

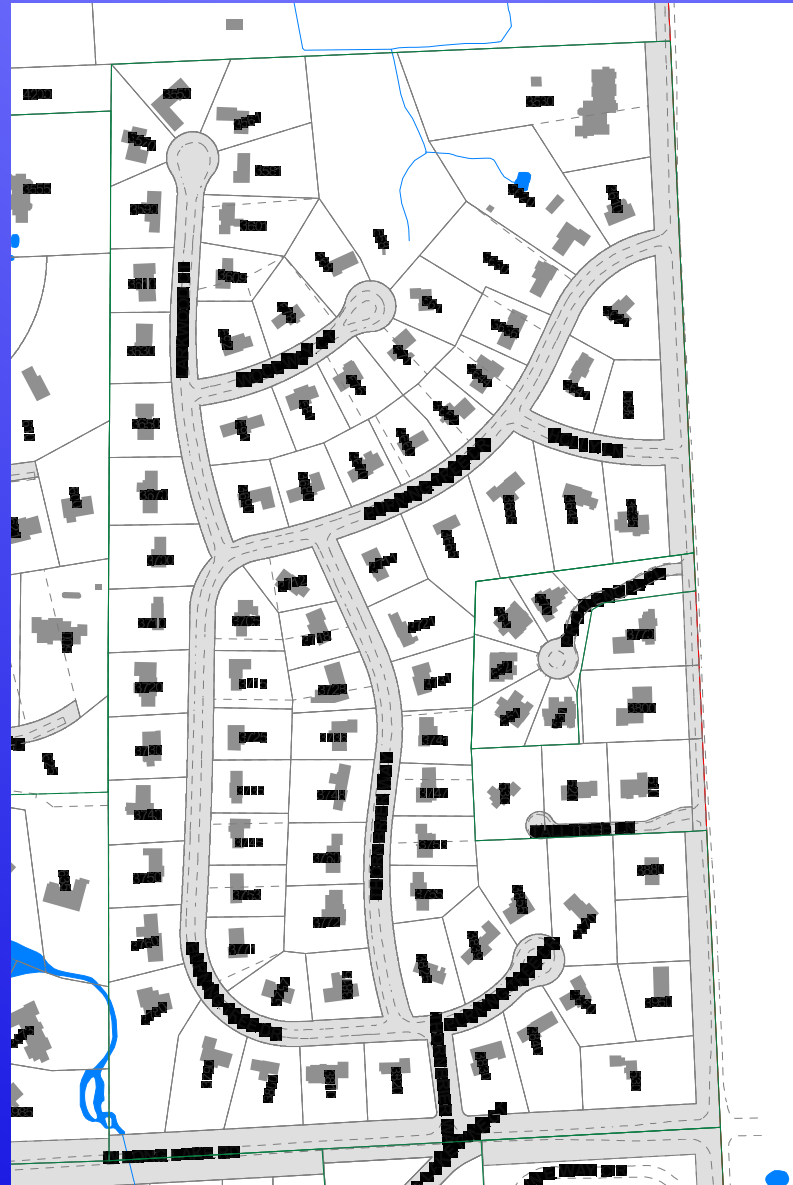
Still Meadow Subdivision Road Paving SAD



Informational Meeting
October 3, 2019



Still Meadow Subdivision





Road SAD Information

- RCOC owns the roads in Still Meadow Sub
 - Develops construction plans and cost estimate
 - Contracts with contractor for work
 - Manages the construction project
- Bloomfield Township
 - Creates the official Petition
 - Develops the SAD
 - Finances the project



Road SAD Information

- Township follows Public Act 188 of 1954
- Successful petitions are based on more than 51% of the total frontage in the district
- Assessments can be based on 1 unit per property
- Available 15 year finance period
- Bids may exceed petition cost estimate by no more than 10%
- Township sells bonds to finance project
- Interest rate is 1% above the bond rate



Road SAD Steps

- Expression of Interest
 - Return to Township, more than 51% property owners
- RCOC performs on site surveys, develop preliminary reconstruction plans, and cost estimate
 - This takes about a year
- Upon receipt, Township prepares an official petition with preliminary cost estimate
 - Engineering, financing, and construction



Road SAD Steps

- Official Township petition returned to subdivision representatives **DONE**
- Subdivision representatives circulate the official Township petition
 - More than 51% of recorded owners of land for total road frontage
 - More than 51% of the property owners within SAD
- Return official petition to the Township for certification by the Township Assessor



Road SAD Steps

- Township Board Meeting #1
 - BOT consider accepting the official petition and set a date for the Public Hearing of Necessity
- Township Board Meeting #2
 - Public Hearing of Necessity, public comment
 - BOT consider proceeding or rejecting the project
 - Authorize completion of the construction drawings and notify RCOC to bid project
 - Set Public Hearing of the Assessment Roll



Road SAD Steps

- RCOC bids the project, opens bids, and recommends contractor
- Township Board Meeting #3
 - Public Hearing of Assessment Roll
 - Set the final assessment roll
 - Proceed with project
 - Authorize the sale of bonds (financing)
- Project begins and property owners are billed the assessment



