CITY OF MT. MORRIS CITY COUNCIL AGENDA

11649 N. Saginaw Street Mt. Morris, MI 48458 July 26th, 2021 7:15 P.M.

- 1. MEETING CALLED TO ORDER: Mayor Jeffrey N. Roth
- 2. PLEDGE OF ALLEGIANCE
- 3. ROLL CALL
- 4. APPROVAL OF AGENDA
- 5. APPROVAL OF MINUTES
 - a. Approval of regular meeting minutes from June 28th, 2021.
- 6. COMMUNICATIONS:
 - a. None.
- **7. APPROVAL OF WARRANT:** Approval of Pre-Warrant #21-12 in the amount of \$119,342.60 and Warrant #21-13 in the amount of \$134,531.03
- 8.PUBLIC COMMENT (Agenda Items Only /Five Minute Time Limit).
- 9. UNFINISHED BUSINESS:
 - a. ORDINANCE 21-01: Zoning Map Amendment (second reading and adoption)
- 10. NEW BUSINESS:
 - b. ORDINANCE 21-02: Water Line (first reading)
 - c. ORDINANCE 21-03: Marijuana Establishments (first reading)
 - d. RESOLUTION 21-41: New Meter Reader
 - e. RESOLUTION 21-42: CDBG Signature Card
 - f. Official Ballot for MML Liability & Property Pool Board of Directors
- 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 June 28th, 2021

At 7:18 p.m., Mayor Jeff Roth called the Regular Council Meeting to order in the fire hall.

PRESENT: Heidenfeldt, Templeton, Sorensen and Roth.

ABSENT: Black, Dubey, and Irwin

OTHERS: City Manager/Treasurer-Vicki Corlew, Attorney Amanda Doyle, DPW Superintendent Paul

Zumbach, Detective Mihailoff, Fire Chief Young, and Deputy Clerk Spencer Lewis.

The Pledge of Allegiance.

ROLL CALL:

A motion was made by Council member Sorensen, and seconded by Council member Templeton to approve the absences of Council members listed above.

All ayes.

Motion carried.

SWEARING IN OF POLICE CHIEF:

Deputy Clerk Spencer Lewis administered the Oath of Office to Police Chief Kevin Mihailoff.

Kevin Mihailoff Police Chief

APPROVAL OF AGENDA:

A motion was made by Council member Sorensen, seconded by Council member Templeton to approve the agenda.

All ayes.

Motion carried.

MINUTES:

A motion was made by Council member Heidenfeldt, seconded by Council member Sorensen to approve the regular meeting minutes from June 14th, 2021.

All ayes.

Motion carried.

COMMUNICATIONS:

None.

APPROVAL OF WARRANT:

A motion was made by Council member Templeton, seconded by Council member Heidenfeldt to approve Warrant #21-11 in the amount of \$96,265.44.

Mayor Roth questioned Fire Chief Young about the repair and maintenance of vehicle, what is the explanation for the charge of an all-weather pen and foam extinguisher recharge?

Fire Chief Young answered that the foam extinguisher was used on a fire and needed to be reserviced by Wolverine, and the pens were for ones that were lost.

Mayor Roth questioned why are they listed under repair and maintenance of a vehicle, when they should be listed under operating expense?

Fire Chief Young stated that was his fault and we can adjust where the funds were removed from, if needed.

Mayor Roth also question	ed the	tactical respons	se kit listed	under operat	ing expense?	1
Fire Chief Young answer having in the county right our firefighters until an ar	now, i	is the shortage			_	
Mayor Roth asked where	the kit	was located?				
Fire Chief Young answer	ed that	it is on the bac	k of Engine	11.		
Roll call:	4	_Ayes	0	Nays	(Black) (Dubey) (Irwin)	_Absent
Motion Carried.					(====)	
PUBLIC COMMENT:						
None.						
UNFINISHED BUSINE	<u>ss</u> :					
None.						
NEW BUSINESS :						
a. ORDINANCI	E 21-0 1	l: Zoning Map	Amendme	ent (First Re	ading)	
A motion was made by C first reading of Ordinance			-	•	l member He	eidenfeldt to approve the
Roll call:	4	_Ayes	0	Nays	3 (Black) (Dubey) (Irwin)	_Absent
Motion Carried.					` /	
b. PUBLIC HEA	ARING	G: 11826 Temp	erance Ha	zard Abaten	nent.	
A motion was made by Co Hearing on 11826 Tempe				-	l member Te	empleton to open the Public
All ayes. Motion carried.						
Fire Chief Young question	ned if v	we had any resp	onse from t	the home ow	ner?	
DPW Superintendent Pau	l Zumb	each stated that	he has had	no communi	cation whats	oever with the owner.
Fire Chief Young question	ned if v	we had looked i	nto how mu	ich it would	cost?	
DPW Superintendent Pau \$5000. He also stated it v				a quote a lit	tle over a yea	ar ago, and it was about
A motion was made by Co Public Hearing on 11826				-	ncil member	Sorensen to close the

c. RESOLUTION 21-37: 11826 Temperance

All Ayes. Motion carried.

Council Minutes

June 28th, 2021 Page Two.

Council Minutes June 28 th , 2021 Page Three.				
	by Council member Sorensen, that the City shall demolish the days.	•		
Roll call:	4Ayes	0Nays	3Absent (Black) (Dubey) (Irwin)	
Motion carried.	TTEADING OFFICE A D	· T		
	HEARING: Solid Waste Rat		1 77 11 011.	.1 D 11
	by Council member Sorensen, ste Rate Increase at 7:31 p.m.	seconded by Council r	nember Heidenfeldt oper	the Public
All Ayes. Motion Carried.				
	by Council member Sorensen, lid Waste Rate Increase at 7:3	•	nember Heidenfeldt to cl	ose the
All Ayes. Motion Carried.				
e. RESOLU'	TION 21-38: Solid Waste Ra	ate Increase.		
	by Council member Sorensen, lid Waste Rate Increase.	seconded by Council r	nember Templeton to app	prove
Council member Heid	denfeldt questioned when the r	new rate goes into effe	et?	
Mayor Roth answered	d that it would start in July, 20	21.		
Council member Heid	denfeldt asked what would hap	ppen if it wasn't approv	ved?	
City Manager/Treasur	rer Vicki Corlew stated that th	e general fund would l	nave to pay the difference	€.
Council member Tem	pleton asked if the contract w	as only for another yea	r?	
City Manager/Treasur we will go out for bid	rer Vicki Corlew stated yes, thes.	e contract is through J	une 2022. After the first	of the year,
Council member Tem	pleton questioned if we alway	s went with the cheap	est bid?	
	rer Vicki Corlew stated no. Shot the cheapest, but a big reaso		-	for this
Roll call:	4Ayes	0Nays	3Absent (Black) (Dubey) (Irwin)	
Motion carried.			,	

f. RESOLUTION 21-39: Fee Schedule.

A motion was made by Council member Heidenfeldt, seconded by Council member Sorensen to approve Resolution 21-39: Fee Schedule.

Council member Sorensen questioned what were some of the notable changes?

City Manager/Treasurer Vicki Corlew answered that the big one was that we had to adopt our own building

Council Minutes June 28 th , 2021 Page Four.				
		na Townships fee schedulery foundations went up \$1	_	nged on som
Roll call:	4Ayes	0Nays	3Absent (Black) (Dubey) (Irwin)	
Motion carried.				
g. RESOLU	JTION 21-40: 2020-2021	Budget Amendment.		
	by Council member Sorer 20-2021 Budget Amendn	nsen, seconded by Council nent.	member Heidenfeldt to	approve
Roll call:	4Ayes	0Nays	3Absent (Black) (Dubey) (Irwin)	
Motion carried.				

PUBLIC COMMENT:

None.

COUNCIL MEMBER AND STAFF COMMENTS:

Council member Heidenfeldt questioned if there was going to be a yard waste scheduled published for the new pick-up dates?

Mayor Roth questioned if the City ever gets word of when they are not going to pick-up when they should?

DPW Superintendent Paul Zumbach stated that the last couple weeks he has heard from Gary that yard waste wouldn't be collected on the scheduled date, but hopefully would be collected by Friday.

Mayor Roth stated there was a separate company that came through the last 2 Saturday's and collected yard waste throughout the City.

Council member Heidenfelt also thanked City Manager/Treasurer Vicki Corlew on her diligence with getting us a new police chief. Also, questioned that we had a new officer?

City Manager/Treasurer Vicki Corlew stated yes, we do have a new full-time officer, Victoria Butcher, who is part-time right now, but will be sworn in Thursday.

Council member Templeton also commented on the yard waste issue.

Fire Chief Young wanted to thank the Police Department and DPW for taking care of a couple wire calls for the Fire Department over the past couple weeks. Also thanked City Manager/Treasurer Vicki Corlew and all the department heads as far as the yearly budgets.

DPW Superintendent Paul Zumbach stated they had been officially selected to receive the grant from EGLE, for identifying service lines, for around \$32,000.00.

Deputy City Clerk Spencer Lewis offered congrats to Kevin Mihailoff on becoming Police Chief.

Mayor Roth also offered congrats to Kevin Mihailoff, and thanked City Manager/Treasurer Vicki Corlew and all department heads, because we had ended this year's budget by putting \$192,000.00 back into fund balance.

Council Minutes
June 28 th , 2021
Page Five.

ADJOURNMENT:

With no further business, the Council Meeting was adjourned at 7:42 p.m.

Spencer Lewis, Deputy City Clerk

РМ		
06:32	. 7	:is
2021	User: APRIL	Morris
12/:	к: ,	Μt
07/	Use	DB:

INVOICE GL DISTRIBUTION REPORT FOR CITY OF MT MORRIS EXP CHECK RUN DATES 07/13/2021 - 07/13/2021 BOTH JOURNALIZED AND UNJOURNALIZED BOTH OPEN AND PAID PRE-WARRANT 21-12

Page: 1/4

GT, Number	Involce Line Desc	Vendor	ls Invoice Description	# 40000 +aiiOMA
Fund 101 General			1	
Dept 000 101-000-066.000 101-000-451.000	UNDISTRIBUTED FRINGE BENEFITS BUILDING PERMITS	MICHIGAN MUNICIPAL UNEMP REX CAVERLY	QUARTERLY CONTRIBUTION REPORT REFUND FOR VARIANCE	16.41
Dept 202 ASSESSOR		Total For Dept 000		316.41
101-202-801.000	PROFESSIONAL SERVICES	Y ASSESSING SE	FIRST QUARTER ASSESSING	3,000.00
		Total For Dept 202 ASSESSOR	OR	3,000.00
Dept 215 ADMINISTRATION 101-215-740.000		EE COUNTY	MARIHUANA ORD. PUBLICATION	70.35
101-215-740.000 101-215-740.000	OPERATING EXPENSE OPERATING EXPENSE	GENESEE COUNTY HERALD PITNEY BOWES	MASTER PLAN PUBLICATION COPTER LEASE	70.35
101-215-740,000		US BANK EQUIPMENT FINANC	COPIER LEASTE	90.67
101-215-825.000	OFFICIAL CARENCE MAINTENANCE AGREEMENTS	I.T. RIGHT	CONTRACT RENEWAL	1,362.06
101-215-850.000 101-215-850.000	COMMUNICATIONS COMMUNICATIONS	COMCAST	INTERNET/FAX PHONE BILL	58.79 38.31
101-215-874.000 101-215-990.000	RECIEPT TO 731.00.00.9999.28620 COPIER	GENESEE COUNTY TREASURER US BANK EQUIPMENT FINANC	LINA COPIER LEASE	23.00
		Total For Dept 215 ADMINISTRATION	STRATION	2,113.93
Dept 253 TREASURER 101-253-801.000 101-253-825.000	PROFESSIONAL SERVICES MAINTENANCE AGREEMENTS	STACEY KAAKE I.T. RIGHT	DESIGNATED ASSESSOR CONTRACT CONTRACT RENEWAL	200.00 1,362.06
		Total For Dept 253 TREASURER	RER —	1,562.06
Dept 265 CITY HALL & GROUNDS 101-265-740.000	DS Operating expense	MENARDS - CL.TO	ST. TES	Q 4 A
101-265-801.000	PROFESSIONAL SERVICES	TAMMY'S LANDSCAPING	MOWING	101.25
101-265-910.000 101-265-920.000	INSURANCE & BOND PUBLIC UTILITIES	MML LIABILITY & PROPERTY CITY OF MT. MORRIS	PREMIUM KENEWAL WATER BILLS	9,866.00 30.53
		Total For Dept 265 CITY H	HALL & GROUNDS	10,007.24
Dept 269 OTHER CITY PROPERTY 101-269-801.000	IY PROFESSIONAL SERVICES	TAMMY'S LANDSCAPING	MOWING	22.50
		Total For Dept 269 OTHER	CITY PROPERTY	22.50
Dept 276 CEMETERY 101-276-801.000	PROFESSIONAL SERVICES	TAMMY'S LANDSCAPING	MOWING	578.00
		Total For Dept 276 CEMETERY	RY	578.00
Dept 305 POLICE DEPARTMENT 101-305-740.000	OPERATING EXPENSE	MARQUEE ENGRAVING XTREME SHREDS	NAME PLATES PAPER SHREDITING	27.00
101-305-745.000	GAS & FUEL	MICHIGAN PETROLEUM TECH	UNLEADED GAS	1,051.00
101-305-825.000	MAINTENANCE AGREEMENTS MAINTENANCE AGREEMENTS	I.T. RIGHT	CONTRACT RENEWAL	1,362.07
101-305-850.000		COMCAST	INTERNET/FAX	33.59
101-305-850.000	COMMUNICATIONS REPAIR & MAINTENANCE - VEHICL	VERIZON ARROWHEAD HPFITTERS, INC	PHONE BILL REPAIRS/LABOR	85.24
101-305-990.000		OUIPMENT FIL	COPIER LEASE	119.52
		Total For Dept 305 POLICE	DEPARTMENT	3,628.32

