

**BIRMINGHAM CITY COMMISSION  
MUNICIPAL BUILDING, 151 MARTIN  
MONDAY, OCTOBER 2, 2023  
6:15 P.M.  
SPECIAL MEETING  
(WORKSHOP)**

**This will be considered a workshop session of the City Commission. No formal actions will be taken. The purpose of this workshop is to participate in a discussion on Unimproved Streets.**

**I. CALL TO ORDER**

Therese Longe, Mayor

**II. ROLL CALL**

Alexandria Bingham, City Clerk

**III. PRESENTATION & DISCUSSION**

**A. Introduction**

**B. Presentation – Melissa Coatta, City Engineer**

- 1. Current Special Assessment District (SAD) Policy**
- 2. Selecting Water and Sewer Projects**
- 3. Unimproved to Improved Road Information**
- 4. Cost of Cape Seal and Improved Road**

**C. City Commission Discussion and Comment**

**IV. PUBLIC COMMENT**

**V. ADJOURN**

Should you wish to participate in this meeting, you are invited to attend the meeting in person or virtually through ZOOM: <https://zoom.us/j/655079760> Meeting ID: 655 079 760

You may also present your written statement to the City Commission, City of Birmingham, 151 Martin Street, P.O. Box 3001, Birmingham, Michigan 48012-3001 prior to the hearing.

*NOTICE: Individuals requiring accommodations, such as mobility, visual, hearing, interpreter or other assistance, for effective participation in this meeting should contact the City Clerk's Office at (248) 530-1880 (voice), or (248) 644-5115 (TDD) at least one day in advance to request mobility, visual, hearing or other assistance. Las personas que requieren alojamiento, tales como servicios de interpretación, la participación efectiva en esta reunión deben ponerse en contacto con la Oficina del Secretario Municipal al (248) 530-1880 por lo menos el día antes de la reunión pública. (Title VI of the Civil Rights Act of 1964).*

# Unimproved Roads

City Commission Workshop

Engineering  
Department

Date: October 2, 2023



# Unimproved Roads

## **Introduction:**

- Current Special Assessment District (SAD) Policy
- Selecting Water and Sewer Projects
  - Scoring Process
  - Priority Roads List
  - Selecting Projects
- Unimproved to Improved Road Information
  - Street Standard
  - Lakeview Avenue
- Cost of Cape Seal and Improved Roads

# Current Special Assement District (SAD) Policy

- Sec 94 – Special Assement
  - Revised in October 2021
- Initiation of Improvement by Commission
- Property owners may petition for an improvement

# SAD Unimproved Roads

- Cape Seal
  - 85% of the front-foot costs for improvement are assessed on all properties fronting on the improvement.
  - 25% of the side-foot costs for improvement are assessed on all residential properties siding on the improvement.
  - 85% of the side-foot costs for improvement are assessed on improved business properties siding on the improvement.
  - 25% of the side-foot costs for improvement are assessed on vacant business properties siding on the improvement.

# SAD Unimproved Roads

- Unimproved to Improved Road
  - 85% of the front-foot costs for improvement are assessed on all properties fronting on the improvement.
  - For single family houses, if the longer side of a corner property faces the street being constructed, the City will pay two-thirds (2/3) of the cost of the assessment for that property. The property owner will be charged the remaining third (1/3). If the short side of a corner property faces the street to be constructed, the owner pays 100% of the assessment.

# Selecting Water and Sewer Projects

- Scoring Process
  - Road: 0-100 points
  - Sewer: 0-100 points
  - Water: 0-100 points
- Higher points: Required Replacement
- Max Point: 300 points



# Road Scoring Process (up to 100 Points)

- PASER Rating
  - In PASER:
    - 10: Great Condition of Pavement
    - 1: Poor Condition of Pavement
- Road Scoring Process (up to 100 Points):
  - (10-2021 PASER Rating) x 10
  - Example: PASER Rating 7
    - $(10 - 7) \times 10 = 30$
  - Example: PASER Rating 2
    - $(10 - 2) \times 10 = 80$



