

**CITY OF MT. MORRIS
CITY COUNCIL AGENDA
11649 N. Saginaw Street
Mt. Morris, MI 48458
December 8th, 2025
7:00 P.M.**

1. MEETING CALLED TO ORDER: Mayor Sara Dubey

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF AGENDA

5. APPROVAL OF MINUTES

- a. Approval of regular meeting minutes from November 24th, 2025.

6. COMMUNICATIONS:

None.

7. APPROVAL OF WARRANT: Approval of Warrant #25-28 in the amount of \$37,578.31

8. PUBLIC COMMENT (Agenda Items Only /Five Minute Time Limit).

9. UNFINISHED BUSINESS:

None.

10. NEW BUSINESS:

- a. **ORDINANCE 2025-07: Creation of “Public Service” zoning district (first reading)**
- b. **ORDINANCE 2025-08: Design Standards for “Public Service” zoning district (first reading)**
- c. **RESOLUTION 25-36: 2026 Poverty Exemption Policy**
- d. **RESOLUTION 25-37: 2026 Meeting Dates**
- e. **RESOLUTION 25-38: Mowing Contract**

11. PUBLIC COMMENT (Five Minute Time Limit).

12. COUNCIL MEMBER AND STAFF COMMENTS

13. ADJOURNMENT

PLEASE SILENCE ALL CELL PHONES AND OTHER ELECTRONIC DEVICES PRIOR TO THE MEETING.

**CITY OF MT. MORRIS
CITY COUNCIL – REGULAR MEETING
November 24th, 2025**

At 7:00 p.m., Mayor Sara Dubey called the Regular Council Meeting to order.

PRESENT: Smith, Walter, Withey, Templeton, Vance, and Dubey.

ABSENT: Darisaw.

OTHERS: City Manager/Clerk Spencer Lewis, Police Chief Kevin Mihailoff, Fire Chief Ken Taylor, DPW Superintendent Paul Zumbach and City Attorney Amanda Odette.

The Pledge of Allegiance.

ROLL CALL:

A motion was made by Councilmember Vance, and seconded by Councilmember Templeton to approve absent member Darisaw.

All ayes.

Motion carried.

APPROVAL OF AGENDA:

A motion was made by Councilmember Smith, and seconded by Councilmember Withey to approve the agenda, as amended, adding Warrant #25-27 in the amount of \$1,018.77 under item 7) Approval of Warrant.

All ayes.

Motion carried.

APPROVAL OF MINUTES:

A motion was made by Councilmember Vance, and seconded by Councilmember Withey to approve the regular meeting minutes from November 10th, 2025.

All ayes.

Motion carried.

COMMUNICATIONS:

None.

APPROVAL OF WARRANT:

A motion was made by Councilmember Vance, and seconded by Councilmember Templeton to approve **Warrant #25-26 in the amount of \$201,528.13 and Warrant #25-27 in the amount of \$1,018.77.**

Councilmember Walter questioned the FANG dues on the warrant?

Chief Mihailoff stated that these are annual dues for using the FANG team and their services if needed.

Roll call: 6 Ayes 0 Nays 1 Absent
 (Darisaw)

Motion Carried.

PRESENTATION: Fiscal Year 2024/2025 Audit by Plante Moran

Pam Hill, Erika Stanley, and Sydney McDonald from Plante Moran were present and gave city council a brief explanation of their audit findings for the FY 24/25 end of year audit.

PUBLIC COMMENT:

None.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

a. PUBLIC HEARING: Proposed Water Rate Increase

A motion was made by Councilmember Vance, and seconded by Councilmember Smith to open the public hearing at 7:21 p.m.

All ayes.

Motion carried.

A motion was made by Councilmember Walter, and seconded by Councilmember Vance to close the public hearing at 7:22 p.m.

All ayes.

Motion carried.

b. RESOLUTION 25-33: Water Rate Increase

A motion was made by Councilmember Walter, and seconded by Councilmember Vance to approve resolution 25-33.

[illegible]

Motion Carried.

c. RESOLUTION 25-34: Approving ROWE Engineering, Miller Canfield, and Bendzinski & Co. services for the DWSRF project

A motion was made by Councilmember Templeton, and seconded by Councilmember Smith to approve resolution 25-34.

Scott Hemeyer from Rowe Professional Services was present and spoke to city council about the project, the deadlines that are in place from here until the end of next year when we will close on the loan, along with the proposed construction timeline. He elaborated on the cost of the project being 7.5 million dollars in total, with 23% principal forgiveness, and a 40-year 1% interest bearing loan on the remainder of the loan.

[illegible]

Motion Carried.

d. RESOLUTION 25-35: Internal Control Policy

A motion was made by Councilmember Walter, and seconded by Councilmember Withey to approve resolution 25-35.

City Manager/Clerk Spencer Lewis stated that this policy was needed by the Genesee County C.D.B.G. program showing that internal controls are in place here at the City of Mt. Morris, and it will benefit us as well in the long run, having this policy in place.

[illegible]

Motion Carried.

PUBLIC COMMENT:

Sharon Grignani, 11638 Temperance – Sharon thanked the city council for approving the junior firefighting program and elaborated on how much it has meant to her.

COUNCIL MEMBER AND STAFF COMMENTS:

Councilmember Walter thanked the gentlemen from Rowe Professional Services for coming in, the auditors, and all the department heads for their great work.

Councilmember Templeton wished the best to Sharon.

Fire Chief Taylor spoke about a recent fire in Genesee Township, and the city fire department responded as mutual aid and were first on scene, and touched on how well everyone worked together on the fire scene. He also reminded city council to change their batteries in their smoke detectors if they have not recently.

Police Chief Kevin Mihailoff stated that Officer Newcomer will be going to the nose doctor to get checked out tomorrow.

City Manager/Clerk Spencer Lewis told city council to have a safe and blessed Thanksgiving with their families and friends.

Mayor Sara Dubey thanked everyone for coming out, and thanked Treasurer April Niedecken and City Manager/Clerk Spencer Lewis for the wonderful audit. Also, she wished everyone a Happy Thanksgiving!

ADJOURNMENT:

