

**CITY OF OWOSSO  
REGULAR MEETING OF THE CITY COUNCIL  
MINUTES OF JANUARY 21, 2025  
6:30 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:** DAVID VREIBEL

**PRESENT:** Mayor Robert J. Teich, Jr., Mayor Pro-Tem Jerome C. Haber, Councilmembers Janae L. Fear, Carl C. Ludington, Emily S. Olson, Rachel M. Osmer, and Christopher D. Owens.

**ABSENT:** None.

**APPROVE AGENDA**

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

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

**APPROVAL OF THE MINUTES OF REGULAR MEETING OF JANUARY 6, 2025**

Motion by Councilmember Ludington to approve the Minutes of the Regular Meeting of January 6, 2025 as presented.

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

**APPROVAL OF THE MINUTES OF SPECIAL MEETING OF JANUARY 8, 2025**

Motion by Councilmember Osmer to approve the Minutes of the Special Meeting of January 8, 2025 as presented.

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

**PROCLAMATIONS / SPECIAL PRESENTATIONS**

None.

**PUBLIC HEARINGS**

**Ordinance Amendment – Rezoning of 108 N. Chipman Street**

A public hearing was conducted to receive citizen comment regarding the request from Jabb Management, LLC to rezone the property at 108 N. Chipman Street from CBD, Central Business District, to I-1, Light Industrial District.

The following people commented regarding the proposed amendment:

Pastor Ken Herbruck, Owosso Assembly of God, said marijuana is a gateway drug and he has seen first-hand how drugs negatively effect families. He encouraged Council to deny the rezoning request saying they have a moral obligation to deny things that would harm residents.

Bill Byrne, 815 W. Oliver Street, encouraged Council to deny the rezoning request saying that it is not consistent with the City's Master Plan. He spoke about the environmental impacts of processing marijuana and said Council should respect the interests of the public.

Elizabeth Byrne, 815 W. Oliver Street, noted there were multiple people attending the meeting this evening to object to the rezoning. She asked the Council to deny the request as it would be spot zoning and is not in line with the Master Plan. She also said that as a resident it is not on her to bear the responsibility for rezoning the property. The purchasers should have considered the zoning when they purchased the property.

Christine Mitchell (Owosso's first female mayor) said she has serious concerns about the requested rezoning. She feels it goes against the Master Plan and will negatively impact the entire community. She asked Council if this is the quality of life they would like to see in the City.

Roberto Larrivey, 702 W. Oliver Street, said he is opposed to the rezoning as he feels there would be no benefit to the community. He relayed a story about a rental property he owns in Chesaning detailing how he can't rent it and he can't sell it because of the terrible odor caused by a nearby processing plant. He said research has shown that the effects of processing are harmful to air quality.

Robert Dumond, 401 N. Cedar Street, said he would like to continue to enjoy the river behind his house, but he is afraid he won't be able to if there is a constant odor from this plant. He noted that there are enough drugs in the neighborhood without adding a processing plant.

Antonia Paxton, 615 Third Street, said she and her family are recent transplants from Flint. They love Owosso and feel blessed to be here. Having escaped a community with bad drinking water she would be devastated if she had to move again, now because of air quality issues.

Kateri Kilpatrick, 804 W. Oliver Street, said the owners of the property knew the zoning designation when they purchased it and she feels that there would be no benefit to the community to return the property to industrial use.

Sam McLaren, 721 W. Oliver Street, said that if the zoning is changed on the property it would open the door to marijuana processing facilities, even if one was not established at this time. He asked the City not to move forward with the rezoning because the next people to own the facility may not be as accommodating.

City Manager Nathan R. Henne wrapped up the public comment portion of the hearing by instructing the Council that City of Owosso Code Sec. 38-280 requires that they measure the request against the seven criteria listed. He indicated that the choice before Council this evening is difficult and could go either way. He asked that they please be very specific when making any motions. He also recommended they not consider spot zoning as a reason for denial as the situation in question does not meet the definition of spot zoning.

Discussion ensued. Most Councilmembers indicated that they were inclined to oblige the wishes of the public and deny the request. Mayor Teich indicated that he was looking not at the proposed use of the property, but does the proposed rezoning fit the property? It was his opinion that it did, and it would be the City's responsibility to enforce the Code in relation to any business that moved into the location in question.

