

THE CORUNNA CITY COUNCIL
MINUTES OF REGULAR MEETING
February 18, 2014

Present: Horton, Johnson, Rodriguez, Sliwa, Bennett, Hess.

Absent: None.

Guests: Joe Sawyer, City Manager; Merilee Lawson, City Planner/Assessor; Tim Crawford, Superintendent of Public Works; Bob Delaney, Building Inspector; Rex Menzer; Arnie Dunchock; Henry Gillan; Bob Morehouse; Crystal Crowe and husband.

The meeting was called to order in council chambers in the lower level of the Community Center by Mayor Kerridge at 7:00 p.m.

MINUTES OF THE PREVIOUS MEETING: Johnson moved, Horton seconded, to approve the minutes of the February 3, 2014 regular council meeting.

Roll Call Vote:

Yes: Johnson, Rodriguez, Sliwa, Bennett, Hess, Horton.

No: None.

Motion CARRIED.

AGENDA APPROVAL: Johnson moved, Hess seconded, to approve the agenda as presented.

Roll Call Vote:

Yes: Sliwa, Bennett, Hess, Horton, Johnson, Rodriguez.

No: None.

Motion CARRIED.

APPROVAL OF VENDOR DISBURSEMENTS: Johnson moved, Horton seconded, to approve vendor disbursements from 01-31-2014 through 02-12-2014 as presented.

Roll Call Vote:

Yes: Bennett, Hess, Horton, Johnson, Rodriguez, Sliwa.

No: None.

Motion CARRIED.

CALL TO THE AUDIENCE: Henry Gillan, 124 Cherry St. and also the contractor for Arnold Dunchock, felt that the building on Mack St. could be saved, but he needed an engineer to go in and tell him what needed to be done to get it restored. Johnson asked for Gillan's credentials and Gillan stated that he has a family construction background and has a MI builder's license. Bennett stated that the city was not going to pay for his engineer to come in. Sawyer stated that Gillan was saying that the engineer was going to be at the owner's expense and Gillan agreed. Johnson asked what made his opinion different than our building inspector's. She felt that any engineer was going to agree with our inspector. Gillan stated, at that point, there would be nothing more to say, but, based on what he has seen, the building could be saved. Johnson then asked, in his opinion, what was the length of time that building had been neglected. Gillan stated about a couple of years because of the mold but could not give an exact amount of time. Rodriguez asked what he meant by restore. Gillan stated he would make it structurally sound, but the extent of the renovation would be up to the owner on how much he wanted to spend. Rodriguez asked how much that would cost and Gillan stated that he would not know until an engineer told him what needed to be done. Johnson asked Gillan, based on the pictures she has of the house, if he felt he could seriously save that building and he stated yes, it would be costly and based on how much someone was willing to pay, but it could be saved. Sawyer stated that he had a meeting last Friday with the owner that lasted about three hours. He felt that Dunchock's direction was to get a cost on saving the building. Sawyer stated that the original recommendation to council was to patch the roof and the windows and leave the inside alone. However, after the inspection that Delaney made last week, the interior structure

now needs to be fixed and just patching the holes is now not acceptable. Because of the cost of that, he is not recommending that council to do the fixes, so the alternative is to demo the building. Sawyer stated that Dunchock is not asking council to do the fixes he would do those after an evaluation. Dunchock agreed. Dunchock confirmed what Gillan stated, but stated that the pictures did not represent the whole building. He stated that the eastside of the building was not like that and said that Delaney's statement that more damage has been done since November is not true. The problems are long standing, but to say that there was some dramatic change that has resulted in these new pictures is not in keeping with the facts. He did not have a chance to say what pictures would be taken of the house and was shocked to see that Lawson had a recommendation to demolish the property. Dunchock stated that there were public hearings where these issues should have been discussed. If the building could be buttoned up, as Mr. Burlingame suggested, there would not be any further damage to the building. Then the repairs could be done in phases. If an engineer, of his choosing, comes in and says that the building is not worth saving, then he would not be irrational about it. But, he would like to explore the idea of saving the building. As to 223/225 N. Shiawassee, he felt Lawson's memo was in error. Mayor Kerridge cut him off as his time was up. Brad Breiler, Corunna VFW commander, reported that the VFW sponsored teacher, Brad Wagner from the Corunna Middle School, won the state VFW competition and this was the first time that their entry has ever won first place. He will be continuing on at the national level in March. Blake McClellan, a student at Corunna Middle School, competed in the VFW's Patriot Pen competition along with 42 others from six counties and he took first place. At the state competition, he took second place. Breiler also stated that Bob Evans, a longtime member of the local VFW, passed away yesterday and his funeral is on Friday. Bennett asked that a resolution be presented to the award winners and Evans at the next meeting.

