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proposal would have paid for itself through development. Brock told residents less housing would translate into a "shortfall" or a cut to the taxpayer of \$2.75 million.

Undeveloped, except for the golf course, the property would cost taxpayers \$11.3 million, he said. Residents didn't seem to trust that number, because of uncertainty over greens fees, the scope of development and land-fill mitigation.

Look at other costs

Michael Greer was among those who suggested officials should look at related costs as well.

"I understand the financials behind things. I understand the council thought they were doing everybody a favor," he said. "But you need to factor in the additional incremental costs for new residents."

That includes improvements to congested roads and the burden of children moving into Farmington Public Schools. Residents wanted to know whether the city had told school officials about the possible addition of more than 500 housing units.

In response to concerns, Brock said, "I will call the superintendent of schools tomorrow. It is not our responsibility, but I will gladly engage him in a dialogue."

Residents who complained about traffic on both 11 Mile and Halsted also received assurances that a traffic study would be part of any development proposal. Brock said officials are studying improvements to both roads.

When talk turned to the potential contamination caused by a 23-acre covered landfill on the Eleven Pines property, residents seemed skeptical of data presented in an initial report and executive summary.

"I think this is a highly sanitized report," said resident Jim Winkler, who charged that the raw data included showed a higher level of contamination than the executive summary indicated.

Prepared by NTH Consultants, based in Farmington Hills, the report focused on the landfill cover, materials in the landfill, soils around the landfill and groundwater monitoring. Project manager Blushan C.



Details, details: Steve Brock, Farmington Hills city manager, explains the proposed Eleven Pines project.

Modi said the existing "cap" varies from non-existent to about three feet, and 30-40 percent of the landfill has no cover at all.

The report indicated arsenic and lead were found in the cover at concentrations greater than the standard set for residential areas.

However, none of the samples contained detectable concentrations of PCBs. Four monitoring wells installed in the landfill detected barium, manganese, ethyl benzene, 1, 2, 4-trimethyl benzene and xylenes, at concentrations exceeding residential drinking water concentrations.

Groundwater, monitoring wells installed in the landfill showed only manganese, which is a naturally occurring substance found in rock and soil.

Brock told residents that soil borings showed nothing unexpected for a municipal dump, and that while some PCBs were present, they are buried and by their nature, tend to stay where they are.

"Through the DEQ (Department of Environmental Quality), we will properly cap the landfill, cognizant that a golf course will be built on top of it," he said.

To cap or not to cap

Some residents wondered why the city had to do anything at all.

Modi explained that when officials purchased the property, they became obligated by law to perform certain activities.

"They have certain obligations to meet now (that) they are owners of the property, and the cap falls under the 'due care' obligation," he said. "It is one of the options. I don't think leaving it alone would be an option."

Residents grateful the city had purchased the property — so the public has a real voice in its development — suggested it might be prudent to develop it properly rather than leave it alone.

Mayor Nancy Bates confirmed that while the city council might be willing to leave it lay, others may not.

"One council cannot bind the next council," she said.

Old Homestead Homeowners Association president Ken Mansory and his neighbors asked officials to present figures for the "no development" option.

He said a private developer could build and operate the new clubhouse and an "at grade"

crossing, rather than the bridge over Halsted Road officials have considered.

Council of Homeowners' Associations president Fran Vally said no matter what officials do with Eleven Pines, they need to improve communication with residents — many of whom said they felt ambushed by the original proposal.

She suggested a "plain English" supplement to official legal publications, as well as increasing the mandated notification area, which is now 300 feet around any proposed development.

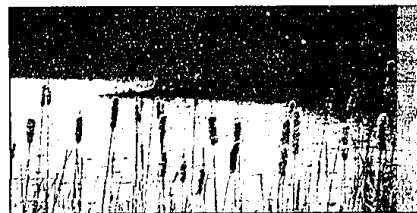
Brock and some council members plan to attend the homeowners' meeting with DEQ project specialist Steve Kitter at 7 p.m. on Tuesday, March 21, at the Farmington Hills branch of the Farmington Community Library, on 12 Mile Road.

In addition, he said, officials will sift through the copious notes taken Thursday night.

"The next step is to look at ideas and develop a couple other alternatives to see if there's any others that would be viable," he said. "At this point, we're just making sure everyone's dealing with accurate information."



Don't: The property is well-posted to discourage trespassing.



HEAVY PHOTO BY BILL BREWSTER

Not what it seems: The pond on the Eleven Pines parcel looks picturesque but is contaminated.

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<input type="checkbox"/>	<input type="checkbox"/>	3. I have trouble sleeping (either too much or too little)
<input type="checkbox"/>	<input type="checkbox"/>	4. I have trouble concentrating, or my mind goes "blank"
<input type="checkbox"/>	<input type="checkbox"/>	5. I feel irritable; I can't relax
<input type="checkbox"/>	<input type="checkbox"/>	6. I notice my heart beating rapidly
<input type="checkbox"/>	<input type="checkbox"/>	7. I feel worried, anxious and fearful

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