

Farmington Observer

Volume 90 Number 94

Monday, September 10, 1979

Farmington, Michigan

40 Pages

Twenty-five cents

©1979 Schenck Communications Corporation. All Rights Reserved.

Allocation cuts hamper services in city, schools

By MARY GNIEWEK

The city of Farmington is running out of gas. And the school district may not be far behind.

According to City Manager Bob Deadman, gas allocations from the city's supplier, Amoco Oil Co., have been cut 30 percent over last year.

"We are flirting with running out of gas somewhere down the road," Deadman said.

And while school finance director Bill Prisk isn't ready to paint as bleak a picture yet, he says the district's consumption has increased while its supply has also decreased.

"I don't know where we stand right now. But I'm going to request additional fuel through the State Department of Education," he said.

Farmington's problems began when Amoco informed the city that it would be held to a percentage of its gas purchases made last year.

Because new gas storage tanks were filled to capacity last year, there was a two-month period when no new purchases were necessary. So for two months this year, Farmington could not purchase fuel.

"To date, it has not affected city services. We can run three months on our supply," Deadman said.

"IF THEY KEEP us on 70 percent allocation, somewhere down the road we'll be in trouble."

City departments are tightening up by turning off idling engines in Department of Public Works (DPW) trucks and police cars.

"But there's only so much you can do without hampering city services," he said.

DPW director Earl Billing, in charge of purchasing fuel, said 9,000 gallons were purchased last September. The city was allowed to buy just 6,300 gallons this month.

"The allocation has been changing every month," Billing said. "In June,

we were allowed to buy 85 percent of last June's purchase amount. In July and August, 70 percent, and this month, 72 percent.

"Two percent is from the state emergency fund released by Governor Miliken."

"For the next three months, we have to be careful about how much we use, especially regular fuel, because our allocations were so small last year."

Billing said the gas supply was cut by Amoco so the company could conserve oil for heating fuel for winter.

"I'll be tight, but I'm sure we'll make it through," he said.

The school district will continue to

receive 100 percent of a base year amount allocation, which is based on Nov. 1, 1977 to Oct. 31, 1978.

"WE'RE GUARANTEED 100 percent of the fuel we had in the base year, but last year — July 1978 through June 1979 — we used 7 percent more gas than in the base year," Prisk said.

"If this year's allocations are to the base year, I'll have to find ways to reduce gas consumption by 7 percent."

One of the ways will be a reduction in field trips.

The district's fuel problems are further compounded.

"The number of youngsters being

transported to school greater distances this year has increased.

"Families are moving into the west part of the district where there are no schools. The children have to be bussed to the eastern part of the district. So we'll need more gas than last year."

"I just don't know where we stand right now," Prisk said.

Things aren't as bad in Farmington Hills.

"We've received written reassurance of the continuity of our orders," said DPW director Ed Taylor.

"As far as our supply for public works goes, we're in good shape."

Realtors optimistic over home market future

By MARY GNIEWEK

Potential homebuyers waiting for the bottom to fall out of the real estate market are waiting for something that won't happen, according to Farmington Realtors.

Figures released by the National Association of Realtors show that buyers can expect price increases for single family homes of 8 to 14 percent next year, placing the median price of a home between \$64,800 and \$68,400.

At the same time, sales are down from last year and homes are staying on the market longer, giving the buyer more places to shop around.

"One year ago, a house might be on the market less than two weeks. Today, that same house is listed for 45 days," said Joe Bachleda, a Farmington Realtor with 17 years experience.

Bachleda said property values in the Farmington market jumped a record 20 to 22 percent from 1977 to 1978.

"People were putting their homes on the market just to see if they could get their price," he said.

A higher interest rate caused in part by Federal Reserve Board actions has forced mortgage rates up to 11.5-11.75 percent and stabilized the market somewhat.

An 11.75 percent rate means that a \$50,000, 30-year loan would require monthly payments for principal and interest of \$405. By way of comparison, when interest rates were 9 percent, a similar mortgage balance carried a monthly payment of \$402.

