

**CITY OF OWOSSO  
REGULAR MEETING OF THE CITY COUNCIL  
MINUTES OF OCTOBER 16, 2023  
7:30 P.M.  
VIRGINIA TEICH CITY COUNCIL CHAMBERS**

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

**OPENING PRAYER:** PASTOR BILL MOULL  
OWOSSO FREE METHODIST CHURCH

**PLEDGE OF ALLEGIANCE:** STEPHEN SCHLAACK

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

**ABSENT:** None.

**APPROVE AGENDA**

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

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

**APPROVAL OF THE MINUTES OF REGULAR MEETING OF OCTOBER 2, 2023**

Motion by Councilmember Pidek to approve the Minutes of the Regular Meeting of October 2, 2023 as presented.

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

**PROCLAMATIONS / SPECIAL PRESENTATIONS**

**Curwood Festival Donation**

Curwood Festival Treasurer Kimmy Smith presented to the City a \$1,000 donation from the Curwood Festival for the maintenance of Curwood Castle.

Pictures of the Curwood royalty, Curwood representatives, and the City Council followed.

**PUBLIC HEARINGS**

**Proposed Special Assessment District No. 2023-103 – Hazards & Nuisances**

A public hearing was conducted to receive citizen comment regarding proposed Special Assessment District No. 2023-103, Hazards and Nuisances, as it relates to unpaid costs incurred in the altering, repairing, tearing down, abating or removing of hazards and nuisances.

There were no citizen comments received on this topic prior to, or during the meeting.

Motion by Councilmember Pidek to approve the following special assessment resolution regarding hazards and nuisances:

**RESOLUTION NO. 175-2023**

**AUTHORIZING THE ROLL FOR  
SPECIAL ASSESSMENT DISTRICT NO. 2023-103, HAZARDS & NUISANCES**

WHEREAS, the Council, after due and legal notice, has met and there being no one to be heard, motion by Councilmember Pidek to adopt Special Assessment Resolution No. 2 for the annual hazards & nuisances roll, as follows:

<b>PARCEL #</b>	<b>PROPERTY ADDRESS</b>	<b>BALANCE</b>
050-010-015-001-00	667 GLENWOOD AVE	\$295.00
050-010-016-006-00	629 ALGER AVE	\$280.00
050-010-032-029-00	719 FRAZER AVE	\$1,578.95
050-050-000-038-00	114 S CEDAR ST	\$140.00
050-113-017-007-00	1415 LYNN ST	\$300.00
050-115-002-019-00	1149 S SHIAWASSEE ST	\$203.30

050-180-004-020-00	326 S DEWEY ST	\$306.00
050-240-002-019-00	643 N HICKORY ST	\$280.00
050-250-000-008-00	602 N SHIAWASSEE ST	\$925.30
050-380-003-020-00	825 E EXCHANGE ST	\$217.80
050-390-004-012-00	1260 ADAMS ST	\$834.00
050-420-005-009-00	755 DIVISION ST	\$145.00
050-420-007-024-00	700 BROADWAY AVE	\$318.89
050-470-027-003-00	200 E MAIN ST	\$168.00
050-480-000-010-00	1455 INDUSTRIAL DR	\$1,543.76
050-536-000-010-00	909 ADAMS ST	\$280.00
050-536-000-043-00	1265 N SHIAWASSEE ST	\$548.80
050-536-000-093-00	1221 N SHIAWASSEE ST	\$258.80
050-560-000-056-00	1108 MEADOW DR	\$290.00
050-602-002-010-00	1325 W STEWART ST	\$270.69
050-602-008-011-00	937 KENWOOD DR	\$138.00
050-603-002-011-00	1444 W KING ST	\$138.00
050-621-002-006-00	321 STATE ST	\$280.00
050-651-000-013-00	415 GENESEE ST	\$251.61
050-651-000-022-00	501 S SHIAWASSEE ST	\$150.00
050-652-008-004-00	808 DIVISION ST	\$558.00
050-660-014-012-00	104 N LANSING ST	\$138.00
050-660-023-019-00	709 LYNN ST	\$303.92
050-666-000-026-00	113 N OAK ST	\$219.65
050-710-001-012-00	915 CORUNNA AVE	\$771.00

