

BOARD OF TRUSTEES
Gary Wall, Supervisor
Kim Markee, Clerk
Steven Thomas, Treasurer
Anthony M. Bartolotta, Trustee
Marie E. Hauswirth, Trustee
Janet Matsura, Trustee
Mark Monohon, Trustee



Gary Wall
Township Supervisor

5200 Civic Center Drive
Waterford, Michigan 48329-3773
Telephone: (248) 674-6201 Fax: (248) 674-5451
gwall@waterfordmi.gov

MEMO

To: The Honorable Waterford Township Board of Trustees
From: Gary Wall, Township Supervisor *GW*
Date: June 6, 2023
Re: Resolution to Support a Special Assessment District Road Improvement Project for Lakewood Dr. and Authorizing Contribution of Funds

The Waterford Township Board of Trustees has committed \$1 million for up to 10% contributions to improvements to subdivision roads through a Special Assessment District (SAD) with the Road Commission for Oakland County. As you know, all public subdivision roads in Waterford Township are under the jurisdiction of the RCOC for maintenance, but repaving is accomplished through the SAD process.

Property owners with frontage on Lakewood Dr. have successfully circulated their first "expression of interest" petition and received preliminary construction plans and cost estimates to improve their roads through an SAD. Paul Alcalá, a resident within the proposed SAD district, has submitted the attached letter of interest to request the Township's funding support.

As allowed by Public Act 246 of 1931, and in accordance with the Township's adopted procedures for considering potential participation in a road commission SAD, we are being asked to consider Mr. Alcalá's request for a contribution to the proposed road improvement project for Lakewood Dr. at 10% of estimated construction costs in the amount of \$107,656.60.

Per the adopted procedure, I have confirmed with the budget director that sufficient funds exist in the ARPA funds allocated by the Township Board to allow this contribution.

Lakewood Dr.

Total estimated project cost	\$1,076,565.95
Base lot assessment	\$11,281.80
Max individual assessment	\$13,199.70
10% contribution	\$107,656.60

Attached to this memo are the resolution for consideration, Mr. Alcalá's letter of interest, and a copy of the RCOC Notice to Property Owners Administrative Meeting for this project showing details of preliminary construction plans and cost estimates for this project.

Recommended motion:

- (1) Motion to adopt the Resolution Supporting a Road Commission Project for the Improvement of Lakewood Dr. and authorizing contribution of funding in an amount not to exceed 10% of the final cost of the project as determined by the RCOC; and directing the Township Clerk to provide the signed resolution to RCOC and Mr. Alcalá.

CHARTER TOWNSHIP OF WATERFORD

RESOLUTION SUPPORTING A ROAD COMMISSION PROJECT FOR THE IMPROVEMENT OF COUNTY ROAD LAKEWOOD DRIVE IN LAKEWOOD SUB. NO. 1 SUBDIVISION, AND AUTHORIZING THE CONTRIBUTION OF FUNDING SHOULD A SPECIAL ASSESSMENT DISTRICT BE ESTABLISHED

WHEREAS, Lakewood Dr. ("Road") in the Lakewood Sub. No. 1 subdivision in Waterford Township is a county road under the jurisdiction of the Road Commission for Oakland County ("RCOC").

WHEREAS, Public Act No 246 of 1931, as amended, MCL 41.271 et.seq. ("Act 246") provides a procedure for the improvement of county roads when initiated by property owner petitions representing more than 51% of lineal frontage on each road proposed for improvement.

WHEREAS, property owners have provided the RCOC with petitions of interest for improving Lakewood Dr. by creating a special assessment district ("SAD") for funding the project, and the RCOC has provided preliminary construction plans and cost estimates for such a road improvement project in the amount of \$1,076,565.95.

WHEREAS, the property owners who submitted a petition to the RCOC for a road improvement project have also provided a request to the Township to participate in an SAD, if one is established by the RCOC.

WHEREAS, Act 246 allows the township to contribute to an SAD, thereby lowering the cost to the property owners in the assessment district, if the Board of Trustees approves the Township to be assessed a percentage of the total cost of a road improvement project.

