



# Collaboration Project

Farmington  
Farmington Hills

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JOINT COUNCIL PRESENTATION

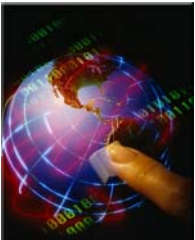
March 4, 2008

plante  
  
moran

# Agenda

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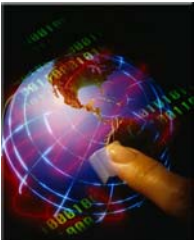
- ❑ Project Background
- ❑ Project Scope and Objectives
- ❑ Current Situation
- ❑ Summary of Findings
- ❑ Key Project Results
- ❑ Conclusion



# Project Background

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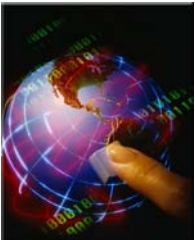
- ◆ Farmington and Farmington Hills joint project
- ◆ Explore collaboration opportunities including:
  - Joint provision of services, up to and including,
  - Full merger of the two municipalities
- ◆ Preliminary feasibility study
- ◆ Funded by Oakland County Capital Cooperative Infrastructure Revolving Fund (CCRIF)



# Project Scope and Objectives

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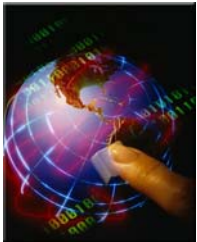
- ◆ Objective assessment
- ◆ Identify and quantify potential benefits
- ◆ Project covering the following:
  - Services offerings for each community
  - Cost/Benefit analysis of consolidating common services
  - Advantages/Disadvantages of full consolidation



# Project Scope and Objectives

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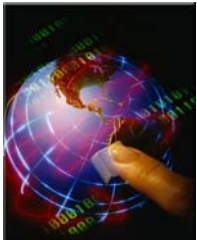
- ◆ Evaluation of services :
  - Administration/General Government
  - Economic Development
  - Public Safety Operations
  - Public Works Operations
  - Recreation & Cultural Operations



# Current Situation

**Money<sup>(sm)</sup>  
Magazine  
Top 100**

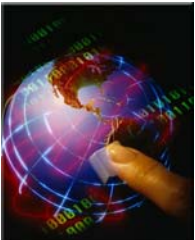
	Farmington / 2007	Farmington Hills / 2006	Money 2007 Top 10
Median Family Income	\$87,062	\$101,732	\$90,316
Purchasing Power (cost of living adjusted)	\$89,478	\$104,555	\$82,867
% of Residents with some college	78.8%	79.5%	72.4%
Colleges and Universities within 30 miles	22	22	29
Racial Diversity Index (Higher = more diverse)	68.6	77.4	59.2
Personal Crime incidents/1,000	2	2	13
Property Crime incidents /1,000	22	20	206
Air Quality Index (Higher = better)	90.7%	90.7%	77.3%
Average commute time (min)	20.7	23.8	23.1
Movie theaters within 15 miles	40	46	30
Restaurants within 15 miles	3,849	4,721	2,899



# Current Situation

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- ◆ High quality of life
- ◆ High level of service
- ◆ Well managed cities
  - Peer communities
  - 2005 per Capita Expenditure



# Current Situation

2005	Total Expenditures Per Capita			
City	General Gov't	Public Works	Total Public Safety	Total 2005 Expenditures
Albion	\$157.77	\$262.92	\$244.72	\$1,044.62
Lapeer	n/a	\$502.99	\$265.24	\$2,066.39
Flat Rock	\$145.60	\$523.85	\$478.14	\$2,963.39
Howell	\$214.18	\$515.92	\$252.49	\$1,757.23
<b>Farmington</b>	<b>\$222.21</b>	<b>\$408.45</b>	<b>\$273.42</b>	<b>\$1,504.63</b>
Marysville	\$111.81	\$469.94	\$284.67	\$2,112.31
Beverly Hills Village	\$112.45	\$428.23	\$400.64	\$1,190.22
Cadillac	\$158.01	\$410.29	\$292.12	\$1,376.05
East Grand Rapids	\$202.32	\$383.05	\$342.31	\$1,429.34
<b>Average</b>	<b>\$165.54</b>	<b>\$433.96</b>	<b>\$314.86</b>	<b>\$1,716.02</b>
Maximum	\$222.21	\$523.85	\$478.14	\$2,963.39
Minimum	\$111.81	\$262.92	\$244.72	\$1,044.62





