

**XXXXX Subdivision\* Pavement Rehabilitation Petition  
Frequently Asked Questions (FAQ) List**

**Q1: How old are the streets in XXXXX?**

A1: The roads in XXXXX were constructed during the late-1960's.

**Q2: Who "owns" our roads? Who is responsible for their maintenance?**

A2: The roads within XXXXX are "county roads" and fall under the jurisdiction of the Genesee County Road Commission. The GCRC is responsible for their maintenance and upkeep. The County is generally responsible for all roads that are not within a city, village boundary or private development.

**Q3: Why doesn't someone (the township/Genesee County/State of Michigan) repave our streets?  
I pay my taxes!**

A3: According to John Daly (GCRC Manager-Director), the Road Commission's annual road construction budget to approximately \$20 million does not come close to covering their entire "To Do" list of critical construction projects – currently estimated at above \$300 million. Given these limited resources, the GCRC prioritizes road projects by level of public use so that major roads and thoroughfares are given highest priority, followed by safety concerns, etc. Funding is consistently exhausted before any subdivisions under their jurisdiction can even be considered.

**Q4: How is it that the County can be so short on money? Like I said, I pay my taxes!**

A4: The GCRC receives its funding from the State of Michigan through gas tax revenues, as well as any funding it receives from local governments. Direction for the allocation of state funds to County road commissions comes from Lansing. The GCRC receives no portion of property taxes or sales tax revenues.

**Q5: So if no one has any money, who pays for the rehabilitation of subdivision streets?**

A5: For "county" subdivisions, the residents of that subdivision pay for the rehabilitation of their streets. Due to the County's persistent budget situation, the GCRC utilizes a public petition and assessment process administered by the local township governments to provide subdivision residents another avenue of pursuing road construction.

**Q6: What would a pavement rehabilitation project for XXXXX cost?**

A6: The estimated total cost of a '20 year' (no major repairs anticipated for 20 years after project completion) pavement rehabilitation project is approximately \$950,000 per mile. For the entire 1.48 mile for this subdivision this would total approximately \$1,400,000. Note that these numbers are very rough and a detailed estimate would be performed if requested.

**Q7: What would be my options for paying this assessment?**

A7: A resident can either:

- 1) Pay the assessment in one lump sum, or
- 2) Finance the assessment through the Township over ten (10) years with the first year interest-free.

To finance the project the Township would issue bonds at a rate they would receive from the market based on the Township's current bond rating. The Township cannot guarantee what market-based rate they will receive. Residents financing their assessment through the Township would not pay interest during the first year.

Option 1 can be handled however the resident chooses (i.e. cash, home equity loan, etc.)

**Q8: What if this petition is successful? When would construction begin?**

A8: Most likely in \_\_\_\_\_. If a successful petition is submitted to the County before August of this year, the surveying, plan preparation, public review, analysis, approval and assessment process would take approximately nine months to complete.

**Q9: Let's say we do go ahead with this project... When would I be assessed? When would I have to pay?**

A9: The assessment would show up on your first winter tax bill after construction is completed (either as your first payment or the entire lump sum, depending on your financing choice).

**Q10: Is this petition process reversible? Once a valid petition is submitted, can it be stopped?**

A10: Yes. There are two primary methods of halting an approved project. Once the first public hearing is held to discuss all aspects of the project in more detail, residents have a period of time to submit a counter petition to halt the project if they do not like what they hear (that petition would also need to pass the "51% frontage" test to be valid). After this period, residents who initially signed the petition can vote to halt the process anytime up until the actual construction begins. However, in this case the GCRC withholds the right to assess the signers of the original petition for lost engineering and inspection costs incurred up to that point.

June 25, 2013

## **XXXXX SUBDIVISION RESURFACING/PAVING PROJECT**

### Procedure to start a special assessment paving project:

1. Request petition for improvement from Vienna Township.
2. Residents circulate petition and return to Township.
3. To be valid must have signatures of owners representing 51% of total lineal front footage or of total number of lots (as described on petition).
4. Hearing of Determination of Necessity will be held when petition is determined to be complete.

### Procedure for terminating project following Hearing of Determination of Necessity:

1. Waiting period to circulate counter petition.
2. To be valid must have signatures of owners representing 51% of total lineal front footage or of total number of lots (same method as original petition).
3. If valid counter petition is received, project terminated – no additional hearings.

### Procedure if no valid counter petition:

1. Survey and Plans will be ordered by Township Board and the Board of County Road Commissioners.
2. Formal Hearing of Objections (Scheduled when plans completed w/ Engineer Estimate) Assessments recalculated based on Engineer Estimate.
3. Final Order of Determination
4. Advertise for Bids
5. Hearing of Special Assessment (scheduled after bids received no over Estimate by more than 10%). Final Assessments calculation based on Contractor's bid plus bonding costs.
6. Award contract and start work. (Usually, 9 months from Hearing of Determination of Necessity)