Councilmember Fear noted that she has been a member of the Planning Commission for years and was part of the group that wrote the marijuana ordinance. Despite spending lots of time in carefully crafting a good ordinance, it appears that the City isn't enforcing it to its full extent as evidenced by the constant smell of marijuana at the soccer fields and for that reason she couldn't support the request.

Councilmember Olson spoke about the need to strictly enforce the ordinance.

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

**RESOLUTION NO. 10.5-2025**

**DENIAL OF A REQUEST TO AMEND CHAPTER 38, ZONING, OF THE CODE OF ORDINANCES  
TO REZONE ONE PARCEL OF REAL PROPERTY AT 108 N. CHIPMAN STREET**

WHEREAS, the City of Owosso adopted a Master Plan in 2021 which includes a future land use plan; and

WHEREAS, the City received a request from property owner Jabb Management LLC to rezone the parcel located at 108 N. Chipman Street from CBD-Central Business District to I-1-Light Industrial District; and

WHEREAS, the Planning Commission published and mailed notices for the request, held a public hearing on the request, and deliberated on the request; and

WHEREAS, the Planning Commission finds that the proposed rezoning does not meet the intent and criteria for a zoning amendment as it relates to the master plan and the zoning ordinance; and

WHEREAS, the City staff recommends, without reservations, the rezoning of the following parcel:

<b>Parcel Address</b>	<b>Parcel Number</b>	<b>Current Zoning</b>	<b>Proposed Zoning</b>
108 N Chipman St	050-660-017-001-00	CBD Central Business	I-1 Light Industrial

and

WHEREAS, the City Council published notice of the request, held a public hearing on the request, and deliberated on the request; and

WHEREAS, the City Council finds that the zoning petition does not meet the intent and criteria for a zoning map amendment, specifically as it relates to the requirements of City of Owosso Code Secs. 38-279 and 38-280.

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

FIRST: the request to rezone the parcel located at 108 N. Chipman Street from CBD Central Business to I-1 Light Industrial is denied based on the fact that it is inconsistent with the City's master plan.

Motion supported by Councilmember Fear.

Roll Call Vote.

AYES: Councilmembers Olson, Owens, Ludington, Fear, Mayor Pro-Tem Haber, and Councilmember Osmer.

NAYS: Mayor Teich.

**CITIZEN COMMENTS**

None.

**COUNCIL COMMENTS**

Councilmember Osmer recognized the area churches that are coming together to establish a warming center during this frigid weather. She thanked St. John's United Church of Christ for hosting the center and indicated that there is a need for volunteers, food, and donations.

Mayor Teich thanked Sue Osika for agreeing to continue serving on the Brownfield Redevelopment Authority and recognized Councilmember Olson for her service on the DDA Board.

**CONSENT AGENDA**

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

**Boards and Commissions Appointment.** Approve the following Mayoral Boards and Commissions appointment:

Name	Board/Commission	Term Expires
Sue Osika*	LDFA / Brownfield Redevelopment Authority	06-30-2026

\*Indicates reappointment

**Change to Street Lighting Contract - Addition of Streetlight.** Authorize amendment to the Street Lighting Contract with Consumers Energy to reflect the addition of one LED Cobrahead streetlight at 207 Curwood Castle Drive, authorize the Mayor and City Clerk to execute appropriate documents, and approve payment to Consumers Energy in the amount of \$100.00 for installation as follows:

**RESOLUTION NO. 11-2025**

**ADDING LIGHTS TO THE  
STANDARD STREET LIGHTING CONTRACT DATED SEPT. 27, 2018**

RESOLVED, that it is hereby deemed advisable to authorize Consumers Energy Company to make changes in the lighting service as provided in the Standard Lighting Contract between the Company and the City of OWOSSO, dated Sept. 27, 2018, in accordance with the Authorization for Change in Standard Lighting Contract dated Jan. 21, 2025, heretofore submitted to and considered by this council as follows:

**GENERAL UNMETERED LIGHT EMITTING DIODE LIGHTING RATE GU-LED**

Number of Luminaires	Nominal Watts	Luminaire Type	Fixture Type	Install Remove	Location
1	40	LED white	Cobrahead	Install	207 Curwood Castle Drive

And

RESOLVED, further, that the Mayor and City Clerk be and are authorized to execute such authorization for change on the behalf of the City.