# Current Situation

2005	Total Expenditures Per Capita			
City	General Gov't	Public Works	Total Public Safety	Total 2005 Expenditures
Rochester Hills	\$98.90	\$314.94	\$214.82	\$1,195.61
Wyoming	\$165.89	\$292.82	\$282.33	\$1,298.30
Kalamazoo	\$140.79	\$568.88	\$450.20	\$1,925.22
Southfield	\$207.64	\$495.07	\$576.06	\$1,738.86
<b>Farmington Hills</b>	<b>\$165.38</b>	<b>\$382.34</b>	<b>\$305.73</b>	<b>\$1,310.52</b>
Troy	\$89.87	\$395.21	\$342.09	\$1,309.80
Westland	\$152.95	\$406.37	\$309.60	\$1,060.14
Dearborn	\$208.51	\$494.43	\$503.88	\$2,133.06
Livonia	\$83.97	\$470.26	\$313.32	\$1,255.03
<b>Average</b>	<b>\$145.99</b>	<b>\$424.48</b>	<b>\$366.45</b>	<b>\$1,469.62</b>
Maximum	\$208.51	\$568.88	\$576.06	\$2,133.06
Minimum	\$83.97	\$292.82	\$214.82	\$1,060.14



# Current Situation

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Current joint services:

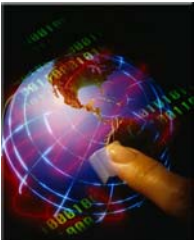
◆ District Court	◆ School District
◆ Chamber of Commerce (private)	◆ District Library
◆ Hazardous Waste Collection (RRROSOC)	◆ Community Development / Block Grants
◆ Waste Collection (private)	◆ Recreation Programs
◆ Youth Programs	◆ Senior Service Programs
◆ Cultural Arts	◆ Cable Television (SWOCC)
◆ Water Treatment (DWSD)	◆ Sewage Treatment (DWSD)



# Current Situation

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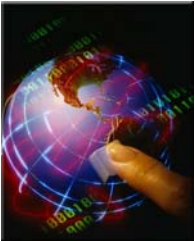
- ◆ Award winning communities
  - ◆ High quality of life
  - ◆ Low relative costs
  - ◆ Already share lots of services
- ◆ Can we do better?