07/12/2021 06:32 PM User: APRIL

DB: Mt Morris

INVOICE GL DISTRIBUTION REPORT FOR CITY OF MT MORRIS EXP CHECK RUN DATES 07/13/2021 - 07/13/2021 BOTH JOURNALIZED AND UNJOURNALIZED BOTH OPEN AND PAID PRE-WARRANT 21-12

|

2/4

Page:

Number	Invoice Line Desc	FRE-WARRANT 21. Vendor	-12 Invoice Description	Amount
	OPERATING EXPENSE GAS & FUEL COMMUNICATIONS REPAIR & MAINTENANCE - VEHICL	I.T. RIGHT MICHIGAN PETROLEUM TECH COMCAST ULTRA BRIGHT LIGHTZ	CONTRACT RENEWAL UNLEADED GAS INTERNET/FAX LIGHT BAR	1,362.07 9.93 16.80 617.50
μ3	PNFORCEMENT	Total For Dept 336 FIRE	DEPARTMENT	2,006.30
	NI PROFESSIONAL SERVICES	LEON BUNING	ELECTRICAL INSPECTIONS	275.00
		Total For Dept 371 CODES	& ENFORCEMENT	275.00
	OPERATING EXPENSE COMMUNICATIONS	AUTO - WARES GROUP COMCAST	BLACK PRIMER INTERNET/FAX	27.67 75.37
	PUBLIC UTILITIES STREET LIGHTING STREEF ITCHTING	VERIZON CITY OF MT. MORRIS CONSUMERS ENERGY CONSUMERS ENERGY	PHONE BILL WATER BILLS LED LIGHTS	29.27 36.18 2,966.04
		Total For Dept 441 PUBLIC	_	3,717,41
	BRUSH CONTROL PROFESSIONAL SERVICES		MOWING	3,780.00
		Total For Dept 529 WEED	& BRUSH CONTROL	3,780.00
	PROFESSIONAL SERVICES PROFESSIONAL SERVICES PROFESSIONAL SERVICES PUBLIC UTILITIES	MARK'S PAVING, INC. SHERWOOD PROFESSIONAL CL TAMMY'S LANDSCAPING CITY OF MT. MORRIS	PAVING OF LIBRARY PARKING LOT LIBRARY CLEANING MOWING WATER BILLS	40,500.00 240.00 101.25 36.18
		Total For Dept 738 LIBRARY	RY	40,877.43
		Total For Fund 101 General	•	71,884.60
'	Major Street STREET ROUTINE MAINTENANCE 740.000 OPERATING EXPENSE 740.000 OPERATING EXPENSE	MENARDS - CLIO VERIZON	SUPPLIES PHONE BILL	10.26 58.53
		Total For Dept 463 STREET	I ROUTINE MAINTENANCE	68.79
	PUBLIC UTILITIES	CONSUMERS ENERGY	TRAFFIC LIGHTS	188.94
		Total For Dept 474 TRAFF	TRAFFIC SERVICES	188.94
~	276 Downtown Development Authority	Total For Fund 202 Major	Street	257.73
	OPERATING EXPENSE OPERATING EXPENSE OPERATING EXPENSE	MENARDS - CLIO OUTDOOR SOLUTIONS R & R READY MIX INC.	SUPPLIES BLACK EDGING CONCRETE	89.20 103.00 451.00
		Total For Dept 103 AUTHO	AUTHORITY BOARD	643.20
		Total For Fund 276 Downto	rotal For Fund 276 Downtown Development Authority	643.20

07/12/2021 06:32 PM User: APRIL DB: Mt Morris

INVOICE GL DISTRIBUTION REPORT FOR CITY OF MT MORRIS EXP CHECK RUN DATES 07/13/2021 - 07/13/2021 BOTH JOURNALIZED AND UNJOURNALIZED BOTH OPEN AND PAID

3/4

Page:

		PRE-WARRANT 21-12	12		
GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 591 Water Fund Dept 000	, c				
591-000-642.010	WAILE DEFOSIIS FAIABLE SALE OF WATER	CIII OF MI. MORKIS PRISCILLA VINCENT	WATER DEFOSIT - 916 MAPLE ST. WATER CREDIT REFUND	250.00	
591-000-642,010	SALE OF WATER	SCOTT MILLER		47.40	
		Total For Dept 000		299.89	
Dept 215 ADMINISTRATION	MATUTENANCE ACEDEMENTS	E T	TENNING DEFENDA	; ; ;	
591-215-850.000	COMMUNICATIONS	AI:	CONTRACT RENEMBLINTERNET/FAX	1,362.07	
591-215-850.000	COMMUNICATIONS	COMCAST	INTERNET/FAX	33.59	
591-215-850.000	COMMUNICATIONS	VERIZON	PHONE BILL	29.26	
591-215-910.000	INSURANCE & BOND	GENESEE COONTI INEASURER MML LIABILITY & PROPERTY	LINA PREMIUM RENEWAL	11.50	
591-215-990.000	COPIER	US BANK EQUIPMENT FINANC	COPIER LEASE	68.83	
		Total For Dept 215 ADMINISTRATION	STRATION	12,580.61	
Dept 537 WATER DISTRIBUTION					
591-537-714.800	BENEFIT-NON	CINTAS CORP	UNIFORMS	43.68	
591-537-714.800	FRINGE BENEFIT-NON PAYROLL	CINTAS CORP	UNIFORMS	43.68	
591-537-740.000	OPERATING EXPENSE		WAIER SAMPLING	U. 030. U	
591-537-740.000		MICHIGAN PIPE & VALVE-IN		212.11	
591-537-740.000		MICHIGAN PIPE & VALVE-IN	INSERTS	21.64	
591-537-740.000		MICHIGAN PIPE & VALVE-IN	CURB BOXES	785.15	
591-537-745.000	OFERALING EAFENSE GAS & FIRE,	MICHIGAN PIPE & VALVE-IN	CUKB STOP/INSEKTS IINTEADED GAS	144.34	
591-537-930.000	REPAIR & MAINTENANCE - VEHICL	AUTO - WARES GROUP	OIL FILTER	517.07	
591-537-930.000	REPAIR & MAINTENANCE - VEHICL	AUTO - WARES GROUP	WHEEL LUG NUT	5.59	
		Total For Dept 537 WATER I	DISTRIBUTION	2,656.86	
		Total For Fund 591 Water 1	Fund	15,537.36	
Fund 592 Sewer Fund					
592-215-825.000	MAINTENANCE AGREEMENTS	I.T. RIGHT	CONTRACT RENEWAL	1,362.07	
592-215-850.000	COMMUNICATIONS	COMCAST	INTERNET/FAX	75.36	
592-215-850.000	COMMUNICATIONS	COMCAST	INTERNET/FAX	25.20	
592-215-850.000	COMMUNICATIONS 810-257-3857	VEKIZON GENESEE COHNTY TREASHRER	FHONE BILL	02.82	
592-215-910.000	INSURANCE & BOND	MML LIABILITY & PROPERTY	PREMIUM RENEWAL	11,000.00	
592-215-990.000	COPIER	US BANK EQUIPMENT FINANC	COPIER LEASE	68.82	
		Total For Dept 215 ADMINIS	ADMINISTRATION	12,572.21	
Dept 536 SEWER DISTRIBUTION 592-536-921.000	ON COST OF SEWER	GENESEE COUNTY DRAIN COM	MAY 2021	18,447.50	
		Total For Dept 536 SEWER	DISTRIBUTION	18,447.50	
		200 Pund 200	7 (1)	17 010 10	
		sewer	Fund	31,019.71	

PM		
07/12/2021 06:32	User: APRIL	DB: Mt Morris

INVOICE GL DISTRIBUTION REPORT FOR CITY OF MT MORRIS
EXP CHECK RUN DATES 07/13/2021 - 07/13/2021
BOTH JOURNALIZED AND UNJOURNALIZED
BOTH OPEN AND PAID
PRE-WARRANT 21-12

Page: 4/4

Vendor

GL Number

Amount Check #								
Amount		71,884.60	257.73	643.20	15,537.36	31,019.71		119,342.60
Invoice Description	Fund Totals:	Fund 101 General	Fund 202 Major Street	Fund 276 Downtown Deve	Fund 591 Water Fund	Fund 592 Sewer Fund	-	Total For All Funds:
Vendor								
Invoice Line Desc								

07 Us DB

INVOICE GL DISTRIBUTION REPORT FOR CITY OF MT MORRIS

EXP CHECK RUN DATES 07/27/2021 - 07/27/2021

BOTH JOURNALIZED AND UNJOURNALIZED

BOTH OPEN AND PAID

WARRANT 21-13

Page: 1/4

woodm::N		WARKANI ZI-IS		
GD NaillOCI	- 1	Vellaci	INVOICE DESCLIPLION	Amount Check #
Fund 101 General Dept 000 101-000-066 000	HNDTSTREAM FOINCE BENEFITS	TITE CADE NEWHOOK	TNOTIDANICE	
101-000-066.000	FRINGE	\sim	INSULANCE DENTAL/VISION INSURANCE	5,396,33 995.97
101-000-066.000	UNDISTRIBUTED FRINGE BENEFITS	UNUM LIFE INSURANCE CO.	INSURANCE	981.61
101-000-451.000	DEFOSITS FAIABLE BUILDING PERMITS	DEANNE GATICA-KYAN SMALLEY CONSTRUCTION INC	COMMUNITY ROOM REFUND REFUND FOR DEMO PERMIT-712 LOUISA	50.00 270.00
		Total For Dept 000		8,694.11
Dept 215 ADMINISTRATION				
101-215-740.000		HUNTINGTON NATIONAL BANK	CREDIT CARD	33.70
101-215-740.000	OPERATING EXPENSE	PURCHASE POWER	POSTAGE	252.13
101-215-874.000	COMMONICATIONS RETIREE INSURANCE BENEFITS	BIUE CARE NETWORK	FHONE BILL INSURANCE	1,737.79
		Total For Dept 215 ADMINI	ADMINISTRATION	2,175.00
Dept 253 TREASURER				
101-253-740.000 101-253-740.000	OPERATING EXPENSE OPERATING EXPENSE	HUNTINGTON NATIONAL BANK PURCHASE POWER	CREDIT CARD POSTAGE	83.78 126.06
		Total For Dept 253 TREASURER	RER	209.84
Dept 265 CITY HALL & GROUNDS	DS			
101-265-740.000	OPERATING EXPENSE	OUTDOOR SOLUTIONS	RED MULCH	31.00
101-265-801.000			WGLE ENERGI GRANI STREET SWEEPING	270.00
101-265-920.000	PUBLIC UTILITIES		CITY HALL GAS	26.99
101-265-920.000	PUBLIC UTILITIES	CONSUMERS ENERGY	CITY HALL ELEC.	671.75
		Total For Dept 265 CITY H	HALL & GROUNDS	1,982.54
Dept 269 OTHER CITY PROPERTY	TY Print Ditent	VACCERCE ACCEMINATION	E > 1	(,
101-284-320.000	PUBLIC OTILITIES	CONSUMERS ENERGY	PARKING LOT	61.18
		Total For Dept 269 OTHER	CITY PROPERTY	61.18
Dept 276 CEMETERY	HOMOTON ONTO A CONTRACTOR	DINOT HILL TOOL GOOD HILL	* * C C C C C C E	()
101-2/6-/40.000	OPERATING EXPENSE	OUTDOOK SOLUTIONS	TOPSOIL	62.50
		Total For Dept 276 CEMETERY	RY	62.50
Dept 305 POLICE DEPARTMENT				; ; ;
101-305-740.000	OPERATING EXPENSE OPERATING EXPENSE	HINTINGTON NATIONAL BANK	PUKE MARK CREDIT CARD	73.55 36 99
101-305-740.000		PURCHASE POWER	POSTAGE	126.06
101-305-850.000	COMMUNICATIONS	STAR2STAR COMMUNICATIONS	PHONE BILL	86.50
101-305-957.000	7	HUNTINGTON NATIONAL BANK	CREDIT CARD	199.00
101-305-959,000	MEMBERSHIP & DUES	MICHIGAN ASSO. OF CHIEFS	MEMBERSHIP	115.00
101-303-390.000	ı	A CAFIIALCORFO		518.34
		Total For Dept 305 POLICE	DEPARTMENT	956.04
Dept 336 FIRE DEPARTMENT	EDINCE RENEETT-NOW DAVBOLL	LINCOIN NATIONAL LIEF IN	LIEF INSHIPANCE	73 80
101-336-740.000	OPERATING EXPENSE	MUNICIPAL EMERGENCY SERV	RESCUE GLOVES	706.50
101-336-850.000	COMMUNICATIONS	STAR2STAR COMMUNICATIONS	PHONE BILL	43.25
		Total For Dept 336 FIRE DEPARTMENT	EPARTMENT	822.55
Dept 371 CODES & ENFORCEMENT	TV TAMOT SEESTINGS	Moot a teem	SMOTHOGGSMI SMITTHIG	00 011
000.100110101	FROFESSIONAL SERVICES	MENLE WESI	BOILDING INSPECTIONS	00.0144