With no further business, the council meeting was adjourned at **7:43 p.m.**

Spencer Lewis, City Clerk

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 101 General					
Dept 215 ADMINISTRATION					
101-215-740.000	OPERATING EXPENSE	HUNTINGTON NATIONAL BANK	W2's / PD WINTER HATS / SUPPLIES	80.49	
101-215-740.000	OPERATING EXPENSE	HUNTINGTON NATIONAL BANK	ADOBE	19.99	
101-215-740.000	OPERATING EXPENSE	HUNTINGTON NATIONAL BANK	OFFICE SUPPLIES	58.68	
101-215-825.000	MAINTENANCE AGREEMENTS	VC3, INC	OFFICE 365 NOV. 2025	33.60	
101-215-850.000	COMMUNICATIONS	SANGOMA US INC.	PHONES	163.52	
101-215-915.000	MEMBERSHIP & DUES	HUNTINGTON NATIONAL BANK	MAMC 2026 MEMBERSHIP	100.00	
101-215-915.000	MEMBERSHIP & DUES	HUNTINGTON NATIONAL BANK	IIMC 2026 MEMBERSHIP	195.00	
101-215-991.000	COPIER	US BANK EQUIPMENT FINANC	ADMIN COPIER	78.43	
		Total For Dept 215 ADMINISTRATION		729.71	
Dept 253 TREASURER					
101-253-740.000	OPERATING EXPENSE	HUNTINGTON NATIONAL BANK	2025 WINTER TAX PAPER	33.98	
101-253-740.000	OPERATING EXPENSE	HUNTINGTON NATIONAL BANK	W2'S / PD WINTER HATS / SUPPLIES	80.49	
101-253-915.000	MEMBERSHIP & DUES	HUNTINGTON NATIONAL BANK	MGFOA MEMBERSHIP	140.00	
		Total For Dept 253 TREASURER		254.47	
Dept 265 CITY HALL & GROUNDS					
101-265-740.000	OPERATING EXPENSE	MENARDS - CLIO	SUPPLIES	32.18	
101-265-801.000	PROFESSIONAL SERVICES	A-1 GLASS COMPANY	HANDICAP OPERATOR CITY HALL	4,900.00	
		Total For Dept 265 CITY HALL & GROUNDS		4,932.18	
Dept 266 ATTORNEY					
101-266-801.000	PROFESSIONAL SERVICES	AMANDA ODETTE	ATTORNEY NOV. 2025	2,190.00	
		Total For Dept 266 ATTORNEY		2,190.00	
Dept 305 POLICE DEPARTMENT					
101-305-740.000	OPERATING EXPENSE	HUBBARD'S MILITARY SUPPL	RED DOT RIFLE SIGHT - CAMPBELL	149.00	
101-305-740.000	OPERATING EXPENSE	HUNTINGTON NATIONAL BANK	W2'S / PD WINTER HATS / SUPPLIES	66.58	
101-305-740.000	OPERATING EXPENSE	HUNTINGTON NATIONAL BANK	OFFICE SUPPLIES	23.38	
101-305-759.000	UNIFORMS	GREAT LAKES APPAREL	WINTER HATS FOR OFFICERS	132.50	
101-305-759.000	UNIFORMS	HUNTINGTON NATIONAL BANK	W2'S / PD WINTER HATS / SUPPLIES	18.98	
101-305-759.000	UNIFORMS	PRO-TECH SECURITY SALES	VESTS FOR FULL/PART TIME OFFICER - CA	2,578.00	
101-305-825.000	MAINTENANCE AGREEMENTS	CORE TECHNOLOGY CORP.	REPORT WRITING SOFTWARE ANNUAL FEE	6,948.70	
101-305-825.000	MAINTENANCE AGREEMENTS	VC3, INC	OFFICE 365 NOV. 2025	99.60	
101-305-850.000	COMMUNICATIONS	SANGOMA US INC.	PHONES	93.60	
101-305-991.000	DEBT SERVICE - PRIN	US BANK EQUIPMENT FINANC	COPIER PD	133.00	
		Total For Dept 305 POLICE DEPARTMENT		10,243.34	
Dept 336 FIRE DEPARTMENT					
101-336-740.000	OPERATING EXPENSE	ZODIAC ENTERPRISES, LLC	POLO'S FOR FIREDEPT	546.00	
101-336-759.000	UNIFORMS	MACQUEEN	FD TROYER'S GEAR AND HELMET	3,965.00	
101-336-825.000	MAINTENANCE AGREEMENTS	VC3, INC	OFFICE 365 NOV. 2025	37.60	
101-336-850.000	COMMUNICATIONS	SANGOMA US INC.	PHONES	46.99	
		Total For Dept 336 FIRE DEPARTMENT		4,595.59	
Dept 371 CODES & ENFORCEMENT					
101-371-801.000	PROFESSIONAL SERVICES	ROB KEHOE	BUILDING INSPECTOR NOV. 2025	583.33	
		Total For Dept 371 CODES & ENFORCEMENT		583.33	
Dept 441 PUBLIC WORKS					
101-441-740.000	OPERATING EXPENSE	AUTO - WARES GROUP	#30 OIL CHANGE MATERIALS	30.26	
101-441-740.000	OPERATING EXPENSE	AUTO - WARES GROUP	5W30 OIL #30	10.50	
101-441-740.000	OPERATING EXPENSE	MENARDS - CLIO	9/16" X 54" FLEX BIT	33.96	

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 101 General					
Dept 441 PUBLIC WORKS					
101-441-740.000	OPERATING EXPENSE	MENARDS - CLIO	SUPPLIES	17.99	
101-441-825.000	MAINTENANCE AGREEMENTS	VC3, INC	OFFICE 365 NOV. 2025	25.60	
101-441-850.000	COMMUNICATIONS	COMCAST	INTERNET/FAX DPW	78.05	
101-441-922.000	STREET LIGHTING	CONSUMERS ENERGY	LED LIGHTS	3,012.62	
101-441-926.000	DRAINS-AT-LARGE	GENESEE COUNTY DRAIN COM	NPDES 10.1.25 - 12.31.25	241.89	
		Total For Dept 441 PUBLIC WORKS		3,450.87	
Dept 567 CEMETERY					
101-567-740.000	OPERATING EXPENSE	HOME DEPOT CREDIT SERVIC	CEMETERY FOUNDATION	13.44	
		Total For Dept 567 CEMETERY		13.44	
Dept 790 LIBRARY					
101-790-801.000	PROFESSIONAL SERVICES	SHERWOOD PROFESSIONAL CL	LIBRARY CLEANING	210.00	
		Total For Dept 790 LIBRARY		210.00	
		Total For Fund 101 General		27,202.93	
Fund 202 Major Street					
Dept 463 STREET ROUTINE MAINTENANCE					
202-463-740.000	OPERATING EXPENSE	FIRST ADVANTAGE CORPORAT	DPW DRUG SCREEN	140.99	
		Total For Dept 463 STREET ROUTINE MAINTENANCE		140.99	
Dept 474 TRAFFIC SERVICES					
202-474-920.000	PUBLIC UTILITIES	CONSUMERS ENERGY	TRAFFIC LIGHTS	206.36	
		Total For Dept 474 TRAFFIC SERVICES		206.36	
		Total For Fund 202 Major Street		347.35	
Fund 203 Local Street					
Dept 463 STREET ROUTINE MAINTENANCE					
203-463-740.000	OPERATING EXPENSE	FIRST ADVANTAGE CORPORAT	DPW DRUG SCREEN	140.99	
		Total For Dept 463 STREET ROUTINE MAINTENANCE		140.99	
		Total For Fund 203 Local Street		140.99	
Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY					
Dept 103 AUTHORITY BOARD					
248-103-740.000	OPERATING EXPENSE	HUNTINGTON NATIONAL BANK	FLAGS FOR VETERANS MEMORIAL	308.00	
248-103-880.000	COMMUNITY PROMOTIONS	VIC'S PARTY RENTAL, LLC	MONSTER MASH 10.25.2025	325.00	
		Total For Dept 103 AUTHORITY BOARD		633.00	
		Total For Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY		633.00	
Fund 590 SEWER FUND					
Dept 215 ADMINISTRATION					
590-215-825.000	MAINTENANCE AGREEMENTS	VC3, INC	OFFICE 365 NOV. 2025	33.60	
590-215-850.000	COMMUNICATIONS	COMCAST	INTERNET/FAX DPW	78.05	
590-215-850.000	COMMUNICATIONS	SANGOMA US INC.	PHONES	70.29	
590-215-991.000	COPIER	US BANK EQUIPMENT FINANC	ADMIN COPIER	78.44	
		Total For Dept 215 ADMINISTRATION		260.38	
		Total For Fund 590 SEWER FUND		260.38	

