

CITY OF BURTON  
SPECIAL COUNCIL MEETING AGENDA  
JUNE 10, 2002, 7:00 P.M., COUNCIL CHAMBERS

Council President Larry Brawner called the Special Council Meeting to order at 7:00 P.M.

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

MEMBERS ABSENT: None.

OTHERS PRESENT: J. Major, DPW Director; K. Wright, Building Inspector; M. Butzky, Building Inspector; Attorney R. Hamilton and G. Webster, City Clerk.

THE PRESIDENT READ THE PURPOSE OF THE HEARING:

THIS IS THE TIME FIXED FOR HEARING AND CONSIDERING ANY COMMENTS TO THE DEMOLITION UNDER CONSIDERATION, TO-WIT:

1309 Allen St.

The Department of Public Works recommends the immediate demolition, contingent upon Burton City Council's acceptance of the low bid.

PRESENTATION:

Mr. Major reviewed the previous history on the property and the existing conditions of the building. He indicated that there were some delinquent back taxes on the property.

Dennis Garner, 1438 Allen St., requested six months to repair the property at 1309 Allen St. He spoke with the DPW earlier in the day to determine what repairs were needed on the building. This is a storage building that is made of cinder block and asphalt roof. The floor is concrete and is in great condition. He did pull a building permit in 1999, some work was done, but it was not completed due to the weather. He did not contact the DPW for a follow-up inspection or additional permits. The windows were boarded up in 1999 because it's being used for a storage unit. He is requesting an additional six months to make the needed repairs because he is in the armed forces reserve. In the next six months he plans to replace the roof trusses, door headers and repaint the building. He estimated the cost of repairs at \$2,300.00. He was in the process of contacting a bond agent to assure the City that the work would be done in that time period.

AUDIENCE PARTICIPATION: None.

PRESIDENT DECLARED THE HEARING CLOSED:

COUNCIL DISCUSSION:

Mr. Cross asked for clarification of ownership of the building in 1998. He wanted to know why the work wasn't completed at that time.

Mr. Garner said he owned the building in 1998. He indicated that the work was not done on this building because he was on military assignment in 1998 and 1999. In addition, his work often takes him out of town so the building doesn't get the attention it needs.

Mr. Cross asked if it was fair to the neighbors to leave the building in such an unsightly manner. He asked if Mr. Garner has made an attempt to make any repairs on the buildings.

Mr. Garner indicated that he was out of town a lot and the weather has been bad so repairs could not be done.

Mr. Cross asked about bonding the repairs.

Mr. Garner has not heard from his bonding agent.

Mr. Wells wanted to know if the building was secured.

Mr. Garner indicated that the building was secured.

Mr. Wells wanted to know why the owner needed an additional six months to make the repairs.

Mr. Garner needed six months to make the repairs due to his complicated work schedule.

A brief discussion continued in reference to the storage building.

Mr. Centilli said that six months would put this project into winter. He said this building has looked like this for the last 10 to 15 years. He said that building facing Grand Traverse was an eye sore and needed a major overhaul. He wanted to know what Mr. Garner could do to improve the building in the next 30 days.

Due to his schedule, Mr. Garner didn't think much could be done to the building in the next 30 days.

Mr. Martinbianco suggested that Mr. Garner take out bids and have the work done professionally if his schedule prohibited him from doing the needed repairs.

Mr. Garner has considered having the work done, but due to cost constraints he was unable to hire someone.

Mr. Wright said there were numerous problems with the building. It is in bad shape.

Mr. Martinbianco asked for clarification on the back taxes that were due.

Mr. Garner said the taxes for 2000 were paid.

The title search report from April 2002 did not reflect the taxes being paid.

Discussion continued on this property.

Mr. Hamilton asked for an estimate on the repairs.

Mr. Wright estimated that the cost of the repairs would be more than the value of the building.

#### COUNCIL ACTION:

Martinbianco moved and Centilli 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: 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.

Motion carried 7-0.

Meeting Adjourned at 7:20 P.M.

Gayle Webster  
City Clerk