

CITY OF BURTON
LEGISLATIVE SUB-COMMITTEE MEETING MINUTES
APRIL 30, 1999/9:33 A.M., COUNCIL CHAMBERS

THIS MEETING WAS CALLED TO ORDER BY CHAIRMAN CHARLES CROSS AT 9:33 A.M.

MEMBERS PRESENT: Cross, Cox and Centilli

MEMBERS ABSENT: None.

OTHERS PRESENT: Jeff Major, DPW Director, Dennis Lowthian, Assessor and Julie Adams, Clerk's Office

1. PURPOSE OF THE MEETING: Discussion and Review of proposal for Shelter of Flint regarding PILOT Ordinance for Low Income Housing at the location of Maple and South Saginaw Street.

PRESENTATION:

Mary A. Rolfe, representing Mary A. Rolfe and Associates and the Shelter of Flint as Consulting Agent. She commented on various non-profit organizations and how they stay longer in a community than a for profit organization and would like the panel to take that into consideration when making decision.

AUDIENCE PARTICIPATION: None.

COMMITTEE DISCUSSION:

Mr. Cross asks Mr. O'Brien if he is familiar with the sewer problems and how we're going to correct them.

John O'Brien, Director of the Genesee County Drain Commissioners of Water and Waste Services Division says he has identified certain hot spots and knows of a new procedure we are addressing.

Mr. Cross asks if he foresees that we have to do something for the development to take care of the problems we have now.

Mr. Major updates Mr. O'Brien of the County Drain Commission of the development issue.

Mr. O'Brien asks for the opportunity to come back and update council on the process that they went through on the sewer system as well as the water system. He describes how the Genesee County Drain System serves 34 communities with the sewer system and how it filters into each pump station and different capacities. New facility under construction by 2001 with that system online by 2003. Mr. O'Brien states that by 2004 there will be an abundance of capacity under normal conditions in the weather and capacity during wet weather.

Mr. Centilli asks if Tank Pump 2 is overworked.

Mr. O'Brien says yes, about 4 times a year. He also discusses where the overflow goes from there.

Mr. Centilli comments on the area around Fenton and Bristol Road and the horrendous odors, but is concerned about hepatitis and ecoli, etc.

Mr. O'Brien agrees that it is possible. Mr. O'Brien discusses further the overflow affects.

Mr. Cross says we're still inspecting the City of Burton for those connections that residential use causes infiltration problems with the sump pump lines?

Mr. Major said the City of Burton did a sweep back during the Nimcheski Administration. The DPW acts on complaints and we do check periodically. Jeff says there's no way to know at all times who is compliant with our regulations regarding the pumps. People reconfigure their pumps when our people leave; there's not much we can do about it. We monitor the best we can.

Mr. Cross thanks Mr. O'Brien for his presence today.

Jim King, 6178 Golfview Dr. and Area Manager for Consumer's Energy and sits on the Metro Housing Board in Flint speaks in favor of the Meadows.

COMMITTEE DISCUSSION:

Mr. Cox has reviewed the information. He discusses fair housing and discrimination, and also criteria. He understands that the income had to be earned income to be able to live in this facility. Asks how he could discriminate based on where my income source came from?

Kristen Hershberger, Associate of Mary A. Rolfe and Associates, comments on the possibilities of whether they can discriminate on where the income source comes from. She says no, as long as they have income coming in, but they have to provide proof and Piper Realty will be responsible for providing verification from the banks, or any agency.

Mr. Cross asks if they would have to provide income tax forms to you from previous years.

Kristen Hershberger indicated no. It would have to be current earnings.

Mr. Cox states that the City of Burton has criteria as well as they do. He speaks about the Master Plan and Zoning and says what was intended and when, what fits here and don't. As Chairman of the Finance Committee, Mr. Cox addresses the revenue that's possible and the revenue that would be actual in a project like this. He says that the City is not in this for the money, but for the services that the City can offer, but he won't go into the red doing that. Mr. Cox addresses the need across the county and elsewhere.

Mr. Cox presents a document to show what availability we have in our City of what would be considered affordable housing. For our tax purposes, under this proposed PILOT Ordinance, we would only receive about \$2,700 and in contrast, Mr. Lowthian told us that a project of that size would be in the area of about \$36,000. He is not sure that the \$2,700 will cover the expenses.

Mr. Centilli would like the Board to keep in mind that this is the last piece of C2 commercial property that we have on the Saginaw Street corridor for development and once that's gone we just won't have anymore unless we tear some buildings down.

Mr. Cross discusses the different affordable housing sites available in our City (it equals to about 140 sites) without giving up any revenue.

Mr. Cox asks for comments from Shelter of Flint.

Kirsten Hershberger of Mary Rolfe and Associates refers to the Master Plan and says that our goals were to provide a mix of different housing types in a range of different prices for our community and claims that the Shelter of Flint is proposing to do just that.

Mr. Major states that the Master Plan is a solving planner's opinion of what he thinks should be done.

Kristen Hershberger discusses Burton's median income levels.

Mr. Cross discusses the extra police officers that would have to be made available.

Mr. Cox discusses the moral portion from the business portion of this issue. States that he understands the need for affordable housing but doesn't believe that this is the project and location.

Mr. Centilli states that we have a lot of vacancies in the City.

COMMITTEE DISCUSSION:

Mr. Cross offers to make a recommendation to either continue on with this with regards to 2 or 3 different sights or to not continue on, or deliberate more at a further date.

Mr. Centilli makes motion to deny the zoning from C2 to Residential.

Mr. Cross said we're not considering rezoning, we're considering whether or not this is the right PILOT Ordinance only.

COMMITTEE RECOMMENDATIONS AND/OR ACTION:

Centilli moved and Cox seconded the following motion:

To recommend to the City Council to accept the denial of the Legislative Committee for the proposed PILOT Ordinance for the housing development known as The Meadows.
Motion carried 3-0.

MEETING ADJOURNED 10:30 A.M.

AM