Road SAD Steps

- The time to establish a SAD takes about four to six months
- Road construction generally begins in April and ends in October
- Public Hearings require minimum 10 day notices



OFFICIAL
BLOOMFIELD TOWNSHIP
PETITION FOR CREATING A
SPECIAL ASSESSMENT DISTRICT (S.A.D)
FOR PAVING THE ROADS WITHIN STILL
MEADOW SUBDIVISION
(SECTION 16)



TAKE NOTICE THAT THIS PETITION IS THE OFFICIAL VEHICLE FOR COMMENCEMENT OF LEGAL PROCEEDINGS FOR SPECIAL ASSESSMENT UNDER SAID ACT NO. 188 OF THE PUBLIC ACT OF 1954 AS AMENDED. IT IS NOT AN ADVISORY OR INFORMATION PETITION. UPON THE FILING OF THE PETITION WITH THE TOWNSHIP, THE RECORD OWNERS WITHIN THE ASSESSMENT DISTRICT WILL BE DETERMINED AS OF RECORDS IN THE REGISTER OF DEED'S OFFICE ON THAT DAY. YOU MAY NOT WITHDRAW YOUR SIGNATURE FROM THE PETITION AFTER THE PETITION IS FILED WITH THE TOWNSHIP.

DO NOT REMOVE DOCUMENTS, MODIFY OR ADD TO THIS PETITION. ONLY SIGNATURES ON OFFICIAL TOWNSHIP PETITION(S) WILL BE CONSIDERED

PETITION NO. _____ OF _____



INSTRUCTIONS TO CIRCULATOR

REGARDING A SPECIAL ASSESSMENT DISTRICT FOR PAVING THE ROADS
WITHIN THE STILL MEADOW SUBDIVISION INCLUDING RELATED
CONSTRUCTION ITEMS TO PAVE SAID ROADS

1. A valid petition shall consist of proper signatures of the record owners of the properties consisting of not less than 51% of the total road frontage as listed on the petition. The Township also recommends that not less than 51% of the individual properties listed sign the petition.
2. If the property is owned by a trust, the person or persons signing the petition must be the duly appointed trustee(s) and sign in their capacity as trustee(s).
3. If the property owner is married, his or her spouse must also sign the petition.
4. If the property is subject to terms of a land contract, both vendor and vendee must sign the petition.
5. The person circulating the petition must sign the attached affidavit stating that he or she has knowledge that the signors of said petition are the owners and that such signatures are genuine. The affidavit must be notarized.
6. The circulator must not make any representations to the signors which are not authorized by Bloomfield Township and shall make no representations as to cost other than those cost figures approved by the Township.
7. Petitions are recommended to be returned to the Township by October 31, 2019. Petitions received by the Township after this date may still be considered. There is no guarantee for when construction may start.

CIRCULATOR AFFIDAVIT

State of _____)
County of _____)

_____, being duly sworn,
says that _____ personally circulated the foregoing
that the persons signing said petition did so in _____ presence and that they state
the record owners of those places or parcels of land described with the names of _____
and _____ verily believes said persons to be the record owners of the lands

Signature _____

Subscribed and sworn to before me this _____ day of _____, A.D. 201__.

Notary Public, _____ County,

My Commission expires _____

INSTRUCTIONS TO PROPERTY OWNERS

**REGARDING A SPECIAL ASSESSMENT DISTRICT FOR PAVING THE ROADS
WITHIN THE STILL MEADOW SUBDIVISION INCLUDING RELATED
CONSTRUCTION ITEMS TO PAVE SAID ROADS**

1. Only sign this petition if you are in favor of establishing a Special Assessment District for paving the roads within the Still Meadow Subdivision (see attached map). Do not sign this petition if you are not in favor of establishing a Special Assessment District for paving the roads within the Still Meadow Subdivision.
2. The cost for each parcel to be assessed has been estimated to be \$14,314.93. This assessment is based on a total project cost estimate of \$1,130,879.77. This cost may change after actual construction bids are received. If the final special assessment cost after receiving public bids exceeds more than 10% of the cost presented on the petition, then an additional public hearing will be held prior to the approval of the final assessment roll.

Description	Amount
Construction cost	\$ 800,467.00
Construction Contingencies	\$ 80,046.70
RCOC Engineering cost	\$ 160,093.40
Subtotal	\$ 1,040,607.10
RCOC Inflation Factor	\$ 52,030.36
RCOC Total	\$ 1,092,637.46
Twp. Legal & Financing cost	\$ 38,242.31
Total Project Costs	\$ 1,130,879.77
Properties in SAD	79
Assessment per property	\$ 14,314.93

8. Any representations made regarding this project including costs, timing, assessments, etc., from sources other than the Township, should not be deemed accurate or relied upon for determining your support for this project.
9. The Township Board will establish the date of the first assessment at the time the SAD roll is confirmed and will then be levied annually on that date. The assessment cost can be paid over a 15 year period at an interest rate determined by the Board and no greater than 1% over the interest rate of bonds sold for the project.
10. A copy of this instruction letter shall remain attached to the petition.

