

4/08/02

Livingston County Road Commission Meeting

RE: Subdivision Roads- Strawberry Hills Estates

Attendees: LCRC: Rick Little, Jodie Tedesco
SHEHA: Bob Henry, Dick Lawrence



Note: This annotated version of the minutes is for presentation to the SHEHA homeowners at the annual meeting. Comments are in *italics* or **bold**,

The purpose of the meeting was to discuss the problems with the intersection of Indianola and Strawberry Lake Roads and to discuss the condition of the road surface within the subdivisions.

SLR & Indianola Intersection: There are some problems with the intersection. It has a low area which holds water resulting in freezing in the winter and the visibility in both directions on SLR is not good due to shrubbery and berms. Also, the gravel from the shoulders finds its way onto the paved surface resulting in a "gravel over asphalt" surface which can have less traction throughout the year.

Rick understood the situation and will come out with Gordy Wilkinson who is responsible for road grades in a week or two. The options are to add drainage or to add an overlay. Visibility improvement may require cutting back shrubbery and possibly the berms along SLR.

Update May 9, 2002: LCRC has evaluated the intersection of SLR and Indianola and will repair it this summer to improve drainage.

Road Surface: The road surface within the subdivision is presently o.k., *but will soon need resurfacing or it will begin to deteriorate more rapidly.* This is an important point because the roads look o.k. at first. But a closer inspection reveals that the surface is beginning to deteriorate. LCRC does not have funds and likely will not in the foreseeable future, to resurface it, but they will continue to maintain it with patches- much like they do on SLR.

Key Points:

1. The pavement can be repaired with an overlay if it is done before it gets much worse. If we want to repair it LCRC would do either an overlay or a "crush and shape" repair providing we cover the bulk of the cost through homeowner participation. If we don't repair it soon the road will continue to deteriorate and will no longer be a viable surface for an overlay. LCRC will evaluate the subdivision roads this summer to determine if they are viable for the overlay repair.
2. Overlay is a thin asphalt top coat placed directly on the existing road. It will only work if the road surface is in decent condition before application of the overlay. An overlay is expected to last 5 to 15 years. The cost is \$12-15 per lineal foot.
3. Crush and shape uses a process which removes, grinds, and re-deposits the existing surface material as an underlayment. After shaping and compacting a two inch asphalt surface is applied.

This is the process used on Strawberry Lake Road east of Merrill. This road surface lasts 15 to 20 years. The cost is about \$30 per lineal foot.

4. Heavy trucks, especially garbage trucks, as well as school buses do the most damage. Rick mentioned that a garbage truck, because of the weight extended beyond the rear wheels, is *equivalent to 6000 cars!* Thus it is wise to go to a single trash hauler in a subdivision. *Nearly all of both subs have gone with Monroe's. But the one or two pickups by other carriers requires their truck to make the weekly rounds. If you are not using Monroe's for trash, please make the change ASAP- 231-1055 and ask for the SHEHA subdivision rate.*

5. **If we want to get the streets re-surfaced and want LCRC to help us with the cost one opportunity to do it is when they do SLR west of Merrill Road next year.** They will have the contract in place for that work in 2003 and the equipment will be here so our sub can be added at lower cost. They would take care of the contract and administration (about 10% of the cost) but we'd have to take care of the rest. We can approach Hamburg Township to see if they would help with the cost- but it is not too likely that they would.

6. The cost to a homeowner would be by the lot. Each homeowner would pay the same amount. Since the cost is split with the homeowner across the street the overlay process would cost a homeowner about \$900 and a crush and shape the cost would be about \$2200.

7. If we decide to pursue a proper repair, the process suggested is to get a majority of the homeowners to sign a petition to the township to set up a special assessment district. This would allow the cost to be assessed over a period of several years along with the property taxes.

8. The advantage of doing this now is that we can get the work coupled to the Strawberry Lake Road resurfacing project scheduled for 2003. This is one opportunity to get it done at this lower cost. The LCRC contributes their negotiating advantage as well as project management. However, we would need to move quickly with this project to get the special assessment district in place this year. Otherwise, LCRC will attempt to combine this job with other small jobs at some future time, if that is the approach we want to take.

9. If we don't do it next year, then the road will continue to degrade, and likely at a more rapid rate. The LCRC will not be back in this area doing SLR for quite some time- they estimate 20 years. The cost to do it after 2003 could be substantially higher unless it is done along with other small jobs in this area.

Summarizing- The three options are:

1. Do nothing and continue pressing LCRC to patch when needed.
2. Do an overlay at a cost of about \$900 per property owner.
3. Do a new road (crush and shape) at a cost of about \$2200 per property owner.

The last two options would logically require that a Special Assessment District be set up through Hamburg Township and that would enable a gradual repayment of the cost over the next several years after the work is done. Setting up a special assessment district takes time and effort by the "champions" of the project.