

# **ROAD COMMISSION FOR OAKLAND COUNTY'S S.A.D. PROCESS**

Tom Blust

Director of Engineering, RCOC

County Engineers Workshop

2/13/13

---

# RCOC S.A.D. FAST FACTS

---

- ✘ Total Const. to Date (since 1969)
  - + \$100,500,000
  - + 546 Miles
- ✘ About 18 months from Petition to Const Completion
- ✘ We Mail an Average of 5000 Letters/Yr.
- ✘ We Hold 40-50 Evening SAD Meetings/Yr

# RCOC S.A.D. PROCESS METHODS

---

- × Initiation by Petition OR
- × Twp. Board Resolution
  
- + Almost always sublocal Roads
  - × Assessed Properties Must Receive Special Benefit
  - × Difficult to Show if there's much General Public Traffic
- + Most Parcels assigned 1.0 Units of Benefit
- + Large parcels or Multi-lots Higher Units (e.g. 1.2)

# BY PETITION

---

## × Non-Statutory:

- + Interest?- RCOC prepares Expression of Interest Forms
- + Substantial Interest?
  - × RCOC prepares Plans, Estimate, Preliminary Assessment Roll
  - × RCOC holds Administrative Meeting (Info mtg.), and Prepares Petitions for circulating

# BY PETITION (CONT'D.)

---

- × Statutory: PA 246 of 1931, as Amended.
  - + Property Owners Circulate Petition
  - + Requires 51% or more on EACH AND EVERY Street
    - × Board Declares Petition Valid

# BOARD ACTIONS

---

- ✘ Validity of Petitions
- ✘ 1<sup>st</sup> Order of Determination
- ✘ Hearing on Objections
- ✘ First Order of Determination, Set Bid Date
- ✘ Receive Bids, Award Contract
- ✘ Hearing on Objections to Apportionment
- ✘ Start Construction
- ✘ Staff Destroys Neighborhood and Ruins their Lives

# FUNDING

---

- ✘ Oakland County Sells Bonds (AAA Rating) on behalf of RCOC
  - + RCOC/Oakland Co. Funding Agreement
  - + County Manages SAD Fund
  - + Assessment on Property Tax Roll
- ✘ Assessment Over 10 yrs.
  - + RCOC 15 yr. Guarantee
    - ✘ RCOC does Crack Sealing, Pavement Repair
  - + If > 5% left in SAD Fund, it's Refunded to Property Owners

# QUESTIONS?

Rick Saporsky, P.E.

RCOC Subdivision Improvement Division

248-645-2000

[rsaporsky@rcoc.org](mailto:rsaporsky@rcoc.org)