# Water Scoring Process (up to 100 Points)

- Age (0-20)
  - 1 year old: 0 points
  - 75 years old (expected service life): 75 points
- Size (0-20)
  - Current minimum size 8"
  - 6" water main: 10 points
  - 4" water main: 20 points
- Reinforcement (0-20)
  - Water Pressures from water modeling:
  - Points are assigned based on double the change in size recommended in the model
  - Example: existing 6" water main, model calculates 12" water main:  $(6 \times 2) = 12$  points
- Frequency of Breaks (0-40)
  - Each water main break equals 4 points
  - City records go back to approximately 1960's

## Sewer Scoring Process (up to 100 Points)

- Structural Condition (0-30)
  - Segments with pipe fractures, cracks, and voids are scored higher
- Operation and Maintenance (0-20)
  - Segments that require frequent cleanings due to slow flows, roots, etc. are scored higher
- Capacity Deficiency (0-40)
  - Segments that are calculated as being too small for their service area
- Relief Sewer (0-10)
  - Points are given to segments that help drain not only immediate area but upstream areas.

# Unimproved Road Scoring List

Unimproved Roads Infrastructure Block Ratings

Roadsoft Block Name	Street (GIS Block Name)	Begin	End	Road Type	2021 Water Points (0-100)	2019 Sewer Points (0-100)	Road Points (0-100)	Total Block Rating (0-300)
BLOOMFIELD OLDWOODWARD	BLOOMFIELD	OLDWOODWARD	DEAD END	Unimproved	100	89	70	262
WIMBLETON OXFORD POPPLETON	WIMBLETON	OXFORD	POPPLETON	Unimproved	94	91	70	258
OXFORD ABBEY WIMBLETON	OXFORD	ABBAY	WIMBLETON	Unimproved	100	77	70	250
SHEPARDBUSH WARWICK	SHEPARDBUSH	WARWICK	WIMBLETON	Unimproved	100	77	70	250
TORRY TAUNTON SHEFFIELD BRADFORD	TORRY	TAUNTON	SHEFFIELD	Unimproved	94	72	80	248
HENLEY ABBEY OXFORD	HENLEY	ABBAY	OXFORD	Unimproved	100	73	70	246
HENLEY WARWICK OXFORD	HENLEY	WARWICK	OXFORD	Unimproved	100	73	70	246
TAUNTON WOODWARD TORRY	TAUNTON	WOODWARD	TORRY	Unimproved	100	71	70	244
BRADFORD SHEFFIELD TORRY CROFT	BRADFORD	SHEFFIELD	TORRY	Unimproved	94	72	70	239
WARWICK ABBEY HENLEY	WARWICK	ABBAY	HENLEY	Unimproved	100	75	60	239
ABBAY HENLEY	ABBAY	HENLEY	DEAD END	Unimproved	100	64	70	237
ABBAY HENLEY OXFORD	ABBAY	HENLEY	OXFORD	Unimproved	100	64	70	237
LARCHLEA LINCOLN MIDVALE	LARCHLEA	LINCOLN	MIDVALE	Unimproved	100	80	50	235
TOTTENHAM HENLEY	TOTTENHAM	HENLEY	SHEPARDBUSH	Unimproved	100	59	70	232
WARWICK HENLEY WIMBLETON	WARWICK	HENLEY	WIMBLETON	Unimproved	100	77	50	232
HENLEY TOTTENHAM PUTNEY	HENLEY	TOTTENHAM	PUTNEY	Unimproved	100	58	70	231
TOTTENHAM HENLEY WARWICK	TOTTENHAM	HENLEY	WARWICK	Unimproved	100	58	70	231
HUMPHREY ETON TAUNTON	HUMPHREY	ETON	TAUNTON	Unimproved	76	72	80	230
WESTWOOD RAYNALE OAK	WESTWOOD	RAYNALE	OAK	Unimproved	100	75	50	230
STANLEY WALLACE LINCOLN	STANLEY	WALLACE	LINCOLN	Unimproved	87	86	50	228
FAIRWAY GREENLAWN GOLFVIEW	FAIRWAY	GREENLAWN	GOLFVIEW	Unimproved	83	79	60	226
GREENLAWN HILLSIDE FAIRWAY	GREENLAWN	HILLSIDE	FAIRWAY	Unimproved	83	79	60	226
WESTWOOD OAK PINE	WESTWOOD	OAK	PINE	Unimproved	76	86	60	226
FLOYD GEORGE LINCOLN	FLOYD	GEORGE	LINCOLN	Unimproved	74	86	60	224
SOUTHLAWN LATHAM SOUTHFIELD	SOUTHLAWN	LATHAM	SOUTHFIELD	Unimproved	76	74	70	223
WIMBLETON POPPLETON ADAMS	WIMBLETON	POPPLETON	ADAMS	Unimproved	59	89	70	221
YOSEMITE YANKEE COLUMBIA	YOSEMITE	YANKEE	COLUMBIA	Unimproved	83	74	60	221
ARLINGTON SHIRLEY LINCOLN	ARLINGTON	SHIRLEY	LINCOLN	Unimproved	81	75	60	220
HENLEY ABBAY WARWICK	HENLEY	ABBAY	WARWICK	Unimproved	76	71	70	220
HUMPHREY TORRY TAUNTON	HUMPHREY	TORRY	TAUNTON	Unimproved	76	62	80	220

