

*This fall Citizens for a Fair Ferndale (fairferndale.org) seeks to help Ferndale voters get acquainted with those running for public office. To this end, we ask all City Council and Mayor Candidates to **complete this CFF Candidate Questionnaire**. CFF will use your responses to create formatted .pdfs, linked to the event on Sunday, October 24. We will also post completed questionnaires on our website fairferndale.org and share on social media in the days after the event. Questionnaires should be **completed and returned to CFF c/o Bridget Deegan-Krause (bridgetmail@gmail.com) by end of day, Thursday, October 21.***

**CFF Candidate Questionnaire
Mayor and City Council Candidates
November 2021 Election**

Name: Stella Dyachenko

Address: 268 Pearson, Ferndale, MI 48220

Phone and/or email where citizens can reach you: (248)817-7781, stellad@wowway.com

Please provide responses to the following prompts:

- **Why did you decide to run for City Council/Mayor? What has prepared you to hold a City Council/Mayor seat?**

I would like to take care of citizens of Ferndale instead leading them to financial debt. I had been involved in different occupations. school president, office-manager of warehousing and real state developing company in my twenties (worked with documents and represented our company in government organizations), being involved in organizing and running Moscow Trade Market summits, one of the first trade markets in Russia.(meeting and registration guests, over 50 people, solving any issues with hotel administrations, organizing meals, collecting them for delivery to main office, putting together paper works for visitors, safely bringing them to hotel during 4 days, participation in organization in final banquet).

For the last 20 years I have been a working mom taking care of my family, husband and participating in the school system for the benefit of my and other family's children.

I love Ferndale spirit, people, architecture style. I would be happy to save it for future generation.

During few last years the city started to change. And some of the changes were not good. New developers do not have any interest to be make projects in harmony with our town. They were done with city administration agreement.

I decided to run now as a write-in because several people that I have known were interested, were on city commissions, or were vocal about the DOT or who realized that they lived directly behind the Central Business District which is zoned for 7 story buildings.

These active citizens made the best of a bad situation and happily moved out of town.
Someone needed to run, I am running for mayor.,

- **What do you see as the challenges and opportunities faced by the city as it considers future development?**

The challenge is to build what is appropriate for the character of this small town.

To develop what is compatible with the character of this feisty, independent town and retain our small town and in some parts rural character. I love the Pinecrest Forest, Meadow and animal wildlife in our town.

New buildings need to compliment the existing buildings. New building should not encroach on the current residents' views. New building should have the same feel as the houses as in any part of the city. New building should take in the character of the city. For example, they should have front porches, and not use all the land up to the sidewalk, even if the developer can make more units and money by appealing to the zoning board.

Our architectural standards should stay firm and not be dictated by the developers demands and threatening of a law suit. In some cases, the city needs a better attorney that at least will threaten to take a case to court and then settle. As a private citizen attorney Chuck Goedert and later Mayor of Ferndale achieved a good settlement with Reichhold Oil when faced with requiring environmental clean-up by Reichhold Chemicals Inc. for its ongoing contamination site at the railroad track and Woodward Heights Road. We need to enforce our zoning standards.

I do love Ferndale architecture style. Ferndale has its own character. I would like to preserve it. We do not need more oversized buildings in Ferndale.

On our Theme of "Take Care of What You Have",

As the city considers future development the city should fix our sidewalks. They are crumbling and have not been maintained. I know because I walk throughout Ferndale. I want us to fix and reopen the Kulick Center. The Kulick Center is a good community center, in an architecturally sound building, that was not maintained by the combination of the city and the school system. The present situation is like a renter and landlord blaming each other because the roof leaks.

- **How do you see Ferndale moving toward racial equity?**

The city of Ferndale needs to pay attention to the ways that the Ferndale Public Schools have worked toward better racial equity.

Base on my experience Ferndale Public Schools did a great job on diversity. I never saw any issues between kids or staff during the class time when I helped teacher in the Coolidge School, orchestra performances or swim practice and meets.

Ferndale has had an integrated school system for decades.

But we do not see any black police officer or member of fire crew. What can be done to make it happened?

Most specifically, regarding the Ferndale Police Department efforts towards racial equity and the hiring of Black officers. I would first like to know the causes of the turnover of the police that we do hire? Is there a dominant reason or reasons that they leave? Are some communities' calmer? What do our current police officers deal with on their shifts that other police officers in other cities do not? I have learned from people that it appears that every quarter of a year during the City Council meetings, they see a new load of new recruits. Would the causes of the turnover of our current recruits, contribute to why potential black police officers do not want to apply?

