

BLOOMFIELD TOWNSHIP NEWSLETTER



Public Services Facility Q&A ~page 2.



Senior Center Proposal ~ page 4



Fire Dept. FAQ's ~ page 4

Township Capital Improvement Proposal to be on August 8 ballot

■ Vote by Absentee Ballot or on August 8

On August 8, Bloomfield Township voters will be asked to vote on a 25-year bond proposal that will fund major improvements to the civic complex on Telegraph Road south of Long Lake Road. The proposed project calls for building a new senior center, replacing the 41-year old central fire station and renovating the fire station that serves the east quadrant of the Township, and replacing the 45 year-old public services facility.

The Township's senior services program, the Greater Bloomfield Senior Association, is in leased space in a building that was formerly an elementary school in the Bloomfield Hills School District on Wing Lake Road near 14 Mile Road. The lease expires in four years and the center must be relocated by that time. Demographic studies show that Bloomfield Township's senior population is proportionately one of the largest in the state

and is expected to continue to grow. A new center would provide for services such as on-site Adult Day Service and offer features such as a therapeutic pool. It would also bring seniors to a more central location.

The Central Fire Station was built in 1965. In addition to regular responsibilities, it is the center for the Fire Department's administration and training operations. One of four fire stations throughout the Township, it responds to all fire calls in the Township as a back-up to the primary responding station. Although it has always been well maintained, it now needs major repairs and improvements.

The Westview Fire Station was built in 1958. It serves the entire eastern portion of the Township and needs major renovations.

The original public services facility was built in the 1961 and was added onto several times in the

early 1970's. It is a total of 35,000 square feet. The entire Township fleet – including Police, Fire, EMS and road maintenance vehicles – is serviced in that facility. In addition, the major equipment used for road and water and sewer operations is housed in the facility or on its grounds. The Township's technical communications center is located there as is the Police Department's gun range.

A recent needs assessment concluded that the facility should be 116,000 square feet to adequately meet today's demands of Police, Fire, EMS, roads, water and sewer and communications services.

The bond proposal calls for a 25-year bond levied at 0.5725 mills the first year and then averaged down to 0.3808 mills over its life.

The average Bloomfield Township home has a taxable value of \$218,240. (This is TAXABLE value, not market value) The first year's millage for such a home would be \$124.94. Over the life of the bond, the millage levied is reduced, averaging 0.3808 over 25 years. This would average down to \$83.10 per year based on today's

evaluations.

The proposed bond would raise \$26 million. Bloomfield Township recently received the highest bond ratings of any township in the State of Michigan, with Moodys rating the Township "Aa1" and Standard & Poor's rating it "AA+". This rating assignment will keep the interest rates and other associated costs for the bond as low as possible.

Please read the articles inside this newsletter for detailed information about the proposal and read the Supervisor's column for additional comment. More information can also be found on the Township website, www.bloomfieldtwp.org, and by watching several related cable programs on Channel 15. To find out what the taxable value of your home is, call the Treasurer's Department at 248.433.7704 or refer to your latest tax bill.

Bloomfield Township recently received the highest bond ratings of any township in the State of Michigan, with Moodys rating the Township "Aa1" and Standard & Poor's rating it "AA+". This rating assignment will keep the interest rates and other associated costs for the bond as low as possible.

BLOOMFIELD TOWNSHIP BOARD OF TRUSTEES 2006

ELECTED OFFICIALS

ADMINISTRATION

Dave Payne, Supervisor
Janet Roncelli, Clerk
Dan Devine, Treasurer

TRUSTEES

Sherry Stefanos
David Buckley
Neal J. Barnett
Leo C. Savoie

APPOINTED POSITIONS

PLANNING COMMISSION

Jeff Salz, Chairman
Scot Goldberg, Vice Chairman
Sherry Stefanos, Secretary
Richard Mintz,
Jane Reisinger
John Swoboda
Bill Stark

BOARD OF APPEALS

Corinne Khederian, Chairman
Jane Reisinger, Vice Chairman
James Aldrich
Dan Devine
Brian Kepes
Lisa Seneker
Robert E. Taylor, Jr
Brian Henry, Alternate
Larry Smith, Alternate

An overview of the Capital Improvement

What does the project include?

The proposal calls for a new senior services center, a new Central Fire Station, a new public services facility and renovations to the Westview Fire Station. The new buildings would replace structures built and added onto in the 1950's, 60's and 70's. The proposal also includes improvements for the Police Department and technical communications. The plan integrates Township services and facili-

ties into a more efficient civic campus.

Why is the Board of Trustees bringing it before voters?

