

**CITY OF MT. MORRIS
CITY COUNCIL AGENDA
11649 N. Saginaw Street
Mt. Morris, MI 48458
January 24th, 2022
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 January 10th, 2022.

6. COMMUNICATIONS:

- a. Letter from property owner Greg Jordan

7. APPROVAL OF WARRANT: Approval of Warrant #22-02 in the amount of \$130,114.58

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

9. UNFINISHED BUSINESS:

- a. None

10. NEW BUSINESS:

- a. Action on Rezoning Request from 11725 N. Saginaw
- b. RESOLUTION 22-10: Sale of Red Maple Drive Lots parcel #57-12-601-028
- c. RESOLUTION 22-11: Sale of Red Maple Drive Lots parcel #57-12-601-006 & parcel # 57-12-601-008
- d. RESOLUTION 22-12: Sale of Red Maple Drive Lots parcel #57-12-601-002 & parcel # 57-12-601-004

12. PUBLIC COMMENT (Five Minute Time Limit).

13. COUNCIL MEMBER AND STAFF COMMENTS

14. ADJOURNMENT

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

**CITY OF MT. MORRIS
CITY COUNCIL – REGULAR MEETING
January 10th, 2022**

At 7:16 p.m., Mayor Jeff Roth called the Regular Council Meeting to order.

PRESENT: Dubey, Templeton, Heidenfeldt and Roth.

ABSENT: Black, and Sorensen

OTHERS: City Manager/Treasurer Vicki Corlew, City Attorney Amanda Doyle, Fire Chief James Young, and City Clerk Spencer Lewis.

The Pledge of Allegiance.

ROLL CALL:

A motion was made by Council member Irwin and seconded by Council member Heidenfeldt to approve absent members listed above.

All ayes.

Motion Carried.

APPROVAL OF AGENDA:

A motion was made by Council member Irwin and seconded by Council member Heidenfeldt to approve the agenda.

All ayes.

Motion carried.

MINUTES:

A motion was made by Council member Irwin and seconded by Council member Dubey to approve the regular meeting minutes from November 22nd, 2021.

All ayes.

Motion carried.

COMMUNICATIONS:

None.

APPROVAL OF WARRANT:

A motion was made by Council member Heidenfeldt and seconded by Council member Irwin to approve **Pre-Warrant #21-23 in the amount of \$65,500.26 & Pre-Warrant #21-24 in the amount of \$99,431.34 & Warrant #22-01 in the amount of \$58,858.74**

Roll call: 5 Ayes 0 Nays 2 Absent
 (Black)
 (Sorensen)

Motion Carried.

PUBLIC COMMENT:

None.

PRESENTATION: Fiscal Year 2020-2021 Audit by Plante Moran.

Ashley Frase, Amy Tytar, and Erika Stanley were present from Plante Moran to go over the fiscal year 2020-2021 end of year audit presentation.

Ashley Frase stated that the audit took approximately 300 hours to complete, and extended a thank you to the City's team for all their preparedness.

Ashley Frase, Amy Tytar and Erika Stanley went over the General Fund revenue, Taxable Value, General Fund Expenditures, General Fund Balance, and Water and Sewer Revenue and expenditures.

Council member Irwin questioned Ashley Frase on the water/sewer substantial change in the employee benefits, and questioned if that would be the same case for next year with expenses being higher than revenue?

Ashley Frase stated that you cannot predict that expense because it is a non-operating expense, and that it is mostly derived from the OPEB valuation, which also fluctuates.

Council member Heidenfeldt questioned if the city was in good shape?

Ashley Frase stated that yes, the city is trending in the right direction.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

a. RESOLUTION 22-01: 2022 Meeting Dates

A motion was made by Council member Heidenfeldt and seconded by Council member Irwin to approve Resolution 22-01: 2022 Meeting Dates.

[illegible]

Motion Carried.

b. RESOLUTION 22-02: Confirmation of Mayor Roth's re-appointment of Lou Templeton, Bryan Lehr and Chris Dixon, terms ending December 2024, to the Downtown Development Authority.

A motion was made by Council member Heidenfeldt and seconded by Council member Irwin to approve Resolution 22-02: Confirmation of Mayor Roth's re-appointment of Lou Templeton, Bryan Lehr and Chris Dixon, terms ending 2024.

Roll call:

_____5____	Ayes
_____0____	Nays
_____2____	Absent (Black) (Sorensen)

Motion Carried.

c. RESOLUTION 22-03: Confirmation of Mayor Roth's re-appointment of Marc Gauze and Sarah Young, terms ending December 2024, to the Planning Commission.

A motion was made by Council member Heidenfeldt and seconded by Council member Irwin to approve Resolution 22-03: Confirmation of Mayor Roth's re-appointment of Marc Gauze and Sarah Young, terms ending December 2024, to the Planning Commission.

[illegible]

Motion Carried.

d. RESOLUTION 22-04: Confirmation of Mayor Roth's re-appointment of Duane Dunkel, term ending December 2024, to the Board of Review.

A motion was made by Council member Heidenfeldt and seconded by Council member Dubey to approve Resolution 22-04: Confirmation of Mayor Roth's re-appointment of Duane Dunkel, term ending December 2024, to the Board of Review.

[illegible]

Motion Carried.

e. RESOLUTION 22-05: Confirmation of Mayor Roth's re-appointment of Deanna Harcz, term ending December 2024, to the Zoning Board of Appeals.

A motion was made by Council member Heidenfeldt and seconded by Council member Dubey to approve Resolution 22-05: Confirmation of Mayor Roth's re-appointment of Deanna Harcz, term ending December 2024, to the Zoning Board of Appeals.

Roll call: 5 Ayes 0 Nays 2 Absent
 (Black)
 (Sorensen)

Motion Carried.

f. RESOLUTION 22-06: Confirmation of Mayor Roth's re-appointment of Marc Middleton, term ending December 2026, to the Compensation Committee.

A motion was made by Council member Heidenfeldt and seconded by Council member Irwin to approve Resolution 22-06: Confirmation of Mayor Roth's re-appointment of Marc Middleton, term ending December 2026, to the Compensation Committee.

Roll call: 5 Ayes 0 Nays 2 Absent
 (Black)
 (Sorensen)

Motion Carried.

g. RESOLUTION 22-07: Rowe Engineering Contract for Van Buren Ave.

A motion was made by Council member Irwin and seconded by Council member Heidenfeldt to approve Resolution 22-07: Rowe Engineering Contract for Van Buren Ave.

[illegible]

Motion Carried.

Council member Templeton questioned what the repairs on the road were for?

Mayor Roth answered that it was for resurfacing the street.

h. RESOLUTION 22-08: DPW Bay #1 Door

A motion was made by Council member Heidenfeldt and seconded by Council member Dubey to approve Resolution 22-08: DPW Bay #1 Door.

[illegible]

Motion Carried.

Council member Irwin questioned if the DPW has done business with Davison Overhead Door in the past?

Mayor Roth answered yes.

Fire Chief Young stated that Davison Overhead Door also just did some work on the fire hall garage doors a couple of weeks ago.

[illegible]

Motion Carried.

i. RESOLUTION 22-09: Genesee County Aerial Imagery Project 2022-2028

A motion was made by Council member Heidenfeldt and seconded by Council member Irwin to approve Resolution 22-09: Genesee County Aerial Imagery Project 2022-2028.

[illegible]

Motion Carried.

Council member Heidenfeldt questioned if this is what the city has done before in the past?

Mayor Roth stated that yes, the city normally opts into this.

Council member Irwin questioned if this was open to the public?

Mayor Roth stated yes, you would simply go to the Genesee County website and go to the GIS department.