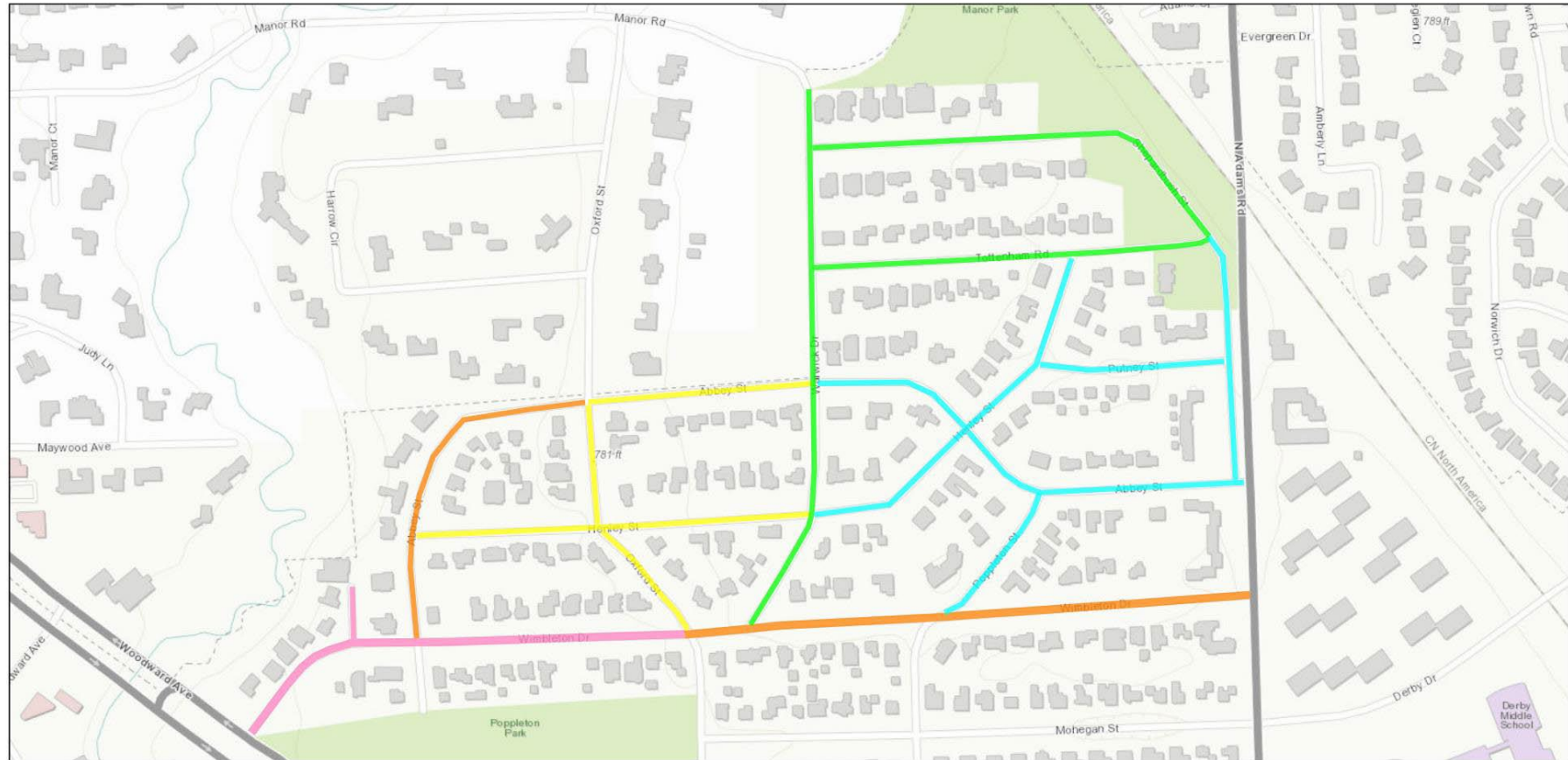
# Selecting Projects

- Input from City Departments:
  - Fire Department
  - Department of Public Service
- Utility Phasing
- Street Phasing



