

# Hills country club awarded tax break

A contractual arrangement between Farmington Hills and the Farmington Hills Country Club is now completed, granting the nonprofit corporation tax relief.

Meanwhile, recent past president and club member James Culbertson Council — no to Senate bill

The Farmington City Council has gone on record opposing state legislation that would prohibit local fire-arm ordinances.

Councilman Richard Tupper suggested the city officially object to Senate Bill 748 after receiving information from the Michigan Municipal League.

The council vote was 4-1 opposing the bill with Councilman Ralph Yoder dissenting.

"The Michigan Municipal League is opposed to Senate Bill 748 as a violation of home rule principals in Michigan, and we urge you to defeat the bill," the MML letter said. "The Home Rule City and Village Acts grant... broad powers to enact ordinances to protect the health, safety and general well-being of citizens of the city or village."

"Senate Bill 748 would remove that power... regarding the ownership, purchase, sale, possession and transportation of pistols and other firearms."

The bill is aimed at local governments that are considering banning handguns, although no Michigan city or village has enacted such a law, according to the MML Executive Director George Goodman.

The bill is awaiting action in the state House of Representatives as it recovers early this month.

Monday the board received an offer during the past two weeks to sell property owned by the club at the southeast corner of 12 Mile and Haggerty, where the club has been located since 1955.

"We have an active offer," Culbertson told the city council Monday.

Club members gave their board authority to negotiate sale of the property at a meeting Dec. 4. He does not expect any land transactions to occur for at least 90 days.

"We make no bones that we have been actively looking to sell Farmington Hills Country Club since May of this year," Culbertson said several weeks ago when he appeared before the city council.

During that meeting, council members voted unanimously for a "consensus for tax relief" for the club under the Farmland and Open Space Preservation Act of 1974.

The Act gives the city control over development on the land, effectively leasing development rights to the city for the term of the 10-year lease, according to Farmington Hills City Attorney Paul Bibeau. It allows the club to pay a residential tax rate, although it is zoned for industrial research office.

USE OF the Farmland and Open Space Preservation Act was originally proposed by Councilwoman Jan Dolan.

The agreement allows the 135 acres of property to remain zoned IRO, but allows RA-1, or single family residential tax rates. The country club remains responsible for the difference between the IRO and RA-1 tax rates if selling the property within the life of the agreement, according to information presented.

Culbertson estimated the tax relief contract will save each member about \$60 per month in taxes.

The country club land was rezoned to IRO in 1985 to accommodate a proposed land swap which would have moved the club to the north side of 12 Mile making room for what was to have been a larger office and industrial research park on the current club site.



The Farmington Hills Country Club is at the southeast corner of Haggerty and 12 Mile in northwestern Farmington Hills.

After reaching an impasse on financial issues, the plan was dropped last March. Culbertson attributes some of the club's problems to the city's proposed 12 Mile widening, which fell through because of tax increment financing litigation.

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N  
W  
E  
Orchard Lake Rd.

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**CITY OF FARMINGTON HILLS**  
**COUNCIL PROCEEDINGS**  
(Summary)

A regular meeting of the Farmington City Council was called to order by Mayor Hartsock at 8:05 p.m. on December 1, 1988, in Council Chambers, 23600 Liberty Street, Farmington, Michigan.

**PRESENT:** Campbell, Hartsock, Richardson, Tupper, Yoder.

**OTHERS PRESENT:** City Manager Deardman, Administrative Assistant Schultz, Deputy Director Goss, Director Billing, City Attorney Kelly, Acting Clerk Murphy.

Minutes of the previous meetings were approved as written.

Minutes of other boards were received and filed.

Council took no action relative to the request of Salem Kanna for support of a SDM license for 31822 Grand River.

Council adopted a resolution authorizing an Industrial Facilities Exemption Certificate for Liquid Drive Corporation allowing the transfer of jobs from the City of Farmington to Green Oaks Township.

Council granted a sign variance for John Anhalt, 23390 Farmington Road.

Council introduced Ordinance No. C-541-88 amending the city's Alarm Ordinance.

Council introduced Ordinance No. C-542-88 amending Traffic Control Order, Parking Control on Raphael Street.

