

The New Bloomfield Village Roads Committee
Tuesday, August 25, 2015 ~ Hackett Hall 6:30pm

In attendance: Janet Brandon, Jim Fielder, Julie Fielder, Jeff Kern, Susie Kern, Robert Levine, Sean Metrose, Tim O'Hara, Ron Ross, Trish Saulnier (insert additions to list here)

Presentation: Mark Meszler, Road Commission for Oakland County (RCOC)

Street Improvement Planning Coordinator & Subdivision Improvement Division

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Mark Presented the necessary steps in the process of improving the roads in Bloomfield Village, and responded to questions throughout his presentation.

Step 1: Expression of Interest by Residents

- A. This is a nonbinding questionnaire requiring 1 signature per household.
- B. 50% interest of each street required as sufficient interest for the SAD process.
- C. Bloomfield Township ~ RCOC incurs all expenses at this point.

Step 2: RCOC Preliminary Construction Plans & Cost Estimate

- A. Testing Department
 - a. RCOC measures thickness, cross-sections, dirt support, etc for project.
 - b. RCOC measures driveways, streets, curb & gutters for project.
 - c. Road project ~ width measurements
 - i. Probably will result in 30" with same alignment and elevation.
 - ii. Currently at 24" therefore narrower than final project proposal.
- B. Asses Pay Items to Get Costs
 - a. Curb paid by foot & changes by bid.
 - b. Linear frontage divided by # of lots for a base lot size.
 - i. This becomes equivalent to 'Unit (of) Benefit'.
 - ii. Over the base unit results in payment of a financial fee that is on a declining curve schedule.
 - iii. Act 246 of Michigan states: not over-assessment above 30% of the Unit Benefit
 - c. Special Assessment District (SADs)...
 - i. Can be in community blocks.
 - ii. DCDS Junior School cannot be assessed...
 - 1. Currently estimated at 8 units.
 - 2. Township would pay assessment.
 - iii. Can do 8-10 SADs for Bloomfield Village.
 - iv. Can do just one road...

- d. 4-year Construction Project.
 - i. Takes 1-2 years to design for preliminary assessment estimate.
 - ii. RCOC wants to bid this project in January following completion of the engineering
 - iii. RCOC bid to go out in January of... currently anticipate 2018.

Step 3: RCOC Prepares Petitions

- A. RCOC requires residents' request to proceed.
- B. Petitions are prepared by RCOC for residents to circulate on desired streets.
- C. Legal Petition...
 - a. 51.01% of Frontage footage along each road within SAD required.
 - b. All residents on property titles must sign.
 - c. Michigan Real Estate requires wife to sign.

Step 4: RCOC Board Meeting ~ Determines if submitted petitions are valid or invalid.

Step 5: RCOC Hearing on Objections

- A. RCOC administrative meeting to give presentation to residents.
- B. Residents to express support or objections.
- C. Residents to decide project limits.

Step 6: RCOC Bids It

- A. RCOC solicits bids with 90 days for a contract award.
- B. RCOC to determine each property's costs.
- C. RCOC to notify each property owner of project costs/ proposed road improvement special assessment.

Step 7: ROC Hearing on Apportionment

- A. RCOC administrative meeting on objections to the cost.
- B. RCOC to finalize costs/apportionments.

Step 8: Project to Proceed to Construction...

Other Q&A Notes:

1. SAD Projects

- a. Roads...
 - i. All the same throughout Bloomfield Village.
 - ii. Replace same dimension existing, smaller curbs so roads appear wider.
 - iii. Curbs to be $2\frac{1}{4}$ ".

- b. Warranty
 - i. 15 year warranty
 - ii. Expect asphalt to crack due to Michigan weather & traffic.
 - iii. Repair program included & bid out every year.
 - c. Road Commission
 - i. Supplements the programs
 - ii. Program to incorporate monies to be held in reserve for project.
 - iii. Surplus monies held for 10 years, then reimburse any surplus.
 - iv. If costs go over monies held in reserve...
 - 1. Able to go back to residents for payment...
 - 2. **On record to have previously absorbed such costs in the past.**
- 2. Road surface options**
- a. Concrete & Asphalt
 - b. Gravel, Tar, Etc contain numerous problems negatively effecting existing drains into storm system and would not be recommended nor considered by the RCOC.
 - c. Driveways
 - i. Replaced with same as existing ie. Concrete or Asphalt
 - ii. Brick Paving driveways to be hand-removed & hand-replaced.
- 3. Financing**
- a. RCOC Assessment to be payable over 10 years at 6% interest
 - b. RCOC Assessment can be paid off early with no penalty... ie... RCOC Assessment can be paid over 3 years & option to pay off with no penalty
 - c. Michigan Act 188 associated with Bloomfield Township Financing.
 - d. RCOC performs 95% SADs of Bloomfield Township.
 - e. RCOC Management/Administration Fees
 - i. 20%
 - ii. Includes Inspector, Engineers, Testings (materials, depth, etc)
- 4. Competitors**
- a. RCOC contractors have bond requirements in order to qualify.
 - b. RCOC requires standards & specifications from contractors.. ie. Specific rollers, pavers, curb machines, etc.
 - c. Small & 'run-of-the-mill' contractors do not qualify, big contractors do.
 - d. Expect: Ajax, Cadillac, Dan's...
- 5. RCOC Program**
- a. 30-plus years of participation.
 - b. Receives 5 to 6 SADs per year... 4 SADs in 2014
 - c. 20 SADs currently circulating in 2015.

Next Meeting: Monday, September 21, 2015 / Hackett Hall 6:30pm

Guest Speakers: Mark Meszler, Oakland County SAD Program (RCOC)

Wayne Domine, Bloomfield Township Engineer