PUBLIC COMMENT:

None.

COUNCIL MEMBER AND STAFF COMMENTS:

Council member Heidenfeldt thanked everyone for not having a December meeting. He has been stuck in Sante Fe, New Mexico for the past couple months due to a broken leg. Also, he wants everyone to come up with a couple ideas they would like to see within next year's budget.

Council member Irwin stated he is glad to see Council member Heidenfeldt back home and getting around good, and that he is just glad to be back to meetings with everyone.

Fire Chief Young stated that City Manager/Treasurer Vicki and the rest of the department heads deserve a little recognition for getting the city going in the right direction.

Mayor Roth welcomed Council member Heidenfeldt back.

ADJOURNMENT:

With no further business, the Council Meeting was adjourned at **7:52 p.m.**

Spencer Lewis, City Clerk

Vicki Fishell

From: Gregory Jordan <gregoryjordan@propertymonkey.net>
Sent: Tuesday, December 7, 2021 6:33 PM
To: Vicki Fishell
Subject: Police, Fire and DPW and all City Employees

Good Evening,

I wanted to write a note to the City about a funeral we had at St. Mary's church on the 27th of November.

Just over a week prior to the funeral we lost someone I considered a good friend whom I knew since 6th grade. But he was also an uncle, brother, coach and Michigan State Police officer. His name is Brian Wazney and he was the kind of person you wanted to be friends with because he always brought the best out of the people around him. There was a wonderful turnout for Brian both at the church and at Flint Memorial cemetery. Miles Martin handled all the funeral arrangements and did a wonderful job. It was just amazing to see what a great job our local businesses do along with the church that Brian and his family attended.

But that isn't really what this letter is about. When we left the church to take Brian to his final resting spot, myself and everyone who attended were able to a city with real class. The county sheriff's department had blocked Saginaw St. so we could get the extremely large procession out and on its way but when we headed north on Saginaw St. we saw something else... The intersection was blocked with a beautiful City of Mount Morris fire truck and Todd Rockwell was standing proud directing traffic. As we made the turn to head east on Mount Morris Rd to get to Dort we just became more amazed. On my right was Paul Zumbach in the City of Mount Morris DPW Supervisor's big beautiful Ford pickup. As we moved further east we saw many City of Mount Morris Police vehicles stopping traffic so Brian could make it to his final resting spot. One of the most impressive sites was the last car stopping traffic where our fantastic new police chief, Kevin Milailoff, was proudly waving a Police (Blue Lives Matter) flag.

I just cannot express enough gratitude to City, Department Heads and Chiefs that made this happen. So truly from the bottom of my heart I thank you for such a wonderful sendoff for Brian.

One more thing before I send this off... There was a huge turnout for this funeral and all these people from other communities were able to see the absolute of best of our City and its employees. It's always great when people get to see this side of our city and believe me when I say, "people were impressed." I heard it mentioned all night since there was a large wake after the funeral which went well into night. So thank you all again for making such a hard day for so many so beautiful for so many.

Sincerely,

Gregory Jordan
www.propertymonkey.net

**PROPERTY
MONKEY**



810.631.2201

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 101 General					
Dept 000					
101-000-066.000	UNDISTRIBUTED FRINGE BENEFITS	BLUE CARE NETWORK	HEALTH INS.	7,344.59	
101-000-066.000	UNDISTRIBUTED FRINGE BENEFITS	HUMANA HEALTH PLAN INC	DENTAL/VISION INS.	1,213.53	
101-000-066.000	UNDISTRIBUTED FRINGE BENEFITS	UNUM LIFE INSURANCE CO.	INSURANCE	990.04	
101-000-256.000	DEPOSIT'S PAYABLE	AMANDA LAUTNER	COMMUNITY ROOM REFUN	75.00	
101-000-256.000	DEPOSITS PAYABLE	JANIELE SHELDON	COMMUNITY ROOM REFUND	75.00	
101-000-607.500	USER FEE	AMANDA LAUTNER	COMMUNITY ROOM REFUN	175.00	
		Total For Dept 000		9,873.16	
Dept 215 ADMINISTRATION					
101-215-740.000	OPERATING EXPENSE	HUNTINGTON NATIONAL BANK	CREDIT CARD	76.87	
101-215-740.000	OPERATING EXPENSE	PURCHASE POWER	POSTAGE	125.88	
101-215-740.000	OPERATING EXPENSE	US BANK EQUIPMENT FINANC	COPIER LEASE	25.33	
101-215-740.000	OPERATING EXPENSE	XTREME SHREDS	SHREDDING	17.50	
101-215-850.000	COMMUNICATIONS	STAR2STAR COMMUNICATIONS	PHONE BILL	145.37	
101-215-874.000	RETIREE INSURANCE BENEFITS	BLUE CARE NETWORK	HEALTH INS.	1,929.92	
101-215-874.000	RECIEPT TO 731.00.9999.28620	GENESEE COUNTY TREASURER	LINA	23.00	
101-215-990.000	COPIER	US BANK EQUIPMENT FINANC	COPIER LEASE	70.48	
		Total For Dept 215 ADMINISTRATION		2,414.35	
Dept 253 TREASURER					
101-253-740.000	OPERATING EXPENSE	PURCHASE POWER	POSTAGE	62.93	
		Total For Dept 253 TREASURER		62.93	
Dept 265 CITY HALL & GROUNDS					
101-265-740.000	OPERATING EXPENSE	ACTION MUNICIPAL SUPPLY	LED FLASHERS/BLADES	51.20	
101-265-740.000	OPERATING EXPENSE	WOLVERINE FIRE PROTECTIO	EXTINGUISHER INSPECTIONS	15.14	
101-265-920.000	PUBLIC UTILITIES	CONSUMERS ENERGY	CITY HALL GAS	339.92	
101-265-920.000	PUBLIC UTILITIES	CONSUMERS ENERGY	CITY HALL ELEC.	595.07	
		Total For Dept 265 CITY HALL & GROUNDS		1,001.33	
Dept 269 OTHER CITY PROPERTY					
101-269-920.000	PUBLIC UTILITIES	CONSUMERS ENERGY	PARKING LOT	105.94	
		Total For Dept 269 OTHER CITY PROPERTY		105.94	
Dept 305 POLICE DEPARTMENT					
101-305-740.000	OPERATING EXPENSE	HUNTINGTON NATIONAL BANK	CREDIT CARD	53.57	
101-305-740.000	OPERATING EXPENSE	MENARDS - CLIO	SUPPLIES	70.25	
101-305-740.000	OPERATING EXPENSE	PURCHASE POWER	POSTAGE	62.93	
101-305-740.000	OPERATING EXPENSE	US BANK EQUIPMENT FINANC	COPIER LEASE	6.58	
101-305-740.000	OPERATING EXPENSE	WOLVERINE FIRE PROTECTIO	EXTINGUISHER INSPECTIONS	79.14	
101-305-740.000	OPERATING EXPENSE	XTREME SHREDS	SHREDDING	17.50	
101-305-745.000	GAS & FUEL	MICHIGAN PETROLEUM TECH	UNLEADED GAS	716.98	
101-305-850.000	COMMUNICATIONS	STAR2STAR COMMUNICATIONS	PHONE BILL	83.06	
101-305-990.000	DEBT SERVICE - PRIN	BALBOA CAPITALCORPORATIO	IN CAR CAMERAS	318.94	
101-305-990.000	DEBT SERVICE - PRIN	US BANK EQUIPMENT FINANC	COPIER LEASE	124.62	
		Total For Dept 305 POLICE DEPARTMENT		1,533.57	
Dept 336 FIRE DEPARTMENT					
101-336-714.800	FRINGE BENEFIT-NON PAYROLL	LINCOLN NATIONAL LIFE IN	LIFE INSURANCE	68.25	
101-336-740.000	OPERATING EXPENSE	WOLVERINE FIRE PROTECTIO	EXTINGUISHER INSPECTIONS	71.14	
101-336-745.000	GAS & FUEL	MICHIGAN PETROLEUM TECH	DIESEL	113.93	
101-336-745.000	GAS & FUEL	MICHIGAN PETROLEUM TECH	UNLEADED GAS	6.78	
101-336-850.000	COMMUNICATIONS	STAR2STAR COMMUNICATIONS	PHONE BILL	41.54	

