

A SYNOPSIS OF  
THE CORUNNA CITY COUNCIL  
MINUTES OF REGULAR MEETING  
January 21, 2014

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

Absent: None

Guests: Joe Sawyer, City Manager; Merilee Lawson, City Planner/Assessor; Tim Crawford, DPW Superintendent; Scott Johnson, Fire Chief; Richard Burlingame, City Attorney; Tom Ardelean, Dangerous/Unsafe Structure Hearing Official; Bob Delaney, Building Inspector; John Aldridge, Machine Tool and Gear; Justin Horvath, SEDP; Brent Jones, SEDP; Tom Elliott; Dr. Kristi Billis; Doug Haskings; Donna Kerridge; Kevin Sanders; Rex Menzer; Bus and Carol Spaniola; Frank Rodriguez, Gene and Shirley Sanderson; Arnie Dunchock; Diane Johnson; Bob Morehouse; Helen Granger, Independent; Jessie Robison, Argus Press.

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: Bennett moved, Rodriguez seconded, to approve the minutes of the December 16, 2013, regular council meeting and the January 16, 2014, special council meeting.

Roll Call Vote:

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

No: None.

Motion CARRIED.

AGENDA APPROVAL: Johnson moved, Horton seconded, to approve the agenda with the following changes: Consider Resolution #012114-01 will become #1 on the agenda, consider Resolution #012114-02 will become #2 on the agenda, the public hearing for January 21, 2014 at 7 p.m. to consider finding of the hearing officer will become #3 on the agenda, consider re-appointment of Charles Fernetto to the Board of Review will become #4 on the agenda and consider proposal for city hall phase II design will become #5 on 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 12-06-13 through 12-18-13 and 12-19-13 through 01-16-14, as presented.

Roll Call Vote:

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

No: None.

Motion CARRIED.

CALL TO THE AUDIENCE: None.

MANAGER'S REPORT: Nothing to report.

CONSIDER RESOLUTION #012114-01, APPLICATION OF MACHINE TOOL AND GEAR INC. FOR INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE FOR AN INDUSTRIAL FACILITY: Bennett moved, Johnson seconded, to approve Resolution #012114-01, application of Machine Tool and Gear for an industrial facilities exemption certificate for new equipment, with a value of approximately \$2,040,300, for 12 years.

Roll Call Vote:

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

No: None.

Motion CARRIED.

**RESOLUTION #012114-01  
APPROVING APPLICATION OF  
MACHINE TOOL & GEAR, INC. FOR INDUSTRIAL FACILITIES EXEMPTION  
CERTIFICATE FOR AN INDUSTRIAL FACILITY**

Minutes of a regular meeting of the Corunna City Council of the City of Corunna, held on January 21, 2014, at Corunna Community Center (McCurdy Park), 457 Emma Drive, Corunna, MI 48817, at 7:10 p.m.

PRESENT: Bennett, Rodriguez, Sliwa, Johnson, Hess, Horton

ABSENT: None

The following preamble and resolution was offered by Johnson and supported by Bennett.

WHEREAS, pursuant to P.A. 198 of 1974, M.C.L. 207.551 et seq., after a duly noticed public hearing held on February 3, 1997, this City Council by resolution established the Corunna Industrial Development District No. One, as requested by Machine Tool & Gear; and

WHEREAS, Machine Tool & Gear has filed an application for an Industrial Facilities Exemption Certificate with respect to a new facility to be acquired and installed within the Industrial Development No. One; and

WHEREAS, before acting on said application, the City of Corunna held a hearing on January 21, 2014, at Corunna Community Center (McCurdy Park), 457 Emma Drive, Corunna, MI 48817, at 7:10 p.m., at which hearing the applicant, the Assessor and a representative of the affected taxing units were given written notice and were afforded an opportunity to be heard on said application; and

WHEREAS, installation of new machinery and equipment with a value of approximately \$2,040,300.00 had not begun earlier than six (6) months before November 26, 2013, the date of the acceptance of the application for the Industrial Facilities Exemption Certificate; and

WHEREAS, completion of the facility is calculated to and will at the time of issuance of the certificate have the reasonable likelihood to retain, create or prevent the loss of employment in the City of Corunna; and

WHEREAS, the aggregate SEV of real and personal property exempt from ad valorem taxes within the City of Corunna, after granting this certificate, will not exceed 5% of an amount equal to the sum of the SEV of the unit, plus the SEV of personal and real property thus exempted.

