

Bedford Township
 8100 Jackman Rd
 Temperance, MI 48182
 Temp Return Service Requested

Temperance, MI 48182-9338



TOWNSHIP OF BEDFORD, COUNTY OF MONROE, STATE OF MICHIGAN

NOTICE OF HEARING

TOWNSHIP-WIDE PUBLIC ROAD MAINTENANCE AND IMPROVEMENT

SPECIAL ASSESSMENT DISTRICT

TO: All persons who are record owners of real property, or who have an interest in real property, within the proposed Township-wide public road maintenance and improvement special assessment district, which shall include all real estate tax parcels situated in Bedford Township, Monroe County, Michigan:

PLEASE TAKE NOTICE, that upon the initiative of the Township Board of the Township of Bedford, as made by Resolution of the Township Board adopted at a regular Township Board meeting held on August 12, 2014, and the Township Board wishing to pursue the possible creation of a five year Township-wide special assessment district for public road maintenance and improvement to begin in 2014 and be first collected with the winter 2014 property tax collection, and the Township Board having considered the possibility of an equal Township-wide special assessment of \$75.00 per real estate tax parcel in existence as of the prior tax day (December 31) of each year for five years as those tax parcels change from year to year, and the Township Board, wishing to seek input from the citizens of the Township, will hold a public hearing at the Bedford Public Schools Junior High School, in the Cafeteria Room, 8405 Jackman Road, Temperance, Michigan 48182, on September 23, 2014 at 7:00 p.m. to consider any support for, objections to, and comments regarding the proposed public road maintenance and improvement project, and to also consider whether to proceed forward with a five year Township-wide special assessment district to begin in 2014 and be first collected with the winter 2014 property tax collection, where all real estate tax parcels in existence each year are assessed \$75.00 per year, as well as to consider any revisions, corrections, amendments, or changes, to the manner of setting up the special assessment district, or to the proposed public road maintenance and improvement project to be fully paid for by the assessment payments collected pursuant to the special assessment, or to the scope of the special assessment district, or the amount and length of the assessments.

PLEASE TAKE FURTHER NOTICE, that the Township Board has received certain plans and estimates for going forward with the public road maintenance and improvement project, and the setting up of the Township-wide public road maintenance and improvement special assessment district; and those plans and estimates have been placed on file with the Township Clerk of the Township of Bedford for public examination, they being reviewable on any Monday through Friday at the Bedford Township Hall, 8100 Jackman Road, Temperance, Michigan 48182, telephone number (734) 847-6791, between the hours of 8:30 a.m. and 4:30 p.m.

ALL INTERESTED PERSONS ARE INVITED TO BE PRESENT at the aforesaid time and place and to submit comments concerning any of the foregoing. An appearance and protest at the hearing is required in order to appeal the special assessment and/or the amount to be assessed to the Michigan State Tax Tribunal. An owner or party in interest, or his or her agent may appear in person at the hearing to protest the special assessment, or may file his or her appearance or protest by letter and his or her personal appearance shall not be required. If a special assessment is made against property, the owner or any person having an interest in the property may file a written appeal of the special assessment with the Michigan State Tax Tribunal within thirty (30) days after the confirmation of the special assessment roll if the special assessment or special assessment roll was protested at or before the first or second public hearing.

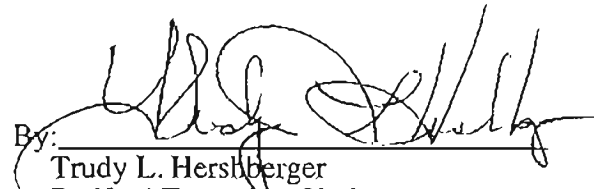
PLEASE TAKE FURTHER NOTICE, that if the record owners of land constituting more than twenty percent (20%) of the total frontage of all the roads in the Township file written objections with the Township Board of the Township of Bedford at or before the first public hearing, the proposed improvements and special assessment shall not be made without formal petition of the record owners of land constituting more than fifty percent (50%) of the total frontage of all the roads in the Township.

PLEASE TAKE FURTHER NOTICE, that the Township-wide public road maintenance and improvement special assessment district tentatively being considered and declared by the Township Board of the Township of Bedford, within which the foregoing public road maintenance and improvement project is proposed and for which the cost thereof is proposed to be specially assessed, is more particularly described as follows:

All real estate tax parcels within the legal Township municipal limits of the Township of Bedford, Monroe County, Michigan.

Dated: August 25, 2014

BY ORDER OF THE TOWNSHIP
BOARD, BEDFORD TOWNSHIP,
COUNTY OF MONROE,
STATE OF MICHIGAN:

By: 

Trudy L. Hershberger
Bedford Township Clerk
Bedford Township Hall
8100 Jackman Road
P.O. Box H
Temperance, MI 48182
Telephone: (734) 847-6791

PUBLIC ANNOUNCEMENT – BEDFORD TWP. TOWN HALL MEETINGS SCHEDULED

****This is a big deal for Bedford Township** – a realistic, cost effective plan to begin restoring our roads to safer condition. **The Township Road Committee enthusiastically seeks public review and discussion regarding the proposed plan, and has scheduled two Town Hall style meetings, and two Public Hearings specifically for that purpose.** PLEASE JOIN US to hear and discuss the proposed road maintenance and improvement plan details and proposed funding plan. **The scheduled public meetings are as follows:**

September 9, 2014 - Town Hall Meeting – 7:00pm, **Bedford Jr. Hi. Cafeteria**
8405 Jackman Rd., Temperance, MI

September 23, 2014 – 1st Public Hearing – 7:00pm, **Bedford Jr. Hi. Cafeteria**
8405 Jackman Rd., Temperance, MI

October 9, 2014 – Town Hall Meeting – 7:00pm, **Bedford Jr. Hi. Cafeteria**
8405 Jackman Rd., Temperance, MI

October 21, 2014 – Final Public Hearing – 7:00pm, **Bedford Twp. Gov't Center**
8100 Jackman Rd., Temperance, MI

(A message from the Bedford Township Road Committee – Greg Stewart, Larry O'Dell and Paul Francis)

BEDFORD TOWNSHIP ROADS.....

