

# Farmington Observer

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Twenty-Five Cents

## Seniors, homeowners split on mid-rise

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Farmington editor

An attempt to carve out zoning to allow senior citizen housing in Farmington Hills has led to a battle between the Council of Homeowners of Farmington Hills and the Nardineers senior citizen group.

The homeowners hope to persuade the city council to reject two proposed zoning amendments which would allow mid-rise housing units authorized by the housing and planning commissions.

To garner resident support, the homeowners are circulating a petition to amend the charter. Their proposed amendment would restrict mid- or high-rise housing in residential areas unless approved by the city council and 55 per cent of the voters.

To counter the Homeowners, the

Nardineers, led by the Rev. Meredith Moshauer, have conducted meetings to explain what the housing commission's designations mean.

The senior citizen group also is attempting to contact all elderly residents of Farmington Hills to state its case.

**AT STAKE IS** the Nardineers' dream of a senior city housing complex on the grounds of the Nardin Park Methodist Church on -Eleven Mile and Middle Belt. Last year the Nardineers were rejected in their request for a zoning variance on that property. The group had hoped to build a multiple dwelling senior citizens complex.

Since that time political attention has been drawn to housing needs for the elderly, and the housing commission began to carve out a plan.

### Analysis

Discussions between housing and planning commission members has led to two proposals. Both have yet to be considered by the city council for approval. The first proposal, designated as RCE, would call for allowing a mid-rise multiple dwelling with a maximum height of 25 feet. The second proposal, RCE-1, calls for a mid-rise with a maximum of 60 feet square footage per unit under each proposal would be 350 square feet.

Homeowners' spokesman North Bartos says his organization is less concerned with stopping senior citizen housing and more concerned that wishes of Farmington Hills home-

owners are upheld.

"Citizens of Farmington Hills are not interested in drastically changing the master plan of the city, especially involving multiples, mid-rise and high-rise buildings in residential areas," he says.

"But we are willing to abide by the majority of voters in the upcoming November election. In fact, if the majority of residents voting in that election decide they don't object to multiples, mid-rise or high-rise in single residential areas, we feel it important to support that position," he maintains.

But Moshauer disagrees. He says the Homeowners' real intention is to defeat chances for senior citizen housing all together. Moreover, the Nardineer leader says the literature being passed out by the homeowners proves

the organization's true sentiments.

"The petition being sent around is really misleading and false in what it says," Moshauer claims.

The Council of Homeowners is handing out a circular which is a collage showing apartments—some as high as 15 stories—looming over single family homes. The caption reads: "Welcome to Farmington Hills 10th Anniversary 1973-1983."

Moshauer labels this a "scare" tactic.

Farmington Hills resident Beatrice Keeber, a block captain in the Canterbury subdivision, has joined in the fray by writing the city council and objecting to the circular and the summary of the petition which also is being handed out by the homeowners.

"I believe this petition is promoted with inflammatory methods. I think

the city council should be aware that the signatories may have been persuaded to sign under the above conditions. It is at least a possibility that, with a scrupulously factual presentation, some of them might have chosen not to sign the petition," she said in a letter addressed to the city council.

Mrs. Keeber objects to the summary of the petition which accuses the council of "openly favored multiple dwellings in areas now zoned single residential."

Mrs. Keeber says this is untrue as was indicated by the council's action in denying the Nardineers' zoning variance request last year.

Secondly, she objects to the Council of Homeowners' assertion that the proposed RCE or RCE-1 would allow vacant land within subdivisions to be (Continued on page 8A)

## It's a 3-year deal

# City settles police contract

City of Farmington residents are paying \$43,000 more this year for public safety protection.

The increase is the result of contract settlements between the city and public safety employee unions. Farmington City Council approved the new three-year contracts retroactive to July 1, 1976 with the Public Safety Officers and Lieutenants-Sergeants Association.

"I believe we have a fair contract, comparable to other departments in the metro area," said City Mgr. Robert Deadman.

