

City Will Enter Lawsuit By Township Against Annexation

The City of Farmington has decided to enter the lawsuit filed by Farmington Township against the State Boundary Commission and Oakland County Board of Supervisors involving the incorporation and annexation petitions.

The city council Monday night voted to intervene in the lawsuit as an interested party and ask Oakland County Circuit Court to allow annexation proceedings to continue without court interruption.

THE TOWNSHIP'S lawsuit, filed Thursday, seeks a reversal of the boundary commission's rejection of the petition seeking an incorporation into the township and both villages. This phase of the lawsuit is between the township and state.

But the lawsuit also asks the court to issue a restraining order against the County Board of Supervisors preventing it from taking any action on the annexation petitions until the suit against the state is resolved.

It is in this second phase of the lawsuit in which the city becomes an interested party. A city resident, Richard Tipper, on Oct. 13 filed a petition with the county seeking an election to annex the southern half of the township to the city.

The city is intervening in the lawsuit to ask circuit court not to issue a restraining order and to allow the county supervisors to proceed with action on those petitions.

TOWNSHIP ATTORNEY Joseph T. Brennan makes a claim in the lawsuit that the annexation petitions do not conform with provisions of the Home Rule Act and should be ruled invalid by the court.

On this point, the city is expected to argue that the courts should not be asked to rule on the validity of the petitions before the supervisors are given the opportunity to make such a ruling.

On Jan. 8 the supervisors received the annexation petitions and referred the matter to the board's local affairs committee. The local affairs committee is screening the petitions and will make a recommendation on their validity.

In effect, the city is saying that once the supervisors make a ruling on the validity of the petitions than an appeal can be made but none should be made before.

BRENNAN DID NOT give any reasons in his briefs why the annexation petitions were invalid but only drew the conclusion. The city may demand those reasons during the first court hearing.

Monday night, the council instructed its attorney, Robert Kelly, to intervene in the lawsuit and appointed Burton R. Shifman as special legal counsel in the lawsuit.

IN OTHER action, the council also appointed Shifman as special legal counsel for the planning commission to advise planners while they work on the draft ordinance for the Central Business District (CBD).

It was announced after the meeting that a special meeting will be held tonight (Wednesday) at 8 in the Farmington High School cafeteria to discuss the CBD ordinance.

Expected to attend the public education meeting are Chamber of Commerce members, merchants, Historical Preservation Society members, and Farmington Citizen Association representatives.

In other action, the council authorized the building department to send out notices to 27 businessmen along Grand River notifying them the signs in front of their businesses are non-conforming. If the signs are removed or a major change made, the city will insist that provisions in its sign ordinance be followed.

CITY MANAGER John Dinan was asked to arrange a joint meeting between the city, township and Library Board to discuss plans for construction of the new library.

A resolution was passed making this week, Jan. 18-24, Jaycee Week in Farmington. The national Jaycees are celebrating their 50th anniversary this year.

Another resolution was passed making the week of Jan. 22-29 Mother's March Week for the door-to-door solicitation drive to be conducted by the Farmington March of Dimes Volunteers.

The council also voted to send a boy to Wolverine Boys State this year at the cost of \$65.

The period of Jan. 25-31 was designated as Junior Achievement Week in the city in a separate resolution.

1st Hearing On Lawsuit Is Jan. 28

The first court hearing in Farmington Township's lawsuit against the State Boundary Commission and Oakland County Board of Supervisors will be held Wednesday, Jan. 28, at 9 a.m.

Oakland County Circuit Judge Frederick Ziem has been assigned to hear the case which was filed Jan. 15 by Joseph T. Brennan, township attorney.

ON JAN. 28, the county board of supervisors has been ordered by Judge Ziem to attend a show cause hearing and explain why the supervisors should not be restrained from acting on the annexation petition before it.

Brennan is asking circuit court to prevent the supervisors from acting on the annexation petitions until the lawsuit against the boundary commission is resolved; and he's requesting a permanent injunction against the supervisors on the grounds that the annexation petitions are invalid.

DANIEL R. WILLIAMSON, 36, is the youngest Real Estate One director, and also serves as vice president of advertising, research and development.

Another important contribution from the Mathers, Stevens firm is Reid Farrell, a 49-year-old legal and financial adviser who becomes secretary-treasurer.

Moving To Farmington

Biggest State Realty Born From Merger

Formation of Michigan's largest residential real estate operation, Real Estate One, was announced Monday when four of the Observerland area's most prominent realtors revealed they had merged.

The firms, with total residential transactions of more than \$95 million in 1969 plus an additional \$25 million in commercial sales, include: Deremo & Son, Elsea Realty and Investment Co., Mathers, Stevens and Martin Co., and Gordon Williamson Co. Headquarters will be at 29530 Orchard Lake Road, Farmington.

Real Estate One becomes one of the nation's largest residential real estate operations.

ALL FOUR FIRMS were

father-and-son companies, and the idea of a merger was first discussed at a convention by Dick Elsea, younger member of the Elsea Realty Co., and Dan Williamson, junior member of the Williamson operation.

The pair was concerned about tight money, inflation and the problems of today and had thoughts of starting a mortgage company.

Each took the ideas back to the senior members of his firm and what was originally just something to talk about eventually became the mammoth four firm merger.

Real Estate One represents the largest such merger of residential real estate firms on record. The only known U.S. residential operation to have

annual sales exceeding \$100 million is the Forest Olsen Co. in California.

