

City of Corunna
Regular Council Meeting
Monday, September 20, 2004

Present: Johnson, Mehigh, Runyan, Sanderson, Spring, Wagner.

Absent: None.

Guests: Joe Sawyer, City Manager; Tim Crawford, Superintendent of Public Works; Merilee Lawson, Assessor/Planner; Janet Washburn, Parks and Recreation Director; Chief Mark Hetfield, Police Department; Shirley Sanderson; Robert Gilman; Millie Taute; Lonny Numerich; Carl Francis; Sgt. Kevin Clark, Police Department; Chief Scott Johnson, Fire Department; Mr. & Mrs. Gary Holzhausen; Joe Borgstrom, Shiawassee Economic Development Corporation; Cheryl Warren, The Argus Press; and other concerned citizens.

The meeting was called to order in the City Council Chambers by Mayor Corey at 7:00 p.m.

MINUTES OF THE PREVIOUS REGULAR MEETING: Johnson moved, Wagner seconded to accept the previous regular meeting minutes dated September 7, 2004 as presented.

Roll call vote:

Yes: Wagner, Johnson, Sanderson, Runyan, Spring, Mehigh.

No: None.

Motion CARRIED

AGENDA APPROVAL: Sanderson moved, Mehigh seconded to approve the agenda as presented with the addition of Item No. 8) Discussion of Opening Community Center for Senior Recreation.

Roll call vote:

Yes: Spring, Runyan, Mehigh, Wagner, Johnson, Sanderson.

No: None.

Motion CARRIED

APPROVAL OF VENDOR DISBURSEMENTS: Johnson moved, Wagner seconded to approve the vendor disbursements as presented.

Roll call vote:

Yes: Runyan, Wagner, Spring, Sanderson, Mehigh, Johnson.

No: None.

Motion CARRIED

CONSIDER PURCHASE OF HYDRAULIC VALVE EXERCISER: Tim Crawford explained the hydraulic valve exerciser would be used to exercise all of the water valves in town. Some of these valves have not been turned since they were put in. He further explained the water testing equipment could also be hooked up to the new equipment. Mehigh moved, Sanderson seconded to approve the purchase of a Hydraulic Valve Exerciser from East

Jordan Iron Works to be paid for from line item number 591-556-977.000 (Water Fund Capitol Outlay) in an amount not to exceed \$7,221.15.

Roll call vote:

Yes: Sanderson, Mehigh, Johnson, Spring, Wagner, Runyan.

No: None.

Motion CARRIED

CONSIDER PURCHASE OF DPW WATER TRUCK & BOX: Mr. Crawford reviewed the bids received for the water truck and box. Councilperson Mehigh asked if the city was keeping the old box. Mr. Crawford advised no, there was a separate bid for the truck box. Mayor Corey asked if the old truck would be sold. Mr. Sawyer advised yes. The truck being replaced is referred to as the water truck, which is used for water related maintenance. Johnson moved, Sanderson seconded to approve the purchase of a F-350 from Signature Ford in the amount of \$23,681 and a truck box from Cannon Equipment in the amount of \$7,859 to be paid for from line item number 661-443-977.000 (Motor Pool Capitol Outlay) for a total price of \$31,540. Councilperson Sanderson asked how long it would take to get the new truck. Mr. Crawford advised eight to twelve weeks.

Roll call vote:

Yes: Mehigh, Spring, Runyan, Johnson, Sanderson, Wagner.

No: None.

Motion CARRIED

CONSIDER PURCHASE OF POLICE VEHICLES: Mr. Sawyer explained the city looked at a ton of bids and the Impala is being recommended because of the cost plus the existing cage, grill guard and light bar can be transferred to the new car. Chief Hetfield advised he could not see spending another five or six thousand dollars per vehicle when the Impala will do. Councilperson Mehigh asked if a color had been decided on. Chief Hetfield advised no the color has not been decided yet. Councilperson Sanderson stated he would hope that the city would not go with the keystone cop color like Owosso did and would like to see the color blue. Councilperson Johnson asked if the existing cars have held up mechanically during the four years the city has had them. Chief Hetfield advised yes until the last six or seven months. The cars have been the best cars the city has had in a long time. Councilperson Spring asked why the Berger bid was less than the Young Olds bid. Chief Hetfield advised the bid from Berger was a state bid. Johnson moved, Wagner seconded to approve the two-year lease purchase of two Chevy Impalas from Berger Chevrolet in the amount of \$17,640 per year to be paid for from line item number 661-443-977.000 (Motor Pool Capitol Outlay). Councilperson Sanderson asked how long it would be for delivery of the cars. Chief Hetfield advised seven to eight weeks.

Roll call vote:

Yes: Johnson, Sanderson, Wagner, Mehigh, Runyan, Spring.

No: None.

