



CITY OF BURTON
BURTON CITY COUNCIL MEETING
SEPTEMBER 19, 2022
MINUTES

Council Chambers

Special Meeting

6:30 PM

4303 S. CENTER ROAD
BURTON, MI 48519

This meeting was opened by President Steven Heffner at 6:30 PM.

A. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Tom Martinbianco	Vice President	Present	
Steven Heffner	President	Present	
Vaughn Smith	Councilman	Present	
Gregory Fenner	Councilman	Present	
Christina Conley	Councilwoman	Present	
Greg Hull	Councilman	Present	
Christina Hickson	Councilwoman	Present	

B. STAFF PRESENT

Racheal Boggs, City Clerk
Charles Abbey, DPW Director
Dave Martinez, Building Official
Amber Abbey, Deputy DPW Director

C. AUDIENCE PARTICIPATION

Pastor Thomas of Faith Deliverance Ministries stated he has received a bid from Burnash Wrecking for the demolition of this property. I sent a letter to the council regarding this property. Consumers has taken forever to shut the utilities off. I have submitted the signed agreement and we are ready for demolition.

Ms. Boggs stated I forwarded the council a copy of the certified letter from Pastor Thomas.

D. PRESENTATION: THE BUILDING OFFICIAL WILL GIVE A PRESENTATION ON EACH PROPERTY AS THEY COME UP.

Mr. Martinez stated this home had a fire and the structure is in poor condition. Burnash has submitted a bid to demolish the structure for the church. He recommends option #3 of the demolition process with 30 days to pull the permit and 30 days to remove the structure for a total of 60 days.

E. COUNCIL ACTION

1. Motion to Abate (tear down) the structure at 2017 Term to Burton City Code with a Demolition Permit within 60 days.

Mrs. Abbey stated to clarify, we want the structure down within 60 days.

Mr. Martinbianco asked if Burnash gave Pastor Thomas a time frame.

Pastor Thomas stated Burnash has given him an estimate of this week or next week.

Discussion ensued regarding time frame given by Burnash and what will happen if Burnash cannot get this complete within the 60 days.

Mr. Abbey stated if the Pastor runs into a problem with the timeline, he can call the DPW and we will work with him.

Mr. Martinbianco asked, how long after we take action do we request bids for demolition?

Mr. Abbey stated after tonight, the first thing I do is call Consumers to start the process of the cut and cap of the gas. This has been the delay over the last couple of years. I will start going out to bid next week. Then, they come back before you to accept the contract.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Vaughn Smith, Councilman
SECONDER:	Christina Conley, Councilwoman
AYES:	Martinbianco, Heffner, Smith, Fenner, Conley, Hull, Hickson

Meeting was adjourned at 6:40 PM.



ADOPTED

AGENDA ITEM (ID # 5498)

DOC ID: 5498

**THIS IS THE TIME FIXED FOR HEARING AND CONSIDERING
ANY COMMENTS TO THE DEMOLITION UNDER
CONSIDERATION, TO-WIT: 2017 Term St, Parcel ID # 59-21-
528-040 at 6:30 p.m.**

RESOLUTION: APPROVE AND AUTHORIZE the Standard Resolution for Step V of the Burton City Demolition Procedure, determining said premises at 2017 Term St, Parcel #59-21-528-040 to be a public nuisance or hazard and to further require the owner(s) or occupant(s) to:

1. Immediate Demolition, with DPW given authorization to request sealed bids and the Structure to be razed within the thirty (30) days of Burton City Council's acceptance of the low bid and the City Attorney's approval of the contract documents for execution of a contract with the Mayor and Clerk, or
2. *Alter by repair the structure to Burton City Code with a Building Permit within _____ days, or
3. *Abate(tear down) the structure to Burton City Code with a Demolition Permit with _____ days, or
4. Postpone any further action for _____ days, based on the following circumstances:

The Burton City Council is to select one (1) of the above orders. The Department of Public Works recommends the immediate demolition, contingent upon Burton City Council's acceptance of the low bid.

*The Department of Public Works is hereby given the authority to demolish the structure(s) upon failure to comply with the Building Permit or Demolition Permit.