THE FIRMS are of varying ages. Deremo & Son is the oldest of the four firms, starting 56 years ago. It has operated without interruption under three generations of Deremos - in three different headquarters, all on Grand River.

Elsea Realty is a 40-year-old firm that brings a record 1969 sales volume of more than \$40 million, seven branch offices and a sales force of more than 125 to the new organization.

Mathers, Stevens & Martin jumped from a standing start 11 years ago to a business pace in 1969 that averaged three completed transactions daily.

It has six branch offices and 60 full time employees.

Gordon Williamson was founded in 1942 with a single office at Grand River and Baltimore. It brings six branches into Real Estate One but has earned national fame for conceiving the first trade-in housing program in the nation in 1955.

The firm also pioneered in Florida land and homes sales from 1951 through 1967, selling more than 1,000 homes and 10,000 homesites.

RICHARD ELSEA, 40-year-old son of the founder of the firm bearing his name, will succeed his father as president. He is a graduate of Michigan State University.

Elsea states that Real Estate One commences operations with an unprecedented total of 20 established offices, with sales and listing coverage in most every important residential market in southeastern Michigan.

"Bigness for its own sake was not our motivation in merging," Elsea said. "Each of the merging firms enjoyed outstanding growth and success in the decade just passed, but it has become increasingly apparent to each of us that greater management depth and a wider range of customer services will be required for successful real estate operations in the 1970's."

A seven-man board of directors will guide Real Estate One, supported by an eight-man executive committee.

BOARD CHAIRMAN is Gordon Williamson, who has received national prominence in the past as president of the following organizations: National Institute of Real Estate Brokers; Detroit Real Estate Board; Inter-City Relocation Service; and United Northwestern Realty Association.

Executive vice president and general sales manager is 42-year-old William Y. Mathers, who was president of Mathers, Stevens and Martin prior to the merger.

Mathers has organized his 20 sales offices into seven geographic corridors, each headed by a group vice president, in addition to a special commercial department.

Deremo, 46, is a director of the new firm, and vice president of customer relations, sales training, trade-in programs and recruiting.

DANIEL R. WILLIAMSON, 36, is the youngest Real Estate One director, and also serves as vice president of advertising, research and development.

Harry Stevens, a founder of the 11-year-old Mathers, Stevens and Martin Company will serve as vice president of corporate properties and member of the executive committee, and his son Jim will head the northwest suburban corridor of sales offices as a group vice president.

Another important contribution from the Mathers, Stevens firm is Reid Farrell, a 49-year-old legal and financial adviser who becomes secretary-treasurer.



"REAL ESTATE ONE" is the name of the giant merged firm of area realtors. Key members (from left): Gordon Williamson, board chairman; Richard Elsea, president; William Mathers, executive vice president and general sales manager; and Carl Deremo, vice president.

F'Ton Students On Ferris List

Six Ferris State College students from Farmington were honored for scholastic excellence in the fall quarter by being named to the academic honors list.

The students are Dianne L. Clayton of 30765 11 Mile, majoring in health sciences and arts; David J. Gaddis of 28385 Brittany, majoring in business; John P. Kirk Jr., of 28400 Kirkside, majoring in business; Russ H. Laveofe of 22923, majoring in technical applied arts; Thomas R. Parker of 23538 Castleregh, majoring in business; and Randall R. Robinson of 28110 13 Mile, majoring in business.

To be named to the academic honors list, a student must maintain at least a B average while carrying a full academic load.

Divide Precinct 1

Create New Precinct

A new voting precinct was created Monday night by the Farmington City Council. Precinct 5 was created by dividing Precinct 1 which had grown too large and no longer conformed with Michigan Election laws. State law specifies there may not be more than 1,400 registered voters in one precinct.

City Clerk Elizabeth Brines reported that Precinct 1 had 1,575 registered voters for the Nov. 4 election.

Precinct 5 will include all the land in the newly annexed area bounded by Gill to the east, Grand River to the north, Halstead to the west and 146 to the south, excluding the township portion. The voting place will be Longacre School in Woodcroft Subdivision.

Mrs. Brines estimated Precinct 1 will now have 1,265 voters and Precinct 5 a total of 1,000 voters in Precinct 5 when the area becomes fully developed.

today's hot line what's inside

Another Barber Honor

Paul Barber, many times honored for his work with the Farmington Community Concert Band, has received another honor—this time by being named "outstanding young educator" by the Farmington Area Jaycees. Page 7C

More Industry Here

Industrial growth in Farmington Township is continuing to show healthy signs. This week, one firm dedicates a new plant and another announces intentions to locate a large industrial complex in the township. Pages 5-A, 14D

A Maxi Debate

The maxi coat may keep its wearer warm during sub-zero temperatures, but it also has disadvantages. The pros and cons of the maxi are recorded by photographer Fran Evert in today's Farmington Enterprise & Observer. Page 3A

You Spoke Out

When a State Senate committee held a public hearing in Observerland on abortion, 34 of you were heard. Your views were strong, sometimes tearful, and the tale is told by Margaret Miller's story and Harry Maute's pictures. Page 1C

In Depth

The TV lads missed most of the significance of the Democratic state convention on political reform, and the daily papers didn't even try to tell you how your district's delegation voted. We did because we fielded more expert reporters and worked a lot harder. See the Regional Affairs Page. Page 6C

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