FIX THEM OR NOT FIX THEM?

THAT IS THE QUESTION FACING THE TOWNSHIP BOARD TODAY

WHOSE ROADS ARE THEY, AND WHO IS RESPONSIBLE FOR MAINTAINING THEM?

Michigan state law (Public Act 51) specifies that the Michigan Department of Transportation (MDOT), counties, cities and incorporated villages have jurisdiction and responsibility for the construction and maintenance of all public roads within their respective jurisdictions. They also carry the legal liability for the roads. Townships are not part of the Public Act 51 formula, as their roads are under the control of county road commissions.

HOW ARE ROADS FUNDED?

Funding for road construction and maintenance is provided by the state legislature through Public Act 51 to these governmental agencies only (not to townships). Michigan funds public roads primarily from two sources - a per-gallon gas tax (\$.19 cents per gallon) and vehicle registration fees. Michigan state gas tax has not been increased since 1997; however costs for road maintenance and materials have increased dramatically since then. The cost of asphalt has risen by at least 75% over the last ten years alone. Drivers also pay a six percent (6%) sales tax at the gas pump, but NONE of this sales tax goes to roads. Instead, the 6% sales tax is set aside for schools and revenue sharing. Today's vehicles burn less gasoline (some hybrids burn hardly any gas at all), thereby generating less gas tax revenues, yet the costs of road maintenance continues to rise each year.

WHAT'S THE FUNDING SOLUTION?

Engineers, transportation advocates, and residents alike say the answer to our road problems is clear – **road funding must increase.** However, making that happen is far from simple. The state legislators have worked for

years to come up with a comprehensive funding solution, but seemingly cannot agree on anything substantive (except when to recess for summer vacation, and how to get themselves re-elected).

****PROPOSED SOLUTION FOR BEDFORD'S ROAD PROBLEMS****

If we do nothing except wait for Lansing to adequately fund the county road commissions throughout the state, we will be watching our roads continue to deteriorate before our eyes. Because our roads simply cannot wait until the Legislature in Lansing gets its act together, puts aside the politics, and agrees on a comprehensive road funding solution, simply stated, **if we want Bedford's roads fixed, we will have to fix them ourselves.**

In early July, the Township Board contracted with Mannik & Smith Group, Inc. (the township engineers) to provide engineering services necessary to prepare a **Pavement Asset Management Plan** for all primary and local township roads exclusive of subdivision streets. This plan will provide the basis for cost effective pavement maintenance for the road network serving Bedford Township (approx. 101 miles). **The projected cost for proposed road maintenance and improvement projects is about \$925,000 per year for five years.**

****PROPOSED FINANCING FOR THE RUNNING THREE YEAR PAVEMENT ASSET MANAGEMENT PLAN ****

Obviously, an effective road maintenance and improvement plan such as this will require an increased level of funding not experienced in Bedford Township before now. Hopefully within the next five years the state legislature will have increased road funding (trickling down to Bedford Township) to a level that will reduce or eliminate the need for additional local funding such as this plan entails.

There are two principal methods of generating this level of funding: (1) a one mill tax increase for roads for five years, or (2) a township-wide special assessment of \$75 per taxable parcel for roads for five years. At the end of five years, the Township Board will analyze the results and decide whether or not to continue the program. **All funds generated by either of these funding methods would be restricted for maintenance and improvements to Bedford Township roads, and will be administered by the Bedford Township Board.**

A **one mill tax increase** would generate approximately \$975,000 per year, and would cost the owner of a \$200,000 home about \$100 per year in additional property taxes.

A **township-wide special assessment of \$75 per taxable parcel** would generate approximately \$925,000 per year, and would cost all property owners \$75 per year in additional property taxes (everyone paying the same amount).

****RECOMMENDATION****

Because Bedford Township roads are in such poor condition, and there seems to be no realistic expectation for state funding (trickling down to Bedford) to increase by \$925,000 per year in the foreseeable future, the **Bedford Township Board, acting on the strong recommendation of the Township Road Committee, approved (at the August 12th meeting) a formal resolution to "pursue the possibility of creation of a township-wide special assessment district for public road maintenance and improvements"**. In essence, this resolution authorizes the Township Road Committee to move forward on a tentative basis with the planning for a township-wide Special Assessment for road maintenance and improvements, the scheduling of Town Hall style meetings to present to the public the Pavement Asset Management Plan and proposed funding plan, the scheduling of public hearings, mailings of required notices of public hearings, required publications, etc.

****PLEASE CHECK THE TOWNSHIP WEB SITE FOR DETAILS OF THE PAVEMENT ASSET MANAGEMENT PLAN AND PROPOSED FUNDING PLAN – www.BedfordMi.org**