

CITY OF BURTON
SPECIAL COUNCIL MEETING MINUTES
AUGUST 19, 2002, 6:30 P.M., COUNCIL CHAMBERS

Council President Larry Brawner called the Special Meeting to order at 6:30 P.M.

MEMBERS PRESENT: Bement, Brawner, Centilli, Cross, Martinbianco, Tinnin, Wells.

MEMBERS ABSENT: None.

OTHERS PRESENT: Mayor Charles Smiley; R. LaDuke, Deputy DPW Director; R. Hamilton, City Attorney and C. Ladd, Deputy City Clerk.

PURPOSE OF THE MEETING: Informational Meeting concerning the possible takeover of the County Roads and the possible paving of the remaining gravel streets in the City of Burton.

PRESENTATION:

Mr. LaDuke reviewed the history of the events that determined the City's takeover of the county roads. (A copy is on file in the Clerk's Office). He said a proposal with the County Road Commission was made to have all the repairs in order for Belsay Road north of Davison, Belsay Road from Lapeer to Atherton and Lapeer Road from Belsay to Genesee prior to the takeover. The cost is to be shared equally. Mr. LaDuke stated that a decision should be made whether to proceed with the takeover. We need to work together as a team on this issue.

Mayor Smiley said Mr. LaDuke made a great presentation. He noted that the residents are more interested in the condition of the roads than who owns them. He said no decision needs to be made this evening, but he is hoping to have some direction from the City Council within two or three weeks.

AUDIENCE PARTICIPATION:

Dan Eashoo, 5050 Frances Rd., inquired if the winter service maintenance would affect the premium service the subdivisions receive.

Mr. LaDuke replied no. Part of this budget is for additional staffing and the staffing would then concentrate on the new roads. The service to the residents wouldn't change. He said part of the package is also for additional equipment. We pride ourselves in snow removal being done in a timely fashion.

Arthur Jankowski, 4108 Leith St., asked if Belsay Road would be taken over between Richfield and Davison Road. He asked if the money would come from the City or the State.

Mr. Brawner advised Mr. Jankowski that the City's jurisdiction only goes to Potter Road, not to Richfield Road. The money would mostly come from the State through the Act 51 funds.

COUNCIL DISCUSSION:

Mr. Cross said a discussion was held concerning the City receiving equipment from the County versus buying new. What has happened with this idea?

Mr. LaDuke replied that the idea never materialized. Most of the equipment that we would get from the County would not last for any length of time and it would have to be replaced. Further discussion was held concerning this topic.

Mr. Cross inquired whether the engineering staff would be done in-house.

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Mr. LaDuke said the engineering part would consist of issuing more right-of-way permits and we would need a staff person for that type of work. An additional person would need to be hired or trained to issue the permits and getting the design ready for the application to the state. We would need a person with an engineering degree to do the engineering work.

A brief discussion was held concerning the reallocation of several Local streets to Major streets.

Mr. Bement asked if the expense projection was done in-house from Burton or with the County?

Mr. LaDuke said we hope not to have missed important issues concerning the takeover. He explained that the in-house staff determined the number of hours and man-hours, which determined the need for additional staff. The County answered many of our questions but they didn't go into detail on what they do because the operations are done differently.

Mr. Brawner asked for clarification on the cost of the equipment.

Mr. LaDuke reviewed the projected equipment budget for the Council.

Mrs. Tinnin asked if the intersection of Davison and Center Road would be completed prior to the takeover if there were a takeover. She commented that the City could do a better job of maintaining the roads than what the County does.

Mr. LaDuke replied yes, the intersection should be completed prior to the takeover. That has to be a part of the takeover.

Mr. Wells asked how the City would decide what roads were repaired first? Would it come to the Council for a vote?

Mr. LaDuke said we adopt the budget as a whole and we would give the Council a recommendation on what our concerns are and then the Council can either accept that recommendation or make a suggestion as to what other area might be a concern. The staff drives those roads every day and they know which roads would need to be repaired and the list could be evaluated and prioritized.

Mr. Martinbianco said we have had several studies done on the problem roads and determined which roads are a problem.

Mr. LaDuke said prior to the takeover the County would repair certain roads.

A lengthy discussion was held concerning the repair of the roads.

