

The New Bloomfield Village Roads Committee
Monday, September 21, 2015 ~ Hackett Hall 6:30pm

In attendance: Janet Brandon, Jim Fielder, Julie Fielder, Susie Kern, Robert Levine, Jack Marwil, Sean Metrose, Tim O'Hara, Trish Saulnier

Presentation: Wayne Domine, Bloomfield Township Services

Engineering and Environmental Services Director

Contact Info: wdomine@bloomfieldtwp.org / Work: 248.594.2800

Mark Meszler, Road Commission for Oakland County (RCOC)

Street Improvement Planning Coordinator & Subdivision Improvement Division

Contact Info: mmeszler@rcoc.org / Work: 248.645.2000 / Fax: 248.645.5043

Mark and Wayne presented the necessary steps in the process of improving the roads in Bloomfield Village, and responded to questions throughout their presentations.

Wayne Domine discussed the Covington Water Main Project...

Covington became a road project with edge drains because:

1. The water mains were too shallow... only 3' below ground surface & are required to be 5'.
2. The water main was enlarged from 6' to 12'.

Covington project:

1. 5,000 of water main pipes & 1,500 sewer lines were replaced.
2. Clay soil with sand pockets (Amberly) and 'soup' pockets were discovered.
3. Sprinkling systems drain to the road so project needed to 'undercut'.
4. Curbs were discovered, therefore tells that road was elevated > 5".
5. Dig was 12" & re-pitching of road necessary.
6. Project to be completed in October 2015.

Sewer conversation:

1. Bloomfield Township sewers are 90 years old.
2. Sewer evaluation presented in 1993-4 and separated project into 2 phases.
3. Phase 1 of BT sewer project ~ Relined sewers in 1996-7.
4. Phase 2 of BT sewer project ~ Relined remaining sewers in 2010-12.
5. Life span of sewer liners is > 100 years.
6. No major sewer / water projects foreseen at this time.
7. History of maintenance/responsibility of BT sewers:
 - a. Maintained by 3 entities: RCOC, Water Resource Commission, Bloomfield Township... RCOC & WRC have ownership responsibility.
 - b. Bloomfield Township assumes maintenance responsibilities despite no ownership... a residential service they are happy to provide.

Note: Bloomfield Village has 'B curbs' which are rounded rather than squared.

Wayne Domine discussed the Bloomfield Township SADs:

1. In the 1060s&70s, the Road Commission upped the standards and all SADs went through Oakland County... until 2014 when they said Bloomfield Township can now do SADs with the County Road Commission engineering in-house under Michigan Act 188.
2. The Bloomfield Township SAD Process incorporates the County:
 - a. The Project Stages:
 - i. Letter of Interest ~ Have their own but prefer using the County's Form since assures the acceptance of project's form submitted.
 - ii. Give Letter to the County & County to begin project plans & cost estimates.
 - iii. Preliminary Legal Petition with scope of the work c/o the County.
 - b. At this 3rd stage of the project is where the SAD decision will need to be made... the Township SAD offers financing through Bonds & Assessment.
3. HRC ~ A third party engineering firm contacted by the Township has previously bid projects in Bloomfield Township and then obtains permits from the County.
4. The County 15 year warranty does not transfer through to the Township, and 10% of the project proposal is for the SAD maintenance fund.
5. The County financial proposal includes 10% built-in for the maintenance and is in the final project number given to the Township. Then the Township keeps 5% until the entire project is paid off.
6. 3-4 SADs have had refund checks and money is still in those accounts, so the residents may get another check.
7. The Township maintains the roads through our property taxes.
8. Township Bonds:
 - a. Bonding is formatted on finances after paid in full residents are deducted.
 - b. Tax bill is due July 1st and will include project financial amounts.
 - c. Winter tax bill will include 1/15 of the project plus interest.
 - d. The tax bill with project assessment may be paid off in full or financed.
 - e. The Township interest rate is 1% over the bond sale rate, with max of 1½% over bond sale rate... current estimate of 4.5-6%... Township this year bundled some bonds together to get a rate of 2.25%.