User: AFRIL

EXP CHECK RUN DATES 01/25/2022 - 01/25/2022

DB: Mt Morris

BOTH JOURNALIZED AND UNJOURNALIZED

BOTH OPEN AND PAID

WARRANT 22-02

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 101 General					
Dept 336 FIRE DEPARTMENT					
		Total For Dept 336 FIRE DEPARTMENT		301.64	
Dept 371 CODES & ENFORCEMENT					
101-371-825.000	MAINTENANCE AGREEMENTS	BS&A SOFTWARE	BUILDING SYSTEM FEES	740.00	
		Total For Dept 371 CODES & ENFORCEMENT		740.00	
Dept 400 PLANNING COMMISSION					
101-400-801.000	PROFESSIONAL SERVICES	ROWE PROFESSIONAL SERVIC	MARIHUANA BUFFER MAP	690.00	
		Total For Dept 400 PLANNING COMMISSION		690.00	
Dept 441 PUBLIC WORKS					
101-441-740.000	OPERATING EXPENSE	ACTION MUNICIPAL SUPPLY	LED FLASHERS/BLADES	17.25	
101-441-740.000	OPERATING EXPENSE	GILL-ROY'S HARDWARE	DRILL/BOLTS	6.48	
101-441-740.000	OPERATING EXPENSE	MENARDS - CLIO	SUPPLIES	83.05	
101-441-740.000	OPERATING EXPENSE	MENARDS - CLIO	SUPPLIES	103.60	
101-441-740.000	OPERATING EXPENSE	WOLVERINE FIRE PROTECTIO	EXTINGUISHER INSPECTIONS	55.14	
101-441-745.000	GAS & FUEL	MICHIGAN PETROLEUM TECH	DIESEL	25.61	
101-441-920.000	PUBLIC UTILITIES	CONSUMERS ENERGY	DPW GARAGE	833.43	
101-441-922.000	STREET LIGHTING	CONSUMERS ENERGY	LED LIGHTS	46.81	
		Total For Dept 441 PUBLIC WORKS		1,171.37	
Dept 738 LIBRARY					
101-738-740.000	OPERATING EXPENSE	GILL-ROY'S HARDWARE	DRILL/BOLTS	6.00	
101-738-740.000	OPERATING EXPENSE	MENARDS - CLIO	SUPPLIES	7.10	
101-738-740.000	OPERATING EXPENSE	WOLVERINE FIRE PROTECTIO	EXTINGUISHER INSPECTIONS	31.14	
101-738-801.000	PROFESSIONAL SERVICES	SHERWOOD PROFESSIONAL CL	PROFESSIONAL CLEANING	210.00	
101-738-920.000	PUBLIC UTILITIES	CONSUMERS ENERGY	LIBRARY	701.49	
		Total For Dept 738 LIBRARY		955.73	
		Total For Fund 101 General		18,850.02	
Fund 202 Major Street					
Dept 463 STREET ROUTINE MAINTENANCE					
202-463-740.000	OPERATING EXPENSE	MCLAREN CORPORATE SERVIC	DOT PHYSICAL	80.00	
		Total For Dept 463 STREET ROUTINE MAINTENANCE		80.00	
Dept 474 TRAFFIC SERVICES					
202-474-740.000	OPERATING EXPENSE	ACTION MUNICIPAL SUPPLY	LED FLASHERS/BLADES	625.00	
		Total For Dept 474 TRAFFIC SERVICES		625.00	
Dept 478 WINTER MAINTENANCE					
202-478-740.000	OPERATING EXPENSE	ACTION MUNICIPAL SUPPLY	LED FLASHERS/BLADES	296.00	
202-478-740.000	OPERATING EXPENSE	DETROIT SALT COMPANY	ROCK SALT	2,294.73	
		Total For Dept 478 WINTER MAINTENANCE		2,590.73	
		Total For Fund 202 Major Street		3,295.73	
Fund 203 Local Street					
Dept 478 WINTER MAINTENANCE					
203-478-740.000	OPERATING EXPENSE	ACTION MUNICIPAL SUPPLY	LED FLASHERS/BLADES	296.00	
203-478-740.000	OPERATING EXPENSE	DETROIT SALT COMPANY	ROCK SALT	764.92	
		Total For Dept 478 WINTER MAINTENANCE		1,060.92	

BOTH OPEN AND PAID
WARRANT 22-02

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 203 Local Street					
Fund 276 Downtown Development Authority			Total For Fund 203 Local Street	1,060.92	
Dept 103 AUTHORITY BOARD					
276-103-740.000	OPERATING EXPENSE		MICHIGAN PIPE & VALVE-IN CEMENT	108.00	
Total For Dept 103 AUTHORITY BOARD				108.00	
Total For Fund 276 Downtown Development Authority				108.00	
Fund 591 Water Fund					
Dept 215 ADMINISTRATION					
591-215-740.000	OPERATING EXPENSE		HUNTINGTON NATIONAL BANK CREDIT CARD	101.49	
591-215-740.000	OPERATING EXPENSE		PURCHASE POWER POSTAGE	125.88	
591-215-850.000	COMMUNICATIONS		STAR2STAR COMMUNICATIONS PHONE BILL	83.06	
591-215-874.000	RETIREE INSURANCE BENEFITS		BLUE CARE NETWORK HEALTH INS.	674.65	
591-215-874.000	ATTN: KRISTIE PRIMEAU		GENESEE COUNTY TREASURER LINA	11.50	
591-215-990.000	COPIER		US BANK EQUIPMENT FINANC COPIER LEASE	70.48	
Total For Dept 215 ADMINISTRATION				1,067.06	
Dept 537 WATER DISTRIBUTION					
591-537-714.800	FRINGE BENEFIT-NON PAYROLL		CINTAS CORP UNIFORMS	43.80	
591-537-714.800	FRINGE BENEFIT-NON PAYROLL		CINTAS CORP UNIFORMS	43.80	
591-537-714.800	FRINGE BENEFIT-NON PAYROLL		TANNER NIEDECKEN BOOTS	150.00	
591-537-740.000	OPERATING EXPENSE		ACTION MUNICIPAL SUPPLY LED FLASHERS/BLADES	89.85	
591-537-740.000	OPERATING EXPENSE		GENESEE COUNTY DRAIN COM WATER SAMPLING	75.00	
591-537-740.000	OPERATING EXPENSE		MENARDS - CLIO SUPPLIES	23.77	
591-537-740.000	OPERATING EXPENSE		WOLVERINE FIRE PROTECTIO EXTINGUISHER INSPECTIONS	55.16	
591-537-745.000	GAS & FUEL		MICHIGAN PETROLEUM TECH DIESEL	884.97	
591-537-745.000	GAS & FUEL		MICHIGAN PETROLEUM TECH UNLEADED GAS	149.45	
591-537-801.000	PROFESSIONAL SERVICES		ROWE PROFESSIONAL SERVIC WATER RELIABILITY STUDY	3,071.25	
591-537-920.000	PUBLIC UTILITIES		CONSUMERS ENERGY 310 W. MT. MORRIS	44.61	
591-537-920.000	PUBLIC UTILITIES		CONSUMERS ENERGY 321 LINCOLN	45.60	
591-537-921.000	COST OF SEWER/WATER		GENESEE COUNTY DRAIN COM DECEMBER 2021	54,991.79	
591-537-930.000	REPAIR & MAINTENANCE - VEHICL		GILL-ROY'S HARDWARE DRILL/BOLTS	19.99	
591-537-930.000	REPAIR & MAINTENANCE - VEHICL		KNAPHEIDE TRUCK EQUIPMEN PLASTIC SLAM LATCH	52.32	
591-537-990.000	DEBT SERVICE - PRIN		BMO HARRIS BANK N.A. 2019 INTERNATIONAL	23,003.13	
Total For Dept 537 WATER DISTRIBUTION				82,744.49	
Dept 539 WATER REPAIR					
591-539-740.000	OPERATING EXPENSE		JACK DOHENY COMPANIES, I TRASH PUMP/FLAT HOSE	1,839.11	
591-539-740.000	OPERATING EXPENSE		MARK MARTIN & SONS INC. FILL SAND	25.00	
591-539-740.000	OPERATING EXPENSE		MARK MARTIN & SONS INC. FILL SAND/ ZONE CHARGE	397.89	
Total For Dept 539 WATER REPAIR				2,262.00	
Total For Fund 591 Water Fund				86,073.55	
Fund 592 Sewer Fund					
Dept 215 ADMINISTRATION					
592-215-740.000	OPERATING EXPENSE		HUNTINGTON NATIONAL BANK CREDIT CARD	101.50	
592-215-740.000	OPERATING EXPENSE		PURCHASE POWER POSTAGE	125.88	
592-215-850.000	COMMUNICATIONS		STAR2STAR COMMUNICATIONS PHONE BILL	62.30	
592-215-874.000	RETIREE INSURANCE BENEFITS		BLUE CARE NETWORK HEALTH INS.	674.66	
592-215-874.000	810-257-3857		GENESEE COUNTY TREASURER LINA	11.50	
592-215-990.000	COPIER		US BANK EQUIPMENT FINANC COPIER LEASE	70.47	