No, I have not looked at whatever data that is available about the operations of the City of Ferndale Police Department, but I have put some thought toward the issues.

I do hear from attending City Council meetings that the pay of police officers is adequate, not outstanding as a in a rich community, that we are not and do not want to be, but adequate.

- **Describe what you view as the pros and the cons of the Woodward Ave Road Diet.**

In some cities where the speeds of the bicycles and the cars are similar, and where the roads transport less volumes of car, bus, and semi-truck traffic, one directional bicycle lanes going in the direction of traffic can work. In some places dedicated bicycle lanes work such as in Amsterdam and Portland Oregon they work well. Our cities were built on Woodward; towards the Woods.

Grand River in Detroit does carry less traffic than Woodward Ave. Grand River is no longer the transportation bemoan it was. Through transportation to the outer suburbs use I-96 to get to the cities such as Livonia and Canton that were built on I-96. The cities on Grand River use the road. In this instance, two-directional bicycle lanes have worked. The bicyclists and car drivers can see each other and anticipate each other. The speeds on Grand River have been timed for 35 mph which is not much different than the speed of a strong bicyclist at 17 mph.

Stating the obvious, all the cities built on Woodward Ave. Ferndale, Royal Oak, Huntington Woods, Birmingham, Pontiac and Bloomfield were built on Woodward Ave. I-75 is the main route for communities that were built along I-75. These communities are Troy, Rochester Hills, and Auburn Hills.

People who commute from Downtown Detroit use Woodward Ave and I-75. I-75 takes traffic off of Woodward Ave. and Woodward Ave is the alternate for I-75 for all the days that I-75 gets jammed up, has a sink hole, flooding, road construction, an oil tanker fire or just behaves as I-75.

Not all Ferndale citizens nor Metro Detroit citizens can work from home, not everybody's job can be on-line, where they don't need to use a car as often.

Speaking of diversity; machinists, factory workers, veterinarians, restaurant workers cannot work from home. Not all businesses in Metro Detroit are on Woodward Ave where the worker can take a bus. Try taking a bus from Livernois and Davison and getting to the Somerset Mall. Woodward to Coolidge is a good route. If traffic is jammed, I would definitely take Woodward to Coolidge rather than I-75 to Troy.

Due to the effects of the Nine Mile Road calming in the early 90's a significant amount of east west residential cut-through traffic has been produced, enough to warrant speedbumps. WAD will probably result in more of the same. If the present 5 bicycle related accidents per year are abated by WAD, how many accidents will we be giving back due to the increased side street traffic and speeding on our residential streets caused by Diet on Woodward?

Regarding CO2:

“Woodward Ave Diet is a brown plan, not a green solution. Toole Design did the planning and conducted the traffic study. By shutting down one lane of traffic in each direction, they propose to counter the ensuing congestion with something called “exclusion”, which essentially means that drivers find another route less painful. We’ve done a carbon analysis of what this scheme will do to the environment, in addition to causing inconvenience and congestion along an essential “safety valve” for freeway traffic. As you can see from the analysis, this narrowing will have a huge effect on the environment in terms of additional CO2. The traffic study prepared by Toole Design did not take increases in traffic forecast by MDOT into account, and did not take the carbon increase into account”.