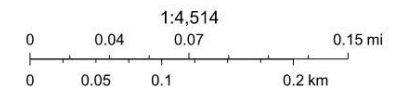
# Selecting Project Example

## North Poppleton Area



Water Main Improvements by Fiscal Year\*

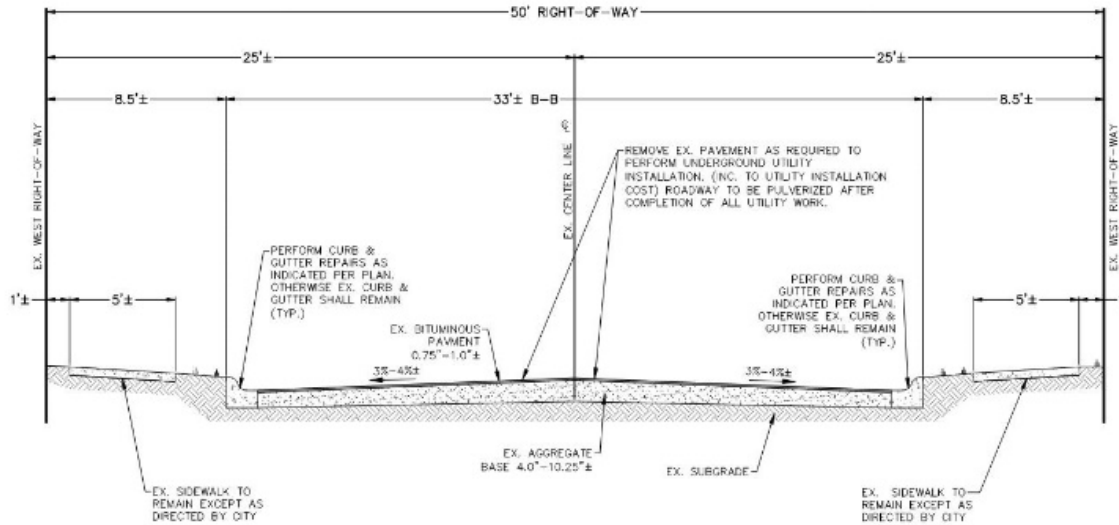
- FY 24/25
- FY 25/26
- FY 26/27
- FY 27/28
- FY 28/29



Oakland County, Michigan, SEMCOG, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

