

THE CORUNNA CITY COUNCIL
MINUTES OF REGULAR MEETING
February 3, 2014

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

Guests: Joe Sawyer, City Manager; Merilee Lawson, City Planner/Assessor; Gary Holzhausen, County Commissioner; Anthony Karhoff, Shiawassee Township Supervisor; Bret Johnson; Rex Menzer; Arnie Dunchock; Diane Johnson; Bob Morehouse; Helen Granger, Independent; Tom Manke, Friends and Community News and Views

The meeting was called to order in the 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 January 21, 2014 regular council meeting

Roll Call Vote:

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

No: None.

Motion CARRIED.

AGENDA APPROVAL: Johnson moved, Rodriguez seconded, to approve the agenda with the following changes: #1. Consider excusing Councilperson Bennett from the February 3, 2014 meeting due to work conflict; Move consider proposal from Rowe Engineering from #1 to #1A; and remove #2 consider code book revisions and #3 discussion on reseller ordinance from the agenda.

Roll Call Vote:

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

No: None.

Motion CARRIED.

APPROVAL OF VENDOR DISBURSEMENTS: Johnson moved, Sliwa seconded, to approve vendor disbursements from 01-17-2014 through 01-30-2014 as presented.

Roll Call Vote:

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

No: None.

Motion CARRIED.

CALL TO THE AUDIENCE: Arnold Dunchock, owner of 223/225 N. Shiawassee and 119 E. Mack, thanked Sawyer, Lawson, and Delaney for talking to him and allowing the rescue of his plant from 223/225 N. Shiawassee. He stated that he was opposed to the city's engineering proposal because it was not needed. He had a contractor go in and was told only the back part of the roof is bad. The second floor is solid, but the west wall needs fixing and the front wall is fine. It could all be fixed and made sound without an engineer. He wondered who was going to pay for this. Dunchock stated that he wanted to do the roof repair first then do the back wall later. Gary Holzhausen, Shiawassee Co. Commissioner, updated the council on the search for a new administrator. He stated that there was only \$900,000 in the county's fund balance left. He felt that the county commissioners should cut their pay first before they start dipping into that. He stated that a couple of departments got raises too. Stated they have gotten by without an administrator the past four months The new finance chairperson is thinking about a new millage to help pay for costs.

MANAGER'S REPORT: Save-A-Lot is now open and doing very well.

CONSIDER EXCUSING COUNCILPERSON BENNETT FROM THE FEBRUARY 3, 2014

MEETING DUE TO WORK CONFLICT: Johnson moved, Sliwa seconded, to excuse Councilperson Bennett from the February 3, 2014 meeting due to work conflict.

Roll Call Vote:

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

No: None.

Motion CARRIED.

CONSIDER PROPOSAL FROM ROWE ENGINEERING FOR 223/225 N. SHIAWASSEE ST.:

Sawyer stated that there was no engineering proposal done for the house on E. Mack since it is a residential structure. He summarized the memo received from the city attorney that recommended trying to save all of the buildings and recommended the city make the structures safe and plug the holes in the Mack St. house. Lawson stated that she talked to the building inspector that day and said he had talked to Dunchock. The building inspector wants the entire roof and west wall done at one time and to go forward with the engineering per state law. Sawyer's recommendation was that we go forward with the engineering, lay out what needs to be done with specifications for bids, and then, when we get pricing from contractors, council can decide on the future of the building. However, he stated, the property owner objects to this action. Considering the protest of the owner and the recommendation of the city attorney, Sawyer recommended awarding the engineering contract in conjunction with the repair or demolition of the building. That would start the 20 day clock and Dunchock could go to circuit court and try to amend that order. Johnson asked if Dunchock was planning to have his contractor do the work all at once or would he do the work in phases. Dunchock stated that the building inspector did not tell him that it all needed to be done at one time. He stated that he would fix the roof, take out the papers, then fix the wall. The roofers he talked to said it would not be a problem fixing the roof then tying it into the wall. He stated he had bids, but did not want to disclose them publically because he was still in the process of getting bids. Sawyer stated that the scope of the work Mr. Dunchock is getting bids for is not the scope of the work that is required. The building inspector is requiring engineering and that is the law. Dunchock's proposal of work is not acceptable to the inspector and is not certified by an engineer. Dunchock asked if the city attorney was opposed to demolition and Sawyer stated that he recommended repairing the buildings, but did not say that he was opposed to demolition. Dunchock felt "ambushed" by all of this talk that everything now needed an engineering study and it all needs to be repaired at the same time. Johnson stated that this was all explained to him previously. It was written out what needed to be done and she took offense that he said he was being ambushed. Dunchock stated that he was told that the back wall must be fixed, but he always felt that roof needed to be fixed first. He said if council votes, and the opportunity to go to court is triggered, that means there cannot be any repairs done to stop the further damage to the building. That could delay the process of a remedy. He was not refusing to do it all at once, but there was not any discussion with the inspector about doing everything at once. Kerridge stated that you build walls first, then you build the roof. Dunchock stated that the walls were already up. The three supporting walls were up. Sawyer told him that those walls are sound. Kerridge stated that the west wall must be done first, then the roof can be tied in. Sawyer stated that there seems to be a disagreement between Dunchock and the building inspector about needing the west wall rebuilt from the footing up. An engineer is the person who can decide what needs to be done per state law. If council supports the building inspector, Dunchock must go to circuit court. Rodriguez asked if the roof and wall were repaired, would the red tag be lifted. Sawyer felt that if minimal repairs are completed to the house, that red tag could be lifted. The 223/225 N. Shiawassee property will need more than just the roof and wall repair before that red tag will come off. Lawson read a letter to Dunchock from the building inspector, from October 1, 2012, spelling out exactly what was needed to repair 223/225 N. Shiawassee. Sawyer stated that the inspector was now requiring an engineer or architect because Dunchock has been non-compliant for a year and one-half. Johnson moved, Sliwa seconded, to approve the proposal from Rowe Engineering for the 223/225 N. Shiawassee St. addresses with recommendation to repair or demolish the building.

Roll Call Vote:

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

No: None.

Motion CARRIED.

CALL TO THE AUDIENCE: Anthony Karhoff, Shiawassee Township Supervisor, introduced himself and stated that the city was moving in the right direction. He stated that council does need to put its foot down occasionally. Helen Granger, 419 W. Corunna Ave., stated that Consumers has not finished the sidewalk work yet. The sidewalk that they put in has moved so that the paved sidewalk that she put in has shifted. She wanted to make sure the city knows this before she takes the next step to get this fixed. Arnold Dunchock asked if it was possible for remediation. If not, the city may have precluded a resolution of the problem.

ROUNDTABLE:

Councilperson Hess: Great job on getting Save-A-Lot to Corunna.

Councilperson Horton: Ditto, and DPW did a great job removing snow in the village. Thanks to Scott Johnson for that. The sled hill was full this weekend.

Councilperson Johnson: Thanked Sawyer, Lawson, Delaney, Ardelean and Burlingame for the job they did with Dunchock's building. Thanked council too for making the right decision and she was proud of them.

Councilperson Sliwa: Felt the same way as Johnson. It showed that the city can work together.

Councilperson Rodriguez: Nothing to report.

Mayor Kerridge: Nothing to report.

ADJOURN: Sliwa moved, Johnson seconded, to adjourn.

Roll Call Vote:

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

No: None.

Motion CARRIED. Time was 7:49 p.m.

Charles Kerridge, Mayor

Nichole Cowdrey, City Clerk