\$ 12,132.47

and

WHEREAS, the Council deems said Special Assessment Roll- Hazards and Nuisances to be fair, just and equitable and that each of the assessments contained thereon results in the special assessment being in accordance with the unpaid costs incurred in the altering, repairing, tearing down, abating or removing of hazards and nuisances of said properties.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Said Special Assessment Roll-Hazards and Nuisances as prepared by the City Assessor in the amount of \$12,132.47 is hereby confirmed and shall be known as Special Assessment Roll-Hazards and Nuisances No. 2023-103.
2. Said Special Assessment Roll-Hazards and Nuisances No. 2023-103 shall be placed on file in the office of the City Clerk who shall attach his warrant to a certified copy thereof within ten (10) days commanding the Assessor to spread the various sums shown thereon as directed by the City Council.

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

**Industrial Facilities Exemption Certificate Revocation Request – 1525 W. King Street**

City Manager Nathan R. Henne indicated that he was in receipt of a letter from the property owner informing the City that they no longer wish to pursue the project and request revocation of their IFT Certificate.

A Public Hearing was conducted to receive citizen comment regarding the request to revoke Industrial Facilities Exemption Certificate No. 2019-121 issued to Covenant Eyes, Inc. for the property located at 1525 W. King Street due to a lack of follow-through on the project.

There were no citizen comments received on this topic prior to, or during the meeting.

Motion by Councilmember Pidek to approve the following resolution requesting the revocation of Industrial Facilities Exemption Certificate No. 2019-121:

**RESOLUTION NO. 176-2023**

**REQUESTING REVOCATION OF IFT CERTIFICATE NO. 2019-121  
FOR COVENANT EYES, INC. AT 1525 WEST KING STREET**

WHEREAS, pursuant to P.A. 198 of 1974, M.C.L. 207.551 *et seq.*, after a duly noticed public hearing held on October 11, 2019, the Owosso City Council by resolution established an Industrial Development District for the property located at 1525 W. King Street; and

WHEREAS, the City of Owosso approved an application from Covenant Eyes, Inc. requesting an Industrial Facilities Tax Exemption to induce \$350,000 in real-property investments at the location; and

WHEREAS, Covenant Eyes, Inc. has failed to proceed in good faith with the project within the construction period allowed for a new Facility.

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

FIRST: the City of Owosso hereby requests the Michigan State Tax Commission to revoke Industrial Facilities Exemption Certificate No. 2019-121 issued to Covenant Eyes, Inc. for \$350,000 in real property investments located at 1525 W. King Street.

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

**OPRA Exemption Certificate Revocation – 152 E. Howard Street**

City Manager Henne indicated he had received a request for revocation from Howard Street Development, LLC explaining that they have abandoned the project due to program issues at the state level.

A public hearing was conducted to receive citizen comment regarding the revocation of Obsolete Property Rehabilitation Exemption Certificate No. 3-19-0024 issued to Howard Street Development, LLC for the property located at 152 E. Howard Street due to incomplete follow through of the construction project within the time authorized by Council.

There were no citizen comments received on this topic prior to, or during the meeting.

Motion by Councilmember Pidek to approve the following resolution to revoke Obsolete Property Rehabilitation Exemption Certificate No. 3-19-0024:

**RESOLUTION NO. 177-2023**

**REVOKING OBSOLETE PROPERTY REHABILITATION ACT (OPRA)  
EXEMPTION CERTIFICATE NO. 3-19-0024  
FOR THE PROPERTY AT 152 E. HOWARD STREET**

WHEREAS, pursuant to P.A. 146 of 2000, as amended, after a duly noticed public hearing held on September 16, 2019, the Owosso City Council by resolution established an Obsolete Property Rehabilitation District for the property located at 152 East Howard Street; and

WHEREAS, the City of Owosso approved an OPRA application from Howard Street Development, LLC, resulting in the issuance of OPRA Certificate No. 3-19-0024 to induce the proposed \$1,318,143 rehabilitation project; and

WHEREAS, Howard Street Development, LLC has failed to proceed in good faith with the rehabilitation of the facility within the construction period allowed; and

WHEREAS, Howard Street Development, LLC has requested in a certified letter that the OPRA certificate be revoked.