The Board of Trustees is charged with assuring Township residents receive exemplary services at a reasonable cost. We cannot provide quality services in a cost effective way while we operate out of buildings that are too old, too small and too flawed to allow for efficiency.

Most of our buildings were built when the Township's population was less than 30,000 and the number of homes was fewer than 10,000. Today we serve 44,000 people and protect more than 17,000 homes. We have many more vehicles in our public safety and public services fleets and most of them are larger and more sophisticated. The Township provides a wider range of services now than it did when the buildings were built and renovated. In addition,

today's standards call for a degree of technology never even imagined in the 50's, 60's and 70's when the last capital improvements were made. Updated facilities are needed to give us the space to properly care for millions of dollars of vehicles and equipment and to accommodate today's service needs.

Why are the projects all combined in one proposal?

By considering our capital needs from a comprehensive perspective, we can maximize economies of

Questions and Answers on the Township's



How is this proposal different than the proposal we voted on in 2004?

By combining several much-needed capital projects into one proposal we were able to look at the individual projects from a broader perspective and find solutions that weren't available to us before. The most significant difference is that this proposal calls for razing the Central Fire Station (immediately to the west of the public services facility) and adjoining its site to the public services facility's site. This lets us now propose a one-story building that is more efficient and less costly design than the two-story design we were limited to in 2004.

What takes place in the public services facility?

This is the hub that supports the work of almost every Township service. Of course the



trucks that plow and de-ice your roads in the winter and grade and repair them in the summer are housed and serviced in this building, but Police and Fire vehicles depend on the facility as well. Fire and EMS trucks are serviced here, requiring work on everything from their large engines to the technical equipment in the cabs. Each Police patrol car has approximately \$20,000 of technical equipment in it. The Communications Department is housed in the facility to install, maintain and repair this essential equipment. The Water and Sewer Division is also housed in this facility.

Equipment, vehicles and personnel from the Department of Public Services play a vital role in the Township's emergency first response team. Whether to clear a roadway of a fallen tree or a foot of snow, or to restore water pressure to a fire hydrant, public services vehicles must be ready to respond quickly.

What's wrong with the building?

It's not nearly large enough for today's purposes. Our present facility is 35,000 square feet; a recent needs assessment concluded we needed 116,000 square feet to properly take care of our millions of dollars of vehicles and equipment. For exam-



ple, today's fire trucks are so long they don't fit inside the work bays. This means that when they have to be serviced, the mechanics must work with the bay doors wide open, even in sub-freezing weather.

The building is too small to accommodate lifts and hoists for vehicles. Lifts and hoists are basic necessities for

even the corner gas station. For many repair and maintenance operations, our mechanics are forced to do their work while they are flat on their backs. This is not only a poor working condition, it also increases the amount of time or the number of workers to accomplish the job.

In addition, because of the age of the building and its additions, its systems are failing. It needs new electric, lighting, plumbing, heating and cooling systems. There is no fire sprinkler system. It needs a new roof. Making these improvements is essential not only for basic operations but for the health and safety of Township employees. Modifying the present structure will not be cost efficient or even effective in making improvements; the building simply must be replaced.



Proposal

scale. Including the senior center in the civic campus saves us the cost of purchasing land or making lease payments. It also brings our seniors to a central, more convenient location. Razing the Central Fire Station allows us to use its current site for the expansion of the public services facility. By extending the available land for that facility, we can design a building that is less costly than the version proposed in 2004 when we were forced to limit it to its exist-



The proposal calls for a new senior services center, a new Central Fire Station, a new public services facility and renovations to the Westview Fire Station.

ing site. Building a new fire station saves us millions of dollars in repairs and retro-fitting that would result in a facility that would still be inadequate.

How much will it cost me?

During the first year of the 25-

year bond, the millage levied will be 0.5725 mills, or \$57.25 for every \$100,000 taxable value (*NOT market value!*) of your home. The average Bloomfield Township home has a taxable value of \$218,240 so the millage would be \$124.94 the

first year. Over the life of the bond, the millage levied is reduced, averaging 0.3808 over 25 years. This would be \$83.10 for the average Bloomfield Township home based on today's evaluation and averaged over 25 years.

proposed public services facility project



How will a new building improve services and reduce costs?

This facility will house all Public Services Emergency Response vehicles. A new structure will bring about many efficiencies, especially with the ability to deploy vehicles more rapidly. Snowplows and de-icing equipment, now left outside, will not have to wait in line to be warmed up and de-iced themselves before they can be sent out during a snow emergency.