07/22/2021 11:21 User: APRIL DB: Mt Morris	AM		
	/22/2021 11	•	: Mt Morri

INVOICE GL DISTRIBUTION REPORT FOR CITY OF MT MORRIS EXP CHECK RUN DATES 07/27/2021 - 07/27/2021 BOTH JOURNALIZED AND UNJOURNALIZED BOTH OPEN AND PAID WARRANT 21-13

Page: 2/4

GL Number	Invoice Line Desc	WARRANT 21-13 Vendor Tnvoice	ce Description	Amoiint Ch	# 4.504.5
101 pt			1		ł
	NT	Total For Dept 371 CODES & ENFORCEMENT	ACEMENT.	110.00	
Dept 400 PLANNING COMMISSION 101-400-801.000	ON PROFESSIONAL SERVICES	ROWE PROFESSIONAL SERVIC PROFES	PROFESSIONAL SERVICES JUNE 2021	360.00	
		Total For Dept 400 PLANNING COMMISSION	MISSION	360.00	
Dept 441 PUBLIC WORKS 101-441-740.000 101-441-801.000 101-441-920.000	OPERATING EXPENSE PROFESSIONAL SERVICES PUBLIC UTILITIES	HUNTINGTON NATIONAL BANK CREDIT CARD MASTERS STORM SEWER CONSUMERS ENERGY DPW GARAGE	REPAIR	114.89 25,680.00 218.54	
		Total For Dept 441 PUBLIC WORKS		26,013.43	
Dept 528 TRASH COLLECTION 101-528-801.000	PROFESSIONAL SERVICES	REPUBLIC SERVICES #237 GARBAG	GARBAGE PICK UP	14,592.48	
		Total For Dept 528 TRASH COLLECTION	LION	14,592.48	
Dept 738 LIBRARY 101-738-740.000 101-738-920.000	OPERATING EXPENSE PUBLIC UTILITIES	WIN'S ELECTRIC SUPPLY CO WGLE EN CONSUMERS ENERGY	ENERGY GRANT RY	2,948.40 459.18	
		Total For Dept 738 LIBRARY		3,407.58	
		Total For Fund 101 General		59,447.25	
Fund 202 Major Street Dept 442 SIDEWALKS 202-442-740.000 202-442-740.000	OPERATING EXPENSE OPERATING EXPENSE	GREAT LAKES CONCRETE SUP REROD R & R READY MIX INC. SUPPLIES	IES	12.00 786.00	
		Total For Dept 442 SIDEWALKS		798.00	
Dept 463 STREET ROUTINE MAINTENANCE 202-463-740.000 OPERATIN 202-463-740.000 OPERATIN 202-463-740.000 OPERATIN 202-463-740.000 OPERATIN 202-463-740.000 OPERATIN 202-463-740.000 OPERATIN 202-463-801.000 PROFESSI	INTENANCE OPERATING EXPENSE OPERATING EXPENSE OPERATING EXPENSE OPERATING EXPENSE OPERATING EXPENSE OPERATING EXPENSE PROFESSIONAL SERVICES	MICHIGAN PIPE & VALVE-IN MASON MIX MICHIGAN PIPE & VALVE-IN MASON MIX OUTDOOR SOLUTIONS UNIQUE PAVING MATERIALS WIRT SAGINAW STONE DOCK SUPPLIES WIRT SAGINAW STONE DOCK SUPPLIES CURBCO STREET SWI	MASON MIX MORTAR MASON MIX MORTAR WASHED LIMESTONE COLD MIX SUPPLIES SUPPLES STREET SWEEPING	61.00 16.00 123.00 596.01 36.52 145.13	
		Total For Dept 463 STREET ROUTIN	ROUTINE MAINTENANCE	2,477.66	
Dept 474 TRAFFIC SERVICES 202-474-801.000	PROFESSIONAL SERVICES	GENESEE COUNTY ROAD COMM LABOR/	LABOR/ EQUIPMEMT	1,572.28	
		Total For Dept 474 TRAFFIC SERVICES	CES	1,572.28	
100		Total For Fund 202 Major Street		4,847.94	
Fund 203 LOCAI Street 2094 463-740.000 203-463-740.000 203-463-740.000 203-463-740.000 OPERATIN 203-463-801.000 PROFESSI	INTENANCE OPERATING EXPENSE OPERATING EXPENSE OPERATING EXPENSE PROFESSIONAL SERVICES	UNIQUE PAVING MATERIALS COLD MIX WIRT SAGINAW STONE DOCK SUPPLIES WIRT SAGINAW STONE DOCK SUPPLES CURBCO STREET S	MIX LIES LES ST SWEEPING	1,788.02 36.52 145.12 1,200.00	
		Total For Dept 463 STREET ROUTIN	ROUTINE MAINTENANCE	3,169.66	
		Total For Fund 203 Local Street		3,169.66	

07/22/2021 11:21 AM User: APRIL DB: Mt Morris

INVOICE GL DISTRIBUTION REPORT FOR CITY OF MT MORRIS
EXP CHECK RUN DATES 07/27/2021 - 07/27/2021
BOTH JOURNALIZED AND UNJOURNALIZED
BOTH OPEN AND PAID
WARRANT 21-13

3/4

Page:

		WARRANT 21-13	·		
GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount Check #	#
Fund 276 Downtown Development Authority Dept 103 AUTHORITY BOARD	ent Authority				l
276-103-740.000 276-103-740.000	OPERATING EXPENSE OPERATING EXPENSE	OUTDOOR SOLUTIONS OUTDOOR SOLUTIONS	RED MULCH GARDEN MIX	62.00 58.00	
		Total For Dept 103 AUTHOR	AUTHORITY BOARD	120.00	
		Total For Fund 276 Downto	Downtown Development Authority	120.00	
Fund 591 Water Fund Dept 215 ADMINISTRATION 591-215-740.000 591-215-740.000	OPERATING EXPENSE OPERATING EXPENSE	HUNTINGTON NATIONAL BANK PURCHASE POWER	CREDIT CARD POSTAGE	54.80	
591-215-850.000 591-215-874.000		STARZSTAR COMMUNICATIONS BLUE CARE NETWORK	PHONE BILL INSURANCE	232.13 86.50 608.77	
		Total For Dept 215 ADMINISTRATION	STRATION	1,002.20	
Dept 537 WATER DISTRIBUTION 591-537-714.800 591-537-714.800	N FRINGE BENEFIT-NON PAYROLL FRINGE BENEFIT-NON PAYROLL	CINTAS CORP CINTAS CORP	UNIFORMS UNIFORMS	43.68 43.68	
591-537-740.000	OPERATING EXPENSE	OUTDOOR SOLUTIONS	TOPSOIL	62.50	
591-537-920.000	FUBLIC UTILITIES PUBLIC UTILITIES	CONSUMERS ENERGY CONSUMERS ENERGY	310 W. MT. MORRIS 321 LINCOLN	33.29 33.13	
591-537-921.000	COST OF SEWER/WATER	GENESEE COUNTY DRAIN COM	MAY-JUNE 2021	60,036.90	
		Total For Dept 537 WATER	DISTRIBUTION	60,253.18	
Dept 539 WATER REPAIR 591-539-740.000 591-539-740.000	OPERATING EXPENSE OPERATING EXPENSE	WIRT SAGINAW STONE DOCK WIRT SAGINAW STONE DOCK	SUPPLIES SUPPLES	73.02 290.25	
591-539-801.000	PROFESSIONAL SERVICES	MASTERS	ASPHALT REPAIRS	4,347.00	
		Total For Dept 539 WATER	REPAIR	4,710.27	
		Total For Fund 591 Water	Fund	65,965.65	
Fund 592 Sewer Fund Dept 215 ADMINISTRATION 592-215-740.000 592-215-740.000	OPERATING EXPENSE OPERATING EXPENSE COMMUNICATIONS	□ T ∧	CREDIT CARD POSTAGE PHONE BILL	54.79 252.12 64.87	
592-215-8/4.000	KETIKEE INSUKANCE BENEFITS	BLUE CARE NETWORK	INSURANCE	608.75	

980.53 980.53

Total For Dept 215 ADMINISTRATION

Total For Fund 592 Sewer Fund

INVOICE	EXP	
07/22/2021 11:21 AM	User: APRIL	DB: Mt Morris

GL Number

GL DISTRIBUTION REPORT FOR CITY OF MT MORRIS CHECK RUN DATES 07/27/2021 - 07/27/2021 BOTH JOURNALIZED AND UNJOURNALIZED BOTH OPEN AND PAID WARRANT 21-13

Page: 4/4

Invoice Line Desc	Vendor	Invoice Description	Amount	Amount Check #
		Fund Totals:		
		Fund 101 General	59,447.25	
		Fund 202 Major Street	4,847.94	
		Fund 203 Local Street	3,169.66	
		Fund 276 Downtown Deve	120.00	
		Fund 591 Water Fund	65,965.65	
		Fund 592 Sewer Fund	980.53	
		Total For All Funds:	134,531,03	

CITY OF MT. MORRIS ORDINANCE 21-01

An ordinance to amend the Code of Ordinances, City of Mt. Morris, Michigan, by amending the Zoning Map as hereinafter set forth:

J	•
THE CITY	OF MT. MORRIS ORDAINS:
Sec. 1	The Zoning Map is hereby amended to re-zone the properties 57-01-577-135, -136, and 137 on W. Washington Ave. between Barber Ave. and Mt. Morris St., from "R-3" (Single Family – High Density) District to "C" (General Business) District.
	the undersigned Mayor and Clerk of the City of Mt. Morris, do hereby certify that the above was adopted by the City Council at a regular meeting on the day of, 2021.
Jeffrey N.	Roth, Mayor Spencer Lewis, Deputy City Clerk

Ordinance introduced on: 06/28/2021

Second Reading: Publication date: Effective date:

CITY OF MT. MORRIS ZONING ORDINANCE MAP AMENDMENT (REZONING) APPLICATION

NAME	Consumers Energy		
ADDRESS	One Energy Plaza EP7-468, Jacks	son, MI 49201	
PHONE (home)	517-788-8912	PHONE (work	s) <u>517-435-5078</u>
Tax Parcel # of Lot	57-01-577-137, -136 & -135	Application Fe	e \$
Amendment Request	Classification:		
Petition by	qualified voter resident of the	City of Mt. Morris	(attach petition)
By an owne	r of interest in the parcel / Option	on Purchaser	
By resolution	on of City Council or Planning	Commission (atta-	ch resolution)
Current Zoning Classi	fication R-3 (SFR)		
Proposed Zoning Clas	ssification B-3 (General Busine	ess)	
_	construction of a new electrical subst		continued safe and reliable
	the homes and businesses in the im		
1 9		4.5.0004	
Applicant's Signature		4.5.2021 Date	
Date Notice Publishe	d		5.26.21
	all owners of property in area within 300' of property in questi		5.24.21
Date notice sent to a	djacent township (if within 500	of property line)	NIA
Date of Public Hearin	g by Planning Commission		6.21.21
Recommendation of F comments)	Planning Commission(attach r	eport and public	6.21.21 minutes wheel
Date of First Reading	by City Council		6.28.21
Date of Second Read	ling by City Council		
Date of City Council F	Public Hearing, if desired (atta	ch minutes)	
Date of Planning Corr Commission for further	nmission Meeting If sent backer study, attach report(s)	to Planning	·
Approval Attach minutes of both	**************************************	sapproval	
Date Notice of Adoption	n published in Newspaper		



A CMS Energy Company

May 4, 2021

City of Mt. Morris City Hall – Clerk's Office 11649 N. Saginaw Street Mt. Morris, MI 48458

Re: Request for Rezoning

Parcels 57-01-577-135, -136 & -137

Madam Clerk.