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 revoke Obsolete Property Rehabilitation Exemption Certificate No. 3-19-0024 issued to Howard Street Development, LLC for property located at 152 E. Howard Street, Owosso, Michigan.

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

**Brownfield Termination - Plan #21 – 152 E. Howard Street**

A public hearing was conducted to receive citizen comment regarding the termination of Brownfield Redevelopment Plan #21 – 152 Howard Street Project due to lack of follow-through on the project.

There were no citizen comments received on this topic prior to, or during the meeting.

Whereas, the Council, after due and legal notice, has met and there being no one to be heard, motion by Councilmember Pidek to approve the following resolution:

**RESOLUTION NO. 178-2023**

**TERMINATING BROWNFIELD PLAN # 21 - 152 E. HOWARD STREET  
PROJECT  
FOR HOWARD STREET DEVELOPMENT, LLC**

WHEREAS, pursuant to P.A. 381 of 1996, as amended, after a duly noticed public hearing held on November 4, 2019, the City of Owosso approved Brownfield Plan #21 for Howard Street Development, LLC for property located at 152 East Howard Street in the amount of \$406,485 in eligible expenses.

WHEREAS, Howard Street Development, LLC has failed to proceed in good faith with the rehabilitation of the facility within the construction period allowed; and

WHEREAS, Howard Street Development, LLC has requested in a certified letter that the Brownfield Plan be terminated; and

WHEREAS, the City of Owosso has conducted a public hearing and gave 30 days prior written notice of the public hearing to the developer at its last known address by certified mail.

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 terminate Brownfield Plan #21 - 152 E. Howard Street Project for Howard Street Development, LLC.

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

**CITIZEN COMMENTS AND QUESTIONS**

Eddie Urban, 601 Glenwood Avenue, thanked the City for fixing the bathroom door and Chief Lenkart for the Veteran's Day Parade.

Piper Brewer, 25-year member of the Owosso Historical Commission, urged the Council to defer the sale of the Amos Gould House, sharing its history along with possible alternative solutions.

Alex Ebe, 320 Cass Street, shared biblical information.

Christine Mitchell, former Mayor of Owosso, urged the Council to protect the Gould House and delay the sale of the property.

Shaffer Fox, former Owosso Historical Commission member, agreed with delaying the sale of the Amos Gould House and the detailed series of events that transpired with the demolition of the church/convent in West Town.

Mayor Teich outlined the Downtown Development Authority's Downtown Owosso Passport Event.

**CONSENT AGENDA**

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

**Traffic Control Order – Veteran's Day Parade.** Approve request from Kevin Lenkart, Public Safety Director, for closure of Jerome Avenue from Washington Street to Hickory Street and Washington Street from Jerome Avenue to Goodhue Street on Saturday, November 11, 2023 from 10:30 a.m. to 12:30 p.m. for the Veteran's Day Parade and further approve Traffic Control Order No. 1508 formalizing the action.

**Traffic Control Order - Glow Owosso Parade, 5K and Tree Lighting.** Approve request from Lizzie Fredrick, Owosso Main Street Director, for the street and lot closures for the annual Glow Owosso Parade, 5K, and Tree Lighting on Friday, November 24, 2023 beginning at 5:00 p.m. until 9:00 p.m. and further approve Traffic Control Order No. 1509 formalizing the action.