Large vehicles can be serviced and repaired more quickly, shortening the time they are out of service. Communications equipment can be installed, serviced and repaired more efficiently. These measures will put Police, Fire and EMS vehicles, as well as road, water and sewer equipment and vehicles, back on the street in a shorter period of time, giving residents full service and protection.

As \$2.5 million of vehicles and equipment sits outside year-

round, its constant exposure to the elements decrease their lifespan and increase their need for maintenance and repair.

The proposed facility will

enable the public services' administrative offices to be located where the work is done rather than a block away in a leased office building. This will

not only streamline productivity, but residents will find a setting that will provide a comprehensive conclusion to their concerns.



A NOTE FROM

Dave Payne, Bloomfield Township Supervisor

On May 8, 2006, the Bloomfield Township Board of Trustees voted unanimously to place a bond proposal on the August 8 ballot that would provide for an updated civic complex with a new senior center, a new central fire station and a new public works facility. In addition, the bond would provide funds to renovate the Westview Fire Station which serves the eastern portion of the Township.

I strongly urge you to learn everything you can about this proposal and how it will affect you, your property, and your public services. There is much at stake and the outcome of the vote will have an impact on the quality and efficiency of the services you expect.

Other articles in this newsletter, the Township website, and the several programs on the Township's cable station, BCTV 15, all have specific infor-

mation regarding the proposed construction projects and the details of the millage. In June, we held a public information forum at which you had a chance to directly ask questions of your Board of Trustees. In this newsletter column, please allow me to tell you why I think the proposed capital project is so necessary.

The public services provided by Bloomfield Township represent a \$36 million dollar service business. The Township's 44,000 residents, its business community, and the people who attend the schools, library and places of worship within the Township all depend upon the Township to provide safe and well maintained roads, speedy response to fire and medical emergencies, effective traffic patrol and protection from crime, and clean drinking water and a sound sewer system.

In today's world, these basic services require sophisticated vehicles and equipment and suf-

ficient space to house them. The structures that were built in the 50's, 60's and 70's simply are no longer adequate. So much more now is required than ever before in order to meet the expectations and even basic needs of our constituents.

Our voters have placed their trust in the Board of Trustees. The Board is charged with setting policy and establishing the goals necessary to direct the operations of a local government that is responsible for delivering basic services in the most efficient, cost effective manner. That cannot be done with outdated, aging and inadequate buildings.

Please consider all facets of the proposal. If you have questions or concerns, or if you would like to tour any of the facilities, please call me or any of the Trustees, or any of our department heads. We would all welcome the opportunity to speak with you and directly address your concerns.

Fire Department facilities FAQs

Why does Central Fire Station need to be replaced?

Today's needs for emergency response are greater than they were in 1965 when it was built. At that time, there were approximately 9,000 houses in the Township; today there are 17,000. A typical fire truck then was 16.5 feet long and 8 feet wide; today it is 32.5 feet long and 10.5 feet wide. We did not provide Emergency Medical Service (EMS) at all.

Central Fire Station also houses our Emergency Operations Center (EOC), which did not exist in 1965. When the EOC is activated during any kind of emergency, there must be the appropriate space for technical and communications equipment, as well as the personnel to direct the appropriate emergency response. In the present building, the space used for this purpose is barely adequate.

Other inadequacies are

caused by the lack of space. There is insufficient room for the storage of supplies and records. The restrooms are unsatisfactory for females and closets have been converted to offices. More room is necessary for better operations.

Why can't we add on to the building or make repairs?

Retro-fitting the current building does not make economic sense. It is more cost effective to move the Station and build a new facility that meets today's requirements, thereby allowing the Public Services facility to be built over a greater area and reducing that building's cost.

What needs to be done at Westview Fire Station?

Westview Fire Station serves the entire eastern portion



In 1965 Township firefighters were concerned with protecting some 9,000 homes. Today that number is almost than double at 17,000.

of the Township. When it was built in 1958 it was staffed by two firefighters; now four firefighters are there at all times. There is no room for training. There is insufficient room for the storage of supplies, training and office space, and restrooms for females are unsatisfactory.



Built in 1965 the Central Fire Station must be updated to meet today's emergency response requirements.

The senior component: Questions and Answers

What is the GBSA?

Since the mid-1970s the Greater Bloomfield Senior Association, GBSA, (formerly known as Mature Minglers) was affiliated with Bloomfield Hills Schools. In May 2005, GBSA became the Senior Services department for Bloomfield Township.

