CITY OF MT. MORRIS
CITY COUNCIL AGENDA
11649 N. Saginaw Street
Mt. Morris, MI 48458
April 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 budget workshop and regular meeting minutes from April 12th, 2021.

8. COMMUNICATIONS:

a. None.

9. APPROVAL OF WARRANT: Approval Warrant #21-07 in the amount of $ 102,028.65

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

11. UNFINISHED BUSINESS:

a. None.

12. NEW BUSINESS:

a. Republic Services – Gary Hicks
b. RESOLUTION 21-23: Approval of Curbco contract.
c. RESOLUTION 21-24: Approval of Master Plan draft.
d. RESOLUTION 21-25: Approval of City Manager Contract.
e. RESOLUTION 21-26: Set Public Hearing for FY 2021/2022 Budget.
f. Veterans' memorial at Library.

13. PUBLIC COMMENT (Five Minute Time Limit).

14. COUNCIL MEMBER AND STAFF COMMENTS

15. ADJOURNMENT

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

CITY OF MT. MORRIS
CITY COUNCIL – BUDGET WORKSHOP
April 12th, 2021

At **6:30 p.m.**, Mayor Jeffrey Roth opened the Budget Workshop Session.

PRESENT: Black, Sorensen, Irwin, Heidenfeldt, Dubey and Mayor Jeffrey Roth

ABSENT: None.

OTHERS: City Manager/Treasurer Vicki Corlew, Fire Chief James Young, DPW Superintendent Paul Zumbach, and City Deputy Clerk Spencer Lewis.

General Fund

- State revenue projected to decrease.
- Fire Department roof to be resurfaced.
- New F350 truck for the Fire Department.

ADJOURNMENT:

With no further business, the Workshop was adjourned at **7:10 p.m.**

_____
Spencer Lewis, Deputy City Clerk

CITY OF MT. MORRIS
CITY COUNCIL – REGULAR MEETING
April 12th, 2021

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

PRESENT: Black, Heidenfeldt, Irwin, Dubey, Sorensen and Roth.

ABSENT: Thayer.

OTHERS: City Manager/Treasurer Vicki Corlew, Attorney Amanda Doyle, Fire Chief Young, DPW Superintendent Paul Zumbach and Deputy Clerk Spencer Lewis.

The Pledge of Allegiance.

ROLL CALL:

A motion was made by Council member Irwin and seconded by Council member Black to accept the resignation of Council member Josh Thayer, due to moving out of the City.

All ayes.
Motion carried.

APPROVAL OF AGENDA:

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

All ayes.
Motion carried.

MINUTES:

A motion was made by Council member Sorensen, seconded by Council member Black to approve the regular meeting minutes from March 22nd, 2021.

All ayes.
Motion carried.

COMMUNICATIONS:

a. **None.**

APPROVAL OF WARRANT:

A motion was made by Council member Irwin, seconded by Council member Black to approve **Warrant #21-06 in the amount of $122,298.58**

Roll call: ____6____Ayes ____0____Nays ____0____Absent

All ayes.
Motion Carried.

PUBLIC COMMENT:

Rich Young 1326 W. Mt. Morris Rd- Rich questioned if anyone knew about the transfer of ownership for buildings in the city and their intended purposes?

Mayor Jeff Roth stated that when a property is bought or transferred, the only time the City knows about it is when they come in and do a transfer affidavit. And for the purpose they do not have to give us their purpose until they are doing something where they need a permit.

Rich questioned if any of the members of the Planning Commission had done any training through the Michigan Association of Planning.

Mayor Jeff Roth stated he would have to check to see if any of the members of Planning Commission have attended any of those classes, but he does not believe so.

Rich recommends that the City Council provides funding for the Planning Commission to attend classes through the Michigan Association of Planning.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

a. RESOLUTION 21-21: Request from Consumers Energy to extend purchase option.

A motion was made by Council member Black, seconded by Council member Irwin to approve Resolution 21-21: Request from Consumers Energy to extend purchase option.

Roll call: ____6____Ayes ____0____Nays ____0____Absent

Motion carried.

Council Member Irwin questioned how long the extension was for.

Mayor Jeff Roth stated that it was extended until September 3rd, 2021.

b. RESOLUTION 21-22: Paving of the Library parking lot.

A motion was made by Council member Heidenfeldt, seconded by Council Member Black to approve Resolution 21-22: Paving of the library parking lot.

Roll call: ____6____Ayes ____0____Nays ____0____Absent

Motion carried.

Council member Heidenfeldt questioned when exactly would this be taking place.

DPW Superintendent Paul Zumbach stated it would be before the end of the budget year, June 30th, 2021.

PUBLIC COMMENT:

Rich Young 1326 W. Mt. Morris Rd – Rich questioned if the building next to the railroad tracks was slated to get demolished soon.

DPW Superintendent Paul Zumbach stated that he did not believe so, but that the one on 712 Louisa is on the schedule.

COUNCIL MEMBER AND STAFF COMMENTS:

Council Member Dubey stated she was excited to be here on the City Council.

Council Member Irwin wanted to discuss Chief Becker's retirement. Stated that he was a great man during the time he was able to work with Chief Becker, and wishes him well. He questioned how the process works with hiring a new Police Chief. He also mentioned that Detective Mihailoff had been doing a great job with the Manager's Report, and that he thinks he would be a good fit for the police chief job.

Mayor Jeff Roth stated that it is not the duty of City Council to review applications or hire for the Police Chief position.

City Manager / Treasurer Vicki Corlew stated that she is going to bring in an unbiased panel of active/former police officers that have knowledge of the job and responsibilities to help with interviews.

Mayor Jeff Roth stated that he believes that the Manager's Reports have been getting too detailed.

DPW Superintendent Paul Zumbach stated that he does expect the house on Louisa to be demolished in the next

couple weeks.

Council Member Irwin questioned the completion date of Habitat for Humanity. Stated the completion date was originally scheduled for January 2020, and questioned if there was any update from them.

City Manager Vicki Corlew stated that a gentleman came in about a month ago from Habitat for Humanity and needed all of the documentation provided to the City for the project because he was taking over.

Council Member Black thanked Rich Young for pointing out the classes for the Planning Commission.

Mayor Jeff Roth welcomed Deputy Clerk Spencer Lewis, and also welcomed Council Member Dubey.

ADJOURNMENT:
With no further business, the Council Meeting was adjourned at **7:44p.m.**

_____
Spencer Lewis, Deputy City Clerk

INVOICE GL DISTRIBUTION REPORT FOR CITY OF MT MORRIS
EXP CHECK RUN DATES 04/27/2021 - 04/27/2021
BOTH JOURNALIZED AND UNJOURNALIZED
BOTH OPEN AND PAID
WARRANT 21-07

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 INSURANCE	10,093.42	
101-000-066.000	UNDISTRIBUTED FRINGE BENEFITS	HUMANA HEALTH PLAN INC	DENTAL/VIS.	1,696.87	
101-000-066.000	UNDISTRIBUTED FRINGE BENEFITS	UNUM LIFE INSURANCE CO.	INSURANCE	1,016.49	
		Total For Dept 000		12,806.78	
Dept 101 CITY COUNCIL					
101-101-957.000	CONFERENCES AND WORKSHOPS	HUNTINGTON NATIONAL BANK	CREDIT CARD	65.00	
		Total For Dept 101 CITY COUNCIL		65.00	
Dept 215 ADMINISTRATION					
101-215-740.000	OPERATING EXPENSE	GENESEE COUNTY HERALD	WEED NOTICE	77.50	
101-215-740.000	OPERATING EXPENSE	HUNTINGTON NATIONAL BANK	CREDIT CARD	15.89	
101-215-740.000	OPERATING EXPENSE	MICHIGAN MUNICIPAL LEAGU	WEBSITE ADS	49.92	
101-215-740.000	OPERATING EXPENSE	PURCHASE POWER	POSTAGE	395.05	
101-215-740.000	OPERATING EXPENSE	US BANK EQUIPMENT FINANC	COPIER LEASE	12.90	
101-215-874.000	RETIREE INSURANCE BENEFITS	BLUE CARE NETWORK	HEALTH INSURANCE	1,584.93	
101-215-990.000	COPIER	US BANK EQUIPMENT FINANC	COPIER LEASE	68.83	
		Total For Dept 215 ADMINISTRATION		2,205.02	
Dept 253 TREASURER					
101-253-740.000	OPERATING EXPENSE	PURCHASE POWER	POSTAGE	197.53	
101-253-957.000	CONFERENCES AND WORKSHOPS	HUNTINGTON NATIONAL BANK	CREDIT CARD	35.00	
		Total For Dept 253 TREASURER		232.53	
Dept 265 CITY HALL & GROUNDS					
101-265-920.000	PUBLIC UTILITIES	CONSUMERS ENERGY	CITY HALL GAS	113.53	
101-265-920.000	PUBLIC UTILITIES	CONSUMERS ENERGY	CITY HALL ELEC.	531.82	
		Total For Dept 265 CITY HALL & GROUNDS		645.35	
Dept 269 OTHER CITY PROPERTY					
101-269-920.000	PUBLIC UTILITIES	CONSUMERS ENERGY	PARKING LOT	59.74	
		Total For Dept 269 OTHER CITY PROPERTY		59.74	
Dept 305 POLICE DEPARTMENT					
101-305-740.000	OPERATING EXPENSE	HUNTINGTON NATIONAL BANK	CREDIT CARD	26.99	
101-305-740.000	OPERATING EXPENSE	LAW ENFORCEMENT SYSTEMS	CASE MNG. FILE ENV.	114.00	
101-305-740.000	OPERATING EXPENSE	PURCHASE POWER	POSTAGE	197.52	
101-305-759.000	UNIFORMS	GALL'S INC.	UNIFORMS	380.40	
101-305-930.000	REPAIR & MAINTENANCE - VEHICL	ARROWHEAD UPFITTERS, INC	PARTS	260.00	
101-305-930.000	REPAIR & MAINTENANCE - VEHICL	CAPITAL TIRE, INC	NEW TIRES	726.92	
101-305-930.000	REPAIR & MAINTENANCE - VEHICL	LOUIES TOWING & SERVICE	BALANCE TIRES	60.00	
101-305-930.000	REPAIR & MAINTENANCE - VEHICL	LOUIES TOWING & SERVICE	OIL PRESSURE SWITCH/FILTER	239.22	
101-305-958.000	INSERVICE TRAINING	L.E.O.R.T.C.	2021 SPRING LED MEMBERSHIP	333.24	
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	119.52	
		Total For Dept 305 POLICE DEPARTMENT		2,776.75	
Dept 336 FIRE DEPARTMENT					
101-336-714.800	FRINGE BENEFIT-NON PAYROLL	LINCOLN NATIONAL LIFE IN	LIFE INSURANCE	63.70	
101-336-740.000	OPERATING EXPENSE	MENARDS - CLIO	SUPPLIES	190.08	
101-336-740.000	OPERATING EXPENSE	TAYLOR'S TIN	CUSTOM TIN	200.00	
101-336-930.000	REPAIR & MAINTENANCE - VEHICL	ULTRA BRIGHT LIGHTZ	LED STICK LIGHTS	30.48	

INVOICE GL DISTRIBUTION REPORT FOR CITY OF MT MORRIS
EXP CHECK RUN DATES 04/27/2021 - 04/27/2021
BOTH JOURNALIZED AND UNJOURNALIZED
BOTH OPEN AND PAID
WARRANT 21-07

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 101 General					
Dept 336 FIRE DEPARTMENT					
		Total For Dept 336 FIRE DEPARTMENT		484.26	
Dept 441 PUBLIC WORKS					
101-441-920.000	PUBLIC UTILITIES	CONSUMERS ENERGY	DPW GARAGE	403.81	
		Total For Dept 441 PUBLIC WORKS		403.81	
Dept 528 TRASH COLLECTION					
101-528-801.000	PROFESSIONAL SERVICES	REPUBLIC SERVICES #237	GARBAGE SERVICE	14,148.72	
		Total For Dept 528 TRASH COLLECTION		14,148.72	
Dept 738 LIBRARY					
101-738-740.000	OPERATING EXPENSE	OUTDOOR SOLUTIONS	BROWN MULCH	62.00	
101-738-801.000	PROFESSIONAL SERVICES	MASTERS	SERVICE CALL	115.00	
101-738-920.000	PUBLIC UTILITIES	CONSUMERS ENERGY	LIBRARY	612.81	
		Total For Dept 738 LIBRARY		789.81	
Dept 904 CAPITAL OUTLAY					
101-904-970.200	POLICE EQUIP CAPITAL OUTLAY	HUNTER'S DEN LLC	AR-15	725.00	
		Total For Dept 904 CAPITAL OUTLAY		725.00	
		Total For Fund 101 General		35,342.77	
Fund 203 Local Street					
Dept 463 STREET ROUTINE MAINTENANCE					
203-463-801.000	PROFESSIONAL SERVICES	ROWE PROFESSIONAL SERVIC	MARCH 2021	7,315.00	
		Total For Dept 463 STREET ROUTINE MAINTENANCE		7,315.00	
		Total For Fund 203 Local Street		7,315.00	
Fund 591 Water Fund					
Dept 215 ADMINISTRATION					
591-215-740.000	OPERATING EXPENSE	PURCHASE POWER	POSTAGE	395.05	
591-215-874.000	RETIREE INSURANCE BENEFITS	BLUE CARE NETWORK	HEALTH INSURANCE	608.76	
591-215-990.000	COPIER	US BANK EQUIPMENT FINANC	COPIER LEASE	68.83	
		Total For Dept 215 ADMINISTRATION		1,072.64	
Dept 537 WATER DISTRIBUTION					
591-537-714.800	FRINGE BENEFIT-NON PAYROLL	CINTAS CORP	UNIFORMS	43.68	
591-537-714.800	FRINGE BENEFIT-NON PAYROLL	CINTAS CORP	UNIFORMS	43.68	
591-537-740.000	OPERATING EXPENSE	GENESEE COUNTY DRAIN COM	WATER SAMPLING	75.00	
591-537-740.000	OPERATING EXPENSE	MICHIGAN PIPE & VALVE-IN	CURB BOX	26.94	
591-537-740.000	OPERATING EXPENSE	OUTDOOR SOLUTIONS	TOPSOIL	75.00	
591-537-740.000	OPERATING EXPENSE	OUTDOOR SOLUTIONS	TUFF TURF LAWN MIX	57.00	
591-537-920.000	PUBLIC UTILITIES	CONSUMERS ENERGY	METER PIT	39.58	
591-537-920.000	PUBLIC UTILITIES	CONSUMERS ENERGY	METER PIT	41.44	
591-537-921.000	COST OF SEWER/WATER	GEN COUNTY DRAIN COMMISS	FEB - MARCH 2021	56,823.28	
		Total For Dept 537 WATER DISTRIBUTION		57,225.60	
		Total For Fund 591 Water Fund		58,298.24	
Fund 592 Sewer Fund					
Dept 215 ADMINISTRATION					
592-215-740.000	OPERATING EXPENSE	PURCHASE POWER	POSTAGE	395.05	
592-215-874.000	RETIREE INSURANCE BENEFITS	BLUE CARE NETWORK	HEALTH INSURANCE	608.77	

INVOICE GL DISTRIBUTION REPORT FOR CITY OF MT MORRIS
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BOTH OPEN AND PAID
WARRANT 21-07

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 592 Sewer Fund					
Dept 215 ADMINISTRATION					
592-215-990.000	COPIER	US BANK EQUIPMENT FINANC	COPIER LEASE	68.82	
		Total For Dept 215 ADMINISTRATION		1,072.64	
		Total For Fund 592 Sewer Fund		1,072.64	

INVOICE GL DISTRIBUTION REPORT FOR CITY OF MT MORRIS
EXP CHECK RUN DATES 04/27/2021 - 04/27/2021
BOTH JOURNALIZED AND UNJOURNALIZED
BOTH OPEN AND PAID
WARRANT 21-07

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund Totals:					
			Fund 101 General	35,342.77	
			Fund 203 Local Street	7,315.00	
			Fund 591 Water Fund	58,298.24	
			Fund 592 Sewer Fund	1,072.64	
			Total For All Funds:	102,028.65	

CITY OF MT. MORRIS
RESOLUTION 21-23

WHEREAS: The contract for street sweeping services between the City and Curbco Sweeping, Inc. dated April 1, 2015, was for a three-year term which expired on April 1, 2018 and was extended for another three-year term which expired on April 1, 2021; and

WHEREAS: Curbco proposes to extend the contract through April 1, 2024 on the same basic terms and conditions at the following rates:

Major streets: Once every other week @ $500 per visit
Local streets: Once every 6 weeks @ $1,200 per visit
Parking lots: Once every 6 weeks @ $270 per visit

And

WHEREAS: This is the first price increase that Curbco has requested since 2006 and,

WHEREAS: Staff has reviewed their proposal and since Curbco has performed to the City's satisfaction, does recommend the extension with the rates as above set forth.

NOW THEREFORE, BE IT RESOLVED,

That the Manager is hereby authorized to execute a contract in essentially the attached form and does authorize the Manager to execute the same on behalf of the City.

Moved by Council member _____, seconded by Council member _____, and thereafter adopted by the City Council of the City of Mt. Morris at a regular meeting held Monday, April 26, 2021 at 7:15 p.m.

_____ Yea _____ Nay _____ Absent

_____
Jeffrey N. Roth, Mayor

_____
Spencer Lewis, Deputy City Clerk

CONTRACT FOR STREET SWEEPING SERVICES

THIS CONTRACT made and entered into this 27th day of April, 2021, by and between Curbco Sweeping, Inc., P.O. Box 70, Swartz Creek, MI 48473, Contractor, and the City of Mt. Morris, a Michigan Municipal Corporation, 11649 N. Saginaw Street, Mt. Morris, MI 48458, Owner.

WITNESSETH:

IT IS HEREBY AGREED by and between the parties hereto as follows:

1. Curbco, Inc. shall provide street sweeping services in accordance with specifications and directions provided by the Superintendent of the Mt. Morris Department of Public Works. The Superintendent of Public Works will determine the manner in which the work shall be performed and whether the work has been performed satisfactorily. The areas to be swept shall be in accordance with diagrams provided to the Contractor at the time of securing the bid which formed the basis for the initial contract.

2. The street sweeping services will be provided at the rates herein set forth on the following basis:

    a. Major street sweeps (once every other week) .....$ 500.00 per sweep
    b. Local street sweeps (once every six weeks) .....$1,200.00 per sweep
    c. Parking lots (once each six weeks).....$ 270.00 per sweep

3. Curbco, Inc. shall provide an insurance certificate as evidence of comprehensive liability insurance (personal injury and property damage) with a single limit of $1,000,000. The policy shall be in a form acceptable to and approved by the City and shall name the City as an additional named insured. Curbco, Inc. will also provide evidence of workers compensation coverage in the required statutory amounts.

4. The City shall provide a site for stock piling of street sweeping materials and shall be responsible for their removal.

5. This contract shall be subject to cancellation upon thirty (30) days written notice in the event the City shall determine to discontinue street sweeping services.

6. Anything herein to the contrary, notwithstanding, the Contractor shall be deemed an Independent Contractor for all purposes.

7. This contract shall be for a term of three (3) years and the rates herein specified shall apply for said term.

CITY OF MT. MORRIS

BY: _____
Vicki L. Corlew, City Manager

CURBCO SWEEPING, INC.

BY:_____

Proposal

Curbco Sweeping Inc.
PO Box 70, Swartz Creek, MI. 48473
(810) 232-2121 or 800-223-5024
Fax# (810) 232-2460
Web site www.curbco2121.com

Proposal # 1654

Proposal submitted to:		Phone:	Fax:	Date:
City of Mt. Morris		810-686-8380	810-686-7330	2/23/2021
Street:		Job Name:		
11649 N. Saginaw		Same		
City, State, Zip		Job Location:		
Mt. Morris, MI 48458-2092		Same		
Attention:	Puchase Order Number	Salesperson:	Job Phone/Cell/Email:	
Paul Zumbach		Kirk Cowley	DPW@CITYOFMTMORRIS.ORG	

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR: APRIL 1, 2021- APRIL 1, 2024

1) Sweep roadways w/Elgin street sweeper per contract:

*Streets Major once every other week @ $500 per

*Streets Locals once every 6 weeks @ $1200 per

*Parking lots once every 6 weeks @ $270 per

**Dump on Site (in area designated by customer)

NOTE: Curbco waives responsibility for damage or sweep quality due to an existing deteriorating concrete/asphalt condition.

We hereby propose to: Furnish material and labor-complete in accordance with above specification, for the sum of:
SEE ABOVE PRICES---------- dollars ($ ----------)

Payment to be made as follows:
Invoices- Net 30

THIS CONTRACT MAY BE TERMINATED BY CONTRACTOR OR CUSTOMER WITH 30 DAY WRITTEN NOTICE TO OTHER PARTY.

All materials to be as specified. All work to be completed in a workman like manner according to standard practices. Any alterations involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature _____

Note: This proposal may be withdrawn by us if not accepted within: Thirty (30) days

Acceptance of Proposal The above price, specification and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified. Payment will be made as outlined above.

Signature: _____

Date of Acceptance _____

Printed Name: _____

CONTRACT FOR STREET SWEEPING SERVICES

THIS CONTRACT made and entered into this 13th day of April, 2015, by and between Curbco Sweeping, Inc., P.O. Box 70, Swartz Creek, MI 48473, Contractor, and the City of Mt. Morris, a Michigan Municipal Corporation, 11649 N. Saginaw Street, Mt. Morris, MI 48458, Owner.

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1. Curbco, Inc. shall provide street sweeping services in accordance with specifications and directions provided by the Superintendent of the Mt. Morris Department of Public Works. The Superintendent of Public Works will determine the manner in which the work shall be performed and whether the work has been performed satisfactorily. The areas to be swept shall be in accordance with diagrams provided to the Contractor at the time of securing the bid which formed the basis for the initial contract.

2. The street sweeping services will be provided at the rates herein set forth on the following basis:

    a. Major street sweeps (once every other week) .....$ 479.00 per sweep
    b. Local street sweeps (once every six weeks) .....$1,060.00 per sweep
    c. Parking lots (once each six weeks).....$ 270.00 per sweep

3. Curbco, Inc. shall provide an insurance certificate as evidence of comprehensive liability insurance (personal injury and property damage) with a single limit of $1,000,000. The policy shall be in a form acceptable to and approved by the City and shall name the City as an additional named insured. Curbco, Inc. will also provide evidence of workers compensation coverage in the required statutory amounts.

4. The City shall provide a site for stock piling of street sweeping materials and shall be responsible for their removal.

5. This contract shall be subject to cancellation upon thirty (30) days written notice in the event the City shall determine to discontinue street sweeping services.

6. Anything herein to the contrary, notwithstanding, the Contractor shall be deemed an Independent Contractor for all purposes.

7. This contract shall be for a term of three (3) years and the rates herein specified shall apply for said term.

CITY OF MT. MORRIS

BY: _____
Thomas J. Darnell, City Manager

CURBCO SWEEPING, INC.