**Master Plan Implementation Goals: 1.7, 1.17, 4.2, 4.6, 5.9, 5.12**

**Emergency Repair Authorization - Fire Department Tower-1.** Authorize payment to Front Line Services, Inc. and Cummins Inc. for emergency repair and replacement of parts on Fire Department Tower 1 in the amount of \$25,759.88 as follows:

**RESOLUTION NO. 179-2023**

**AUTHORIZING PAYMENT TO  
FRONT LINE SERVICES, INC. AND CUMMINS INC.  
FOR EMERGENCY REPAIR OF OWOSSO FIRE DEPARTMENT TOWER 1**

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

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

WHEREAS, the City directed Front Line Services, Inc. and Cummins Inc. to proceed and perform the emergency repairs, which subsequently totaled \$25,759.88; and

WHEREAS, the Public Safety Director has reviewed the detailed billing from Front Line Services, Inc. for the cost of emergency repairs and recommends payment in the amount of \$8,995.00 for work satisfactorily completed; and

WHEREAS, the Public Safety Director has reviewed the detailed billing from Cummins Inc. for the cost of the repairs and recommends payment in the amount of \$16,764.88 for the work satisfactorily completed.

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

- FIRST: it has heretofore determined that it was necessary and in the public interest to contract with Front Line Services, Inc and Cummins Inc. for emergency repairs to Owosso Fire Department vehicle Tower 1.
- SECOND: the Accounts Payable Department is authorized to submit payment to Front Line Services, Inc. in the amount of \$8,995.00 as authorized by Council this 16th day of October 2023.
- THIRD: the Accounts Payable Department is authorized to submit payment to Cummins Inc. in the amount of \$16,764.88 as authorized by Council this 16th day of October 2023.
- FOURTH: the above expenses shall be paid from the Fire Department vehicle repair fund.

**\*Contract Renewal – Utilities General Engineering Services.** Approve the required annual renewal of the Utilities General Engineering Services contracts with OHM Advisors, Tetra Tech, Fishbeck, and Jones & Henry to provide engineering services for utilities projects through October 30, 2024 as follows:

**RESOLUTION NO. 180-2023**

**AUTHORIZING THE RENEWAL OF AGREEMENTS  
FOR PROFESSIONAL ENGINEERING SERVICES WITH  
OHM ADVISORS, TETRA TECH, JONES & HENRY, AND FISHBECK**

WHEREAS, the City of Owosso, Michigan, has determined that it is advisable, necessary and in the public interest to secure professional engineering services for various public improvement projects related to utilities; and

WHEREAS, in September of 2021 Council approved a series of contracts with engineering firms OHM Advisors, Tetra Tech, Jones & Henry, and Fishbeck which require renewal on an annual basis; and

WHEREAS, OHM Advisors, Tetra Tech, Jones & Henry, and Fishbeck have provided the City with satisfactory services to date and renewal of their respective agreements is recommended.

NOW THEREFORE BE IT RESOLVED by the City of Owosso, county of Shiawassee, state of Michigan:

- FIRST: it has heretofore been determined that it is advisable, necessary and in the public interest to renew the contracts with the firms of OHM Advisors, Tetra Tech, Jones & Henry, and Fishbeck for the provision of professional engineering services for future water and wastewater utility projects.
- SECOND: the Mayor and City Clerk are hereby instructed and authorized to sign the document attached as; Exhibit C-OHM-3, Renewal of Agreement for Professional Engineering Services with OHM Advisors.

- THIRD: the Mayor and City Clerk are hereby instructed and authorized to sign the document attached as; Exhibit C-Trustee-3, Renewal of Agreement for Professional Engineering Services with Tetra Tech of Michigan, P.C.
- FOURTH the Mayor and City Clerk are hereby instructed and authorized to sign the document attached as; Exhibit C-J&H-3, Renewal of Agreement for Professional Engineering Services with Jones & Henry Engineers, Ltd.
- FIFTH: the Mayor and City Clerk are hereby instructed and authorized to sign the document attached as; Exhibit C-FB-2, Renewal of Agreement for Professional Engineering Services with Fishbeck.
- SIXTH: the City Manager is hereby instructed to receive cost proposals from these four firms for future projects and make recommendation to the City Council for acceptance and award in accordance with the City of Owosso Purchasing Policy for a period renewed annually through October 30, 2025.