"I THINK WE'LL see a more normal market through the next administration," Bachleda said. "But the price of houses will continue to go up."

United Northwest Realty Association (UNRA), a multi-list board Farmington Realtors use as a reference guide be-

cause it deals with home sales statistics, indicates prices are increasing slower than a year ago.

The average sales price of a residential home in 1978 was \$42,333 and this year is \$52,374. UNRA territory includes west Detroit, Northville, Plymouth, Canton, Novi, Farmington and Farmington Hills.

Last year, UNRA listed 24,899 homes. Of those, 14,193 were sold. This year there are 4,000 more homes to choose from and sales are lagging 2,000 units behind last year. In 1979, UNRA has listed 28,032 homes. Some 12,646 have been sold.

Realtors agree Farmington continues to be a hot real estate market because of broad-based pricing.

"People choose Farmington because it is not a homogeneous community," said Ann Shaw, a Farmington Realtor. "It's accessible. It's identifiable. And they can choose a condominium, an historic house or a ranch type home."

"Location is critical. Homes near downtown Farmington are as prime as lakefront territory."

IN SOUTHEAST Farmington Hills, a buyer can purchase a two-bedroom, 750-square foot home with no basement or garage for about \$30,000.

A three-bedroom ranch house with basement, fireplace and garage would cost:

- \$60,000 to \$70,000 near Eight Mile and Farmington Road.
- \$75,000 to \$80,000 in the Kendallwood Subdivision north of Twelve Mile in Farmington Hills.
- \$90,000 if such a home could be found in Independence Green, near Halsted and Grand River.

"When our parents bought homes, they thought they'd live there forever.

Today, people under 50 buy homes as investment potential," said Bachleda. "The turnover about every three years enables younger families to move up. Young couples buy a little starter home, then step up in three years to a home that costs \$15,000 to \$20,000 more."

"Also, we're finding homebuyers borrowing as much as possible instead of coming in with a big down payment."

The National Association of Realtors predicts that interest rates will be 11 to 11.25 percent in 1980. But if a buyer waits for the rate to drop, the price of the home will still increase by an average of at least 8 percent, the association says.

"INFLATION STATISTICS offer a compelling argument for now," said Jack Carlson, chief economist for the National Association of Realtors.

"In the past decade, the price of a home has risen by 124 percent."

A home purchased for \$28,000 10 years ago would be worth \$53,000 on today's market. If the trend continues, the same house 10 years from now would be priced at \$141,000.

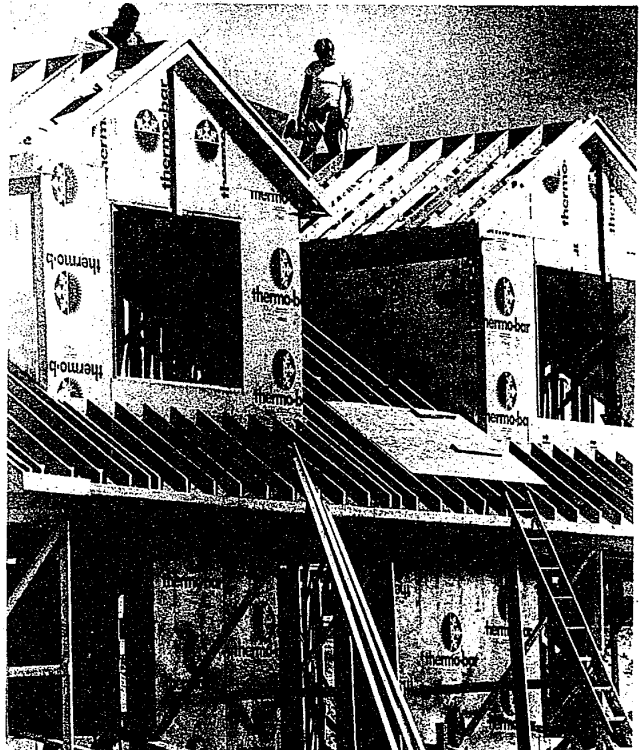
"It makes good sense to invest in real estate during periods of inflation," Carlson said.