BY: _____

CITY OF MT. MORRIS
RESOLUTION 21-24

WHEREAS: The Planning Commission has been working with Spicer Group, Inc. on an updated Master Plan for the city, and;

WHEREAS: At the Planning Commission meeting held on Monday, April 19th the Planning Commission did approve the draft copy of the plan, and;

WHEREAS: The draft now comes before the City Council for approval, and;

WHEREAS: Then after a 60-day review period Planning Commission will hold a public hearing and adopt the final plan.

NOW THEREFORE, BE IT RESOLVED,

That this council does hereby approve the attached draft of the Master Plan.

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, April 26, 2021 at 7:15 p.m.

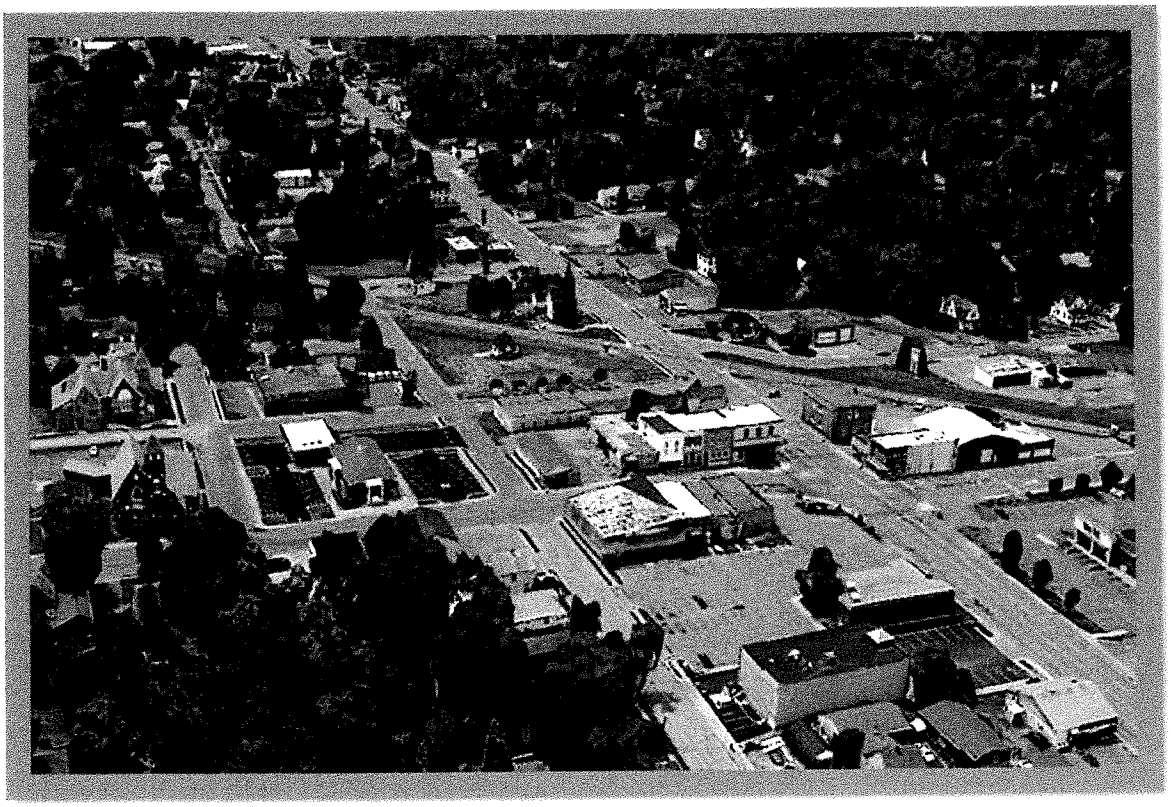
_____ Yea _____ Nay _____ Absent

_____
Jeffrey N. Roth, Mayor

_____
Spencer Lewis, Deputy City Clerk

City of Mt. Morris Master Plan

DRAFT: April 19, 2021



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Goals and Objectives	Page 32
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The Planning Process

Introduction

The City of Mt. Morris Master Plan is a policy document which reviews the current conditions in the City, and based on that review and public input, provides goals and objectives for the future of land use planning in a 5 to 20-year time frame. The plan, used in conjunction with the City Zoning Ordinance, will assist in guiding future land use decisions. The legal basis and rationale for the Master Plan are outlined in the Michigan Planning Enabling Act PA 33 of 2008, as amended (MPEA).

This document is a culmination of the efforts by the Mt. Morris Planning Commission to create and adopt an official Master Plan. This process valued the input from the community, and therefore the document is reflective of their wishes and concerns in regards to their community. It strives to retain and strengthen the quality of life in the City, while planning ahead to anticipate and address changes. This document outlines the preferred future, or vision, of the City of Mt. Morris.

Planning Process

The Master Plan is constructed from a number of various components, including a community profile, natural resources inventory, existing land use, community input, goals and objectives, and a future land use plan. The initial inventories, community profile, and existing land use, serve as an analytical tool to review the current conditions in the City. One of the most important sections of the plan is the public input, which is a tool to guide future decision-making and developing goals. Finally, the goals in conjunction with the future land use section, strives to improve and strengthen areas of the community that the residents enjoy, and works to change areas and issues that have been identified as a concern.

The main purpose of a Master Plan is to guide and enable a community to establish the direction of development. Specifically, the Planning Act gives communities the authority to adopt an official Master Plan to serve as a guide for local officials when considering land development matters. The Master Plan considers all of the information listed above, and, as such, aims to:

- Guide the use of limited resources in an efficient manner.
- Promote public health, safety, and welfare.
- Preserve the quality of the environment.
- Guide future zoning decisions.

To ensure the Master Plan is current and adheres to the flux of current social and economic trends, the plan must be periodically reviewed. The MPEA requires that a Master Plan be reviewed by the City once every five years.

In October of 2018, the City of Mt. Morris began creating their Master Plan. The City contracted with Spicer Group of Saginaw to assist the Planning Commission with this process. The Planning Commission met with the Planning Consultant ___ times in 2018 and 2019 to work on the plan. Community input was sought through an online survey. Feedback from the community, as well as inventory data collected at the beginning of the process was the basis for the goals, objectives, and action items outlined in this plan.

A draft of this document was prepared in ____ 2019 and delivered to the Planning Commission for review. On DATE, the City Council submitted the draft plan to neighboring jurisdictions and to Genesee County as required by the Planning Enabling Act. On DATE, the Planning Commission held a public hearing on the Master Plan, required by the Planning Enabling Act. This provided an additional opportunity for public input on the Master Plan. The final Master Plan was adopted on DATE.

Master Plans and Zoning Ordinances

Often Master Plans and Zoning Ordinances are thought of as the same document, however a more accurate description would be that they are two different sets of tools that, when used in conjunction with one another, work toward the same purpose and goals. Even though the documents are working toward the same goals, they are actually somewhat different.

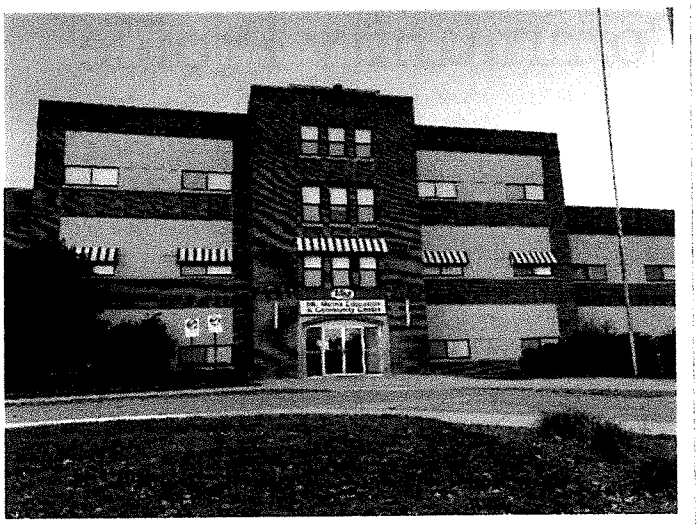
The Zoning Ordinance is the law, it regulates the use and development of land as it exists in the present. The Master Plan is policy, and should therefore be used as a guide to the future use of land and overall development in the City. While the Master Plan outlines a community's vision for the future, the Zoning Ordinance contains the rules that govern the path to that vision.

The Michigan Zoning Enabling Act requires that a Zoning Ordinance be based on an adopted Master Plan. Often, once a community has updated their Master Plan, they will also review their Zoning Ordinance to ensure it aligns with the goals of the Master Plan.

Table 1 – Master Plan vs. Zoning Ordinance

Master Plan	Zoning Ordinance
Provides general policies, a guide.	Provides specific regulations, the law.
Describes what should happen in the future - recommended land use for the next 20 years, not necessarily the recommended use for today.	Describes what is and what is not allowed today, based on existing conditions.
Includes recommendations that involve other agencies and groups.	Deals only with development-related issues under City control.
Flexible to respond to changing conditions.	Fairly rigid, requires formal amendments to change.

Using the Master Plan



The Master Plan will be used primarily by the City Council, the Planning Commission, and the Zoning Boards of Appeals as a guide in making land use decisions. Applicants seeking approval from any of these bodies will also find the Master Plan to be a valuable tool for understanding the long-term goals of the City. Likewise, the Master Plan can be used by other citizen committees to assist them in their review of land use related issues.

The Master Plan also acts as the starting point for all Zoning Ordinance updates and amendments. Michigan State Law requires that the Zoning Ordinance and zoning amendments be based upon a Master Plan. The Master Plan gives a legal basis for zoning and identifies how the community is protecting the health, safety, and welfare of the population. In the event that either the Zoning Ordinance or a decision of the Planning Commission is challenged in court, the Master Plan will help provide the planning rationale to support land use regulation.

The City Council, Planning Commission, and the public should continuously reference the Master plan in order to:

- Review development proposals – to confirm any given proposal meets the goals and objectives of the Master Plan.
- Review rezoning requests – to confirm that the request is consistent with the goals and policies of the Master Plan, and potential impacts on the City.
- Provide a basis for amendments to the Zoning Ordinance and zoning map - to help realize and enforce plan goals.
- Understand expectations for the future land use patterns and desired land use types in the community – to inform potential residents and businesses about Mt. Morris and its future.
- Identify and recommend physical improvements – to provide direction for then provision of roadways, entryways, non-motorized paths, parks, and community facilities.
- Provide specific design standards related to buildings, landscaping, and other site improvements – to guide development and redevelopment throughout the community

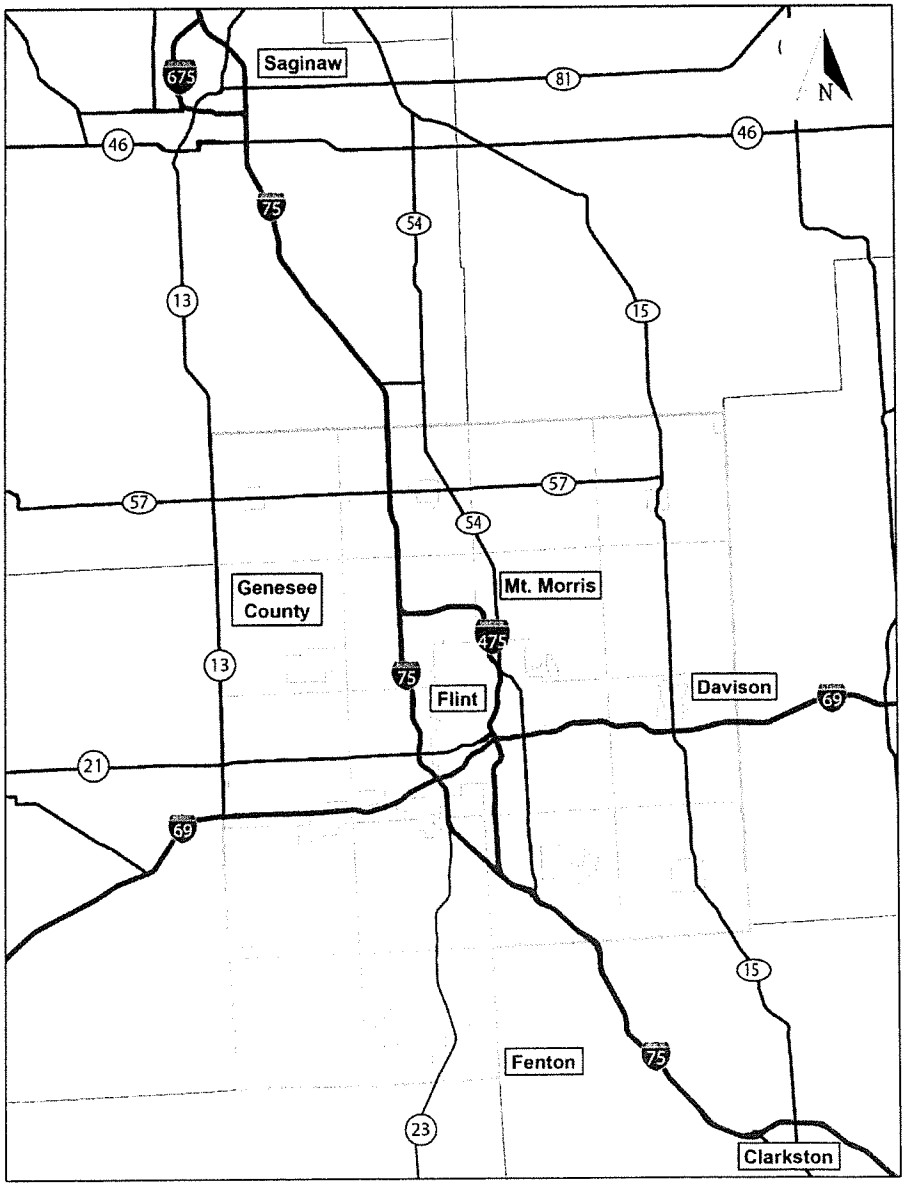
Community Profile

Location

The City of Mt. Morris is located in northern Genesee County. The City is surrounded by Mt. Morris Township to the east, and Genesee Township to the west. The City of Mt. Morris is located north of Flint. Map 1, below, illustrates the location of the City within the greater region, and within the northern portion in Genesee County.

Interstate highway I-75 runs north and south approximately 3 miles west of the City, I-475 is less than half a mile south of the City, and state highway M-54 runs north and south approximately 0.5 miles east of the City.

Map 1 – Location Map



Demographics

Background information from the U.S. Census was used to analyze the City's current demographic conditions. In the following sections, Census-based data on overall population trends, housing characteristics, and economic information in Mt. Morris is analyzed.

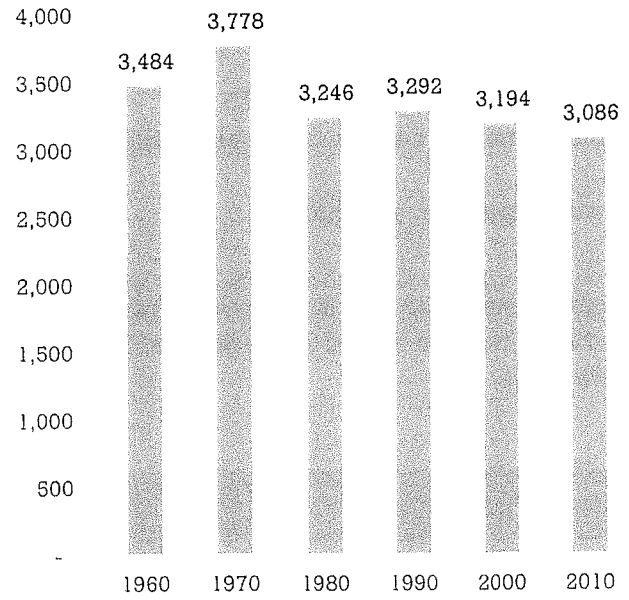
The information presented uses the most recent Census data, from the 2010 Census and the 2010 American Community Survey (ACS). The following analysis compares the City of Mt. Morris, Mt. Morris Township, Genesee Township, Genesee County, the State of Michigan, and the United States.

Population Characteristics

Population growth is an important factor influencing land use decisions in any community. Therefore, it is important for a jurisdiction to know their trend in order to prepare for the future.

Historic Population

Figure 1 – Historic Population (US Census)



- In the past 60 years there's been two instances of population growth, between 1960 – 1970 and 1980 – 1990.
- Since 1990 the population in the City has gradually declined.
- According to the 2010 Census, the population in Mt. Morris is 3,086 people.
- This is a decrease of 108 people, or -3.4%, from 2000.
- All the other jurisdictions also had a decrease in population between 2000 – 2010 (see Table 1).
- The ACS estimates indicate another population decline for the City in 2016,from 3,086 people to 2,979 people.*

Population change happens for many reasons, however a major contributor to population loss is the loss of job opportunities in an area. Other determining factors may be access to healthcare facilities, or access to education options.

*The ACS data is estimate data, and the Decennial Census is the only full population count, therefore the 2016 figures in Table 1 below are estimates.

Table 2 – Historic Population (US Census)

	1960	1970	1980	1990	2000	2010	2016	% Change from 2000 to 2010
Mt. Morris	3,484	3,778	3,246	3,292	3,194	3,086	2,979	-3.4%
Mt. Morris Township	20,633	29,349	27,928	25,198	23,725	21,501	20,792	-9.4%
Genesee Township	21,011	25,589	25,065	24,093	24,125	21,581	20,748	-10.5%
Genesee County	374,313	444,341	450,449	430,459	436,141	425,790	413,090	-2.4%
Michigan	7,823,194	8,875,083	9,262,078	9,295,297	9,938,444	9,883,640	9,909,600	-0.6%

- All of the jurisdictions in Table 2 had a population decline between 2000 and 2010.
- Mt. Morris had a population decline of -3.4%, this is third smallest decline of the jurisdictions in Table 2.
- Genesee Township had the largest decline of all the municipalities, at -10.5%.

Age Distribution

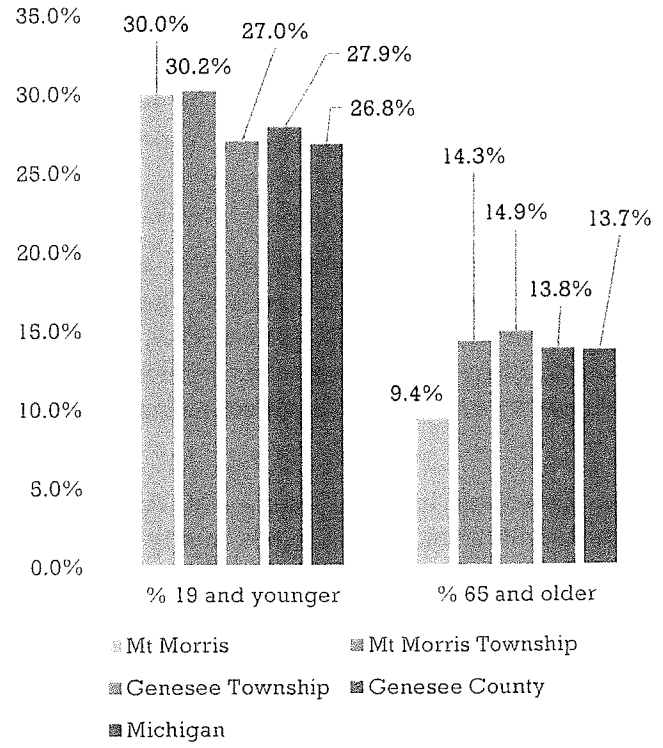
Analyzing the age of the population is another useful way to understand the needs of a community. The following focuses on the age distribution within Mt. Morris and the median age of the residents. Both are key indicators to determine how a population is changing over time.

Table 3 – Age Distribution (2000 and 2010 Census)

	Mt. Morris		Mt. Morris Township		Genesee Township		Genesee County		Michigan	
	2000	**2010**	**2000**	**2010**	**2000**	**2010**	**2000**	**2010**	**2000**	**2010**
5 years and younger	9.1%	7.7%	7.4%	6.9%	6.8%	5.4%	7.3%	6.4%	6.8%	6.0%
5 to 19	22.2%	22.3%	25.6%	23.3%	23.7%	21.6%	23.0%	21.5%	22.2%	20.8%
20 to 24	7.8%	6.7%	6.0%	6.0%	5.5%	5.5%	6.1%	6.0%	6.5%	6.8%
25 to 44	30.9%	28.2%	27.4%	23.1%	29.6%	23.2%	29.6%	24.7%	29.8%	24.7%
45 to 64	19.7%	25.8%	21.9%	26.4%	21.4%	29.4%	22.4%	27.6%	22.5%	27.9%
65+	10.2%	9.4%	11.6%	14.3%	13.0%	14.9%	11.6%	13.8%	12.3%	13.7%

- The largest population group in the City of Mt. Morris is 25 to 44, at 28.2%. This group is considered the family age group.
- The smallest population group is the 20 to 24 age group, which is considered the family starting group, at 6.7% of the population.
- The age groups in Mt. Morris from largest to smallest are as follows: 25 to 44 (28.2%), 45 to 64 (25.8%), 5 to 19 (22.3%), 65+ (9.4%), 5 and younger (7.7%), and 20 to 24 (6.7%).
- In the City, there were only 2 age groups with an increase between 2000 and 2010, 5 to 19 increased by 0.1% and 45 to 64 increased by 6.1%.

Figure 2 – Age Distribution (2010 Census)

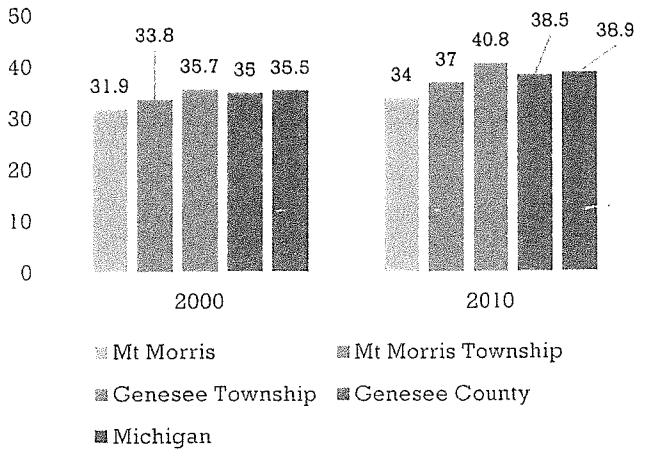


- The City has the second largest population of children and teenagers 19 and younger.
- Mt. Morris Township is the only municipality with a percentage of population 19 and younger greater than Mt. Morris.
- Mt. Morris has the smallest percentage of individuals 65 and older, at 9.4%. This is at least 5% smaller than the other communities.
- The City was the only municipality to have a decrease in the 65 and older population group between 2000 and 2010. This is very different from other communities across the United States which are generally aging.

It is important to understand the breakdown of age distribution in a community because each age group has very distinct needs. This is most true of the youngest and oldest generations because they have the most different needs of all. The younger individuals in the community will need places to play, good schools, and job opportunities. While the older residents will need medical care options, assisted living facilities, and transportation assistance. These are all important factors to consider when planning for Mt. Morris' future.

Median Age

Figure 3 – Median Age (2000 and 2010 Census)



- Mt. Morris' median age is 34.0, which is an increase from 31.9 in 2000.
- All of communities had an increase in median age between 2000 and 2010.
- Mt. Morris has the youngest median age of all the municipalities in both 2000 and 2010.
- Genesee Township had the largest increase in median age from 35.7 in 2000 to 40.8 in 2010. This is also the oldest median age of all the municipalities in Figure 3.

