MICHIGAN LIQUOR CONTROL COMMISSION  
Retail Licensing Division  
(866) 813-0011

**MINUTES  
REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION  
COUNCIL CHAMBERS, CITY HALL  
MONDAY, MAY 23, 2016 – 7:00 P.M.**

- CALL TO ORDER:** Chairperson Bill Wascher called the meeting to order at 7:00 p.m.
- PLEDGE OF ALLEGIANCE:** Was recited.
- ROLL CALL:** Roll call was taken by Recording Secretary Roxane Cramer.
- MEMBERS PRESENT:** Chairman Bill Wascher, Commissioners Tom Taylor, Janae Fear, Frank Livingston, Michael O'Leary (7:12 p.m.) and Garfield Warren.
- MEMBERS ABSENT:** Vice-Chair Craig Weaver, Commissioners Michelle Collison and Brent Smith.
- OTHERS PRESENT:** Several persons against rezoning of the South Park Street parcel; Neil Frank, Wolgast; Eric Spitler, OHM Advisors; David Duryea, O.D.; Tyler Leppanen, Housing Program Manager.

**APPROVAL OF AGENDA:**

**MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER TAYLOR, TO APPROVE THE AGENDA FOR MAY 23, 2016.  
YEAS ALL. MOTION CARRIED.**

**APPROVAL OF MINUTES:**

**MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER TAYLOR TO APPROVE THE MINUTES OF APRIL 25, 2016 WITH THE FOLLOWING CHANGE: REMOVE COMMISSIONER LIVINGSTON'S NAME FROM MEMBERS PRESENT.  
YEAS ALL. MOTION CARRIED.**

**COMMUNICATIONS:**

1. Staff memorandum.
2. PC minutes from April 25, 2016.
3. Rezoning application packet – 1007 S. Washington.
4. Site Plan application packet for 123 S. Shiawassee
5. Sign ordinances from: Owosso, Grand Haven, Greenville, Holland and Traverse City.

**COMMISSIONER/PUBLIC COMMENTS**

None.

**PUBLIC HEARINGS:**

**1. Rezoning of S. Park Street, Parcel 050-652-011-006-00 from R-1 to B-4**

Mr. Leppanen presented Chairman Wascher with a letter from Bob Moberg. Chairman Wascher stated the resident was against the rezoning.

Bob Moberg, property owner on South Saginaw Street, stated that he was the one that sent the letter. He feels that this should not be rezoned. It is a residential area and should remain that. He doesn't

believe this is in the best interest of the community or the neighborhood. He believes there isn't any area for a pole building of any size on the property. He believes it would hurt the value of the homes in that neighborhood.

Jack Desantis, resident at 971 South Park Street, stated it is a nice quiet neighborhood. He also expressed concern that his taxes would be raised due to the change. He said he is still against it. He believes it would cause more traffic on South Park Street.

Mr. Leppanen explained to the commission if they approve the rezoning and Sheridan wanted to build a pole building he would have to come before the commission for a site plan review and at that time they could also address a traffic plan.

Joseph Smith, former property owner of 942 South Saginaw Street said that while he had quit claimed his property to his son he was against the rezoning.

Keith Smith, 942 South Saginaw, stated he was against the rezoning.

**MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER WARREN THAT THE OWOSSO PLANNING COMMISSION HEREBY DENIES THE REZONING OF THE PROPERTY LOCATED ON SOUTH PARK STREET, PARCEL NUMBER 050-652-011-006-00 FROM R-1 TO B-4.**

Roll Call Vote.

AYES: Commissioners Taylor, Fear, O'Leary, Livingston, Warren and Chairman Wascher.

NAYS: None.

ABSENT: Vice-Chair Weaver, Commissioners Collison and Smith.

**SITE PLAN REVIEW:**

**1. 123 South Shiawassee – Advanced Eye Care.**

Neal Frank with Wolgast, located at 1494 North Graham, Freeland, Michigan, presented the plan for his client. Dr. David Duryea wants to demolish the current building on the site and build a 4,325 square foot single story space. The building will be used as an office for Advanced Eye Care. The building will include a partial basement. The current building will remain during the building of new one.

Chairperson Wascher expressed his disappointment that the plans indicated the sidewalk that they will be replacing on Clinton Street will only be 3 ½ feet wide. He feels sidewalks should be at least 4 or 5 feet wide that are replaced in the City.

**MOTION BY COMMISSIONER O'LEARY, SUPPORTED BY COMMISSIONER TAYLOR THAT THE OWOSSO PLANNING COMMISSION HEREBY APPROVES THE APPLICATION FOR SITE PLAN REVIEW FOR ADVANCED EYE CARE, 123 S.SHIAWASSEE STREET PARCEL # 050-700-001-014-00 AS PROPOSED IN PLANS DATED APRIL 2016.**

AYES: Commissioners Livingston, Warren, Taylor, Fear, O'Leary, and Chairman Wascher.

NAYS: None.

ABSENT: Vice-Chair Weaver, Commissioners Collison and Smith.

**BUSINESS ITEMS:**

None.