Mark Meszler weighs in on the road project discussion...

1. The County has great costs involved:
 - a. No upfront fees so RCOC would like high level of confidence in resident support of project.
 - b. Financing of project by residents does not matter whether through County or Township... will work with residents either way.

2. County has Letter of Interest Form, does Preliminary Plans & Costs, then the Legal Petition:
 - a. Breakdowns of project for 1 street, many streets or all streets to be determined for Legal Petition.
 - b. Option to have Legal Petition for all streets... before or at 90 days can be declared invalid to re-issue for a select section... then re-petition Legal Petition with another 90 days. NOTE: if not declare invalid by 90 days and declared invalid by County, then can re-petition for select section after a 6-month cool-off period.
3. The Township road project price = the RCOC estimate + 3% for financing (the cost to sell the bonds).
4. The Letter of Interest ~ reveals a lot (ie which streets are interested in participating in the project) & the Township will make the information available to the Bloomfield Village Road Committee.
5. Again the recommended process:
 - a. Letter of Interest ~ through the County with the accepted County Form.
 - b. County to then prepare preliminary construction plans & cost estimates... this consists of the County testing the soil, road surface depths, etc, everything necessary in order to obtain the cost of the project. NOTE: The County does this cost intensive stage FREE for the residents!
 - c. The Legal Petition ~ This is when there are 2 decisions to be determined before proceeding...
 - i. Decide how to finance... County SAD or Township SAD.
 - ii. Indicate assessment by either Frontage Footage or # of Parcels/homes.
6. Road Improvement Project Time Frame: 4 years... To get to this stage may take 2 years... 6 years total.
7. Letter of Interest:
 - a. Use the County as this form is accepted... The Township recommends using the accepted County Form, as the County is the one validating the resident signatures for validity of interest.
 - b. Mark needs an email to which to send the Letter of Interest Form... Tim O'Hara submitted his email 😊.
8. **Comparison of the Road Improvement Programs:**

a. Bloomfield Village Programs:	RCOC (County)	Bloomfield Township
b. Road Warranty	15 years	None
c. SAD financing	10 years	15 years
d. Interest on assessment	6%	Variable rates
i. Note: Variable = 1-1.5% above bond rate		
e. Michigan Public Act Regulations	#246	#188 with amendment
f. Assessment calculations	Frontage Footage	# of Participants

- i. Note: Bloomfield Township offers Frontage Footage if submitted prior to Legal Petition
 - ii. Note: Bill Griffen is Bloomfield Township contact with Taxes & Assessments
- 9. What if the road replacement estimate is too high and the project does not have sufficient resident support??
 - a. The County will hold the estimates and update the numbers if approached at a later date.
 - b. The County is not available for SAD or financing for a mill & overlay project.
 - c. Bloomfield Township or the hiring of an independent engineer would be available for a mill & overlay project through the Michigan Public Act 188 & then obtain permit from the County.
- 10. How many mill & overlay permits can Bloomfield Village apply for with the County?
 - a. However many they want... although it is a band-aid that only looks good for 6 months before the traffic & weather shows deterioration.
 - i. High traffic areas decrease the service life expectancy.
 - ii. Life expectancy dependent upon quality of foundation.
 - b. Mill & overlays estimate a 5+/- life expectancy.
 - i. Under the Township asphalt maintenance overlay program.
 - ii. Costs based upon the ton of asphalt used... this year \$50 per foot.
 - iii. Program available for small areas of road... sections of N. Glengarry, Williamsbury & Bradway have mill & overlays.
 - c. There are currently homes with the roads burying the curbs, the roads even to the front lawn grass grading, and eventually will be above the resident lawn levels & will create drainage issues.
 - d. Note: other options were previously denied permission from the County due to drainage problems into the water and sewer systems.