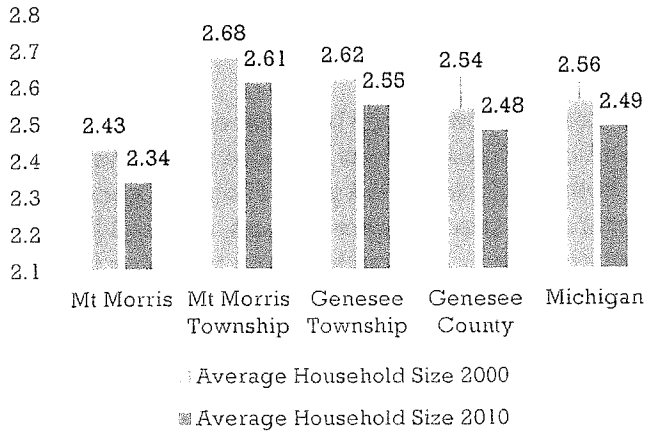
Housing and Household Characteristics

In addition to population demographics, the Census also measures various household and housing characteristics. The household characteristics depict the human element of each household. These characteristics give a community a broader understanding of who lives within their jurisdiction, how they live there, and what family structures are present. In comparison, housing characteristics include information like the occupancy, number, ownership, and value of the housing units within a jurisdiction.

Average Household Size

Average household size is the average number of people per household in a community. This figure is indicative of several things, including the number of families and children, the change in family structures over time, and the number of residents living alone.

Figure 4 – Average Household Size (2000 and 2010 Census)



- The average household size in Mt. Morris is 2.34. This is a decrease from 2.43 in 2000.
- Mt. Morris has the smallest average household size of the municipalities in Figure 4 for both 2000 and 2010.
- Mt. Morris also had the largest decrease in average household size between 2000 and 2010.
- Mt. Morris Township has the largest average household size at 2.68.

Household Structure

The following information categorizes the type of family unit that lives in each household. The U.S. Census breaks families into 2 categories, which have several sub-categories. The first category is family households, which includes the sub-categories married couple families, male householder, and female householder. The second category is nonfamily households, which includes the sub-categories living alone and not living alone. The 2000 and 2010 Census counted types of family units in different ways. In 2010, the new category "male householder" was added, and this addition accounts for the differences in Table 4.

Table 4 – Household Structure (2000 and 2010 Census)

	2000		2010	
	#	%	#	%
Total Households	1,312		1,317	
Families	**827**	**63.0%**	**780**	**59.2%**
Married Couple	*543*	*41.4%*	*413*	*31.4%*
Male Householder	-	-	*77*	*5.8%*
Female Householder	*226*	*17.2%*	*290*	*22.0%*
Nonfamily	**485**	**37.0%**	**537**	**40.8%**
Householder living alone	*400*	*30.5%*	*450*	*34.2%*
Householder not living alone	*85*	*6.5%*	*87*	*6.6%*

- Of the 1,317 households in Mt. Morris, 59.2% are families, and 40.8% are nonfamilies.
- Family households decreased from 63% to 59% in 2010, while nonfamily households increased from 37% to 40%.
- Of the families, 31.4% are married couple families, which is a decrease of 10% from 2000.
- The female householder category comprises 22% of the family category.
- Householders living alone comprises 34% of the nonfamily category. This is only a 4% increase from 2010.

Housing Units and Type

Another measure of housing is the total number of housing units in a municipality and the percent of those units that are either occupied or vacant. The occupied units are further broken down into owner-occupied or renter-occupied. This information provides data pertaining to the change of housing units in a community, the number of vacant units, and the percentage of the population that are renters. Of the total housing units in the City, the next step is to analyze the type of housing units. This shows if there is a shortage of a certain type of housing in a municipality.

Table 5 – Housing Units by Occupancy (2000 and 2010 Census)

	Mt. Morris		Mt. Morris Township		Genesee Township		Genesee County		Michigan	
	2000	2010	2000	2010	2000	2010	2000	2010	2000	2010
Total Housing Units	1,402	1,505	9,521	9,510	9,936	9,641	183,630	192,180	4,234,279	4,532,233
% Occupied	**93.6%**	**87.5%**	**92.6%**	**86.2%**	**92.6%**	**87.8%**	**92.5%**	**88.0%**	**89.4%**	**85.4%**
% Owner-Occupied	*61.7%*	*54.3%*	*77.3%*	*72.1%*	*87.2%*	*79.6%*	*73.2%*	*70.3%*	*73.6%*	*72.1%*
% Renter Occupied	*38.3%*	*45.7%*	*22.7%*	*27.1%*	*12.8%*	*20.4%*	*26.8%*	*29.7%*	*26.2%*	*27.9%*
% Vacant	**6.4%**	**12.5%**	**7.4%**	**13.6%**	**7.4%**	**12.2%**	**7.5%**	**12.0%**	**10.6%**	**14.6%**

- There is a total of 1,505 housing units in the City of Mt. Morris, this is an increase of 103 units from 2000.
- Of those units, 87.5% are occupied and 12.5% are vacant. Between 2000 and 2010 there was a 6.1% decrease in occupied units in the City.
- All the municipalities in Table 5 saw similar decreases in occupancy rates.
- Of the occupied units, 54.3% are owner-occupied and 45.7% are renter occupied. This is a 7.4% increase in the percentage of renter-occupied units. All the other municipalities also had an increase in their renter-occupied units.

The US Census categorizes single-family housing types in the following manner 1-unit, detached structure is a typical single-family housing unit. While a 1 unit, attached structure is a single-family housing unit that is attached to several other single-family housing units, (such as townhomes or row houses), but is a completely separate unit from the adjoining neighbors.

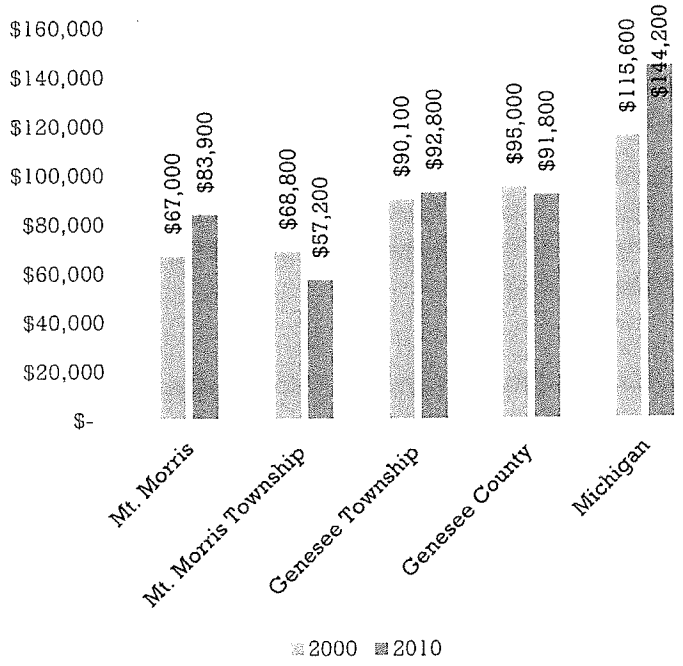
Table 6 – Type of Unit (2000 Census and 2010 ACS)

	2000	2010
1-unit, attached	1.1%	0.9%
1-unit, detached	67.4%	66.1%
2 units	4.2%	3.1%
3 or 4 units	10.0%	10.2%
5 - 9 units	7.9%	16.0%
10 - 19 units	6.8%	3.0%
20 or more units	2.6%	0.0%
Mobile Home	0.0%	0.6%
Boat, RV, Van etc	0.0%	0.0%

- Of the 1,505 housing units in the City of Mt. Morris, 66.1% are single-family homes.
- The next largest categories of housing type are 5 – 9 units at 16%, and 3 or 4 units at 10%.
- There are no housing complexes with more than 20 units, and there is no one in the City who has a primary housing unit as an RV or van.

Median Housing Value.

Figure 5 – Median Housing Value (2000 Census and 2010 Census)



- The median housing value in Mt. Morris is $83,900, this is an increase from $67,000 in 2000.
- Only the City and the State had an increase in housing value between 2000 and 2010.
- Mt. Morris has the second smallest median housing value of the five municipalities in Figure 5.

Education

The U.S. Census reports on all levels of educational attainment. For the purpose of this plan, educational attainment has been broken down into four categories: Bachelor's Degree or higher, some college or Associate's, High School Diploma or equivalent, and no high school diploma. The following data is representative of the individuals who are 25 and older.

Table 7 - Educational Attainment (2010 ACS)

	Bachelor's or higher	Some college or Associates	High School Diploma or equivalent	No High School diploma
Mt. Morris	8.0%	37.6%	42.1%	12.2%
Mt. Morris Township	12.1%	34.1%	38.1%	15.7%
Genesee Township	9.3%	33.4%	41.9%	15.3%
Genesee County	19.0%	34.6%	34.4%	11.9%
Michigan	25.1%	31.5%	31.5%	11.9%

- Of the municipalities in Table 7, Mt. Morris has the largest percentage of individuals with a high school diploma or equivalent, at 42.1%.
- Thirty-seven percent of Mt Morris residents have their Associates Degree or have attended some college.
- The City has the smallest percentage of residents who have earned their Bachelor's Degree or higher, compared to the other municipalities in Table 7.

Educational attainment information from the Census measures the education levels of a community. This information is a good indicator of the skills and capabilities of the labor force, the economic vitality of the area, and the type of industry that would be most effective in that area. It also illustrates the type of jobs which are suitable or necessary for the residents of that community.

Economic Characteristics

Economic characteristics comprise a major part of U.S. Census data. It is important to examine the economic status of a community to determine the ability to support future commercial, residential, and industrial development. The data exposes the strengths and weaknesses in the City, while alluding to trends that may aid or hurt the economic future of the community. This economic analysis utilizes 2000 and 2010 U.S. Census data and 2010 American Community Survey 5-Year Estimates.

Income and Poverty

Income and poverty levels are measuring tools that can be used to determine the relative economic health of a community. Increases in income can show economic success while increases in the percent of individuals below the poverty level can show economic failure. Income is measured at three levels: median household income, median family income, and per capita income. Table 8 illustrates these three levels, the percentage of individuals who rely on Social Security income, and individuals below the poverty line. Measuring income is a way to measure wealth, or a relative measure of a population's willingness and/or ability to pay for infrastructure, housing, and discretionary municipal services.

Table 8 – Income and Poverty (2010 ACS)

	Mt. Morris		Mt. Morris Township		Genesee Township		Gennessee County		Michigan	
	2000	2010	2000	2010	2000	2010	2000	2010	2000	2010
Median Household Income ($)	$32,617	$30,805	$36,069	$34,055	$39,440	$38,817	$41,951	$43,483	$44,667	$48,432
Median Family Income ($)	$36,389	$35,129	$38,899	$37,143	$45,759	$47,382	$50,090	$54,072	$53,457	$60,341
Per Capita Income ($)	$19,132	$16,842	$17,161	$17,794	$18,306	$19,378	$20,883	$22,458	$22,168	$25,135
Households with Social Security Income (%)	24.9%	27.9%	30.1%	35.0%	29.3%	36.2%	26.1%	30.9%	26.2%	29.8%
Individuals in Poverty	14.5%	35.2%	18.3%	28.5%	12.8%	18.9%	13.1%	18.1%	10.5%	14.8%

- The median household income in Mt. Morris is $30,805, this is a decrease from 2000.
- The median family income in Mt. Morris is $35,129, this is a decrease from 2000.
- The per capita income in Mt. Morris is $16,842, this is a decrease from 2000.
- Mt. Morris has the smallest median household income, median family income, and per capita income of all the municipalities in Table 8.
- Twenty-seven percent of the households in Mt. Morris rely on social security for their income, this is lower than all the other municipalities in Table 8.
- Thirty-five percent of the residents in Mt. Morris are considered to be under the poverty line. This is a significant increase from 14.5% in 2000. While all the communities in Table 8 experienced an increase in poverty, Mt. Morris and Mt. Morris Township had the most significant increases.

Poverty is another factor that can be used in determining the economic health of a community. The U.S. Census measures poverty by comparing the total income of a person's family with the threshold appropriate for the family size and characteristics. There are a total of 48 thresholds which determine the level of an individual's poverty. These numbers also represent individuals who are retired and living on a fixed income.

Unemployment

The U.S. Census measures people who are in and out of the work force, however this calculation does not account for retired individuals. Therefore, it is more helpful to reference the Michigan Department of Technology, Management, and Budget (DTMB) when analyzing unemployment rates. The State measures these rates at the County level.

Table 9 – Unemployment (DTMB)

	2000	2010
Genesee County	4.5%	14.0%
Michigan	3.6%	12.6%
United States	4.0%	9.6%

- In 2000, the unemployment rate in Genesee County was 4.5%. It increased to 14% in 2010.
- All three regions in Table 9 had an increase in unemployment from 2000 to 2010. The County and Michigan has a similar percentage increase.
- In 2017, the unemployment rate in Genesee County was 5.8%, this is higher than Michigan (4.6%), and the United States (4.4%).

Employment

Employment by industry measures the number of workers in each industry in Mt. Morris. It is a good indicator of the stability of a job market, the job opportunities available to residents, and can be used by companies to determine where to locate new facilities.

Table 10 – Employment by Industry (2000 Census and 2010 ACS)

	2000		2010	
	#	%	#	%
Agriculture, forestry, fishing and hunting, and mining	0	0.0%	0	0.0%
Construction	168	10.7%	92	8.2%
Manufacturing	332	21.1%	206	18.3%
Wholesale trade	57	3.6%	8	0.7%
Retail trade	235	14.9%	219	19.4%
Transportation and warehousing, and utilities	63	4.0%	18	1.6%
Information	8	0.5%	48	4.3%
Finance, insurance, real estate, and rental and leasing	73	4.6%	14	1.2%
Professional, scientific, management, administrative, and waste management services	57	3.6%	124	11.0%
Educational, health and social services	342	21.8%	271	24.0%
Arts, entertainment, recreation, accommodation and food services	152	9.7%	50	4.4%
Other services (except public administration)	55	3.5%	51	4.5%
Public administration	30	1.9%	26	2.3%

- The top three industries in 2010 in Mt. Morris are: educational, health and social services (24%), retail trade (19.4%), and manufacturing (18.3%).
- This is slightly different than 2000 when the top three industries were: educational, health and social services (21.8%), manufacturing (21.1%), and retail trade (14.9%).
- There are no agricultural employment opportunities in Mt. Morris.
- The remaining industries are fairly evenly split, with the only standout being professional, scientific, management, administrative, and waste management services at 11%.

Public Services and Transportation

Water, Sewer and Solid Waste

The City of Mt. Morris is serviced with public water and sewer service throughout the community. Public water and wastewater treatment is provided by the Genesee County Drain Commissioner through its Division of Water and Waste Service. The City's DPW department is responsible for maintaining the infrastructure in the City. See maps 2, 3, and 4 on the following page.

The City also offers curbside trash, recycling, and yard waste pickup.

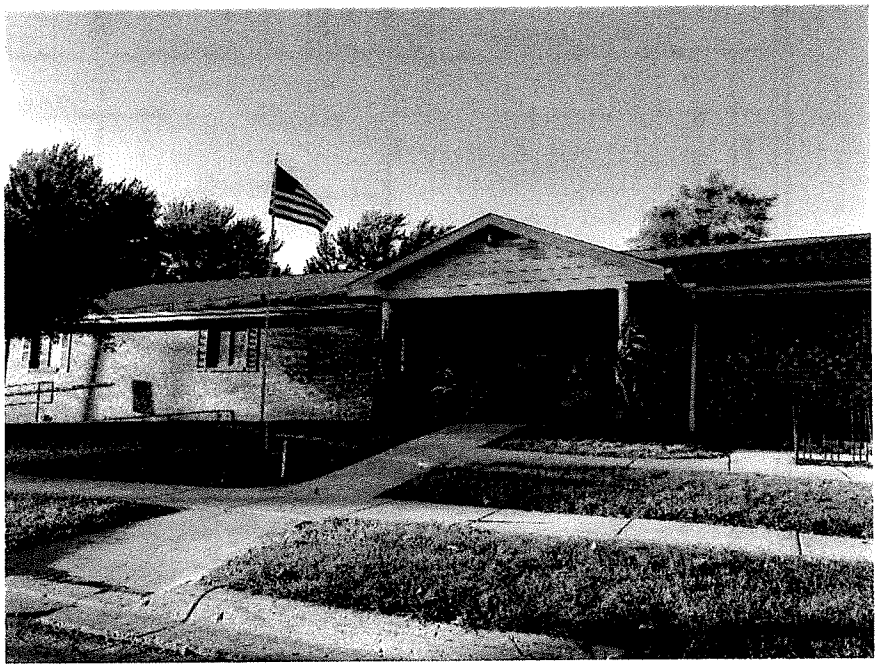
Transportation

Mt. Morris is served by a small network of neighborhood streets. Two main thoroughfares carry traffic to and from the community, Mt. Morris Road and Saginaw Road. Interstate I-75 is located approximately three miles west of Mt. Morris and I-475, the Flint bypass route, is located1-1/2 miles south of Mt. Morris. The location of these two roads provide easy access to a much larger transportation network.

A CSX Railway rail line runs northward into Mt. Morris. North of Mt. Morris the rail line is operated by Lake State Railway.

Sidewalks are located throughout the downtown area and in some of the local neighborhoods.

The City is served by Genesee County's MTA public transportation service. Lines 1 and 6 provide service to the southern portion of the City. See map 5.



Parks

The Mt. Morris Consolidated School District owns and operates Ronald Batterbee Memorial Park with a large playground, pavilions, and ball diamonds.

Public Library

A branch of the Genesee District Library is located on Van Buren Avenue in Mt. Morris.

Schools

The City of Mt. Morris is served by the Mt. Morris Consolidated School District. It includes three elementary schools, a middle school, a high school and an alternative education center. The Mt. Morris Consolidated Schools serves the City of Mt. Morris and portions of Vienna, Thetford, Mt. Morris, Genesee and Richfield Townships. Montague Elementary School and Mt. Morris Middle School are located within the City. The remaining schools are located nearby in Mt. Morris Township.

NOT TO SCALE

0 230 460 920 FEET

WATER MAINS (Map 2)

CITY OF MT. MORRIS - MICHIGAN

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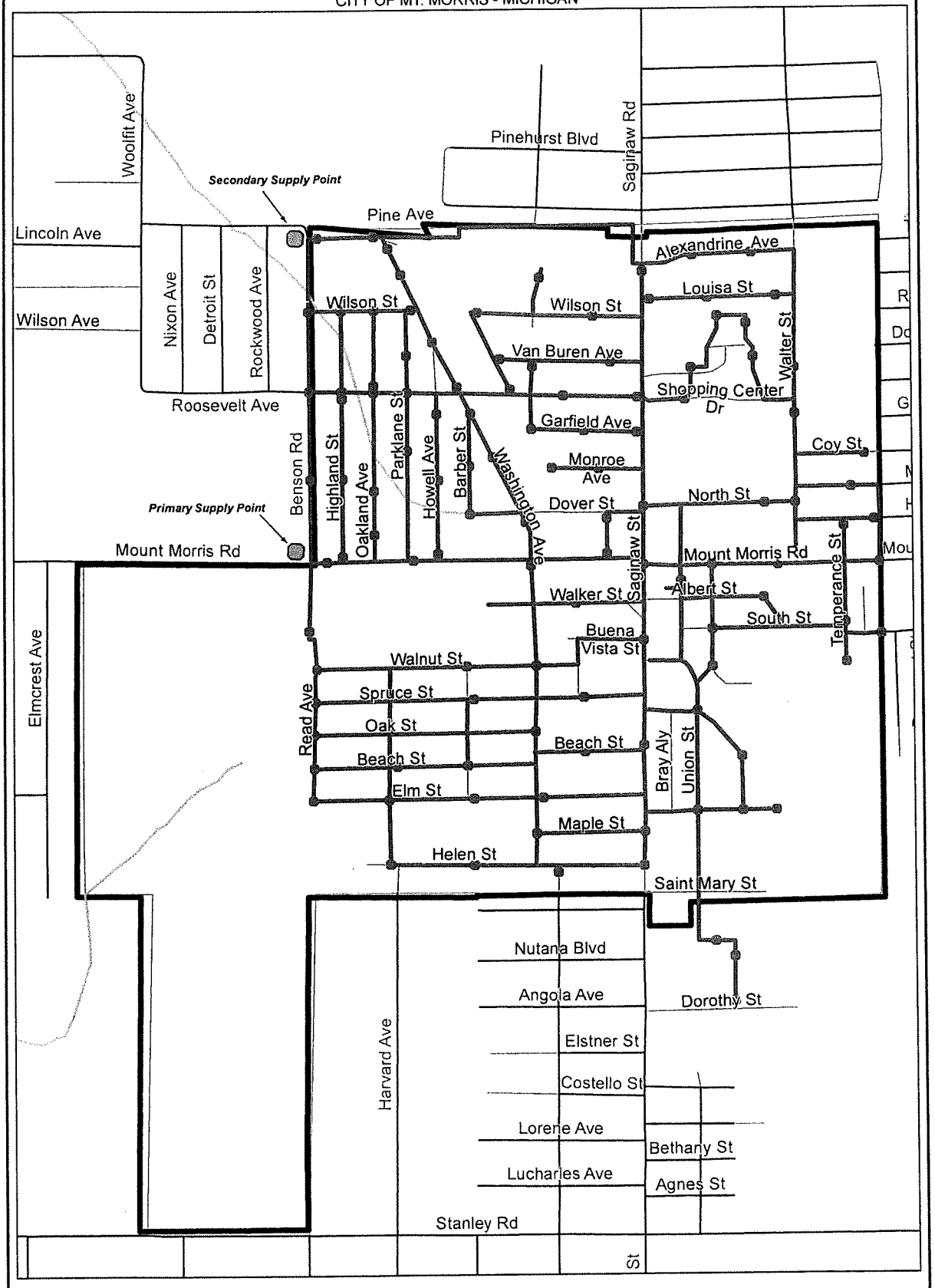

LEGEND

Water Mains

hydrants

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NOT TO SCALE

0 235 470 940 FEET

SANITARY MAINS (Map 3)

