

Michigan Mirror

Committee to study nuclear waste disposal

By Warren M. Hoyt
Mich. Press Association

Governor William G. Milliken has appointed a special committee to study the impact of a national program on high-level nuclear waste disposal. Milliken said the panel is needed because Michigan, which generates nuclear waste from power plants and medical treatments, has an obligation to work with others to resolve the waste disposal problem.

Heading the committee will be William Taylor, the governor's science advisor. Milliken said the committee will consider the possibility and appropriateness of nuclear waste research in the state.

Michigan law prohibits the disposal of nuclear waste and according to the governor and legislative leaders, the state is not to be considered as a dump site. The committee will also have to study the relation-

ship the legal prohibition on nuclear waste has on other federal activities.

Collective Bargaining

A final decision on collective bargaining for state classified workers will be made early in 1980, according to state Personnel Director Richard Ross. He said collective bargaining will lead to a "new approach" for civil service workers during the new decade.

"Change is inevitable. Employees say they want the guaranteed right to bargain collectively on their compensation. The time for decision is here," he said. Ross has been charged by the Civil Service Commission with developing a proposal that will replace the current "meet and confer" system, used since 1976, that determines state workers' pay.

The commission said it was their intent that a collective bargaining

system, acceptable to both workers and state government managers, be developed.

They, however, did not completely eliminate the possibility for a non-bargaining proposal as well.

A decision will be made independently of a proposed constitutional amendment allowing collective bargaining by state employees.

Several proposals for a constitutional amendment, which would have to be approved by the voters, have been suggested.

If a constitutional amendment is proposed, Ross said he would prefer a proposal made last summer by the Citizens Task Force of Civil Service Reform.

The Task force recommended collective bargaining be implemented without an amendment.

The proposal would give the Civil Service Commission final determination on proposed agreements, much as the commission now has final decision making power on proposals from the pay hearings panel.

The panel makes recommendations after receiving testimony from the state and employee groups.

Whether it be done by legislation or by constitutional amendment, it appears state workers, much like large labor groups, will soon be enjoying collective bargaining.

ORDINANCE NUMBER 102
An Ordinance To Prohibit Discriminatory Practices, Policies, and Customs in Residential Real Estate Transactions Based Upon Race, Color, National Origin, Age, Sex, Height, Weight or Marital Status, And To Provide Penalties For Violation Of The Terms Of This Ordinance.

The Village of Gagetown Ordains:
Section One. This ordinance shall be known as the Village of Gagetown Fair Housing Ordinance.

Section Two. As used in this ordinance:
(a) "Real property" includes a building, structure, mobile home, real estate, land, mobile home park, trailer park, tenement, leasehold, or an interest in a real estate cooperative or condominium.
(b) "Real estate transaction" means the sale, exchange, rental, or lease of real property, or an interest therein.

(c) "Housing accommodation" includes improved or unimproved real property, or a part thereof, which is used or occupied, or is intended, arranged, or designed to be used or occupied, as the home or residence of 1 or more persons.
(d) "Real estate broker or salesman" means a person, whether licensed or not, who, for or with the expectation of receiving a consideration, lists, sells, purchases, exchanges, rents, or leases real property; who negotiates or attempts to negotiate any of those activities; who holds himself out as engaged in those activities; who negotiates or attempts to negotiate a loan secured or to be secured by a mortgage or other encumbrance upon real property; who is engaged in the business of listing real property in a publication, or a person employed by or acting on behalf of a real estate broker or salesman.

Section Three. (1) A person engaging in a real estate transaction, or a real estate broker or salesman, shall not on the basis of religion, race, color, national origin, age, sex, or marital status of a person or a person residing with that person:
(a) Refuse to engage in a real estate transaction with a person.
(b) Discriminate against a person in the terms, conditions, or privileges of a real estate transaction or in the furnishing of facilities or services in connection therewith.
(c) Refuse to receive from a person or transmit to a person a bona fide offer to engage in a real estate transaction.
(d) Refuse to negotiate for a real estate transaction with a person.
(e) Represent to a person that real property is not available for inspection, sale, rental, or lease when in fact it is so available, or knowingly fail to bring a property listing to a person's attention, or refuse to permit a person to inspect real property.
(f) Print, circulate, post, mail, or otherwise cause to be published a statement, advertisement, notice, or sign, or use a form of application for a real estate transaction, or make a record of inquiry in connection with a prospective real estate transaction, which indicates, directly or indirectly, an intent to make a preference, limitation, specification, or discrimination with respect thereto.
(g) Offer, solicit, accept, use, or retain a listing of real property with the understanding that a person may be discriminated against in a real estate transaction or in the furnishing of facilities or services in connection therewith.
(2) This section is subject to Section Four.