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 591 Water Fund					
Dept 000					
591-000-255.000	WATER DEPOSITS PAYABLE	CITY OF MT. MORRIS	WATER DEPOSIT FINAL BILL - 659 ROOSEV	214.36	
591-000-255.000	WATER DEPOSITS PAYABLE	KRYSTAL CABELLO-PETERSON	WATER DEPOSIT REFUND - 659 ROOSEVELT	35.64	
		Total For Dept 000		250.00	
Dept 215 ADMINISTRATION					
591-215-825.000	MAINTENANCE AGREEMENTS	VC3, INC	OFFICE 365 NOV. 2025	33.60	
591-215-850.000	COMMUNICATIONS	COMCAST	INTERNET/FAX DPW	78.05	
591-215-850.000	COMMUNICATIONS	SANGOMA US INC.	PHONES	93.62	
591-215-991.000	COPIER	US BANK EQUIPMENT FINANC	ADMIN COPIER	78.43	
		Total For Dept 215 ADMINISTRATION		283.70	
Dept 537 WATER DISTRIBUTION					
591-537-725.000	FRINGE BENEFIT-NON PAYROLL	CHRISTOPHER CRUMP	CHRIS CRUMP - WORK BOOTS DEC. 2025	300.00	
591-537-725.000	FRINGE BENEFIT-NON PAYROLL	CINTAS CORP	UNIFORMS	48.98	
591-537-725.000	FRINGE BENEFIT-NON PAYROLL	CINTAS CORP	UNIFORMS	48.98	
591-537-740.000	OPERATING EXPENSE	ACTION MUNICIPAL SUPPLY	HYDRANT MARKER SIGNS X20	325.00	
591-537-740.000	OPERATING EXPENSE	MICHIGAN PIPE & VALVE-IN	CURB STOP BOXES	600.00	
591-537-740.000	OPERATING EXPENSE	MICHIGAN PIPE & VALVE-IN	METER COUPLING / BUSHING	46.85	
591-537-740.000	OPERATING EXPENSE	MICHIGAN PIPE & VALVE-IN	764 NORTH WATER LINE MATERIALS	839.12	
591-537-740.000	OPERATING EXPENSE	MICHIGAN PIPE & VALVE-IN	MONTAGUE SCHOOL	4.00	
591-537-740.000	OPERATING EXPENSE	THOMAS EXCAVATION, LLC	764 NORTH STREET WATERLINE	900.00	
591-537-740.700	OPERATING EXP. - METER REPLAC	BLUE WATER SOLUTIONS	5/8 X 3/4 WATER METERS X 7	4,305.00	
591-537-932.000	REPAIR & MAINTENANCE - VEHICL	AUTO - WARES GROUP	OIL CHANGES	704.93	
591-537-932.000	REPAIR & MAINTENANCE - VEHICL	AUTO - WARES GROUP	#35 OIL CHANGE MATERIALS	70.67	
591-537-932.000	REPAIR & MAINTENANCE - VEHICL	AUTO-WARES GROUP	15W40 OIL	111.99	
591-537-932.000	REPAIR & MAINTENANCE - VEHICL	TRUCK & TRAILER	SALT SPREADER PARTS	154.44	
		Total For Dept 537 WATER DISTRIBUTION		8,459.96	
		Total For Fund 591 Water Fund		8,993.66	

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund Totals:					
			Fund 101 General	27,202.93	
			Fund 202 Major Street	347.35	
			Fund 203 Local Street	140.99	
			Fund 248 DOWNTOWN DEVE	633.00	
			Fund 590 SEWER FUND	260.38	
			Fund 591 Water Fund	8,993.66	
			Total For All Funds:	37,578.31	

**CITY OF MT MORRIS
PLANNING COMMISSION
October 20th, 2025**

At 6:36 p.m., Chairperson Sara Black called the Planning Commission Meeting to Order.

PRESENT: Sara Black, Melissa Neuwirth, Yusef Harrold, Andrew Sorensen, City Manager/Clerk Spencer Lewis, Wayne Walter and Mayor Sara Dubey.

ABSENT: None.

OTHERS: Police Chief Kevin Mihailoff, Fire Chief Ken Taylor and DPW Superintendent Paul Zumbach.

ROLL CALL:

None.

APPROVAL OF AGENDA:

A motion was made by Mayor Sara Dubey, seconded by Yusef Harrold to approve the agenda.

All ayes.

Motion Carried.

APPROVAL OF MINUTES:

A motion was made by Spencer Lewis, seconded by Melissa Neuwith to approve the minutes of the regular meeting held on September 29th, 2025.

All ayes.

Motion carried.

COMMUNICATIONS:

Chairperson Sara Black broke down the rules of order for the planning commission public hearings.

PUBLIC COMMENT:

Brian Baxter, Mt. Morris Twp. Trustee, 1218 W. Stanley Rd. – Brian thanked all who are serving on the planning commission, and hopes that the planning commission will consider the valuation of properties within the city and the residents/properties of Mt. Morris Township.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

a. Public Hearing: ORDINANCE 2025-07: Creation of “PS” Public Service zoning district

A motion was made by Melissa Neuwirth and seconded by Andrew Sorensen to open the public hearing at 6:44 p.m.

All ayes.

Motion carried.

Larry Green, Mt. Morris Twp. Supervisor – Mr. Green asked for clarification of all what can be done with this new zoning district. Mr. Green requests that future zoning ordinances for properties that abut Mt. Morris Township residences be sent to the township offices so he can notify the residents of Mt. Morris Township too.

Mac Irwin, 7370 Red Maple Dr. – Mr. Irwin spoke upon an email from EGLE to the City of Mt. Morris and obtaining a permit from EGLE, and his beliefs that the City of Mt. Morris does not need a gun range. Mr. Irwin questioned the cost of constructing this shooting range, and who is going to pay for this? Mr. Irwin spoke upon the environmental aspect of bringing in dirt and asphalt from watermain breaks and asphalt being a petroleum-

based product which can leach into the soil along with lead from shooting ranges. Mr. Irwin spoke upon the master plan that was created in 2021, and that no where in the master plan does it specify that the city needs a police department gun range. Mr. Irwin spoke upon the cost of sending officers to the shooting range in Birch Run, shooting twice a fiscal year with a cost of roughly \$1800.00. He stated that we need to care about our public safety, our law enforcement, and our fire department, but that he doesn't believe that a shooting range is what the City of Mt. Morris needs currently.

Dave Sautter, 380 Beach – Mr. Sautter's main concern would be the noise associated with a shooting range.

James Fournier, 7219 Harvard St. – Mr. Fournier, a lifelong resident of Mt. Morris, spoke upon residents of Mt. Morris Township being vital to the City of Mt. Morris. The issues that he sees is that the notice that was sent out was very vague and not sent out to anyone within the Mt. Morris Township area, the dumping of dirt back in the proposed area without permits or discussion with EGLE, and all of the wells in the area which could become contaminated. The shooting range plan is not supported by the master plan. Mr. Fournier is concerned about property values dropping in the area, the proximity of the proposed range to Montague Elementary School and E.A.J. Memorial High School, along with the anxiety and PTSD of children and community members surrounding the area.

Brian Tungl Sr., 7210 Harvard St. – Mr. Tungl is concerned from a family standpoint and how this is going to affect his daily life from the noise standpoint. He has grandkids that live across the street, and would like to know what the plan is for this proposed property.

Jody Grant, Police Department – Mr. Grant spoke upon concerns from the residents, and the fear that comes with the unknown. He spoke about law enforcement training and the needs of police officers needing to be effectively trained, which requires much more training than the state requires.

Brian Tungl Jr., 7211 Harvard Ave. – Mr. Tungl Jr. spoke about it not being a public service if the public is not allowed to go out and enjoy the area. He is concerned about the noise that will come from the range, along with losing all of the serenity of the land as it stands and the wildlife.

Casey McKenzie, Field Rd. in Clio – Mr. McKenzie articulated on the gun range that the police department currently uses in Birch Run, and spoke about the conditions of it and how concerning it is. He spoke about the different caliber rounds and the noise associated with the different calibers. Mr. McKenzie spoke about ballistics of weapons, and the soil conditions of the community being mainly composed of clay.

Beth Nachbar, 304 Spruce St. – Beth spoke upon times of shooting, noise from the proposed gun range, and the nature that is currently back in the woods at the location.