COMMENTS - Current Meeting:

Mrs. Abbey stated to clarify, we want the structure down within 60 days.

Mr. Martinbianco asked if Burnash gave Pastor Thomas a time frame.

Pastor Thomas stated Burnash has given him an estimate of this week or next week.

Discussion ensued regarding time frame given by Burnash and what will happen if Burnash cannot get this complete within the 60 days.

Mr. Abbey stated if the Pastor runs into a problem with the timeline, he can call the DPW and we will work with him.

Mr. Martinbianco asked, how long after we take action do we request bids for demolition?

E.1

Mr. Abbey stated after tonight, the first thing I do is call Consumers to start the process of the cut and cap of the gas. This has been the delay over the last couple of years. I will start going out to bid next week. Then, they come back before you to accept the contract.

ATTACHMENTS:

- Demolition Packet (PDF)

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Vaughn Smith, Councilman
SECONDER:	Christina Conley, Councilwoman
AYES:	Martinbianco, Heffner, Smith, Fenner, Conley, Hull, Hickson

Demolition Packet

2017 Term

September 19, 2022

At

6:30 p.m.

REQUEST FOR INVESTIGATION
NUISANCE OR HAZARDOUS CONDITION OF PREMISES

TO: Building Division, Department of Public Works

RE: Premises located at: 2017 Term St. 59-21-528-040
City of Burton, Genesee County, Michigan, legally
described as:

LOT 41 SOUTH-EAST ACRES

Please investigate the above described premises and report to the Burton City Council regarding whether the condition of said premises constitutes a public nuisance or hazardous condition, dangerous to the health, safety, or welfare of the inhabitants of the City of Burton or those residing or habitually going near said premises. If so, set a Public Hearing date for the Burton City Council's action with the property owner's right to address the Burton City Council.

Date: July 18, 2022



Duane Haskins, Mayor

Attachment: Demolition Packet (5498 : 2017 Term)



City of Burton

DEPARTMENT OF PUBLIC WORKS

4093 MANOR DRIVE
BURTON, MI 48519
PHONE (810) 742-9230
FAX (810) 742-8015
www.burtonmi.gov

July 26, 2022

Sargent's Title
625 S. Grand Traverse
Flint MI 48502

Re: Title Searches

3491 Atherton Rd.	Parcel 59-21-578-004
3512 Barcy Ct.	Parcel 59-29-552-016
1423 S. Belsay Rd.	Parcel 59-13-300-006
2118 James St.	Parcel 59-29-555-025
2079 E. Judd Rd.	Parcel 59-32-503-317
3518 Laurel Ave.	Parcel 59-29-576-020
4237 Leith St.	Parcel 59-03-504-068
2172 Scottwood Ave.	Parcel 59-32-503-261
2017 Term St.	Parcel 59-21-528-040

Please provide a title search for the above nine (9) locations and invoice this office, to my attention. We are in the process of a demolition/abatement order by the City Council and require the present taxpayer/owner of record at this time as required for proper legal notification. I understand the cost for these title searches will be \$200.00 each for the residential searches and \$350.00 for the commercial search with the searches completed within two weeks.

Thank you for your assistance.

Sincerely,

Amber Abbey
Deputy DPW Director

*Equal Opportunity Employer
Michigan Municipal League Member*



Attachment: Demolition Packet (5498 : 2017 Term)



Invoice

Remit payment to:

Sargent's Title Company, LLC
6060 Torrey Road, Suite C
Flint, MI 48507
(810)767-2355

Billed to:

City of Burton
4093 Manor Drive
Burton, MI 48519

Invoice number: 22-56266
Invoice date: July 28, 2022
Please pay before: October 26, 2022
Our file number: 22-56266

Property:

2017 Term Street
Burton, MI 48529
Genesee County

Brief legal: Lot 41 of SOUTH-EAST ACRES

DESCRIPTION	AMOUNT
TITLE SEARCH	200.00
Invoice total amount due:	<u>\$ 200.00</u>

59-21-528-040

PO#
23-0728
8-11-20
AF

Attachment: Demolition Packet (5498 : 2017 Term)

Leandra A. Swayne

From: Shelly Hadden <Shelly@sargentstitle.com>
Sent: Wednesday, August 3, 2022 11:10 AM
To: Leandra A. Swayne
Subject: Deed Search 2017 Term St - 22-56266
Attachments: Invoice & Title Search Pkg.pdf

Hi Leandra
Parcel -59-21-528-040

Last good Deed goes to Faith Deliverance Tabernacle, formerly known as Faith Tabernacle Church of Deliverance

Please let me know if you have any questions.