Section Four. (1) Section Three shall not apply: (a) to the rental of a housing accommodation in a building which contains housing accommodations for not more than 2 families living independently of each other if the owner or a member of the owner's immediate family resides in one of the housing accommodations, or to the rental of a room or rooms in a single family dwelling by a person if the lessor or a member of the lessor's immediate family resides therein.
(b) to the rental of a housing accommodation for not more than 12 months by the owner or lessor where it was occupied by him and maintained as his home for at least 3 months immediately preceding occupancy by the tenant and is temporarily vacated while maintaining legal residence.
(c) With respect to the age provision only to the sale, rental, or lease of housing accommodations meeting the requirements of federal, state or local housing programs for senior citizens, or accommodations otherwise intended, advertised, designed or operated, bona fide for the purpose of providing

housing accommodations for persons 50 years of age or older.
(2) As used in subsection (1), "immediate family" means a spouse, parent, child, or sibling.
(3) Information relative to the marital status of an individual may be obtained when necessary for the preparation of a deed or other instrument of conveyance.

Section Five. (1) A person to whom application is made for financial assistance or financing in connection with a real estate transaction or in connection with the construction, rehabilitation, repair, maintenance, or improvement of real property, or a representative of that person shall not:
(a) Discriminate against the applicant because of the religion, race, color, national origin, age, sex, or marital status of the applicant or a person residing with the applicant.
(b) Use a form of application for financial assistance or financing or make or keep a record or inquiry in connection with an application for financial assistance or financing which indicates, directly or indirectly, a preference, limitation, specification, or discrimination as to the religion, race, color, national origin, age, sex, or marital status of the applicant or a person residing with the applicant.
(c) Subsection (1) (b) shall not apply to a form of application for financial assistance prescribed for the use of a lender regulated as a mortgage under the national housing act, as amended, being 12 U.S.C. Sections 1701 to 1750g (Supp. 1979) or by a regulatory board or officer acting under the statutory authority of this state or the United States.

Section Six. (1) A condition, restriction, or prohibition, including a right of entry or possibility of reverter, which directly or indirectly limits the use or occupancy of real property on the basis of religion, race, color, national origin, age, sex, or marital status is void, except a limitation of use on the basis of religion relating to real property held by a religious institution or organization or by a religious or charitable organization operated, supervised, or controlled by a religious institution or organization, and used for religious or charitable purposes.
(2) A person shall not insert in a written instrument relating to real property a provision that is void under this section or honor such a provision in the chain of title.
(3) A person shall not represent, for the purpose of inducing a real estate transaction from which the person may benefit financially, that a change has occurred or will or may occur in the composition with respect to religion, race, color, national origin, age, sex, or marital status of the owners or occupants in the block, neighborhood, or area in which the real property is located, or represent that this change will or may result in the lowering of property values, an increase in criminal or antisocial behavior, or a decline in the quality of schools in the block, neighborhood, or area in which the real property is located.

Section Seven. Any person, firm or corporation or other entity of anyone acting on their behalf who shall violate any of the provisions of this Ordinance shall, upon conviction thereof be subject to a fine of not more than One Hundred (\$100.00) Dollars and the cost of prosecution thereof or be imprisoned in the county jail for a period not to exceed ninety (90) days or both such fine costs and imprisonment in the discretion of the Court. Each day that a violation is permitted to continue shall constitute a separate offense.

Section Eight. This Ordinance and the various words, sections and clauses are hereby declared to be severable. If any word, section or clause is adjudged unconstitutional or invalid, it is hereby provided that the remainder of the Ordinance shall not be affected thereby.

Section Nine. All other Ordinances or parts of Ordinances inconsistent with the provisions of this Ordinance are to the extent of such inconsistency hereby repealed.

Section Ten. This Ordinance is deemed necessary for the health, safety, and welfare of the citizens of Gagetown and is adopted at a Regular Meeting of the Village Council duly called this seventh day of January 1979, and shall become effective in twenty (20) days and is ordered to be given publication in the manner prescribed by law.

Elroy Sontag
Clerk

1-17-3



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