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 592 Sewer Fund					
Dept 215 ADMINISTRATION					
		Total For Dept 215 ADMINISTRATION		1,046.31	
Dept 536 SEWER DISTRIBUTION					
592-536-740.000	OPERATING EXPENSE	WOLVERINE FIRE PROTECTIO	EXTINGUISHER INSPECTIONS	23.14	
592-536-921.000	COST OF SEWER	GENESEE COUNTY DRAIN COM	NOVEMBER 2021	19,489.18	
592-536-930.000	REPAIR & MAINTENANCE - VEHICL	TERMINAL SUPPLY CO.	LED BEACON	167.73	
		Total For Dept 536 SEWER DISTRIBUTION		19,680.05	
		Total For Fund 592 Sewer Fund		20,726.36	

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund Totals:					
			Fund 101 General	18,850.02	
			Fund 202 Major Street	3,295.73	
			Fund 203 Local Street	1,060.92	
			Fund 276 Downtown Deve	108.00	
			Fund 591 Water Fund	86,073.55	
			Fund 592 Sewer Fund	20,726.36	
			Total For All Funds:	130,114.58	

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

NAME NATE SHANGO
ADDRESS 3433 N. GENESSEE RD, Flint, 48506
PHONE (home) _____ PHONE (work) 810.869.6416
Tax Parcel # of Lot 57-12-528-07 Application Fee \$ _____

Amendment Request Classification:

_____ Petition by qualified voter resident of the City of Mt. Morris (attach petition)

X By an owner of interest in the parcel

_____ By resolution of City Council or Planning Commission (attach resolution)

Current Zoning Classification C-R

Proposed Zoning Classification C

Proposed Use GAS STATION CANOPY ON SITE
SEE ATTACHED EXHIBIT DRAWING


Applicant's Signature

12-2-2020
Date

Date Notice Published

12/29/2021

Date Notice mailed to all owners of property in area in question and all property owners within 300' of property in question

12/21/2021 "

Date notice sent to adjacent township (if within 500' of property line)

N/A

Date of Public Hearing by Planning Commission

01.17.2022

Recommendation of Planning Commission(attach report and public comments)

Date of First Reading by City Council

Date of Second Reading by City Council

Date of City Council Public Hearing, if desired (attach minutes)

Date of Planning Commission Meeting If sent back to Planning Commission for further study, attach report(s)

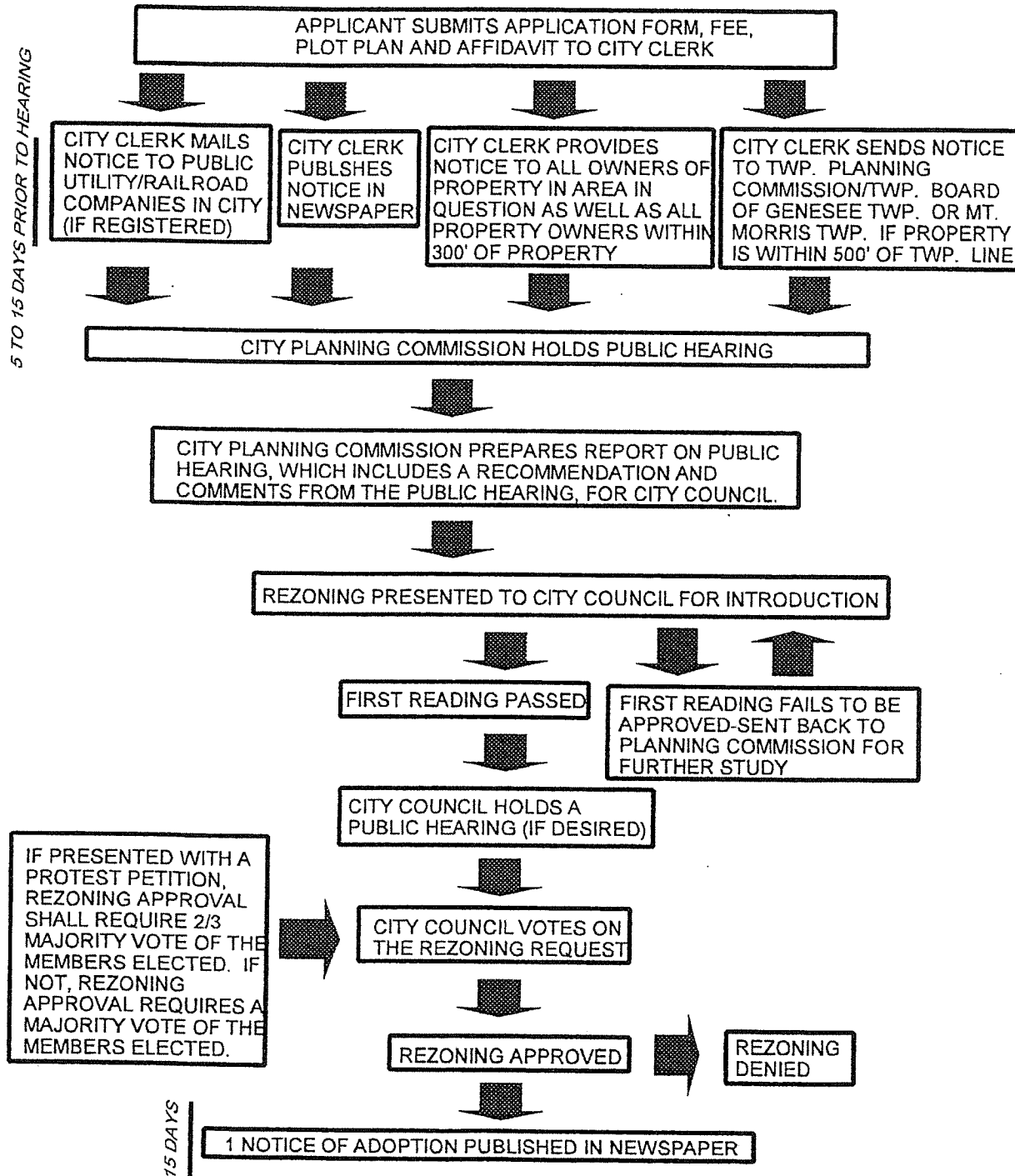
Approval _____

Disapproval _____

Attach minutes of both City Council meetings.