WHEREAS, the Board of Trustees has determined that the proposed improvements for Lakewood Dr. will create a benefit to the public welfare and convenience of Township residents, and create safer driving conditions for police, fire, and EMS personnel.

IT IS THEREFORE RESOLVED, that in the event the Board of the RCOC approves an SAD for the improvement of Lakewood Dr., it is the intent of the Township Board to accept an assessment at large levied against the Township in an amount not to exceed 10% of the final cost of the project as determined by the RCOC.

IT IS FURTHER RESOLVED that in adopting this Resolution, the Township Board is not agreeing to or approving the Township paying any additional costs or expenses related to the SAD. If an SAD is established, a Resolution adopted by the Township Board will be required to establish the exact amount the Township will contribute to the project.

IT IS FURTHER RESOLVED that the Township Clerk is directed to provide this Resolution to the RCOC for receipt and acceptance, and to the property owners who initiated the request for funding.

CERTIFICATION

I hereby certify that this Resolution was adopted by the Charter Township of Waterford Board of Trustees at a regular meeting on June 12, 2023

Charter Township of Waterford

Date

Kim Markee, Township Clerk

May 23, 2023

Waterford Township Board of Trustees

5200 Civic Center Drive

Waterford, MI 48329

RE: Lakewood Dr.

Honorable Waterford Township Board of Trustees:

We are residents of Lakewood Dr. Lakewood Dr. is in poor condition and requires improvement. We understand the Waterford Township Board has authorized a limited amount funds to support local and subdivision road improvements that successfully go through the establishment of a special assessment district (SAD) to cover road improvements.

To that end, we submit our interest form with signatures, preliminary constructions plans, and cost estimates provided by the Road Commission for Oakland County (RCOC) and the Township Funding Participation Request Form, and request that the Township Board consider contributing funds towards the total cost of said improvement.

Sincerely,

Paul Alcala

3857 Lakewood Dr.

Waterford, MI 48329



QUALITY LIFE THROUGH GOOD ROADS
ROAD COMMISSION FOR OAKLAND COUNTY
"WE CARE."

Board of Road Commissioners

Ronald J. Fowkes
Commissioner

Andrea LaLonde
Commissioner

Nancy Quarles
Commissioner

Dennis G. Kolar, P.E.
Managing Director

*Gary Piotrowicz, P.E.,
P.T.O.E.*
Deputy Managing Director
County Highway Engineer

Engineering Department

Subdivision
Improvement Division

31001 Lahser Road
Beverly Hills, MI 48025

248-645-2000

FAX
248-645-5043

www.rcocweb.org

January 30, 2023

**NOTICE TO PROPERTY OWNERS
ADMINISTRATIVE MEETING**

Interest has been shown by owners of property in **Lakewood Sub No. 1**, referred to as **S.A.D. No. 23270**, located in Waterford Township, to improve and pave **LAKEWOOD DRIVE**, by means of special assessment in accordance with the provisions of Michigan Public Act 246 of 1931, as amended.

You can initiate a special assessment street improvement project by filing a petition with the Road Commission for Oakland County (RCOC). The petition must contain the signatures from owners of more than 51% of the abutting frontage adjacent to each and every street, or portions of streets described in the petition. Projects also can be initiated by township resolution.

The Road Commission recognizes you are being requested to make an important decision, and it is our intent to present information for your consideration and evaluation prior to project initiation. Therefore, the Road Commission has established a preliminary procedure that requires that we conduct an Administrative Meeting to elaborate on the attached information and provide any additional information requested by property owners.

The Administrative Meeting has been scheduled for **Monday, February 13, 2023 at 7:00 p.m.** This meeting will take place virtually via Microsoft Teams.

Telephone: (810) 337-8118; Conference ID: 948 070 099#

OR

**Online: link located on our website at www.rcocweb.org
(Please see the attached instruction sheet.)**

All property owners in the proposed special assessment district are invited to attend this meeting. Please call (248) 645-2000, extension 2370, for further information. If you require accommodation in accordance with the provisions of the Americans with Disabilities Act (ADA) or provisions within Title VI, including those requiring language assistance and / or special accommodations, the Road Commission for Oakland County (RCOC) will provide such services, free of charge, with reasonable advance notice (7 business days) to the RCOC. Please contact the RCOC Subdivision Improvement and Development Division (SID) at 31001 Lahser Road, Beverly Hills, MI, 48025 or (248) 645-2000, ext. 2370 to submit your request.