Why request a Senior Center

The GBSA is currently located in a former elementary school building on Wing Lake Road near 14 Mile Road. The lease on that space expires in four years. We must secure a permanent location for the growing programs and



The GBSA is located in a former elementary school on Wing Lake Road near 14-Mile Road. The building's lease expires in four years.

supportive services. We have only 5500 sq. ft. of useable space for programs and services addressing the needs of 13,000 residents age 60 or older.

Our communities' demographics are at the forefront of national trends showing the effects of people living longer, "aging in place", and "boomers" becoming seniors. Bloomfield Township has 44,000 residents; 22,000 residents are aged 50+. The number of residents age 65+ will expand to a staggering 12,069 (or 31% of the population) by 2030.

The proposed bond would provide an appropriate, permanent and centrally located Senior Center, serving our neighbors and ourselves, for the next 25 years.

Didn't we vote for a center?

In 2000, Township voters approved a Senior Center on the Bloomfield Hills Schools farm in the northeast corner of the Township, but did not approve the maintenance millage to which it was "tie-barred." The result was no Senior



Half of Bloomfield Township's 44,000 residents are age 50 or older and projections show the number of residents age 65 and older will expand to 31 percent or 12,069 by 2030.

Center. In 2004 voters approved 0.25 Senior Service Millage which supports Adult Day Care, Home Chore and Safety, Transportation, Meals on Wheels, Volunteerism, and much more.

What about maintenance?

This 2004 Millage can support operation of new center due to sound fiscal management.

Who will maintain oversight for the proposed Senior Center?

Bloomfield Township Board of Trustees will review, approve, audit and disburse funds as approved annually.



Register your classic for the Classic soon

The Bloomfield Township Classic will be back at Mercedes Benz of Bloomfield this year, building on the momentum started last summer with its inauguration to the Woodward Dream Cruise. Along with the display of classic and specialty cars, the Classic will feature a new entertainment line-up and expanded parking. The event is FREE to the public!

The Classic, held from 1:00 – 5:00 in conjunction with the Woodward Dream Cruise on Saturday, August 19, is a juried car show, party and charity event started by a group of Township car enthusiasts looking to involve their neighbors in the largest one-day classic auto event in the world. Food and beverages from Coldstone Creamery and Leo's Coney Island will be for sale.

The 2006 Classic welcomes Julian Pavone, Bloomfield

Township resident and drumming extraordinaire. At not quite three years old, Julian is considered the world's youngest drummer though his father Bernie said the official record books don't even have a category for drumming.

Julian will be accompanied by an eclectic mix of musicians including local talent Ralph Armstrong, the members of the United Drum Line, guitarist Dante Falgrani and Teddy Ted. A sock hop with period hits from the 60s and 70s will be one feature of the day's entertainment as will games and a face painting booth for the kids.

But the real entertainment will be heading north on Woodward as thousands of cars rumble by during the exciting Woodward Dream Cruise.

If you would like to enter your pre-1972 classic or special-



James Kendall and daughter Jacqueline pose next to their classic Chevy during last year's Classic.

ty car, call 248.433.7790 or find the entry form online at www.bloomfieldtwp.org. The entry fee is \$100, with \$65 being a tax deductible, charitable donation to Oakland Family Services, the Bloomfield Optimist Club, and Bloomfield Township Fire Department Charities. Space is limited – enter now!

For further information about

the event or to register a car, please check the Township's website at www.bloomfieldtwp.org or call 248-642-7609.

Register to vote for two important elections

Plan now to exercise your right to vote in the primary election, August 8, 2006, and in the general election, November 7, 2006. The last day to register to vote for the August primary is July 10, 2006, and October 10, 2006, for the

November general election. Check out our website at www.bloomfieldtwp.org for voter registration information and absentee ballot applications. Or, contact the Clerk's Office at 248.433.7702.

Public input sought for Master Plan Updating

Future land uses, infrastructure and economic policies will be the focus of the third public forum focusing on the Master Plan Update process in Bloomfield Township at 7 p.m. Aug. 21 at Township Hall.

The Bloomfield Township Master Plan serves as a guide for the future of our community. The current plan is more than 15 years old and needs to be updated to serve as a better decision making guide for present and future development conditions.

A draft of a proposed master plan is expected to be complete by October. From there state law mandates a three-month review process that concludes with a

final public hearing conducted by the Planning Commission. Once this requirement has been met, the document can be adopted by the Township Board.

Public input is very important in this process and already valuable insights have been provided to the Planning Commission by interested citizens.