Motion CARRIED

CONSIDER ROOFING PROPOSALS FOR THE OLMSTED PUBLIC LIBRARY COMPLEX:

Mr. Sawyer explained the white roofing on the Olmsted building is very good but was only installed on half of the building. The old pitched roof area and a small section of the flat

roof is where most of the problems have been located. He further explained he has had several companies take a look at the roof to find out what could be done and recommends Beyer Roofing. This is a very professional company and there should not be any issues with the building for quite some time. He also explained there is \$10,000 budgeted this year for the building but this project would eat up most of the budget. There is work still being done to the community room so a budget amendment would be required at some point during the year. Councilperson Sanderson asked when the roof repairs would be started. Mr. Sawyer advised this fall. Mehigh moved, Johnson seconded to approve the roofing contract for the Olmsted Public Library Complex with Beyer Roofing Company in the amount of \$10,686 to be paid for from line item number 213-264-818.000 (Municipal Building Fund Contractual Services).

Roll call vote:

Yes: Wagner, Johnson, Sanderson, Runyan, Spring, Mehigh.

No: None.

Motion CARRIED

CONSIDER SEWER CAPITOL IMPROVEMENT GENERAL OBLIGATION BOND

RESOLUTION OF INTENT: Mr. Sawyer advised the city is being told that it should receive a \$600,000 grant. He asked Joe Borgstrom if he had heard anything yet. Mr. Borgstrom advised 100 submissions for the grant program were received and the state suggested the city apply for \$600,000. Mayor Corey stated this does not mean that all of the submissions meet all of the criteria. Mr. Borgstrom advised no nor does this guarantee that the City of Corunna will receive \$600,000. Mr. Sawyer explained option three of the repair alternative is the most cost effective and this is what the city has chosen to go with to fix the city's sewer system and the cost is \$4.2 million dollars, which the city hopes to accomplish over the next three or four year timeframe. He further explained it would be advantageous to the city to do all of the service inspection work to accurately determine the cost of fixing the connections and lateral lining, which would cost about \$900,000. If the city stays below \$1 million dollars, bonding will be a lot easier. He also explained the resolution being published is for \$1.9 million dollars, which cannot be raised once a notice of intent is given and this amount falls within the current availability of the sewer fund with no rate increase. The sewer fund generates \$150,000 per year with the SI charges, which is what the fund was established for. Wagner moved, Johnson seconded to approve the Sewer Capitol Improvement General Obligation Bond Resolution of Intent No. 092004-01 as presented.

Roll call vote:

Yes: Spring, Runyan, Mehigh, Wagner, Johnson, Sanderson.

No: None.

Motion CARRIED

CONSIDER DDA RECOMMENDATION FOR OLD LIBRARY BUILDING: Merilee Lawson advised the DDA is requesting the council look at leasing the old library building until the Brownfield and parking issues can be resolved. Mayor Corey stated he did not know whether or not a motion was needed. He asked if council should take a specific stand or if council wanted further information. Mr. Sawyer stated he contacted Mr. Dingens and Mr. Numerich to let them know what the DDA recommendation was and to find out if they

were interested in a potential lease. The city has received another proposal from Johnson & Sons Piano Company. Mr. Sawyer further stated council needs to decide if they want to sell the building or take the DDA's recommendation to hold onto the building for a couple of years. If so, he needs to know if council would be willing to entertain a lease with first right of refusal or a lease with an option to buy at the end of the lease. Councilperson Sanderson asked if the city has money on hand in case the roof starts to leak, etc. until the Brownfield is figured out. Mr. Sawyer advised the tenant would be responsible for everything. Councilperson Runyan asked if the high bidder would have the option to buy or refuse if the city was to lease the building for one year while the city goes through the Brownfield process. Mr. Sawyer advised there were two options the city council could go with such as an option price where the person has pre-negotiated a purchase price and after a certain point of time, the person can exercise that option or the person could be given a first right of refusal where the tenant would be given the right to match anybody's offer that might come along at that point of time. Councilperson Mehigh stated he felt the city should take the high bid the city asked for and offer a year lease until the Brownfield comes through and give the renter the first right to purchase the building. Mayor Corey stated other considerations to consider would be what kind of improvements someone would make to the property and whether someone would be willing to invest in the property. He further stated what that building looks like coming into town is very important and the high bid may or may not involve that. He also stated he felt the council should look at the whole package to determine if the purchaser is interested in making an investment in that building. Councilperson Johnson asked if Mr. Numerich was willing to lease the building or if he wanted to purchase the building. Lonny Numerich advised a lease with an option would be of interest. Councilperson Runyan stated Mr. Sawyer advised he has not had a chance to talk to Mr. Numerich and if council does not act on this, it would give Mr. Sawyer a chance to see if Mr. Numerich would like to lease the building. Mayor Corey stated he felt Mr. Sawyer was looking for some direction from the council. He asked council if they were interested in selling the building right now or in leasing the building for a period of time with an option down the road. Mehigh moved, Sanderson seconded to offer a lease up to one-year or until the Brownfield issue is settled to the best offer and authorize the city manager to negotiate landscaping and improvements with an option to buy or first right of refusal.

