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bulletin

3 To Be Tried

Two young men and a woman charged in the March 19 bombing at Oakland Community College have been bound over for Circuit Court trial.

Southfield District Judge Clarence A. Reid Jr., who conducted the pre-trial examination, ordered the trio to appear April 17 before Circuit Judge Arthur Moore at Pontiac.

Judge Reid continued bonds of \$20,000 each for Eileen Margaret Orr, 20, of Highland Park, and Mark P. Stevens, 21, of Livonia. Bond of \$10,000 was continued for David L. Dickason, 21, of Detroit.

what's inside

Clown & Muscle

Harrison High School needs to raise money to buy band uniforms and has scheduled a sports and variety show with the variety of guest appearances including Bozo the Clown, Miss America and the former Mr. Michigan.

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Wind Damages

High winds Monday afternoon in Farmington Township blew large trees on top of houses and cars in the southeast section. Although homes were damaged, no one was injured.

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BOUND**



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Faculty Bargaining Begins In Earnest

By MARTHA MAHAN

Both the Farmington Education Assn. (FEA) and school district negotiators have laid on the table their preliminary proposals for a 1971-72 contract, but neither side mentions salary. Likelihood is that wages won't come up before August when it is hoped legislative action will have made clear how much the district can expect in state school aid.

BY THEN, too, voters will have decided whether to give the schools the additional 4.5 mills (\$450 per \$1,000 of assessed valuation) they seek at a June 14 election.

Bargainers will continue to meet weekly until the end of this month to discuss other proposals. They will recess for July, under present thinking, and resume talks in August. Total costs of FEA demands made thus far cannot be

computed, according to LeRoy Bartman, director of personnel for the schools and chief negotiator for the Board of Education.

To illustrate, he cites an FEA demand which, "to parallel lack of unemployment compensation," would guarantee a teacher one-tenth of his pay multiplied by the number of semesters he had worked for the system plus \$100 per month for a full year if laid off and out of work.

The union also asks a 90-day notice of layoff due to economic causes.

The latter clause would counteract a recent Michigan Tenure Commission ruling which waived a 60-day notification requirement where the layoff was for economic reasons.

Moreover, Bartman said, the FEA would "practically say we couldn't make any

would guarantee retention of this year's program and employment of 850 teachers, according to FEA President Robert Newhauser.

Job and program are particularly important to the FEA, Newhauser said, "if the financial situation means that salary increases which those in other areas of labor are getting are not possible for us."

Bartman, however, called the demand "kind of ridiculous."

The 850 teachers, he said, would be about 50 more than needed and, at an average salary of \$11,000, would put the district in the position of "paying out a half million dollars for teachers we don't need."

Another DEMAND

changes in program without its approval.

However, the FEA's Newhauser claimed the 850 teachers were only be sufficient to retain present programs and cover growth in student population. The union is anxious to protect program, he said, "especially elementary art and music which appear to be under attack the most."

THE FEA ALSO seeks to reduce pupil-teacher ratio "class-by-class as well as district-wide," Newhauser said. However, he did not publicly specify the new figures.

Bartman called the proposed class size reduction "unreasonable in terms of the financial picture."

The FEA also seeks to add six more department chairmen, Bartman said, whereas the schools' have in mind saving approximately \$46,000 by assigning the work done by present department chairmen to administrators.

The FEA seeks establishment of two revolving funds. One, for \$30,000, would pay for teacher attendance at conferences and conventions. The other, for \$20,000, would provide for local in-service training.

The FEA also wants to reduce present contract language on involuntary transfers which, Newhauser said, the board "seems to want to wipe out entirely."

Bartman said the board seeks to "try to make sure that we can use quality and competency as a measurement in addition to seniority and certification" if layoffs must be made.

Schools Lose Millage

Farmington School District has lost about \$32,000 in revenue during fiscal year 1971-72 because of the decision of the Oakland County Tax Allocation Board to take one-tenth of a mill away from the school district.

The allocation board meets each year to decide how to divide the 15 mills the county can levy by state law without vote of the people.

The allocation pie is divided among the local school districts, Oakland County Intermediate School District, townships and Oakland County government.

Farmington schools were allocated 8.33 mills (\$8.33 per \$1,000 equalized valuation), which is a 10 drop from last year's allocation of 8.43 mills.

Farmington Schools Business Manager William Prisk said the reduction will, based on the district's total tax base of \$320 million, cost the schools \$32,000 in lost revenue.

Farmington Township's allocated millage from the 15 mills remained at 1.20 mills. The intermediate school district's allocated millage also remained the same at 21 mills.

The one-tenth of a mill lost by Farmington schools was allocated to Oakland County for the commissioners' budget. Last year, the county was given 5.16 mills and this year has been allocated 5.26 mills.

