

CITY OF BURTON
SPECIAL COUNCIL MEETING MINUTES
FEBRUARY 16, 2004, 6:00 P.M., COUNCIL CHAMBERS

THE SPECIAL MEETING WAS CALLED TO ORDER AT 6:00 P.M. BY COUNCIL PRESIDENT DANNY WELLS.

MEMBERS PRESENT: Wells, Cross, Bement, Curtis, Centilli, Martinbianco

MEMBERS ABSENT: Isham

OTHERS PRESENT: J. Major, DPW Representative, J. Adams, Clerk's Office

CHAIR STATES THE PURPOSE OF THE MEETING: 1ST Public Hearing for a Public Storm Sewer and Streets by Asphalt Paving with Curb and Gutter Program:

P-04-02 – Mallard Ponds Condominium / Phase #1 – Davison Road at Belsay Road North

DPW PRESENTATION:

Mr. Major stated the developer Chuck Sekrenes is present in the audience along with Mike Pifer from Kraft Engineering, the design engineer for the project. We are looking at an 87 unit Phase I with an estimated bond issue of \$2,155,000. It is arguably high but at this point in time we are working off of preliminary estimates and we are trying to establish a Notice of Intent not to exceed that number. Currently, the cash payoff cost per unit has been estimated at \$24,770 with 15 months of capitalized interest at 5%. July 2005 is a first payment billing date with the due date of the payment at September 30, 2005. For the paving portion of the project, the preliminary estimated cost is \$14,586 a unit. We are asking to take those preliminary numbers, give the engineering firm authorization to move ahead so we can get final plans and specifications drawn up, get bids taken and then at the second public hearing we will be able to give you what those exact numbers will be. This district was established by a petition. All individuals who have ownership or rights to the property have signed the petition, so we have 100% of all members of the corporation or stockholders and/or land contract owners.

AUDIENCE PARTICIPATION: No audience participation.

President declares the hearing closed.

COUNCIL DISCUSSION:

Mr. Cross said he is a member of the Planning Commission and they recommended the project. Neighbors were also in favor of it.

Mr. Martinbianco inquired regarding the bond market reacting to a 2 1/2 million dollar bond issue, and then a month later having a possible 1 1/2 million dollar bond.

Mr. Major said the revised schedule does spread it out. Each special assessment districts stands on its own merit. According to Mr. Bendzinski, it should not have any effect on our bond rating.

COUNCIL ACTION:

Cross moved and Bement seconded the following motion:

Approve and authorize Standard Resolution #3 for the Special Assessment Public Storm Sewer and Streets by Asphalt Paving with Curb and Gutter District known as P-04-02.

- A. Approve maps, drawings, preliminary plans, and cost estimates as presented.
- B. Determine to construct the proposed improvement as presented.
- C. Order the Department of Public Works/Engineering Division and/or the firm of Kraft Engineering, Inc. to prepare final plans, specifications, and take bids.
- D. Order the Assessor to prepare final special assessment roll, with provision that the first payment will become due July 1, 2005.

Motion carried 6-0 to adopt Resolution A (Standard Resolution #3) as read by the Council President.

Meeting adjourned at 6:10 p.m.

jra