CITY OF MT. MORRIS - MICHIGAN

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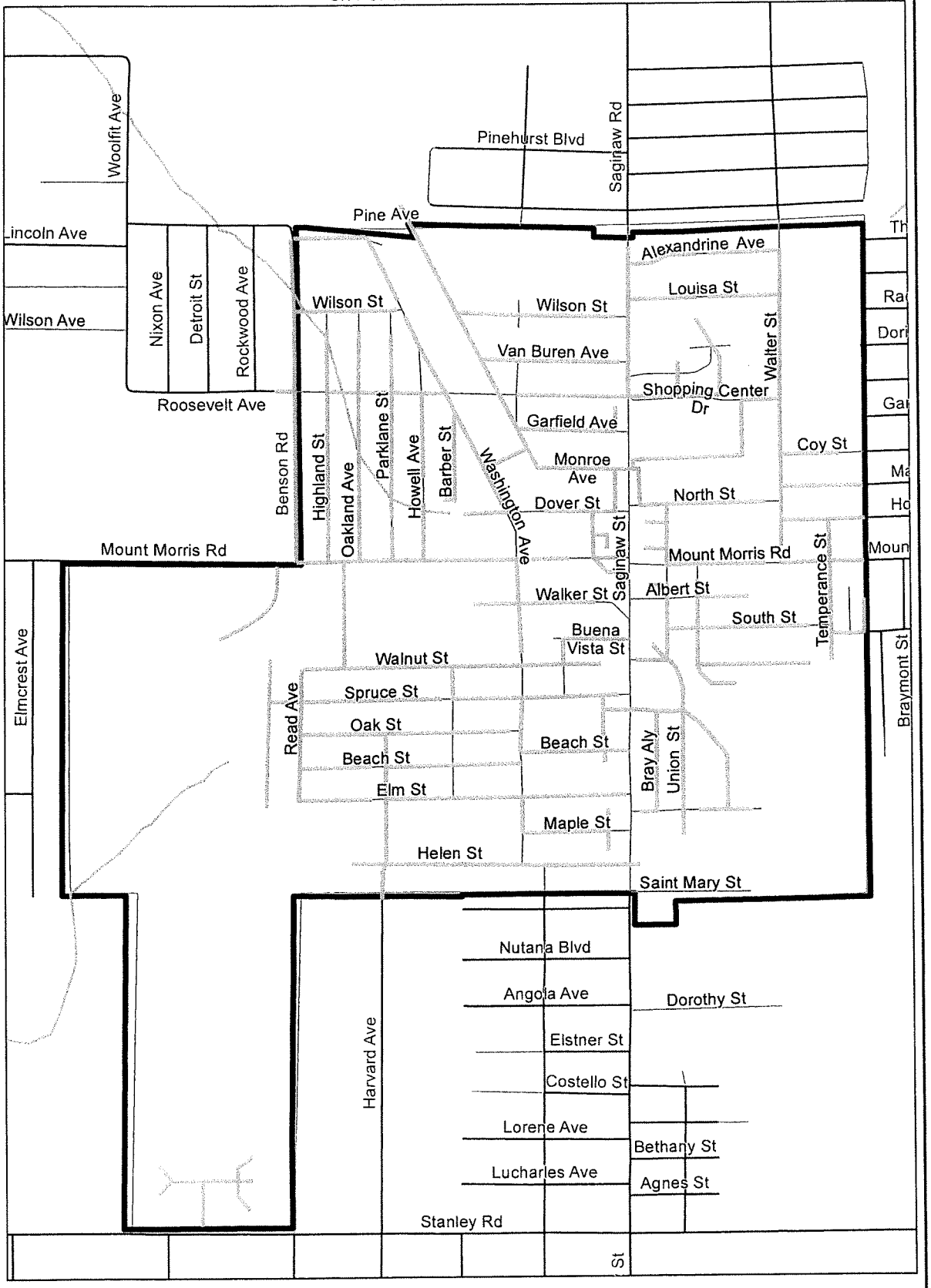

LEGEND

Sanitary Sewer Mains

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0 225 450 900 FEET

STORM WATER MAINS (Map 4)

CITY OF MT. MORRIS - MICHIGAN

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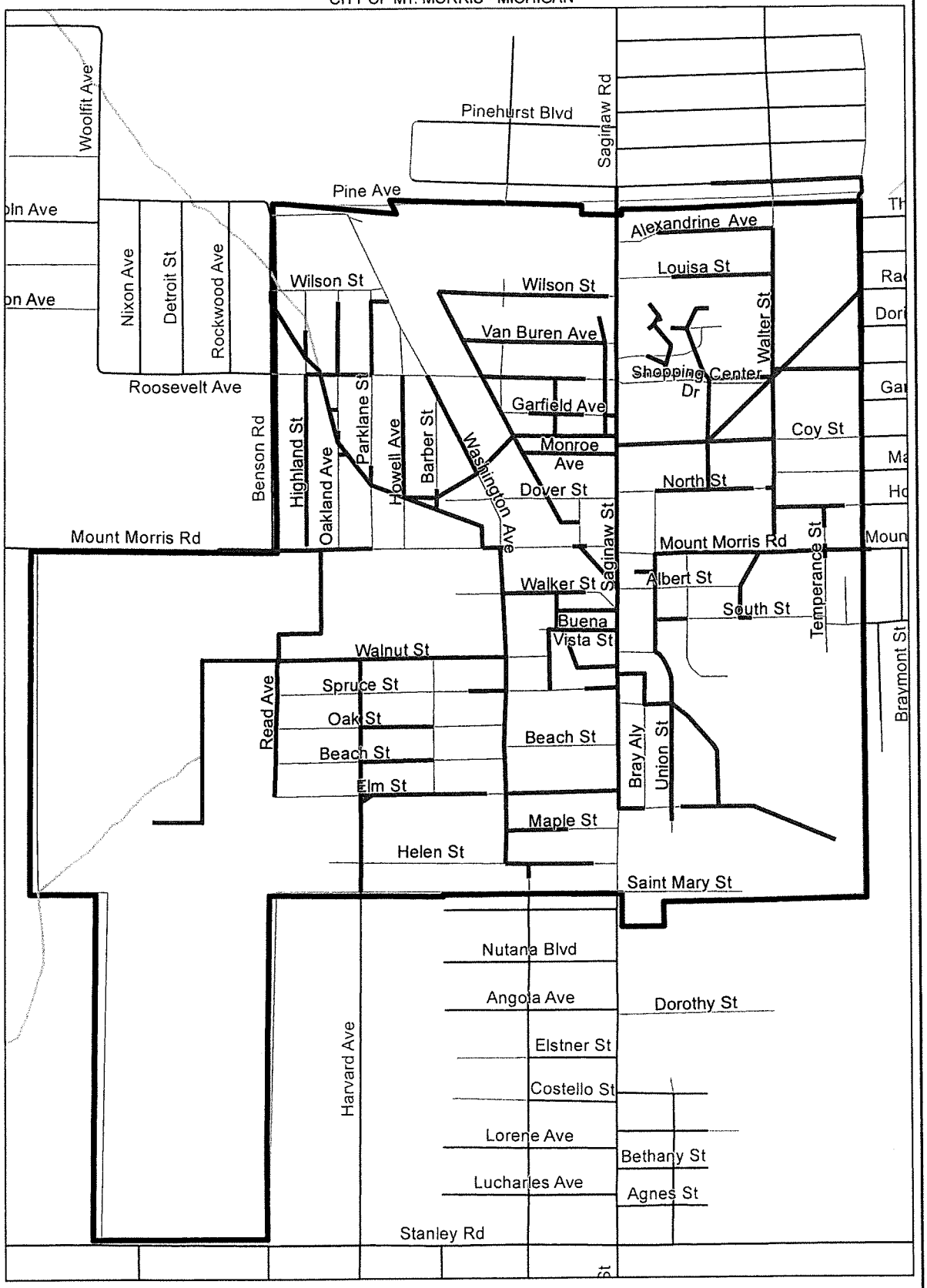

LEGEND

Storm Water Mains

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NOT TO SCALE

0 360 720 1,440 FEET

TRANSPORTATION (Map 5)

CITY OF MT. MORRIS - MICHIGAN

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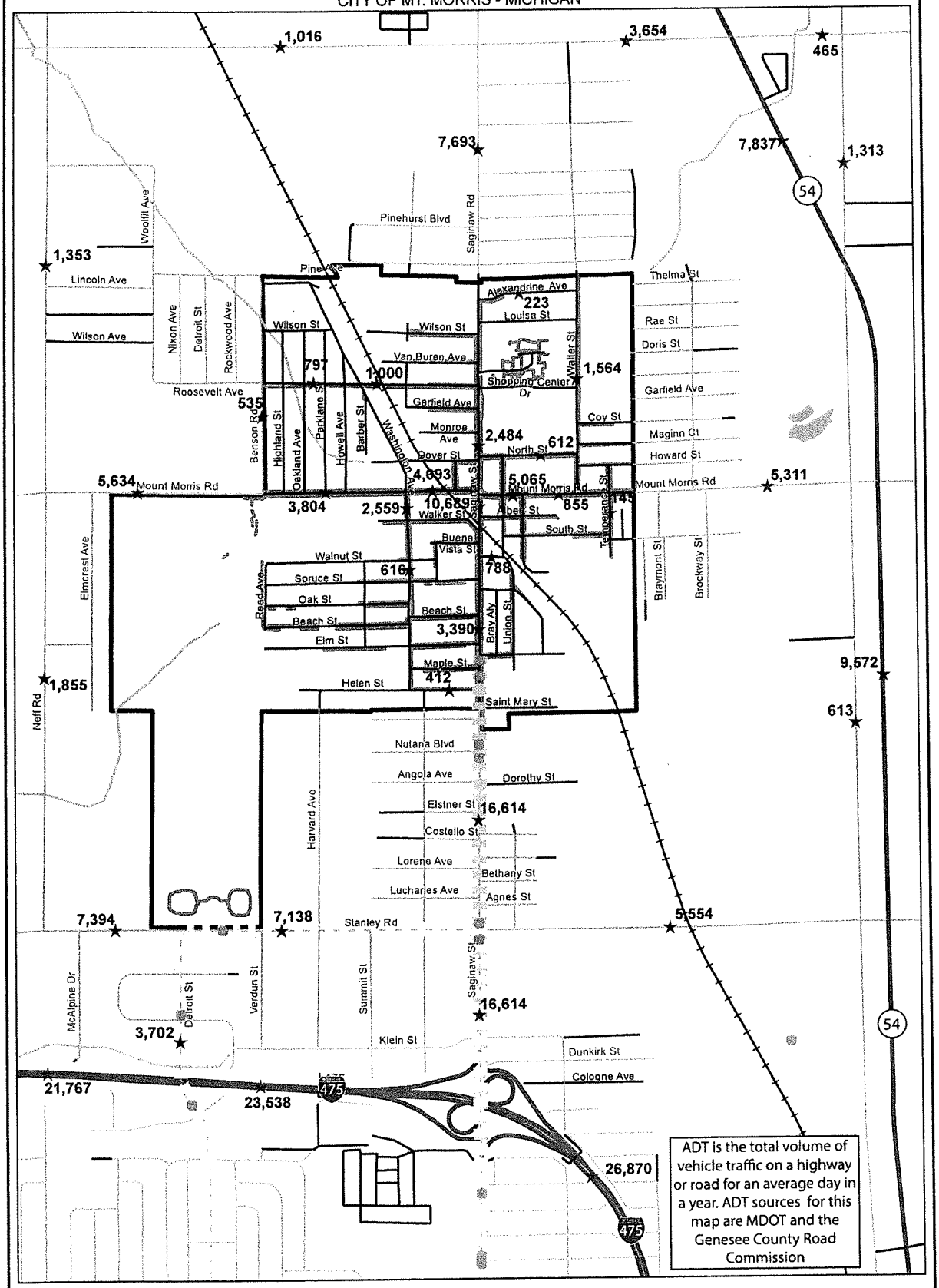

ADT is the total volume of vehicle traffic on a highway or road for an average day in a year. ADT sources for this map are MDOT and the Genesee County Road Commission

Legend

- MTA Bus Stops
- ADT
- State Roads
- County Roads
- Local Roads
- Sidewalks
- Railroad
- MTA Route 1
- MTA Route 6

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DATE: MAY 2019

Draft: 4/19/21

Natural Features

Natural features such as woodlands, lakes, rivers, wetlands, and topography contribute to the overall wellbeing and quality of life of a community. They provide wildlife habitat and they allow one to connect to nature. They are worth protecting from inappropriate development. Natural features can all serve as buffers between areas of more intense development.

The two major natural features in Mt. Morris are woodlands and wetlands. In Mt. Morris, both are located in the same general areas. The largest tract of woodlands is on the west side of the City, south of Mt. Morris Road between Elmcrest and Read Avenues. The middle portion of this woodland (approximately 30 acres) is identified by the National Wetlands Inventory as a Forested Wetland that is seasonally flooded. The other large tract of woodlands is in the southeast corner of the City. The southern 5 acres of that woodland is identified by the National Wetlands Inventory as a Scrub Shrub Wetland that is seasonally flooded. (More than half of this wetland lies outside of the city of Mt. Morris). These woodlands and wetlands are shown on Map 6 and Map 7, respectively, on the following pages.

In Michigan, wetland tracts that are more than 5 acres in size or those that are located near a river, pond, or stream are regulated by the Geomare-Anderson Wetlands Protection Act of 1979.

NOT TO SCALE

0 275 550 1,100 FEET

WOODED LAND (Map 6)

CITY OF MT. MORRIS - MICHIGAN

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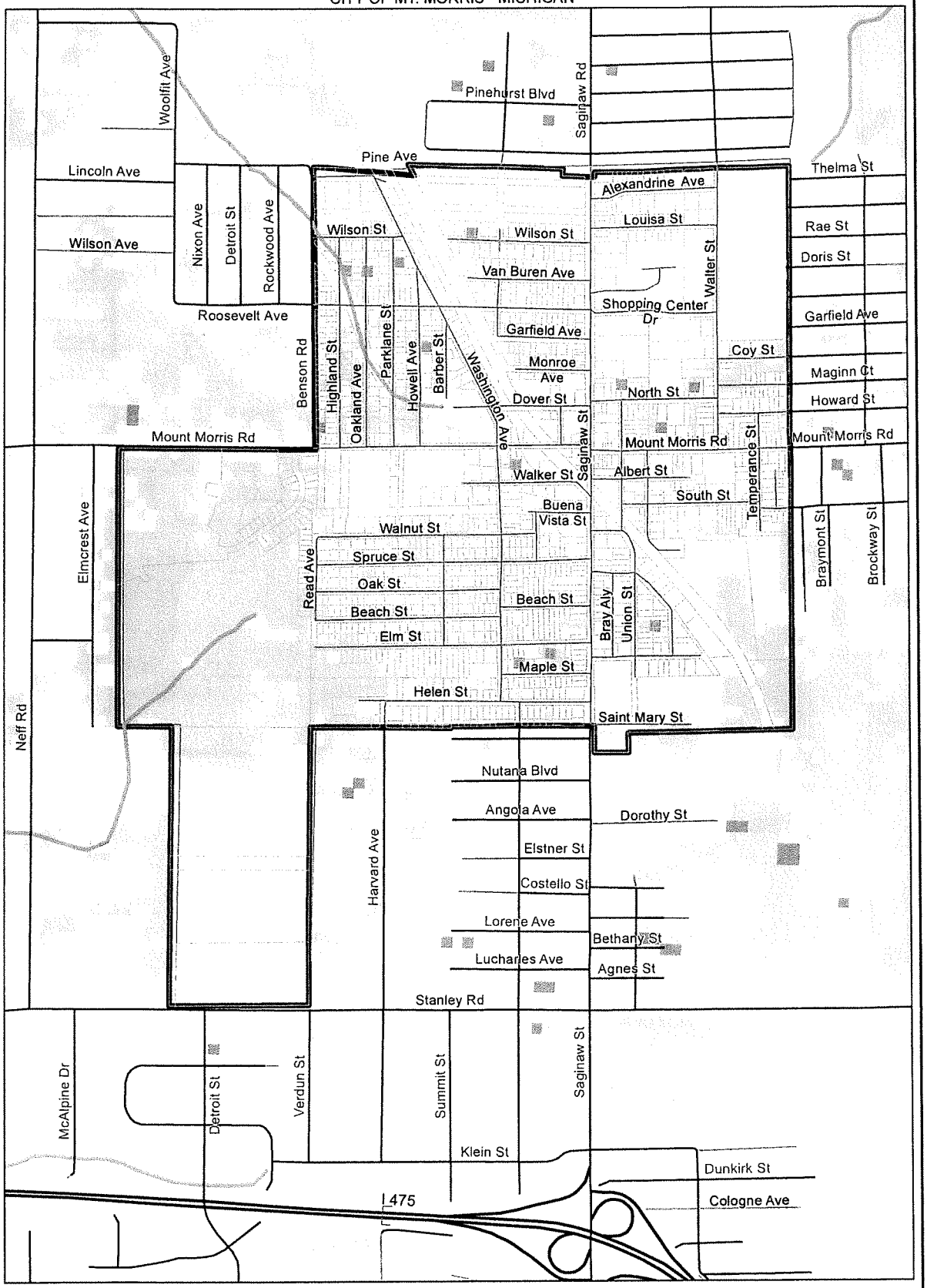

LEGEND

Deciduous Forest
Evergreen Forest
Watercourses
Mixed Forest
Recreational Grasses
Parcels

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NOT TO SCALE

0 280 560 1,120 FEET

WETLANDS (Map 7)

CITY OF MT. MORRIS - MICHIGAN

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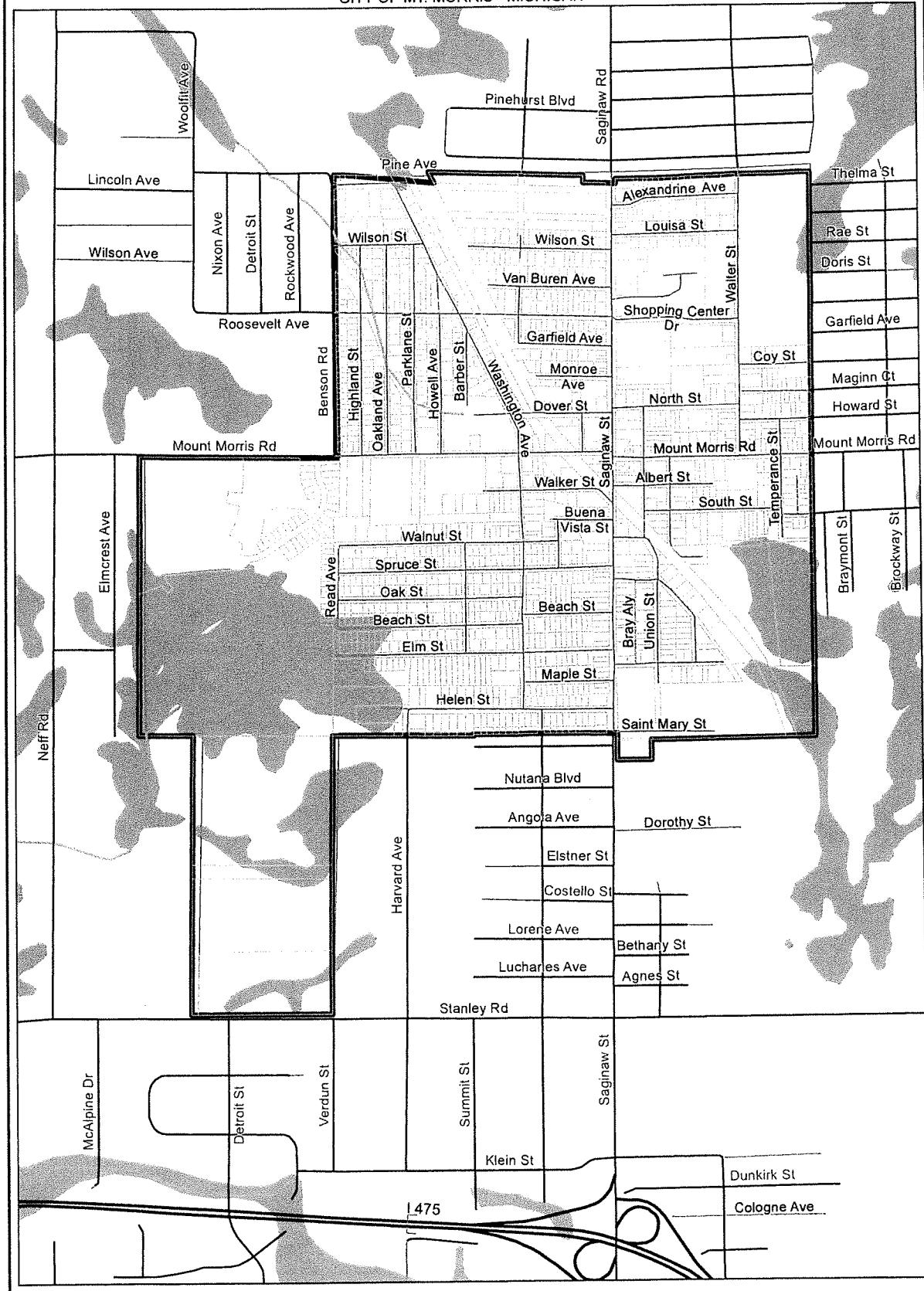

LEGEND

- Wetlands
- Watercourses
- Parcels

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Existing Land Use

This chapter is a review of the existing land uses in the City of Mt. Morris. Existing land use is a study of all the parcels in the City to understand exactly how each is used, regardless of how they are zoned. It's important to understand the distinction between existing land use and zoning.

In Mt. Morris, there are nine zoning districts. Each district allows different uses by right or by special use permit. Zoning regulations are law and they define minimum development standards in each district. By comparison, an existing land use map aims to be more specific than a zoning map. An existing land use map illustrates the land use at each parcel. There are many more land use categories than there are zoning districts, because there are many different types of homes, businesses, and industries. The purpose of the existing land use map is to clarify the types of uses currently in Mt. Morris, irrespective of zoning.

Mt. Morris's existing land use map was created in a two-step process. Initially, all the parcels were classified via a desktop analysis of land use using satellite imagery and local zoning information. Then, the consultants drove the streets of Mt. Morris to check the original analysis and clarify any outstanding questions. The existing land use map is located at the end of this chapter (Map 8).

One of the most important outcomes of a community's Master Plan is creating a Future Land Use Plan. But before the Future Land Use Plan can be created, the existing conditions and relationships between current land uses must be examined and understood. This knowledge aids in the decision-making process concerning future agricultural, residential, commercial, industrial, and public land use activities. Future land use will be discussed more thoroughly in Chapter ##. See Table 11, below, for the breakdown of existing land uses in Mt. Morris.

Table 11 - Existing Land Use Calculations

Land Use	Acreage	Percentage
Single-Family Residential	222.19	34.22%
Wooded	127.01	19.56%
Public/Semi-Public	89.43	13.77%
Open Space	73.71	11.35%
Multiple-Family Housing	43.74	6.74%
Vacant	29.54	4.55%
Commercial	37.32	5.75%
Recreation	18.18	2.80%
Industrial	0.53	0.08%
Utility	8.29	1.28%
Parking	2.00	0.31%
Medical Facility	0.74	0.11%
Total	**652.68**	

Land Use Categories

Single-Family Residential

The single-family residential land use category includes all parcels in the City occupied by single-family homes and associated accessory structures. The majority of the single-family homes in the City are situated in a traditional neighborhood format on a grid pattern. There is one area that is subdivided along a dead-end road. Single-Family Residential is the most prevalent land use within the City, it accounts for 222.1 acres or 34.2% of the land.

The City of Mt. Morris has an older housing stock, 90% of the housing in the City was built prior to 1980, which means only 10% of the housing stock in the City is less than 40 years old. Older sections of the City are facing challenges regarding issues that routine maintenance can no longer address. These include structural issues and deteriorating facades as well as vacant or underused homes. As the City continues to age, these maintenance concerns will become a broader issue.

Wooded Land

This category includes land that is forested or mostly covered with trees. In Mt. Morris, there are two distinct areas of wooded land, both in the southern half of the City. Overall, wooded lands make up 127 acres, which is 19.5% of the total land area in the City. Wooded land can be a benefit for the City, because it can act as green infrastructure that can protect or restore natural features and contribute to quality of life.