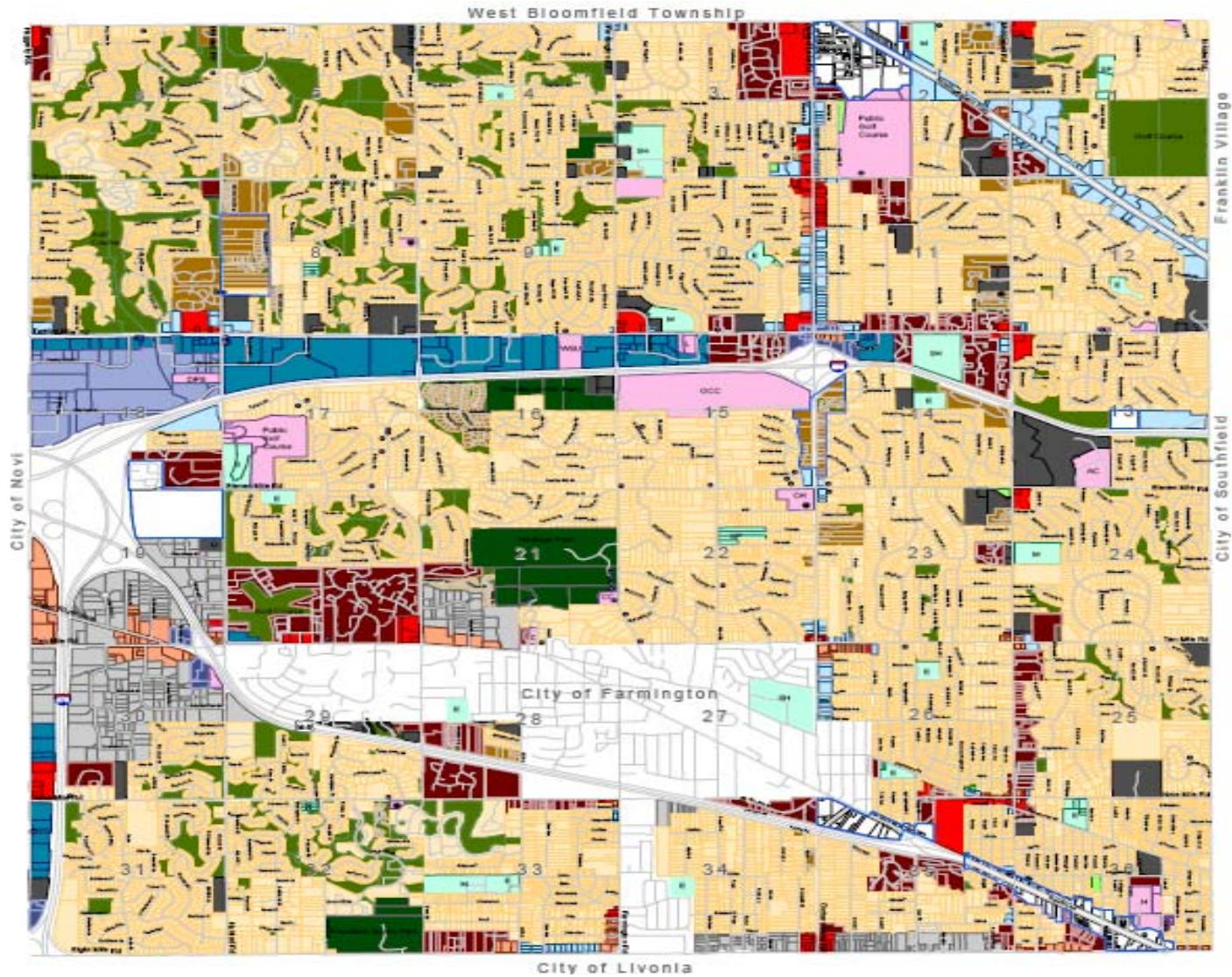
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# Summary Findings

