



Rochester Hills Minutes

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Public Safety and Infrastructure Technical Review Committee

*Thomas Blackstone, Jason Carlock, Jayson Graves, Walter Johnson, Donald Price,
Tom Stephens, Scott Struzik*

Council Members: Dale A. Hetrick, Mark A. Tisdell

Youth Representatives: Lea Schulz and Natalie Vaglia

Wednesday, November 30, 2016

6:00 PM

1000 Rochester Hills Drive

CALL TO ORDER

Chairperson Blackstone called the Public Safety and Infrastructure Technical Review Committee to order at 6:03 p.m.

ROLL CALL

Present 7 - Thomas Blackstone, Jason Carlock, Dale Hetrick, Donald Price, Walter Johnson, Scott Struzik and Mark A. Tisdell

Absent 2 - Tom Stephens and Jayson Graves

Others Present:

Paul Davis, City Engineer

Kurt Dawson, City Assessor and City Treasurer

Allan Schneck, Director of Public Services

Lea Schulz, Rochester Hills Government Youth Council Representative

Joe Snyder, Chief Financial Officer

Laurie Taylor, Deputy Assessor

Natalie Vaglia, Rochester Hills Government Youth Council Representative

PUBLIC COMMENTS

None.

DISCUSSION ITEMS

2016-0519 Proposed Revision to the SAD policy on paving gravel roads

Attachments: [SUPP Considerations for Initiating SAD Policy Review.pdf](#)
[Current Gravel Road Policy.pdf](#)
[Walter Johnson SAD Policy Commentary.pdf](#)
[Current & Proposed Paving Gravel Roads Policy.pdf](#)
[Final Draft Postcard.pdf](#)
[Paul Davis Memo.pdf](#)
[Revised Gravel Road Policy.pdf](#)

Council Member Tisdell explained that he had requested that a City Council

Approved as presented at the February 9, 2017 Public Safety and Infrastructure Technical Review Committee Meeting.

subcommittee prepare a proposed revision to the Special Assessment District (SAD) Policy which was approved in 2013 for paving gravel roads. He explained that in approximately 2014, the homeowners at Norton Lawn and Hickory Grove requested to have their gravel roads paved and the cost was much higher than originally anticipated. He stated that the homeowners at Kingsview and Bolinger submitted petition documents to have their gravel roads paved. He explained that the process was halted so that the City could determine total costs.

Discussion ensued by Committee Members on identifying funding for SAD requests.

Council Member Tisdell explained that due to the recession, there had been some years where the City had not received any SAD requests by residents. He stated that under the current policy, there is a several step procedure before the project would receive final approval.

The Committee Members discussed the following:

- *The City's earlier history with regard to SAD requests;*
- *The various areas of the City that currently have gravel roads and traffic speed;*
- *Balancing road maintenance and gravel road paving costs;*
- *Repurposed millages for dedicated road funding expire in 2020;*
- *Snow plowing gravel roads; and*
- *Maintenance of gravel roads.*

The following City residents indicated that they would like Bolinger, Kingsview and Stellma Streets paved. The residents stated that they had filed SAD petitions with the City to request paving their gravel roads and requested that their SADs be grandfathered under the City's current SAD policy:

*Cliff Dunn - 894 Bolinger Street, Rochester Hills, MI 48307
Heidi Trafidlo - 1220 Stellma Lane, Rochester Hills, MI 48309
Kevin Hamera - 1326 Kingsview Avenue, Rochester Hills, MI 48309
Ron Postiff - 905 Bolinger, Rochester Hills, MI 48307
Michele Postiff - 905 Bolinger, Rochester Hills, MI 48307*

The Committee Members discussed whether consideration for 'grandfathering' the submitted SAD petitions could be possible.

Discussion ensued as to the approximate amount and source of dedicated funds for local road reconstruction.

Member Johnson suggested that road bonds could be a funding source.

Joe Snyder, Chief Financial Officer, stated that he had had ongoing discussions with Mr. Johnson about whether the use of bonding mechanisms would be the best way to fund gravel road paving projects.

The Committee Members discussed various funding mechanisms.

Chairperson Blackstone *inquired about median home values.*

Kurt Dawson, *City Assessor and City Treasurer, responded that the City Staff had not been involved with the development of the policy. He stated that the process would have to be defined, proportionate, equitable and detailed to be defensible.*

Council Member Hetrick *asked Laurie Taylor, Deputy if she had any information about what other municipalities do.*

Ms. Taylor *responded that she was early into the research process but could provide the Committee with a report, upon completion.*

The Committee Members discussed whether the City should be in the SAD business and the municipalities to be studied.

Council Member Hetrick *commented that he thought the policy should be simplified as to defining the City's share and the residents' share and how that would move forward.*

Mr. Snyder *gave a brief summary of the length of road completed for the Norton Lawn and Hickory Lawn projects and the total costs.*

Discussion ensued by the Committee as to the City's limited funds, whether a tax abatement could be provided to residents and how to fairly fund pavement of gravel roads.

Council Member Tisdell *summarized that the Committee's objective is to have a simple distribution for the residents and de-risk the City's financial exposure. He commented on the success of the traffic calming projects completed throughout the City and stated that perhaps a modification of that policy could be used for simplification of the SAD policy.*

The Committee Members then discussed:

- Asphalt vs. concrete projects;*
- Varying thicknesses and overlay procedures;*
- The length of time for bond funding.*

Chairperson Blackstone *stated that he will prepare a list of questions along with other Committee Members for City Council to consider in revising the proposed changes.*

ANY OTHER BUSINESS

None.

NEXT MEETING DATE

- Wednesday, January 18, 2017 - 6:00 p.m.

ADJOURNMENT

There being no further business before the Public Safety and Infrastructure Technical Review Committee, Chairperson Blackstone adjourned the meeting at 7:53 p.m.

Thomas Blackstone, Chairperson

*Prepared by Christine A. Wissbrun
Recording Secretary, City Clerk's Office*