**\*Professional Services Agreement – Underwriter/Placement Agent/Municipal Advisor.**

Authorize professional services agreement with MFCI, LLC, in an amount not to exceed \$41,352.50, to serve as Underwriter/Placement Agent/Municipal Advisor for two bond issuances associated with the City’s 2024 Drinking Water State Revolving Fund (DWSRF) projects and its 2024 Clean Water State Revolving Fund (CWSRF) projects, and further authorize payment to the firm for services rendered in accordance with the agreement as follows:

**RESOLUTION NO. 181-2023**

**AUTHORIZING PROFESSIONAL SERVICE AGREEMENT WITH MFCI, LLC TO SERVE AS UNDERWRITER/PLACEMENT AGENT/MUNICIPAL ADVISOR FOR 2024 SRF BOND ISSUANCES**

WHEREAS, the City of Owosso, Shiawassee County, Michigan, is required to obtain the services of an underwriter/placement agent/municipal advisor for debt issuances; and

WHEREAS, the City of Owosso is undertaking water and wastewater treatment plant infrastructure improvement projects; and

WHEREAS, MFCI, LLC is a Michigan independent financial services company qualified to provide said services; and

WHEREAS, the employment of professional services is an exception to competitive bidding per Section 2-346(2) of the City of Owosso Code of Ordinances.

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

- FIRST: it has heretofore determined that it is advisable, necessary and in the public interest to enter into a professional service agreement with MFCI, LLC to provide underwriting/ placement agent/municipal advisor services associated with two separate revenue bond issuances involving the State of Michigan Drinking Water Revolving Fund Program and Clean Water State Revolving Fund Program.
- SECOND: the Mayor and City Clerk are instructed and authorized to sign a professional services agreement between the City of Owosso and MFCI, LLC, substantially as attached, estimated at \$41,352.50 for two separate revenue bond issuances.
- THIRD: the Accounts Payable department is authorized to pay MFCI, LLC for work satisfactorily completed up to the amount of \$41,352.50 upon successful closing of the bond issuances.
- FOURTH: the above expense shall be paid from the Water Fund 591.200.801.000 and Wastewater Treatment Fund 599.200.801.000.

**Master Plan Implementation Goals: 3.4, 3.7, 3.8, 6.6**

**\*Professional Services Agreements – Bond Counsel.** Authorize two professional services agreements with Dickinson Wright PLLC in an amount not to exceed \$49,150.00 to serve as Bond Counsel for bond issuances associated with the 2024 Drinking Water State Revolving Fund project and the 2024 Clean Water State Revolving Fund project, and further authorize payment to the firm for services rendered in accordance with the agreements as follows:

**RESOLUTION NO. 182-2023**

**AUTHORIZING PROFESSIONAL SERVICES AGREEMENTS WITH  
DICKINSON WRIGHT PLLC  
TO SERVE AS BOND COUNSEL  
FOR TWO 2024 REVENUE BOND ISSUANCES**

WHEREAS, the City of Owosso, Shiawassee County, Michigan, is required to obtain bond counsel for debt issuances; and

WHEREAS, the City of Owosso will be undertaking water and wastewater treatment infrastructure improvement projects in 2024 involving the issuance of debt; and

WHEREAS, Dickinson Wright PLLC is a full-service law firm with multiple offices in Michigan that is qualified to provide said services; and

WHEREAS, the employment of professional services is an exception to competitive bidding per Section 2-346(2) of the City of Owosso Code of Ordinances.