**\*Change Order – WWTP Secondary Clarifier Project.** Approve Change Order No. 2 to the WWTP Secondary Clarifier Project contract with RCL Construction Co., Inc., increasing the contract by \$199,738.00 for the replacement of gates, additional drain yard piping, and video surveillance, and further approve payment to the contractor up to the amount of \$6,048,838.00 upon satisfactory completion of the work or portion thereof as follows:

**RESOLUTION NO. 12-2025**

**AUTHORIZING CHANGE ORDER NO. 2  
TO THE CONTRACT BETWEEN THE CITY OF OWOSSO AND  
RCL CONSTRUCTION CO., INC.  
FOR THE WWTP SECONDARY CLARIFIER PROJECT**

WHEREAS, the City of Owosso, Shiawassee County, Michigan, approved a contract with RCL Construction Co., Inc., on July 15, 2024 for the construction and installation of the Secondary Clarifier equipment, known as the Wastewater Treatment Plant (WWTP) Secondary Clarifier Project, an approved 2024 SRF project; and

WHEREAS, the project is now underway and a change order is necessary to reconcile contract work and supplies to be used.

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 amend the Wastewater Treatment Plant (WWTP) Secondary Clarifier Project contract with RCL Construction Co., Inc. to increase the contract amount for the replacement of gates, additional drain yard piping, and video surveillance.
- SECOND: the Mayor and City Clerk are instructed and authorized to sign the document substantially in form attached as Change Order No. 2 in the amount of \$199,738.00; revising the total current contract amount from \$5,849,100.00 to \$6,048,838.00.
- THIRD: the Accounts Payable department is authorized to pay RCL Construction Co., Inc. for work satisfactorily completed up to the revised contract amount of \$6,048,838.00.
- FOURTH: the above expenses shall be paid from the Wastewater Fund, and SRF Bond Funds

**Warrant No. 651.** Authorize Warrant No. 651 as follows:

<b>Vendor</b>	<b>Description</b>	<b>Fund</b>	<b>Amount</b>
Owosso Charter Township	Per February 22, 2011 Water Agreement	Water	\$18,747.46
Caledonia Township	Per July 1, 2006 Water Agreement	Water	\$42,922.22
Gould Law P.C.	Services from December 10, 2024 – January 13, 2025	Varies	\$10,590.84

Motion supported by Councilmember Ludington.

Roll Call Vote.

AYES: Councilmembers Osmer, Owens, Fear, Ludington, Mayor Pro-Tem Haber, Councilmember Olson, and Mayor Teich.

NAYS: None.

**ITEMS OF BUSINESS**

**Contract Approvals – Ludington Electric, Inc.**

Motion by Councilmember Owens to allow Councilmember Ludington to abstain from the item to consider approval of contracts with Ludington Electric, Inc. due to a conflict of interest.

Motion supported by Mayor Pro-Tem Haber.

Roll Call Vote.

AYES: Councilmembers Owens, Osmer, Fear, Olson, Mayor Pro-Tem Haber, and Mayor Teich.

NAYS: None.

Councilmember Ludington left the meeting at 7:19 p.m.

Motion by Mayor Pro-Tem Haber to approve the following contracts with Ludington Electric, Inc. covering the period of October 2024 - December 2024:

PO NUMBER	DEPT.	DESCRIPTION	AMOUNT
000046358	862	LUDINGTON ELECTR PANEL FOR GILBERTS LOT PLAZA STAGE PLUGS	\$ 1,935.00
000046404	862	LUDINGTON ELECTR CHAIRMAN LIGHTS ALONG CASS ST.	\$ 374.32
000046447	862	LUDINGTON ELECTR DOWN TOWN LIGHTS & PLUGS FOR GLOW	\$ 458.92
000046454	851	LUDINGTON ELECTR LIGHTS FOR CURWOOD CASTLE	\$ 1,875.00
			<b>\$ 4,643.24</b>

Motion supported by Councilmember Osmer.

Roll Call Vote.

AYES: Mayor Pro-Tem Haber, Councilmembers Owens, Fear, Osmer, Olson, and Mayor Teich.

NAYS: None.