NOW, THEREFORE, BE IT RESOLVED BY the Corunna City Council of the City of Corunna that:

1. The Corunna City Council finds and determines that the granting of the Industrial Facilities Exemption Certificate considered together with the aggregate amount of certificates previously granted and currently in force under Act No. 198 of the Public Acts of 1974 and Act NO. 255 of the Public Acts of 1978, **shall not have the effect of substantially impeding the operation of the City of Corunna, or impairing the financial soundness of a taxing unit which levies ad valorem. property taxes in the City of Corunna.**
2. The application of Machine Tool & Gear for an Industrial Facilities Exemption Certificate with respect to a new facility to be acquired and installed on the following described parcel of real property situated within the Corunna Industrial Development District No. One, to wit:

Parcel ID#026-70-039-000

A part of the Southeast ¼ of the Northwest ¼ of Section 21, in Township 7 North, Range 3 East, City of Corunna, Shiawassee County, Michigan, described as beginning on the North and South ¼ line on a point which is 769.05 feet North of the intersection of said ¼ line with the East and West ¼ line of said Section; thence South 88 degrees 37 minutes 00 seconds West 638.96 feet; thence North parallel with the North and South ¼ line 545.55 ft to the North line of said Southeast ¼ of the Northwest ¼ of said Section; thence North 88 degrees 37 minutes 00 seconds East along the 1/8 line 638.96 feet to the North and South ¼ line of said Section, and thence South along the ¼ line 545.55 feet to the point of beginning.

be and the same is hereby approved.

3. The Industrial Facilities Exemption Certificate when issued shall be and remain in force and effect for a period of 12 years.

AYES: ALL

NAYS: NONE

RESOLUTION DECLARED ADOPTED.

Nichole Cowdrey – Clerk/Treasurer

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Corunna City Council of the City of Corunna, County of Shiawassee, Michigan, at a regular meeting held on January 21, 2014.

Nichole Cowdrey – Clerk/Treasurer

**CONSIDER RESOLUTION #012114-02, APPLICATION OF MACHINE TOOL AND GEAR INC. FOR INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE FOR AN INDUSTRIAL FACILITY:**

Johnson moved, Bennett seconded, to approve Resolution #012114-02, application of Machine Tool and Gear for an industrial facilities exemption certificate for used equipment, with a value of approximately \$389,500, for 12 years.

Roll Call Vote:

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

No: None.

Motion CARRIED.

**RESOLUTION #012114-02  
APPROVING APPLICATION OF  
MACHINE TOOL & GEAR, INC. FOR INDUSTRIAL FACILITIES EXEMPTION  
CERTIFICATE FOR AN INDUSTRIAL FACILITY  
USED EQUIPMENT**

Minutes of a regular meeting of the Corunna City Council of the City of Corunna, held on January 21, 2014, at Corunna Community Center (McCurdy Park), 457 Emma Drive, Corunna, MI 48817, at 7:10 p.m.

PRESENT: Bennett, Rodriguez, Sliwa, Johnson, Hess, Horton

ABSENT: None

The following preamble and resolution was offered by Johnson and supported by Bennett.

WHEREAS, pursuant to P.A. 198 of 1974, M.C.L. 207.551 et seq., after a duly noticed public hearing held on February 3, 1997, this City Council by resolution established the Corunna Industrial Development District No. One, as requested by Machine Tool & Gear; and

WHEREAS, Machine Tool & Gear has filed an application for an Industrial Facilities Exemption Certificate with respect to a new facility to be acquired and installed within the Industrial Development No. One; and

WHEREAS, before acting on said application, the City of Corunna held a hearing on January 21, 2014, at Corunna Community Center (McCurdy Park), 457 Emma Drive, Corunna, MI 48817, at 7:10 p.m., at which hearing the applicant, the Assessor and a representative of the affected taxing units were given written notice and were afforded an opportunity to be heard on said application; and

WHEREAS, installation of used machinery and equipment with a value of approximately \$ 389,500 had not begun earlier than six (6) months before November 26, 2013, the date of the acceptance of the application for the Industrial Facilities Exemption Certificate; and

WHEREAS, completion of the facility is calculated to and will at the time of issuance of the certificate have the reasonable likelihood to retain, create or prevent the loss of employment in the City of Corunna; and

WHEREAS, the aggregate SEV of real and personal property exempt from ad valorem taxes within the City of Corunna, after granting this certificate, will not exceed 5% of an amount equal to the sum of the SEV of the unit, plus the SEV of personal and real property thus exempted.

