

CITY OF BURTON
SPECIAL COUNCIL MEETING MINUTES
OCTOBER 18, 2004, 6:00 P.M., COUNCIL CHAMBERS
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Danny Wells, Council President, called the Special Council Meeting to order at 6:00 p.m.

MEMBERS PRESENT: Bement, Centilli, Cross, Curtis, Isham, Martinbianco and Wells.

MEMBERS ABSENT: None.

OTHERS PRESENT: J. Major, DPW Representative; Attorney R. Hamilton and
G. Webster, City Clerk.

PURPOSE OF THE MEETING: Discussion and Possible Action Concerning the Greater Eastside
Community Association.

PRESENTATION:

Kate Fields, Executive Director, of the Greater Eastside Community Association, 2804 N. Franklin, Flint, distributed and reviewed an informational packet regarding the agency. She referenced a letter from Jeanette Harris indicating that the association was not being investigated. She said the agency had no deficits in 2003, due to property donations. Dupuis & Ryden will be doing the audit next week. There will probably be another deficit in 2004. She referenced prevailing wage being put into the bid documents. This could be made a condition of the construction contract. However, this project will use HUD funding with Federal dollars, it is subject to Davis Bacon only when there is twelve units or more. Since only four or five units will be built, the agency is excluded from this requirement. In addition, State prevailing wage is not applicable for these projects because State dollars are not being used. She pointed out that the City of Burton does not have a prevailing wage ordinance and no standards have been set. If the City requires prevailing wage, some kind of standard will have to be defined. She reviewed a spreadsheet detailing Burton's land donation and the matching grant requirements. She felt this type of project would benefit the City of Burton by making affordable housing available and putting properties back on the tax roles. She indicated that two properties would be ADA accessible homes.

AUDIENCE PARTICIPATION:

Pauline Dargel, 6119 Hugh St., spoke on the lack of information available to the public, the dimensions of the lots, in favor of prevailing wage, location of lots, ADA accessibility of the homes and concerns of monitoring of HUD funds.

John Stapish, P.O. Box 190134, spoke in opposition to these types of housing projects. He was concerned with the monitoring of HUD projects and the expenditures of Burton Neighborhood Housing dollars. He indicated that no information was available to the public regarding this meeting.

Don Sanderlin, 4460 Killarney Park, indicated that we had trouble with these types of low incoming housing projects in the past. He hoped the Council would put more thought into this project, so the City wouldn't have to accept the financial burden, if it failed.

COUNCIL DISCUSSION:

Mr. Isham distributed a spreadsheet that outlined budgetary aspects of the Greater Eastside Community Association from 2003 to 2005. He addressed several of his concerns with Ms. Fields. He would like a commitment that prevailing wage would be included in the construction contracts. Topics of discussion included the history and financial stability of the agency.

Mr. Curtis spoke in support of the projects. He said this would provide affordable housing and raise property values in the area. He said this type of non-profit funding is restricted and could not be used for roads, police or fire. He made a brief comment regarding matching land donations.

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Mr. Wells said this project would be fully funded and would not cost the City any thing more than the donation of these properties.

Ms. Field agreed with this comment. She said the project would go forward when she had proof of the match. Then the County would write the contract agreement.

Mr. Centilli requested a monthly report on this project.

Ms. Field agreed to send the same monthly report that she sends to the County.

Mr. Hamilton advised the Council that a resolution identifying the properties in the form that was finally adopted would have to be on file in the Clerk's Office for 28 days.

Mr. Curtis read a list of the potential donation properties.

Mr. Major said after the specific properties are identified, a resolution would need to be prepared and put on file in the Clerk's office.

Mr. Hamilton said we are not prepared to make the actual transfer tonight.

A brief discussion continued in reference to prevailing wage. Ms. Field did not make a commitment for prevailing wage. She did offer to add points in the evaluation criteria for the bidder who included prevailing wage.

Mr. Isham said prevailing wage had to be included in the bid document. It had to be part of the bid specifications. This was the only way to keep a fair playing field for all contractors.

Moved by Curtis, seconded by Cross to: Approve and authorize the City Attorney to prepare a resolution identifying the properties to be placed on deposit with the Clerk's Office and brought to Council for review at the next regular council meeting scheduled for November 1, 2004 at 6:30 P.M.

Mr. Cross called the question.

COUNCIL DISCUSSION ACTION:

Moved by Cross, Seconded by Curtis, to call the question regarding the pending motion. Motion carried 7-0.

COUNCIL ACTION:

Curtis moved and Cross seconded the following motion:

1. Approve and authorize the City Attorney to prepare a resolution identifying the properties to be placed on deposit with the Clerk's Office and brought to Council for review at the next regular council meeting scheduled for November 1, 2004 at 6:30 P.M.

Motion carried 6-1, with Isham voting no.

Meeting adjourned at 7:15 P.M.

Gayle Webster, CMC
City Clerk

GW/jra