Thank you,
Shelly
Shelly Hadden
Title Department Manager
Sargent's Title Company
6060 Torrey Road, Suite C
Flint, MI 48507
Direct: (810)767-2359 Ext. 218
Fax: (810) 767-2430
Email: Shelly@sargentstitle.com

BE AWARE OF THE RISKS OF WIRE FRAUD. If you are wiring funds to Sargent's Title Company, please verify wiring instructions by calling your local closing office to confirm accuracy. Do not rely on telephone numbers provided in the email. Never wire money without first confirming verbally that wire instructions are correct.

Notice: This email and any files transmitted with it are privileged and confidential. This email is intended solely for the use of the individual(s) or entity to which it is addressed. If you are not the named addressee, then any dissemination, distribution, and copying is strictly prohibited. Please notify the sender immediately, by email, if you have received this email in error and delete the message from your system. The sender does not accept liability for any errors or omissions in the content of this message that arise as a result of email transmission.

Attachment: Demolition Packet (5498 : 2017 Term)

SARGENT'S TITLE COMPANY, LLC
 6060 TORREY ROAD, SUITE C
 FLINT, MI 48507
 (810)767-2355 FACSIMILE: (810)767-2430

TITLE SEARCH

File No.: 22-56266
 Address: 2017 Term Street, Burton, MI 48529
 Parcel No.: 59-21-528-040

LAND situated in the City Burton, County of Genesee, State of Michigan, described as:

Lot 41 of SOUTH-EAST ACRES, according to the recorded plat thereof as recorded in Plat Book 12, Page(s) 19, Genesee County Records.

WE have examined the records of the Register of Deeds Office for Genesee County, State of Michigan, from March 6, 2006 to June 27, 2022 and find the following affecting the above described property:

Warranty Deed recorded in Document Number 200603090026546

THE above report is not intended as evidence of the present condition of the title to the premises described. We assume no responsibility for the actual condition of the title which can be determined only from a complete examination of the records on file in the Office of the Register of Deeds and our liability therefore is limited to the amount paid. This search does not include any instrument, however designated, which has been filed as a financing statement pursuant to the Uniform Commercial Code. This search does not reflect right of ways or mortgages.

CERTIFICATION DATE: June 27, 2022
 SH

SARGENT'S TITLE COMPANY, LLC

By: Shelly Hadden

Attachment: Demolition Packet (5498 : 2017 Term)

Instr: 200603090026546 03/09/2006
 P: 1 of 3 F: \$20.00 12:33PM
 Melvin Phillip McGraw T200603090026546
 Genesee County Register TC

GEN. CO. REGISTER OF DEEDS
 RECEIVED

2006 MAR -9 A 10:55

WARRANTY DEED

File No.: 06-05020

GREGORY REYNOLDS
 Drafted by: Evergreen Wesleyan Church, P.O. Box 190157, Burton, MI 48519
 When recorded return to:
 Faith Deliverance Tabernacle, 3306 Lippincott Blvd, Burton, MI 48519

THE GRANTOR, Evergreen Wesleyan Church, a Michigan Ecclesiastical Corporation in Trust for the membership of the Wesleyan Church

whose address is: P.O. Box 190157, Burton, MI 48519

conveys and Warrants to Faith Deliverance Tabernacle, formerly known as Faith Tabernacle Church of Deliverance

whose address is: 3306 Lippincott Blvd Burton, MI 48519

the following described premises situated in the City of Burton, County of Genesee, and State of Michigan, and particularly described as follows:

Lots 41 and 42, SOUTHEAST ACRES, according to the plat thereof as recorded in Plat Liber 12, page 19 and in Lot 1 of CRAGO GARDENS, according to the plat thereof as recorded in Plat Liber 10, page 14, Genesee County Records.