Randolph, 9070 N. Saginaw – Randolph talked about the pollution, noise, need for additional training, and asked if an indoor range would alleviate some of these concerns.

John Vance, 565 Helen St. – Mr. Vance stated that he can see both sides of this. He is fully supporting more tactical training for our police department, along with additional training for the fire department.

Michael Veach, Mt. Morris Twp. Police Dept. – Police Chief Michael Veach spoke on limited training/gun ranges within Genesee County, and the support he has in this proposed gun range.

Jason Moll, 7311 Red Maple – Mr. Moll spoke upon liking his community and loving where he lives, but is concerned with the proximity of this proposed gun range and the noise it will bring.

Dave Gawne, 11015 Harvard – Mr. Gawne spoke about the proposed gun range and the location of this, and that he has not talked to a single person that is for this. He spoke about the contamination of the soil with asphalt and the affect it would have on everyone's well water in the area.

Fernan Gruber, 11430 Union – Mr. Gruber spoke about the notice in the mail and the vagueness of it. He stated that he would be upset as well if he had a house in the area that didn't have a gun range when they bought it, but now there is one proposed to go back there.

Chris Fournier, 560 Walker – Mr. Fournier stated that putting this proposed gun range in that area, that affects all of these surrounding residences doesn't seem right, and that the city should propose a millage to get more training elsewhere.

Nick Nankervis, 11857 Highland – Mr. Nankervis completely disagrees that this will affect property values in a positive manner, and that constructing a gun range will drive down property values.

Mary Marr, 7374 N. Jennings Rd. – Mrs. Marr is confused on the situation, and the proposed use of this property. She would like to know a little more information on the plans in the future.

Christine Mars, 7423 Elmcrest – Mrs. Mars is a teacher who works with kids with disabilities, severe physical impairments, and is concerned about the students at Montague Elementary, as well as the high school. She wants more training for the police department, but is unsure if inside the city is the correct spot.

Amanda Siel, 11638 Temperance – Mrs. Siel spoke upon more training for the fire department with adequate space for proper training, as well as the police department.

Mac Irwin, 7370 Red Maple – Mr. Irwin stated that this impacts all residents of the City of Mt. Morris. This is not the best thing for our residents at this time. He reiterated his concerns of asphalt in the berms, contamination of the soil itself with lead and asphalt, and the noise that will come along with a gun range. He is all for supporting our first responders, but does not want this in the City of Mt. Morris.

James Fournier, 7219 Harvard – Mr. Fournier stated that it sounds like everyone in Genesee County needs to get together to find a place to train, that is not located here within the City of Mt. Morris, on a parcel that has wetlands, and that is less than 100 yards away from residential properties. This will alter the layout of the land for generations to come. Mr. Fournier stated that it is also a possibility that the planning commission recommends to city council to deny this, and that city council can not go with the recommendation and still pass this ordinance.

Chief Kevin Mihailoff, Mt. Morris City Police Department – Chief Mihailoff stated that they have been talking about the possibility of putting in a gun range in that area, and no one has ever said that Genesee County was coming to train. He spoke about the fire department training as well in the area. There are no proposed structures requiring electricity or plumbing. Chief spoke upon the conditions of the Birch Run shooting range that they currently use. He visually showed what the MCOLES shooting requirements are in order to have a police officer holster a weapon. Chief Mihailoff expressed his concerns with how low the requirements are for MCOLES and that our officers need additional training to be proficient and effective. He elaborated on some of the specifications of the proposed gun range, including the berm, targets, and times of shooting. Chief Mihailoff elaborated multiple times about wanting to improve the quality of training for his officers.

A motion was made by Spencer Lewis and seconded by Andrew Sorensen to close the public hearing at 9:02 p.m.

All ayes.

Motion carried.

b. PUBLIC HEARING: ORDINANCE 2025-08: “PS” Public Service District Design Standards

A motion was made by Andrew Sorensen and seconded by Spencer Lewis to open the public hearing at 9:03 p.m.

All ayes.

Motion carried.

James Fournier, 7219 Harvard – Mr. Fournier didn’t think it made sense that both public hearings were back-to-back without voting on the first ordinance.

Mac Irwin, 7370 Red Maple Dr. – Mr. Irwin was in-line with Mr. Fournier, and stated that he would like to see the public hearing for the design standards be tabled until action is taken on the first ordinance.

Chris Dixon, CRU Paintball – Mr. Dixon stated that this is a two-part process, and does not find any of it being deceitful.

Brian Tungl Sr., 7210 Harvard Ave. – Mr. Tungl spoke about liking to see there being some restrictions on days, hours, and when this can and cannot be happening, if in fact this does go through.

Brian Tungl Jr., 7211 Harvard Ave. – Mr. Tungl stated that in regard to distance from residential areas, he would like to see ten to fifteen miles.

A motion was made by Andrew Sorensen and seconded by Mayor Sara Dubey to close the public hearing at 9:14 p.m.

All ayes.

Motion carried.

c. Action on Ordinance 2025-07: Creation of “PS” Public Service Zoning District

Chairperson Sara Black stated that there does need to be a correct in section 1.A and 1.C in regards to article 9, section 9.19 and should read article 9, section 9.20.

Commission member Yusef Harrold stated he cannot think of better public service than public safety. Being a resident of the city, if this plan can save 1 life and help better train our police, fire, and first responders, it is not that complicated for him.

Commission member Wayne Walter spoke upon being a city resident for 24 years. Fire and police are his number one priority as a councilmember and a resident of the city. Training of our first responders should be of upmost importance for everyone. Commission member Walter stated that he will always support our fire department, police department, and our city residents.

Commission member Melissa Neuwirth stated that she agrees with all of the other commission members, and it would be premature for the commission to vote on this at this time, and that we should consider the citizens’ concerns.

Commission member Sara Black stated that the gun range conversation has been around for a while, in open meetings of the city council, and not behind closed doors, going back to when she was on city council last October and prior to that. Sara Black stated that this is important to address all of the concerns and look into the rules and regulations of said public service district. This proposed piece of property has been city owned for a long time, and it just sits vacant back there.

Commission member Sara Black spoke upon some of the requirements of distance from residences, and regulations of N.R.A. certified gun ranges that could be added to the design standards. She would like to see what the plan would be to notify residents, citizens, and the schools of proposed training days/hours. She spoke upon notifying the adjacent township, along with residents within the 450 feet of the proposed gun range, as well as utilizing the city website, social media, and residential mailings.

Police Chief Kevin Mihailoff stated that the latest time they would be shooting would be around 6 p.m. to cover both shifts of officers.

A motion was made by commission member Sara Black and seconded by commission member Yusef Harrold to postpone actions on Ordinance 2025-07 and Ordinance 2025-08 until the next meeting in November.

Roll call: ____ 7 ____ Ayes ____ 0 ____ Nays ____ 0 ____ Absent

Motion Carried.

PUBLIC COMMENT:

Mac Irwin, 7370 Red Maple Dr. – Mr. Irwin thanked the public for coming out, and reiterated his thoughts on the first responders needing more training, but not needing this in this proposed location for the City of Mt. Morris.

Alma Henderson, 1014 Howard St. – Mrs. Henderson stated she was a long-time planning commission member for more than 20 years, and she was part of the rezoning of that property back when they acquired the property. She questioned if the land had been rezoned since it was zoned as a PUD zoning?

James Fournier, 7219 Harvard – Mr. Fournier spoke upon the master plan being the basis of all zoning ordinances, and referenced MCL 1301.1101, stating that litigation and court cases can come against the city. Mr. Fournier talked about driving families out of this community if this passes.

UPDATES:

None.

PLANNING COMMISSION COMMENTS:

Commission members Yusef Harrold and Melissa Neuwirth stated that they believe that postponing this decision is correct.