Please find attached a copy of the Zoning Ordinance Map Amendment (Rezoning) Application requesting that the City of Mt. Morris Planning Commission and City Counsel consider the rezoning of three parcels currently under the ownership by the City of Mt. Morris and further under a purchase option with Consumers Energy dated Feburary 9, 2021.

It is the intent of Consumers Energy to purchase and rezone parcels 57-01-577-135, -136 & -137 from the current R-3, single family residential designation to a B-3, general commercial designation for the purpose of constructing a new electrical substation that will provide safe, adequate and reliable electrical service to the surrounding home and businesses.

In relation to the standards in which the Planning Commission is to consider such a request, I offer the following responses:

- The use requested shall be consistent with and promote the intent and purpose of this ordinance.
 - The three requested parcels currently abut a Commercial zoning designation to the south and an existing Consumers Energy utility corridor to the east which is further ajoining to a CSX Rail Corridor. The property to the north is noted as a City park which would offer a natural buffer to the residentially zoned properties further north. That being said, the location of the proposed rezoning along with the propose essential service use, appears to be consistant with the intent of the City's zoning code and adopted Master Plan.
- The proposed use will ensure that the land use or activity shall be compatible with adjacent land
 uses, the natural environment, and the capabilities of public services affected by the proposed
 land use.
 - As previously mentioned, the property to the east is currently utilized as a Consumers Energy utility corridor allowing if approved, the connection to the proposed substation to existing utilities located within the noted corridor. Per our attached application for rezoning, we are requesting an extension of the existing commercial zoning to the south as the proposed use is permited by right per section 6.12 of the City Zoning Code and would further promote a smooth transition between the existing Commercial zoning designation to the south and the residential zoning district to the north as the two land uses would further be buffered by a platted city park..
- The land use sought is consistent wit hthe public health, safety and welfare of the City of Mt. Morris.

- Consumers Energy strives to provide safe and reliable service to all of our gas and electric customers. The installation of this proposed facility is a showing of that commitment to our customers in and around the City of Mt. Morris. These facility upgrades will assist in this goal by providing the safe and reliable service our customers expect and demand.
- The propose use is consistent with the City Master Plan or a dertmination that the plan is not applicable due to a mistake in the plan, changes in relavant conditions or changes in the relavant plan policies.
 - O The propsed zoning designation does not currently coinside with the adopted City Master Plan and accompanying Future Land Use Map dated July 17, 1995. We at Consumers Energy respectfully request that the Planning Commission consider the attached rezoning request despite the inconsistencies with the future land use map while taking into consideration the changes in the relavant conditions that have taken place since the adoption of the current Master Plan as we anticipate and prepare for the increased need for reliable and adequate electrical service. In reviewing the current Future Land Use Map, in relation to the parcels subject to this request, the subject parcels are currently boarded by commercial zoning and uses to the south which would allow for a smooth continuateion of the commercial zoning designation while it should also be noted that a platted City Park is located to the north providing a natural buffer to the residential zoning district to the north.

Consumers Energy Company continues to be committed to public safety and reliable service to our customers. Your cooperation will help us fulfill this commitment. Thank you for your assistance in this matter. If you have any questions, please feel free to contact me at 517-788-8912 or via email at Joseph.LawsonIII@cmsenergy.com.

Best Regards,

Joe Lawson

Joe Lawson Acquisition Support - Real Estate Zoning and Permits

CITY OF MT MORRIS PLANNING COMMISSION June 21st, 2021

At 6:30 p.m., Chairperson Sara Black called the Planning Commission Meeting to order in the fire hall.

SWEARING IN OF MEMBERS

Deputy City Clerk Spencer Lewis administered oath of office to Sarah Young.

Sarah Young Term Ending: December 2021

PRESENT: Marc Gauze, Chris Vogt, Sara Black, Yusef Harrold (arrived at 6:39 p.m.), City

Manager/Treasure Vicki Corlew and Mayor Jeffrey Roth.

ABSENT: Andrew Sorensen, Kenneth Andrews

OTHERS: Deputy City Clerk Spencer Lewis.

ROLL CALL: A motion was made by Mayor Jeffrey Roth, seconded by Marc Gauze, to approve the absence of Andrew Sorensen.

All Ayes.

Motion Carried.

APPROVAL OF AGENDA:

A motion was made by Marc Gauze, seconded by Chris Vogt to approve the agenda.

All Ayes

Motion carried.

APPROVAL OF MINUTES:

A motion was made by Marc Gauze, seconded by Sarah Young to approve the regular meeting minutes from May 17th, 2021.

All Ayes

Motion carried.

COMMUNICATIONS:

City Manager/Treasurer Vicki Corlew stated that the by-laws included in the packet for the Planning Commission were just informational, along with the marihuana ordinance.

PUBLIC COMMENT:

Steven Kiousis 1985 W. Big Beaver, Troy – Steven stated that there are businesses interested in operating within the City of Mt. Morris here on Walker St., and questioned if the marihuana ordinance is limited to microbusinesses or is it opening up to a greater scope of recreation?

Mayor Jeff Roth stated that microbusinesses are the only ones we had discussed on allowing.

Steven questioned if there was any concept of expanding that to regular recreational in the City of Mt. Morris?

Mayor Jeffrey Roth stated not at this time.

Planning Minutes June 21st, 2021 Page Two.

OLD BUSINESS:

a. None.

NEW BUSINESS:

a. Public Hearing: A request to rezone the properties on West Washington Ave.

A motion was made by City Manager/Treasurer Vicki Corlew, seconded by Chris Vogt to open the Public Hearing for the rezoning of the properties on West Washington Ave. at 6:36 p.m.

All Ayes.

Motion Carried.

City Manager/Treasurer Vicki Corlew stated that the City actually owns these 3 lots currently, and Consumers Energy has approached the City with an interest and possibly purchasing them to put in an electrical substation. To do this, the properties would need to be rezoned.

A motion was made by Chris Vogt, seconded by City Manager/Treasurer Vicki Corlew to close the Public Hearing of the properties on West Washington Ave. at 6:37 p.m.

All Ayes.

Motion Carried.

b. Action on rezoning request of properties on West Washington Ave.

A motion was made by City Manager/Treasurer Vicki Corlew, seconded by Mayor Jeff Roth to approve the rezoning request of the lots on West Washington Ave. based on 1) The use requested shall be consistent with and promote the intent and purpose of the ordinance. 2) The proposed use will ensure that the land use or activity is compatible with adjacent land uses, the natural environment, and the capabilities of public services affected by the proposed land use. 3) The land use saught is consistent with the public health, safety, and welfare of the City of Mt. Morris. 4) The proposed use is not consistent with the City Master Plan. However, the master plan does not address this, and the property is already adjoining commercial property to the South and East.

Roll call:	7Ayes	0Nays	2Absent
			(Andrews)
			(Sorensen)

Motion Carried.

c. Public Hearing: Zoning text amendment for Marihuana Microbusiness.

A motion was made by Chris Vogt, seconded by Mayor Jeff Roth, to open the Public Hearing for the zoning text amendment for marihuana microbusiness at 6:41 p.m.

All Ayes.

Motion Carried.

11866 Walter St. Duane Dunckel – Duane stated that it caught him off-guard when he read about the microbusinesses in the ordinance. Duane stated he has been working with a team of gentlemen that are considering investing a substantial amount of money here in the City of Mt.

Planning Minutes June 21st, 2021 Page Three.

Morris. Duane stated that previously we warned by Doug Piggott not to limit the kinds of marihuana facilities allowed in the City, so we do not run into any legal issues. Duane encouraged the Planning Commission to open eligibility for other marihuana businesses other than strictly microbusinesses.

Steven Kiousis 1985 W. Big Beaver, Troy – Steven stated to take the property and the type of investment that is needed to create the business, whether it's a retail center, or marihuana grow, it is not going to be beneficial for someone to do that with a microbusiness. Microbusinesses are going to limit business aspect, because you can only grow and sell what you grow. Steven stated the City would benefit more from regular recreational or medical marihuana. Steven stated that financially it would take a long time to see a return on investment if someone wanted to do a microbusiness. Steven said that he is doing a project with the planning commission, and they are going to be putting in a marihuana grow, that will bring 100 jobs to Flint.

A motion was made by Chris Vogt, seconded by Sarah Young to close the Public Hearing for the zoning text amendment for marihuana microbusinesses at 6:44 p.m.

All Ayes.

Motion Carried.

d. Action on Zoning Text Amendment.

A motion was made by Mayor Jeff Roth, seconded by Chris Vogt to approve the zoning text amendments for marihuana microbusiness.

Marc Gauze stated that he had thought we included other business aspects for the marihuana other than only the microbusiness part.

Duane Dunckel stated that when he had met with Doug Piggott in the past, instead of excluding certain types of businesses, the best way to limit the amount of businesses would be the distances apart and away from schools, churches, etc.

Steven Kiousis stated that he thinks the City is selling itself short on investments and jobs being brought into the city by limiting marihuana businesses to microbusinesses.

Chris Vogt discussed fire codes with Steven Kiousis and being up to date on codes.

Sara Black questioned what would have to be done to change the ordinance to include different types of marihuana businesses?

Steven Kiousis stated it would make sense to expand the marihuana ordinance draft to include recreational marihuana with certain types of licenses (retail, grows, etc).

Yousef Harrold stated from an investor's standpoint, it would make no sense to limit businesses to microbusinesses.

Marc Gauze stated that we would have to go back and change our language and update the ordinance.

Mayor Jeff Roth rescinded his motion.

Planning Minutes June 21st, 2021 Page Four.

City Manager/Treasurer Vicki Corlew stated that we could set the public hearing for the meeting next month, and also discuss the draft beforehand. We would have enough time to get a notice published in the paper for next meeting as well.

A motion was made by Chris Vogt, seconded by Yusef Harrold to postpone the zoning text amendment until the next meeting with the public hearing.

All Ayes.

Motion Carried.

PUBLIC COMMENT

11866 Walter St. Duane Dunckel – Duane thanked the Planning Commission for reconsidering the marihuana ordinance.

UPDATES:

City Manager/Treasurer Vicki Corlew stated that at the July meeting we will be doing the public hearing on the master plan.

PLANNING COMMISSION COMMENTS:

Marc Gauze welcomed Sarah Young to the Planning Commission. Marc also stated that he hopes another pandemic doesn't happen within the next 100 years.

Yousef Harrold stated that he enjoys the fact that we can all gather here together and discuss things together.

Chris Vogt welcomed Sarah Young.

Mayor Jeff Roth welcomed Sarah.

Deputy City Clerk Spencer Lewis welcomed Sarah Young to the Planning Commission.

Sara Black also welcomed Sarah Young to the Planning Commission.

ADJOURNMENT:

With no further business, the meeting was adjourned at 7:00 p.m.

Deputy City Clerk, Spencer Lewis

OPTION Order # 38034330 Mt Morris Substation Rebuild

Parcel # 57-01-577-135 #57-01-577-136; #57-01-577-137 Agreement # MI_____

THIS OPTION is given this _9th__ day of _February_, 2021, The City of Mt Morris, a Michigan municipal coproration, of 11649 N Saginaw St, Mt Morris, MI 48458, ("Owner") to CONSUMERS ENERGY COMPANY, a Michigan corporation, One Energy Plaza, Jackson, Michigan 49201-2357 ("Optionee").