Committee suggestions:

1. Tim O'Hara to receive and share the County Letter of Interest Form.
2. Susie Kern to write up minutes from presentation & discussion.
3. Sean Metrose to present summary to Bloomfield Village Board at next meeting.
4. It is duly noted that the next step will be to proceed with the Letter of Interest
 - a. This Form is used to determine if there is sufficient resident support (51%) to have the County prepare a detailed cost estimate on replacing the roads.
 - b. This Form will also indicate which residents are interested.
 - i. The road improvement project can be subdivided within the Village.
 - ii. Subdivisions enable participation by those roads with residential support of 51%.
 - c. No financial numbers are currently available at this time:
 - i. Previous financial numbers are no longer valid and were based upon past variables not directly related to or equivalent to current.

- ii. New financial numbers vary with # of participants, future interest rates, County estimates dependent upon engineering study which is to be offered to residents for FREE if they should sign the Letter of Interest.
5. Schedule a Road Committee meeting within the next month to discuss communication strategies to go forward with & present the Letter of Interest to the Bloomfield Village residents.

Please Note: This Road Committee is comprised of volunteer residents interested in improving our Bloomfield Village Roads. It is open to any and all residents interested in attending meetings and participating in researching Bloomfield Village road improvement options, all with goal of presenting viable road improvement project options to the Bloomfield Village residents.

Attached below:

1. Expression of Interest ~ Road Commission for Oakland County Letter of Interest Form... The County would then perform a study and present a program and the road improvement costs to the residents FREE OF CHARGE with NO COMMITMENT.
2. Special Assessment District (SAD) Paving Program ~ Road Commission for Oakland County informational pamphlet ~ partial as not all would recopy...

What are the SAD process steps?*

1. Expression of interest by residents -- may request informational meeting with RCOC.
2. If there is sufficient interest, RCOC prepares preliminary construction plans and cost estimate.
3. If residents want to proceed, RCOC prepares petitions for circulation on desired streets -- residents must circulate petitions.
4. RCOC Board determines if the petitions are valid or invalid.
5. If petitions are valid, RCOC schedules a "hearing on objections" to allow residents to express support or objections.
6. RCOC solicits bids, determines each property's cost & notifies property owners of this.
7. RCOC conducts a hearing on objections to the cost (also known as the "apportionment") and finalizes the apportionments.
8. Project proceeds to construction.

*Note: This is a simplification of the process for illustrative purposes.

Appealing an apportionment

What can a property owner do if they don't agree with RCOC's cost apportionment for an SAD project? They can appeal to the Michigan Tax Tribunal. To do this, they must first protest the assessment at the RCOC Hearing on Objections to Apportionment (either in writing or in person). Then, they must file a written appeal with the Tax Tribunal within 35 days of the confirmation of the special assessment roll.

This can be done by contacting the Tax Tribunal at:

Michigan Tax Tribunal, PO Box 30232
Lansing, MI 48909 or 517-373-4400

Or, visit the Tax Tribunal online at:
www.michigan.gov/taxtrib

ROAD COMMISSION
for OAKLAND COUNTY
31001 Lahser Road • Beverly Hills • MI 48025

Board of Road Commissioners

Ronald J. Fowkes

Gregory C. Jamian

Eric S. Wilson

Dennis G. Kolar, PE
Managing Director

Gary Piotrowicz, PE, PTOE
*Deputy Managing Director
County Highway Engineer*

RCOC Mission Statement

RCOC strives to provide the public with leadership in:

- Safe and convenient roads
- Sound financial management
- Responsive and dependable service

Have a question for the Road Commission?

Call or write:

Department of Customer Services
2420 Pontiac Lake Road
Waterford, MI 48328
(877) 858-4804
TDD: (248) 858-8005

OR, visit RCOC online at
www.rcocweb.org

Updated 8/15



Special Assessment District Paving Program

- What is it?
- How does it work?
- How do I participate?

ROAD COMMISSION
for OAKLAND COUNTY