Public/Semi-Public

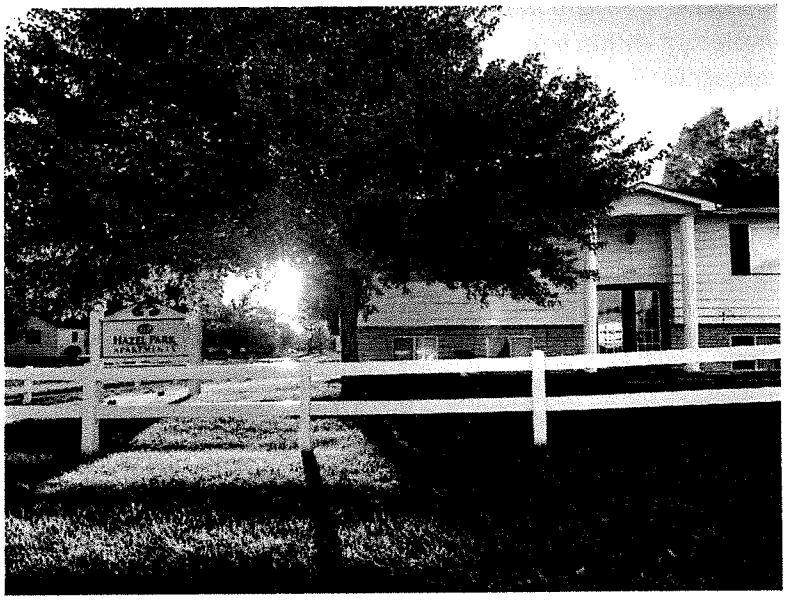
The public/semi-public land use category includes places of worship, schools, municipal offices, and other civic-related uses. These uses are typically used by the general public or a defined group of persons in the community. These parcels are located throughout the city, with several large parcels along the borders of the City limits. The pubic/semi-public land use makes up 89.4 acres or 13.7% of the land in the City.

Open Space

The open space land use category pertains to land that is not developed, and is currently an open natural area. There are several pockets of open space located throughout the City, and it makes up 73.7 acres or approximately 11.3% of the land in the City.

Multiple-Family Housing

This land use includes buildings that house more than two families and typically refers to apartment complexes and high-density residential developments. The two-family homes appear in small pockets within single-family neighborhoods. These are valuable housing resources because they offer a more affordable, lower maintenance option within the context of a single-family neighborhood. The dwelling units of three or more include a variety of apartment buildings. There are three high density examples of multiple-family housing structures in Mt. Morris. They are the apartment complexes located off Saginaw Street, Mt. Morris Road, and Stanley Road. Multiple-Family residential land use accounts for 43.7 acres or 6.7% of the land within the City. According to the U.S. Census, 28% of the housing units in Mt. Morris are 3 or more units.



Vacant

The vacant land use category includes all existing buildings that are currently empty and empty lots which have the potential for development or redevelopment. Vacant parcels present the most opportunity for redevelopment, therefore, it's important to have a clear understanding of where each parcel is located. The City can focus any future economic development ventures on these parcels and work to bring more development into the community. Vacant lands in Mt. Morris are found in dispersed locations throughout the City. The majority are small parcels scattered throughout existing neighborhoods. There are also several larger vacant parcels along Saginaw Street adjacent to other commercial business. Vacant lands account for about 29.5 acres or 4.5% of the land in the City.

Commercial

The vast majority of City commercial facilities are located along major arterial roads; specifically Saginaw Street. Other areas of commercial are located along Genessee Street and Washington Ave. The traditional downtown core which focuses on pedestrian scale uses, sidewalks and street frontage is located along Mt. Morris Road. One of the downtown buildings was recently restored and is now a popular business in the community. Many survey respondents indicated they hoped this would be a turning point for reinvestment in the downtown. Commercial uses today account for about 37.3 acres, or about 5.75%, of overall land use in Mt. Morris.

Recreation

Recreation land in the City includes one park operated by the School District on the northern border off Saginaw Street. The park is approximately 18 acres or 2.8% of the land in the City.

Industrial

Industrial land use within the City is relatively limited. The existing industrial uses are located near the railroad in the southeast corner of the City. The majority of these uses would be best classified as light industrial. These uses typically do not have the same impact on surrounding uses as traditional smokestack heavy industrial uses. Light Industry uses are limited to operations that focus on warehousing, machine shops, and limited manufacturing and assembly of products. While these uses generate truck traffic, the operations typically have lower impacts in terms of noise and odors. They also generally operate completely within enclosed buildings and have little to no outdoor storage. Industrial use currently accounts for about 0.5 acres, or about 0.08%, of total land use in Mt. Morris.

Utility

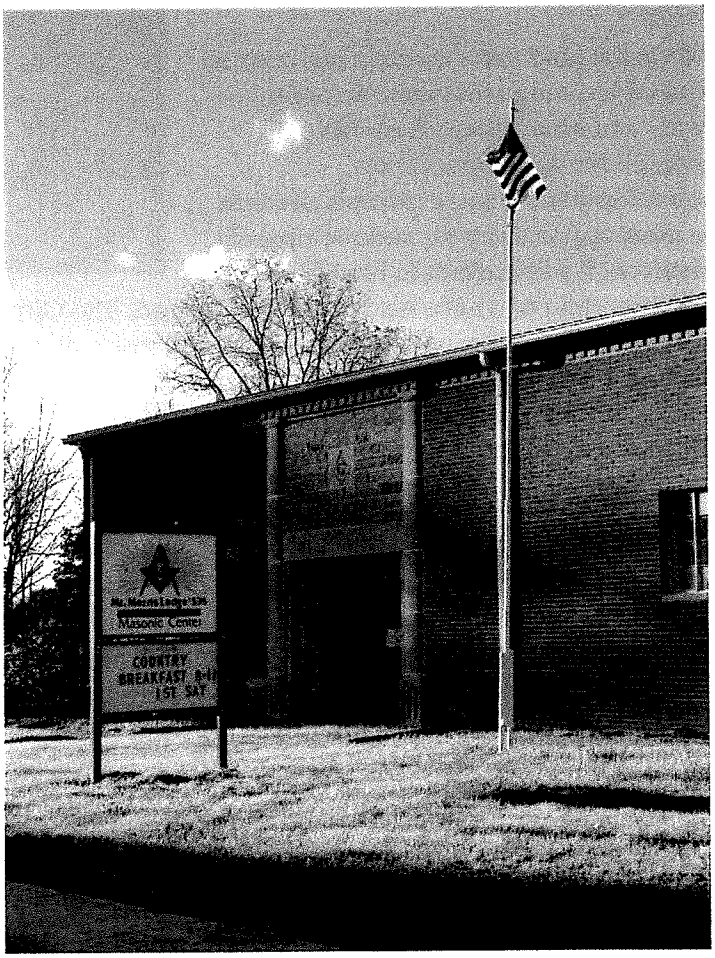
The utility land use category is for any parcel that is used for or by a utility company. There are only two of these locations in the City, both are rights-of-way, which are located north of the Rosewood Park apartments and along the railroad in the northern half of the city. Both areas total 8.2 acres or 1.3% of the land in the City.

Parking

Parking and vacant land represent two different land uses, so for this discussion they are separated into two categories. While parking is technically vacant land, it does have a necessary use. When planning for future development, understanding the location of all parking is key to utilizing a downtown to its full potential. Most of the parking in the City is located along Saginaw Street. Parking makes up 2 acres or 0.31% of the land in Mt. Morris.

Medical Facility

Medical facilities are a very specialized use, and for this plan, are their own land use category. Medical uses in Mt. Morris include small doctors' offices and a pharmacy. Each of these facilities are off Saginaw Street. Medical facilities make up 0.74 acres, 0.11% of the land in Mt. Morris.



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EXISTING LAND USE (Map 8)

CITY OF MT. MORRIS - MICHIGAN

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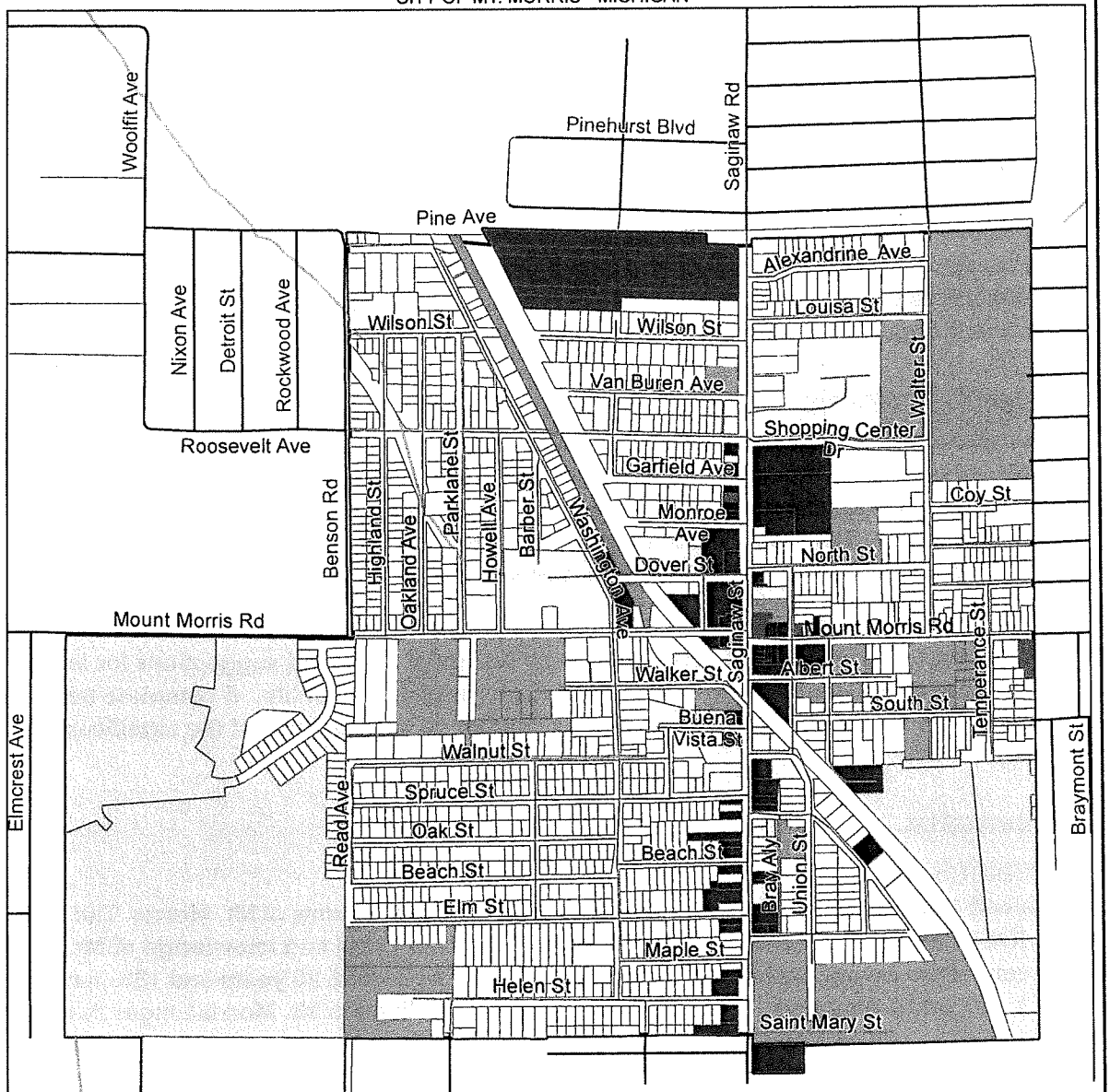

Land Use	Acreage	Percentage
Single-Family Residential	222.19	34.70%
Wooded	127.01	19.84%
Public/Semi-Public	85.93	13.42%
Open Space	66.51	10.39%
Multiple-Family Housing	43.74	6.83%
Vacant	29.54	4.61%
Commercial	37.32	5.83%
Recreation	16.49	2.58%
Industrial	0.53	0.08%
Utility	8.29	1.29%
Parking	2.00	0.31%
Medical Facility	0.74	0.12%
Total	**640.29**	

LEGEND

- Single-Family Residential
- Multiple-Family Housing
- Commercial
- Industrial
- Medical Facilities
- Public/ Semi-Public
- Open Space
- Recreation
- Utilities
- Parking
- Vacant
- Wooded
- Right-of-Way

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DATE: APRIL 2020

Community Input

City of Mt. Morris officials value the opinions of their residents and made a concerted effort throughout this Master Plan process to collect meaningful public input which would guide policies in this Master Plan. City officials believe one of the most important aspects of a community's Master Plan is the inclusion of the resident's opinions on the future of their City. To gain adequate and meaningful public input, the City created a community survey that pertained to the update of the Master Plan. The purpose of the survey was to gather information which will guide the Master Plan policies.

Public Input Process

A survey was created and made available in the fall and winter of 2018. The intent of the survey was to establish an easy means of communication where residents and stakeholders of Mt. Morris could provide input about existing community conditions and the need for future improvements. The survey was primarily available online. To reach a wider range of Mt. Morris residents, paper copies of the survey were also available at the City Hall. The City promoted the survey with a Facebook advertisement, a press release, and a link on the City's website.

During the public input period, the City collected many insightful ideas and suggestions for land use, housing improvements, economic development, and the overall quality of life. A complete tabulation of the results is available for review in Appendix B. This chapter highlights some of the significant results from the survey.

Survey Results

Survey Respondents

The City received 195 responses. Fifty-four percent, or 103, were residents of Mt. Morris. The remaining respondents lived elsewhere. The respondents have a long history with and knowledge of Mt. Morris. Fifty-two percent of the respondents have lived in the City for more than 20 years and 18% have lived in the City for 11 - 20 years. Meaning 70% of the respondents have lived in Mt. Morris longer than 11 years. The respondents have experience in the community and understand the history of the area, which also indicates they are committed to the community. The age range of the survey respondents was representative of almost all the age groups in the City. The only group which did not have any respondents was the population under 17. The age groups of survey participants are:

- **Under 17**: 0%
- **Ages 18 – 24**: 1.9%
- **Ages 25 – 34**: 17.7%
- **Ages 35 – 44**: 36.1%
- **Ages 45 – 54**: 19%
- **Ages 55 – 64**: 16.5%
- **Ages 65 – 74**: 8.2%
- **Ages 75 and older**: 0.6%

General Questions

How do you feel Mt. Morris has changed in the past 10 years?

	Better	Same	Worse	No Opinion
Road Conditions	49.7%	15.2%	34.0%	0.2%
Infrastructure	27.3%	46.1%	13.6%	13.1%
Traffic	20.5%	60.5%	14.7%	4.2%
Property Appearance	22.1%	27.9%	49.5%	0.5%
Parks & Recreation	11.6%	46.3%	34.2%	7.9%
City Service to Residents	22.6%	44.2%	23.7%	9.5%
Quality of Life	18.6%	39.2%	38.6%	3.7%
Public Safety	27.4%	35.8%	30.6%	6.3%

- Approximately 40% of respondents believe their overall of quality of life is the same as it was 5 years ago. Similarly, approximately 40% also believe their quality of life is worse than it was 5 years ago.
- Generally, respondents indicate public infrastructure, parks and recreation, and city service to residents is the same as it was 5 years ago.
- Respondents believe the roads are better than they were 5 years ago.

Considering the future of Mt. Morris, how important are the following issues?

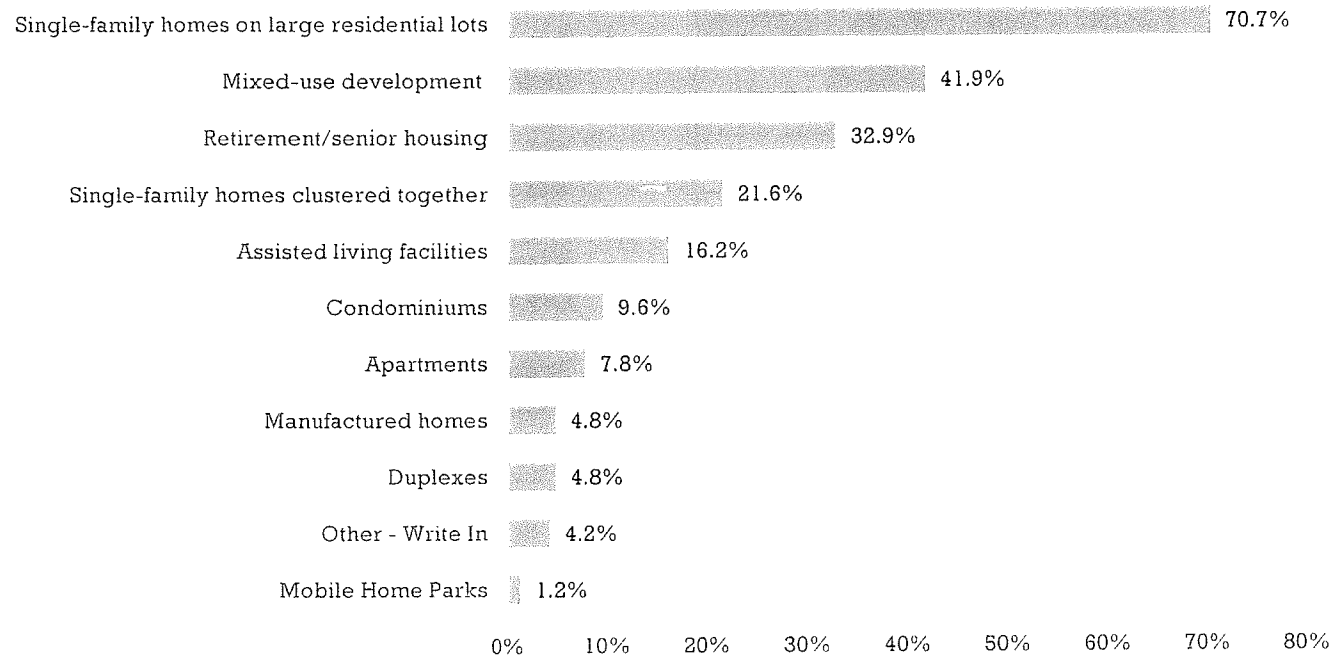
- High Quality Schools – 84% of respondents believe they are very important.
- Active blight reduction program that reduces nuisances, eyesores, and other health/safety hazards – 64% of respondents believe this is very important.
- Nice Parks and Recreation Facilities - 41% of respondents believe they are very important.
- High quality residential development – 40% of respondents believe this is very important.
- Local employment opportunities – 39% of respondents believe this is very important.
- A variety of local commercial services – 33% of respondents believe this is very important.

Downtown Mt. Morris needs the following. Respondents generally indicated the downtown needs all the suggestions listed in the question. Desired features are ranked as follow:

- Flowers/Street Landscaping – 67%
- Improved Lighting – 66%
- Sidewalk Upgrades – 62%
- More parking – 53%
- New trash receptacles – 44%
- Bike Racks - 44%

Residential

I prefer new residential development include the following:



- The top three most desired types of residential housing types in Mt. Morris are single-family homes on large lots, mixed use development, and retirement/senior housing.
- The least desired type of housing was mobile home parks.

Commercial/Industrial

- Generally, 46% of the survey respondents believe there are too many under-utilized properties in the City.
- Eighty-five percent of survey respondents do not think there is enough retail and service businesses in the City.
- Seventy-nine percent of respondents support the development of industry and manufacturing in the City.
- Generally speaking, respondents support development throughout the City, but they believe it should be focused throughout the Saginaw Road corridor, and throughout the Mt. Morris Road corridor.

Open Ended Questions

The survey concluded with two open ended questions, the first asking respondents one thing they like about Mt. Morris and the second asking respondents one thing they would change about the City. Both questions had just under 120 responses each. There were several clear patterns in the responses, and the responses that were most reoccurring for each question are described below.

Favorite Thing

- Small town feeling
- Good community and people
- Location
- Good neighborhoods
- City is safe, with good police presence
- Good community involvement

One Thing to Change

- Reduce blight/enforce ordinance
- Need more business
- Fix up downtown area
- Make town more aesthetically pleasing
- Development of vacant buildings
- Update park

Goals and Objectives

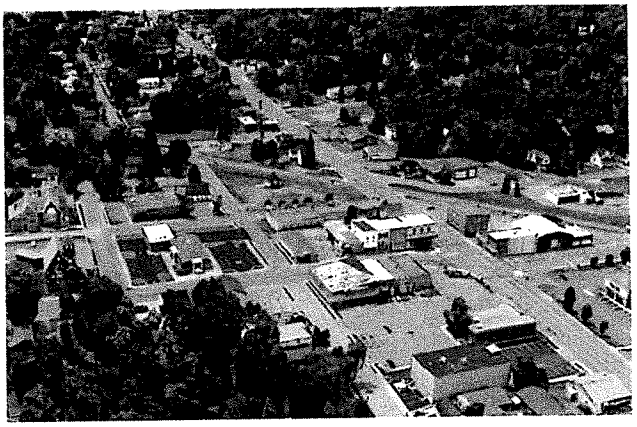
Overview

The purpose of this section is to describe the long-term vision for the City of Mt. Morris, with enough detail to highlight likely outcomes for the City yet be flexible to address changing conditions and adapt to the changing wants and needs of its current and future residents, landowners, and other stakeholders.

It should go without saying that determining the direction for the Mt. Morris community for the next five to twenty years is a challenge. Determining what needs to be improved, what should be preserved, and what should be substantially changed is successful only when based on sound public participation and detailed analyses. Setting the goals for Mt. Morris was a process accomplished by the thorough review of existing characteristics in the City and the results of the community input survey.

➢ Some of the **key takeaways** and **insights** from the review of the City's Census data and the community input results include the following:

1. The City's population has been declining slightly from 3,300 persons in 1990 to about 3,000 in 2016. This rate of decline matches the rate for Genesee County as a whole.
2. The aging of Mt. Morris is occurring, but at a slower rate than that of Genesee County and Michigan as a whole.
3. In terms of housing units, Mt. Morris has a high rate of rentals, about 46% of the housing stock is renter-occupied. This is an increase from 38% in 2000.
4. Median household income is low in Mt. Morris ($31,000) compared to the County ($43,000) and Michigan as a whole ($48,000).
5. Residents say that high-quality schools and an active blight reduction program are very important.
6. Having nice parks and recreation facilities are also important. The City currently does not own or operate any public parks.
7. In the downtown area, residents would like to see flowers and street landscaping, improved lighting, and sidewalk upgrades. Additionally, more places to park was desired.
8. Single-family residential was by far the highest desirable kind of housing type preferred for the future of the City.
9. Residents desire that business development occur along the Saginaw Road corridor, as well as the Mt. Morris Road corridor. The highest traffic counts in the City are at the intersection of Saginaw/Mt. Morris.



Based upon this information, a number of goals were established and are a major component of this Master Plan, which is intended to be the primary policy document for City officials when considering matters related to land use, development proposals, and infrastructure improvements.