Owner and Optionee agree to the following:

- 1. In consideration of the sum of \$2,000.00 paid by Optionee to Owner, the receipt of which Owner acknowledges, Owner hereby grants to Optionee and its assigns the exclusive right and option ("Option"), during a period that begins on the date hereof and continues through 3 May 2021 ("Term"), to purchase and acquire land ("Premises"), with all easements, rights, and appurtenances, in the City of Mt Morris, County of Genesee, and State of Michigan, described on Exhibit A, attached hereto, for the sum of \$28,500.00 ("Purchase Price").
- 2. On payment or tender to Owner, in currency or check, of the Purchase Price (less amounts that are to be credited against the Purchase Price as mentioned elsewhere herein) during the Term of this Option (or any extension of such Term), Owner shall convey the Premises to Optionee by a good and sufficient warranty deed, properly executed by Owner in form for recording. Said warranty deed shall convey to Optionee an unencumbered marketable title in fee simple to the Premises. Said warranty deed shall grant to Optionee the right to make divisions of the conveyed land under section 108 of the Land Division Act, 1967 PA 288, as amended, as follows: ________ Unless otherwise agreed to in writing, Optionee will at its own expense prepare the warranty deed and a closing statement. Owner will be responsible for any attorney fees or other costs that Owner incurs in connection with Owner's review of the warranty deed or other documents related to this Option. Owner will pay all transfer taxes. Optionee will pay any recording fees, escrow, closing fees, and charges associated with Optionee acquiring any title insurance that Optionee, in its sole discretion, elects to purchase.
- 3. Rents, association fees (homeowner's, condominium owner's, or otherwise), road maintenance fees, and bills for fuel, sewer, water, and other utilities shall be adjusted as of the date of Closing. Owner shall be responsible for all of the aforementioned fees prior to and including the day of Closing. Unless otherwise specified herein, all special assessments including sewer, riser, and benefit charges, and all taxes other than current year property taxes, which are a lien at the date of Closing shall be paid by Owner. Current year property taxes shall be prorated and paid in the manner customarily done in Genesee County.
- 4. It is understood that the description of the Premises on Exhibit A hereto may be indefinite or approximate. If Optionee has the Premises surveyed, then Optionee may elect to use the survey as the basis for the description of the Premises in the warranty deed to be delivered by Owner to Optionee if Optionee exercises this Option.
- 5. Optionee shall have the right, at Optionee's expense, during the Term of this Option (or any extension thereof) to enter upon the Premises to perform such surveys, soil borings, and environmental tests (including but not limited to soil and water testing) as Optionee deems necessary or desirable. Owner will not hinder and agrees to assist Optionee in its efforts to obtain all necessary governmental approvals, zoning changes, lot splits, or permits for the proposed use of the Premises.
- 6. Optionee may elect, at any time during the Term of this Option (or any extension thereof) to pay the Purchase Price (less amounts that are to be credited against the Purchase Price as mentioned elsewhere herein, less transfer taxes which are Owner's responsibility as set forth above, and less any amounts that Optionee may at its sole option elect to pay to remove defects in title) to a bank, a title insurance company, or an agent for a title insurance company ("Depository"), in escrow, on the condition that the Depository will pay over said sum to Owner upon (i) delivery by Owner to Optionee or to the Depository of the warranty deed described hereinabove, and (ii) receipt by Optionee or by the Depository of proof of payment all fees and other monies due as set forth in paragraph 3 above, releases of any liens, receipts for the payment of unpaid property taxes or assessments, and other title curative documents as are needed for Optionee to receive unencumbered marketable title to the Premises in the condition mentioned above. Such deposit shall constitute payment in full of the Purchase Price the same as if payment had been made directly to Owner, and Optionee, upon making such deposit, shall have the immediate right to take possession of the Premises.

- 7. If Optionee exercises this Option and purchases the Premises, the sum paid by Optionee as consideration for this Option, together with any sum paid by Optionee to extend the Term of this Option, shall be credited against the Purchase Price. If Optionee does not exercise this Option, Owner shall retain the consideration paid for this Option and any sum paid to extend this Option as liquidated damages, and neither party hereto shall have any claim against the other; provided, however, that Owner shall refund to Optionee the sum paid by Optionee for the granting of this Option and any sum paid by Optionee for any extension of the Term of this Option if Optionee does not exercise this Option because (i) Optionee determines, in its sole judgment, that the Premises are unacceptable because of an environmental condition, or (ii) Optionee is unable, within the Term of this Option (or extension of such Term if Optionee has in its sole judgment chosen to exercise its right to extend provided for herein), to obtain all necessary governmental approvals, zoning changes, lot splits, or permits for its proposed use of the Premises. In addition, at Optionee's election and without limiting any other rights of Optionee, Owner shall refund to Optionee the sum paid by Optionee for the granting of this Option and any sum paid by Optionee for extension of the Term of this Option if Optionee does not exercise this Option because Owner is unable to convey unencumbered marketable title in the condition specified herein.
- 8. Optionee may extend the Term of this Option for an additional __90_____ days each from and after the expiration of the original Term by paying Owner, in currency or check, the sum of \$300.00 at any time prior to expiration of the original Term of this Option. Optionee may make such payment to Owner in person, or by sending same by registered or certified mail, return receipt requested, to Owner's address set forth herein and the payment shall be deemed made upon such mailing. Such payment shall be credited against the Purchase Price if Optionee exercises this Option.
- 9. The benefits hereof shall accrue to and the obligations shall bind the heirs, successors, personal representatives and assigns of the parties hereto.

IN WITNESS WHEREOF, Owner has executed this instrument as of the date first above written.

Owner: The City of Mt Morris, a Michigan municipal corporation

By: Vicki I Corlew

Coty Mongar Treasurer

Its: City Managery Treasurer

The foregoing instrument was acknowledged before me in _Genesee_County, Michigan, on _February 9_, 2021, by _Vicki L. Corlew__its_City Manager/Treasurer_, on behalf of The City of Mt Morris, a Michigan municipal corporation.

Notary Public

County, Michigan

Acting in Carnessee County

My Commission expires: 02/18/2023

Prepared By: Debra Dennis, EP7-288, 1/21/2021 Consumers Energy

Operations Support – Real Estate One Energy Plaza Jackson, MI 49201 Revised by: Debra Dennis, 2/9/2021

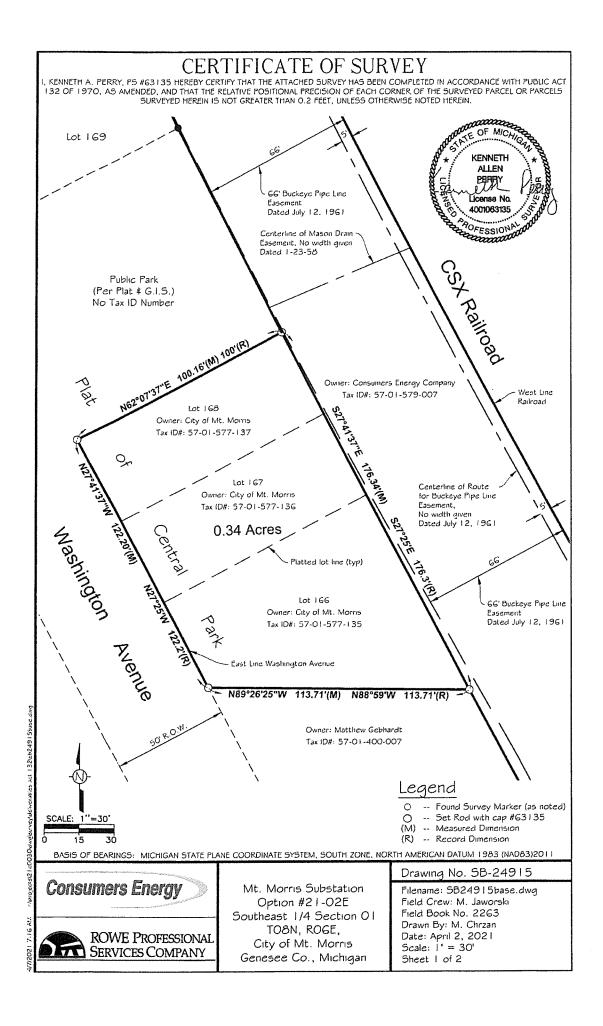
EXHIBIT A

Description of Premises

A parcel of land located in the City of Mt Morris, Genesee County, Michigan, described as:

Lots 166, 167, and 168, Central Park, according to the recorded plat thereof, Genesee County Records. Being part of Section 1, Town 8 North, Range 6 East, City of Mt Morris, Genesee County, Michigan.

Parcels # 57-01-577-135; #57-01-577-136; & #57-01-577-137



CERTIFICATE OF SURVEY

I, KENNETH A. PERRY, P5 #63135 HEREBY CERTIFY THAT THE ATTACHED SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH PUBLIC ACT 132 OF 1970, AS AMENDED, AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER OF THE SURVEYED PARCEL OR PARCELS SURVEYED HEREIN IS NOT GREATER THAN 0.2 FEET, UNLESS OTHERWISE NOTED HEREIN.

I hereby certify to Consumers Energy and Old Republic National Title Insurance Company that we have, at the direction of Bradley D. Fish, surveyed the land described in Old Republic National Title Insurance Company, title commitment no. 2102908CE, dated January 29, 2021 at 12:00 a.m. as:

A parcel of land located in the City of Mt. Morris, Genesee County, Michigan, described as:

Lots 166, 167, and 168, Central Park, according to the recorded plat thereof, Genesee County Records. Being part of Section 1, Town 8 North, Range 6 East, City of Mt. Morris, Genesee County, Michigan.

that we performed the fieldwork for this survey during March of 2021; that we have set as noted hereon permanent markers at the corners of the option parcel.

Easements of record per Old Republic National Title Insurance Company, title commitment no. 2102908CE:

- 1. Per Schedule B, Part II of Old Republic National Title Insurance Company Commitment
- No. 2102908CE, there no easements that encumber the surveyed property.

 Easements shown hereon are per Tract 8-d88-7. Map 12-4 as provided by



BASIS OF BEARINGS: MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83)2011

Consumers Energy

Consumers Energy.

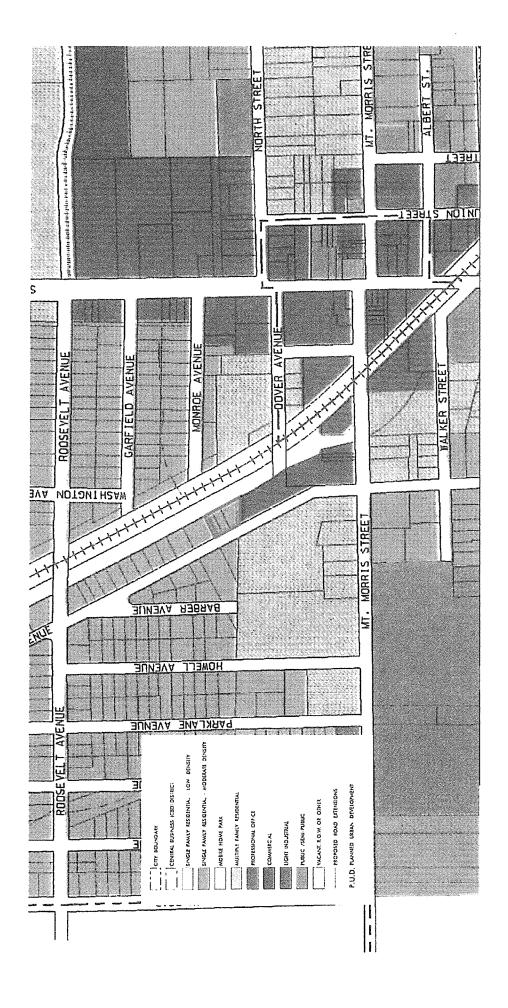


Mt. Morris Substation
Option #21-02E
Southeast 1/4 Section 01
TO8N, RO6E,
City of Mt. Morris
Genesee Co., Michigan

Drawing No. SB-24915

Filename: SB24915base.dwg
Field Crew: M. Jaworski
Field Book No. 2263
Drawn By: M. Chrzan
Date: April 2, 2021
Scale: I" = 30'
Sheet 2 of 2

4/7/2021 7:16 ALL





Large Firm Resources. Personal Attention.

MEMORANDUM

TO:

City of Mt. Morris Planning Commission

FROM:

Doug Piggott, AICP

Senior Planner

SUBJECT:

Consumer's Energy Rezoning Review

DATE:

June 14, 2021

This is a review of a rezoning request by Consumer's Energy for three parcels on West Washington Avenue from R-3 – Single Family High Density to C – General Business. Attached is an analysis of the request outlining its compliance with the draft Master Plan the Planning Commission is completing work on, its consistency with the zoning ordinance's purposes, and some other relevant considerations.

Generally speaking, the request is not consistent with the Future Land Use Map in the draft plan but is consistent with the zoning of adjacent property. The question is the appropriateness of extending the commercial zoning into an area planned and zoned for single-family residences. The plan does not provide guidance in addressing this issue. We recommend that the Planning Commission consider the following:

- Would the rezoning be equally appropriate if another use allowed by right in the C zoning district were to be developed?
- Is there an equally appropriate location for this use in an area properly zoned and available for development?
- Is the site appropriate for a use as currently zoned?

If there are no other appropriate locations properly zoned for this use, the site is not likely to be developed for a residential purpose, and the site would be equally appropriate for other commercial uses on site, then a rezoning would be appropriate.

We hope this analysis assists the Planning Commission in your review of the rezoning request.