Tax Parcel No.: 59-21-526-001, 59-21-528-040
 Commonly known as: 3306 Lippincott & 2017 Term, Burton, MI 48519

for the sum of Three Hundred Fifty Dollars Dollars (\$350,000.00)

I hereby certify, based upon the records in my office,
 that there are no tax liens or titles held by the state, or
 by any individual, against the within description, and
 that all taxes due thereon have been paid for the 5
 years next preceding the date of this instrument.

BW *Edward T. Kordana* 3-8-06
 Except 2005 Taxes



MICHIGAN REAL ESTATE TRANSFER TAX
 DEPT OF TAXATION - GENESEE COUNTY
 3/9/2006 County \$ 385.00
 Stamp # 9388 State \$ 2,025.00
 Rept# 12702

FATIC MI FA DEED-Warranty 2/21/2006 2:21 PM

06-05020 20th
 CISLO TITLE CO. Page 1 of 2

3X

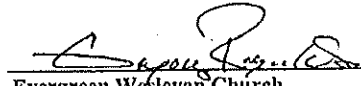
Attachment: Demolition Packet (5498 : 2017 Term)

Subject to easements, reservations, restrictions and all other matters of record.

Dated: 3/06/2006

Instr: 200603090326546 03/09/2006
P: 2 of 3 F: \$20.00 12:33PM
Melvin Phillip McGee T2006030905479
Genesee County Register TC

Signed and Sealed:

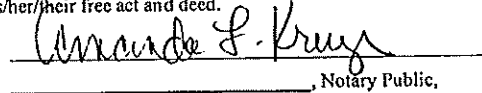


Evergreen Wesleyan Church
By: Gregory Reynolds
District Superintendent
State of Michigan


Richard L. Deisler-Secretary

County of Genesee } SS

Gregory Reynolds-District Superintendent and Richard L. Deisler-Secretary for *
On this the 6th of March, 2006, before me personally appeared Evergreen Wesleyan Church, a Michigan Ecclesiastical Corporation in Trust for the membership of the Wesleyan Church to me known to be the person(s) described in and whom executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.


_____, Notary Public,

_____, County, Michigan

Acting in _____

My Commission Expires:

AMANDA L. KRUEGER
NOTARY PUBLIC STATE OF MICHIGAN
ACTING IN GENESSEE COUNTY
MY COMMISSION EXPIRES 11-10-2010



East Michigan District

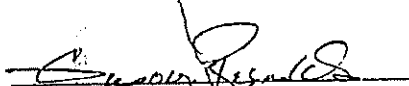
Instr: 200603090026546 03/09/2006
 P: 3 of 3 F: \$20.00 12:33PM
 Melvin Phillip McGee T200603090026546
 Genesee County Register TC

AFFIDAVIT IN AID OF TITLE

The East Michigan District of The Wesleyan Church entered into a Land Contract agreement with Faith Tabernacle Church of Deliverance on February 20, 2001 to sell Evergreen Wesleyan Church property, as a Michigan Ecclesiastical Corporation, in Trust for the membership of The Wesleyan Church. Said land contract was recorded March 6, 2001 in instrument number 200103060017592 Genesee County Records.

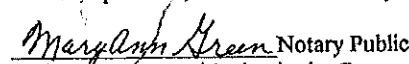
Based on paragraph 4730 of *The Wesleyan Church Discipline*, "The district board of administration shall have the authority to order the sale of said property and to appropriate the proceeds for the purchase of property for a local church." (See attached copy).

This would mean that the District Board of Administration has the authority to sell property of closed churches. Evergreen Wesleyan Church, as a part of the East Michigan District of The Wesleyan Church, closed and resolved as of June 1999.


 Rev. Gregory Reynolds
 District Superintendent


 Mr. Delbert Gibson
 District Secretary

The foregoing instrument was acknowledged before me this 2/28/06 by Gregory Reynolds, Richard Deisler, Trustees of the East Michigan District of The Wesleyan Church a Michigan Non-Profit corporation, on behalf of the corporation. Subscribed and sworn to before me on Feb 28, 2006

 Notary Public, Genesee County. My commission expires May 24, 2007 Acting in the County of Genesee.