What follows then, are the goals and objectives that represent the overall vision for the City of Mt. Morris. They will serve as the foundation for preparing concise and well thought-out community improvements for the life of this Master Plan. The **goals will also be the guiding principles** for future land use decisions by City officials and should guide rezoning decisions and other land use questions that arise from time to time. Implementation of these goals is a multi-faceted effort that will likely involve the zoning ordinance, other local ordinances, various City departments, and other plans such as the City's capital improvement program (CIP).

Each **goal** in this section is a broad category that relates to the issues identified as priorities by the residents and the Planning Commission. These broad categories were devised to be clear and intentional, with a vision of bringing strength and vitality to the City to positively affect daily life in Mt. Morris. The goal categories are meant to succinctly address issues related to economic development, the future of Saginaw Street, neighborhoods, quality of life, and good governance. Listed beneath each goal are several objectives to support and facilitate implementation. An **objective** is a targeted action needed to achieve goal implementation.

Goal 1:

➢ Strengthen Mt. Morris's Economic Future

The following action steps, when implemented, are intended to improve the business and investment climate within the City. While the City itself has limited capacity to create jobs and related opportunities, it can set policies in place to encourage desired activity. Through the site plan review and approval process, for example, the Planning Commission can positively influence the implementation of this goal and its related objectives.

Objectives:

a) 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.

b) To the extent possible, the City Council, Planning Commission, Zoning Board of Appeals, and the other boards and commissions that have an impact on growth and development in the City should work toward the common goal of promoting positive economic development and redevelopment in the City.

c) Maintain and enhance Saginaw Street as the City's main thoroughfare that is friendly and welcoming to all users.

d) Promote well-planned development and redevelopment of vacant property with uses that are desirable and appropriate for Mt. Morris.

e) Review and revise the zoning ordinance to determine ways to simplify and streamline the permitting process and to make it more user-friendly.

f) Develop City procedures to establish internal development review roles, responsibilities, and timelines.

g) Draft a development guidebook that includes flowcharts of the development process, including timelines, fee schedules, and explanations of City policies, procedures, and steps to obtain approvals.

h) Engage the Michigan Economic Development Corporation (MEDC) to determine how to bring the Redevelopment Ready Communities (RRC) program to Mt. Morris, which is a voluntary, no-cost, certification program designed to promote effective redevelopment strategies through a set of best practices.

i) Collaborate with the Downtown Development Authority (DDA).

j) Consider expansion of liquor license opportunities (Redevelopment liquor license) – Through the provisions of Public Act 501 of 2006, the Liquor Control Commission may issue new public on-premises liquor licenses to local units of government. In order to allow cities to enhance the quality of life for their residents and visitors to their communities, the Liquor Control Commission may issue public on-premises licenses in addition to those quota licenses allowed in cities under section 531(L) of the Michigan Liquor Control Code, Public Act 58 of 1998 as amended. Eligible businesses must be located within a business district such as Downtown Development Authority (DDA).

Goal 2:

➢ Re-envision Saginaw Street

Create an Advisory Committee to take the lead on developing a scope for creating design alternatives for future pedestrian-oriented and safety-related improvements to Saginaw Street. Prior to taking action on the transformative objectives described below, it may be necessary for the City to conduct corridor and parking studies to set the stage for the desired changes to Saginaw Street.

Objectives:

a) Implement a road diet by reducing the number of travel lanes on Saginaw Street. Curb-to-curb, with the current four lanes, the road is about 52-feet wide, or 13-feet per lane (on average). A reduction to three lanes would allow 39-feet for vehicular traffic, with an additional 13-feet to be designed for pedestrian and non-motorized use.

b) Re-establish on-street parking along Saginaw Street.

c) Determine if additional traffic lights are needed at cross streets. Also consider if other types of traffic calming measures would be more effective, such as pedestrian refuges.

What is a "Road Diet"?

An article from the American Planning Association says this about road diets: "Reduce the number of travel lanes on wide streets wherever possible. Downsizing four-lane suburban and urban streets to two travel lanes with an alternating turn lane in the middle has become a popular trend across the country. Not only does this create safer streets, but it lessens noise for residents and creates an opportunity to add sidewalks, bike lanes, and landscaping." The Federal Highway Administration (FHWA) also states that benefits associated with road diets include reduced vehicle speeds, reduced vehicle-to-pedestrian, -to-bicycle, and -to-vehicle conflicts."

From: https://www.planning.org/planning/2015/may/safeststreets.htm and https://safety.fhwa.dot.gov/road_diets/guidance/info_guide/ch2.cfm

d) Install a signal at the existing Saginaw Street crosswalk at Roosevelt Avenue so that pedestrians can activate a red light to stop traffic to ensure a safe crossing.

Goal 3:

➢ Strengthen Mt. Morris's Neighborhoods

When examining how to retain and attract residents, Mt. Morris will need to work on ways to keep existing neighborhoods attractive. The following action steps are proposed to encourage new residents to move to Mt. Morris while providing opportunities for the young, seniors, long-term and short-term residents, and families.

Objectives:

a) Encourage the preservation and revitalization of existing neighborhoods and the prevention of blight through code compliance activities and various neighborhood beautification, housing rehabilitation, redevelopment, and capital improvement programs.

b) Provide more information to the public on how to report ordinance and zoning violations.

c) Continue code enforcement best practices while maintaining a professional a community-friendly approach to enforcement action.

d) Ensure that, while meeting objectives for affordable housing and varied housing options, detached single-family homes are the main housing type in the City.

e) Ensure that new, and infill, residential development reflects the scale and character of adjacent existing residential development and neighborhoods.

f) Discourage the encroachment of non-residential uses into established residential neighborhoods.

g) Encourage higher density housing on lands that have, or are planned to have, the capacity to support such development by means of public roads and utilities.

h) Update zoning ordinance to promote the development of senior housing opportunities in the City of Mt. Morris.

Goal 4:

➢ Strengthen Mt. Morris's Quality of Life

When it comes to municipal planning, communities that are perceived to have a good quality of life are typically safe, have available jobs, good schools, access to parks, a clean environment, and cultural and entertainment opportunities. The following action steps are proposed in order to improve the quality of life for residents.

Objectives:

a) Develop water, sanitary sewer, and storm drainage facilities to coincide with anticipated demand as well as plan for ongoing and needed maintenance.

b) Promote compliance to the zoning ordinance, with reviews and updates as necessary.

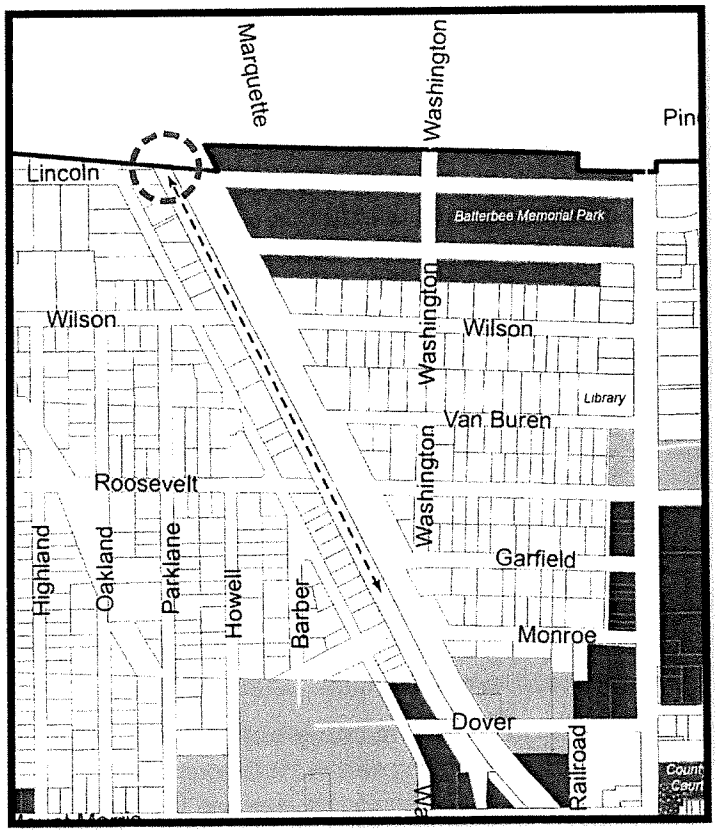
c) Maintain a safe and efficient transportation system throughout the City, for vehicular as well as pedestrian and non-motorized circulation.

d) Continue annual improvements to the City's network of streets to meet the needs of City residents and businesses.

e) Continue construction and maintenance activities related to the City's sidewalks.

f) Develop a plan for City-owned parks and public places and then seek grants from DNR for future park development.

g) Promote the development of recreational pathway connections to regional trail systems, including the Iron Belle Trail. A connection to the future Iron Belle Trail can be linked via a non-motorized pathway constructed within the Consumers Energy right-of-way.



Goal 4(g)

Promote the development of recreational pathway connections to regional trail systems, including the Iron Belle Trail. A connection to the future Iron Belle Trail can be linked via a non-motorized pathway constructed within the Consumers Energy right-of-way.

h) Seek assistance from the Genesee County Land Bank to identify appropriate properties that can be affordably transferred to the City for potential future development as a neighborhood park.

i) Encourage community support and involvement in quality education.

Goal 5:

➢ Foster a Supportive and Transparent Municipal Environment

The following are internal steps the City can take to improve public access to information and provide guidance for elected and appointed officials.

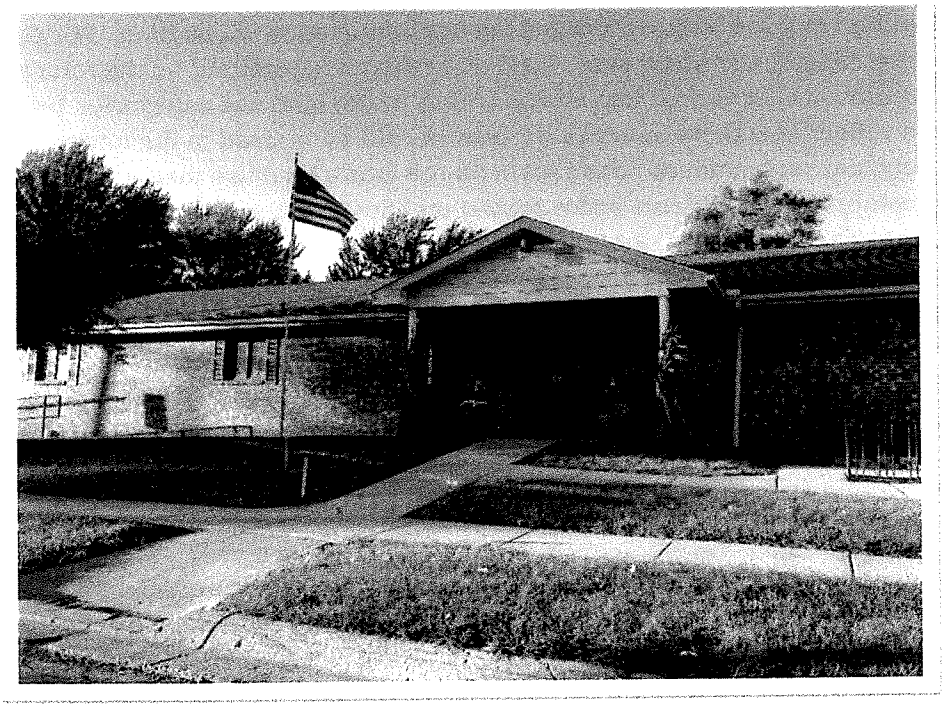
Objectives:

a) Provide for regular training of City staff and appointed officials to foster knowledge and expertise.

b) Assign roles and outline expectations for all committee or commission members at the beginning of their tenure.

c) Follow Michigan statutes for meetings, e. g. the Open Meetings Act.

d) Upload all public documents to the City website.



Future Land Use

One of the purposes of a Master Plan is to incorporate a future land use plan to guide the next 10 to 20 years of development in the City. The land use plan outlined in this section of the Master Plan, serves to reflect the community's desire to promote growth in specific areas while maintaining, enhancing, and protecting the natural resources present in the community. The map depicting the future land uses for the City is shown at the end of this section. The proposed future land uses in the City are divided into thirteen categories.

The future land use map transforms the goals and objectives of the Master Plan into a graphic guide for land development and management in the City. The future land use map serves as a guide to decision making – it does not specify how every lot, parcel, or site should be used or zoned. While the future land use map attempts to translate future land use categories to specific zoning districts, it is mostly intended to provide a framework for future site-specific land use or zoning decisions that are brought before the Planning Commission. For example, the future land use map may indicate a medium-density single-family residential area, and yet it may not be zoned for residential until a property owner requests that zoning change and the City adopts the rezoning request.

The future land use shows categories that are slightly different from the existing land use categories. This difference is attributed to the fact that future land use is developed with an eye toward the zoning classification that will be needed to move toward the implementation of this plan. For example, while the existing land use map described vacant uses, these uses are not described on the future land use map. These existing land uses are combined into various other future land use categories because the future land use categories reflect how these vacant land uses should be utilized in the future, and hence should be zoned. Ultimately, the recommendations shown on the future land use map are intended to help City officials, property owners, and residents make zoning and development decisions that are in the best interest of Mt. Morris. The future land use map seeks to guide residential, commercial, and industrial development into appropriate locations while maintaining the overall character and appearance of the City. Descriptions of the future land use categories begin below. The future land use map is shown at the end of this section.

Future Land Use Categories

Commercial – Retail

The General Business future land use category is planned for town center of Mt. Morris and corresponds to the Commercial Retail "CR" (commercial-retail) zoning district. Businesses and retail establishments located in this category tend to meet the day-to-day shopping needs of Mt. Morris residents. Uses here tend to be neighborhood-oriented and are compatible with adjacent neighborhoods. Future development and redevelopment in this area should consider the existing character of the town center and maintain its historical charm, while promoting a mixture of uses that area appropriate for a compact, pedestrian-oriented town center.

General Business

This is an all-purpose commercial and retail future land use category and corresponds to the Commercial "C" (general business) zoning district. This category allows gas stations, shopping centers, and more intense commercial uses. This future land use category is planned primarily for the Saginaw Street corridor and in a few places along Mt. Morris Road. Establishments located in this category tend to serve the greater community and region.

Industrial

The future land use map indicates a few locations for industrial development in the City of Mt. Morris. This future land use category corresponds to the Industrial "I" zoning district. While permitting uses traditionally thought of as industrial, for example, manufacturing and mining, this category also allows residential and various commercial services such as restaurants. The industrial area shown on the future land use map is focused within the southeast part of the City, situated along the railroad tracks and Church Street. These uses are currently zoned Industrial and are not intense as they are located in established neighborhoods. Future industrial development or redevelopment activity should ensure long-term compatibility with adjacent neighborhoods.

Mobile Home Park

This future land use category allows for the development of manufactured home parks and corresponds to the Residential Mobile Home Park "R-C" zoning district. This category is shown in the southeast part of the City, at the end of Temperance Street.

Multiple Family

This future land use category allows for the development of a variety of residential uses, including apartments, townhomes, single-family dwelling units, subdivisions, and planned unit developments, and corresponds to the Residential Multiple "RB" zoning district. The minimum lot size for the development of apartments and townhomes is two acres. The minimum lot size for the development of all other uses is 7,200 square feet. This category is shown in various locations throughout the City.

Office

The office future land use category is planned in three locations in the City, which includes the north end of Saginaw Street, the western area of Mt. Morris Road, and along North Street, and corresponds to the Office "O" zoning district. This future land use category allows for the development of a wide variety of uses, including professional offices, business offices, single-family homes, places of worship, schools, municipal buildings, medical clinics, public utility buildings, and telecommunication towers.

Single Family – High Density

This future land use category allows for the development of mostly single-family dwelling units on 5,000-square foot lots and corresponds to the Residential "R-3" zoning district. This land use is located

throughout Mt. Morris and makes up most of the housing in the City. Portions of the lots already created on Red Maple Drive and the south side of Elm Street are zoned R-1, but because their lot sizes do not meet the minimum required lot size of 10,000-square feet, these lots have been placed in the Single Family – High Density future land use category. Because of this, there is no corresponding future land use category on the future land use map to encourage additional residential development using the R-1 zoning designation. Much of the land that is currently zoned R-1 in the City will now be part of the Large Lot Flex Uses future land use category.

Single Family – Medium Density

This future land use category allows for the development of mostly single-family dwelling units on 7,200-square foot lots and corresponds to the Residential "R-2" zoning district. This land use is located throughout the City of Mt. Morris, interspersed with the higher density residential areas.

Large Lot Flex Uses

This future land use category recognizes there are various development options for large, undeveloped, City-owned lots. It is the intent of the Large Lot Flex Uses category to accommodate reasonable requests for appropriate development that is not disruptive to established adjacent uses as the City is in a strategic position to guide the development of these parcels. These lots are placed in two different categories based on location and existing conditions:

N – The three parcels in this northern portion are 9, 24, and 65 acres in size. Access is from Mount Morris Road. Water, storm, and sanitary utilities are available. Adjacent uses are residential, with potential road extensions from Spruce, Oak, Beach, and Elm Streets. If development other than residential is considered, these parcels are large enough to incorporate separation buffers from adjacent uses.

S – The two parcels in this southern portion are 21 and 36 acres in size (this does not include the parcel owned by Consumers Energy). Access would likely be from Stanley Road. These parcels do not have the convenience of being near to City utilities. These parcels likely lend themselves toward light industrial such as a renewable energy project given their proximity to the overhead high-voltage power lines. Residential would not be ruled out given the existence of adjacent Rosewood Park apartments on Stanley Road.

Corridor Transition Uses

This future land use category is intended to address areas that are candidates for a potential change in intensity within the next five to ten years. Economic and demographic trends indicate a period of market transition, and when coupled with the closure of buildings that have traditionally been neighborhood magnets of activity, the City wants to accommodate quality investment that fits with the goals described within this Master Plan. The transitional label designates properties where the City expects changes of use or intensity that could warrant flexibility and adaptability. This flexibility could range between multi-family residential to more intense commercial uses, yet also allow the City to foster potential developments that cannot yet be foreseen. These areas are important to identify on the future land use

map because they suggest places for varying intensity of use, which impacts density, traffic, infrastructure, and more.

Future City Park/Recreation

While the City of Mt. Morris does not currently provide parks and recreation facilities to its citizens, a goal of this Master Plan is for the City to develop a plan for City-owned parks and places to enable the City to develop future parks. The future land use map shows two specific locations for potential park development. The first is located generally in the northwest part of the City, an area within the Consumers Energy right-of-way. Here, the City wants to promote the development of a recreational pathway connection to regional trail systems, including the future Iron Belle Trail. The second area is in the southeastern part of the City along the railroad tracks.

City Parking Lot

This property is the City-owned parking lot adjacent to the Genesee County District Court building, located at the northeast corner of North Saginaw Road and East Mt. Morris Road. There are no other city-owned parking lots proposed on the future land use map.

Publicly-Owned Property

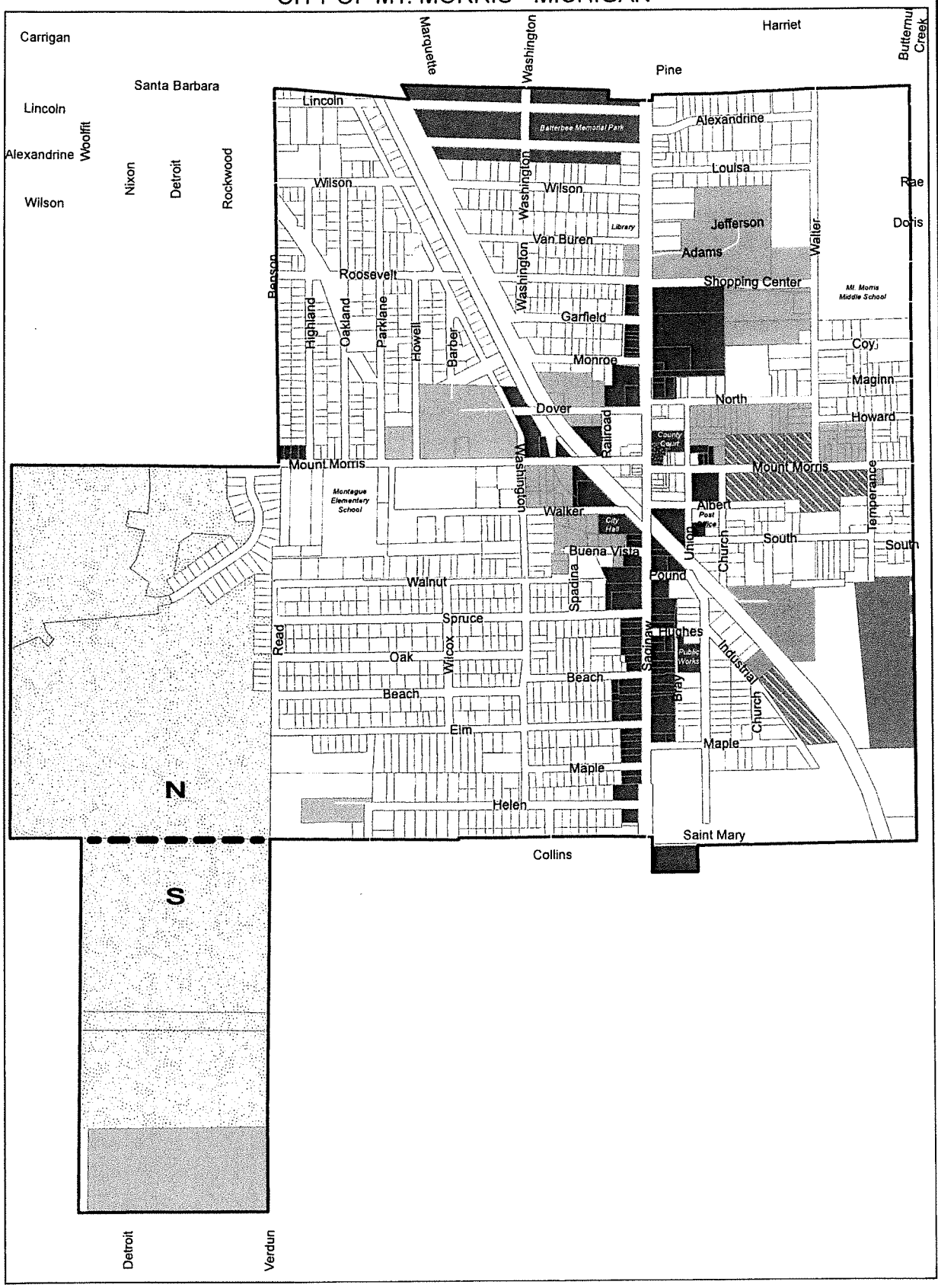
These properties include sites used for public purposes. On the future land use map, this includes the City Hall/Police building, the City's public works site, the Genesee County District Court building, and Batterbee Memorial Park.

NOT TO SCALE

0 250 500 1,000 FEET

FUTURE LAND USE

CITY OF MT. MORRIS - MICHIGAN



Commercial - Retail
General Business
Industrial
Mobile Home Park
Multiple Family

Office
Single Family - High Density
Single Family - Medium Density
Large Lot Flex Uses
Corridor Transition Uses

Future City Park/Recreation
City Parking Lot
Publicly-Owned Property

Draft 1/19/21

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FEBRUARY 2021

Implementation

Introduction

This plan serves as the policy guide for moving Mt. Morris forward, guiding decisions about future physical and economic development. Transforming the plan's goals into reality will require a long-term commitment and political consensus. The plan is designed to be a road map for action, incorporating strategies, specific projects, and programs that will achieve the desired results. This chapter synthesizes the plans recommendations needed to transform the plan's vision into reality.

