



NEW OFFICERS - Newly installed members and officers of the Farmington Exchange Club are from left: Frank McGuire, Art Lamb, Douglas B.

Bowman, first vice president, D. Lynn Blumhagen, president, Robert Hall, B. C. C. Brown, and Fred Brunton.

## Does 1-City Mean High Taxes?

Residents expressing doubts about the value of consolidation have balked about their fears of rising taxes.

We all should be fearful of rising taxes because taxes will increase with or without consolidation. Inflation boosts operating costs for municipalities which then must increase its revenues to balance the budget. Most expensive means have been tax hikes.

If consolidation fails, the present city must adapt to rising costs with the present tax base. If the city remains primarily residential -- which it must, since it lacks large open tracts of land -- the tax rate will rise as the cost of living.

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EUGENE SHERMAN

Mr. Sherman, Sales Manager of the Livonia-Middlefield office, has been with the B. F. Chamberlain Company for nearly seven years. Prior to joining our company he was active within the Automotive industry, specializing in Engine Design. Mr. Sherman is a member of the Society of Automotive Engineers, attended Drexel Institute of Technology in Philadelphia and served 4½ years in the armed forces. He and his family are residents of Livonia and enjoy such hobbies as electronics, oil painting and outdoor cooking.

We point with pride to Mr. Sherman's achievements in the real estate field. He served as a Sales Counselor with our company. Then as Assistant Manager and finally in his present capacity as Sales Manager. He is Chairman of the B. F. Chamberlain Education Committee and instructs the Management Training Program in addition to his regular duties.

Mr. Sherman encourages those desiring a new career to consider the richly rewarding real estate profession. Once decided, follow the "Golden Rule" and your personal success will follow in kind.

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### Daniels Den

By EMORY DANIELS

rising taxes is to attract industry or business to the community so the tax burden can be shifted away from the homeowner. If you lack open land for industrial development, the tax burden remains on the homeowner.

It is not true that city taxes were lowered last year. The millage RATE was decreased because of an increase in state equalized valuation, the BASE. The actual dollar amount of taxes paid rose slightly.

It is predictable that with rising costs, taxes will increase. But by consolidating the four governments, Farmington as one community can better compete to attract industrial developers. If a single city has a better chance to draw industrial clients, then it is also true that a single city stands a better chance of lessening the tax burden carried by homeowners.

No one, at this point, can make an educated prediction on what the tax rate will be for the new city.

First, a charter commission must decide what type of government the city will have and furnish information on what minimum services that city will be expected to provide.

Thus, a vote on consolidation Nov. 4 can't be based on taxes. If higher taxes is the only factor then residents should

government ought to be equipped to respond.

TOWNSHIP RESIDENTS presently request services which their government cannot provide. Oakland County determines what roads will be built and what the millage levy will be.

Township government, because of legislative limitations, is unable to make full use of its community's resources and finds itself reacting to budgets and plans dictated by the county.

This writer would not wish higher taxes on anyone. That's why consolidation is worthy of serious study. If a single city can create a tax base richer than the four governments can build separately, then a single city can provide more services with a lighter burden on homeowners than the four separate governments can.

At present, there is no reason to believe consolidation will result in higher taxes for the community than those collected in the future by the four units. In fact, it appears the single city will do a better job to ease the taxpayer's burden. The possibilities certainly warrant establishment of a charter commission to find out.

It is sure, however, that a consolidated city will have better tools to lower the tax burden carried by homeowners than the four governments presently have.

A higher tax burden would be necessary only if more services are required. And if the people of this community require greater services, their

EDITOR:

The issue of consolidation is rapidly becoming cloudier as each community leader has his personal opinion published in the local papers.

The citizens should be forewarned that many of the concepts that have been presented are individual propensities that have been aired with few actual facts, figures or examples used as a basis. The MSU study which cost the community \$5000 gave nebulous recommendations and no concrete conclusions that could be used as a guideline -- obviously the apathetic city resident will be a consolidation casualty.

The denizens within the City of Farmington who focus consolidation will be advantageous would benefit by doing more investigation into the whole proposal.