Sincerely


Rick Saporsky, P.E., Supervisor
Subdivision Improvement and Development

RJS/kd

Attachments

GENERAL PROPOSAL INFORMATION

The Road Commission for Oakland County has prepared the following street improvement proposal for your consideration. The streets to be improved are **LAKEWOOD DRIVE, located in Lakewood Sub No. 1, Sections 14 & 15, Waterford Township, Oakland County, Michigan.**

PAVEMENT

The existing roadbed will be pulverized and regraded. A bituminous (asphalt) pavement 4 inches thick and 20 to 23 feet wide will be placed on the conditioned roadbed.

DRAINAGE

A limited amount of drainage improvements will be made to reasonably assure drainage of the pavement.

ENVIRONMENT

Provisions have been made to ensure that erosion and sedimentation does not occur where the storm runoff flows into a natural watercourse. These provisions are in accordance with Michigan Department of Environment, Great Lakes, and Energy (EGLE) guidelines.

RESTORATION

Turf areas disturbed during construction will be restored with topsoil and sod. Sprinkler systems that are disturbed by construction will be restored to their condition prior to construction.

DRIVEWAY APPROACHES

As needed, up to a 5-foot approach will be constructed to existing driveways to provide a smooth transition from the newly paved roadway. Unpaved driveways will receive a 10-foot drive approach. Paved driveways ending in close proximity to the property line will be connected. The lengths of approaches connecting existing paved drives may therefore vary. Cracking or rupturing of the drive approach caused by frost action on the drive culvert cannot be prevented. A guarantee for driveway rupture therefore cannot be given.

WARRANTY/MAINTENANCE

The Road Commission will replace or repair any defective pavement and related drainage facilities during the first 15 years following completion of construction of the special assessment improvement project. Defective pavement does not include minor surface cracks inherent in any road surfacing materials. The Road Commission will provide a level of maintenance equal to that performed in new subdivision streets constructed in accordance with the Road Commission's requirements.

DETERMINATION OF BENEFITS

The Road Commission for Oakland County employs the "Unit of Benefit" method for apportioning costs when assessing street improvements.

The abutting footage of all lots is totaled and divided by the number of homesites affected, yielding the average base-lot size. Lots with abutting footage equal to or less than the base lot are assessed as base lots (1.0 unit of benefit). Lots having abutting footage greater than the base lot size, including corner lots and building sites consisting of more than one lot, are assessed a larger amount based on a declining-rate curve. The curve declines at a rate such that each additional foot over the base lot is assessed at a lesser amount per foot, resulting in a maximum assessment of no more than 30% greater than the base-lot amount.

All Properties within the assessment district, as shown on the attached plat, will be apportioned an assessment based on the benefit received. In cases such as, but not limited to: 1) non-abutting properties; 2) back lots; 3) corner lots; 4) acreage parcels; 5) outlots; 6) commercial property; and 7) condominiums; each situation will be assigned an assessment by the Road Commission as warranted.

Adjacent lots or portions of lots owned by the same owner and which are landscaped or utilized as a home site generally will be assigned one unit of benefit, as modified by the declining rate curve. However, the Road Commission reserves the right to determine whether ownership of multiple lots constitutes one home site or is to be considered a special assessing situation.

When a homesite involves multiple lots/property identification numbers/streets, or a portion of frontage outside the assessment district, the benefit assigned to the homesite will be divided between the portions at the discretion of the Road Commission. Non-abutting parcels that benefit from the proposed improvement are considered a special assessing situation and as such, are subject to an assessment as assigned by the Board.

APPORTIONMENT OF COST

The total estimated cost of the proposed improvement is **\$1,076,565.95**. Based on this estimate, the base lot assessment for this project is **\$11,281.80**. The maximum assessment is **\$13,199.70**. A preliminary assessment roll will be available at the Administrative Meeting. This tentative assessment could change depending on the accepted low bid of the contractor to be hired to perform the work.