Date Notice of Adoption published in Newspaper _____

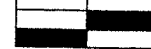
REZONING (ZONING MAP AMENDMENT) PROCESS



PARCEL RE-ZONING CHANGE EXHIBIT

GRAPHIC SCALE

0 20 40



(IN FEET)

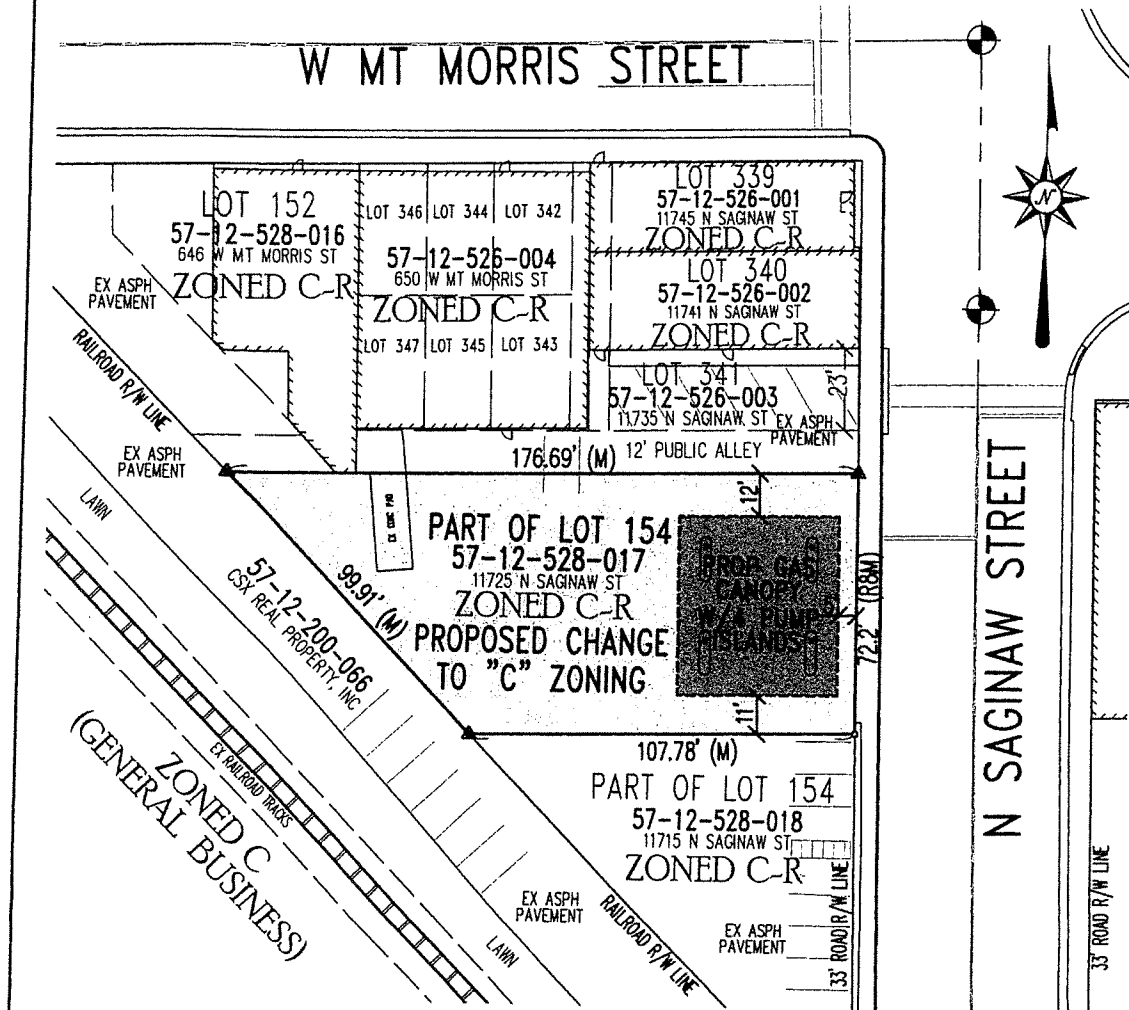
1 inch = 40 ft.

PROPERTY DESCRIPTIONS:

PARCEL NUMBER 57-12-528-017, 11725 N SAGINAW ST
NORTH 72.70 FEET OF LOT 154, OF "FREDERICK WALKER ADDITION TO
THE VILLAGE OF MT. MORRIS", ACCORDING TO THE PLAT THEREOF
RECORDED IN LIBER 14, PAGE 19 OF PLATS, GENESEE COUNTY RECORDS.

ZONING INFORMATION:

1. ACCORDING TO THE CURRENT CITY OF MT MORRIS ZONING ORDINANCE THIS PROPERTY IS CURRENTLY ZONED C-R (GENERAL COMMERCIAL RETAIL DISTRICT) WHICH DOES NOT ALLOW FOR GAS STATIONS.
2. THE PROPOSED ZONING REQUEST CHANGE IS FOR PARCEL NO. 57-12-528-017 FROM "C-R" (COMMERCIAL-RETAIL) TO "C" (GENERAL BUSINESS) IN ORDER TO ACCOMMODATE THE PROPOSED FUEL CANOPY AND GAS PUMPS AFTER DEMOLITION OF THE OLD HOTEL BUILDING.



PARCEL RE-ZONING CHANGE EXHIBIT FOR:

NAMIR SHANGO
11741 SAGINAW STREET
MT MORRIS, MI 48458
PHONE: 810.869.6416

SCALE: 1" = 40'
DRN. BY: J.R.B.

JOB NO. 20-209

DATE: 10.20.2020
APPR BY: J.P.W.

REVISION:
PAGE: 1 of 1



Fenton Land Surveying & Engineering, Inc
14165 N. FENTON ROAD, SUITE 101A, FENTON, MI 48430
PHONE: 810.354.8115 EMAIL: INFO@FENTONLSE.COM