"It provides our employees with economic incentive to do a good job and the tools we need to administer a good public safety department."

This year's public safety budget will increase to \$264,000 from last year's budget of \$221,000, Deadman added.

Increases in wages and fringes, and agreement on several issues related to personnel practices and grievance procedures are included in the contract package.

Because the previous three-year agreements were negotiated during the first year of wage and price control, the average increase in salaries amounted to slightly less than five per cent the past three years, Deadman explained.

"WE HAVE THEREFORE negotiated a catch-up provision which is spread across the three years of this contract," he said. This provision will

The salary range between Public Safety Officers and Public Safety Officers 1 classification, whose role is to command patrol shifts in the absence of a sergeant, will increase from \$200 to \$500.

Under the contract, Public Safety Officers received an 11 per cent increase retroactive to July 1, 1976, and seven per cent increases effective July 1, 1977 and 1978.

Maximum salaries with five years of service for Public Safety Officers are: \$17,282 effective July 1, 1976; \$18,474 effective July 1, 1977; and \$19,767 effective July 1, 1978.

Maximum salaries with five years of service for Public Safety Officers 1 are: \$17,282 effective July 1, 1976; \$18,974 effective July 1, 1977; and \$20,267 effective July 1, 1978.

Public Safety Sergeants received an 11 per cent increase effective July 1, 1976 amounting to a \$19,183 salary. A 12.5 per cent increase effective July 1, 1977 amounts to \$20,783; and a 14 per cent increase effective July 1, 1978 amounts to \$22,334.

Public Safety Lieutenants received a seven per cent increase effective July 1, 1976 amounting to \$20,525. A 7.5 per cent increase effective July 1, 1977 amounts to \$22,341; and an eight per cent increase effective July 1, 1978 amounts to \$24,336.

**VACATION DAYS** For public safety employees under the new contract are as follows: 10 days for one to five years of service; 15 days for six to 10 years of service; and 18 days for 11 or more years of service,

effective July 1, 1976.

Effective July 1, 1977, vacation days are: 10 days for one to five years of service; 15 days for six to 10 years of service; and 20 days for 11 or more years of service.

Compensation for call back to fire emergencies will increase from two to three hours; and uniform allowance will increase from \$241 per year to \$250.

Compensation for training-time will be changed from one hour compensatory time for each hour of training time to a half hour compensatory time and a half hour straight time pay for each hour of training time that does not occur on an officer's regular shift.

Public safety employees will not be paid for the first 15 minutes after any shift, but will be compensated at the rate of time and a half for any time over 15 minutes. Under the previous contract, employees received compensatory time for the first hour of overtime.

**LIFE INSURANCE WILL BE INCREASED** from \$10,000 to \$15,000.

A dental plan, requiring the city to place \$100 per public safety employee in an agency fund, will be instituted.

The formula requires 30 per cent pay by the employee with the first \$25 deductible to a maximum of \$100 per family reimbursable in any one year.

If the fund increases in value after the first year, benefits may increase.

The adjustment will depend on the money in the fund, but the city will

pay only \$100 per employee into the fund each year, Deadman explained.

Changes in educational benefits are as follows: \$150 for 30 hours credit; \$350 for an associate degree; and \$500 for a BA or BS degree. The benefits are on a one-time basis, and benefits for 60 and 90 hours credit were eliminated.

A cost of living provision for severe inflation is included in the contracts.

"The rate of inflation would have to be awfully high for the public safety employees to benefit; but it is protection for them in case that inflation occurs," Deadman said.

After July 1, 1978, employees will receive Blue Cross Master Medical insurance in addition to regular Blue Cross now provided, Deadman said.

The administration has also agreed to increase longevity from \$25 to \$40 per year after four years of service with a maximum payment of \$800 per year, reached after 20 years of service.

The non-economic agreements of the contract provide that employees can refuse to join the unions but will pay a service fee in lieu of union dues; a new grievance procedure which allows disputes between the bargaining units to be submitted to a mutually agreed upon arbitrator with shared costs; and limits of responsibility for duty-incurred disabilities.

