

CITY OF MT. MORRIS
CITY COUNCIL AGENDA
11649 N. Saginaw Street
Mt. Morris, MI 48458
February 10th, 2025
7:00 P.M.

1. MEETING CALLED TO ORDER: Mayor Sara Dubey

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF AGENDA

5. APPROVAL OF MINUTES

- a. Approval of regular meeting minutes from January 27th, 2025.

6. COMMUNICATIONS:

None.

7. APPROVAL OF WARRANT: Approval of Warrant 25-02 in the amount of \$66,447.82.

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

9. UNFINISHED BUSINESS:

- a. **ORDINANCE 2025-02:** Rezoning 11741 N. Saginaw from C-R to C (second reading and adoption)

10. NEW BUSINESS:

- a. **ORDINANCE 2025-03:** Amending the fence ordinance
- b. **RESOLUTION 25-05:** Confirmation of Mayor Sara Dubey's appointment of Amanda Siel, term ending December 2027, to the Board of Review.

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
January 27th, 2025

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

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

ABSENT: None.

OTHERS: Police Chief Kevin Mihailoff, Fire Chief Don Fremd, City Manager/Clerk Spencer Lewis and City Attorney Amanda Odette.

The Pledge of Allegiance.

ROLL CALL:

None.

APPROVAL OF AGENDA:

A motion was made by Councilmember Templeton, and seconded by Councilmember Withey to approve the agenda.

All ayes.

Motion carried.

APPROVAL OF MINUTES:

A motion was made by Councilmember Vance, and seconded by Councilmember Darisaw to approve the regular meeting minutes from January 13th, 2025.

All ayes.

Motion carried.

COMMUNICATIONS:

None.

APPROVAL OF WARRANT:

A motion was made by Councilmember Templeton and seconded by Councilmember Walter to approve **Warrant #25-01 in the amount of \$123,675.91.**

Councilmember Smith questioned what the retainer for Louisa Street was?

City Manager/Clerk Spencer Lewis stated that this was the remaining funds that were held from the total price, to ensure that the project was completed in full.

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

Motion Carried.

PUBLIC COMMENT:

Sara Black, 314 Oak – Sara stated she is a planning commission member, and she just reminded city council that this rezoning is for the liquor store to be used in conjunction with the neighboring parcel for a gas station. She also urged the zoning administrator to make the turn out of the alleyway onto Saginaw street a right hand turn only. She also touched on the gas station not being able to use the D.D.A. entrance, along with the potential easement access agreement with the bar entrance.

Bruce Calhoun, Creekwood Architecture – Bruce stated that easements go with the properties and not the property owners.

UNFINISHED BUSINESS:

a. ORDINANCE 2025-01: Curfew violation (second reading and adoption)

A motion was made by Councilmember Vance and seconded by Councilmember Withey to approve ordinance 2025-01: Curfew Violation.

Roll call: 7 Ayes 0 Nays 0 Absent

Motion Carried.

NEW BUSINESS:

a. Action on rezoning request for 11741 N. Saginaw Street

A motion was made by Councilmember Vance and seconded by Councilmember Templeton to open discussion on the rezoning request.

Councilmember Vance questioned if the property is currently zoned commercial-retail?

City Manager/Clerk Spencer Lewis answered yes.

Councilmember Vance stated that he believes it only makes sense to rezone this parcel to match the other.

Councilmember Walter questioned if any other residents, since the planning commission meeting, have reached out via phone, email or other communication, for or against the plans?

City Manager/Clerk Spencer Lewis answered no.

A motion was made by Councilmember Vance and seconded by Councilmember Templeton to approve the rezoning.

Roll call: 7 Ayes 0 Nays 0 Absent

Motion Carried.

PUBLIC COMMENT:

Todd Rockwell, 12170 Highland – Todd commended everyone working on scene of the fire over the weekend, but ultimately was concerned for his safety due to the fact that Mt. Morris Township was not called in to help with the fire scene, as they are the closest responding department.

David Black, 314 Oak – David, a volunteer firefighter for Genesee TWP / City of Mt. Morris Station 3, stated he has been a firefighter for a long time here in the City of Mt. Morris. During the incident, he personally requested that Mt. Morris Township Station 3 be called for assistance, and was ignored. He is asking for City Council to add language or make some adjustments to the merger contract, so that our residents feel safe knowing that the closest help is on its way during an emergency.

Tenita Kelly, 11853 Oakland – Tanita thanked everyone for the help regarding her request months ago about the livestock issue she was having.

