

CITY OF BURTON
FINANCE SUB-COMMITTEE MEETING MINUTES
MARCH 15, 2010, 6:30 P.M., COUNCIL CHAMBERS
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The Finance Meeting was called to order by Councilman Tom Martinbianco at 6:30 p.m.

MEMBERS PRESENT: Martinbianco, Wells and Zelenko.

MEMBERS ABSENT: None.

OTHERS PRESENT: D. Heidenberger, Assessor; G. Kray, DPW Director and G. Webster, City Clerk

PURPOSE OF THE MEETING: Discussion and possible recommendations concerning the following: 1. Fees for Abandon Structures

PRESENTATION:

Mr. Martinbianco said on July 6, 2009 the City Council adopted Ordinance 2009-05-91, which requires the registration of all abandoned structures in the City of Burton. Pursuant to the passage of the ordinance we also adopted a resolution establishing the fees associated with the ordinance. These fees became effective in conjunction with the passage of the ordinance. The resolution designated the reevaluation of the fees after January 2010. After a critical review by the administration, it was determined the fees were insufficient to cover the implementation of the ordinance. The Legislative Committee proposed an ordinance amendment and forwarded it to the Finance Committee to restructure the fee schedule.

Mrs. Heidenberger said the registration fee was set at \$50.00 for a half of year. It was hard to predict how much time it would take to process the registrations. It takes more staff time than originally anticipated. The Assessor's Office, Treasurer's Office, Controller's Office and Building Department are involved with the registration process. It was determined that it takes 1¼ staff hours to complete the registration process. The new registration fee was calculated at \$90.00. The inspection fee for re-occupancy of a single occupiable structure is \$50.00. The total new registration fee including the inspection is \$140.00. The renewal registration fee remains at \$100.00.

AUDIENCE PARTICIPATION:

John Stapish, P.O. Box 190134, wanted to know if these properties were designated residential, commercial or industrial. He said these buildings should not be considered abandoned, if the taxes were paid. He wanted to know how the City planned to collect fees on abandoned structures.

Mr. Martinbianco said the properties were designated as residential, commercial or industrial. He said this meeting was being held to establish the fees for the abandoned structures, not to address the definitions within the scope of the ordinance.

Mrs. Heidenberger said these properties have self-registered after letters were sent inquiring about the status of the property. Most of them were mortgage foreclosures. Some have indicated they were trying to refinance or they were foreclosed. If they did not fall within the criteria of an abandoned structure, the invoices were voided out.

In reference to collection of these fees, Mr. Martinbianco felt the City had a right to put these fees on the tax bills of the mortgage holder.

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Mrs. Zelenko said the biggest reason for establishing the ordinance was due to the high number of mortgage foreclosures and tracking the out of state mortgage holders.

COMMITTEE DISCUSSION:

Mr. Martinbianco asked for clarification on the ordinance revision. Mrs. Heidenberger indicated that the first reading of the ordinance appears on tonight's agenda. The fees were not included in the ordinance. They are set by resolution. Mrs. Heidenberger preferred to adopt the new fee resolution in conjunction with the second reading of the ordinance on April 5th. She has a number of parcels that have currently gone into foreclosure. She could make the fee notation in the mailing. Mr. Martinbianco agreed that the fees could be done in concert with the second reading.

There was a brief discussion on the renewal registration fees. Mrs. Heidenberger reminded Council that DPW would have to visit these properties on more than one occasion to make sure the buildings were secured, the windows weren't broken, the grass had been mowed and junk and debris had been removed. She said when lending companies send in their fees, they do not bother to identify if they have more than one parcel. Also, it becomes problematic if companies do not identify the parcel as a renewal.

Mrs. Heidenberger explained that the original registration fee would be \$140.00 and the annual renewal fee would remain the same at \$100.00. The inspection would not be done until the property transfers to a new owner.

Mr. Wells suggested the Deputy Chief should inspect apartments that are attached to businesses at the same price and at the same time the business is inspected.

Mr. Martinbianco suggested reviewing the fees in the future. Mrs. Heidenberger suggested the fees be reviewed annually.

COMMITTEE RECOMMENDATIONS:

Zelenko moved and Wells seconded the following motion:

1. The Finance Committee's recommendation to the City Council to approve a resolution establishing the fees for registration of abandoned buildings as amended to include a total new registration fee of \$140.00. This fee includes a \$90.00 registration fee with a \$50.00 fee for a Certificate of Occupancy for the first occupiable structure. There will be an additional \$50.00 fee for each additional occupiable structure. The renewal registration fee will remain at \$100.00.

Motion carried 3-0.

Meeting adjourned at 6:50 p.m.

Gayle K. Webster, MMC
City Clerk