Taubman Will Not Develop A 'Shopping Center' Here

By EMORY DANIELS

HTK Corp. doesn't want to build a "shopping center" in Farmington Township. But the developers hope to have the opportunity to build a "regional retail development," says A. Alfred Taubman, chairman of the board of the Taubman Co. of Southfield.

In an interview with the Farmington Enterprise & Observer, Taubman said the term "shopping center" was a misnomer and fails to describe the project HTK envisions for 15 Mile Rd. between Halstead and Haggerty in the township.

THE HTK Corp. consists of Homer Development Co., a wholly-owned subsidiary of Sears & Roebuck Co.; Taubman; and Richard Kughn, who is president of the Taubman Co. Kughn has been making public appearances in Farmington, explaining the concept HTK would like to develop on the 300-acre site, which is now zoned residential.

The township planning commission has recommended denial of the request to rezone for the retail center. The Oakland County coordinating committee was unable to make a recommendation when a long discussion, with favorable and unfavorable positions taken, resulted in a 3-3 vote.

"A 'shopping center' is just a place where residents of one city go to shop, explains Taubman, but a 'regional retail center' is one which draws from many cities for multiple purposes, including shopping. Size is a big difference, he adds, but variety of services is a key factor.

Northland Center in Southfield is a good example of a "regional retail center," says Taubman, and examples of smaller retail centers are Livonia Mall and Westland in Livonia. Examples of shopping centers in Farmington, he said, are the Farmington Plaza and Demery's Center.

The factors which define a regional retail center, according to Taubman, are one with a major road pattern; a population using that road pattern for major retail shopping trips needs of at least

one-quarter million persons; at least two major, all-line department stores of 150,000 to 200,000 square feet of sales space with a gross area of at least one million square feet; a minimum of 100 stores; and complete services including consumer goods, recreation facilities, meeting rooms, restaurants, banks, offices, and living units.

AS AN EXAMPLE of a "regional retail center," Taubman points to his firm is building in Schaumburg, a small community northwest of Chicago. The center serves a market area of 750,000 persons from 15 different communities who live in their towns an average of 3 1/2 years before moving elsewhere.

The proposal for Farmington Township, Taubman explains, was carefully researched and based on vast experience. HTK Corp. has made an appeal to the township board, which is expected to hold a public hearing in mid-July at either Harrison High or North Farmington High.

A number of subdivision associations have petitioned for denial of the rezoning. The Farmington Area Chamber of Commerce has recommended approval of the rezoning.

PLANNERS, homeowners, merchants and developers have made their feelings known, Taubman notes, but what does the consumer want?

"Distribution is as important as manufacturing in any economy," Taubman says, "and what the consumer wants is a regional retail development."

"Because of its size and the public's desire, a regional center is a place that parallels other types of entertainment. Persons spend a great deal of their leisure time at centers... shopping is a favorite family outing."

Taubman added that studies show 75 per cent of their customers at other centers visit the centers at least once a week. Retail space accounts for about 60-65 per cent of the total center, he notes, and persons spend a great deal of time visiting the other areas that provide services and entertainment.

"If we didn't operate in excess of 10 million square feet of retail centers in the United States, we wouldn't have the capability to build the type of regional retail center envisioned for Farmington Township.



A. ALFRED TAUBMAN, chairman of the board of the Taubman Co. of Southfield, discusses the "new downtowns" his firm is developing across the nation. Taubman is asking rezoning to develop one of these in the northwest section of Farmington Township. (Observer photo)

placed at a major intersection such as the proposed site which will have an interchange at 13 Mile for the north-south I-75 expressway, he continued.

"If the center locates elsewhere, which it will, the question becomes instead: Who will build the center? If HTK does not build the center, someone else will."

A center of this size should be developed carefully and so located so it can buffer future growth and take care of the village problems within the site, he continued.

"Many persons want to fractionalize the market and ignore the fact that this is a mobile society and centralization can give the consumer better service."

Taubman also spoke of the question, Taubman says, plans to locate apartments on the 300-acre site with the center surrounded by high-density housing.

If the 300 acres were used for single-family homes, he stated, it would accommodate

1,200 or 1,300 persons. "You would need 2 1/2 times the land to accommodate the same number of persons our site plan will if you leave the land single-family residential."

BY LOCATING apartments, Taubman continued, land for housing needs is condensed and there can be more land devoted for open space uses.

"We must learn to live closer and allow our open spaces to be more communal. We should think about the village concept, which has worked very well in England, when thinking about future land use planning."

Taubman concluded that the center, if built in Farmington Township, will encourage development of high class ventures surrounding the 300 acres. The center will raise the selling prices of adjoining properties for some distance and will insure that unsuitable commercial uses will not come in because the price of land will be too high.