



# Rochester Hills

## Minutes - Draft

### City Council Regular Meeting

1000 Rochester Hills Dr  
Rochester Hills, MI  
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Home Page:  
[www.rochesterhills.org](http://www.rochesterhills.org)

*Susan M. Bowyer Ph.D., Ryan Deel, Dale A. Hetrick, James Kubicina,  
Stephanie Morita, Mark A. Tisdell, and David Walker*

**Vision Statement: The Community of Choice for Families and Business**

**Mission Statement: "Our mission is to sustain the City of Rochester Hills as the premier community of choice to live, work and raise a family by enhancing our vibrant residential character complemented by an attractive business community."**

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Monday, August 12, 2019

7:00 PM

1000 Rochester Hills Drive

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[2019-0356](#)

Public Hearing for the Bolinger Street Special Assessment District Paving Project

**Attachments:** [081219 Agenda Summary.pdf](#)

*Mr. Davis stated Bolinger is another street, consisting of a small stretch of gravel roadway, that has petitioned and requested that the City establish a SAD process. Similar to Michelson it is being brought forth tonight for the public hearing.*

*Vice President Tisdell asked Mr. Davis to go through the finances.*

*Mr. Davis stated that based on our latest cost estimate, the total project cost for Bolinger Street is estimated to be approximately \$434,000. The residents share based on 13 lots for that project would be approximately \$161,000 or 37.1 percent of the total cost.*

**President Tisdell Opened the Public Hearing at 8:27 p.m.**

*John Deaton, 968 Bolinger, stated that this process started three (3) years ago because the road was not being maintained very well and the drainage was bad. He commented that his biggest concern about this project is the new cost of it. He stated the City was required to maintain this road and the drainage, which has not been done, so now they are having to pay to have the road paved. He stated that the petition was done not for paving it, but rather because of the drainage. He mentioned that many of the residents voted for it and some of that was because they did not want bad feelings in the neighborhood.*

*Michelle Postiff, 905 Bolinger, stated that she started the process of paving Bolinger about three years ago. She noted that although she would like it paved for more reasons than just drainage or lack thereof, it is a mud pit in the spring with potholes every time it rains, and dust in the summertime. She commented that the City has improved the maintenance of it since we started this process, but there is only so much they can do with gravel. She noted that the road gets wider every year and they get gravel in their yards every springtime from plowing. She mentioned that gravel gets shot out across the street from one house to another; her truck has been hit and her dogs have been hit when the*

*neighbors across the street are cutting their grass. She noted that although concerns were raised about the possibility of increased speeding or traffic, there is already a lot of cut through traffic and speeders are going to speed regardless of paving.*

**Robert Hall**, 992 Bolinger, stated that when he first heard about this project, he thought it was a great idea; however, he has concerns over the traffic it will bring into the neighborhood. He stated that GPS navigation will direct traffic to streets that are paved. He commented that with the way traffic builds up on Avon and Rochester Road most people will be cutting through the neighborhood speeding. He added that in some areas along Bolinger it is difficult to navigate between the cars parked in the street. With more people coming through, it is going to create a very dangerous situation. He questioned why no traffic studies were done. He commented that although paving it will make it nice and clean as well as free of dust and potholes, it is going to bring bigger problems so he is against it.

**Mr. Davis** responded that we typically do not do traffic studies on gravel roads because of the variable conditions of the roadway. He explained that when they are freshly graded they may accommodate higher speeds, but when they deteriorate and get washboarded lower speeds are determined. He stated that a doing a traffic study to try and make a determination of speed is typically done on a paved road, not a gravel road. He stated that traffic volumes on this roadway are not expected to change much; however, it does connect into a larger subdivision area that is paved to the north. He added that it is unclear if a study could determine whether traffic would reroute down this section if it were paved.

**President Tisdell** stated that some people have voiced concerns and some have voiced support. He asked Mr. Davis to talk about the process to negate the project, if desired, from this point forward.

**Mr. Davis** stated that this process is resident initiated and driven. He noted that it is first initiated through a petition of signatures, after which the City starts going through the steps of an SAD process for paving their gravel roadway. There have been several meetings leading up to tonight. He added that Council could choose to terminate based on the public hearing tonight and the process would end. He pointed out that if that does not happen, the process continues to move forward; however, it is still within the residents' control to terminate the project. He mentioned that after tonight's meeting, a 28-day period opens up where Council will make a decision on public hearing necessity and to establish an SAD project. During the last two weeks or 14 days of this 28-day period, residents who have had a change of heart can gather petitions of objections to the project. He stated this is different from the formal petition that required 60 percent plus one for support. He explained that the City requires just over 50 percent majority to stop the project.

**President Tisdell** stated that we have given every benefit of the doubt to the residents to try and come up with their own determination. He pointed out that this particular project results in a two-thirds / one-third split after we apply the cap.

**Mr. Davis** added that he has told the residents during numerous meetings that nothing is certain on this process until Council awards the construction contract, as there are many hurdles to cross. He commented that even after tonight there is still a chance the project could be delayed for whatever reason, such as if it came in very expensive and Council did not want to award a contract. He stated that it will keep moving forward until it is either overturned by the residents through a petition drive or perhaps bids that are considered too high to award the construction contract.

**President Tisdell** stated that with such a small number of households there are fixed costs just to get equipment and crew out there, noting that there are not many places to divide that up.

**Mr. Davis** concurred, noting that there is not a lot of economies of scale on small streets like this. He stated that we will bundle this project, however, the intent of a 60 percent resident, 40 percent City split is unlikely with both Bolinger and Michelson.

**President Tisdell** stated that he has been out to Bolinger and met with some of the residents. He expressed his appreciation to the residents, noting they have been exceptional to work with.

**Mr. Deel** expressed his thanks to everyone who came here tonight, and for everyone who has voiced their opinions, both pros and cons. He stated that he understands the kind of issues that they are facing because he lived on Hadley for years which is a street right next door to Bolinger in the Heatherwood subdivision.

**President Tisdell Closed the Public Hearing at 8:40 p.m.**