



CITY OF BURTON

CITY COUNCIL MEETING

AUGUST 17, 2026

MINUTES

Council Chambers

Special Meeting

6:15 PM

**4303 S. Center Road
Burton, MI 48519**

A. Call To Order

President Fenner called the meeting to order at 6:19 PM.

B. Roll Call

Present: Council President Gregory Fenner, Council Member Candice Miller, Council Member Steven Heffner, Council Member Ellen Ellenburg, Council Member Kris Johns, Vice President Tina Conley, Council Member John Wright

Absent: None

C. Staff Present

Duane Haskins, Mayor

Racheal Boggs, City Clerk

Charles Abbey, DPW Director

Dave Martinez, Building Official

D. Open Public Hearing

President Fenner opened the Public Hearing at 6:20 PM.

1. THIS IS THE TIME FIXED FOR HEARING AND CONSIDERING ANY COMMENTS TO THE DEMOLITION UNDER CONSIDERATION, TO-WIT: 3260 Alpena Parcel ID # 59-28-554-048 at 6:15 p.m.

E. Audience Participation

Now is the time set aside for members of the audience to address the Burton City Council. I would ask each individual to give their name and address for the record and to limit their comments to three (3) minutes and speak on topics germane to the demolition under consideration.

Phil Dewey of Saginaw Street in Durand stated this is the first he has heard about the demolition of this property. I am here to get information about it.

Mr. Fenner stated that we are here to decide if this particular property is going to be demolished.

Mr. Dewey stated the roof is good. The windows and doors are good. I don't understand why there is a sense of urgency to have it demolished. There are two houses on the property; one is rented out, and the other is next to it. The house is only about 500 square feet, and it is structurally sound. I got a little discouraged with the courts last year when I was trying to evict people from houses I own in Genesee County, so I have been apprehensive about doing work on it because I don't know if I want to sell it. I have family and friends staying there now. I don't think it's a hazard to anybody. I want to know if you

do decide to tear it down, how much it will cost and whether that would reduce my property taxes.

Mr. Fenner said the cost of the demolition is determined by what we decide here. Yes, if the structure is removed, the taxes will go down.

F. Close Public Hearing

President Fenner closed the Public Hearing at 6:22 PM.

G. DPW Presentation: The Building Official will give a presentation on the property.

Mr. Abbey stated that this is definitely an uninhabitable house. There is a block in the front as a step. We are not here to let blighted property sit for years and years. If they want to rehab the house, we want to make that available, but it is our suggestion that this be on a short timeline.

Mr. Martinez stated this is a home we drive by every 60-90 days to check the progress and to make sure there is not too much junk and debris in the area. The house was tagged in June 2021 due to either no water or no power, so it is uninhabitable for human occupancy.

We asked them to come in and give us a plan of what they wanted to do with the home. A rehab permit was pulled on 11/4/22. They did put siding on the front only, new windows, and a new roof. There has been no progress on the home since. They have removed things from the inside and torn off drywall in some portions down to the studs. There is junk and debris in the back of the home.

Mr. Heffner clarified that no one is living in this particular home. Is someone going to rehab the house?

Mr. Dewey stated that it will be determined based on what you decide today. It may be cheaper to tear it down than it is to rehab it.

Mr. Abbey stated that we don't know what the demo will cost. We put them out to bid, and demo contractors submit bids, and a contract is awarded. The last ones we did averaged around \$15,000. If he intends to rehab the home, we will need an immediate building permit and progress to start immediately.

Mr. Heffner stated, I got the sense that he didn't want to rehab it, but sell it instead. I would like to make a motion to give him 10 days to pull a permit and let the city know his plans. If the DPW is satisfied, he can move on. If not, we move to an immediate demolition.

Mr. Dewey stated that I spend a third of my time here, a third in California, and a third in the Philippines, so the next time I would be able to work on that property is the summer of next year.

H. Council Action

1. RESOLUTION: APPROVE AND AUTHORIZE the Standard Resolution for Step V of the Burton City Demolition Procedure, determining said premises at 3260 Alpena Parcel ID # 59-28-554-048 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, or
2. *Alter by repair the structure to Burton City Code with a Building Permit within _____days, or
3. *Abate(tear down) the structure to Burton City Code with a Demolition Permit with _____days, or
4. Postpone any further action for _____days, based on the following circumstances:

The Burton City Council is to select one (1) of the above orders. The Department of Public Works recommends the immediate demolition, contingent upon Burton City Council's acceptance of the low bid.

*The Department of Public Works is hereby given the authority to demolish the structure(s) upon failure to comply with the Building Permit or Demolition Permit.

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Motion by Council Member Heffner, second by Council Member Miller, to Approve.

Voting Yes: Gregory Fenner, Candice Miller, Steven Heffner, Ellen Ellenburg, Tina Conley, John Wright

Voting No: Kris Johns

Motion 6 - 1.

I. Meeting Adjournment

President Fenner adjourned the meeting at 6:32 PM.

[MIN_SIGNATURES]