NOW, THEREFORE, BE IT RESOLVED BY the Corunna City Council of the City of Corunna that:

1. The Corunna City Council finds and determines that the granting of the Industrial Facilities Exemption Certificate considered together with the aggregate amount of certificates previously granted and currently in force under Act No. 198 of the Public Acts of 1974 and Act NO. 255 of the Public Acts of 1978, **shall not have the effect of substantially impeding the operation of the City of Corunna, or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in the City of Corunna.**
2. The application of Machine Tool & Gear for an Industrial Facilities Exemption Certificate with respect to a new facility to be acquired and installed on the following described parcel of real property situated within the Corunna Industrial Development District No. One, to wit:

Parcel ID#026-70-039-000

A part of the Southeast ¼ of the Northwest ¼ of Section 21, in Township 7 North, Range 3 East, City of Corunna, Shiawassee County, Michigan, described as beginning on the North and South ¼ line on a point which is 769.05 feet North of the intersection of said ¼ line with the East and West ¼ line of said Section; thence South 88 degrees 37 minutes 00 seconds West 638.96 feet; thence North parallel with the North and South ¼ line 545.55 feet to the North line of said Southeast ¼ of the Northwest ¼ of said Section; thence North 88 degrees 37 minutes 00 seconds East along the 1/8 line 638.96 feet to the North and South ¼ line of said Section, and thence South along the ¼ line 545.55 feet to the point of beginning.

be and the same is hereby approved.

3. The Industrial Facilities Exemption Certificate when issued shall be and remain in force and effect for a period of 12 years.

AYES: ALL  
NAYS: NONE

RESOLUTION DECLARED ADOPTED.

Nichole Cowdrey – Clerk/Treasurer

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Corunna City Council of the City of Corunna, County of Shiawassee, Michigan, at a regular meeting held on January 21, 2014.

Nichole Cowdrey – Clerk/Treasurer

PUBLIC HEARING FOR JANUARY 21, 2014, AT 7 P.M. TO CONSIDER FINDINGS OF HEARING OFFICER REGARDING 223/225 N. SHIAWASSEE ST. AND 119 E. MACK ST.: Johnson moved, Bennett seconded, to leave regular session and enter into public hearing to consider the finding of the hearing officer regarding 223/225 N. Shiawassee St. and 119 E. Mack.

Roll Call Vote:

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

No: None.

Motion CARRIED. Time was 7:28 p.m.

