

CITY OF BURTON

AUGUST 18, 1997, 5:45 P.M., COUNCIL CHAMBERS

The Special Meeting was called to order by Ted Hammon, President, at 5:45 P.M.

MEMBERS PRESENT: Centilli, Cox, Cross, Hammon, Walls and Zelenko.

MEMBERS ABSENT: Martinbianco.

OTHERS PRESENT: R. LaDuke, Building Supervisor; R. Stewart, Building Inspector and C. Ladd, Deputy City Clerk.

PURPOSE OF THE MEETING: This is the time fixed for hearing and considering

any comments to the Demolition under consideration,

to wit: 2452 N. CENTER RD., BURTON, MI

PRESENTATION:

Mr. Stewart, Building Inspector for the City of Burton, explained that the owner of the house is present and he has an interested party to buy the home. The pictures show the exterior is in good shape, but there is junk around. He said there was a complaint made on the house that it was vacant and there was four to six feet of water and sewage in the basement, making it a health hazard. Because we could not locate the owner, we had to obtain a search warrant to enter the home, but when we went there, the owner was there and went in with us.

AUDIENCE PARTICIPATION:

Martin Michailoff, owner of 2452 N. Center Rd., said due to financial difficulties he has been staying with a friend and has been unable to live in the home, but plans to move back and live there. He went to Florida last winter and recently returned. He said there is rain water in the basement, not sewage. He said he plans to get a new furnace and get the electricity back in the home to get the stagnant water out of the basement. He said he has a doctor who would be interested in buying the house.

PRESIDENT DECLARES THE HEARING CLOSED.

COUNCIL DISCUSSION:

Mr. Hammon asked if Mr. Michailoff was requesting an extension from the Council.

He was advised by Mr. Michailoff that he is uncertain as to why they want to demolish the house.

Mr. Centilli asked if children have access to the house. He said stagnant water creates bacteria and a child could get inside the house and fall into the water and drown.

Mr. Stewart showed pictures of the basement and the depth of the water. He said there were junk vehicles on the property as shown in the pictures.

Mr. Cross said this is a hazard to children and asked why the lawn wasn't taken care of, as well as all the debris on the property.

Mr. Michailoff said there is a problem with the neighbor as to who owns the property. He said he lost his business and had the financial problems, but his friend is willing to put up \$15,000 for the property.

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Mr. Michailoff said he would do whatever the City tells him has to be done.

Mr. Cox asked Mr. Stewart if this could be repaired.

Mr. Stewart replied yes, the house can be saved. The biggest concern is the clean up in the basement and we can't tell you what the walls are like now.

Structurally, the house is in good condition. The furnace, sump pump and window on north side will have to be replaced. There are large algae pockets growing in the basement.

Mr. Cross said it looks like the ceilings are falling in from the pictures.

Is the roof leaking? He also noted that the outlet fuse box has wires hanging bare and this is also dangerous.

Mr. Stewart said the roof is approximately six or seven years old and there was previous water damage in that area.

Mr. Centilli asked if the electricity could be turned back on in the house?
He said the basement needs to be drained and sprayed with Lysol.

Mr. Stewart said it would be too dangerous to turn the electricity on at the present time.

Mrs. Zelenko said she just came from looking at that address, and it is in the condition that the pictures reflect. She said she would favor an extension if Mr. Michailoff would fix up this house.

Mr. Cox said he would also support an extension as long as the broken basement window is repaired, the yard cleaned up and the basement is pumped. However, he is not interested in letting this go on for awhile.

Mr. LaDuke explained that the DPW has had a history of people coming to the meetings and promising to clean their houses up and then never follow through on their promises. He said there needs to be some kind of a cash bond commitment to allow extensions to show their intentions are honorable.

Mr. Cox said we have done this in the past. Possibly we could give the owner 10 days to post a \$500.00 cash bond and another 20 days to bring the house up to our recommendations.

Mr. LaDuke explained that it would be at least 30 days or longer before the house would be demolished by the time the City takes bids and advertises for them. If we could get a bond and have everything done by that time, then we won't demo the house.

Mr. Stewart noted that on this particular house, the taxes haven't been paid since 1995 and it is on the verge of going for a tax sale.

Mr. Michailoff said he could get the \$500.00 for the cash bond and will get the water out of the basement.

Mr. Cross asked if he still had to pull a building permit and get a list of the stipulations. He was advised yes.

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COUNCIL ACTION:

Cross moved and Zelenko seconded the following motion:

RESOLUTION: Approve and authorize the Standard Resolution for Step V of the

Burton City Demolition Procedure, determining said premises to be a public nuisance or hazard and to further require the owner(s) or occupant(s) to:

4. Postpone any further action for 30 days, based on the following circumstances: A \$500.00 cash bond be posted within a 10 day period and have the stipulations of the DPW completed within a 30 day period. (See property history file in DPW). (2452 N. Center Rd.)

Motion carried 6-0.

Meeting Adjourned at 6:08 P.M.

Cheryl M. Ladd, CMC/AAE
Deputy City Clerk

CML