Commission member Andrew Sorensen spoke upon all of these discussions being in open meetings in the past, and simply because you don't attend meetings or review minutes of what has happened previously, does not reflect malfeasance in our part.

City Manager/Clerk Spencer Lewis stated that a pre-application has been filed with EGLE to coordinate plans and efforts, and when/if the property moves to be rezoned in the future, notices will be sent out accordingly.

Mayor Sara Dubey thanked everyone for coming out tonight, and respect everyone's opinions. She does believe that everyone's opinions are valuable, and that public safety is of the utmost importance for our community.

Planning Commission
October 20th, 2025.
Page Six.

Chairperson Sara Black thanked everyone coming out. She spoke upon no one ever coming to public hearings, and elaborated on there being an extra seat on the planning commission open currently. She touched briefly on the Grand Blanc shooting that occurred a couple of weeks ago, and would hope that our police department responded just as fast to a situation of that magnitude. Chairperson Sara Black spoke about being detail oriented and needing all the specifics within these ordinances. She thanked everyone for being respectful during the meeting and not having to remove anyone.

ADJOURNMENT:

With no further business, the meeting was adjourned at **10:10 p.m.**

Spencer Lewis, Clerk

**CITY OF MT MORRIS
PLANNING COMMISSION
November 17th, 2025**

At **6:32 p.m.**, Chairperson Sara Black called the Planning Commission Meeting to Order.

PRESENT: Sara Black, Yusef Harrold, Andrew Sorensen, City Manager/Clerk Spencer Lewis, Wayne Walter and Mayor Sara Dubey.

ABSENT: Melissa Neuwirth.

OTHERS: Police Chief Kevin Mihailoff and Fire Chief Ken Taylor.

ROLL CALL:

None.

APPROVAL OF AGENDA:

A motion was made by Wayne Walter, seconded by Mayor Sara Dubey to approve the agenda.

All ayes.

Motion Carried.

APPROVAL OF MINUTES:

A motion was made by Yusef Harrold, seconded by Andrew Sorensen to approve the minutes of the regular meeting held on October 20th, 2025.

City Manager/Clerk Spencer Lewis stated that he needed to amend the minutes reflecting Police Chief Kevin Mihailoff, Fire Chief Ken Taylor, and DPW Superintendent Paul Zumbach being present at the meeting.

A motion was made by Yusef Harrold, seconded by Andrew Sorensen to approve the minutes of the regular meeting held on October 20th, 2025, as amended.

All ayes.

Motion carried.

COMMUNICATIONS:

Police Chief Kevin Mihailoff spoke about his latest Genesee County Chiefs of Police meeting in which a regional training facility was being implemented by the City of Flint located at the old Buick City location at Industrial Ave. and Stewart Ave. Chief stated that it will be for police departments and fire departments. It will have a 50-yard shooting range, an active shooter training facility, along with a tower building for fire departments to utilize for training. This facility and training center will help all departments within Genesee County due to there currently being no where to properly train within the county, which was the main concern of the majority of chiefs.

PUBLIC COMMENT:

James Fournier, 7219 Harvard St. – Mr. Fournier thanked the planning commission for the last planning commission meeting that included a public hearing. Mr. Fournier spoke upon a Michigan State Police shooting range that was located in Northville, MI and was shut down due to safety concerns of neighboring subdivisions. He spoke about the proposed shooting range distance from Montague Elementary, the location of this proposed shooting range, and it ultimately not being a good plan for the community.

UNFINISHED BUSINESS:

None.

Planning Commission
November 17th, 2025.
Page Two.

NEW BUSINESS:

a. Action on Ordinance 2025-07: Creation of “PS” Public Service Zoning District

A motion was made by City Manager/Clerk Spencer Lewis, and seconded by Wayne Walter to recommend to City Council to deny this ordinance along with ordinance 2025-08.

City Manager/Clerk Spencer Lewis stated that in light of the recent Flint City RTC, he doesn't see the need to table this decision for another year or two, depending on what happens with the training facility in Flint City. He doesn't believe that leaving this in limbo for a long period of time would be justifiable, and that if the development in Flint City does not get developed, we can always bring this back to the planning table if things change.

[illegible]

Motion Carried.

PUBLIC COMMENT:

None.

UPDATES:

None.

PLANNING COMMISSION COMMENTS:

Wayne Walter thanked everyone for coming in tonight.

Yusef Harrold thanked the public for making it tonight, and voiced that it is great to see everyone concerned about what's going on in the city. He is happy to see another option being presented, but if it hadn't been, he would have voted yes on the proposed shooting range. He elaborated on the noise of a train passing through town multiple times a day, and not everyone being pleased to hear it, but that he knows the purpose of it and the greater good of the community. He is all for his community police officers being effectively trained to handle any situation where gun fire may be necessary, whether it is for an active shooter, or just a random person with a gun causing harm.

Mayor Sara Dubey stated that Mr. Harrold stated it beautifully, and she 100% agrees. With public service you have to be proactive, rather than reactive. She appreciates everyone making it in tonight.

Chairperson Sara Black thanked everybody that came in tonight, and hopes that we keep up the turnout for future planning commission meetings. She reiterated how she wanted to stay on planning commission after leaving city council, due to the fact of still wanting to be involved with the city.

ADJOURNMENT:

With no further business, the meeting was adjourned at **6:56 p.m.**

Spencer Lewis, Clerk

**GENESEE COUNTY, STATE OF MICHIGAN
CITY OF MT. MORRIS**

ORDINANCE 2025-Appendix D 6.16 - 07

**An ordinance to amend the Zoning Ordinance, Appendix D, and
Zoning Map, of the Code of Ordinances, City of Mt. Morris, Michigan,
by the creation of a new zoning ordinance, (PS) PUBLIC SERVICE
DISTRICT, and providing for the permitted uses therein.**

THE CITY OF MT. MORRIS ORDAINS:

SECTION I

The Mt. Morris Code of Ordinances, Appendix D, the Zoning Ordinance and the Zoning Map are hereby amended pursuant to Art.11, Zoning Ordinance Amendments, as follows:

Article 6 - District Regulations (PS)

Section 6.16 (PS) Public Service Districts

A new Zoning District, (PS) Public Service District is hereby created.

The following regulations shall apply to all Public Service Districts

1. USES PERMITTED: No structure of part thereof shall be erected, altered, or used and no land shall be used, and no land shall be used except for one or more of the following purposes:
 - A. Fire Department Training Grounds, training tower, live fire and pumping operation concrete pad, classroom (subject to regulation of Article 9 section 9.20).
 - B. Department of Public Works facilities
 - C. Police Department Gun Range (subject to regulation of Article 9 section 9.20), classroom.
 - D. Other uses
 - Art galleries
 - Planned Unit Development (Subject to provisions of Section 9.14)

- Public Education Nature Center
 - Public Libraries
 - Public Museums
 - Public Park, golf courses, tennis courts, and similar sports recreational uses
(Subject to provisions of Section 9.15)
2. Conditional Uses Permitted: Conditional uses permitted. Structures and parts thereof may be erected, altered, or used, and land may be used for one or more of the following purposes subject to the conditional use provisions of Article 8.
- A. Restaurants (No Drive Thru Service)
 - B. Municipal, county, State and Federal administration buildings
 - C. Fire Department
 - D. Police Department
 - E. Office Building

SECTION II

All other provisions of this Chapter shall be and are hereby ratified.

SECTION III - SEVERABILITY

If any part of this ordinance shall be determined to be unenforceable by a court of competent jurisdiction, that part shall be deemed to be severed and removed from the body of this ordinance, and the rest shall remain in full force and effect.