Principles of Successful Implementation

The input received through the Master Plan process provided a foundation to help achieve the City's vision. Community support, commitment, and involvement must continue.

COMMITMENT Successful plan implementation will be directly related to a committed City leadership. While elected and appointed officials will have a strong leadership role, many others – City department directors, staff, and leaders from the community's many institutions and organizations – will also be instrumental in supporting the plan. However, commitment reaches beyond just these individuals and includes the array of stakeholders. Citizens, landowners, developers, and business owners interested in how Mt. Morris develops must unite toward the plan's overall vision.

ROLE OF CITY COUNCIL The City Council must be solidly engaged in the process to implement the plan. Their responsibilities will be to prioritize various action items and establish timeframes by which each action must be initiated and completed. They must also consider and weigh the funding commitments necessary to realize the City's vision, whether involving capital improvements, facility design, municipal services, targeted studies, or changes to development regulations.

PLANNING COMMISSION AS FACILITATORS The Planning Commission is charged with overseeing plan implementation and is empowered to make ongoing land use decisions. Therefore, many tasks are the responsibility of the Planning Commission and City staff. As an example, the Planning Commission is charged with preparing studies, ordinances, and certain programmatic initiatives before they are submitted to the City Council. In other instances, the Planning Commission plays a strong role as a "Plan Facilitator" overseeing the process and monitoring its progress and results. Together, City staff and the Planning Commission must be held accountable, ensuring the Master Plan impacts daily decisions and actions by its many stakeholders.

MAXIMIZE STAFF CAPACITY City staff wear many hats and fulfill a variety of tasks to keep the City running. The actions identified in this plan cannot be implemented by staff alone. Instead, staff helps guide the team of implementors and makes connections between resources locally and regionally. Staff training should be a priority to ensure their continued investment as employees. Champions for projects and initiatives can extend beyond staff to dedicated partners and City leaders. Preparing for future staff turnover means an emphasis on documentation and processes. Records and institutional memory should

be documented to ensure future staff have the resources they need. Digitizing records and maps should be a priority so staff can most efficiently do their job.

INTEGRATE WITH PROJECT DESIGN City officials and departments must embrace the plan, applying its recommendations to help shape annual budgets, work programs, and the design of capital improvements. For example, the City's engineering practices can support implementation through infrastructure improvements, streets, and storm systems designed consistent with plan policies and recommendations. Each department, staff person, and elected official should find it a benefit, if not an obligation, to reference the plan when making decisions and setting priorities.

GUIDANCE FOR DEVELOPMENT DECISIONS This plan is designed for routine use and should be consistently employed during any process affecting the community's future. Private investment decisions by developers, corporations, and landowners should consider the plan's direction as it is the guide for economic growth and stability of the community and supports the goals and objectives of the overall master plan.

EVALUATION AND MONITORING This plan has been developed with a degree of flexibility, allowing nimble responses to emerging conditions, challenges, and opportunities. To help ensure the plan stays fresh and useful, periodic reviews and amendments may be required. This will ensure plan goals and objectives reflect changing community needs, expectations, and financial realities.

Implementation Tools

Tools to implement the Master Plan generally fall into six categories and some strategies may include more than one:

1. Land use regulations
2. Capital improvement programs, such as streets, City buildings, or other major purchases
3. Property acquisition programs
4. Special Funding Programs (CDBG, for example)
5. Programs or additional studies
6. Partnerships, such as working with other organizations on planning, education, funding, or delivery of cost-efficient services.

Each tool has a different purpose toward plan implementation and may suggest specific immediate changes, long-term policies, and others involving ongoing activities.

1. LAND USE REGULATIONS The primary tool for plan implementation, which includes the Zoning Ordinance and other land use regulations, is summarized below.

ZONING REGULATIONS: Zoning regulations control the intensity and arrangement of land development through standards on lot size or units per acre, setbacks from property lines, building dimensions, and similar minimum requirements. Various site design elements discussed in this Plan are also regulated through site plan review and address landscaping, lighting, driveways, parking and circulation, and signs.

Zoning can also be used to help assure performance in the protection of environmentally sensitive areas such as floodplains, state regulated wetlands, and woodlands.

ZONING MAP: Over time, changes to the zoning map should become more consistent with the land use pattern identified on the Future Land Use Map. In some cases, the City may wish to initiate certain rezonings as part of an overall zoning map amendment. Other changes to the zoning map can be made in response to requests by landowners or developers. In those cases, City officials will need to determine if the time is proper for a change. It is important that the future land use plan be understood as a long-range blueprint: Implementation is expected, but gradually in response to needs, conditions and availability of infrastructure. The Zoning Plan section of this chapter outlines how the Future Land Use Plan relates to current zoning.

SUBDIVISION, LAND DIVISION, AND CONDOMINIUM REGULATIONS: Subdivision, land division, and condominium regulations control the manner in which property is subdivided in the City and the public improvements required to support the development. The distinctions are not always apparent once a project is built, but the approval procedures are different due to separate state statutes that govern these types of land development approaches in Michigan.

PUBLIC INFRASTRUCTURE STANDARDS: Public infrastructure refers to the basic facilities and services needed for the functioning of the City such as City streets, water, sanitary sewer, storm sewer, among others. Standards to ensure consistency and uniformity have been adopted so that each facility is designed and constructed to support existing and future development.

2. CAPITAL IMPROVEMENTS PLAN (CIP) The Capital Improvements Plan (CIP) serves as the City's multi-year planning instrument used to identify needs and financing sources for public infrastructure improvements. A CIP recommends capital projects, timing, estimated costs, and funding for public infrastructure (streets, sidewalks, sanitary sewers, waterlines, storm sewers and drainage) and community facilities (public buildings, fire, and police). Capital projects identified help support and promote desired development and meet the needs of residents and businesses in the City. The number of projects and project timing are influenced by several factors, in particular, the cost, need for environmental clearance or approval by other agencies, and funds available.

3. PROPERTY ACQUISITION PROGRAMS Like all municipalities, the City of Mt. Morris has the authority to acquire private property for a public purpose. This may include outright purchase acceptance of land donated by another party or, sometimes, acquisition through eminent domain. In addition to the ability to acquire private property for public infrastructure or facilities such as roads, sewers, and public buildings, the City may acquire private property to facilitate redevelopment and to eliminate nonconforming uses or structures.

4. FUNDING PROGRAMS Some of the recommendations may be funded locally, some through outside funds, and many through a combination. The City monitors new federal and state funding programs that

may be available to assist in implementation. In addition, foundations and other organizations may provide contributions.

TAX INCREMENT FINANCING (TIF): In addition to traditional sources, the City can raise revenues within a specific geographic area for specific purposes, or to capture the new increment of tax revenues in a specific geographic area for specific purposes. The City of Mt. Morris currently has a Downtown Development Authority (DDA). A DDA is funded primarily through a TIF mechanism.

TRANSPORTATION ALTERNATIVES PROGRAM (TAP): The Michigan Department of Transportation (MDOT) administers the federal Transportation Alternatives Program (TAP) in Michigan, where regional trail connections and safe routes to school are among the highest priorities for funding. TAP is a competitive grant program that uses federal transportation funds designated by Congress for specific activities that enhance the inter-modal transportation system and provide safe alternative transportation options. Projects are selected on a competitive basis for funding in a future fiscal year. Competitiveness is primarily established by project concept and project constructability.

5. OTHER PROGRAMS A variety of housing, economic development, informational, and other programs may be used by the City to assist with implementation of recommendations in this Plan. Many of these are through state programs such as the following:

a. Michigan State Housing Development Authority (MSHDA)
b. Michigan Economic Development Corporation (MEDC)
c. MEDC Redevelopment Ready Communities
d. Michigan Department of Transportation (MDOT) and Complete Streets Coalition
e. Michigan Department of Natural Resources (MDNR)
f. Housing and Urban Development (HUD) Community Development Block Grants (CDBG)

6. PARTNERSHIPS While the City can coordinate many of the plan's implementation tasks, responsibility should not solely rest on the government. Instead, the vast array of stakeholders having key roles in either the City or region should all participate. Partnerships with the public and private sector, including Mt. Morris Schools, Genesee County Economic Development, regional recreation and tourism organizations, neighboring municipalities, local businesses, and large land owners will also lead to success implementing the plan's initiatives. Partnerships may range from sharing information to funding and shared promotions or services. The spirit of cooperation through alliances and partnerships will be sustained to benefit everyone in the region. City government cannot and should not do it all. Only through public/private collaboration can the plan's vision be realized.

Zoning Plan

This section provides a useful guide for future zoning changes to better align the current zoning districts with the proposed future land use designations.

Because the Future Land Use Map is a long-range vision of how land uses should evolve over time, it should not be confused with the City's zoning map, which is a current (short-term) mechanism for regulating development. Therefore, not all properties should be immediately rezoned to correspond with the plan. The Future Land Use Map is intended to serve as a guide for land use decisions over a longer period (10-20 years).

In addition, the Future Land Use Map is generalized. The Future Land Use Map as well as the plan's goals and strategies should be consulted to judge the merits of a rezoning request.

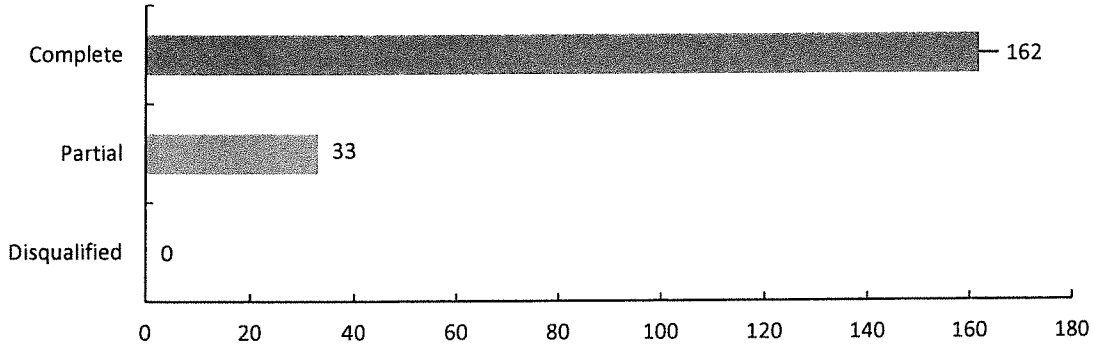
The plan categories correspond to zoning districts, but there is some generalization. In certain instances, more than one zoning district may be applicable to a future land use category. The following table provides guidance for how districts can be aligned to best match the intent of the plan.

Mt. Morris Zoning Plan

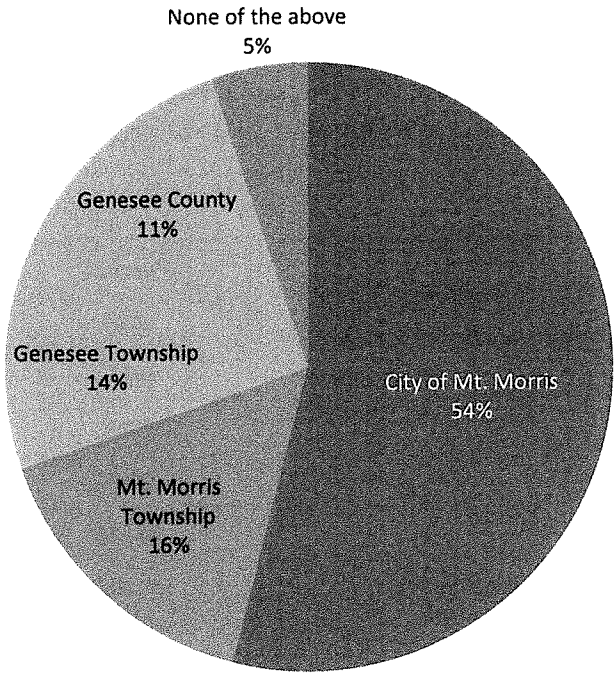
Future Land Use Designation	Corresponding Zoning District
Commercial – Retail	Commercial Retail "CR" (commercial-retail)
General Business	Commercial "C" (general business)
Industrial	Industrial "I"
Mobile Home Park	Residential Mobile Home Park "R-C"
Multiple Family	Residential Multiple "RB"
Office	Office "O"
Single Family – High Density	Residential "R-3" (includes some R-1)
Single Family – Medium Density	Residential "R-2"
Large Lot Flex Uses	varies
Corridor Transition Uses	varies
Future City Park/Recreation	varies
City Parking Lot	varies
Publicly-Owned Property	varies

Appendix A: Public Input Results

Mt. Morris Master Plan - Community Input Survey

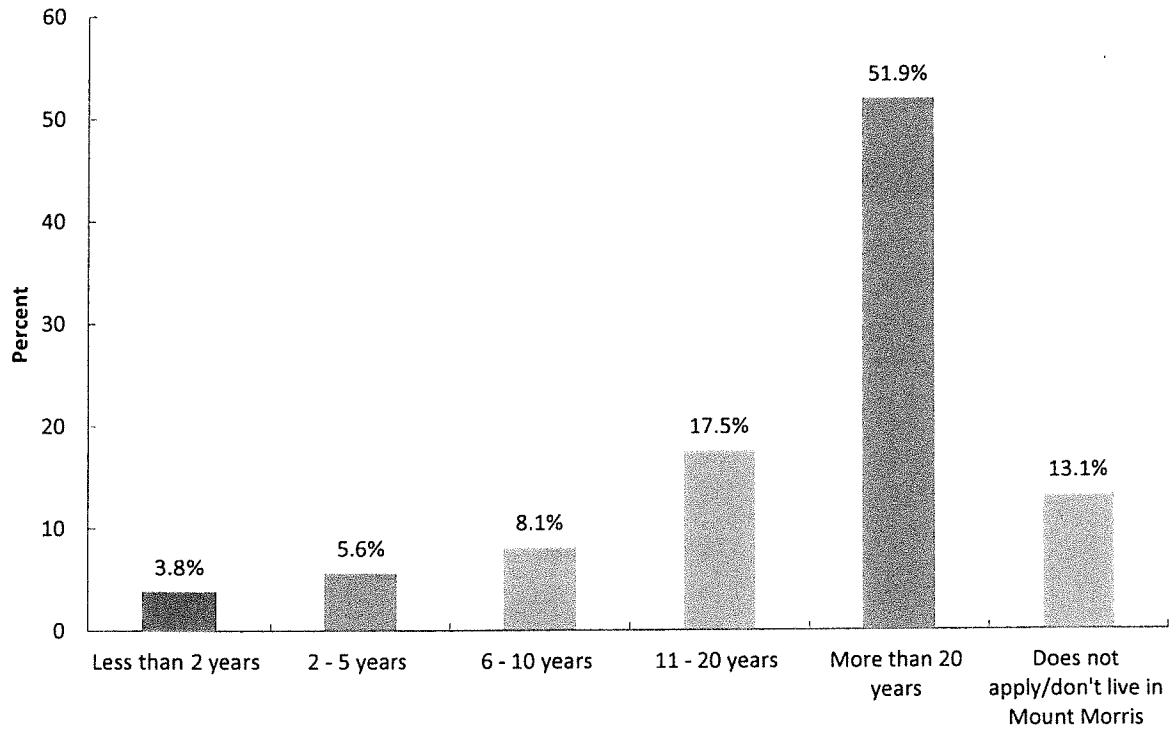


Where do you live?



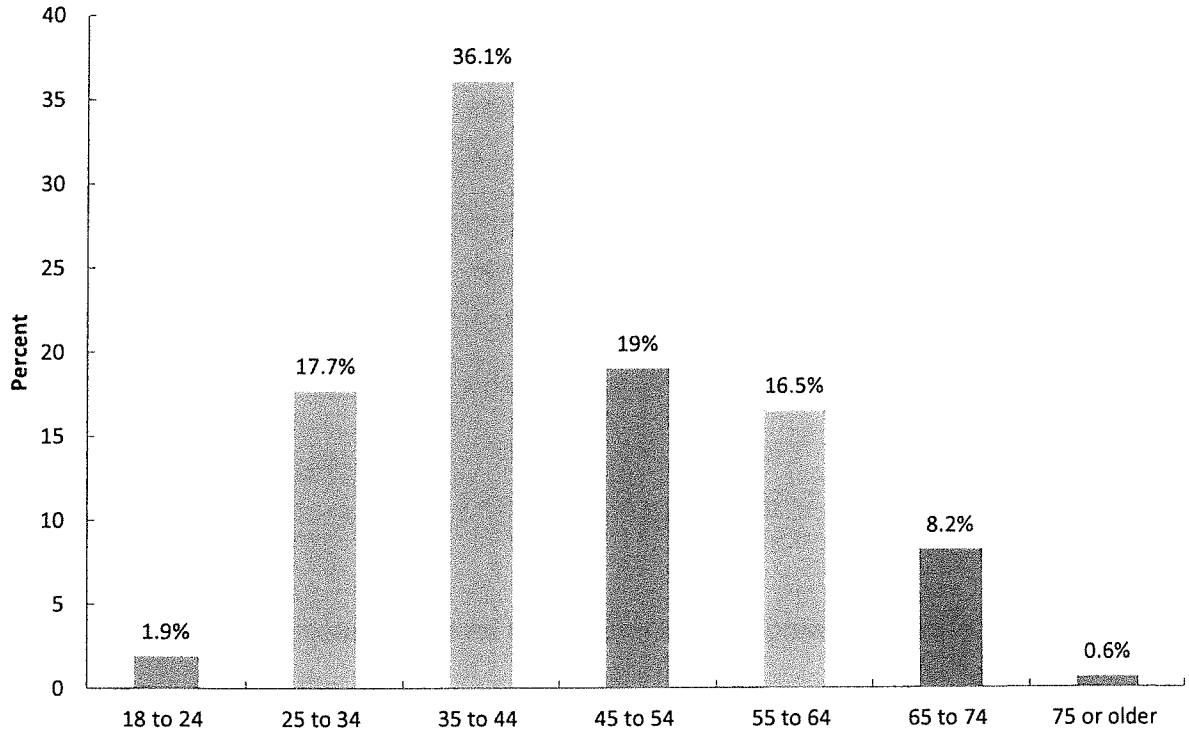
Value	Percent	Count
City of Mt. Morris	53.9%	103
Mt. Morris Township	15.7%	30
Genesee Township	14.1%	27
Genesee County	11.0%	21
None of the above	5.2%	10
Totals		191

How long have you lived in Mt. Morris?



Value	Percent	Count
Less than 2 years	3.8%	6
2 - 5 years	5.6%	9
6 - 10 years	8.1%	13
11 - 20 years	17.5%	28
More than 20 years	51.9%	83
Does not apply/don't live in Mount Morris	13.1%	21
Totals		**160**

What is your age?



Value	Percent	Count
18 to 24	1.9%	3
25 to 34	17.7%	28
35 to 44	36.1%	57
45 to 54	19.0%	30
55 to 64	16.5%	26
65 to 74	8.2%	13
75 or older	0.6%	1
Totals		158

In the following categories, how do you feel Mt. Morris has changed in the past 5 years?

	Much Better	Better	Same	Worse	Much Worse	Don't know/ No opinion
Road Conditions	12.0%	37.7%	15.2%	24.1%	9.9%	1.0%
Infrastructure (water, sewer)	3.7%	23.6%	46.1%	9.9%	3.7%	13.1%
Traffic	4.7%	15.8%	60.5%	12.1%	2.6%	4.2%
Property Appearance	3.2%	18.9%	27.9%	35.3%	14.2%	0.5%
Parks & Recreation	1.1%	10.5%	46.3%	25.3%	8.9%	7.9%
Overall City Service to Citizens	2.6%	20.0%	44.2%	16.3%	7.4%	9.5%
Overall Quality of Life	1.1%	17.5%	39.2%	29.6%	9.0%	3.7%
Public Safety	5.3%	22.1%	35.8%	23.2%	7.4%	6.3%

Please rank each of the following factors in terms of its importance to the quality of life in Mt. Morris.

	Very Important	Important	Somewhat Important	Not Important	No Opinion
Local employment opportunities	39.3%	44.0%	10.5%	3.1%	3.1%
Nice parks and recreation facilities	41.4%	39.8%	15.7%	2.6%	0.5%
A variety of local commercial services	32.5%	51.8%	14.1%	1.6%	%
High quality schools	84.8%	13.1%	1.6%	0.5%	%
High-quality residential development	39.8%	37.2%	15.2%	7.3%	0.5%
Active blight reduction program that reduces nuisances, eyesores, and other health/safety hazards	63.9%	22.0%	9.9%	3.7%	0.5%

Downtown Mt. Morris needs the following.

	Agree	Disagree	No Opinion
Sidewalk upgrades	62.3%	16.2%	21.5%
More parking	53.4%	29.3%	17.3%
Bike racks	43.5%	28.3%	28.3%
New trash receptacles	44.0%	23.6%	32.5%
Improved lighting	65.8%	17.4%	16.8%
Flowers/street landscaping	66.8%	20.0%	13.2%

Other

A coffee shop

A coffee shop or local diner

Better property appearance

Bike path to connect to Clio park

Blinking yellow light at St. Mary's that can have a button activated crosswalk/red light on Saginaw

Building appearance upgrades

Business

Businesses that are not party store or auto parts related

City park

Clean streets and trash

Crime and drugs

Curfews for minors

Diner style restaurant serving breakfast

Down town development

Foot patrol officers

Get rid of low income housing!!!!

Gym

Hardware store

I am concerned about the future of the present bank building after the branch is closed in January of 2019

Improve reasons for people wanting to come to Mount Morris

Landscaping with flowers

Look nicer and be safe

More Businesses- City needs to work om attracting new business

More businesses

More festivals to bring people to the city

More quality businesses

More stuff for our youth

More things for kids to do outside

Restaurants

Restaurants!!