Council authorized participation in Oakland County's two year Tri-Party Road Program in the amount of \$18,458.

Council authorized the purchase of one 4-wheel drive truck in the amount of \$12,273.10 and receiving quotes for a snow plow.

Council approved the holiday closing dates of December 25 and 26, 1988 and January 1 and 2, 1989.

Council designated smoking and non-smoking areas in the city's municipal building.

Council received the financial reports for the General Fund and 47th District Fund for the three months ended September 30, 1988 and the Water & Sewer Fund for the quarter ended September 30, 1988.

The following ordinance was adopted:

**ORDINANCE C-540-88**  
**AN ORDINANCE TO AMEND TRAFFIC CONTROL ORDERS**

**THE CITY OF FARMINGTON ORDAINS:**

That the Traffic Control Order issued by the Chief of Police of the City of Farmington, dated February 4, 1972, is hereby amended as follows: Chapter 5 Section 5.32 (B); Chapter 10 Section 10.11 (A) and Chapter 12 Section 12.6 (A) as provided for in Section 2.53 of the Uniform Traffic Code for Cities, Townships and Villages.

**Chapter 5 Prohibited Parking - amend to read:**

**Section 5.32 GILL ROAD**

(B) West side from Arundel 105 feet north

**Chapter 10 Fire Routes - add the following:**

**Section 10.11 VILLAGE COMMONS**

(A) All driveways, alleys, or other areas posted as fire routes in the Village Commons Shopping Center located north and west from the intersection of Grand River Avenue and Mayfield Street.

**Chapter 12 Handicapped Parking - add the following:**

**Section 12.6 VILLAGE COMMONS**

(A) All parking areas designated for handicapped parking only

On the area located north and west from the intersection of Grand River Avenue and Mayfield Street.

This ordinance was introduced at a regular meeting of the Farmington City Council on November 17, 1988, was adopted and enacted at the next regular meeting of the City Council on December 1, 1988, and will become effective ten (10) days after publication.

**AYES:** Campbell, Hartsock, Richardson, Tupper, Yoder

**NAYS:** None.

**ABSENT:** None.

Monthly bills were approved for payment.

Meeting adjourned at 8:00 p.m.

**WILLIAM S. HARTSOCK, Mayor**  
**CAROL A. MURPHY, Acting City Clerk**

Published December 11, 1988

**CITY OF FARMINGTON HILLS**  
**SUMMARY OF PROCEEDINGS**  
**REGULAR CITY COUNCIL MEETING**  
**DECEMBER 8, 1988**

Mayor Alkateeb opened the regular meeting of the Farmington Hills City Council on December 8, 1988 at 7:30 p.m. Members present: Alkateeb, Dolan, Dudley, Marks, Sever, Soronen and Wolf. Others present: City Manager Costick, City Clerk Reynolds, Assistant City Manager Call, and City Attorney Bibeau.

Minutes of November 24 and December 1, 1988 were approved as amended.

Council adopted Resolution No. 3, for sanitary sewer installation for Kirby Avenue and a portion of Cass, between Ribowood and Edmonlon in Farmington Acres Subdivision in Section 33. Date for Cost Hearing was not set, pending report from Oakland County Health Department regarding condition of existing septic fields.

Ordinance No. C-41-88, Zoning Request 20-5-88, was enacted, to rezone property on west side of Orchard Lake Road, between Firwood and Ravine from RA-1 to OS-3.

Council approved Open Space Development Rights Easement in accordance with Public Act No. 118 (Farm Land and Open Space Preservation Act) for Farmington Hills Country Club property at 27700 Haggerty Road at Twelve Mile.

Report was presented regarding status of proposed Group Home at 28805 Grayling.

Board Resolution was adopted, authorizing Director of Finance to file a Notice of Intent to Issue an Obligation not to exceed \$7,000,000 (General Obligation Road Improvement Bonds).

Date of January 1, 1987 was established for public hearing for vacation of auxiliary sewer easement in Section 15.

Council determined to hold election for Mayor and Mayor Pro Tem at December 15, 1988 meeting.

Council determined to hold executive session following meeting to discuss pending litigation.