SECTION IV – PRIOR ORDINANCES

All City ordinances and resolutions or a part thereof, insofar as the same may be in conflict herewith, are hereby repealed.

SECTION V

This Ordinance shall be published in a newspaper of general circulation within the City of Mt. Morris, Genesee County, Michigan, and shall become effective on the 7th day after publication.

SECTION VI

A copy of this Ordinance may be inspected at the City Hall, 11649 N. Saginaw St., Mt. Morris, Michigan, during regular business hours.

We the undersigned Mayor and Clerk of the City of Mt. Morris, do hereby certify that the above ordinance was adopted by the City Council at a regular meeting on the _____ day of _____, 2025.

Sara Dubey, Mayor

Spencer Lewis, City Clerk

Ordinance Introduced on:
Second Reading:
Publication Date:
Effective Date:

**GENESEE COUNTY, STATE OF MICHIGAN
CITY OF MT. MORRIS**

ORDINANCE 2025- Appendix D Section 9.20 - 08

**An ordinance to amend the Zoning Ordinance, Appendix D, and
Zoning Map, of the Code of Ordinances, City of Mt. Morris, Michigan,
by the addition of Section 9.20 – Public Service District Design Standards
to regulate the use and design within that district.**

THE CITY OF MT. MORRIS ORDAINS:

SECTION I

The Mt. Morris Code of Ordinances, Appendix D, the Zoning Ordinance and the Zoning Map are hereby amended pursuant to Art.11, Zoning Ordinance Amendments, as follows:

Article 9 – DESIGN STANDARDS

Section 19.20 – Public Service Districts Design Standards is hereby added

The following regulations are required for all facilities within the “PS” Public Service Districts:

A. Fire Department Training Ground

1. Must be at a minimum 300’ from any residential structure.
2. Shall be designed to drain all water to a detention pond and meet the requirements of the State of Michigan Storm Water Standards before being discharged to the waters of the state,
3. The City Manager shall approve a quarterly training schedule submitted by the department head no less than 10 days prior to the beginning of the quarter. The City Manager shall develop a plan to notify the public before any Fire or Police Training sessions.

B. Police Department Gun Range

1. Must be a minimum of 450’ from any residential structure. The range shall be shielded with natural vegetation to minimize noise to nearby structures.

2. Police Department Gun Range backstops must consist of a soil berm no less than 18'tall and designed to maintain a slope of 1 to 1. The backstop shall have a minimum 10' no shoot zone at the end of each berm.
3. The City Manager shall approve a quarterly training schedule submitted by the department head no less than 10 days prior to the beginning of the quarter. The City Manager shall develop a plan to notify the public, the adjoining township and the school district before any Fire or Police Training sessions.

SECTION II

All other provisions of this Chapter shall be and are hereby ratified.

SECTION III - SEVERABILITY

If any part of this ordinance shall be determined to be unenforceable by a court of competent jurisdiction, that part shall be deemed to be severed and removed from the body of this ordinance, and the rest shall remain in full force and effect.

SECTION IV – PRIOR ORDINANCES

All City ordinances and resolutions or a part thereof, insofar as the same may be in conflict herewith, are hereby repealed.

SECTION V

This Ordinance shall be published in a newspaper of general circulation within the City of Mt. Morris, Genesee County, Michigan, and shall become effective on the 7th day after publication.

SECTION VI

A copy of this Ordinance may be inspected at the City Hall, 11649 N. Saginaw St., Mt. Morris, Michigan, during regular business hours.

We the undersigned Mayor and Clerk of the City of Mt. Morris, do hereby certify that the above ordinance was adopted by the City Council at a regular meeting on the _____ day of _____, 2025.

Sara Dubey, Mayor

Spencer Lewis, City Clerk

Ordinance Introduced on:

Second Reading:

Publication Date:

Effective Date:

**CITY OF MT. MORRIS
RESOLUTION 25- 36**

WHEREAS: The adoption of guidelines for poverty exemptions is required by the Mt. Morris City Council, and

WHEREAS: The principal residence of persons, who the Board of Review determines by reason of poverty to be unable to contribute to the public charge, is eligible for exemption in whole or in part from taxation under Public Act 390 of 1994 (MCL 211.7u), and

WHEREAS: Pursuant to PA 390 of 1994 and further amended by PA 620 of 2002, the City of Mt. Morris adopts the attached policy for the Board of Review to implement. The policy shall include but not be limited to the specific income and asset levels of the claimant and all persons residing in the household, including any property tax credit returns, filed in the current or immediately preceding year, and

NOW THEREFORE BE IT RESOLVED:

That the Assessor and Board of Review shall follow the attached policy and Federal guidelines in granting or denying an exemption.

A motion was made by Council member _____, seconded by Council member _____, and thereafter adopted by the City Council of the City of Mt. Morris at a regular meeting held Monday, December 8, 2025 at 7:00 p.m.

_____ Yea

_____ Nay

_____ Absent

Sara Dubey, Mayor

Spencer Lewis, City Clerk

CITY OF MT. MORRIS REQUIREMENTS FOR POVERTY EXEMPTION

In order to be eligible for the poverty exemption, the claimant must do and meet all of the following requirements on an annual basis:

REQUIREMENTS

1. The applicant must own and occupy as a homestead the property for which the exemption is requested. The applicant must also produce a valid driver's license or other form of identification showing place of residence.
2. The applicant must file form 5737, Application for MCL 211.7u Poverty Exemption and form 5739, Affirmation of Ownership and Occupancy to Remain Exempt by Reason of Poverty, with the board of review as provided by the Mt Morris City Assessor's Office. It must be received between January 1 of each year and the day prior to the last scheduled meeting day of the Board of Review for that year. **Note:** The filing of this claim constitutes an appearance before the Board of Review for the purpose of preserving the right to appeal to the Michigan Tax Tribunal.
3. Applicant must provide federal and state income tax returns for all persons residing in the homestead including any property tax credit returns. These income tax returns may be those filed in the current year or in the immediately preceding year. Any additional information regarding the poverty application must be in writing and attached to the petition form (**Note:** If an applicant is not required to file a federal or state income tax return then they must show proof of income and file the attached affidavit (Form 4988) for all persons residing in the residence who were not required to file federal or state tax returns for the current or preceding tax year.
4. The applicant must produce a deed, land contract or other evidence of ownership of the property for which an exemption is requested to support the information provided on the Poverty Petition, if requested by the Assessor or Board of Review.
5. An applicant must meet the federal poverty guidelines for the total household income as published in the prior calendar year in the Federal Register by the United States Department of Health and Human Services under its authority to revise the poverty line under 42 USC 9902, as attached. Income includes, but is not limited to: Money, wages, salaries before deductions, regular contributions from persons not living in the residence • Net receipts from non-farm or farm self-employment (receipts from a person's own business, professional enterprise, or

partnership, after business expense deductions) • Regular payments from social security, railroad retirement, unemployment, worker's compensation, veteran's payments, public assistance, supplemental security income (SSI) • Alimony, child support, military family allotments • Private and governmental retirement and disability pensions, regular insurance, annuity payments • College or university scholarships, grants, fellowships, assistantships • Dividends, interest, and net income from rentals, royalties, estates, trusts, gambling or lottery winnings

6. Meet the asset level test, which is established to be: The claimant's and household's total assets, excluding the principal residence, do not exceed Ten Thousand dollars (\$10,000). Applicants must provide a list of all assets when applying for the poverty exemption. Assets include, but are not limited to:

- A second home, land, vehicles • Recreational vehicles such as campers, motor-homes, boats and ATV's • Buildings other than the residence • Jewelry, antiques, artworks • Equipment, other personal property of value • Bank accounts (over a specified amount), stocks • Money received from the sale of property, such as, stocks, bonds, a house or car (unless a person is in the specific business of selling such property) • Withdrawals of bank deposits and borrowed money • Gifts, loans, lump-sum inheritances, and one-time insurance payments Page 3 • Food or housing received in lieu of wages and the value of food and fuel produced and consumed on farms • Federal non-cash benefits programs such as Medicare, Medicaid, food stamps and school lunches.