COUNCIL MEMBER AND STAFF COMMENTS:

Councilmember Walter thanked everyone for coming in tonight, and thanked all the chiefs for their hard work.

Councilmember Darisaw thanked everyone for coming in, specifically David Black and thanked him for his leadership.

Councilmember Smith thanked everyone for bringing their concerns to everyone’s attention tonight.

Council Minutes
January 27th, 2025.
Page Three.

Councilmember Vance reiterated the heartbreak of someone passing away due to a house fire.

Councilmembers Withey and Templeton both thanked the public for coming in and voicing their concerns.

Fire Chief Fremd thanked the council for their continued support, and also spoke upon the tragic accident.

Police Chief Kevin Mihailoff spoke upon the fatal fire over the weekend, and recent court cases.

Mayor Sara Dubey thanked the public for coming in and addressing their concerns with the council, and that things will be addressed sooner than later.

ADJOURNMENT:

With no further business, the council meeting was adjourned at **7:30 p.m.**

Spencer Lewis, City Clerk

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 101 General					
Dept 000					
101-000-256.000	DEPOSITS PAYABLE	DEANNE GATICA-RYAN	COMMUNITY ROOM REFUND	75.00	
101-000-256.000	DEPOSITS PAYABLE	ELIZABETH WEAVER	COMMUNITY ROOM REFUND	75.00	
		Total For Dept 000		150.00	
Dept 215 ADMINISTRATION					
101-215-740.000	OPERATING EXPENSE	HUNTINGTON NATIONAL BANK	CREDIT CARD	53.89	
101-215-740.000	OPERATING EXPENSE	XTREME SHREDS	DOCUMENT SHREDDING	20.00	
101-215-825.000	MAINTENANCE AGREEMENTS	VC3, INC	FEB. 2025	33.00	
101-215-850.000	COMMUNICATIONS	COMCAST	INTERNET/FAX	89.17	
101-215-874.000	RECIEPT TO 731.00.00.9999.28620	GENESEEE COUNTY TREASURER	RETIREE LIFE INS. FEB. 2025	1,713.70	
		Total For Dept 215 ADMINISTRATION		1,909.76	
Dept 265 CITY HALL & GROUNDS					
101-265-740.000	OPERATING EXPENSE	MENARDS - CLIO	SUPPLIES	7.94	
101-265-920.000	PUBLIC UTILITIES	CITY OF MT. MORRIS	WATER BILLS	36.63	
		Total For Dept 265 CITY HALL & GROUNDS		44.57	
Dept 266 ATTORNEY					
101-266-801.000	PROFESSIONAL SERVICES	AMANDA ODETTE	ATTORNEY - JAN 2025	4,230.00	
		Total For Dept 266 ATTORNEY		4,230.00	
Dept 305 POLICE DEPARTMENT					
101-305-740.000	OPERATING EXPENSE	HUNTINGTON NATIONAL BANK	CREDIT CARD	74.52	
101-305-740.000	OPERATING EXPENSE	MAPLE TOWNE PRINTING	RECEIPT BOOKS FOR IMP./REPORTS	69.00	
101-305-740.000	OPERATING EXPENSE	MENARDS - CLIO	SUPPLIES	50.33	
101-305-740.000	OPERATING EXPENSE	PRO COMM INC	3 BATTERIES FOR RADIOS	627.50	
101-305-740.000	OPERATING EXPENSE	XTREME SHREDS	DOCUMENT SHREDDING	20.00	
101-305-745.000	GAS & FUEL	WEBSTER & GARNER	UNLEADED	436.38	
101-305-759.000	UNIFORMS	HUBBARD'S MILITARY SUPPL	PANTS - JODY GRANT	60.00	
101-305-759.000	UNIFORMS	VICTORIA BUTCHER	BOOTS/PANTS	129.97	
101-305-825.000	MAINTENANCE AGREEMENTS	VC3, INC	FEB. 2025	99.00	
101-305-850.000	COMMUNICATIONS	COMCAST	INTERNET/FAX	50.94	
101-305-850.000	COMMUNICATIONS	VERIZON	PHONES	84.99	
101-305-932.000	REPAIR & MAINTENANCE - VEHICL	LETAVIS ENTERPRISES, INC	CAR WASHES	42.00	
101-305-932.000	REPAIR & MAINTENANCE - VEHICL	LOUIE'S TOWING & AUTO RE	WIPER BLADES #102	50.00	
101-305-932.000	REPAIR & MAINTENANCE - VEHICL	SCHAEFER & BIERLEIN	WASHER NOZZLE DURANGO	59.35	
101-305-932.000	REPAIR & MAINTENANCE - VEHICL	SCHAEFER & BIERLEIN	RADIATOR - DURANGO #103	833.97	
		Total For Dept 305 POLICE DEPARTMENT		2,687.95	
Dept 336 FIRE DEPARTMENT					
101-336-745.000	GAS & FUEL	WEBSTER & GARNER	UNLEADED	14.60	
101-336-745.000	GAS & FUEL	WEBSTER & GARNER	DIESEL	84.81	
101-336-801.000	PROFESSIONAL SERVICES	WALDORF & SONS, INC.	STRUCTURE FIRE ASSIST. 12322 BENSON	2,665.42	
101-336-825.000	MAINTENANCE AGREEMENTS	VC3, INC	FEB. 2025	37.00	
101-336-850.000	COMMUNICATIONS	COMCAST	INTERNET/FAX	25.44	
101-336-991.000	DEBT SERVICE - PRIN	FORD MOTOR CREDIT COMPAN	2022 F-350 FD	13,091.31	
101-336-993.000	DEBT INTEREST	FORD MOTOR CREDIT COMPAN	2022 F-350 FD	831.29	
		Total For Dept 336 FIRE DEPARTMENT		16,749.87	
Dept 371 CODES & ENFORCEMENT					
101-371-801.000	PROFESSIONAL SERVICES	ROB KEHOE	JANUARY 2025 BLDG. INSPECTIONS	583.33	
101-371-825.000	MAINTENANCE AGREEMENTS	BS&A SOFTWARE	BUILDING DEPT. SOFTWARE ANNUAL	865.00	