## Economic and Community Development



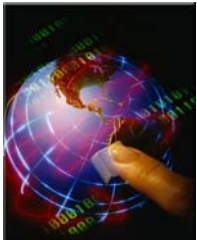
# Summary Findings



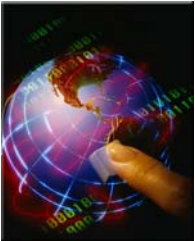
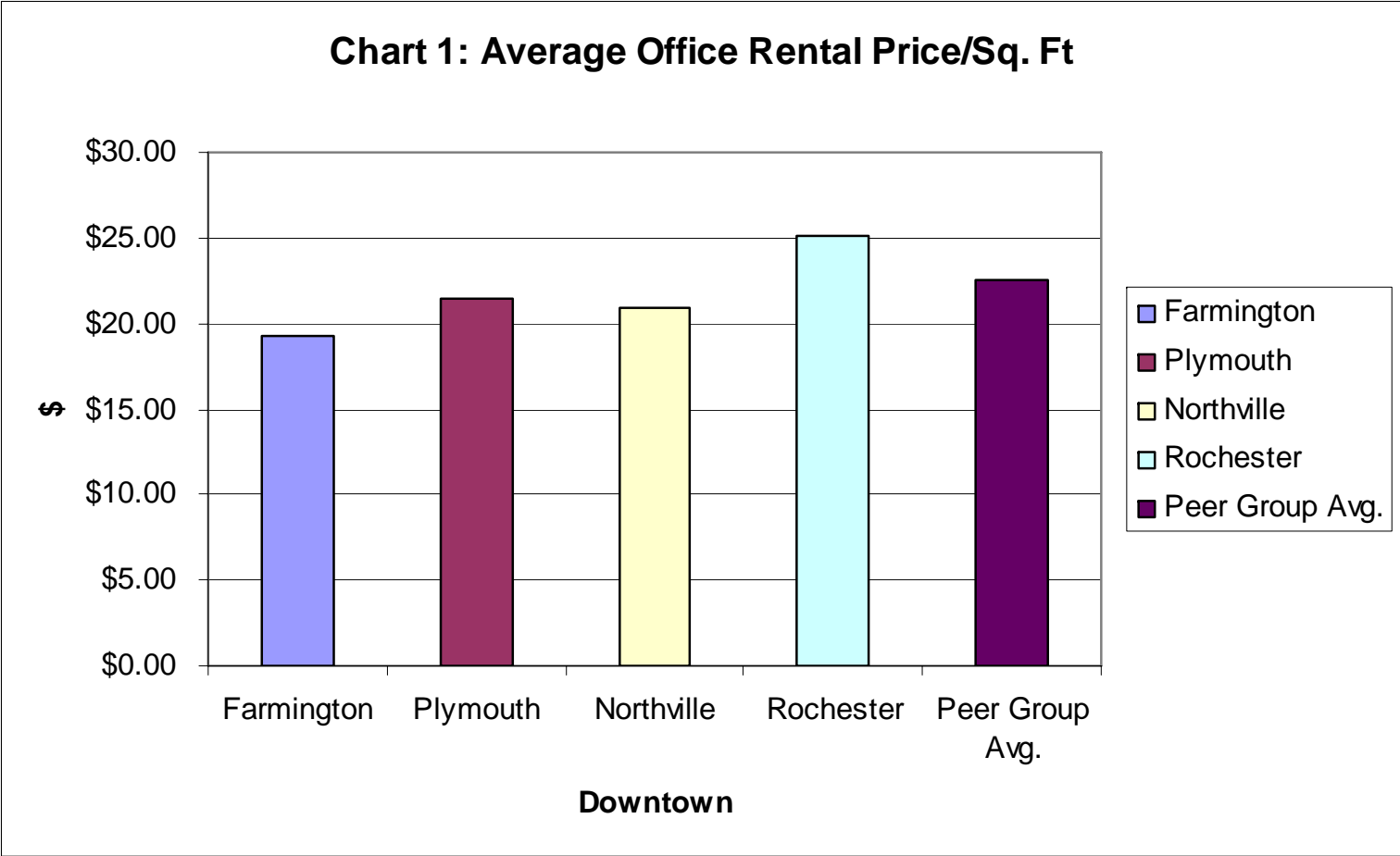
# Summary of Findings

	Population	Size (Sq Miles)	Household Income	% College Grads
Farmington	10,267	2.7	\$63,700	51%
Plymouth	8,865	2.2	\$61,800	42%
Northville	7,099	2.0	\$90,800	56%
Rochester	11,803	3.9	\$72,100	55%
<i>National Average</i>			\$48,500	27%

Farmington Hills	83,674	33.3	\$78,300	50%
Plymouth Twp	30,873	15.9	\$85,000	45%
Northville Twp	23,893	16.4	\$94,600	50%
Rochester Hills	69,243	32.9	\$86,500	49%
<i>National Average</i>			\$48,500	27%