Lawson went through the history of the dangerous structure proceedings that were started in 2012. During that time, the west wall at 223/225 N. Shiawassee was determined to be unstable and the roof is pretty much gone. There was an October 31, 2013 deadline, agreed to by Dunchcock, to have the repairs to his buildings done. However, nothing has been done with either structure. Tom Ardelean, the hearing officer, has made a recommendation to council and it is now council's decision to either accept his recommendation or modify his recommendation. Sawyer stated if the city decided to demo the building it would not be just a simple demolition. There were neighboring buildings that have lateral easements for support. Lawson stated that any repairs or demolition costs incurred by the city will be billed to the property owner who has 30 days to pay it or it goes on their taxes. Sawyer stated council does not have to amend the order yet; that can be deferred until they get all of the information. The 20 day circuit court countdown does not start until council decides what they want to do. Horvath stated that a brownfield could be developed for the site and stated that the SEDP would support the city in a brownfield designation or any grants. Dunchcock stated that he felt that there was an issue with proper service, but he was willing to proceed, however, he wanted it on record that he was challenging service of process. Sawyer stated that certified letters, which were sent to four different addresses of Dunchcock's, were not accepted and that does not constitute lack of service. Dunchcock stated that he told Lawson and Sawyer that he was not going to have the money to fix the back wall because of a \$15,000 payment to the state bar. Dunchcock then stated that the idea of being subjected to a raid, and what was said during the raid, was ugly. Dunchcock said he was told that they were going to demolish the building and, if they were not let in there, they would red tag it. He stated that he will not put any money in the building unless he has his inspector go in and look at the building. Dunchcock wondered if this was some sort of pretense to seize the property without going through eminent domain and stated that council should be concerned about who is going to pay for this. Bennett wanted Dunchcock to tell him what he is going to do with the building. Dunchcock stated he wants access to the building so someone can make an estimate of the repairs. Then he can decide whether or not to spend the money to repair it. Sliwa stated that he was given until October 31 to come to the building inspector with a plan on how he was going to make the building safe. She stated that he had access to the building until the city felt the danger was too great and they had to red tag it. It is now red tagged and it is not coming off. Johnson showed pictures of electrical problems and Dunchcock stated that he has never been shown those pictures. Johnson and Bennett both stated that he was in the building; he didn't need to see pictures. Dunchcock stated, since November 21, there has been no opportunity for him or his builder to go in there to do an estimate. Bennett showed Dunchcock a picture of a floor joist that is falling in. Bennett stated that this did not just happen since November 21. Sawyer asked Delaney what the instructions were on the red tag in regard to inspections, entry into the building, repairs, etc. Delaney stated that, at any time, Dunchcock could have come to him and asked for

entry. Sawyer stated he asked Rowe Engineering to give a proposal on what they would charge to do the engineering. They may also address some of the structural elements are involved in demolition. That information will come to council and council will either agree with the hearing officer's recommendation or amend it. That will start the 20 day clock and give Dunchock the opportunity to tell the judge if he wants to do something different. Sawyer stated that Dunchock needed to discuss the house at 119 E. Mack. Tom Ardelean stated that the house is in bad shape, there are holes in the roof. The first floor is falling into the basement and you cannot walk on it. Lawson stated that the house will not fall down, but it is becoming more and more decayed and it is up to council if they want to button it up or tear it down. Dunchock stated that his builder stated that it was repairable for \$20,000. Bennett stated that Dunchock has had plenty of time to do the repairs. Dunchock stated that he has been trying to get the money together to fix the roof which was discovered to have a bigger hole in it than thought. Hess stated that there has not been any money put into these building since he got them by the looks of the pictures. He has had 38 years to take care of the property. Dunchock stated that when Sawyer was up on the roof two years ago on 223/225, the walls were solid and the roof was ok. Dunchock asked Sawyer if that was true and Sawyer stated that he felt nothing has changed and he has been very consistence on this for two years. Lawson stated that Dunchock was told that the city needed to see the inside of the building, Dunchock agreed, and then wrote a letter stating we could not come in. Dunchock stated he was told that the building was being red tagged. Lawson stated that was after they were told by him that they would not be allowed in.

Johnson moved, Rodriguez seconded, to leave public hearing and enter back into regular council session.

Roll Call Vote:

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

No: None

Motion CARRIED. Time was 9:31. p.m.

Johnson moved, Rodriguez seconded, to table this decision until the next regular meeting so further information can be presented to council.

Roll Call Vote:

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

No: None.

Motion CARRIED.

CONSIDER RE-APPOINTMENT OF CHARLES FERNETTE TO THE BOARD OF REVIEW, TERM TO EXPIRE 12-31-16: Johnson moved, Rodriguez seconded, to approve the re-appointment of Charles Fernette to the Board of Review, term to expire 12-31-16.

Roll Call Vote:

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

No: None.

Motion CARRIED.

CONSIDER PROPOSAL FOR CITY HALL PHASE II DESIGN: Bennett moved, Rodrigues seconded, to approve the payment of \$380 to Dingins Architect to finish the design.

Roll Call Vote:

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

No: None.

Motion CARRIED.

CALL TO THE AUDIENCE: Bob Morehouse discussed the potholes in Shiawasse St.

ADJOURN: Sliwa moved, Johnson seconded, to adjourn.

Roll Call Vote:

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

No: None.

Motion CARRIED. Time was 9:50 p.m.

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Charles Kerridge, Mayor

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Nichole Cowdrey, City Clerk

For complete minutes, go to [www.corn.us](http://www.corn.us).