He pointed out that family income rose 83 percent in the last decade compared with the home price increase of 124 percent.

Bachleda predicts continued building in the Farmington area. Two new subdivisions are under construction now and major road improvement plans, like Orchard Lake widening from Grand River to Twelve Mile, are making areas more accessible.

"Who knows when interest rates will go down?" said Shaw.

"A good time for a person to buy a house is when they think they can afford it and are psychologically ready to move."



Although settling down a bit, the housing market is still healthy, according to Realtors, especially in areas like Farmington Hills. This new home is being constructed in one of the two new subdivisions going up in the Grand River and Drake area on the city's west side. (Staff photo by Randy Borst)

Hills posts agenda

FARMINGTON HILLS CITY COUNCIL

7:30 p.m. Sept. 10
31555 Eleven Mile Road

Unfinished Business

- Consideration of authorization of city attorney to sign consent judgement in the case of Sherry vs. City of Farmington Hills.

to the industrial research office district.

New Business

- Consideration of authorization of city attorney to sign consent judgement in the case of Sherry vs. City of Farmington Hills.

Medical service expanded Emergency room comes to the patient



This is a demonstration of how a heart attack victim is treated by the new medical emergency service in Farmington. The "victim" in this photo is Public Safety Director Dan Byrnes on the stretcher. Those working on him are (from left) Chuck Rork, Daniel Maxson and John Early. (Staff photo)

You've seen it on TV shows like "Emergency One."

Ultra-sophisticated life saving equipment that rouses a heart attack victim with shock treatment, does on-the-spot electrocardiograms or, as a last ditch effort, inserts a needle directly into the heart to revive beating.

Such an advanced life support mobile unit has made its way to Farmington.

The rig began operating last week as part of an agreement between Farmington Police and commercial ambulance carrier John Early.

"Up to this point, we provided just basic emergency medical service," said Farmington Police Chief Dan Byrnes.

"But now we'll be able to do all those fancy things they do on TV."

Early says the more sophisticated service increases a victim's chance for survival.

"It brings the emergency room to the patient. It allows the paramedics to stabilize a patient for transportation before rushing off to the nearest hospital emergency room."

By a process called telemetry, an ultra-high frequency UHF channel allows communication between paramedics and doctors at Providence Hospital.

Hook-up machines allow doctors to monitor a patient's heartbeat and instruct paramedics on drugs that can be administered on the scene.

"Historically, we called it 'match and grab.' An ambulance would arrive on the scene, throw the patient on a

stretcher and break all the laws driving 70 miles per hour to get to the hospital," Byrnes said.

"They didn't always make it there on time."

"The theory here is for paramedics to stabilize a victim before moving. The chances for saving life has increased a thousand fold."

Some patients may be kept at home or on the scene of an accident for 45 minutes receiving drugs through interventional tubes, then be transported to the hospital of their choice.

Because Early is a commercial carrier, he charges his service directly to the victims.

"The taxpayers do not pick up the tab," Byrnes said.

Early operates a second equipped

EMS unit in Novi and plans a third soon in Northville. In case of a large scale emergency, each city would provide back-up unit service to the other.

Nine paramedics are employed by the firm and staff each truck in pairs. Early estimates one fully equipped unit costs about \$53,000 and has a three year life span.

Each rig has Life Pack Five heart monitors, defibrulators for shocking heart attack victims, tubes to be inserted into lungs for breathing, an automatic CPR machine, a well stocked drug box and a cardio thumper unit.

Two Apocry units, at a cost of \$10,000 each, are the vital communications link with Providence Hospital.

The first fully equipped unit on the road in Novi made 57 runs in July.

inside

- Community Calendar 3B
- Inside Angles 3A
- Monday's Commentary 8B
- Opiniques 2A
- Suburban Life Section B
- Sports Section C

VOTE ON TUESDAY

Farmington Hills voters, remember that Tuesday is primary day in this city. Ten candidates will be vying for eight spots on the November ballot in the city council contest.