**ITEMS OF DISCUSSION:**

1. **Sign Ordinance Update.**

Mr. Leppanen indicated he has been working on an update for the ordinance. Discussion was tabled until the June 2016 meeting.

**COMMISSIONER/PUBLIC COMMENTS:**

The commissioners had a discussion about the width of sidewalks in the city.

They also had a discussion about the denial of the rezoning of the South Park Street parcel.

**ADJOURNMENT:**

**MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER TAYLOR TO  
ADJOURN AT 8:01 P.M. UNTIL THE NEXT MEETING ON JUNE 27, 2016.  
YEAS ALL, MOTION CARRIED.**

---

Janae Fear, Secretary

rc



**OWOSSO HISTORICAL COMMISSION**  
**Special Meeting**  
**Tuesday, May 31, 2016, 7:00 pm**  
**Gould House**

**FOR THE PURPOSE OF DISCUSSING:**

- Succession of OHC Chair
- Volunteers for 2016 season
- 2016 Curwood Festival
- Made in Owosso
- 2016 Historic Home Tour
- Houghton Lake Curwood Cabin
- OHC Bylaws

**MEETING WAS CALLED TO ORDER AT 7:08 PM BY VICE CHAIRWOMAN JENNIFER MAHONEY.**

**PRESIDING OFFICERS:**

**JENNIFER MAHONEY, VICE CHAIR; ROBERT DORAN, DIRECTOR**

**PRESENT:**

**VICE CHAIR JENNIFER MAHONEY; COMMISSIONER ROBERT BROCKWAY; COMMISSIONER JENELLE STEELE-ELKINS; COMMISSIONER DENNIS MAHONEY; COMMISSIONER CAROLYN EBERT; COMMISSIONER CHRIS EVELETH; DIRECTOR ROBERT DORAN**

**ABSENT:**

**COMMISSIONER NICK PIDEK, COMMISSIONER TRACEY PELTIER; CHAIRWOMAN ELAINE GREENWAY**

**DISCUSSION:**

**Succession of OHC Chair –**

**COMMISSIONER D. MAHONEY MADE A MOTION TO TABLE THE ISSUE OF CHAIR SUCCESSION UNTIL THE RESIGNATION OF THE CURRENT CHAIR BECOMES EFFECTIVE ON JULY 11, 2016. COMMISSIONER EVELETH SECONDED THE MOTION, AYES ALL. MOTION CARRIED.**

**Volunteers for 2016 season –**

It was agreed to table this item due to the absence of Chairwoman Greenway.

**2016 Curwood Festival –**

A schedule was created for the 2016 Curwood Festival.

**Made in Owosso –**

Director Robert Doran discussed in detail some of the projects associated with Made in Owosso. Vice Chair J. Mahoney discussed the Director's compensation in conjunction with all of the current and proposed projects that the OHC has undertaken. Director Doran agreed to bring a proposal for his continued services as Director to the next regularly scheduled meeting of the OHC.

**2016 Historic Home Tour –**

It was agreed to table this item of discussion until after Made in Owosso.

**Houghton Lake Curwood Cabin –**

**COMMISSIONER BROCKWAY MADE A MOTION TO ACCEPT THE CONTRACT FROM RG KENNEL LOG BUILDERS, LLC FOR THE TRANSPORT, RESTORATION AND RECHINKING OF THE HOUGHTON LAKE CURWOOD CABIN, IN THE AMOUNT OF \$29,600.00. THE COMMISSION ALSO AGREED TO A SERIES OF CAMPAIGNS & FUNDRAISERS IN ORDER TO SECURE FUNDING FOR THE PROJECT. COMMISSIONER STEELE-ELKINS SECONDED, AYES ALL. MOTION CARRIED.**

**OHC Bylaws –**

It was agreed to have a copy of the current bylaws available at the next regularly scheduled meeting of the OHC.

**CITIZEN COMMENTS:**

Head Docent Denice Grace was in attendance and requested a schedule of OHC members for Curwood Festival. A schedule was made.

**A MOTION WAS MADE BY COMMISSIONER EVELETH TO ADJORN AT 7:50 PM, AYES ALL. MOTION CARRIED.**

**PARKS AND RECREATION COMMISSION  
Monday, June 27, 2016 - 6:00 p.m.  
City Hall Council Chambers  
301 W. Main St. Owosso, MI 48867**

The meeting was cancelled due to lack of a quorum.

**MINUTES**  
**REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION**  
**COUNCIL CHAMBERS, CITY HALL**  
**MONDAY, JUNE 27, 2016 – 7:00 P.M.**

**CALL TO ORDER:**

Chairperson Bill Wascher was present to call the meeting to order at 7:00 p.m.

**MEMBERS PRESENT:**

Chairman Bill Wascher, Commissioners Tom Taylor, Janae Fear, and Frank Livingston.

**MEMBERS ABSENT:**

Vice-Chair Craig Weaver, Commissioners Michelle Collison, Michael O’Leary, Brent Smith, and Garfield Warren.

The meeting was cancelled due to a lack of a quorum.