The City of Farmington has the lowest tax rate of any city in Oakland County (the figures are public record) -- Do any of you consolidation advocates actually think our tax rate can remain the same and provide all

the services a city resident now receives to a consolidated community? Let's have the cost of consolidation printed including tax rate increase and special service charges.

The fear of being a landlocked community has been expressed by some; this will in all probability be true at some time. What else do all the suburban areas have in their future when maximum land use has been reached?

I recently had an opportunity to discuss this peculiarity with public officials of the City of Highland Park which is comparable in size to the City of Farmington (3.9 square miles larger). These people claim their community has never been at any disadvantage because they are landlocked. In fact, they feel their citizens have more efficient services for their use than the Detroit area that surrounds them.

It is the law that the Nov. 4 issue is only the preliminary to actual decision on consolidation, and the tax-paying resident who is against this propo-

al should make his voice heard now! What better way can the average citizen make himself heard? In all practicality if it

goes any further it is going to cost you money!!!  
MARGARET YODER  
31661 Lamar Drive

## What's Density Of PRD Zoning?

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## Is 1-City An Answer?

EDITOR:

Sound the alarm! Warn the citizens! A proposed zoning ordinance, the ordinance for Planned Residential Districts, will reduce our protection against high-density population.

THIS REZONING isn't a one-shot deal, such as for the Independence Green Apartments, or for the Kendallwood Apartments, or for the Echo Valley Apartments. No, indeed. This is for all remaining residentially zoned areas in the entire township, almost all of which are presently zoned RA-1. It is an open invitation, "an optional means of development," to quote the proposed ordinance.

How significant is this? Our present RA-1 permits a maximum density of 7.2 bedrooms per acre. The proposed rezoning will permit a density of 10 bedrooms per acre in RA-1.

As a comparison, you might be interested to know that in the quarter section commonly called Kendallwood One, the

actual bedrooms per acre are 5.875, and this calculation was made as if the vacant corner lot had a house like the others in K-1 on it.

AS OUR population grows, we'll be choked with traffic and burdened with ever higher taxes, especially school taxes -- even if we grow at the presently permissible density level of population. Why should we make things worse for ourselves by permitting this population growth to occur at an even higher density level and, at a faster rate of growth?

I'm also wondering if there's danger of exceeding the capacity of the interceptor sewer, especially with all the apartment approvals of recent years.

Taxes and traffic, along with other troubles, are tied to density of population -- how packed in we allow ourselves to become. Seven bedrooms per acre is enough density, if not too much. But a path has been paved for even more crowding, so citizens should let the Township Board know their concern.  
ROBERT H. NELSON

## Troop 389 To Play At Fisher

FARMINGTON

In the tradition of show business greats, the marching band of Farmington Boy Scout Troop 389 is going to play the Fisher Theater.

The boys will perform a concert from 10:30 to 11 a.m. when the Fisher Town Hall Series opens its season on Oct. 8. Featured speaker will be Rita Hauser, President Nixon's appointee as United States representative to the United Nations' commission on human rights, who will discuss "Law and Order, and Human Rights." The boys are selling tickets to the lecture to raise money for the band treasury. They may be obtained by calling Marion Barringer, 476-4077.

In keeping with the Scout requirement for public service, Troop 389's band will play for the kickoff of the United Fund drive in Pontiac on Oct. 4. The band will also play for the Founder's Day celebration at Starr Commonwealth on Oct. 5.

## Seniors Get Passes

FARMINGTON

Members of the three area senior citizen organizations this week received complimentary passes to Farmington District school events.

Superintendent of Schools Dr. Roderick J. Smith explained, "This is our way of telling our older citizens that we appreciate their support and want to encourage their continued relationship with the youth of our community."

Local residents 65 years of age and over are entitled with the passes to attend plays, concerts and athletic activities sponsored by Farmington schools.

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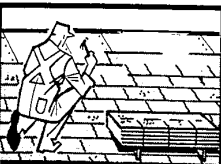
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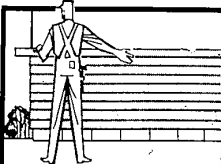
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