It is the policy of the Road Commission that, in the event the bid of the lowest responsible bidder exceeds the estimate of cost in its First Order of Determination of Necessity by more than 10%, the Road Commission will not award the contract. In such event, the Road Commission will set a time and place to hear objections to the proposed improvement in light of the increase in costs and will reconsider its determination of necessity. Upon conclusion of the hearing, the Road Commission may either revoke or confirm its previous orders.

PAYMENTS

Assessment payments may be paid over a 10-year period or may be paid in full prior to the first due date without interest or penalty, or may be paid at any time before the annual due date with interest accrued to date. The annual interest rate charged to the Assessment District will be at the current rate allowable per the governing state statute. The interest rate will be 6% per year.

The first installment due date will generally be due upon substantial completion of construction activity. However, if the construction starting date is delayed, the first payment could be due before substantial completion. If any installment is not paid when due, a penalty of 1/2 of 1%, plus accrued interest, will be charged for each month that the installment remains unpaid.

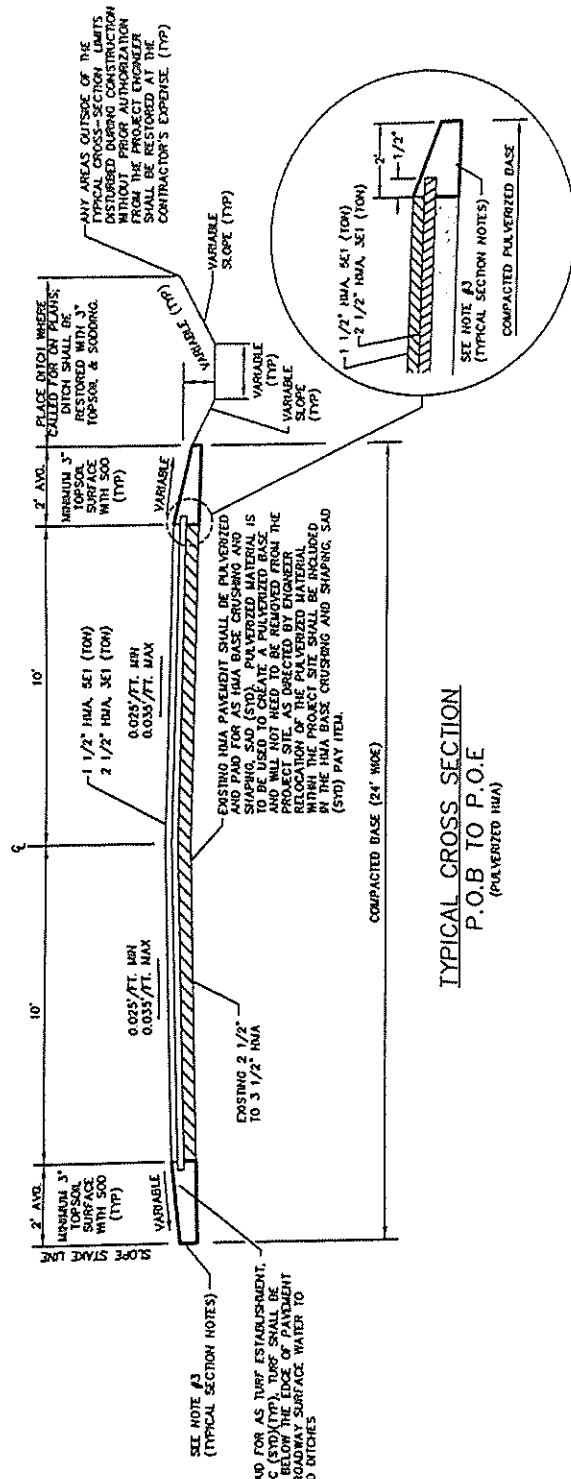
The Oakland County Treasurer will collect the annual installment. An annual statement will be mailed to each property owner approximately four weeks prior to the due date stating the annual payment including interest and the remaining amount owed.

WHY SPECIAL ASSESSMENT PAVING?

The Road Commission is responsible for a system of more than 2,700 miles of roads, which is the largest county road system in Michigan and the second largest road system in the state. Only the state highway system, under the jurisdiction of the Michigan Department of Transportation, is larger.