Location: 5500 S. Belsay Road • Grand Blanc, Michigan 48439
 Mailing Address: P.O. Box 190157 • Burton, Michigan 48519
 Phone (810) 694-1717 • Fax (810) 694-2459
 E-mail: office@eastmi.org Web Site: www.eastmi.org

Attachment: Demolition Packet (5498 : 2017 Term)

**NOTICE TO PROPERTY OWNER / TAXPAYER OR OCCUPANT
PUBLIC HEARING
TO ABATE A NUISANCE OR HAZARDOUS CONDITION**

NOTICE IS HEREBY GIVEN:

1. That the City Council of the City of Burton, Genesee County, Michigan, has received a report of an investigation from the Building Division of the Department of Public Works on the 18th day of July, 2022, relative to the premises owned or occupied by you located at: 2017 Term St., City of Burton, Genesee County, Michigan, legally described as:

LOT 41 SOUTH-EAST ACRES

2. That because of age or dilapidation, the accumulation of refuse or debris, or other condition or happening has become a nuisance or hazard dangerous to the public health, safety or welfare of the inhabitants of the City or of those residing on the premises or habitually going near such premises. The conditions causing the public hazard or nuisance are specifically as follows:

See Building Report on file with Building Dept. - 4093 Manor Drive; Burton, MI 48519, between the hours of 8:00 a.m. - 4:00 p.m.; Monday through Friday.

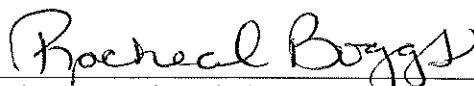
3. That the City Council will meet in City Hall at 6:30 p.m. on Monday, September 19, 2022, for a Special City Council meeting, to hear and consider any objection or favorable comments by you or any interested party with respect to the nuisance or hazardous condition relative to an order to alter, repair, tear down, abate, or removal of said premises.
4. The City Council may order the work required to correct such nuisance or hazardous condition to be done by the City of Burton itself or by contract or hire. All costs incurred for the work, title search, or appraisal thereof will be assessed against the real property.

Owner/Taxpayer of Record – Title Search:

Name: Faith Deliverance Tabernacle
Address: 3306 Lippincott Blvd.
City/State/Zip: Burton MI 48519

Name: Faith Deliverance Ministries
Address: PO BOX 190218
City/State/Zip: Burton MI 48519

Dated: 8/17/22



Racheal Boggs, City Clerk

City Seal

Attachment: Demolition Packet (5498 : 2017 Term)

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$ 3.25

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$ 4.00

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$.57

Total Postage and Fees

\$ 7.82

Sent To

Street and Apt. No., or PO Box

Faith Deliverance Tabernacle
 3306 Lippincott Blvd.
 Burton MI 48519

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$ 3.25

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$ 4.00

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$.57

Total Postage and Fees

\$ 7.82

Sent To

Street and Apt. No., or PO Box No.

Faith Deliverance Ministries
 PO BOX 190218
 Burton MI 48519

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



08/31/2022 10:34



08/31/2022 10:30



08/31/2022 10:31



08/31/2022 10:31



08/31/2022 10:31



08/31/2022 10:31



08/31/2022 10:31



08/31/2022 10:31



08/31/2022 10:32



08/31/2022 10:32



08/31/2022 10:32



08/31/2022 10:32



08/31/2022 10:32

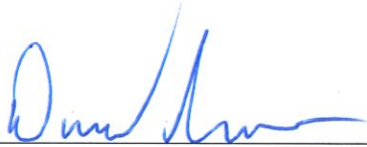
08/31/2022 10:34

INSPECTION REPORT FOR: 2017 Term

DATE OF INSPECTION: 9/1/22

The following violations were in evidence:

1. 3/28/2022 House Tagged for fire damage
2. 1st floor ceilings have water damage, walls in rough shape with holes and plaster missing
3. 2nd floor is a total loss to fire damage
4. Detached garage in poor condition because of age
5. Home has no power or gas, both meters have been removed
6. Broken windows



Dave Martinez, Building Inspector