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 101 General					
Dept 371 CODES & ENFORCEMENT					
Dept 441 PUBLIC WORKS					
101-441-740.000	OPERATING EXPENSE		SUPPLIES	4.59	
101-441-740.000	OPERATING EXPENSE		DPW OFFICE	194.97	
101-441-740.000	OPERATING EXPENSE		SUPPLIES	41.99	
101-441-740.000	OPERATING EXPENSE		SUPPLIES	6.99	
101-441-745.000	GAS & FUEL		DIESEL	21.90	
101-441-825.000	MAINTENANCE AGREEMENTS		FEB. 2025	25.00	
101-441-850.000	COMMUNICATIONS		INTERNET/FAX DPW	75.48	
101-441-850.000			PHONES	34.23	
101-441-920.000	PUBLIC UTILITIES		WATER BILLS	32.07	
101-441-922.000	STREET LIGHTING		LED LIGHTS	3,090.27	
101-441-926.000	DRAINS-AT-LARGE		DRAINS AT LARGE	1,225.00	
101-441-926.000	DRAINS-AT-LARGE		STATE OF MICHIGAN - EGLE STORM WATER PERMIT FEE 2025	2,000.00	
101-441-932.000	REPAIR & MAINTENANCE - VEHICL		PHILLIPS RV CENTER, INC #30 DOOR GAS PROP AND STUD	24.64	
			Total For Dept 441 PUBLIC WORKS	6,777.13	
Dept 790 LIBRARY					
101-790-740.000	OPERATING EXPENSE		BURNS HEATHING & COLLING FURNACE REPAIR	462.50	
101-790-740.000	OPERATING EXPENSE		MENARDS - CLIO SUPPLIES	17.86	
101-790-740.000	OPERATING EXPENSE		MENARDS - CLIO SUPPLIES	10.99	
101-790-801.000	PROFESSIONAL SERVICES		SHERWOOD PROFESSIONAL CL JAN, 2025 LIBRARY CLEANING	240.00	
101-790-920.000	PUBLIC UTILITIES		CITY OF MT. MORRIS WATER BILLS	30.75	
			Total For Dept 790 LIBRARY	762.10	
Fund 202 Major Street					
Dept 463 STREET ROUTINE MAINTENANCE					
202-463-740.000	OPERATING EXPENSE		Total For Fund 101 General	34,759.71	
Dept 474 TRAFFIC SERVICES					
202-474-920.000	PUBLIC UTILITIES		VERIZON PHONES	68.46	
			Total For Dept 463 STREET ROUTINE MAINTENANCE	68.46	
Dept 478 WINTER MAINTENANCE					
202-478-740.000	OPERATING EXPENSE		CONSUMERS ENERGY TRAFFIC LIGHTS	208.51	
202-478-740.000	OPERATING EXPENSE		Total For Dept 474 TRAFFIC SERVICES	208.51	
Fund 203 Local Street					
Dept 478 WINTER MAINTENANCE					
202-478-740.000	OPERATING EXPENSE		ACTION MUNICIPAL SUPPLY PLOW BLADES AND CURB GUARDS	595.63	
202-478-740.000	OPERATING EXPENSE		COMPASS MINERALS AMERICA SALT	3,388.99	
			Total For Dept 478 WINTER MAINTENANCE	3,984.62	
			Total For Fund 202 Major Street	4,261.59	
Fund 590 SEWER FUND					
Dept 215 ADMINISTRATION					
590-215-825.000	OPERATING EXPENSE		ACTION MUNICIPAL SUPPLY PLOW BLADES AND CURB GUARDS	595.62	
			Total For Dept 478 WINTER MAINTENANCE	595.62	
			Total For Fund 203 Local Street	595.62	
			VC3, INC FEB. 2025	33.00	