The bulk of funding to maintain the county road system is received from state-collected fuel taxes and vehicle registration fees. The Road Commission receives no direct revenue from property taxes. Michigan's gas tax rate has been below the national average for decades, and Michigan has remained among the bottom nine states in the nation in per capita state and local road funding since at least the 1960s.

Federal road funds, derived from the federal gas tax, are the primary source of funds for major road improvements on county roads in Oakland County. Residential streets are not eligible for federal road funds. The Special Assessment paving Program is the Road Commission's only viable means of assisting property owners with the paving of residential streets.



2' AVG. MINIMUM 3" TOPSOIL SURFACE WITH SODDING (TYP)

10'

2 1/2" HMA, 5/8 (10M) 0.025'/FT. MIN 0.035'/FT. MAX

2' AVG. MINIMUM 3" TOPSOIL SURFACE WITH SODDING (TYP)

24" COMPACTED BASE (24" WIDE)

EXISTING 2 1/2" TO 3 1/2" HMA

0.025'/FT. MIN 0.035'/FT. MAX

1 1/2" HMA, 5/8 (10M) 2 1/2" HMA, 5/8 (10M)

2' AVG. MINIMUM 3" TOPSOIL SURFACE WITH SODDING (TYP)

VARIABLE SLOPE (TYP)

VARIABLE SLOPE (TYP)

VARIABLE SLOPE (TYP)

VARIABLE SLOPE (TYP)

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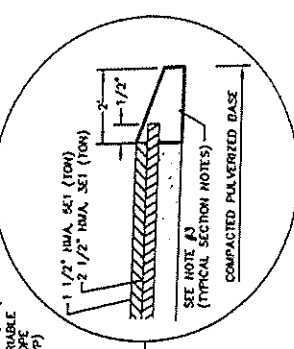
TYPICAL CROSS SECTION P.O.B TO P.O.E (PULVERIZED HMA)

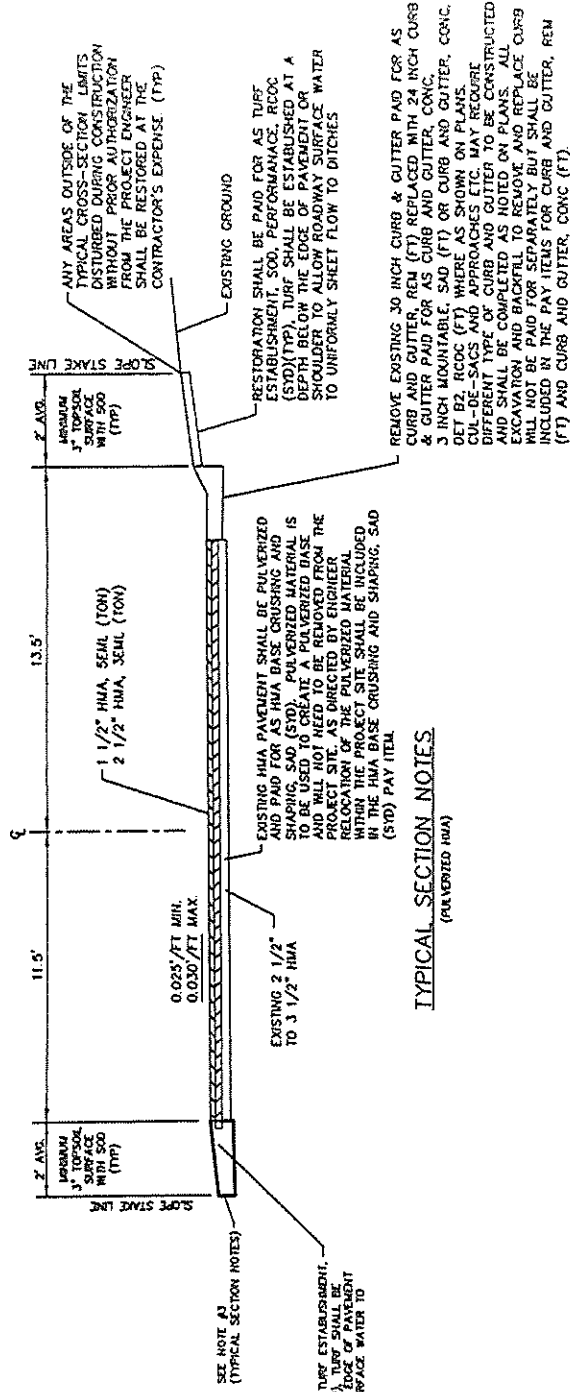
LAKEWOOD DRIVE
NO. 23270
WATERFORD TOWNSHIP