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

- FIRST: it has heretofore determined that it is advisable, necessary and in the public interest to enter into professional services agreements with Dickinson Wright PLLC to serve as bond counsel associated with two separate revenue bond issuances in 2024 involving the State of Michigan Drinking Water Revolving Loan Fund Program and Clean Water State Revolving Fund Program.
- SECOND: the mayor and city clerk are instructed and authorized to sign the two documents substantially in form attached as Professional Services Agreements between the City of Owosso and Dickinson Wright PLLC estimated at \$49,150 in total.
- THIRD: the accounts payable department is authorized to pay Dickinson Wright PLLC for work satisfactorily completed at a cost estimated at \$49,150 under said professional services agreements.
- FOURTH: the above expense shall be paid from the Water Fund 591.200.801.000 and Wastewater Treatment Plant Fund 599.200.801.000.

**Master Plan Implementation Goals: 3.4, 3.7, 3.8, 6.6**

**\*Recreation Service Agreement - Rudy DeMuth Field.** Approve proposed Recreation Service Agreement with Owosso Baseball Travel Club for use of Rudy DeMuth Field for youth baseball/softball tournaments for a period expiring December 31, 2026 as follows:

**RESOLUTION NO. 183-2023**

**AUTHORIZING A RECREATION SERVICE AGREEMENT  
WITH OWOSSO BASEBALL TRAVEL CLUB  
FOR USE OF RUDY DEMUTH FIELD**

WHEREAS, the City of Owosso, Shiawassee County, Michigan, and Owosso Baseball Travel Club wish to enter into a Recreation Service Agreement for the use of Rudy Demuth Fields for baseball/softball tournaments and events; and

WHEREAS, the Owosso Baseball Travel Club has dedicated itself to providing exercise and recreation opportunities for youth in Owosso and the surrounding areas; and

WHEREAS, the city wishes to contribute to recreation opportunities for area youth by allowing the use of Rudy DeMuth Field for baseball/softball tournaments and events; and

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

- FIRST: it has heretofore determined that it is advisable, necessary, and in the public interest to enter into an agreement with the Owosso Baseball Travel Club for recreation services at Rudy DeMuth Field for a period expiring December 31, 2026.
- SECOND: the Mayor and the City Clerk of the City of Owosso are instructed and authorized to sign the document substantially in the form attached memorializing the use of Rudy DeMuth Field and the responsibilities of the City and the Owosso Baseball Travel Club.

**Master Plan Implementation Goals: 5.12**

**Purchase Authorization – Wheel Loaders.** Waive competitive bidding requirements, authorize the purchase of two John Deere 624P Wheel Loaders from A I S Construction Equipment Corporation in the amount of \$458,122.98 utilizing State of Michigan MiDEAL Contract # 071B7700090, and further authorize payment to the vendor upon satisfactory delivery of the equipment as follows:

**RESOLUTION NO. 184-2023**

**AUTHORIZING THE PURCHASE OF  
TWO (2) JOHN DEERE 624P WHEEL LOADERS FROM  
A I S CONSTRUCTION EQUIPMENT CORPORATION  
VIA MiDEAL CONTRACT NO. 071B7700090**

WHEREAS, the City of Owosso, Shiawassee County, Michigan, has a Department of Public Works requiring the use of wheel loaders; and

WHEREAS, the City of Owosso, has budgeted from the Fleet Motor Pool Replacement Fund for the purchase of two (2) new wheel loaders in the current fiscal year; and

WHEREAS, the City of Owosso may waive the purchasing policy formal bid requirements when purchasing equipment in coordination with another municipality; and

WHEREAS, the City of Owosso Director of Public Services & Utilities has reviewed the equipment on State of Michigan MiDeal Contract No. 071B7700090, as priced by A I S Construction Equipment Corporation, and recommends authorizing a purchase order for the acquisition of two (2) John Deere 624P wheel loaders in the amount of \$458,122.98.

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

- FIRST: it has heretofore determined that it is advisable, necessary and in the public interest to purchase of two (2) John Deere 624P wheel loaders from A I S Construction Equipment Corporation utilizing State of Michigan MiDeal Contract No. 071B7700090 in the amount of \$458,122.98.
- SECOND: the contract between the City of Owosso and A I S Construction Equipment Corporation shall be in the form of a City Purchase Order and staff is hereby authorized to execute the documents necessary to complete the purchase.
- THIRD: the Accounts Payable department is authorized to submit payment to A I S Construction Equipment Corporation in the amount of \$458,122.98 upon satisfactory delivery of said equipment.
- FOURTH: the above expenses shall be paid from account no. 661-901-979.000.