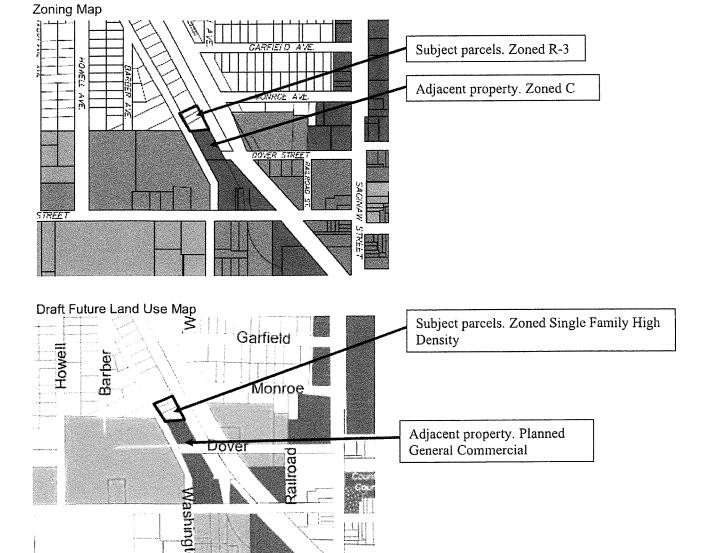
Attachment

R:\Projects\19C0278\Docs\Planning and Zoning Services\Planning Commission\Rezonings\Consumers Rezoning\Consumers Energy Rezoning Review Memo.docx

City of Mt. Morris Rezoning Request Checklist Consumers Energy, 57-01-577-135, -136, -137

Facts

Consistency with the map - The zoning district map is intended to illustrate <u>one</u> possible arrangement of land uses based on the plan's locational criteria, not the only one. The fact that a particular parcel is identified in the future land use classification that corresponds to a certain zoning ordinance is a good indication that the proposed zoning complies with the plan, but if the area is not in the appropriate land use classification may not mean that it does not comply with the plan as explained below. The subject parcels in question are shown on the Future Land Use Map in the proposed Master Plan as Single Family – High Density, which corresponds with the R-3 and R-1 zoning districts. The proposed rezoning corresponds with the C General Business, which matches the zoning of the property adjacent to the south.



Page 1 of 4

Consistency with the plan goals and objectives as well as the purpose of the future land use classification - Each land use classification has an identified purpose. The General Business district is indented for the Saginaw Street corridor and in a few places along Mt. Morris Road. Establishments located in this category tend to serve the great community and region. The goals and objectives of the commercial and residential development in the city do not appear to apply to his request.

	Information on	Site Plan	
Current Zoning:	R-3 Single Family Residential	Soil Suitability:	Unclear
Proposed Zoning:	C General Commercial	Steep Slopes:	None
Current Use:	Vacant	Floodplain:	None
Proposed Use:	Electrical substation	Wetland:	None
Surrounding Land Uses:	Residential to the north and west, train tracks to the east, and industrial to the south.	Sewer Availability :	Shown on Map 3 of Draft Master Plan
Parcel Size:	The total area of the site appears to be about .33 acres.	Water Availability:	Shown on Map 3 of Draft Master Plan
Classification of Roadway it is located off of:	Shown on Map 5 of Draft Master Plan as local		

Rezoning Checklist	Yes	No
The use requested shall be consistent with and promote the intent and purpose of this ordinance.		

Facts of Find:

- 1. The proposed use is an Electrical Substation.
- 2. The site is currently vacant.

Does not Support Request

The proposed use of the site is inconsistent with the zoning ordinance which reserves this area for high density residential. The proposed rezoning from R-3 to C represents a significant change.

nigh density residential. The proposed rezoning from K-3 to C represents a significant change.
Supports Request
The ordinance is intended to "to facilitate adequate and efficient provision for transportation systems, sewage disposal, water, energy, education, recreation, and other public service and facility needs" (Section 1.01 Purpose)
Note:
D 0 C4

Rezoning Checklist	Yes	No
The proposed use will ensure that the land use or activity shall be compatible with adjacent land uses, the natural environment, and the capabilities of public services affected by the proposed land use.		

Facts of Find:

- 1. There is industrial to the south of the parcel and train tracks to the east.
- 2. There is residential to the west and north.
- 3. The property to the south is zoned commercial.

Does not Support Request

The proposed request will be incompatible with the adjacent residential land uses to the north and west which are not well suited to be adjacent to the type of higher intensity uses that come with the B-3 general commercial district without adequate buffering.

Supports Request

The proposed request will be compatible with the land uses to the south and east (industrial and train tracks) which are of a high intensity and higher nuisance than the proposed Electrical Substation. There does not appear to be any risk to the natural environment and the site appears suitably served by public services. Because the use will require site plan approval, the Planning Commission may require necessary screening of the site to mitigate impact on the nearby residences.

residences.		
Note:		
The land use sought is consistent with the public health, safety and welfare of the City		
of Mt. Morris.		

Facts of Find:

- 1. The site appears suitably served by public services.
- 2. The proposed use does not appear to create significant off site impacts.

Does not Support Request

There's a potential for increased traffic if a retail type use is built on the site in the future.

Supports Request

The proposed rezoning does not appear to put the public health, safety and welfare at risk. The requested use is an electrical substation, but the rezoning to C will permit a range of commercial uses.

Rezoning Checklist	Yes	No
Note:		
The purpose use is consistent with the City Master Plan or a determination that the plan is not applicable due to a mistake in the plan, changes in relevant conditions or changes in the relevant plan policies.	·	
Facts of Find:		
 The future land use map indicates these parcels are planned for high density single to Single Family high density correlates with the R-3 zoning district. 	family.	
Does not Support Request		
The future land use map and land use descriptions do not support the proposed Business is intended, "primarily for the Saginaw Street corridor and in a few place Road."		
Supports Request		
N/A		
Note:		
		!

General Thoughts

This project involves a proposed project that would extend an existing commercial district north into a single-family residential zone. The existing property is vacant and appears large enough for buffering on-site to shield the residences to the north and west. The proposed use would not be expected to generate significant traffic or other off-site impacts.

As noted, the Future Land Use Map is a guide and not "written in stone". However, the draft Master Plan does not provide any guidance for when the boundaries of the future land use plan can / should be modified based on demand for competing land uses. The Planning Commission should consider amending the plan before final adoption to provide such guidance.

R:\Projects\19C0278\Docs\Planning and Zoning Services\Planning Commission\Rezonings\Consumers Rezoning\Consumers Energy Rezoning Request Analysis 6-21.docx

CITY OF MT MORRIS PLANNING COMMISSION NOTICE PUBLIC HEARING ON REZONING REQUEST

The City of Mt. Morris Planning Commission will be holding a public hearing on **June 21**st, **2021** at 6:30 p.m. The meeting will be held at the Mt Morris Fire Hall at 11649 N Saginaw Street, Mt Morris, Michigan. The following rezoning request will be considered at that time:

A request to rezone the properties at 57-01-577-135, -136, and -137 on W. Washington Ave. between Barber Ave. and Mt. Morris St. from "R-3" (Single Family) District to "C" (General Business) District. The applicant proposes to use the property for an electrical substation.

The meeting is open to the public. You are receiving a copy of this notice because according to city records you own or reside in property within 300' for the parcel proposed to be rezoned. Anyone wishing to submit written comments may send them to the Mt Morris Planning Commission at 11649 N Saginaw Street, Mt Morris, Michigan 48458 prior to **June 21**st, **2021**.

CITY OF MT. MORRIS COUNTY OF GENESEE, MICHIGAN ORDINANCE 2021 – 02

AN ORDINANCE AMENDING THE MT. MORRIS CITY CODE OF ORDINANCES, §§ 66-41 AND 66-42, REGULATIONS FOR CONNECTIONS, TO UPDATE PERMISSIBLE WATER SERVICE LINE TYPES.

THE CITY OF MT. MORRIS HEREBY ORDAINS:

SECTION I

Chapter 66, Utilities, Article II, Water Supply, Division 2, Construction, Section 66-41(b) is hereby amended as follows:

(b) All materials and construction practices shall conform to the standards of the American Water Works Association (AWWA). An approved water meter shall be provided for each privately owned water main at the point where such main leaves public property or easement unless otherwise approved by council.

Chapter 66, Utilities, Article II, Water Supply, Division 2, Construction, Section 66-42(e) is hereby amended as follows:

(e) All materials used for construction of service lines, up to and including the water meter fittings, shall be approved by the city. As a condition of receiving water service, the city may require repair or replacement of service lines as necessary to prevent loss of unmetered water. A water service line standard shall be any AWWA approved material for potable water.

SECTION II

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

SECTION III

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

SECTION IV

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	

CITY OF MT. MORRIS

By: JEFFREY N. ROTH, MAYOR	By: SPENCER LEWIS, CITY CLERK

Ordinance introduced on: Second Reading:

Second reading

Publication date:

Effective date:

CITY OF MT. MORRIS GENESEE COUNTY, MICHIGAN ORDINANCE NO. 2021-03

An ordinance to amend the Appendix D of the Code of Ordinances, City of Mt. Morris, Michigan, the Zoning Ordinance, (a) by adding Section 9.20 entitled, "Marijuana Establishments (Recreational Marijuana)", which section contains standards for marijuana establishments, (b) by adding Section 2.46A to the Definitions section which section is entitled, "Marijuana Establishment Definitions", and (c) by amending the district regulations with respect to Section 6.12 Commercial "C" (general business) district as set forth in Section 6.04 of the Zoning Ordinance by adding to under the district regulation section under the heading "Conditional Uses Permitted" a paragraph stating that marijuana establishments subject to Section 9.20 of the Zoning Ordinance are permitted.

THE CITY OF MT. MORRIS ORDAINS:

SECTION I

Section 9.20 is hereby added to Article 9 of the Zoning Ordinance as follows:

Section 9.20 MARIJUANA ESTABLISHMENTS

It is the intent of this section to regulate any marijuana establishments by the following requirements:

A. Operational Limitations.

- 1. A marijuana establishment shall only operate between 8:00 a.m. and 8:00 p.m. Monday through Saturday and 12:00 noon and 6:00 p.m. Sunday.
- 2. A marijuana establishment shall comply at all times with each and every provision of the State of Michigan, Michigan Regulation and Taxation of Marihuana Act (MRTMA)
- Any permitted activities conducted by a marijuana establishment must be done inside a fully
 enclosed structure or building that is kept secured with locks to prevent unintended or uninvited
 access.
- 4. Persons under the age of twenty-one (21) years of age are not permitted to be on the property of any marijuana establishments unless they possess a valid Medical Marijuana Registry Card issued by the State of Michigan or other state and the marijuana establishments is co-located with an approved medical marijuana transaction facility.
- 5. Advertising and/or marketing for a marijuana establishment, viewed from the exterior, shall not appeal to or have the effect of appealing to minors, this shall include but is not limited to signage, flyers, banners, etc. as permitted in Chapter 48 of the City Code of Ordinances.
- 6. Any owners and/or operators of any marijuana establishments who violates these sections shall be liable for all costs associated with the investigation, prosecution and enforcement of that violation.
- 7. Unless otherwise permitted through co-location with another commercial medical marijuana transaction facility and/or marijuana establishment, no license will be approved on a property that has any other approved uses.

B. Locational Limitations

- 1. <u>Marijuana Retailer</u> Shall be subject to all requirements as set forth in this section of this Code for site plan review provided that the marijuana retailer shall not be permitted within the locational limitations as follows:
 - a. Within eight hundred (800) feet of any other commercial medical marijuana transaction facility and/or marijuana establishment;
 - b. Within one thousand (1000) feet of any school, nursery, licensed day care center or other building used for the care or instruction of children under 18 years of age;
 - c. Within two hundred fifty (250) feet of any church, house of worship or other religious facility or institution; and
 - d. Within five hundred (500) feet of any public or municipal park.

While subject to all other requirements of this Ordinance, it is not the intention of the City of Mt. Morris to require an additional special use approval for the marijuana establishment if the Planning Commission has already approved a special use for a medical marijuana provisioning center and said provisioning center has been operating under that approval with a State of Michigan approved license.

- 2. <u>Marijuana Microbusiness</u> Shall be subject to all requirements as set forth in this section of this Code for site plan review provided that the marijuana microbusiness shall not be permitted within the locational limitations as follows:
 - a. Within eight hundred (800) feet of any other commercial medical marijuana transaction facility and/or marijuana establishment;
 - b. Within one thousand (1000) feet of any school, nursery, licensed day care center or other building used for the care or instruction of children under 18 years of age;
 - c. Within two hundred fifty (250) feet of any church, house of worship or other religious facility or institution; and
 - d. Within five hundred (500) feet of any public or municipal park.
- 3. <u>Marijuana Grower</u> Shall be subject to all requirements as set forth in this section of this Code for site plan review provided that the marijuana grower shall not be permitted within the locational limitations as follows:
 - a. Within eight hundred (800) feet of any other commercial medical marijuana transaction facility and/or marijuana establishment; if the same applicant has one parcel of land in which they have the ability to co-locate a provisioning center/retailer, a grow facility/grower and/or processing center/processor, there may be an exception given to permit these uses on that one parcel of land. Each facility will provide separate applications and will be given separate consideration along with individual annual fees.
 - b. Within one thousand (1000) feet of any school, nursery, licensed day care center or other building used for the care or instruction of children under 18 years of age;
 - c. Within two hundred fifty (250) feet of any church, house of worship or other religious facility or institution; and
 - d. Within five hundred (500) feet of any public or municipal park.