- a. The following assets are excluded from this limit:

- i. the applicant's homestead property,
- ii. the applicant's normal household personal property and clothing,
- iii. one vehicle used for personal transportation and titled to a member of the household.
- iv. assets not accessible to the applicant, co-owner, or any member of the applicant's household.

7. The Poverty Exemption applicant must provide additional relevant documentation if requested by the Assessor or Board of Review in order to fully investigate an application.

GUIDELINES FOR GRANTING POVERTY EXEMPTIONS:

MCL 211.7u(5) states that if a person claiming the poverty exemption meets all eligibility requirements, the Board of Review shall grant the poverty exemption, in whole or in part, as follows: A full exemption equal to a 100% reduction in taxable value or a partial exemption equal to a 25%, 50% or 75% reduction in taxable value for the year in which the exemption is granted.

Poverty Exemptions must be processed annually. Under no circumstances will a poverty exemption be extended for a subsequent year without renewal of the poverty petition.

APPEAL OF POVERTY EXEMPTIONS TO THE MICHIGAN TAX TRIBUNAL:

A property owner may appeal the March Board of Review's decision on a poverty exemption to the Michigan Tax Tribunal. This appeal must be made by June 30. A property owner may appeal the July Board of Review's decision or December Board of Review's decision to the Michigan Tax Tribunal within 35 days from the date of the decision. The assessor may also appeal a Board of Review's decision on a poverty exemption to the Michigan Tax Tribunal.

Federal Poverty Guidelines Used in the Determination of Poverty Exemptions for 2026

Size of Family Unit	Poverty Guidelines
1	\$15,650
2	\$21,150
3	\$26,650
4	\$32,150
5	\$37,650
6	\$43,150
7	\$48,650
8	\$54,150
For each additional person	\$5,500

Application for MCL 211.7u Poverty Exemption

This form is issued under the authority of the General Property Tax Act, Public Act 206 of 1893, MCL 211.7u.

MCL 211.7u of the General Property Tax Act, Public Act 206 of 1893, provides a property tax exemption for the principal residence of persons who, by reason of poverty, are unable to contribute toward the public charges. This application is to be used to apply for the exemption and must be filed with the Board of Review where the property is located. This application may be submitted to the city or township the property is located in each year on or after January 1.

To be considered complete, this application must: 1) be completed in its entirety, 2) include information regarding all members residing within the household, and 3) include all required documentation as listed within the application. Please write legibly and attach additional pages as necessary.

PART 1: PERSONAL INFORMATION — Petitioner must list all required personal information.					
Petitioner's Name				Daytime Phone Number	
Age of Petitioner	Marital Status	Age of Spouse	Number of Legal Dependents		
Property Address of Principal Residence		City	State	ZIP Code	
<input type="checkbox"/> Check if applied for Homestead Property Tax Credit		Amount of Homestead Property Tax Credit			
PART 2: REAL ESTATE INFORMATION					
List the real estate information related to your principal residence. Be prepared to provide a deed, land contract or other evidence of ownership of the property at the Board of Review meeting.					
Property Parcel Code Number		Name of Mortgage Company			
Unpaid Balance Owed on Principal Residence	Monthly Payment		Length of Time at this Residence		
Property Description					
PART 3: ADDITIONAL PROPERTY INFORMATION					
List information related to any other property owned by you or any member residing in the household.					
<input type="checkbox"/> Check if you own, or are buying, other property. If checked, complete the information below.				Amount of Income Earned from other Property	
1	Property Address	City	State	ZIP Code	
	Name of Owner(s)	Assessed Value	Date of Last Taxes Paid	Amount of Taxes Paid	
2	Property Address	City	State	ZIP Code	
	Name of Owner(s)	Assessed Value	Date of Last Taxes Paid	Amount of Taxes Paid	

Continue on Page 2

PART 4: EMPLOYMENT INFORMATION — List your current employment information.					
Name of Employer					
Address of Employer		City	State	ZIP Code	
Contact Person		Employer Telephone Number			
PART 5: INCOME SOURCES					
List all income sources, including but not limited to: salaries, Social Security, rents, pensions, IRAs (individual retirement accounts), unemployment compensation, disability, government pensions, worker's compensation, dividends, claims and judgments from lawsuits, alimony, child support, friend or family contribution, reverse mortgage, or any other source of income, for all persons residing at the property.					
Source of Income			Monthly or Annual Income (indicate which)		
PART 6: CHECKING, SAVINGS AND INVESTMENT INFORMATION					
List any and all savings owned by all household members, including but not limited to: checking accounts, savings accounts, postal savings, credit union shares, certificates of deposit, cash, stocks, bonds, or similar investments, for all persons residing at the property.					
Name of Financial Institution or Investments	Amount on Deposit	Current Interest Rate	Name on Account	Value of Investment	
PART 7: LIFE INSURANCE — List all policies held by all household members.					
Name of Insured	Amount of Policy	Monthly Payments	Policy Paid in Full	Name of Beneficiary	Relationship to Insured
PART 8: MOTOR VEHICLE INFORMATION					
All motor vehicles (including motorcycles, motor homes, camper trailers, etc.) held or owned by any person residing within the household must be listed.					
Make	Year	Monthly Payment	Balance Owed		

Continue on Page 3

PART 9: HOUSEHOLD OCCUPANTS — List all persons living in the household.				
First and Last Name	Age	Relationship to Applicant	Place of Employment	\$ Contribution to Family Income

PART 10: PERSONAL DEBT — List all personal debt for all household members.					
Creditor	Purpose of Debt	Date of Debt	Original Balance	Monthly Payment	Balance Owed

PART 11: MONTHLY EXPENSE INFORMATION			
The amount of monthly expenses related to the principal residence for each category must be listed. Indicate N/A as necessary.			
Heating	Electric	Water	Phone
Cable	Food	Clothing	Health Insurance
Garbage	Daycare	Car Expense (gas, repair, etc.)	
Other (type and amount)	Other (type and amount)	Other (type and amount)	
Other (type and amount)	Other (type and amount)	Other (type and amount)	

Continue and sign on Page 4

NOTICE: Per MCL 211.7u(2)(b), federal and state income tax returns for all persons residing in the principal residence, including any property tax credit returns, filed in the immediately preceding year or in the current year must be submitted with this application. Federal and state income tax returns are not required for a person residing in the principal residence if that person was not required to file a federal or state income tax return in the tax year in which the exemption under this section is claimed or in the immediately preceding tax year.

PART 11: POLICY AND GUIDELINES ACKNOWLEDGMENT

The governing body of the local assessing unit shall determine and make available to the public the policy and guidelines used for the granting of exemptions under MCL 211.7u. In order to be eligible for the exemption, the applicant must meet the federal poverty guidelines published in the prior calendar year in the Federal Register by the United States Department of Health and Human Services under its authority to revise the poverty line under 42 USC 9902, or alternative guidelines adopted by the governing body of the local assessing unit so long as the alternative guidelines do not provide income eligibility requirements less than the federal guidelines. The policy and guidelines must include, but are not limited to, the specific income and asset levels of the claimant and total household income and assets. The combined assets of all persons must not exceed the limits set forth in the guidelines adopted by the local assessing unit.

☐ The applicant has reviewed the applicable policy and guidelines adopted by the city or township, including the specific income and asset levels of the claimant and total household income and assets.

PART 12: CERTIFICATION

I hereby certify to the best of my knowledge that the information provided in this form is complete, accurate and I am eligible for the exemption from property taxes pursuant to Michigan Compiled Law, Section 211.7u.

