



Rochester Hills Minutes

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Public Safety and Infrastructure Technical Review Committee

*Jason Carlock, Jayson Graves, Greg Hooper, Walter Johnson, Jenny McCardell,
Tom Stephens and Scott Struzik*

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

Youth Representatives: Lea Schulz and Natalie Vaglia

Thursday, February 9, 2017

6:00 PM

1000 Rochester Hills Drive

CALL TO ORDER

Chairperson Johnson called the Public Safety and Infrastructure Technical Review Committee meeting to order at 6:00 p.m. Michigan Time.

ROLL CALL

Present 9 - Jason Carlock, Dale Hetrick, Greg Hooper, Walter Johnson, Jenny McCardell, Scott Struzik, Tom Stephens, Jayson Graves and Mark A. Tisdell

Others Present:

Paul Davis, City Engineer
Kurt Dawson, City Assessor and Treasurer
Lea Schulz, Rochester Hills Government Youth Council Representative
Joe Snyder, Chief Financial Officer
Laurie Taylor, Deputy City Assessor
Natalie Vaglia, Rochester Hills Government Youth Council Representative

PUBLIC COMMENTS

None.

APPROVAL OF MINUTES

2016-0548 Approval of Meeting Minutes - November 30, 2016

Attachments: [113016 Minutes.pdf](#)
[Resolution \(\).pdf](#)

**A motion was made by Hooper, seconded by Struzik, that this matter be Approved.
The motion carried by the following vote:**

Aye 9 - Carlock, Hetrick, Hooper, Johnson, McCardell, Struzik, Stephens, Graves and Tisdell

Resolved, that the Minutes of the Public Safety and Infrastructure Technical Review Committee meeting held on November 30, 2016 to be approved as presented.

2017-0069 Approval of Meeting Minutes - January 18, 2017

Attachments: [011817 Minutes.pdf](#)
[Resolution \(\).pdf](#)

A motion was made by Carlock, seconded by Hooper, that this matter be Approved.
The motion carried by the following vote:

Aye 9 - Carlock, Hetrick, Hooper, Johnson, McCardell, Struzik, Stephens, Graves and Tisdell

Resolved, that the Minutes of the Public Safety and Infrastructure Technical Review Committee meeting held on January 18, 2017 be approved as presented.

DISCUSSION ITEM

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

Attachments: [SAD FUNDING - Policy Review Comments By W. Johnson \(3\).pdf](#)
[Alternate Resident Share Summaries.pdf](#)
[SAD Participation Pymt Threshold Summary.pdf](#)
[SUPP Special Assessment Checklist.pdf](#)
[SAD Study Group Policy Review 2.7.17.pdf](#)
[Proposed Schedule for Special Assessment District Gravel to Pavement Projects.pdf](#)
[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 Postcard.pdf](#)
[Paul Davis Memo.pdf](#)
[Revised Gravel Road Policy.pdf](#)

Chairperson Johnson introduced the following members of the public that wish to have their gravel roads paved. The residents had filed Special Assessment District (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:

Matthew Barkle - 2403 Culbertson Avenue, Rochester Hills, MI 48307
Kevin Hamera - 1326 Kingsview, Rochester Hills, MI 48309
Michele Postiff - 905 Bolinger, Rochester Hills, MI 48307
Ron Postiff - 905 Bolinger, Rochester Hills, MI 48307

Chairperson Johnson stated that the subcommittee study group had met on Wednesday, February 1, 2017 at 6:00 p.m. He noted that the SAD Study Group Policy Review and the Proposed Schedule for SAD Gravel to Pavement Projects (prepared by Paul Davis, City Engineer) have been attached to the

Committee's legislative file - 2016-0519.

Discussion ensued by the Committee Members as to both documents and as to the differences between the SAD Policy (currently on hold) and the Proposed Schedule timeline.

Mr. Davis noted that the City's staff is in the process of putting together capital improvement projects (CIP) to be considered for the 2018 budget. He commented that he had addressed that in the timeline, that it is better to bid projects earlier in the year rather than later. He suggested that the SAD policy should also address if petition signers move before the project is implemented.

Mr. Joe Snyder, City Chief Financial Officer, noted that the complication with bundling projects would be that its not always going to be the first submission getting completed first. He stated that the equal overall goal is to save money and maximize the dollars spent.

The Committee Members discussed:

- Annual asphalt and concrete rehabilitation projects;
- Concrete repair program bids;
- Cost differences between asphalt and concrete;
- Best practices in road maintenance (including the 'life' of a road);;
- Formulas to estimate project costs;
- Proximity of a budget and economy of scale;
- Mechanisms to assist the SAD project should petition signer(s) move; and
- When do the petitions become binding.

Committee Members asked Mr. Davis to revise the SAD policy to incorporate a timeline, flow chart, special assessment checklist, and subcommittee study group's 2-step memorandum for the Committee's next meeting.

Council Member Tisdell noted that the focus of the discussion is relative to the distribution of costs between the City and the property owners. He stated that its a citizen driven initiative and while there is money 'earmarked' in the budget, this is a budgeting issue and all about priorities, especially when there's a great deal of local road reconstruction work to be done.

The Committee Members discussed:

- 60/40 split (City and property owners);
- The number of years and the cost cap for property owners;
- SAD process that would be sustainable, responsible and beneficial to the City and property owners;
- The market when the interest rates dropped;
- City's return on investment;
- Interest on City bonds;
- SAD petition formula and definition for a 'clear' majority of property owners to move forward;
- A sustainable source of funding for SAD paving projects; and

- Ten (10) years vs. fifteen (15) years' return on the City's funds for paving gravel roads;
- Cap the property owners' cost at \$12,000.00; and
- De-Risk to the City.

The Committee Members agreed that fifteen (15) years with a cap of \$12,000.00 for the property owners would fit with the revisions to the SAD policy.

ANY OTHER BUSINESS

None.

NEXT MEETING DATE

- Thursday, March 2, 2017 - 6:00 p.m.

ADJOURNMENT

There being no further business before the Public Safety and Infrastructure Technical Review Committee, Chairperson Johnson adjourned the meeting at 7:45 p.m.

Walter Johnson, Chairperson

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