SEE NOTE #3 (TYPICAL SECTION NOTES)

RESTORATION SHALL BE PAID FOR AS TURF ESTABLISHMENT. SOD, PERFORMANCE, ROOT, (STD) (TYP), TURF SHALL BE PAID FOR AS TURF ESTABLISHMENT. EDGE OF PAVEMENT OR SHOULDER TO ALLOW ROADWAY SURFACE WATER TO UNIFORMLY SHEET FLOW TO DITCHES

ANY AREAS OUTSIDE OF THE TYPICAL CROSS-SECTION LIMITS INSTALLED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION FROM THE PROJECT ENGINEER. SHALL BE RESTORED AT THE CONTRACTOR'S EXPENSE. (TYP)

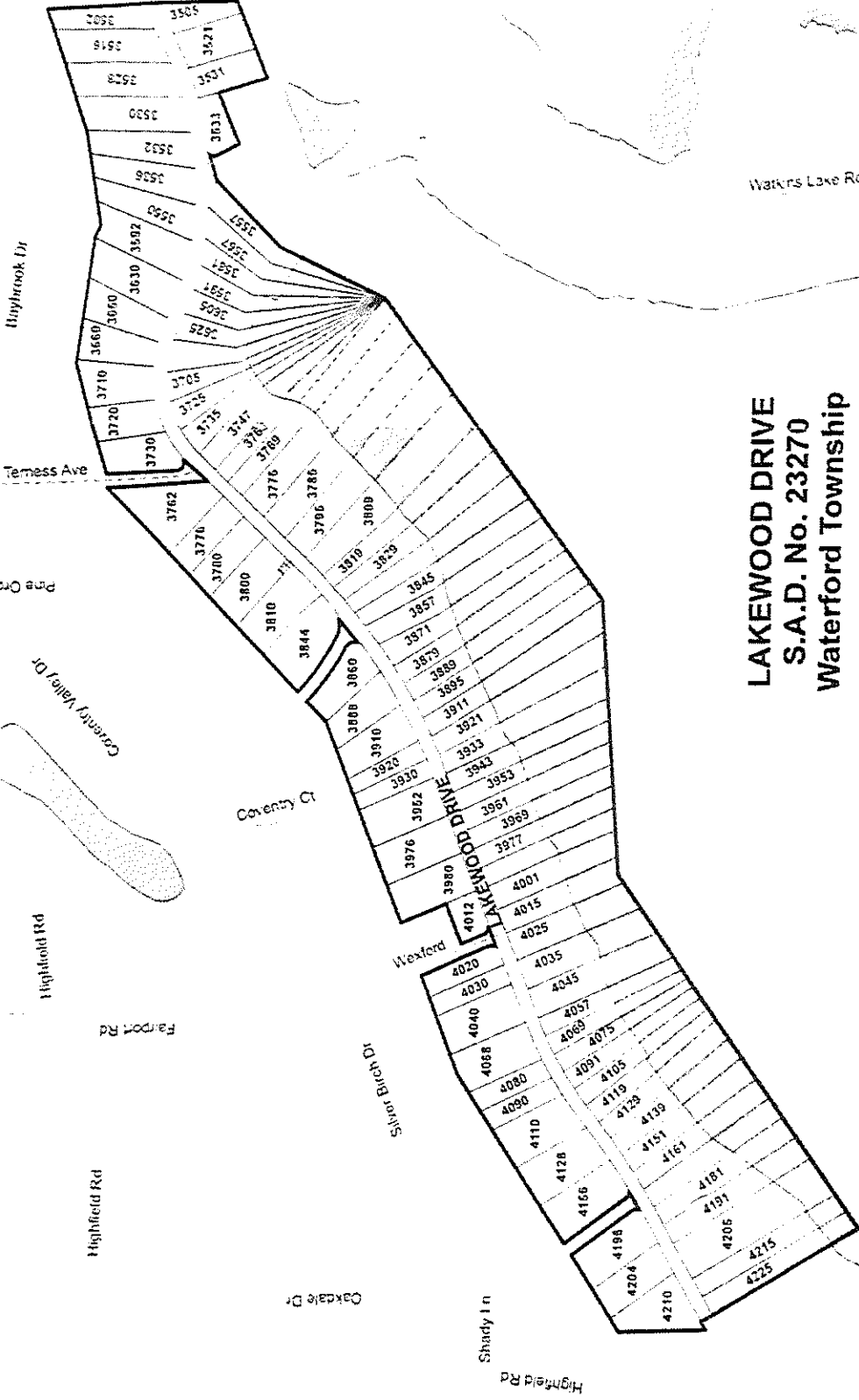




LAKewood DRIVE
NO. 23270
WATERFORD TOWNSHIP

Proposed Plat of Lands to be Assessed

Dentley Dr



LAKWOOD DRIVE
S.A.D. No. 23270
Waterford Township

Instructions to access RCOC website for S.A.D. Administrative Meeting information:

Road Commission for Oakland | www.rcocweb.org

CONSUMERS ENERGY TO CLOSE THE LONG LAKE/MIDDLE RIVER RD INTERSECTION FOR UTILITY REPAIRS ON AUG. 27

EMERGENCY ALERT

CONCRETE SLAB REPLACEMENT ON GREEN ROAD AT ORCHARD WEST BLOOMFIELD TWP TO START AUG 24

ROAD COMMISSION
for OAKLAND COUNTY

ABOUT US RESIDENTS/Common Questions DOING BUSINESS WITH RCOC PERMITS/WEIGHMASTER CAREERS

Report an Issue