MANAGER'S REPORT: There was a mayoral veto of the motion from the last council meeting regarding the 223/225 N. Shiawassee building. The meeting minutes were approved properly and that motion will remain a part of the permanent record, but the veto makes the motion null and void because it lacked clarity. Council, if they disagree with the veto, could vote to override it. Sawyer stated that sometimes it is better to redo a motion to fix it rather than try to amend it.

CONSIDER 2013/2014 BUDGET AMENDMENTS: Sawyer went through the budget amendments that were needed and stated that Fund Balance will have to be used in some amount this year to balance the budget. Rodriguez asked what the balance was in the general fund. Sawyer stated that the general fund, unrestricted, was in the \$600,000 range. Bennett moved, Sliwa seconded, to approve the 2013/2014 budget amendments as presented.

Roll Call Vote:

Yes: Sliwa, Hess, Horton, Johnson, Bennett, Rodriguez.

No: None.

Motion CARRIED.

RESOLUTION 021814-01 RESOLUTION AMENDING THE 2013/2014 BUDGET

Motion Councilperson Bennett, supported by Councilperson Sliwa, to adopt the following resolution:

WHEREAS, The City Council of the City of Corunna desires to Amend the 2013/2014 Budget to Adjust Departmental Expenditures and increase the Adopted General Fund Appropriation;

NOW THEREFORE BE IT RESOLVED, that the budget for the City fiscal year beginning July 1, 2013 after recommendation by the City Manager be amended by the City Council as described as follows:

because every time council tries to make a decision on this problem he has a “quick fix”. That house has been like that for more than two years. Bennett stated that if Mr. Dunchock spent as much time and effort on his buildings as he did writing letters to council, they would be fixed. Delaney stated that he called Gary Palmer, a long time area building inspector, and they went through the building. Palmer stated that fixing the building would not be worth the cost. Delaney explained that the house was a conventional build house which, because the first floor is collapsing, the second floor and the roof will collapse along with it. Sawyer stated that this action will start the 21 day countdown to give Mr. Dunchock a chance to appeal to circuit court. Bennett moved, Sliwa seconded, to approve the order of the hearing officer and demolish the property located at 119 W. Mack.

Roll Call Vote:

Yes: Rodriguez, Bennett, Johnson, Hess, Horton, Sliwa.

No: None.

Motion CARRIED.

CONSIDER NEW MOTIONS FOR DESIGN AND COST FEES ASSOCIATED WITH 223/225 N. SHIAWASSEE ST. AND TO MODIFY THE ORDER OF THE HEARING OFFICER:

Rodriguez stated that she felt this meant that council was going to approve the repair the building after the engineer tells us what needs to be done. Sawyer stated what this does is allow Rowe Engineering to come in and define what needs to be repaired. If the cost to save the building is too much, then council does not have to approve repairs. However, we may have to come back and go through this process again to demolish it. Bennett stated that he felt the building could be repaired using Rowe’s engineering plans. Sawyer stated that this gives the owner a chance to object to the scope of the work we are ordering. Johnson moved, Bennett seconded, to modify the order of the hearing officer which was to demolish the building and move forward with needed replacement of the roof, repair or replace cornice, remove and replace the west foundation and west wall, repair floor and any other related deficiencies upon approval of appropriate cost estimates.