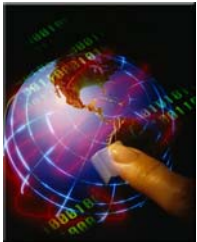
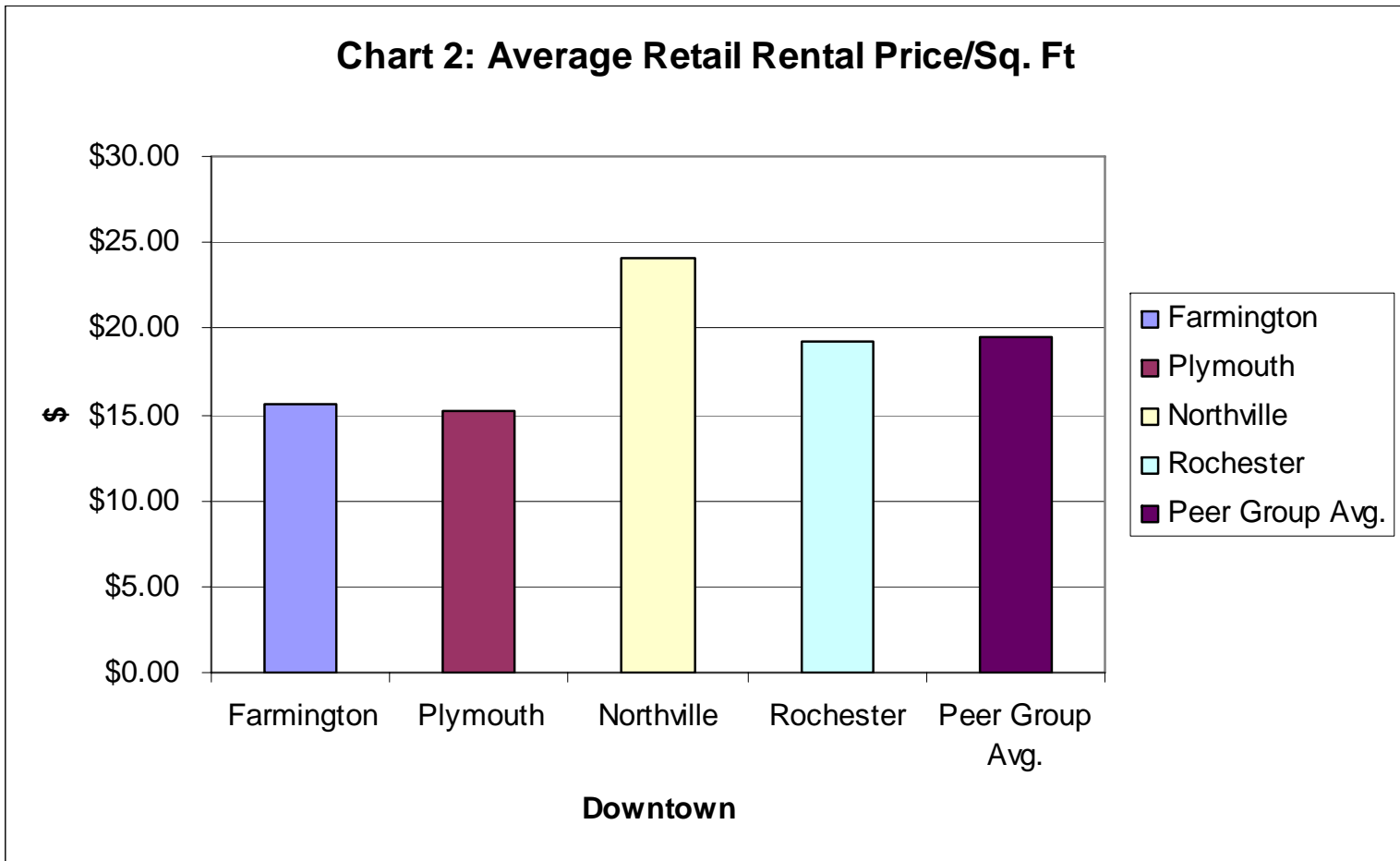


# Summary of Findings





# Summary of Findings

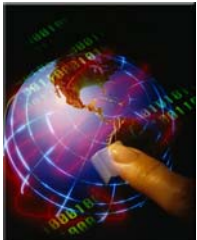




# Summary of Findings

## Average Home Value

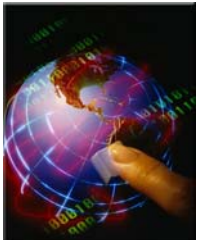
	Farmington	Plymouth	Northville	Rochester
1980	\$68.9	\$61.4	\$64.0	\$59.6
1990	\$106.9	\$99.1	\$129.5	\$91.9
2000	\$173.9	\$178.7	\$237.0	\$260.7
2007	\$260.7	\$258.7	\$425.7	\$423.7
Average Rate of Growth	4.94%	5.34%	7.04%	7.23%



# Summary of Findings

## Average Home Value

	Farmington Hills	Plymouth Twp	Northville Twp	Rochester Hills
1980	\$87.5	\$77.3	\$104.5	\$82.4
1990	\$145.4	\$126.7	\$162.1	\$137.4
2000	\$227.3	\$218.5	\$282.5	\$226.2
2007	\$357.5	\$352.9	\$450.0	\$349.9
Average Rate of Growth	5.22%	5.64%	5.42%	5.37%



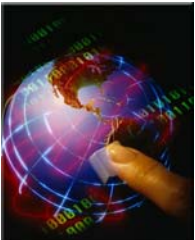
# Summary of Findings

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General consensus among the professionals, Farmington would prosper from more day traffic/activity and more “destination” venues.