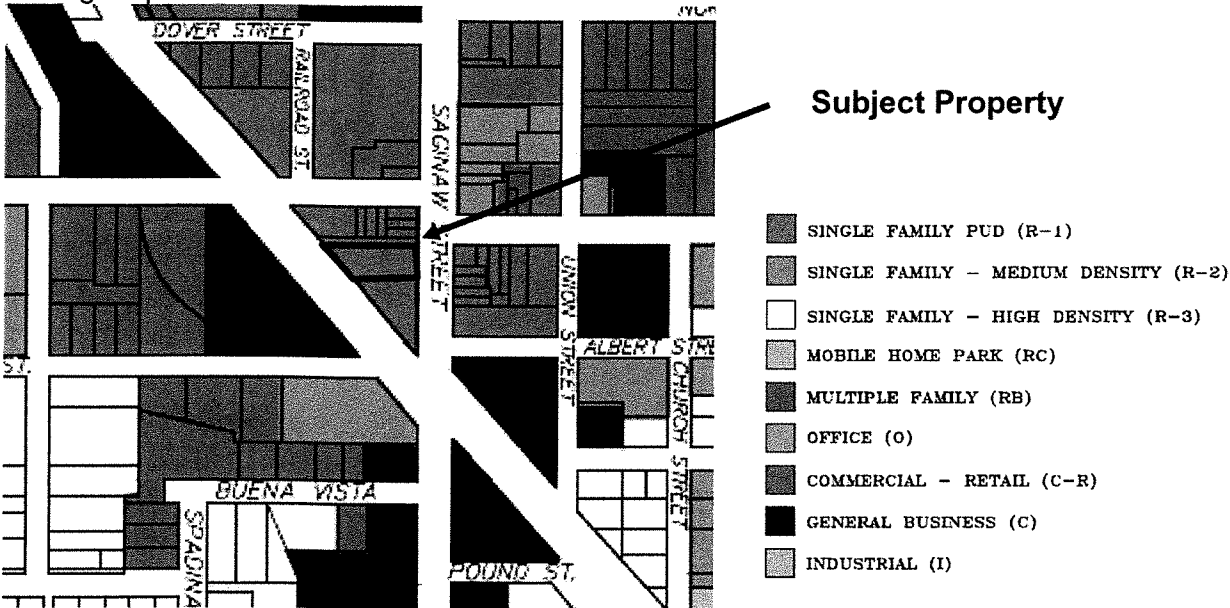
City of Mt. Morris
Rezoning Request Checklist
Nate Shango, 11725 N. Saginaw

About Zoning and Future Land Use Maps

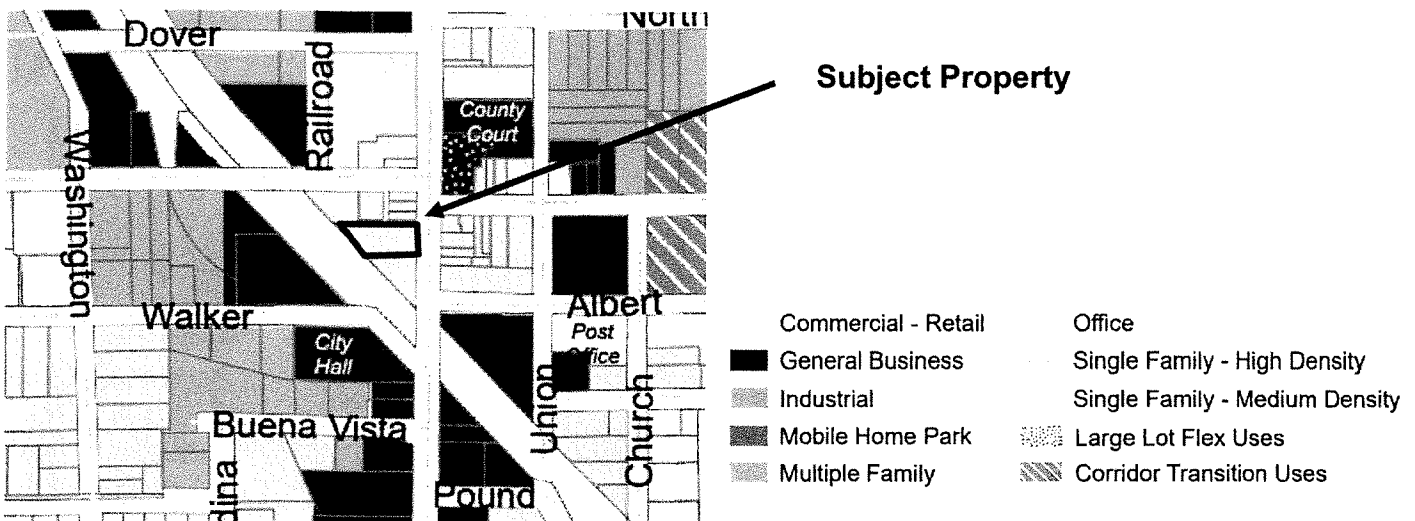
Consistency with the map - The zoning district map is intended to illustrate one possible arrangement of land uses based on the plan's locational criteria, not the only one. The fact that a particular parcel is identified in the future land use classification that corresponds to a certain zoning ordinance is a good indication that the proposed zoning complies with the plan, but it should not be the only consideration; other plan goals or policies may be relevant that aren't necessarily displayed in the future land use map.

The subject parcel is question, 11725 N. Saginaw (57-12-528-017), is shown on the Future Land Use Map as within the City's Commercial-Retail future land use category, which corresponds with the Commercial-Retail (C-R) zoning district. Excerpts from each map are provided below.

Zoning Map



Future Land Use Map



Information on Site Plan			
<i>Current Zoning:</i>	C-R	<i>Soil Suitability:</i>	n/a
<i>Proposed Zoning:</i>	C	<i>Steep Slopes:</i>	n/a
<i>Current Use:</i>	Vacant	<i>Floodplain:</i>	n/a
<i>Proposed Use:</i>	Gas Station	<i>Wetland:</i>	n/a
<i>Surrounding Land Uses:</i>	Vacant parking lot, convenience store, barbershop, and general retail	<i>Sewer Availability :</i>	Yes
<i>Parcel Size:</i>	.3 acres; ~13,000 square feet.	<i>Water Availability:</i>	Yes
<i>Classification of Roadway it is located off of:</i>	Major Street		

Rezoning Checklist	Yes	No
The use requested shall be consistent with and promote the intent and purpose of this ordinance.		
Findings of Fact: <ol style="list-style-type: none"> 1. The fundamental purpose of the City of Mt. Morris Zoning Ordinance is to protect the public health, safety and welfare. 2. The proposed use as a gas station is not an allowable use by-right or by special land use in the C-R District, in which the property currently resides. 3. Gas stations, by their very nature are intensive uses that attract a significant amount of vehicle traffic, and do not support an environment that is conducive to pedestrian use and traditional downtowns. 		
Findings in Support The site is currently vacant, and the addition of a new business will benefit the city.		
Findings in Opposition Rezoning to C General Commercial to allow more automobile-centric uses is likely to increase the potential for pedestrian-vehicle conflicts in the primary block of Mt. Morris' current downtown area. The use is contrary to the ordinance's purpose for protecting public health, safety, and welfare.		
Notes:		

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.		
Findings of Fact 1. The site plan provided does not include any landscaping or buffering features to limit impacts of vehicles or a more intensive commercial use on surrounding properties. 2. No gas stations currently existing in the C-R zoning district. 3. Gas stations require the use of underground storage tanks, which present significant environmental hazards if unattended, or upon abandonment.		
Findings in Support N/A		
Findings in Opposition 1. Adjacent land uses are primarily retail and office-related in nature. 2. The city's master plan clearly states goals to enhance pedestrian safety and encourage revitalization of the downtown area. 3. The proposed use is contrary to these goals. Further, significant portions of the city are currently zoned to allow for this use in areas that are more automobile-oriented and do not have the same potential for pedestrian conflicts.		
Notes:		
The land use sought is consistent with the public health, safety and welfare of the City of Mt. Morris.		
Findings of Fact See findings above related to the purpose of the Mt. Morris Zoning ordinance.		
Findings in Support		
Findings in Opposition		
Notes:		