**Warrant No. 634.** Authorize Warrant No. 634 as follows:

Vendor	Description	Fund	Amount
Caledonia Charter Township	Quarterly payment associated with Water District Agreement (September 2023)	Water	\$59,132.85
Owosso Charter Township	Quarterly payment associated with Water District Agreement (September 2023)	Water	\$19,711.84

Motion supported by Councilmember Pidek.

Roll Call Vote.

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

NAYS: None.

**ITEMS OF BUSINESS**

**Sale of Amos Gould House**

Assistant City Manager Amy K. Fuller explained that the task before the Council this evening is to consider the recommendation of the Owosso Historical Commission (OHC) for sale of the Amos



Gould House. Upkeep of the historic home has proven to be very expensive, and more importantly, unsustainable. An examination of the 44-year period in which the City has owned the property has shown there to be a recurring pattern of time and money being taken away from Curwood Castle and the City's other historic properties to make critical repairs at the Gould House, leaving the Castle, from which the City derives its very identity, in a state of disrepair. Further, despite numerous discussions over many months, the OHC has been unable to bring about a sustainable way for the City to maintain ownership. The home has undergone extensive repairs in the last few years and is currently in a condition in which the City could market the property in good faith. Ms. Fuller indicated that the OHC did not take this decision lightly, but now recognize the Gould House is an unsustainable asset.

A lengthy discussion among Councilmembers followed. Items of discussion included holding costs for the property, the apartments upstairs adding to the City's liability risk, how deed restrictions could be employed to keep the property looking historic, how deed restrictions may lower the value of the property, who would enforce said restrictions, use of the National Historic District in which the property sits, asking for another millage into perpetuity, hiring a consultant to explore revenue making ideas, recognizing that the City's residents may not be able to afford keeping the property, operating the property at a loss cannot be sustained forever, recognizing that a private individual would be better able to implement any for-profit operations of the house, and recognizing that the City has struggled to find a purpose for the property and the funding to maintain it throughout the 44 years it has owned it.

Motion by Mayor Pro-Tem Osika instructing staff to begin the process for the eventual sale of the Amos Gould House as follows:

**RESOLUTION NO. 185-2023**

**AUTHORIZING STAFF TO ISSUE A REQUEST FOR PROPOSAL (RFP)  
FOR SERVICES TO FACILITATE THE SALE OF THE AMOS GOULD HOUSE**

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

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

WHEREAS, the Owosso Historical Commission recommends selling the Amos Gould House and using the proceeds for maintenance of the City's other historic properties such as Curwood Castle; and

WHEREAS, the Owosso Historical Commission has decided hiring a real estate professional would be more successful than a public auction.

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

- FIRST: it has heretofore been determined that it is advisable, necessary and in the public interest to place the Amos Gould House on the real estate market.
- SECOND: staff is directed to contact SHPO for aid in developing potential deed restrictions to maintain the historic nature of the property.
- THIRD: staff is further directed to obtain an appraisal of the property to aid in the determination of its fair market value.
- THIRD: staff is further directed to issue an RFP to secure the services of a realtor to facilitate the marketing and sale of the property.

Motion supported by Councilmember Haber.

Roll Call Vote.

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

NAYS: Councilmembers Olson and Fear.

The motion passes.