Roll Call Vote:

Yes: Bennett, Rodriguez, Horton, Sliwa, Johnson Hess.

No: None.

Motion CARRIED.

APPROVAL OF ROWE PROFESSIONAL SERVICES PROPOSAL ALTERNATIVE #1:

Sawyer stated that the owner can appeal the work being done, but it is the intent of the city to immediately start the engineering to get cost estimates. Johnson moved, Rodriguez seconded, to approve the proposal from Rowe Engineering for Alternative #1 in the amount of \$4,170 for design and cost fees associated with the repair of 223/225 N. Shiawassee St.

Roll Call Vote:

Yes: Horton, Johnson, Rodriguez, Sliwa, Hess, Bennett.

No: None.

Motion CARRIED.

CALL TO THE AUDIENCE: Arnold Dunchock stated that he liked the idea of the engineering and getting a cost estimate. He had an argument against the inclusion of the cornice which was not a part of the engineering recommendation. It violates due process and will add to the cost. On the Mack St. house, he stated that there could have been a decision made if his builder and an engineer could have gone in there. According to him, this is putting him into a position of bringing a lawsuit against the city, but stated that was not a threat. He had the June 7, 2013 hearing minutes where it indicated, he said, what the issues were. As of that date, he said, the only thing that was mentioned was the roof and the window. Crystal Crowe. 316 N. Kingsley, stated that she was at the council meeting to observe a government meeting as a part of Leadership Shiawassee. Delaney stated, regarding the minutes Dunchock quoted, the city never had access to the building and Dunchock had 14 days to get back to him after that meeting on what he was going to do and never did.

ROUNDTABLE:

Councilperson Bennett: Kudos to the DPW for all their work and to the mayor for his work on the water leak in the Community Center. He felt that council made some good decisions regarding the Dunchock buildings and thanked Sawyer and Lawson for their work. He hoped Dunchock gets his chance to speak to another entity because he has heard all he wants to hear. He also mentioned that Save-A-Lot was now open and congratulated council and DDA for getting them here.

Councilperson Rodriguez: Went to the MML training in Frankenmuth and it was very helpful. They had excellent speakers and she learned a lot and appreciated being able to go.

Councilperson Sliwa: She also went to the training class from MML and was very glad she went this year.

Councilperson Johnson: The ambulance department got a new ambulance, because of the recent accident in Flint Twp., and it is now on the road. She felt that the board did a great job in getting the rig. She also felt that council did a phenomenal job on the Dunchock issue. She could not understand Dunchock for thinking the pictures were set up just because they didn't take pictures of one part of the building. She does want to save the building downtown, if it can be saved. She stated that Sawyer and Lawson have done a great job on this issue. The DPW has also done a great job this season and cannot wait until she sees the new police cars on the road.

Councilperson Horton: Ditto to everything that has been said. The bridal show is this Saturday from 11 a.m. to 2 p.m. The vendor count is down, but there is still a good variety of vendors.

Councilperson Hess: She agreed with everything has already been said.

Mayor Kerridge: Felt the DPW is doing a great job with the snow.

DPW Supervisor Crawford: Stated that the frost level in the ground is very deep as is as much as 46". They have had two problems because of frozen service pipes. He knows that some communities have asked residents to run a trickle of water through their taps to help keep the pipes open, but he did not think they were at that point yet. But, he said, he wanted everyone to keep it in mind.

ADJOURN: Sliwa moved, Johnson seconded, to adjourn.

Roll Call Vote:

Yes: Bennett, Hess, Horton, Johnson, Rodriguez, Sliwa.

No: None.

Motion CARRIED. Time was 8:35 p.m.

Charles Kerridge, Mayor

Shauna Bayless, Deputy City Clerk