3. The 79 properties shown on this petition are sequenced by Sidwell Number, which is also known as your Tax ID No. or Parcel Identification Number (PIN).
4. If the property is owned by a trust, the person or persons signing the petition must be the duly appointed trustee(s) and sign in their capacity as trustee(s).
5. If the property owner is married, his or her spouse must also sign the petition.
6. If the property is subject to terms of a land contract, both vendor and vendee must sign the petition.
7. A valid petition shall consist of proper signatures of the record owners of the properties consisting of not less than 51% of the total road frontage as listed in the petition. The Township also recommends that not less than 51% of the property owners sign the petition.

PETITION FOR:

THE CREATION OF A SPECIAL ASSESSMENT DISTRICT FOR PAVING THE ROADS WITHIN THE STILL MEADOW SUBDIVISION INCLUDING RELATED CONSTRUCTION ITEMS TO PAVE SAID ROADS

The undersigned hereby request the creation of a special assessment district for this project which shall consist of the following "improvement" as defined in Public Act 188 of 1954, as amended:

The paving (and associated construction items) of the roads within the Still Meadow Subdivision, including but not limited to, Burning Tree Drive, Thornbrier Way, Holly Lane, Larkwood Court, and Woodway Court (see attached map) which consists of a total of 12,838.07 feet of road frontage.

A bituminous (asphalt) pavement four (4) inches thick will be placed full width over a pulverized base. A limited amount of drainage improvements will be made to reasonably assure drainage of the pavement. All shoulders and disturbed areas will be covered with topsoil and sod. A maximum five (5) foot approach will be constructed to existing driveways to provide smooth transition from the newly paved roadway where necessary.

As benefiting property owners, we are petitioning the Township Board of the Charter Township of Bloomfield to hold a public hearing for establishing a special assessment district for this purpose.

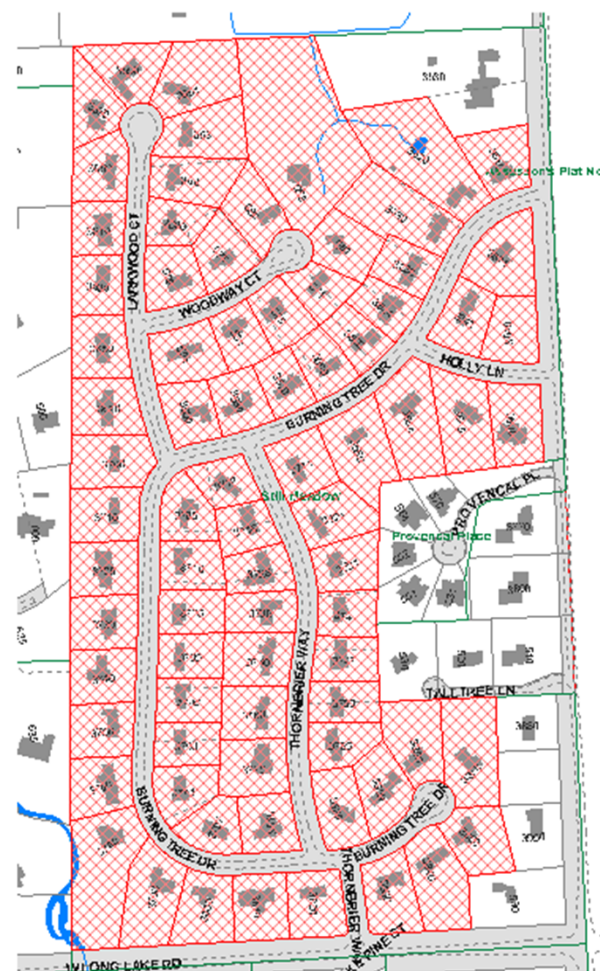
The Special Assessment District consists of the following parcels of land all within the Charter Township of Bloomfield, Oakland County, Michigan:

T2N, R10E, SEC 16 STILL MEADOW LOT 2 THROUGH 24, INCLUSIVELY

T2N, R10E, SEC 16 STILL MEADOW N PART OF LOT 25 MEAS 180 FT ALG REAR LOT LINE & 116.73 FT ALG FRONT LOT LINE

T2N, R10E, SEC 16 STILL MEADOW S PART OF LOT 25 MEAS 0 FT ON REAR LOT LINE & 31 FT ALG FRONT LOT LINE, ALSO N PART OF LOT 26 MEAS 156.73 FT ALG REAR LOT LINE & 82 FT ALONG FRONT LOT LINE

LOCATION MAP OF THE PROPOSED SPECIAL ASSESSMENT DISTRICT FOR PAVING OF THE ROADS WITHIN THE STILL MEADOW SUBDIVISION INCLUDING RELATED CONSTRUCTION ITEMS TO PAVE SAID ROADS





Road SAD

Questions?



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Director – EESD
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