Printed Name	Signature	Date

This application shall be filed after January 1, but before the day prior to the last day of the local unit's December Board of Review.

Decision of the March Board of Review may be appealed by petition to the Michigan Tax Tribunal by July 31 of the current year. A July or December Board of Review decision may be appealed to the Michigan Tax Tribunal by petition within 35 days of decision. A copy of the Board of Review decision must be included with the petition.

Michigan Tax Tribunal
PO Box 30232
Lansing MI 48909

Phone: 517-335-9760
E-mail: taxtrib@michigan.gov

Affirmation of Ownership and Occupancy to Remain Exempt by Reason of Poverty

This form is issued under the authority of Public Act 253 of 2020.

This form is to be used to affirm ownership, occupancy, and income status. MCL 211.7u(2) provides that, to be eligible for exemption under this section, a person shall, subject to subsection (6) and (8), annually affirm that the applicant owns and occupies, as a principal residence, the property for which an exemption is requested.

PART 1: OWNER INFORMATION — Enter information for the person owning and occupying the residence.				
Owner Name			Owner Telephone Number	
Mailing Address	City	State	ZIP Code	
PART 2: LEGAL DESIGNEE INFORMATION (Complete if applicable.)				
Legal Designee Name			Daytime Telephone Number	
Mailing Address	City	State	ZIP Code	
PART 3: HOMESTEAD PROPERTY INFORMATION — Enter information for property in which the exemption is being claimed.				
City or Township (check the appropriate box and enter name) <input type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village			County	
Name of Local School District				
Parcel Identification Number		Year(s) Exemption Previously Granted by Board of Review		
Homestead Property Address	City	State	ZIP Code	
PART 4: AFFIRMATION OF OWNERSHIP, OCCUPANCY, AND INCOME STATUS (Check all boxes that apply.)				
<input type="checkbox"/> I own the property in which the exemption is being claimed.				
<input type="checkbox"/> The property in which the exemption is being claimed is used as my homestead. Homestead is generally defined as any dwelling with its land and buildings where a family makes its home.				
<input type="checkbox"/> After establishing initial eligibility for the exemption, my income and asset status has remained unchanged and/or I receive a fixed income solely from public assistance that is not subject to significant annual increases beyond the rate of inflation, such as federal Supplemental Security Income or Social Security disability or retirement benefits.				
PART 5: CERTIFICATION				
I hereby certify to the best of my knowledge that the information provided on this form is true and I am eligible to receive an exemption from property taxes by reason of poverty pursuant to Michigan Compiled Law, Section 211.7u.				
Owner or Legal Designee Name (print)		Signature of Owner or Legal Designee		Date
Designee must attach a letter of authority.				
LOCAL GOVERNMENT USE ONLY (DO NOT WRITE BELOW THIS LINE)				
<input type="checkbox"/> Approved <input type="checkbox"/> Denied (Attach appeal instructions and provide to owner.)		Tax Year(s) exemption will be posted to tax roll		
CERTIFICATION — I certify that, to the best of my knowledge, the information contained in this form is complete and accurate.				
Assessor Signature			Date Certified by Assessor	

Poverty Exemption Affidavit

This form is issued under authority of Public Act 206 of 1893; MCL 211.7u.

INSTRUCTIONS: When completed, this document must accompany a taxpayer's Application for Poverty Exemption filed with the supervisor or the board of review of the local unit where the property is located. MCL 211.7u provides for a whole or partial property tax exemption on the principal residence of an owner of the property by reason of poverty and the inability to contribute toward the public charges. MCL 211.7u(2)(b) requires proof of eligibility for the exemption be provided to the board of review by supplying copies of federal and state income tax returns for all persons residing in the principal residence, including property tax credit returns, or by filing an affidavit for all persons residing in the residence who were not required to file federal or state income tax returns for the current or preceding tax year.

I, _____, swear and affirm by my signature below that I reside in the principal residence that is the subject of this Application for Poverty Exemption and that for the current tax year and the preceding tax year, I was not required to file a federal or state income tax return.

Address of Principal Residence: _____

Signature of Person Making Affidavit

Date

**CITY OF MT. MORRIS
RESOLUTION 25-37**

WHEREAS: Public Act No. 267 of 1976, Michigan's Open Meeting Act, requires that within ten (10) days of the first meeting of a public body in each calendar year the body must publicly post a list stating the dates, times and places of all it's regular meetings.

NOW THEREFORE BE IT RESOLVED:

That the City Council of the City of Mt. Morris will meet for regularly scheduled Council meetings on the second (2nd) and fourth (4th) Mondays of each Month (except July and December) at 7:00 p.m. in the City Council Chambers, 11649 N. Saginaw Street, Mt. Morris, unless that Day conflicts with a holiday.

Specifically, the meeting dates in 2026 shall be:

Monday	January 12
Monday	January 26
Monday	February 09
Monday	February 23
Monday	March 09
Monday	March 23
Monday	April 13
Monday	April 27
Monday	May 11
Tuesday	May 26
Monday	June 08
Monday	June 22
Monday	July 27
Monday	August 10
Monday	August 24
Monday	September 14
Monday	September 28
Monday	October 12
Monday	October 26
Monday	November 09
Monday	November 23
Monday	December 14

Moved by Council member _____, seconded by Council member _____, and thereafter adopted by the City Council of the City of Mt. Morris at a regular meeting held Monday, December 8, 2025 at 7:00p.m.

_____ Yea

_____ Nay

_____ Absent

Sara Dubey, Mayor

Spencer Lewis, City Clerk

**CITY OF MT. MORRIS
RESOLUTION 25-38**

WHEREAS: A request from Tammy's Landscaping was received for a grass and weed cutting contract; and

WHEREAS: Tammy's Landscaping will honor their pricing from this year (2025); and

WHEREAS: Considering all relevant factors including performance, staff recommends that the contract for grass and weed cutting be awarded to Tammy's Landscaping due to their past performance and satisfaction with their work;

NOW THEREFORE, BE IT RESOLVED:

That this Council does hereby authorize a contract with Tammy's Landscaping for mowing of the cemetery, and other properties for the years of 2026, 2027, and 2028, and does hereby authorize the City Manager to execute the contract for and on behalf of the City.

Moved by Council member _____, seconded by Council member _____, and thereafter adopted by the City Council of the City of Mt. Morris at a regular meeting held Monday, December 8, 2025 at 7:00 p.m.

_____ Yea

_____ Nay

_____ Absent

Sara Dubey, Mayor

Spencer Lewis, City Clerk

TAMMY'S LANDSCAPING

1232 W. LAKE RD.

CLIO, MI 48420

DATE: 11-6-2025

TO: CITY OF MT. MORRIS

11649 N. SAGINAW ST.

MT. MORRIS, MI 48458

WE ARE REQUESTING A CONTRACT FOR THE LAWN SERVICES THAT ARE NEEDED FOR THE CITY CEMETERY, AND ANY HIGH WEED PROPERTIES THE CITY MAY HAVE.

TAMMY'S LANDSCAPING IS WILLING TO PERFORM THESE SERVICES FOR THE SAME PRICE THAT WAS GIVEN ON THE LAST CONTRACT.

CITY CEMETERY=\$1,300 PER TIME

HIGH WEED ORDERS=\$200 PER PROPERTY UP TO ½ ACRE-ANY PROPERTY OVER ½ ACRE WILL BE CHARGED AN HOURLY RATE OF \$145 PER MAN HOUR.

PLEASE FEEL FREE TO CONTACT US WITH ANY QUESTIONS (810)397-0034

THANK YOU-ANSON BEARDSLEY PRES. TAMMY'S LANDSCAPING