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 590 SEWER FUND					
Dept 215 ADMINISTRATION					
590-215-850.000	COMMUNICATIONS	COMCAST	INTERNET/FAX DPW	75.48	
590-215-850.000	COMMUNICATIONS	COMCAST	INTERNET/FAX	38.16	
590-215-850.000	COMMUNICATIONS	VERIZON	PHONES	34.23	
590-215-874.000	810-257-3857	GENESEE COUNTY TREASURER	RETIREE LIFE INS. FEB. 2025	856.85	
		Total For Dept 215 ADMINISTRATION		1,037.72	
Dept 536 SEWER DISTRIBUTION					
590-536-745.000	GAS & FUEL	WEBSTER & GARNER	DIESEL	81.43	
590-536-921.000	COST OF SEWER	GENESEE COUNTY DRAIN COM	SEWER DECEMBER 2024	22,901.03	
		Total For Dept 536 SEWER DISTRIBUTION		22,982.46	
		Total For Fund 590 SEWER FUND		24,020.18	
Fund 591 Water Fund					
Dept 215 ADMINISTRATION					
591-215-825.000	MAINTENANCE AGREEMENTS	VC3, INC	FEB. 2025	33.00	
591-215-850.000	COMMUNICATIONS	COMCAST	INTERNET/FAX DPW	75.48	
591-215-850.000	COMMUNICATIONS	COMCAST	INTERNET/FAX	50.93	
591-215-850.000	COMMUNICATIONS	VERIZON	PHONES	34.23	
591-215-874.000	ATTN: KRISTIE PRIMEAU	GENESEE COUNTY TREASURER	RETIREE LIFE INS. FEB. 2025	856.85	
591-215-957.000	CONFERENCES AND WORKSHOPS	MICHIGAN RURAL WATER ASS	CROSS CONNECTION TRAINING	370.00	
		Total For Dept 215 ADMINISTRATION		1,420.49	
Dept 537 WATER DISTRIBUTION					
591-537-725.000	FRINGE BENEFIT-NON PAYROLL	CINTAS CORP	UNIFORMS	47.65	
591-537-725.000	FRINGE BENEFIT-NON PAYROLL	CINTAS CORP	UNIFORMS	47.65	
591-537-740.000	OPERATING EXPENSE	MENARDS - CLIO	SUPPLIES	3.78	
591-537-740.000	OPERATING EXPENSE	USA BLUE BOOK	WATER TURN ON/OFF KEYS	315.66	
591-537-745.000	GAS & FUEL	WEBSTER & GARNER	UNLEADED	110.64	
591-537-745.000	GAS & FUEL	WEBSTER & GARNER	DIESEL	373.48	
591-537-932.000	REPAIR & MAINTENANCE - VEHICL	KNAPHEIDE TRUCK EQUIPMEN	FLOW #17 VEHICLE SIDE HARNESS / SHOE	235.39	
591-537-932.000	REPAIR & MAINTENANCE - VEHICL	MENARDS - CLIO	DPW OFFICE	41.97	
		Total For Dept 537 WATER DISTRIBUTION		1,176.22	
Dept 539 WATER REPAIR					
591-539-740.000	OPERATING EXPENSE	MICHIGAN PIPE & VALVE-IN	WASHINGTON MAIN BREAK	214.01	
		Total For Dept 539 WATER REPAIR		214.01	
		Total For Fund 591 Water Fund		2,810.72	

INVOICE GL DISTRIBUTION REPORT FOR CITY OF MT MORRIS
 EXP CHECK RUN DATES 02/11/2025 - 02/11/2025
 BOTH JOURNALIZED AND UNJOURNALIZED
 BOTH OPEN AND PAID
 WARRANT 25-02