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.		
Findings of Fact <ol style="list-style-type: none"> 1. The Master Plan identifies the property as a Commercial-Retail future land use designation. 2. Objective 1.a. of the Master Plan states, "Preserve the small-town character and pedestrian-scale services and facilities in order to further support the long-term economic viability of the downtown area by encouraging state, federal, and private sector involvement." 		
Findings in Support <p>The property owner is proposing new investment in Mt. Morris' Downtown area.</p>		
Findings in Opposition <ol style="list-style-type: none"> 1. The Commercial-Retail future land use designation focuses on pedestrian-oriented and traditional downtown uses, not automobile-centric uses. 2. Objectives related to downtown investment prioritize small-town character and pedestrian-scale services and facilities, which a gas station is not. 		
Note:		

Powers – Amendments (Article 11)

Amendment to map (rezoning) or text

- Amendments may be initiated by:
 - City Council
 - Planning Commission
 - Rezoning by property owner
 - Qualified voter by petition (5% of votes cast for Governor)
- Planning Commission must hold public hearing – provide report in writing to City Council with public hearing comments and recommendation
- City Council may hold public hearing – if so, must follow PC's notice requirements
- May refer back to Planning Commission for further study
- Notice of adoption within 15 days of City Council approval



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Powers – Amendments (Article 11)

(cont'd)

Standards for Zoning Amendment – 11.02.C

- The use requested shall be consistent with and promote the intent and purpose of this ordinance.
- The proposed use will ensure that the land use or activity authorized shall be compatible with adjacent land uses, the natural environment, and the capabilities of public services affected by the proposed land use.
- The land use sought is consistent with the public health, safety, and welfare of the City of Mt. Morris.
- The proposed 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 relevant plan policies.



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**CITY OF MT MORRIS
PLANNING COMMISSION**

January 17th, 2022

****DRAFT****

At **6:30 p.m.**, City Clerk Spencer Lewis called the Planning Commission Meeting to Order.

PRESENT: Sara Black, Marc Gauze, Yusef Harrold (6:31 p.m.), Andrew Sorensen, Sarah Young, Chris Vogt, City Manager/Treasurer Vicki Fishell, & Mayor Jeffrey Roth

ABSENT: Kenneth Andrews

OTHERS: City Clerk Spencer Lewis, DPW Superintendent Paul Zumbach, & Fire Chief James Young

SWEARING IN OF MEMBERS: Marc Gauze & Sarah Young, terms ending December 2024.

ELECTION OF CHAIRMAN AND OATH OF OFFICE:

City Clerk Spencer Lewis opened the floor for nominations for the Election of Chairman to the Planning Commission at 6:30 p.m.

A motion was made by Mayor Roth, and seconded by Marc Gauze to nominate Sara Black as Chairperson to the Planning Commission.

With no further nominations the floor was closed for nominations for the Election of Chairman at 6:31 p.m.

Vote for the Election of Sara Black as Chairperson to the Planning Commission:

All Ayes.

Motion Carried.

Sara Black was sworn in as Chairman of the Planning Commission for 2022 by City Clerk Spencer Lewis.

ELECTION OF VICE-CHAIRMAN AND OATH OF OFFICE:

Chairperson Sara Black opened the floor for nominations for the Election of Vice-Chairperson to the Planning Commission at 6:32 p.m.

A motion was made by Chris Vogt, seconded by Sarah Young to nominate Marc Gauze as Vice-Chairperson to the Planning Commission.

With no further nominations, Chairperson Sara Black closed the floor for nominations for the Election of Vice-Chairperson to the Planning Commission at 6:32 p.m.

Vote for the Election of Marc Gauze as Vice-Chairman to the Planning Commission.

All ayes.

Motion carried.

Marc Gauze was sworn in as Vice-Chairperson of the Planning Commission for 2022 by City Clerk Spencer Lewis.

ELECTION OF SECRETARY AND OATH OF OFFICE:

Chairperson Sara Black opened the floor for nominations for the Election of Secretary to the Planning Commission at 6:33 p.m.

A motion was made by Mayor Jeffrey Roth, seconded by City Manager/Treasurer Vicki Corlew to nominate Chris Vogt as Secretary to the Planning Commission.

With no further nominations Chairperson Sara Black closed the floor for nominations for the Election of Secretary at 6:34 p.m.

Vote for Election of Chris Vogt as Secretary to the Planning Commission.

Planning Commission
January 17th, 2022.
Page Two.

All ayes.
Motion carried.

Chris Vogt was sworn in as Secretary to the Planning Commission for 2022 by City Clerk Spencer Lewis.

APPROVAL OF AGENDA:

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

All Ayes.
Motion Carried.

APPROVAL OF MINUTES:

A motion was made by Chris Vogt, seconded by Sarah Young to approve the minutes of the regular meeting held on November 29th, 2021.

All ayes.
Motion carried.

COMMUNICATIONS:

None.

PUBLIC COMMENT:

None.

OLD BUSINESS:

None.

NEW BUSINESS:

a. RESOLUTION 22-01A: Planning Commission Meeting Dates for 2022.

A motion was made by Mayor Jeffrey Roth, and seconded by Marc Gauze to approve **RESOLUTION 22-01A: Planning Commission Meeting Dates for 2022.**

All ayes.
Motion carried.

b. Public Hearing: A request to rezone 11725 N. Saginaw.

A motion was made by Mayor Jeffrey Roth, seconded by Sarah Young, to open the Public Hearing for a request to rezone 11725 N. Saginaw at 6:36 p.m.

All Ayes.
Motion Carried.

A motion was made by Mayor Jeffrey Roth, seconded by Chris Vogt to close the Public Hearing for a request to rezone 11725 N. Saginaw at 6:36 p.m.

All Ayes.
Motion Carried.

c. Action on request to rezone 11725 N. Saginaw.

A motion was made by City Manager/Treasurer Vicki Corlew, seconded by Sarah Young to approve request to rezone 11725 N. Saginaw.

Jason Ball from Rowe was present to provide the Planning Commission with a brief walkthrough of the

Planning Commission
January 17th, 2022.
Page Three.

Jason Ball answered that anything from car dealerships, gas stations, big box stores, etc.

City Manager/Treasurer Vicki Corlew stated that her and DPW Superintendent Paul Zumbach have been reviewing the plans, and they cannot see a feasible way to get tanker trucks in and out of that area, especially if the neighboring bar and the DDA parking lot closes their entrances.

Chris Vogt stated that he is all for bringing new businesses to town, but with the way that intersection is set up and the pedestrian traffic that is already present, adding another gas station right downtown will take away any downtown feeling within the community along with increasing safety concerns.

Marc Gauze stated that that corner of Mt. Morris and Saginaw is bad enough as it is, and adding a gas station into the mix would make that corner more dangerous.

Sara Black stated that within the review process, once you get to a standard that is not met, the application normally is denied. Sara also stated that she is all for bringing in new businesses to the city, but doesn't believe rezoning this parcel for this specific reason is moving the city in the right direction.

Yusef Harrold stated that leaving it zoned as commercial-retail sounds ideal versus rezoning it to commercial.

City Manager/Treasurer Vicki Corlew amended her original motion to recommend to council to deny the rezoning request for 11725 N. Saginaw, and seconded by Yusef Harrold.

[illegible]

Motion carried.

PUBLIC COMMENT:

Arty Bessel - Fenton Land Surveying & Engineering, Inc. – Mr. Bessel stated that the owner of the party store was simply looking into adding gas pumps to his party store that is already located at 11725 N. Saginaw. The owner is looking to add a gas canopy and 4 pumps, and some additional parking spots.

UPDATE:

None.

PLANNING COMMISSION COMMENTS:

Yusef Harrold stated that rezoning this property would open up a can of worms, leaving it at commercial-retail allows it to stay at a smaller scale business with less traffic.

Chris Vogt stated that we all came together tonight, and made the correct decision on doing what's best for the city, and he looks forward to another exciting year.