- 4. <u>Marijuana Processor</u> Shall be subject to all requirements as set forth in this section of this Code for site plan review provided that the marijuana processor shall not be permitted within the locational limitations as follows:
 - a. Within eight hundred (800) feet of any other commercial medical marijuana transaction facility and/or marijuana establishment; if the same applicant has one parcel of land in which they have the ability to co-locate a provisioning center/retailer, a grow facility/grower and/or processing center/processor, there may be an exception given to permit these uses on that one parcel of land. Each facility will provide separate applications and will be given separate consideration along with individual annual fees.
 - b. Within one thousand (1000) feet of any school, nursery, licensed day care center or other building used for the care or instruction of children under 18 years of age;
 - c. Within two hundred fifty (250) feet of any church, house of worship or other religious facility or institution; and
 - d. Within five hundred (500) feet of any public or municipal park.
- 5. <u>Marijuana Safety Compliance Facility</u> Shall be subject to all requirements as set forth in this section of this Code for site plan review provided that the safety compliance facility shall not be permitted within the locational limitations as follows:
 - a. Within eight hundred (800) feet of any other commercial medical marijuana transaction facility and/or marijuana establishment;
 - b. Within one thousand (1000) feet of any school, nursery, licensed day care center or other building used for the care or instruction of children under 18 years of age;
 - c. Within two hundred fifty (250) feet of any church, house of worship or other religious facility or institution; and
 - d. Within five hundred (500) feet of any public or municipal park.
- 6. <u>Marijuana Secure Transporter</u> Shall be subject to all requirements as set forth in this section of this Code for site plan review provided that the secure transporter facility shall not be permitted within the locational limitations as follows:
 - a. Within eight hundred (800) feet of any other commercial medical marijuana transaction facility and/or marijuana establishment;
 - b. Within one thousand (1000) feet of any school, nursery, licensed day care center or other building used for the care or instruction of children under 18 years of age;
 - c. Within two hundred fifty (250) feet of any church, house of worship or other religious facility or institution; and
 - d. Within five hundred (500) feet of any public or municipal park.

C. Site Plan Requirements

1. Any person who wished to operate any marijuana establishment shall submit an application for Conditional Use review to the City of Mt. Morris as set forth in Section 9.20, consistent with the zoning of the property, showing required locational limitations as set forth in Section 6.12 Section 2 r as they apply, shall pay a nonrefundable fee as shall be

established, and from time to time be amended by resolution of the Mt. Morris City Council, and which shall include the following:

- a. Security system details which shall include, at the minimum, audible and silent alarms and video surveillance cameras.
- b. Details regarding the building electrical system, power demands of specialized lighting and other necessary equipment, and method proposed to prevent excessive heat build-up and risk of fire within the building.
- c. Ventilation equipment details, including fresh air intake and filtration of exhaust air to prevent offensive odors from leaving the site.
- d. Proposed methods for controlling insects within the building and preventing insects from becoming a nuisance or health hazard, off the site.
- e. A description of the operation of the commercial marijuana establishments in sufficient detail to permit the City to determine if the operation, as described would be lawful and fully compliant with The Michigan Regulation and Taxation of Marihuana Act (MRTMA)
- 2. Once the application is approved and within 30 days, the applicant must then submit any further documentation necessary to receive a certificate of occupancy which shall include but is not limited to building permits, inspections, and audits as deemed necessary by the Building and Zoning Departments. At this time the applicant must also pay an annual, nonrefundable license fee as shall be established, and from time to time be amended by resolution of the Mt. Morris City Council.
- 3. Annual renewal of the application is required for any marijuana establishments and must comply with 9.20 (D).
- 4. All applicants must provide a copy of the State of Michigan approved operating license before certificate of occupancy can be issued.
- 5. Any change of ownership of the property and/or facility or change of use will be considered a new application for all purposes of this ordinance, with the exception of 9.20 (E). In the case in which the existing facility has not vacated the new application will be secured from any new locational limitation.
- 6. A licensed Marijuana establishment shall maintain a clearly legible sign, not less than 18" x 24" in size, and white background with black lettering in color, reading "No Loitering" at or near each public entrance. The sign shall also display the Ordinance number as the following design:



C. Periodic Inspections Prior to the start of operations all marijuana establishments shall submit and allow authorized City zoning and building inspection and/or law enforcement personnel to make unannounced, periodic inspections for purposes of verifying compliance with all requirements of this Ordinance and Section, and any reasonable conditions placed upon any special land use approval. Once

operations begin, all marijuana establishments shall submit and allow authorized City zoning and building inspection and/or law enforcement personnel to make inspections in accordance with applicable codes.

- **D.** Annual Renewal A marijuana establishment approval shall be issued for a 1-year period and is renewable annually.
 - 1. Except as set forth in this Ordinance, the City through the appropriate department shall renew a license if all of the following requirements are met:
 - a. The applicant submits a renewal application provided by the City of Mt. Morris and pay the annual, nonrefundable license fee as shall be established, and from time to time be amended by resolution of the Mt. Morris City Council; and
 - b. The application is received by the City on or before the expiration date of the current approval.
 - 2. It is the sole responsibility of the applicant to apply for renewal prior to the expiration. Upon or after the date of expiration the City of Mt. Morris shall notify the applicant at the last known address on file advising them, they have 30 days to apply for renewal and pay any applicable late fees and the annual non-refundable fee. Failure to renew 30 days from date noticed mailed will revoke the establishment's certificate of occupancy and require any future application to be considered new.
 - 3. Renewal shall be considered 1-year from the date in which the annual fee is paid.
 - 4. In its decision on an application for renewal, the City of Mt. Morris shall consider any input from the building official, code enforcement officer, fire department and/or police department.
- **E. Securing locational limitations** Applications are considered on a first come basis for purpose of required locational limitations as set forth in Section 6.12 Section 2 r. Consideration is only taken when the complete application is submitted to the City of Mt. Morris and any required fees are paid in full. Consideration may be taken when there is a pending application to the Zoning Board of Appeals or Planning Commission, as appropriate. Application for a State operating license does not secure any position for locational limitations.
- **F. Penalty** Any person who violates any of the provisions of this chapter shall be deemed guilty of a municipal civil infraction, as established by the Code of Ordinances of the City of Mt. Morris, municipal civil infractions section 1-14. Any violation of the provisions of this ordinance shall be deemed a new and separate offense for each day that the violation continues to exist.

SECTION II Section 2.64A of the Zoning Ordinance is hereby added to Article 2, as follows:

Section 2.64A MARIJUANA EASTABLISHMENT DEFINITIONS.

- A. **LOCATIONAL LIMITATIONS** when determining the distance requirements of any commercial medical marijuana transaction facility and/or marijuana establishment the term "within" shall mean as measured from property line to property line.
- B. MARIJUANA ESTABLISHMENT means a marijuana grower, marijuana safety compliance facility, marijuana processor, marijuana microbusiness, marijuana retailer, marijuana secure transporter, marijuana designated consumption establishment, or any other type of marijuana-related business licensed by the State of Michigan.

- C. **MARIJUANA GROWER** means a person licensed to cultivate marijuana and sell or otherwise transfer marijuana to marijuana establishments. Shall include a State licensed Excess Marijuana Grower.
- D. MARIJUANA MICROBUSINESS means a person licensed to cultivate not more than 150 marijuana plants; process and package marijuana; and sell or otherwise transfer marijuana to individuals who are 21 years of age or older or to a marijuana safety compliance facility, but not to other marijuana establishments.
- E. MARIJUANA PROCESSOR means a person licensed to obtain marijuana from marijuana establishments; process and package marijuana; and sell or otherwise transfer marijuana to marijuana establishments.
- F. MARIJUANA RETAILER means a person licensed to obtain marijuana from marijuana establishments and to sell or otherwise transfer marijuana to marijuana establishments and to individuals who are 21 years of age or older.
- G. MARIJUANA SECURE TRANSPORTER means a person licensed to obtain marijuana from marijuana establishments in order to transport marijuana to marijuana establishments.
- H. MARIJUANA SAFETY COMPLIANCE FACILITY means a person licensed to test marijuana, including certification for potency and the presence of contaminants.

SECTION III

Section 6.12 entitled "Commercial "C" (General Business) District" is hereby amended by adding subparagraph r to paragraph 2 entitled "Conditional Uses Permitted" as follows:

- Section 6.12 COMMERCIAL "C" (GENERAL BUSINESS) DISTRICT
 - 2. CONDITIONAL USES PERMITTED:

CITY OF MT MORRIS

r. Marijuana Establishments subject to the provisions of section 9.20.

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 ____, 2021.

BY: Jeffrey N. Rot	ı. Mavor	
	, , ,	

Ordinance introduced on: Second Reading: Publication date: Effective date:

DRAFT CITY OF MT MORRIS PLANNING COMMISSION June 21st, 2021

At 6:30 p.m., Chairperson Sara Black called the Planning Commission Meeting to order.

PRESENT: Marc Gauze, Chris Vogt, Sara Black, Yusef Harrold, Andrew Sorensen, City

Manager/Treasure Vicki Corlew and Mayor Jeffrey Roth.

ABSENT: Sarah Young, Kenneth Andrews

OTHERS: City Clerk Spencer Lewis.

ROLL CALL: A motion was made by Mayor Jeffrey Roth, seconded by Chris Vogt, to approve the absence of Sarah Young.

Mayor Jeffrey Roth stated that Sarah Young did email him to let him know that they are out of town.

All Ayes.

Motion Carried.

APPROVAL OF AGENDA:

A motion was made by Mayor Jeffrey Roth, seconded by Marc Gauze to approve the agenda.

All Ayes

Motion carried.

APPROVAL OF MINUTES:

A motion was made by Marc Gauze, seconded by Chris Vogt to approve the regular meeting minutes from June 21st, 2021.

All Ayes

Motion carried.

COMMUNICATIONS:

None.

PUBLIC COMMENT:

OLD BUSINESS:

a. None.

NEW BUSINESS:

a. Public Hearing: Master Plan

A motion was made by Mayor Jeffrey Roth, seconded by Chris Vogt to open the Public Hearing for the Master Plan at 6:32 p.m.

All Ayes.

Motion Carried.

City Manager/Treasurer Vicki Corlew stated that she did get notice from Genesee County that

they approved our Master Plan at their meeting last week.
Planning Minutes July 19 th , 2021 Page Two.
A motion was made by Mayor Jeffrey Roth, seconded by Chris Vogt to close the Public Hearing for the Master Plan at 6:33 p.m.
All Ayes. Motion Carried.
b. Action on Master Plan
A motion was made by Chris Vogt, seconded by Marc Gauze to approve Resolution 21-02A and adopt this Master Plan.
Roll call: 7 Ayes 0 Nays 2 Absent (Andrews) (Sorensen)
Motion Carried.
c. Public Hearing: Zoning text amendment for Marihuana Establishment.
A motion was made by Mayor Jeffrey Roth, seconded by Marc Gauze to open the Public Hearing for the zoning text amendment for marihuana establishment at 6:35 p.m.
All Ayes. Motion Carried.
Steven Kiousis 1985 W. Big Beaver, Troy – Steven stated that today he has provided a copy of a proposed plan for Walker St. He is hoping the Planning Commission will adopt the new zoning text amendment to allow adult marijuana use to include more than just microbusinesses. Steven stated that his clients are committed to making this a class A establishment. The proposed plan he provided today is a rough draft to show the potential improvements, and to show their commitment.
A motion was made by Mayor Jeffrey Roth, seconded by Chris Vogt to close the Public Hearing for the zoning text amendment for marihuana establishment at 6:37 p.m.
All Ayes. Motion Carried.
d. Action on Zoning Text Amendment.
A motion was made by Mayor Jeff Roth, seconded by Marc Gauze to approve the zoning text amendments for marihuana establishment and send to City Council.
Yousef Harrold stated that after reading through the amendment the City did a superb job establishing some of the location limitations. Yousef commends the amendment of the zoning text.
Roll call:7Ayes0Nays2Absent (Andrews) (Sorensen)
Motion Carried.

Planning Minutes July 19th, 2021 Page Three.

PUBLIC COMMENT

11866 Walter St. Duane Dunckel – Duane thanked the Planning Commission for reworking the ordinance, so that it fits our community as it should. He is excited to see the improvements.

UPDATES:

None.

PLANNING COMMISSION COMMENTS:

Yousef Harrold stated that he is happy to see everyone keeping an open mind and new opportunities within the City. He thanked everyone on the Planning Commission for allowing him to have a say so in this community. Growth begets change, and change requires to keep an open mind.

Marc Gauze stated we have worked hard on this Master Plan for many years. Marc declared he is excited that we accomplished two objectives here today.

ADJOURNMENT:

With no	further	business,	the meeting	was adjourned	at 6:42 p.m.

City (Clerk,	Spencer	Lewis

City of Mt. Morris Planning Commission Notice of Public Hearing

The Mt. Morris City Planning Commission shall hold a public hearing at 6:30 p.m. on July 19th, 2021 in the council chambers at 11649 N. Saginaw Street in Mt. Morris. The hearing will be to consider the following:

A proposed text amendment to allow marihuana establishments by Special Use Permit in the Commercial "C" (General Business) District

Initiated by: City of Mt Morris Planning Commission

The meeting is open to the public. Anyone wishing to comment on this request, but are unable to attend the meeting, may send their comments to City of Mt. Morris Planning Commission, City of Mt. Morris City Hall, 11649 N. Saginaw St., Mt. Morris, MI 48458. Copies of the proposed amendment language are available at the Mt. Morris City Hall between 9 a.m. and 8 p.m. on Mondays and between 9 a.m. and 5 p.m. Tuesday – Thursday.