**\*Permanent Easements Acceptance - Safe Routes to School Project**

Motion by Councilmember Pidek to accept permanent easements from Sherry Cooper and Memorial Medical Associates for the construction and maintenance of a retaining wall as a part of

the Safe Routes to School Project in exchange for \$420.18 and \$305.27 respectively, as detailed below:

**RESOLUTION NO. 186-2023**

**AUTHORIZING THE ACCEPTANCE OF PERMANENT EASEMENTS  
ON ADA STREET BETWEEN JENNETT STREET AND CAMPBELL DRIVE  
AS PART OF THE SAFE ROUTES TO SCHOOL PROJECT**

WHEREAS, the City of Owosso, Shiawassee County, Michigan, has determined that it is in the best interest of the public to install sidewalk on Ada Street between Jennett Street and Campbell Drive as part of its Safe Routes to School Project; and

WHEREAS, construction of the sidewalk will require permanent easements from the property owners on the west side of Ada Street for the construction and maintenance of a retaining wall system; and

WHEREAS, the two property owners are willing to grant said easements to the City of Owosso for \$305.27 and \$420.18, for a total of \$725.45.

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

- FIRST: it has heretofore been determined that it is advisable, necessary and in the public interest to accept the attached permanent easement for a retaining wall from Memorial Medical Associates, 826 W. King Street, Owosso, Michigan at a cost to the City of \$305.27, plus legal and recording fees.
- SECOND: it has heretofore been determined that it is advisable, necessary and in the public interest to accept the attached permanent easement for a retaining wall from Sherry Cooper, 923 Ada Street, Owosso, Michigan at a cost to the City of \$420.18, plus legal and recording fees.
- THIRD: the Mayor and City Clerk are instructed and authorized to sign the documents in the form attached.
- FOURTH: the City Clerk is instructed and authorized to file said easements with the Shiawassee County Register of Deeds.
- FIFTH: the Accounts Payable department is authorized to pay Memorial Medical Associates \$305.27 as set forth in the permanent easement documents and is further authorized to pay appropriate charges for legal fees and recording fees related to this matter.
- SIXTH: the Accounts Payable department is authorized to pay Sherry Cooper \$420.18 as set forth in the permanent easement documents and is further authorized to pay appropriate charges for legal fees and recording fees related to this matter.
- SEVENTH: the above expenses shall be paid from Local Street Fund Account No. 203-463-818.000-SRTS2024GR.

Motion supported by Mayor Pro-Tem Osika.

Roll Call Vote.

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

NAYS: None.

**Set Special Meeting**

Motion by Councilmember Fear to set a special meeting for Monday, October 30, 2023 at 7:30 p.m. to receive a presentation from engineering firm Fishbeck regarding the recently completed City of Owosso Water Study.

Motion supported by Mayor Pro-Tem Osika.

Roll Call Vote.

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

NAYS: None.

**COMMUNICATIONS**

Tanya S. Buckelew, Planning & Building Director. September 2023 Building Department Report.  
Tanya S. Buckelew, Planning & Building Director. September 2023 Code Violations Report.  
Tanya S. Buckelew, Planning & Building Director. September 2023 Inspections Report.  
Tanya S. Buckelew, Planning & Building Director. September 2023 Certificates Issued Report.  
Kevin D. Lenkart, Public Safety Director. September 2023 Police Report.  
Kevin D. Lenkart, Public Safety Director. September 2023 Fire Report.  
WWTP Review Board. Minutes of September 26, 2023.  
Parks and Recreation Commission. Minutes of September 27, 2023.  
Owosso Historical Commission. Minutes of October 2, 2023.

**CITIZEN COMMENTS AND QUESTIONS**

Shaffer Fox, 510 E. Oliver Street, spoke about setting up a Historic District for Oliver Street and Westtown.

Stephen Schlaack, 926 N. Washington Street, outlined the importance of the Amos Gould House to the community.

Eddie Urban, 601 Glenwood Avenue, inquired about open carry rules for Hopkins Lake Park area.

**NEXT MEETING**

Monday, October 30, 2023 – Special Meeting  
Monday, November 06, 2023 – Regular Meeting

**BOARDS AND COMMISSIONS OPENINGS**

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

**ADJOURNMENT**

Motion by Councilmember Olson for adjournment at 9:27 p.m.

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

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Robert J. Teich, Jr., Mayor

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

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