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
			Fund Totals:		
			Fund 101 General	34,759.71	
			Fund 202 Major Street	4,261.59	
			Fund 203 Local Street	595.62	
			Fund 590 SEWER FUND	24,020.18	
			Fund 591 Water Fund	2,810.72	
			Total For All Funds:	<u>66,447.82</u>	

**CITY OF MT. MORRIS
ORDINANCE 2025-02**

An ordinance to amend the Zoning Ordinance, Appendix D, and Zoning Map, of the Code of Ordinances, City of Mt. Morris, Michigan, by the rezoning of certain property as hereinafter set forth:

THE CITY OF MT. MORRIS ORDAINS:

SECTION I

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

Parcel no. 57-12-526-002, legally described as LOT 340 ADDERLEYS ADDITION TO THE VILLAGE OF MT MORRIS, currently zoned C-R “Commercial-Retail” is hereby rezoned to C “General Business.”

SECTION II

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

SECTION III - SEVERABILITY

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

SECTION IV – PRIOR ORDINANCES

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

SECTION V

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

SECTION VI

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

We the undersigned Mayor and Clerk of the City of Mt. Morris, do hereby certify that the above ordinance was adopted by the City Council at a regular meeting on the 10th day of February, 2025.

Sara Dubey, Mayor

Spencer Lewis, City Clerk

Ordinance Introduced on: 01/27/2025

Second Reading: 02/10/2025

Publication Date: 02/19/2025

Effective Date: 02/26/2025

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

ORDINANCE 2025 – 03.

AN ORDINANCE AMENDING THE MT. MORRIS CITY
CODE OF ORDINANCES BY THE AMENDMENT OF
CHAPTER 14, ARTICLE VII, SECTIONS 14-236 AND 14-
237: FENCE CONSTRUCTION AND CONDITION
REQUIREMENTS

THE CITY OF MT. MORRIS HEREBY ORDAINS:

SECTION I

The Mt. Morris City Code of Ordinances, Chapter 14, Article VII, Sections 14-236 and 14-237(c), Fences, are hereby amended and shall read as follows:

Sec. 14-236. Condition and Repair.

All fences shall be maintained in good condition and repair. Fences shall be kept free of brush and vegetation. The building inspector, code enforcement officer or zoning administrator shall make determinations regarding violation in this respect.

Sec. 14-237. General regulations relative to construction of fences.

(c) No fence shall be designed or constructed in such a way as to pose a threat to public health and safety. Sharp edges, spikes, points, rough surfaces, and ornamental configurations which pose a danger to persons passing by the fence or to children who may attempt to scale or pass under the fence shall not be permitted. No fence shall be constructed back-to-back of another fence which can potentially cause entrapment of humans or animals or shall hinder the maintenance of either fence or property. The building inspector, code enforcement officer or zoning administrator shall make determinations as to whether a fence violates this provision.

SECTION II

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

SECTION III - SEVERABILITY

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

SECTION IV - PENALTY

Any person who violates any of the provisions of these sections shall be deemed guilty of a municipal civil infraction, as established by the Code of Ordinances of the City of Mt, Morris Section 1-14. Each act of violation and every day upon which any such violation shall occur shall constitute a new and separate offense. This remedy is not exclusive, and action in a court of equity may be utilized.

SECTION V – PRIOR ORDINANCES

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

SECTION VI

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

SECTION VI

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

Ordinance introduced on: 02/10/2025

Second Reading:

Publication date:

Effective date:

CITY OF MT.MORRIS,

By: SARA DUBEY, MAYOR

By: SPENCER LEWIS, CLERK

**CITY OF MT. MORRIS
RESOLUTION 25-05**

WHEREAS: There currently exists vacancies on the Board of Review, and

WHEREAS: Mayor Sara Dubey has appointed Amanda Siel, term ending December 2027, to the Board of Review, and

WHEREAS: It is required that the City Council confirm Mayor Sara Dubey's appointments.

NOW THEREFORE BE IT RESOLVED:

That the City Council does hereby confirm Mayor Sara Dubey's appointment of Amanda Siel, term ending December 2027, to the Board of Review

A motion was made by Council member _____, seconded by Council member _____, and thereafter adopted by the City Council of the City of Mt. Morris at a regular meeting held Monday, February 11, 2025, at 7:00 p.m.

_____ Yea _____ Nay _____ Absent

Sara Dubey, Mayor

Spencer Lewis, City Clerk