Sarah Young stated that she doesn't understand why adding a couple gas pumps there would be beneficial. There is already a good amount of traffic within that small area, and adding a gas station would just increase traffic of pedestrians and vehicles.

Marc Gauze stated we all came to the correct judgement tonight.

Sara Black stated that we have a great group of members together on this board currently, and that we just want to make sure that we're doing what's best for the city and moving us in the right direction, keeping safety and other things in mind. She stated she is always for new businesses here within the city, but we also have to make sure it is in line with what the city sees going forward.

ADJOURNMENT:

With no further business, the meeting was adjourned at **6:58 p.m.**

Spencer Lewis, City Clerk

Offer To Purchase Vacant Lot Located on Red Maple Dr.

Mt. Morris, MI 48458

**Vacant Lot located at
7376 Red Maple Dr., Mt. Morris, Michigan**

Alternative Identification: Parcel Number-57-12-601-028

PREPARED FOR:

City of Mt. Morris
City Manager
City Council
11649 N. Saginaw
Mt. Morris, MI 48458
(810) 686-2160

PREPARED BY:

Mr. Mac Irwin
7370 Red Maple Dr.
Mt. Morris, MI 48458
(989) 550-1947

Subject: Offer To Purchase Vacant Lot
Vacant Property located at 7376 Red Maple Dr., Mt. Morris, MI 48458
Parcel ID Number: 57-12-601-028

Dear City Manager & City Council Members,

I, Mr. Mac Irwin would like to offer the sum of \$1000.00 in attempt to confirm purchase of the vacant lot located on Red Maple Dr., Mt. Morris, MI. The vacant lot can be identified on Genesee County GIS as physical address of 7376 Red Maple Dr., Mt. Morris, MI and/or Parcel ID Number 57-12-601-028.

On This Date of 12/2/21
Signature: Mac Irwin

RECEIVED

DEC 02 2021

CITY OF MT MORRIS

**CITY OF MT. MORRIS
RESOLUTION 22-10**

WHEREAS: The City did send out notices to property owners located on Red Maple Drive to purchase adjoining vacant lots for \$2000.00 or best offer within a 60 day offer period, and subject to combination with adjoining parcel currently owned by purchaser,

WHEREAS: Mr. Mac Irwin submitted an offer of \$1000.00 to purchase adjoining vacant lot, parcel # 57-12-601-028,

WHEREAS: This council does hereby accept the purchase of foresaid vacant lot, and does require purchaser to complete the request of combining tax parcels application within 60 days, Council does hereby authorize the Mayor and City Manager to execute the Quit Claim Deed to the subject purchaser together with a Memorandum of Sale stating, specifically, that the property is sold strictly as is, subject to any defects, latent or patent, and will provide no title evidence, and;

BE IT FURTHER RESOLVED:

That the staff is hereby directed to take any and all other appropriate action to implement the above.

Moved by Council member _____, seconded by Council member _____, and thereafter adopted by the City Council of the City of Mt. Morris at a regular meeting held Monday, January 24th, 2022 at 7:15 p.m.

_____ Yea

_____ Nay

_____ Absent

Jeffrey N. Roth, Mayor

Spencer Lewis, City Clerk

11-23-2021

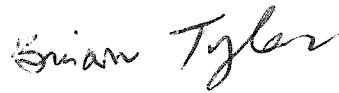
To Whom It May Concern,

My name is Brian Tyler and I live at 7359 Red Maple Dr, Mt. Morris, MI 48458. I am sending this letter to the City of Mt Morris to let the City know that I am interested in purchasing 2 lots. The lots that I would like to purchase are on the left and right side of my house. I have lived in my house for the past 12 years along with my wife- Melissa. We raised our daughter in this house and we absolutely love it here. Since we've lived at our home, I have been maintaining both my yard and the 2 adjacent lots. I mow, weed wack, pick up garbage on the lots and keep them both looking very nice. I want to keep my neighborhood looking nice, as I take pride in my community.

At this time, I am offering \$1000.00 per lot. I feel like this is a fair price for these lots. Thank you for taking this into consideration. If you have any questions, I can be reached at 810-624-5528. You may also contact my wife at the above number.

Thank you,

Brian and Melissa Tyler

Handwritten signature of Brian Tyler in cursive script.Handwritten signature of Melissa Tyler in cursive script.

**CITY OF MT. MORRIS
RESOLUTION 22-11**

WHEREAS: The City did send out notices to property owners located on Red Maple Drive to purchase adjoining vacant lots for \$2000.00 or best offer within a 60 day offer period, and subject to combination with adjoining parcel currently owned by purchaser,

WHEREAS: Brian and Melissa Tyler submitted an offer of \$1000.00 per lot, to purchase adjoining vacant lots, parcel # 57-12-601-006 & parcel # 57-12-601-008,

WHEREAS: This council does hereby accept the purchase of foresaid vacant lot, and does require purchaser to complete the request of combining tax parcels application within 60 days, Council does hereby authorize the Mayor and City Manager to execute the Quit Claim Deed to the subject purchaser together with a Memorandum of Sale stating, specifically, that the property is sold strictly as is, subject to any defects, latent or patent, and will provide no title evidence, and;

BE IT FURTHER RESOLVED:

That the staff is hereby directed to take any and all other appropriate action to implement the above.

Moved by Council member _____, seconded by Council member _____, and thereafter adopted by the City Council of the City of Mt. Morris at a regular meeting held Monday, January 24th, 2022 at 7:15 p.m.

_____ Yea

_____ Nay

_____ Absent

Jeffrey N. Roth, Mayor

Spencer Lewis, City Clerk

Oct. 27, 2021

From:

Ricky and Judy Lavigueur
7383 Red Maple Dr.
Mt. Morris, Mi.
48458

To:


City of Mt Morris

To Whom it may Concern:

At the meeting of the city council, on 9/27/2021, it was decided to offer the lots, on Red Maple Dr., for \$2000.00 per lot, for residents of Red Maple Dr. We would like to purchase, the two lots on Red Maple Dr., that border our property. Specifically, lots 57-12-601-002 and 57-12-601-004, provided they can be combined with our lot, 57-12-601-003. We will pay the \$2000.00 per lot, \$4000.00 total, cash. To close immediately or as soon as possible. Thank you in advance.

Sincerely,


Ricky C. Lavigueur


Judy L. Lavigueur

Home phone; (810) 686-7372

Cell phone; (810) 399-9599

**CITY OF MT. MORRIS
RESOLUTION 22-12**

WHEREAS: The City did send out notices to property owners located on Red Maple Drive to purchase adjoining vacant lots for \$2000.00 or best offer within a 60 day offer period, and subject to combination with adjoining parcel currently owned by purchaser,

WHEREAS: Rick and Judy Lavigueur submitted an offer of \$2000.00 per lot, to purchase adjoining vacant lots, parcel # 57-12-601-002 & parcel # 57-12-601-004,

WHEREAS: This council does hereby accept the purchase of foresaid vacant lot, and does require purchaser to complete the request of combining tax parcels application within 60 days, Council does hereby authorize the Mayor and City Manager to execute the Quit Claim Deed to the subject purchaser together with a Memorandum of Sale stating, specifically, that the property is sold strictly as is, subject to any defects, latent or patent, and will provide no title evidence, and;

BE IT FURTHER RESOLVED:

That the staff is hereby directed to take any and all other appropriate action to implement the above.

Moved by Council member _____, seconded by Council member _____, and thereafter adopted by the City Council of the City of Mt. Morris at a regular meeting held Monday, January 24th, 2022 at 7:15 p.m.

_____ Yea

_____ Nay

_____ Absent

Jeffrey N. Roth, Mayor

Spencer Lewis, City Clerk