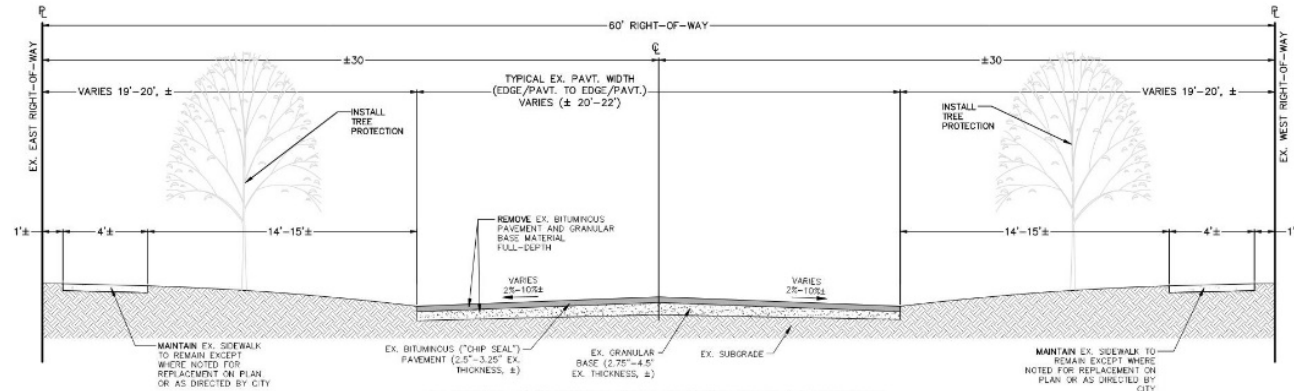
# Unimproved to Improved Road

## Unimproved Road: Existing Width Varies



**EXISTING CHIPSEAL PAVEMENT SECTION**

N.T.S.  
WESTWOOD DRIVE



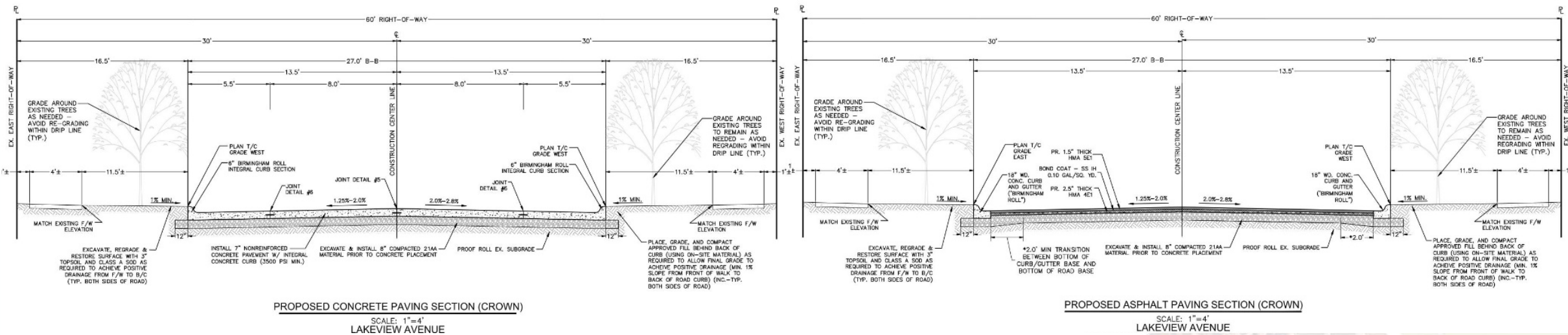
**EXISTING BITUMINOUS ("CHIP SEAL") PAVEMENT SECTION**

N.T.S.  
LAKEVIEW AVENUE  
APPLIES TO: STA. P.O.B. TO P.O.E.



# Unimproved to Improved Road: Street Standard Width

## Improved Road: 26' wide standard width for Residential Street Width Policy



Note: Existing City streets that are measured less than 20 feet wide the City offers a 20 feet wide pavement with no parking on one side.

# Lakeview Ave.



Before



After



# Lakeview Ave.



Before



After

# Lakeview Ave.



Before



After

# Lakeview Ave.



Before



After

## Cost – Cape Seal

### 2022-2023 Cape Seal Program:

- SAD Estimated Cost: \$38.00/ft
- SAD Projected Cost (from Bids and Construction): \$27.00/ft +/-
- 50' Lot:
  - Resident:  $\$27.00 * 50' * 85\% = \$1,147.50$  (no payment option)
  - City:  $\$27.00 * 50' * 15\% = \$202.50$

### 2032-2033 Future Cape Seal:

- SAD Projected Cost (5% Inflation): \$43.98/front +/-
- 100' Lot:
  - Resident:  $\$44.00 * 50' * 85\% = \$1,870.00$  (no payment option)
  - City:  $\$44.00 * 50' * 15\% = \$330.00$

Resident Cost 10 year Period: \$3,017.50

## Cost – Improved Road

### 2022-2023 Improved Road:

- Estimated Cost for Paving Assessment: \$350.00/ft
- Estimate Cost for Drive Approach Assessment: \$11.75/sft
- 50' Lot:
  - Resident:  $((\$350.00 * 50') + (\$11.75 * 130 \text{ sft})) * 85\% = \$16,173.38$
  - City:  $((\$350.00 * 50') + (\$11.75 * 130 \text{ sft})) * 15\% = \$2,854.13$

Resident Cost: \$16,173.38 (10 year payment option)

# Cost – Breakeven Point

	Cape Seal	Improved Road
2023	\$1,147.50	\$16,173.38
2033	\$1,870.00	
2043	\$3,045.00	
2053	\$4,959.43	
2063	\$8,078.39	
	\$19,100.32	\$16,173.38