Woodward avenue diet traffic diversion carbon analysis

Michael Kriese PhD

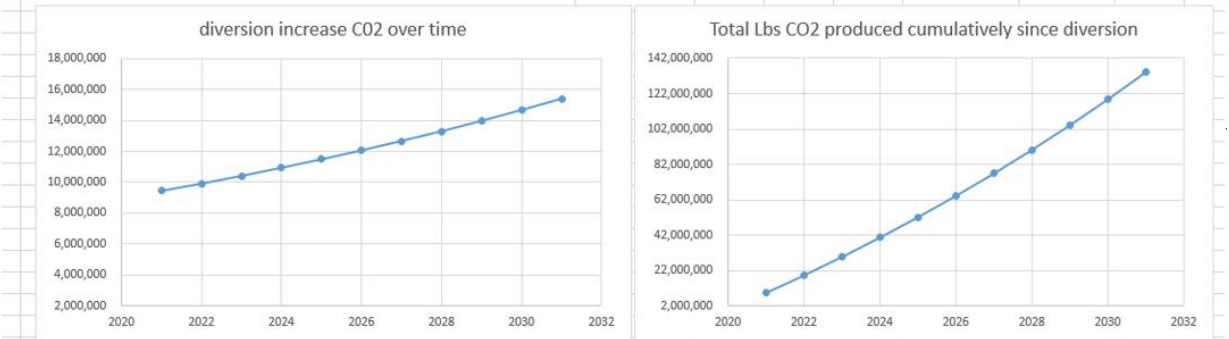
Ray Crucet

			year	increase in CO2	cumulative
total Woodward traffic per day	58000		2021	9,441,860	9,441,860
assumed traffic diversion number due to "exclusion" cars per day	2900	5.00%	2022	9,913,953	19,355,814
estimated exclusion distance (miles)	7		2023	10,409,651	29,765,465
round trip multiplier	2		2024	10,930,134	40,695,599
work travel days per year	250		2025	11,476,640	52,172,239
excluded miles per year	10,150,000		2026	12,050,472	64,222,712
blended average fuel economy new/used vehicles on the road (mpg) ₂	21.5		2027	12,652,996	76,875,708
diversion increase in fuel usage per year	472,093		2028	13,285,646	90,161,354
NASA standard CO2 per gallon ₁	20		2029	13,949,928	104,111,282
diversion increase in CO2 per year in pounds	9,441,860		2030	14,647,425	118,758,706
			2031	15,379,796	134,138,502

MDOT increase per year (5%) (per recent MDOT traffic analysis)

(2) New vehicle mpg fleet average is 24.7 mpg. Blended mileage new+old is assumed to be around 20 mpg

(1) <https://www.fueleconomy.gov/feg/climate.shtml>
<https://drive.google.com/file/d/1E3fVh6EHJad2-kiCm8bA6YL5EmArQme4/view>



Ray Crucet, my husband, who is a Chemistry and Mechanical Engineer, made this analysis of the increased CO2 caused by changing their routes due to the Road Diet. Michael Kriese, PhD, Physics from a Science Production Company analyzed and approved this evaluation.

- **What is your position on affordable housing in Ferndale?**

Our neighbor Detroit gets certain amount of housing units from developing companies for affordable housing program. We can learn from them how to do it. What has the city gotten from 409 on E. 9 Mile rd. for the program?

A part of our affordable housing problem is caused by first time homeowners being outbid by LLC, whether they be Short Term Rentals or House Flippers. The LLC's can easily outbid the potential home buyer, because of easier access to capital and also easier access to home improvement companies. What would have been an affordable house for a first-time homeowner and future family living here and going to Ferndale Schools, becomes a refurbished immaculate investment. The homeowner who eventually buys the property pays much more than the recommended 30% of income on housing, but 50-60%. The homeowner family works more, has less time for family, neighbors, community and is a low information voter, if at all.

- **What role do city governments have in moving toward climate sustainability?**

Make Ferndale move towards climate sustainability by enforcing the speed limit on Woodward Ave. especially during the summer when we continually hear drag racing in the evenings from May until the third weekend of August. My husband Ray and I have seen cars doing wheelies and going 100 mph on Woodward from our house near Woodward.

Enforcing the speed limits as had been done in Ferndale, will make a calmer city. We can attract people who would like to use public transportation and do not want to live on drag strip.

Talk to our State Legislature and ask them to enact a “Quiet Time for Residents and Less Grief for Police Officers Act” by not allowing the selling of racing fuel at the Sunoco Gasoline station at 8 Mile Rd and Pinecrest.

I am sure that this legislative action will affect the sales at the Dodge Division of Stellantis Corporation. Too many Hellcats, Dodge Chargers and worst of all Dodge Challengers speeding on 8 Mile, Woodward and our city streets. I have seen them test out their quarter mile times on Dover Road.

By having Woodward Ave calmer, we will be able to attract citizens that would more likely want to use public transportation; SMART Bus and DDOT.

Recognize in our city planning that we do have a forest and meadow south of the high school rather than a blank area that is not mentioned during the Master Planning Sessions. Yes, the whole area south of the Ferndale High to 8 Mile and between Pinecrest and Mitchelldale is contaminated from the experiments and production of the Ethyl Corporation, the former General Motor subsidiary that created leaded gasoline. Right here in Ferndale.