ABSTAIN: Councilmember Ludington.

Councilmember Ludington returned to the meeting at 7:24 p.m.

**\*FY 2025-26 Goal Setting Report**

Motion by Councilmember Osmer to approve the FY 2025-26 Goal Setting report and corresponding priorities as follows:

**RESOLUTION NO. 13-2025**

**TO ADOPT THE FY 2025-26 GOAL SETTING REPORT AND PRIORITIES**

WHEREAS, the Owosso City Council conducted a goal-setting session to identify priorities for FY 2025-26, focusing on infrastructure, sustainability, workforce retention, community engagement, and economic growth; and

WHEREAS, the resulting report reflects collaborative input and provides a strategic framework for the City’s initiatives and resource allocation.

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

FIRST: the Owosso City Council adopts the FY 2025-26 Goal Setting Report and its priorities as the guiding document for City operations and decision-making.

SECOND: the City Manager will use these goals to inform the City’s budget and implementation efforts, with updates shared regularly with the public and Council.

Motion supported by Councilmember Olson.

Roll Call Vote.

AYES: Councilmember Fear, Mayor Pro-Tem Haber, Councilmembers Osmer, Owens, Ludington, Olson, and Mayor Teich.

NAYS: None.

**\*Grant Application – First Congregational Church of Owosso**

Master Plan Implementation Goals: 4.3, 4.7

Motion by Councilmember Ludington to authorize the submittal of an application to the Michigan State Historic Preservation Office (SHPO) Certified Local Government (CLG) Grant Program for funding to complete interior plaster restoration at the historic First Congregational Church, 327 N. Washington Street as follows:

**RESOLUTION NO. 14-2025**

**AUTHORIZING APPLICATION TO  
THE CERTIFIED LOCAL GOVERNMENT GRANT PROGRAM**

WHEREAS, the City of Owosso (the "Applicant") and the First Congregational Church of Owosso (the "Property Owner") desire to file an application (the "Grant Application") with the Michigan State Historic Preservation Office (the "SHPO") for the Certified Local Government Grant Program (the "CLG Program") in the amount of \$28,480 (the "Grant Request") for the interior restoration of plaster surrounding the stained-glass windows in the First Congregational Church (the "Project") to be completed on a property located at 327 North Washington Street, Owosso, MI (the "Property"); and

WHEREAS, the Property Owner is the owner of the Property; and

WHEREAS, the Applicant anticipates that the cost of the Project will be \$28,480 (the "Project Cost"); and

WHEREAS, the CLG Program is an expense reimbursement program and the Property Owner will be responsible for paying invoices relating to the Project Cost as they become due, and that reimbursement will be made upon completion of final project work, the SHPO's acceptance of the final completion report, and the SHPO's audit and acceptance of financial documentation for eligible costs; and

WHEREAS, the CLG Program requires the Applicant and the Property Owner to enter into a memorandum of understanding (the "MOU") to delineate the Applicant's and the Property Owner's responsibilities including the filing of the historic preservation easement (the "Easement"); and

WHEREAS, upon completion of the Project, the CLG Program requires the Property Owner to execute the Easement and to record the Easement with the appropriate Register of Deeds at its own expense; and

WHEREAS, the CLG Program does not require a local match (the "Local Match") from the Applicant's own funds towards the Project Cost; and

WHEREAS, the Applicant shall designate an authorized officer (the "Authorized Officer") who shall be authorized to file the Grant Application, to sign the grant agreement, including any necessary grant agreement amendments, and other agreement-related documents; and

WHEREAS, the Applicant shall designate a Grant Project Manager who will oversee the day-to-day grant management and grant administration duties, including vendor selection and coordinating the payment of vendor invoices (the "Grant Project Manager").