City Manager was directed to schedule rehearing for paving and drainage improvements on Goldsmith Street in Section 32.

Following Traffic Control Orders were adopted:

**ST-133-1988**, requiring all southbound North Park Drive traffic to stop at Old Timber Road.

**ST-134-1988**, requiring all eastbound York Ridge Drive traffic to stop at Old Timber Road.

**ST-135-1988**, requiring all eastbound Northwick Drive traffic to stop at York Ridge Drive.

**ST-136-1988**, requiring all southbound Claymore Drive traffic to stop at Hegency Lane.

**TR-44-1988**, prohibiting right turns from southbound Inkster Road to westbound Old Colony Road from 7:00 a.m. to 9:00 a.m., except for school buses.

Traffic Control Order 2.E.10-78, prohibiting right turns from Old Colony to northbound Northwestern Highway, from 7:00 a.m. to 9:00 a.m., was rescinded.

City Manager and City Clerk were authorized to execute contract with Ustian Construction Company of Auburn Hills for appropriation of building addition to Fire Station No. 3, for amount of \$88,971, appropriated from Capital Improvement Fund.

City Manager and Personnel Director were authorized to execute three year contract with International Association of Fire Fighters, Local 2659.

City Manager was authorized to issue purchase order to Byrd Marine of Dearborn for acquisition of workboat for Department of Special Services, for total delivered cost of \$3,650.

City Manager was authorized to issue purchase order to Southlane Landscape, in amount of \$7,740, to spread and line grade athletic infield material for twenty baseball/softball fields.

City Manager was authorized to issue purchase orders for procurement of following City vehicles:

Dick Morris Chevrolet of Walled Lake for 11 Chevrolet Caprice Police Patrol automobiles at total delivered cost of \$128,189.71; Art Moran Pontiac of Southfield for 4 Pontiac Unmarked Police Automobiles, 1 Finance Department Pontiac, and 1 Fire Department Pontiac, at total delivered cost of \$60,943.71; and Mike Saville Chevrolet of Troy for 2 Chevrolet Unmarked Police Automobiles and 1 Chevrolet Fire Department Van, at total delivered cost of \$33,296.90.

Council determined to raise Engineering Inspection Rates to \$25.00 per hour for regular time and \$35.00 per hour for overtime.

Council adopted Master Storm Drainage Plan.

Resolution was adopted approving City's participation in 1987 Oakland County Tri-Party Road Improvement Program.

Resolution was adopted in support of Orchard Lake Road widening - 11 Mile to Grand River.

Report was presented on 1987 Road Construction Program.

Meeting adjourned at 10:25 p.m.

**J.I. ALKATEEB, Mayor**  
**JOAN REYNOLDS, City Clerk**

Published December 11, 1988

**NOTICE BY CITY OF FARMINGTON HILLS**

Pursuant to Public Act 207 of 1971, as amended, the City of Farmington Hills gives the following notice:

**LICENSE APPLICATION NOTICE OF INTENT**  
**MICHIGAN DEPARTMENT OF SOCIAL SERVICES**

Please take notice that Renaissance, Inc., a Michigan nonprofit corporation has applied to the Department of Social Services for a license to operate a Community Living Facility, Adult Foster Care Small Group Home at 28105 Grayling, Farmington Hills, MI. The home will serve as a residence for six individuals, ages 20-45, who have a history of psychiatric hospitalization at Clinton Valley Center and who are no longer in need of inpatient care.

A Community Living Facility is an Adult Foster Care Home with specialized in-home program services, located in the community for the care of mentally ill or mentally retarded individuals. The planned facility will comply with Department of Mental Health contracting standards, as well as meet licensing regulations for Adult Foster Care homes licensed by the Department of Social Services.

For additional information about the proposed license, contact:

Michigan Department of Social Services  
Bureau of Regulatory Services  
300 S. Capital Avenue  
P.O. Box 30037  
Lansing, MI 48909

Comments can be directed to:

City of Farmington Hills  
31555 Eleven Mile Rd.  
Farmington Hills, MI 48010  
Phone: 473-9302  
Attn: Karen Birkholz

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