A brief discussion concerning the input from Rowe, Inc. was held in regards to the staffing needs.

GRAVEL ROADS:

Mr. LaDuke noted that there are 31 different paving districts. However, he is not prepared to give details on per street costs until the assessment method is determined. The methods to be considered are individual lots, front foot method or the average lot size. Once this is determined, then we can put a cost to it. The bonding attorney would not allow one big district. We can have one bond issue, but each street has to connect in some form to be considered a district. Mr. LaDuke gave examples of various streets. We need direction from the City Council as to what method of assessment should be used. There are advantages as well as disadvantages to each method.

Mr. Hamilton suggested that different formulas might be used for different areas.

Mr. LaDuke said he didn't know if different formulas could be used when several paving districts are under the same bonding issue, but he would ask the bonding attorney.

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AUDIENCE PARTICIPATION:

There was no one in the audience who wished to speak on the gravel road issue.

COUNCIL DISCUSSION:

Mr. Cross asked if the County would be sharing the cost of the paving of Old Genesee Road as they own one side and the City owns the other.

Mr. LaDuke replied they are not offering to share in the cost.

Mayor Smiley noted that Sitka Street is another problem area because it isn't fair for the residents to have to pay for both sides of the street.

Mr. LaDuke said his recommendation for the paving of the streets still stands.

Mayor Smiley asked Mr. LaDuke how many miles of road would be paved.

Mr. LaDuke replied the paving would consist of 16.5 miles and it would be a \$7,000,000.00 overall project.

Mayor Smiley said if the Council wants to stay with the traditional assessment process, we might have to divide the City up into different quadrants and then start the process. It will take the Assessor some time to get the lot sizes. There would have to be hearings and then make a decision. The City couldn't pave 16.5 miles of roads in one year. It would be a two or three year process.

Mr. LaDuke said we should determine whether there is enough interest to go forward with the work once the assessment method is established. If we can't be serious and work together on this project, then he doesn't want to proceed any further. He asked Council what information they would need to make a decision whether to continue with the paving. Mr. LaDuke said if the Council has questions then it is his job to provide the answers.

Mayor Smiley spoke concerning the issue of homesteads and renters. The petition process requires that 50% plus one of the owners of the property to sign for the paving. Some of the streets have more rental property than owners and it would be more difficult to get the signatures needed. He said he would like to see the homestead considered when this issue is being considered.

Discussion continued on the three proposals for financing the paving of the streets.

Mr. Bement asked if any one method has been used in the past.

Mr. LaDuke said the most consecutive method used is the average lot size. The front foot fee was used for the Meadowcroft water project.

Mayor Smiley commented that the corner lots and double lots are charged more using this method. We need to make a decision to help the residents who live on the more difficult streets.

Mr. Martinbianco discussed the streets pavement aging and the use of the crack sealing and how cost effective the paving would be for the City.

Discussion continued on some of the problem streets throughout the City.

Mr. Martinbianco inquired whether segregated meetings would be held so the residents understand that the paving may be done.

Mr. LaDuke said once the method of payment is determined informational meetings could be set up and the people could address their concerns.

Mr. Martinbianco noted that some people might not want to make a long-term commitment because of the economy.

Mrs. Tinnin suggested that each resident be notified so they are aware of what the City is proposing for the paving.

Mr. LaDuke said he doesn't have a problem with that idea. However, he doesn't want to proceed further until a decision is made by the City Council concerning the payment method. If the Council doesn't want to proceed with a 7-0 vote, then the residents could come in and request paving of their streets on an individual basis.

Mayor Smiley said he has no problem having the informational meetings, but he doesn't want to disrupt the community unless the Council is willing to pave the streets with a 7-0 vote.

Mr. Wells asked what type of commitment is needed from Council and how much money would it take to bring the issue to the next level.

Mr. LaDuke gave a brief overview of the paving process.

Mr. Cross indicated that he would like to see the average lot size method used.

Mr. LaDuke said he doesn't have a preference of the method used.

COUNCIL ACTION:

There was no formal council action taken.

Mr. Brawner said now that Council has the three methods that could be used for assessment, they should study the various methods and make a decision at a later date.

Meeting Adjourned at 7:35 P.M.

Cheryl M. Ladd, CMC
Deputy City Clerk

CML