At the Township's Master Plan Update meeting held May 15, 2006, Planning Commissioners and others in attendance heard a presentation on ways to identify and monitor the Township's key woodlands, wetlands and other natural features using computer technology known as a geographic informa-

tion system. About 40 residents, representatives from homeowner associations and local environmental groups participated. Planners received comments on a number of related issues, including:

- Areas prone to flooding
- Invasive species management
- Maintenance of natural areas
- Desire for parks
- Natural Beauty Road
- Conservation easements
- Existing local assets

These issues are just a few identified by attendees. Goals and objectives for the master plan will be drafted based on this and other meetings.



BOARD OF TRUSTEES

TIME: 8:00 P.M.
DATE: 2nd and 4th Monday
LOCATION: Township Auditorium

PLANNING COMMISSION

TIME: 7:00 P.M.
DATE: 1st and the 3rd Monday
LOCATION: Township Auditorium

ZONING BOARD OF APPEALS

TIME: 7:00 P.M.
DATE: 2nd Tuesday
LOCATION: Township Auditorium

NOTE: The Charter Township of Bloomfield will provide necessary reasonable auxiliary aids and services at all meetings to individuals with disabilities. All such requests must be made at least five days prior to said meeting. Please contact the Bloomfield Township Clerk's Office.

PO Box 489 Bloomfield Hills, MI 48303-0489
248.433.7702
Fax: 248.433.7714

Millage renewals insure continuation of existing public safety and road services

On August 8, 2006, voters will be asked to approve renewal of two significant millages in Bloomfield Township: Public Safety and Road Maintenance. Your vote will continue existing services.

The Public Safety Millage authorizes the renewal for up to 2.0114 mills for a period of 10 years to finance continued

fire, police and public safety protection. Approval of this proposal would permit a tax renewal of \$2.01 per \$1,000 of taxable value in the Township. The previously authorized millage expires in 2006.

The Road Maintenance Millage is a renewal of a previously authorized millage, which expires in 2006. Approval of

continued road maintenance authorizes the Township to renew up to \$.07180 mills for a period of ten years. This proposed millage would permit a tax of \$0.72 per \$1,000 of taxable value on all taxable property in the Township. Our Public Services Department maintains over 200 miles of subdivision roads. The wide

range of services provided include, among others, snow plowing, gravel road grading, pothole patching, roadside mowing, catch basin cleaning, asphalt patching, crack sealing, roadside litter cleanup, street sweeping, guardrail & post maintenance and 24 hour on-call staff for emergencies during the winter season.

Building a fence?

The first action to take, prior to any fence installation, is to check your subdivision deed restrictions to see if fences are allowed in your neighborhood. The next step is to apply for a permit for the fence through our Township Building Department. The most important thing to remember

about fences is to check on requirements prior to installation. Too often, residents install fences without checking these requirements, and then are forced to remove or change the location of the fence

Yard Enclosure – Permit is required. 4-foot-high fence may be installed along side and rear yard lot lines.

Dog Enclosure – Permit and ZBA approval required.

Side yard fence must be set back at least 16 feet from the lot line. Rear yard fence must be set back at least 25 feet from the lot line. Electronic “invisible” fence may be installed as above with a permit, but will not require Zoning Board approval. An invisible fence may also loop five feet into the front yard from the foundation of the home.

Pool Enclosure – Permit is required.

Minimum 4-foot-high fence must be installed to enclose pool. Approved gate latch must be at least 54” above grade. Approved safety devices must be installed on all entrances to the pool.

Contact our Building Department at (248) 433-7715 for specific building code requirements relating to a pool enclosure.

Any variance from these fencing provisions requires Zoning Board of Appeals review.



The front cover features Rose Berman of Bloomfield Township. Rose stays in shape with regular exercise in the fitness center at the Greater Bloomfield Senior Association facility.

433-7700	Administration
433-7712	Accounting
433-7710	Assessor's Office
433-7715	Building Dept.
433-7702	Clerk's Office
433-7790	Community Cable
594-2800	Engineering & Env.
341-6450	GBSA
433-7745	Fire Non-Emergency
433-7750	Police Department
433-7755	Administration
433-7755	Non-Emergency
433-7757	Animal Welfare
433-7760	Investigations
433-7775	Alarm Info
433-7777	Property
433-7776	Records
433-7776	Public Works
433-7709	Road Division
433-7731	Water & Sewer
433-7705	Treasurer's Office

TOWNSHIP DIRECTORY

4200 TELEGRAPH ROAD
PO BOX 489
BLOOMFIELD HILLS MI 48303-0489

BLOOMFIELD TOWNSHIP



Presorted
First Class
U.S. Postage
PAID
Bloomfield Twp, MI
Permit No. 40