The city retains the right to change work schedules, to adjust shifts, to assign officers to various tasks, to determine the size of the work force, and (Continued on page 8A)



Bob Childers looks pretty determined as he learns how to split a log.

# Chop

## Kids learn logging

Lest his students become idealistic about the good old days and the easy life in the woods, East Junior High teacher David Huber decided to deviate from American history one afternoon to demonstrate the techniques that made Paul Bunyan famous. "I wanted my students to learn what kind of work was involved in felling trees for a living," says Huber, who grew up on a farm in Rose Center and acquired logging expertise first hand.

"I tried to show them how timber was cut in Michigan a century ago, and also how a chain saw is used today."

Huber's eighth grade students also had the chance to use some of the equipment he either borrowed or owned. Logging tools included: an eight-foot-high wheel used for hauling logs out of the woods; caulking boots; a crosscut saw; a peavey, a long pole used like a lever for prying logs; and a cant hook used for rolling logs.

"Loggers used all of these plus a good measure of muscle and sweat," Huber told his class.

**THE BIG WHEEL** is probably the most difficult tool to imagine in use, but it was the logger's best tool for getting logs to the river.

Caulked boots, soled with spikes, were used to ride the logs, not just in a contest, but as a necessity to keep the logs from jamming as they traveled down the river from the woods to the mill.

"Sometimes lumberjacks actually fought with the boots, and the spikes were vicious," Huber says.

He also told his students how to use a wigan.

"The wigan is like a crookstave on a little raft, something like the chuckwagon used on cattle drives. Loggers would eat their meals going down the river, and they still have a wigan race in Cheboygan every year, a carry over from the logging days in northern Michigan."

"It was hard work to make a living—pay was low, hours long, and living conditions poor. The only good thing about a logging camp was the food, because if the food wasn't good, the logger would move to another camp."

**FOR DEMONSTRATION PURPOSES**, Huber and his class chopped off a high stump on East's property, which gave the students the opportunity to see logging tools in action.

Unfortunately, Huber says, it's difficult to convey why a logger had to be very careful in felling the tree.

"If the tree falls wrong, it will break up on impact. Usually loggers would place a stake in the ground, and if they felled it correctly, the log would come down on the stake."

Like women and children a century ago, the students had a chance to wear an ax and strain their muscles. But they seemed to agree that a chain saw has advantages.



Loggers used this cant hook to roll the logs to the river and keep them separated in the water, says instructor David Huber as his eighth grade students learn what it takes to be a lumberjack.

## Residents endorse 4-mill renewal

Farmington school district voters will decide the fate of a four mill renewal election tomorrow, and if group support is any indicator, the yes votes should win.

"Farmington Kids Count" supporters were out in force last week, sending flyers to remind voters of the importance of the election.

"Voters in Farmington have, in the past, consistently supported renewal levies," said North Farmington Parent-Teacher Organization spokesman.

"However this renewal is of such critical nature that it is appropriate to consider its implications," the group said.

The four mills generate about \$2,142,000 in revenues for the school district, and failure of the April 5 renewal is expected to have serious consequences.

Possible reductions in event of a mil-

lage failure include: athletics; vocal and instrumental music and art programs at the elementary level; reading teachers; counseling services; physical education at the elementary level; media specialist services; textbooks; custodial services; community use of buildings; and replacement of furniture and equipment.

Other possible considerations are increases in class sizes because of reductions in staff; elimination of programs for academically talented; and elimination of improvements to sites.

"It is readily apparent that failure of the renewal on April 5 would cause an income loss that would be devastating to the educational programs of our schools," said spokesman of the North Farmington PTO and Athletics Boosters Club.

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RENEW THAT MILLAGE

Farmington Observer reporter Lynn Orr has some good things to say about taxes. To read about the benefits Ms. Orr believes students will reap through a millage renewal, turn to Hors d'oeuvres, on page 10A.

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