Roll call vote:

Yes: Runyan, Wagner, Spring, Sanderson, Mehigh, Johnson.

No: None.

Motion CARRIED

CONSIDER SATA BOARD APPOINTMENTS: Johnson moved, Mehigh seconded to re-appoint Charles Spring to the SATA Board effective immediately with his term to expire October 1, 2007 as council representative. Councilperson Runyan stated a letter needs to be sent to the SATA board advising them that Councilperson Spring has been re-appointed. Mayor Corey advised he sent them a letter two weeks ago advising them that Councilperson Spring was appointed to the board, but he would find his letter and change the date on it and send them another letter.

Roll call vote:

Yes: Sanderson, Mehigh, Johnson, Spring, Wagner, Runyan.

No: None.

Motion CARRIED

DISCUSSION FOR OPENING COMMUNITY CENTER FOR SENIORS: Councilperson

Sanderson stated he was approached this spring by some senior citizens who wanted to know if the community center could be open for exercise purposes two or three days a week for a couple hours a day. He further stated it would take one person to volunteer to open up the building and turn the furnace down. Councilperson Sanderson asked council what their feeling was and Ms. Washburn what her feeling was. Janet Washburn stated if the Parks and Recreation Commission wants to take on the responsibility for this, then it would be all right but unless Mr. Sawyer directs her to do this, she has all she can handle right now. She further stated the Corunna schools are open every morning for exercise and Wal-mart has a program. She does not have any objections for using the community center for that. Councilperson Sanderson stated one of the ladies he spoke with did not prefer to go to the schools. Ms. Washburn advised the community center would be more limited than the schools. Councilperson Sanderson stated the city has to look at the liability too because the community center has steps that could be a little dangerous. Mr. Sawyer advised the city should not have any liability issues because the city is covered and he was not at all opposed but he has not seen any volunteers step forward to say they want to do this. The question is who is going to open and close the building and who is going to clean it. Councilperson Sanderson advised he would open and close the building. Mayor Corey stated someone needs to watch the building and be there during the period the building is open. Councilperson Mehigh stated the card party has started again and asked Ms. Washburn if one of the ladies would be interested in taking on this responsibility. Ms. Washburn advised some of the ladies are going to take on the responsibility of the card party because she will not be there every Sunday. Councilperson Mehigh asked Ms. Washburn to talk to some of the ladies. Ms. Washburn advised she would be meeting with them on Friday and maybe there are some people who would be willing to do that. Councilperson Sanderson stated he would get a hold of the lady who approached him to see what her feelings were and how many people she could get interested and then bring this issue back to the next council meeting. Councilperson Runyan stated he was not opposed to having the building used for exercise but it should be done on a trial basis to see how many people will be there because it makes no sense to turn up the thermostat and the lights on for two or three people. Ms. Washburn asked if only the upper level would be used and if there would be no food or anything else brought in. Councilperson Sanderson advised right. Mayor Corey asked Councilperson Sanderson if he would bring more information to the next meeting. Councilperson Sanderson advised yes. Mayor Corey advised the issue would be put on the agenda for the next meeting. Councilperson Runyan suggested having a sign-up sheet at city hall to see how many people are interested. Mr. Sawyer advised if the city does not get 10 or 15 people signed up, then the city is not going to do it.

CALL TO AUDIENCE: Gary Holzhausen introduced himself and advised he was running for Shiawassee County Drain Commissioner. He reviewed his qualifications and work history with the council.

ROUNDTABLE DISCUSSION: Councilperson Mehig advised he had nothing to discuss.

Councilperson Spring thanked whoever leveled the brush site and stated it looks real nice down there. The roadways need some work but it is real nice to be able to drive through there and not get stuck.

Councilperson Runyan advised he had nothing to discuss.

Councilperson Johnson advised he had nothing to discuss.

Councilperson Wagner advised he had nothing to discuss.

Councilperson Sanderson asked if the county or Mr. Sawyer had gotten back with the company that did the chip and seal to see what they are going to do about the mess they made on some of the streets. Mr. Sawyer advised he knew that Mr. Crawford had checked on this a little bit. Mr. Crawford advised the company did not do all of the work. Mr. Sawyer advised the city has gotten some bad information from the road commission that he was not real happy about. Councilperson Sanderson thanked Sue Huff for opening up the library on Saturday morning for his high school Class of 1954 to go through. He also thanked Millie Taute, Dick Waters and Judy Horton for opening up the historical village. Everyone enjoyed all of the places very much.

Mr. Sawyer advised there is only one sidewalk square left.

ADJOURN: Runyan moved, Wagner seconded to adjourn.

Roll call vote:

Yes: Mehig, Spring, Runyan, Johnson, Sanderson, Wagner.

No: None.

Motion CARRIED Time was 8:23 p.m.

STEVE COREY, MAYOR

YVONNE F. LONG, CITY CLERK