Acknowledge that Mike Musheihesh, the co-owner of the Detroit Axle Company that owns all of the Pinecrest Forest land, including the land on 8 Mile Road, wants to work with the City of Ferndale to keep the Pinecrest Forest and Meadow as a natural space.

“Musheihesh wishes to preserve a good portion of this... property stating that any building done by Axle Holdings will be closer to the 8 Mile Rd frontage”.¹ The forest buffers much of the 8 Mile Road pollution before the pollution gets to the high school. ¹ Ferndale Friends, Ferndale Pleasant Ridge City Guide 2021, p. 32-33

The city role in moving toward climate sustainability regarding the Pinecrest Forest, is to help find assistance to preserve the wood lot.

Some additional Climate Change actions that the city can take are:

- Promote planting more trees in berms. Remind and inform people about tree planting program in Ferndale.
- Provide and replace old light bulbs with new highly efficient ones, special help elderly people, to conserve energy.
- Promote and support solar power for households and businesses.

Require new buildings and encourage old buildings to have double hung windows with screens. My painter who has lived down the block, got me into this idea. He has maintained windows over the decades. This is an old fashioned not energy dependent way of cooling a house. Double hung window, as is in the pre-1940 house of Ferndale with the old wooden and maintained windows, bring in cooler air from the opening of the bottom window and circulates out the warm air through the opening at the top window. This means of air cooling; I believe was discovered in the 1500s. By the way, the Kulick Center has wood windows.

Homes and commercial building with double hung window with screens, do not require the use of energy dependent air conditioning as do completely sealed windows or of single hung windows. In a single hung, only the bottom window can move. The air will not circulate within that window. Of course, cross ventilation and the well placement of trees also cools off homes and commercial buildings.

Our future building should be designed to be less dependent on air conditioning.

- Describe the type of development that you see as most beneficial to Ferndale.

I like the Marshall Place Apartments on W. Marshall at La Prairie. They are a decent size at two stories, they are compatible, do not block the view of the neighbors, and fit Ferndale's style. Development should fit into Ferndale's character.



Marshall Place Apartments

New buildings need to complement the existing buildings. New building should not encroach on the current residents' views. New building should have the same feel as the houses as in any part of the city. New building should take in the character of the city. For example, they should have front porches, and not use all the land up to the sidewalk, even if the developer can make more units and money by appealing to the zoning board.

I do love Ferndale architecture style. Ferndale has its own character. I would like to preserve it. We do not need more oversized buildings in Ferndale.

- **Where do you see Ferndale in twenty years?**

Small town Ferndale can be a very green town, with more gardens in the front yards. People can grow much of their own food and are connected to ecologically sound nature.

The millage returns and stays at a lower millage rate, which make the overall household costs lower and at an average percentage of family income of about 30%. Families are able to fully participate in their civic, religious, and baseball activities because they are not working so hard to keep a roof over their head. Citizens can consider participating in city commissions of their interest and feel that they have enough time to perhaps become a member of the city council and represent different views within our neighborly city.

We can be a very green town, with a beautiful horizon not ruined with oversized building looking like a jail building such as parking structure on W. Troy or apartment building on W. 9 Mile Rd.

Other attributes would be:

- No financial debt, good and stable capital in bank.
- Streets, sidewalks, working water drainage and sewage system are mounded up to the date.
- The city will subsidize free medical and dental clinics enough to provide free basic medicine for our citizens.
- Most people will use public transportation. Minibuses will deliver small groups of people through neighborhood, to other towns to work, stores, events.
- Nice community center with programs for people of all ages and interest.

OR:

Or the build under the Robert Moses style of Urban Development of the 1960's urban development where communities were ripped apart in the name of efficiency, economic development and potential future tax revenue. One of the most infamous actions of Robert Moses was the destruction of a large part of Spanish East Harlem, where he replaced the homes with huge low-income apartment buildings that did not fit the needs nor wants of the citizens of East Harlem. Gone was the community feel, pockets of green, people meeting each other and talking from their front porches. If people had bicycles, they would only feel that theirs was secure in their 14th story apartment.

Thank you, Citizens for a Fair Ferndale for this opportunity to connect with the citizens, families and voters of our great town of Ferndale. *Stella Dyacnenko*