CITY OF MT. MORRIS RESOLUTION 21-41

WHEREAS: The staff has determined that in order to continue to provide efficient DPW operations it is necessary to upgrade the City's current meter reading device which was purchased in 2015; and WHEREAS: ETNA Supply has provided a quote for the new device, which includes one (1) Sensus FL7502 Radio Handheld Device (RFHHD) Meter Reading Gun, one (1) Sensus FL6001 Communication Stand, and (1) Sensus 3096 Touch Reader; and WHEREAS: Staff has determined that there is sufficient funding, since the cost has already been budgeted for in the FY 2021/2022 budget. NOW THEREFORE BE IT RESOLVED: That this Council does hereby authorize the purchase of one (1) Sensus FL7502 Radio Handheld Device (RFHHD) Meter Reading Gun, one (1) Sensus FL6001 Communication Stand, and one (1) Sensus 3096 Touch Reader at the cost of \$8,600 to be appropriated from the FY 2021/2022 budget. Moved by Council member ______, and seconded by Council member _____, and thereafter adopted by the City Council of the City of Mt. Morris at a regular meeting held Monday, July 26, 2021 at 7:15 p.m. Absent Nay Yea

Jeffrey N. Roth, Mayor

Spencer Lewis, City Clerk





ETNA SUPPLY - GRAND RAPIDS 4901 CLAY AVENUE SW GRAND RAPIDS, MI 49548-3038 616 241 5414 Fax 616 241 4786

CITY OF MT MORRIS

11649 N SAGINAW ST

QUOTE TO:

Quotation

1	QUOTE DATE	QUOTE NUMBER		
=	02/22/2021	S103908109		
	ETNA SUPPLY		PAGE NO.	
	PO Box 772107 DETROIT, MI 48277-2107 P-616 248 9182 F-616 245 9940		1 of 1	

SHIP TO:

MT MORRIS CITY OF 11649 N SAGINAW ST MT MORRIS, MI 48458-2092

MT MORRIS, MI 48458-2092 MT MORRIS, MI 48458-2092						
CUSTOMER NUMBER	JOB NAM	E / PO NUMBER	JOB NAME / RELEASE NU	IMBER	SA	LESPERSON
9925		QUOTE			То	dd Bennett
WRITER		SHIP VIA	TERMS EXPIRE DATE		FREIGHT EXEMPT	
Al Webe	r	BID	NET 25TH			No
ORDER QTY		DESCRIPTIO	ESCRIPTION UNIT PRICE EXT			EXT PRICE
1ea	DEVICE (R *Nonstock Pn: 657208 SENSUS F	- Restock Policy Applie 3 - L6001 COMMUNICAT - Restock Policy Applie	es* TON STAND	800	0.000/ea 0.000/ea	8000.00

This Quotation is controlled by ETNA's standard terms and conditions ("ETNA's Standard Terms") found at https://www.etnasupply.com/TermsandConditionsofQuotation Any other terms are expressly rejected. To the extent there is a conflict between any of the terms appearing on the face of this Quotation and ETNA's Standard Terms, the terms appearing on the face of the Quotation control. TAXES ARE NOT INCLUDED ON THIS QUOTE! Subtotal 8000.00 0.00 S&H Charges 8000.00 **Amount Due** Prices are firm for 14 days. Price subject to change after 14 days.

Printed By: AWEBER on 2/22/2021 3:00:01 PM





ETNA SUPPLY - GRAND RAPIDS 4901 CLAY AVENUE SW GRAND RAPIDS, MI 49548-3038 616 241 5414 Fax 616 241 4786

QUOTE TO:

Quotation

1	QUOTE DATE	QUOTE NUMBER		
	07/20/2021	S104127249		
	ETNA SUPPLY		PAGE NO.	
	PO Box 772107 DETROIT, MI 48277-2107 P-616 248 9182 F-616 245 9940		1 of 1	

SHIP TO:

CITY OF MT MORRIS 11649 N SAGINAW ST MT MORRIS, MI 48458-2092 MT MORRIS CITY OF 11649 N SAGINAW ST MT MORRIS, MI 48458-2092

CUSTOMER NUMBER	JOB NAM	E / PO NUMBER	JOB NAME / RELEASE NUM	UMBER SALE		LESPERSON
9925		QUOTE		То		dd Bennett
WRITER		SHIP VIA	TERMS	EXPIRE DATE		FREIGHT EXEMPT
Al Webe	er		NET 25TH	08/03/2021		No
ORDER QTY		DESCRIPTIO	N	UNIT PRICE		EXT PRICE
1ea	SENSUS 3 Pn: 40050	096 TOUCHREADER		60	00.000/ea	600.00

This Quotation is controlled by ETNA's standard terms and conditions ("ETNA's Standard Terms") found at https://www.etnasupply.com/TermsandConditionsofQuotation Any other terms are expressly rejected. To the extent there is a conflict between any of the terms appearing on the face of this Quotation and ETNA's Standard Terms, the terms appearing on the face of the Quotation control. TAXES ARE NOT INCLUDED ON THIS QUOTE!

Subtotal 600.00 0.00 S&H Charges **Amount Due** 600.00

Prices are firm for 14 days. Price subject to change after 14 days. Printed By: AWEBER on 7/20/2021 3:23:29 PM

CITY OF MT. MORRIS

RESOLUTION 21-42

WHEREAS:	The City of Mt. Morris participates in the Genesee County Community
	Development Program; and

WHEREAS: The Genesee County Community Development Program has requested that we update our authorized signature card; and

NOW THEREFORE, BE IT RESOLVED:

That the following individuals are authorized to request reimbursements from the Community Development Block Grant (CDBG) Program:

Jeffrey N. Roth - Mayor

Vicki Corlew - City Manager/Treasurer

Spencer Lewis - City Clerk

April Smith – Water Clerk

Moved by Council memberadopted by the City Council o 2021, at 7:15 p.m.	·································		
Yea	Nay	Absent	
Jeffrey N. Roth, Mayor		Spencer Lewis, Cit	y Clerk



June 22, 2021

Kristina Somers, Clerk City of Mt. Morris 11649 N. Saginaw Street Mt. Morris, MI 48458

SUBJECT:

Genesee County Community Development Block Grant (CDBG) – Authorized

Signature Card Updates

Dear Ms. Somers:

As a local unit of government participating in the Genesee County Community Development Block Grant (CDBG) Program, staff is requesting that the enclosed "Authorized Signature Card" be updated to demonstrate signatures of each person who is authorized by your local government to sign CDBG documents on behalf of your municipality. The current signatories on file for City of Mt. Morris are:

- 1. Duane Dunckel
- 2. Vicki Fishell
- 3. Kristina K. Somers

Once the card and Resolution have been completed, please mail them back to our office to the attention of Nichole Odette, Program Services Specialist. If you have any questions, please call me at (810) 766-6547.

Sincerely,

Sheila Taylor, Division Manager

Tida lator

Genesee County Metropolitan Planning Commission

Enclosures









1675 Green Road Ann Arbor, MI 48105-2530

T 734.662.3246 800.653.2483 F 734.662.8083 mmLorg

To: Members of the MML Workers' Compensation Fund

From: Michael J. Forster, Fund Administrator

Date: June 25, 2021

Subject: Fund Trustee Election

Dear Fund Member:

Enclosed is your ballot for this year's Board of Trustees election. Three (3) incumbent Trustees have agreed to seek re-election and two (2) appointees are seeking election to their first term. You also may write in one or more candidates if you wish.

A brief biographical sketch of the candidate is provided for your review.

I hope you will affirm the work of the Nominating Committee by returning your completed ballot in the enclosed return envelope, no later than August 13. You may also submit your ballot online by going to www.mml.org. Click on *Insurance*, then *Workers' Compensation Fund*; the link to the ballot form is in the yellow banner.

The MML Workers' Compensation Fund is owned and controlled by its members. Your comments and suggestions on how we can serve you better are very much appreciated. Thank you again for your membership in the Fund, and for participating in the election of your governing board.

Sincerely,

Michael J. Forster Fund Administrator mforster@mml.org

We love where you live.



THE CANDIDATES Four-year terms beginning October 1, 2021



Lois Allen-Richardson, Mayor, City of Ypsilanti

Lois has more than sixteen years of experience as a municipal official, currently serving as mayor of the City of Ypsilanti, having previously served as its councilmember and mayor pro tem. She is a founding member and the current president of Michigan Black Caucus of Local Elected Officials (MBC-LEO). Lois is also currently serving as president of the Elected Officials Academy Advisory Board, has previously served as a MML Board of Trustee member and is a past regional secretary with MML. Lois is also involved in several local civic organizations. Lois is seeking election to her second term.



Brian Boggs, City Council Member, City of Durand

Brian Boggs has more than 18 years' experience in local government and is currently the Shiawassee County Administrator and a longtime member of the Durand City Council. Brian is an Assistant Professor for the Hubert H. Humphrey Fellowship Programs in International Studies and Programs at Michigan State University. He has written extensively on educational organizational complexity, specifically as it affects urban schools and policy. He has most recently been published in Teacher's College Record at Columbia with a piece titled, "Conceptualizing Virtual Instructional Resource Enactment in an Era of Greater Centralization, Specification of Quality Instructional Practices, and Proliferation of Instructional Resources." Further, he has published book chapters in: Handbook of Urban Education Leadership; Handbook of Education Politics and Policy; School to Prison Pipeline; Emerging Issues and Trends in Education; Beyond Marginality; and Educational Policy Goes to School. He has also been published in the Journal of School Public Relations. Brian holds a Ph.D. in educational policy from Michigan State University and is currently finishing his J.D. from Mitchell Hamline School of Law. He holds an MA in Rhetoric and a BA in English from the University of Michigan. Brian is seeking election to his first term.



Maureen Donker, Mayor, City of Midland

Maureen has more than five years of experience as a municipal official, and has served as mayor of Midland since 2009. She has been the Executive Director of The Reece Endeavor of Midland, a community program providing homes for individuals with special needs, since 1998. Maureen is also active in the Midland community, serving on various local and regional civic organizations. Maureen is seeking re-election to her third term.



Scott Erickson, Manager, City of Ironwood

Scott has more than thirty years of experience as a municipal official, serving as city manager of Ironwood since 2005. He previously served with the city of Oshkosh, WI and Andover, MN. Scott was a Michigan Municipal League Board of Trustees member from 2011–2014 and received the MML Jim Sinclair Exceptional Service Award in 2016. He has previously served as the president of the Upper Peninsula City Managers Organization and is involved in several local civic organizations. Scott is seeing election to his second term.

THE CANDIDATES Four-year terms beginning October 1, 2021



Susan Montenegro, Manager, City of Leslie

Susan Montenegro has more than eight years' experience in municipal government, having started her municipal career with the City of Owosso in 2013, where she first served as an intern and was then hired as assistant city manager and director of community development. In June of 2018, Susan was appointed city manager for the City of Leslie.

Susan is a member of the Michigan Municipal Executives, currently serving on its Board and its Early Career Outreach Committee, having previously served on its Professional Development Committee. Susan is a member of the 16/50 Work Group for the Michigan Municipal League's 16/50 Project. She is a member of the International City/County Management Association (ICMA) and previously served on its Welcome Ambassadors Committee.

Prior to her career in municipal government, Susan served as a pastor in the United Methodist Church for 10 years. Her move to local government was natural, with her extensive background working with volunteers and boards to promote growth, inclusiveness, and community spirit. Team building, outreach, and service have always been at the heart of everything Susan does.

Susan holds an Associate of Arts degree in Business from the University of Phoenix, a Bachelor of Science degree in Human Services Management from the University of Phoenix graduating with honors, and a Masters degree in Public Administration from the University of Michigan-Flint. Susan is seeking election to her first term.

Michigan Municipal League Workers' Compensation Fund

OFFICIAL BALLOT - 2021

Vote for five Trustees by marking the line to the left of the name for four (4) year terms beginning October 1, 2021.

	Lois Allen-Richardson. Incumbent Mayor, City of Ypsilanti
	Brian Boggs, Appointee City Council Member, City of Durand
	Maureen Donker, Incumbent Mayor, City of Midland
	Scott Erickson, Incumbent Manager, City of Ironwood
	Susan Montenegro, Appointee Manager, City of Leslie
	Write-in Candidate
l here	by certify that:
(Muni	cipality/Agency)
vote t	tion of its governing body, has authorized its to be cast for the above persons to serve as ees of the Michigan Municipal League ers' Compensation Fund.
Offici Date:	al Signature

Ballot deadline: August 13, 2021