- ▶ Parking decks (1 to 2)
- ▶ Enhanced water/sewer capacity
- ▶ Road improvements: M5, Grand River, Farmington Road
- ▶ “Walkable” downtown space

\$20 to \$30 million investment.

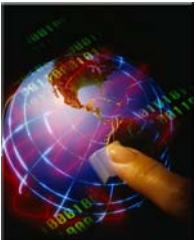


# Summary of Findings

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Joint Economic Development offers:

- Farmington Hills
  - ▶ Access to a viable “downtown” to integrate into development plans
  - ▶ Potentially enhanced property values in surrounding areas.
- Farmington
  - ▶ Access to resources (capital, human) to fully execute main street plan
  - ▶ Enhanced property values
- Both
  - ▶ More vibrant downtown to enjoy.

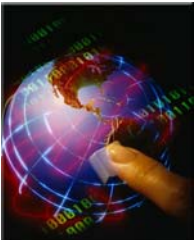


# Summary of Findings

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## Next Steps:

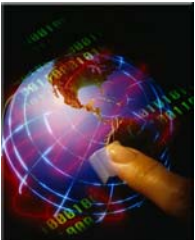
- Develop joint economic development plan, specific strategies / expected payback
- Farmington / Farmington Hills / Chamber, State resources? County resources?
- Corridor Improvement Authority vs. full municipal merger



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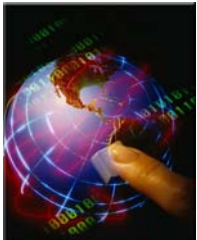
# Summary Findings

## Economies of Scale



# Summary of Findings

Summary of Potential Benefits			
Service Area	Annual Savings/ Value	Qualitative Benefits/ Issues	Governance Options
•Public Safety	\$670,000	<ul style="list-style-type: none"> <li>• Response time concerns for Farmington</li> <li>• Potentially better medical response for both cities in some areas</li> </ul>	<ul style="list-style-type: none"> <li>• Interlocal agreement is common approach</li> <li>• Full merger an option, but may reduce potential savings to Farmington Hills</li> </ul>
•DPW	\$840,000	<ul style="list-style-type: none"> <li>• Requires a service by service review to fully assess differences in levels</li> </ul>	<ul style="list-style-type: none"> <li>• Interlocal agreement is common approach</li> <li>• Full merger an option, but may reduce potential savings to Farmington Hills</li> </ul>
•General Government	\$1,855,000	<ul style="list-style-type: none"> <li>• Issue of autonomy for Farmington City</li> </ul>	<ul style="list-style-type: none"> <li>• Interlocal agreement unlikely to yield savings</li> <li>• Full merger of the cities an option</li> </ul>



# Summary of Findings

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## Next Steps:

- Savings potential

Farmington taxpayers:

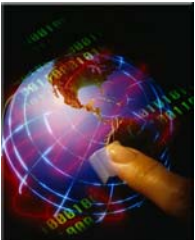
3 – 4.5 mills,

about \$250 - \$400 / residence

Farmington Hills taxpayers:

0.3 – 0.5 mills,

about \$40 / residence



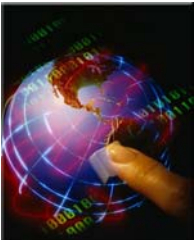


# Summary of Findings

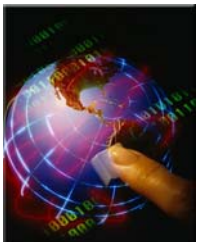
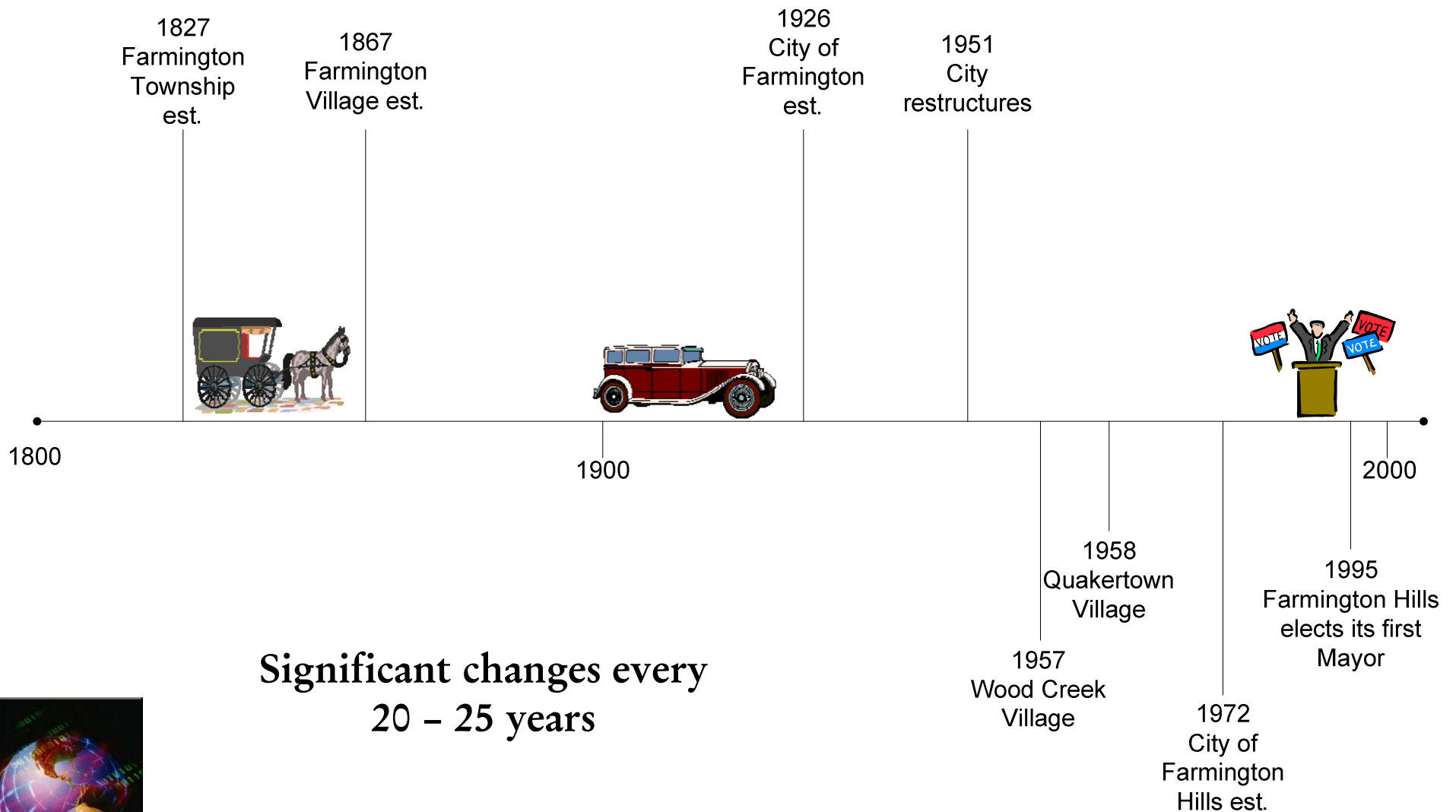
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## Next Steps:

- Public Safety / DPW require more detailed operational plans to validate service levels and savings, can be accomplished via service sharing.
- General Government about ½ of the above savings, only relevant in the case of a full municipal consolidation.

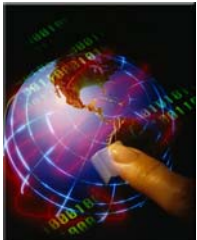


# Summary of Findings



# Q & A

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