NOW, THEREFORE, Be It Resolved by the Applicant that:

- FIRST: the Project is hereby authorized including expenditures for the Project in an amount not to exceed the Project Cost, with the Property Owner advancing all payments for project invoices as they become due.
- SECOND: Robert J. Teich, Jr. - Mayor is hereby designated as the Authorized Officer.
- THIRD: the Authorized Officer is hereby authorized to sign the Grant Application, the grant agreement, the MOU, any grant agreement amendments, any additional grant documentation, and to take any additional administrative actions necessary to implement this resolution.
- FOURTH: Nathan R. Henne – City Manager is hereby appointed as the Applicant's Grant Project Manager.
- FIFTH: the contact information for the property owner is as follows: Reverend Deb Grazier – 989-723-3010 – 327 N Washington St, Owosso, MI 48867 - [bud11deb@gmail.com](mailto:bud11deb@gmail.com).
- SIXTH: the contact information for the applicant is as follows: Nathan Henne, City Manager – 301 W Main St, Owosso, MI 48867 – 989-725-0568 – [nathan.henne@ci.owosso.mi.us](mailto:nathan.henne@ci.owosso.mi.us).

Motion supported by Mayor Pro-Tem Haber.

Roll Call Vote.

AYES: Councilmember Osmer, Mayor Pro-Tem Haber, Councilmembers Ludington, Fear, Owens, Olson, and Mayor Teich.

NAYS: None.

**\*CLG Grant Memorandum of Understanding (MOU)**

Master Plan Implementation Goals: 4.3, 4.7

Motion by Councilmember Olson to approve the MOU with First Congregational Church of Owosso, Michigan outlining the rights and responsibilities of all parties as they relate to the application and administration of the potential CLG Grant as follows:

**RESOLUTION NO. 15-2025**

**AUTHORIZING THE MAYOR TO SIGN THE MEMORANDUM OF UNDERSTANDING WITH THE FIRST CONGREGATIONAL CHURCH UCC FOR THE SHPO CLG GRANT**

WHEREAS, the City of Owosso and the First Congregational Church UCC seek to apply for a Certified Local Government (CLG) Grant through the Michigan State Historic Preservation Office to restore the interior plaster surrounding the historic church’s stained-glass windows at 327 N Washington St; and

WHEREAS, a Memorandum of Understanding (MOU) has been prepared to outline the roles and responsibilities of each party in administering and executing the grant project; and

WHEREAS, it is in the best interest of the City and the community to support this historic preservation effort.

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

FIRST: the City Council of the City of Owosso approves the Memorandum of Understanding and authorizes the Mayor Robert J. Teich to sign the MOU on behalf of the City.

Motion supported by Councilmember Ludington.

Roll Call Vote.

AYES: Councilmember Owens, Mayor Pro-Tem Haber, Councilmembers Ludington, Fear, Olson, Osmer, and Mayor Teich.

NAYS: None.

**CITIZEN COMMENTS**

Chris Eveleth, 715 W. King Street, announced that he is now the Community Relations and Grants Manager for Shiawassee Health and Wellness. They provide mental health services to those on Medicaid. He said he is looking forward to continuing the organization’s partnership with the City on things like the COSSAP grant.

Pastor Gary Beal said he was very happy to see that a warming center is finally coming together, that this is something he has wanted for the community for years. He said there is lots of work to be done yet and he invited Council to attend a meeting this Friday at 2:00pm at St. John’s United Church of Christ to discuss next steps.

**COUNCIL COMMENTS**

None.

**COMMUNICATIONS**

- Emily S. Olson, DDA/OMS Board. Letter of resignation.
- Tanya S. Buckelew, Planning & Building Director. December 2024 Building Department Report.
- Tanya S. Buckelew, Planning & Building Director. December 2024 Code Violations Report.
- Tanya S. Buckelew, Planning & Building Director. December 2024 Inspections Report.
- Tanya S. Buckelew, Planning & Building Director. December 2024 Certificates Issued Report.

Kevin D. Lenkart, Public Safety Director. December 2024 Police Report.  
Kevin D. Lenkart, Public Safety Director. December 2024 Fire Report.  
Historical Commission. Minutes of January 13, 2025.

**NEXT MEETING**

Monday, February 03, 2025

**BOARDS AND COMMISSIONS OPENINGS**

Building Board of Appeals – Alternate - term expires June 30, 2026  
Building Board of Appeals – Alternate - term expires June 30, 2025  
DDA/OMS Board x 2 – terms expire June 30, 2028  
Zoning Board of Appeals – Alternate – term expires June 30, 2027  
Zoning Board of Appeals – Alternate – term expires June 30, 2025

**ADJOURNMENT**

Motion by Councilmember Olson for adjournment at 7:36 p.m.

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

---

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.