<p>ADOPT-A-ROAD</p> <ul style="list-style-type: none"> Application Introductory Letter Team Safety Briefing Brochure 	<p>FREEDOM OF INFORMATION ACT (FOIA)</p> <p>GRAVEL ROAD DUST CONTROL AND CHLORIDE SCHEDULE</p> <p>KID ZONE</p> <p>MAPS</p> <p>OAKLAND COUNTY COMMUNITIES</p> <p>PUBLICATIONS</p> <p>ROUNDABOUTS Compact for mini Roundabouts</p> <p>STEPS IN A ROAD PROJECT</p> <p>SUBDIVISION PAVING (SPECIAL ASSESSMENT DISTRICT) SAD Projects in Progress SAD Administrative Meetings</p> <p>TRAFFIC CONTROL FAST TRAC Controls</p>	<p>TRAVEL DELAYS</p> <ul style="list-style-type: none"> Current Road Projects Mass Transit Real Time Traffic Map Traffic Alerts Traffic Congestion on Oakland Coast <p>WINTER ROADS</p> <ul style="list-style-type: none"> Plowing Subdivisions (PH) Snow Plowing Winter Road Maintenance 2021-22 Winter Maintenance Program Do Not Plow or Shovel Snow Back in RCOC Winter Maintenance Varies
<p>BICYCLIST AND PEDESTRIANS</p> <p>COMPUTERS</p> <ul style="list-style-type: none"> FAST TRAC Gravel Roads Online Resources How to Report Potholes Completed Road Projects Road Projects Traffic Safety What is the Road Commission? Winter Maintenance Distracted Driving <p>DEAD DEER</p>	<p>ADOPT-A-ROAD</p> <p>BICYCLIST AND PEDESTRIANS</p> <p>COMPUTERS</p> <p>DEAD DEER</p>	<p>ADOPT-A-ROAD</p> <p>BICYCLIST AND PEDESTRIANS</p> <p>COMPUTERS</p> <p>DEAD DEER</p>

1) Go to www.rcocweb.org
2) Click on "Residents/ Common Questions"

3) Click on "SAD Administrative Meetings"