Safer schools & punishment for threats and bullying

Stuff for teens

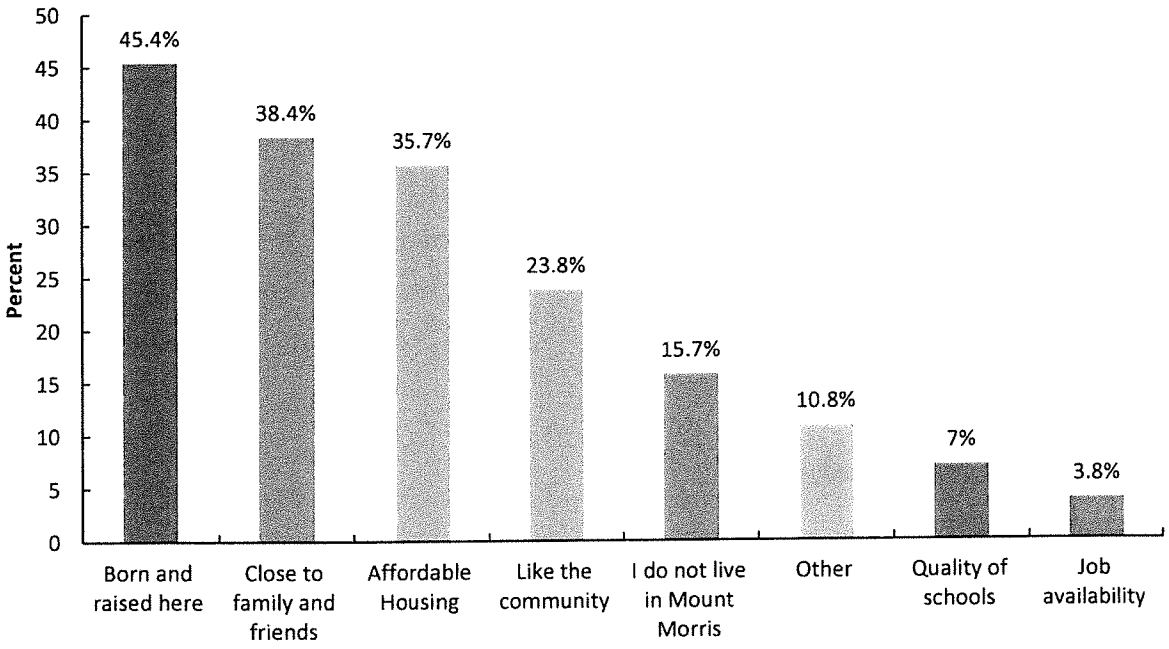
To be a community again

Viable downtown

dress and shoe store

fix roads

Why do you live in Mt. Morris? (Please check all that apply)



Value	Percent
Born and raised here	45.4%
Close to family and friends	38.4%
Affordable Housing	35.7%
Like the community	23.8%
I do not live in Mount Morris	15.7%
Other	10.8%
Quality of schools	7.0%
Job availability	3.8%

Why do you live in Mt. Morris? (Please check all that apply)

Other

Been here for 35 years

Business located here

CLOSE TO EMPLOYEMENT

Can't afford to move

Close to expressways

Code to 476 & work

Friendliness

House was cheap

I own a family home in the city and live elsewhere but keep up my property. I want Mount Morris to improve their overall appearance and get rid of Blight and trash. The city needs to focus also on downtown and what that looks like. The signs are an upgrade but would have liked something a bit nicer. Clio upgraded their entire town and it looks great. Follow suit. Make Mount Morris a proud place to visit and live and where families can raise children in a safe and clean/well-groomed city!

It has always been a family like community. That is slowly diminishing with the movement of Beecher into Mount Morris.

Lived there for 17 years. Still have friends, use Family Salon and Union Pharmacy there.

Marriage. My spouse grew up here.

Married someone lives in Mt Morris

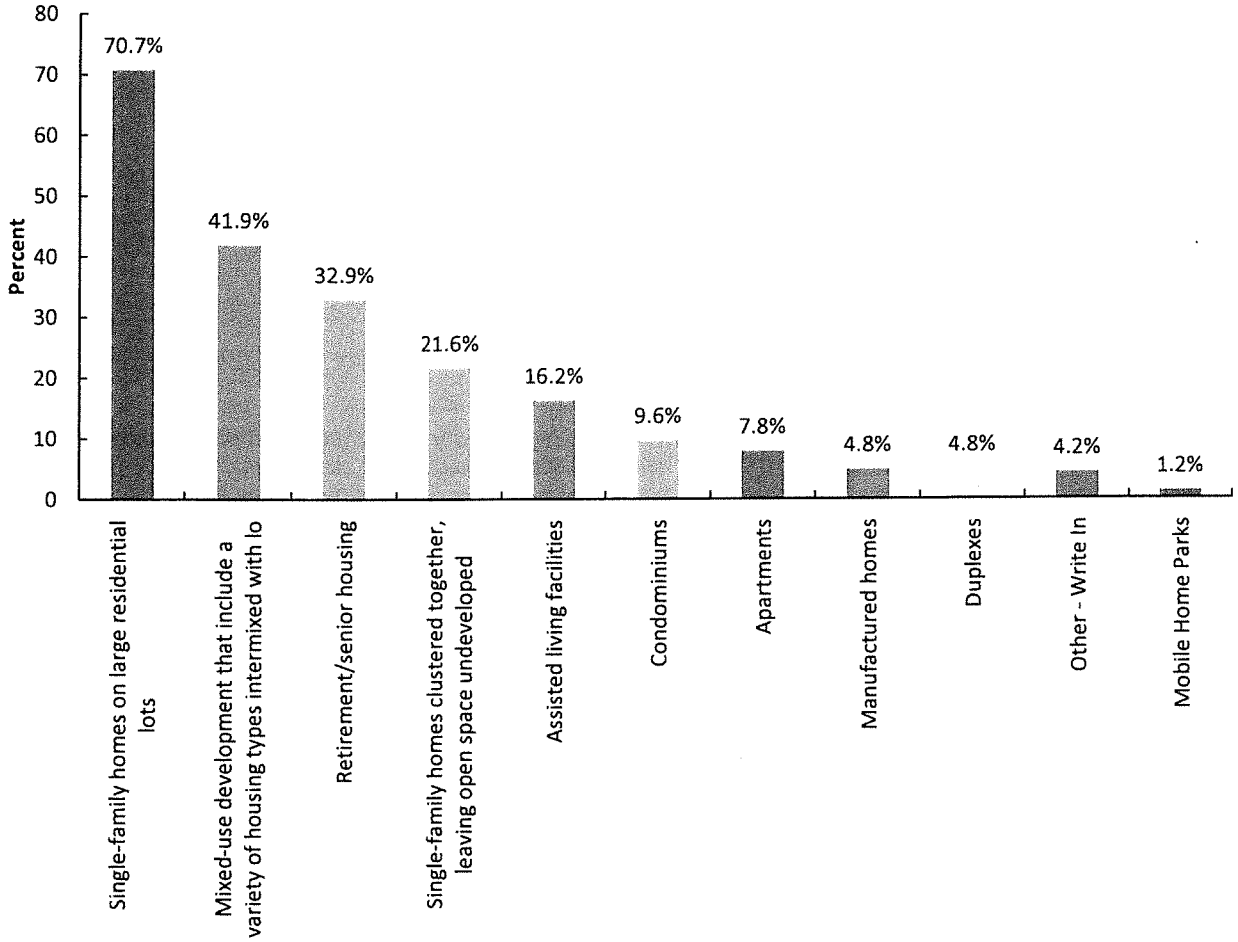
Small town...

This is where we settled

Would like to move but my house value is half of what I owe on house

moved 35 years ago for schools

6.I prefer that new residential development include the following (please check all that apply):



Value	Percent
Single-family homes on large residential lots	70.7%
Mixed-use development that include a variety of housing types intermixed with local businesses. (Apartments and lofts above businesses, for example.)	41.9%
Retirement/senior housing	32.9%
Single-family homes clustered together, leaving open space undeveloped	21.6%
Assisted living facilities	16.2%
Condominiums	9.6%
Apartments	7.8%
Manufactured homes	4.8%
Duplexes	4.8%
Other - Write In	4.2%
Mobile Home Parks	1.2%

I prefer that new residential development include the following

Other - Write In

Farms

I would be happy with development of homes and businesses but no more dollar stores, fast cash set ups and party stores. It's a sign of poverty and oppression. We need to enhance our city not keep it down.

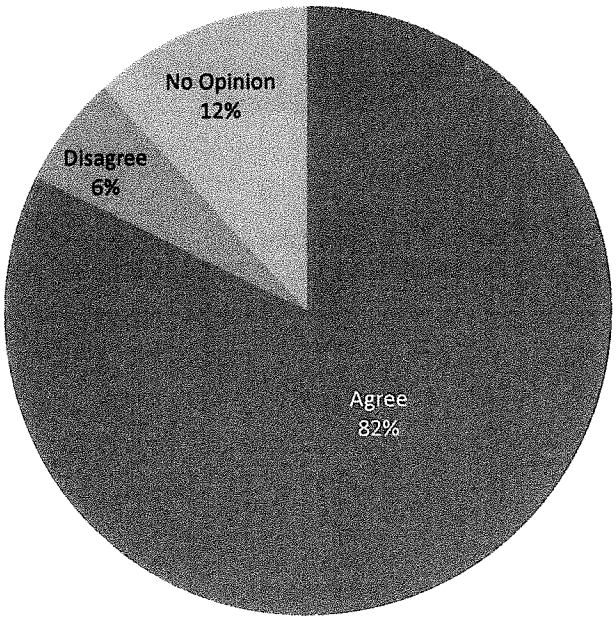
Mt. Morris doesn't need housing.

No need for more housing just have the property available for sale if someone would like to buy and build

No renters only owned homes being lived if. This a rental community

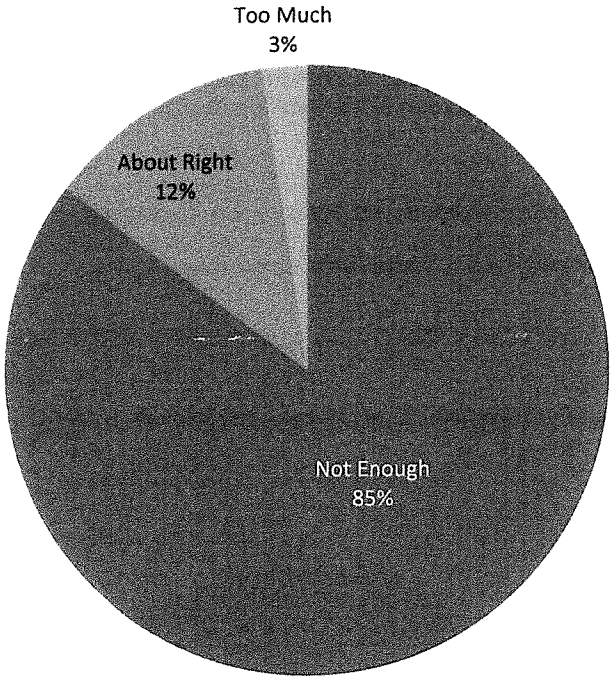
no preference

Housing designed for senior citizens, including retirement villages or communities, should be encouraged.



Value	Percent	Count
Agree	82.4%	140
Disagree	5.9%	10
No Opinion	11.8%	20
Totals		**170**

Which describes how you view the amount of retail and service commercial businesses in Mt. Morris?



Value	Percent	Count
Not Enough	85.2%	144
About Right	12.4%	21
Too Much	2.4%	4
Totals		169

If you leave Mt. Morris for certain services/products, what are you looking for and where do you go?

Response

hardware - Clio eating out choices - Clio

Hardware- Clio or flint Groceries- flint Clothing- birch run Entertainment

Hardware Clio

Certain restaurants, mall, grocery stores

Hardware store. family restaurant

Other restaurants, grocery shopping, clothing stores and a gym

Food options, specialty stores such as hardware

Hardware stores-Menards

Gaming stores, coffee shops,

Restaurants Clio, Birch Run, Flint Clothing Birch Run, Flint Doctor's office/After Hours Clinic- Clio, Davison Hardware Clio

Farm land

I go to the mall to shop also to buy appliances

Hardware store, Menards in Clio

Activities/businesses that provide entertainment for families. Neighboring city parks: Clio, Montrose, Frankenmuth.

Hardware store-Clio Clothing- birch run, Clio, flint Ethnic food- Detroit suburbs Family entertainment-other neighboring cities: Clio, Montrose, Frankenmuth

Looking for everything that's not a dollar store or auto parts.

Breweries, restaurants, and retail shopping.

Hardware Store

Almost all

Coffee (bigby or Starbucks, hard ware store, doctor

Clio, we have no hardware and we have no department store

A clean grocery store and retail.

We need a dry cleaner again, I believe the closest is in Clio. Recreation is lacking in Mt. Morris, for that you must go into Flint, Birch Run, Grand Blanc, etc.

Items once available at Rockwell's hardware- we must go to Clio or Flint Township. More restaurant options- again must go to Clio or Flint Township. Grocery store options other than Kroger- again Clio, Birch Run or Flint Township.

Better Grocery Store (I go to the Kroger in Davison as it has way better service and more product.) Wal-Mart in Clio for general household supplies and clothing

I typically always drive to Clio for hardware/building materials. I go to Menards but would love to see a local hardware store return to Mount Morris. I like shopping small but since Rockwell's closed, I've been forced to go to a big box retailer.

More shopping available

Something like a Meijer or target. Maybe even a Starbucks or tropical smoothie.

Clio

Groceries, clothes, hobby stores, children toys. Usually go to Wal-Mart, target, Genesee mall. Locations in either Clio or flint

Grocery shopping

Grocery Store

Flint, birch run, Clio. Different options for restaurants and stores.

Menards/ home depot or Wal-Mart. I go to Clio or flushing.

we get everything other than food and automotive in mount Morris, the city needs a store like Walmart, need a hardware store like ace, need a lumber yard. Any maintenance on our house, or appliances, is not available in mount Morris.

Hardware, dining, entertainment. Clio, Birch Run, and Flint/Flint twp.

I shop at Menards, home depot, Walmart, Aldi and Meijer. I also leave for restaurants like Applebee's, Chinese buffet, famous daves, golden corral, etc.

Hardware store, Menard's Coney Island, Brian's Steakhouse, Lucky's

Clio - Birch Run

restaurants safer stores

Open late.

Dining, entertainment, groceries. I go to Clio, Flint, Grand Blanc, or Davison.

Grocery's, retail clothing, flushing, Clio, flint twp.

Banking, better grocery stores. Restaurants and over all activities. Mt. Morris has nothing to do

Hardware store Decent grocery store. Clio is where I shop

Place with good jobs and safe

You can get haircuts, booze and car parts, meds. That's about it. No clothes, phones, limited restaurants. Place need updating and less rentals. Looks old and sad in town

Hardware store in Clio. Grocery store in Genesee

entertainment, Movie, bowling, gym, restaurants, playgrounds, hiking trails., our park is in terrible shape

Groceries because Kroger is not high quality

Restaurants, go to Saginaw, birch run. Shopping Clio. Banking Clio. Professional services flushing (lawyers). Doctor or dentist my. MORRIS township.

Anything. There is nothing available in our city. I drive to either Clio or Flint

Clio Walmart for every day household items

Clio

Clio for a replacement for Rockwell's other restaurants like Applebee's, car wash

Lumber/hardware, men's hair salon, bike and walking paths. Walmart, Menards, Clio, Men's hair Davison. And Clio bike path.

A safer and place able to keep up with modern society

Hardware like Home depot and ethic stores.

Hardware, groceries, variety of fast food, clothing stores.

Hardware store. Go to Clio

Hardware...Menards or Home Depot

A safe place to shop, eat, and do business. I'm tired of being approached in parking lots by strangers asking for money.

Tighter community less MTA

Restaurants or hardware, Clio or Birch Run

Fast food besides 2 McDonald's restaurants with sit down service

Restaurant, more selection of foods, shopping All the City has is liquor stores and dollar stores

n.a.

Clio, banking, dentist, doctor, x-rays...Saginaw to eat out. Montrose for hardware store.

Looking for hardware, have to go to Clio

Food, hardware store

restaurants and shopping I go to Flint

Restaurants

Sit down restaurant, entertainment

Hardware - Clio Clothing - Clio, Flint

Somewhere where there are Less drugs and crime. We have let trash move into this town. And it has impacted our businesses, property value, and safety for our family's. You drive through Mt. Morris you see drunks drug addicts and crime all the time. No I see no spot in helping with that in your MASTER PLAN..

Hardware store. Currently drive to Menards 7 miles away

Grocery stores-flint or Saginaw

Restaurants and shopping

A variety of things, one stop shopping, and less expense. Walmart or Meijer

Have to go to Clio for everything.

Food, clothes, electronics. Flint Township, Clio

Groceries and other retail services, sit down restaurants (other than Mexican or Italian)

Financial institutions, dining, groceries, hardware

Hardware

good hardware store

Restaurant and shopping normally go to Clio or Birch run

Large box store and food shopping along with hardware stores. Thanks

Hardware - Clio

Safety and out if Genesee County

More restaurants. I go to Flint for things like Big John's.

Flint

We go to Clio for more variety of stores. Looking for cleaner, better value, etc.

Grocery shopping at Meijer or Genesee valley area for clothing

Everything I need I have to leave town for. Our grocery store doesn't even feel safe anymore and never has anything in stock, so I drive into flushing for groceries. What can I buy in Mt Morris? Liquor and fast food. It's like living in the ghetto.

Hardware stores, good grocery store

Hardware/ Building materials, generally go to home depot. Generally, go to Kroger in Flushing because ours is unkempt

Better grocery stores

Only place I go outside of Mount Morris for other services is to a Walmart

Clio, Davison, Birch run

you can't buy hardy anything but auto parts in mount Morris.

Walmart. Clothes, groceries.

Doctors, coffee shop (Biggby),

Banking grocery and restaurants

Hardware store.

Somewhere that low income does not exist, and low-income people are not wandering around our street is pushing shopping carts and using bridge cards

Hardware / home improvements

Lumber yard/ hardware store. Clio

Clio Wal-Mart Menards hardware store better restaurants we need a breakfast restaurant don't like going to Clio to eat want to do my business here made people keep their yards near

I am looking for a lively restaurant with a better quality of food than Gilly's or Mountain Inn. I am looking for a coffee shop to meet friends and spend some time. I am looking for unique shops, not the big chains. I go to Clio, Fenton, Flint predominantly.

Dentist, doctor, doctor specialists, x-ray.

Genesee county. Flint

Birch run for groceries as that Meijer is much nicer than Kroger. And I also go to hardware stores in Clio as we don't have one in mount Morris. Clothing birch run as well. Haircuts I drive to Davison.

I go to Clio or Flint for household items, electronics, etc.

Walmart. One stop shopping better than dollar stores. Restaurants other than Mexican cuisine.

Flint

bakeries, restaurants, S.O.S. - mostly found in flint

Clothing, hardware, restaurants, Starbucks - you must leave for nearly everything Grand Blanc, Flint (Miller Rd)

You must leave the city of Mount Morris for anything. We don't have any retail businesses here anymore other than dollar stores. The grocery store is not in the city limits and it's rarely stocked properly.

Hardware, restaurants, entertainment, very short on these options here

Clio to Menards or Walmart

Wal-Mart, Meijer's, Sam's Club, we need more places to eat

The Parlor

Food places shopping place

Clio for anything, food. Walmart. Menards

Meijer, restaurants, home depot

Places to eat, groceries, things for the house. I go to Wal-Mart, Dom's Diner and Menards

Hardware store

Move to Grand Rapids area. So much more to do over there.

Parks, camping, hunting and church.

HOME MAINTENANCE, HARDWARE - CLIO MENARDS OR FLINT HOME DEPOT. I REALLY MISS HAVING A LOCAL HARDWARE

I leave Mt. Morris for a bigger variety in sit-down dining options and cafes for coffee. I will also shop outside Mt. Morris for books.

Shopping, retail

I try to get things I need in town

Future commercial development should be located (please check all that apply):

	Agree	Disagree	No Opinion
Centrally located at Mt. Morris Road and Saginaw Road	65.3%	18.8%	15.9%
Throughout the Saginaw Road Corridor	82.9%	8.8%	8.2%
Throughout the Mt. Morris Road Corridor	71.2%	17.6%	11.2%

What types of businesses and industries do you think would do well in Mt. Morris?

Response

assisted living, medical park, manufacturing,

Entertainment, restaurants, small stores

Any! Just more of it

Too many to list

hardware store

Coffee shop, diner or another type of upscale dining, a hardware store, gym, boutique, grocery store

Family restaurant, retail

Diner serving breakfast After Hours Clinic

Restaurant. Family activity establishments. Salons. Shops.

Place to buy washer dryer and other appliances

Hardware

Indoor sports complex, indoor playground

More food options (Ethnic, healthy, no more fast food, alcohol stores or car supplies needed)

I have no idea. But I own an Entertainment business. And would love to start recording podcasts. As well as offer audio and video services to local schools and businesses.

Brewery.

Tim Hortons

Any and all

Dr., coffee shop w drive through, 24 hr. gym

We are all very community based so just about anything that is built for our economy. A fun economic place for kids to hang out would be where I would start. A new hardware with decent prices and lumber. Lots of options

Review what Clio did. They built from the expressway into the downtown business section. Mount Morris could have tapped into that years ago. At least limit the type of business that's in there now that only serves to oppress the poor. Party stores and fast cash set ups aren't providing growth! We could also take advantage of beautification grants and match them, something the council failed to do in the past.

It's hard to say. Anything has a chance of succeeding if the advertising is good and their rent isn't gouging. The new paintball facility is a great addition and gives an area for local recreation. I'd like to see more things like that, things that the community from kids to adults can go to for good safe fun.

Family style restaurant, Aldi's, small hardware store.

A nice family friendly diner (Coney Island) with good cooked food made there not processed frozen fried foods.

Retirement community or nursing home, manufacturing facility on Mt. Morris Rd. with the proximity to I-75, pub/tavern for working crowd, antique center/museum.

Kids facility

Meijer, coffee shop

Hardware store and a nice sit-down restaurant

Department stores, skate/snowboard shop, hardware store/cafe's/ production company of automotive and logistics.

More food places and restaurants

Well known restaurant

Home depot, coffee/ donut shop. Clothing store for children, activity center for children and families.

Walmart, a hardware store like ace, need a lumber yard.

Nothing will thrive in the downtown area unless we are able to provide adequate parking and a safe environment. Needed is more visible law enforcement in the downtown area (foot patrol) to deter the perceived criminal element that frequents the liquor store which promotes the sale of drug paraphernalia.

A hardware type store so you don't have to travel out of town. Also, a franchise sit down restaurant with average priced meals.

Tim Hortons!!

I would frequent a drive through coffee shop.

Dining and entertainment

Something that is not run down looking like most businesses

Restaurants, a gym, community center activities

senior housing assisted living, more fast-food

Small parts factory, dining options

Any

Clothes, target store, big business

Hardware store

Gym, restaurants, dental office, daycare's sport center,

Hardware store

Assisted living, doctor, dentist, bank, water park, trampoline park, pet park, zoo,

Auto

Chinese restaurant.

a restaurant - not fast food nor another Mexican place or Italian. please not another car place since we have 3 Car Wash

Men's hair, and hardware. No more auto stores!

None

Hardware, Ethic beauty stores, Laundry Mats.

Hardware and affordable clothing and shoe stores

Hardware, bakery, restaurants.

Sit down place that serves breakfast.

A sit-down family restaurant, that Serves breakfast all day!

Grocery stores, gyms, bakery, old fashioned diner. But frankly, people in this community seem to have a dollar store attitude. You get what you pay for. No retail establishments of good quality could survive here because residents won't pay fair prices for better merchandise or services.

I think we need to cut down on the amount of commercial buildings throughout Mt. Morris. And take down the old falling down buildings.

Dance class art class things for kids to do maybe a youth center keep kids off the streets and out of trouble

????

A nice bar, family restaurant that is non-Mexican

More restaurants

Assisted living. Senior center, water park, trampoline park, bike path, more restaurant, brewery/ eatery. Doctors dentists

Service

Starbucks, Leo's Coney Island

A sit-down restaurant

Restaurant, Car wash

Restaurant fitness center more things for kids to enjoy

Hardware/Lumber Appliances

Maybe we should look at a drug and alcohol facility

Hardware store

Walmart-Meijer-target

With the current set up (parking) and lack of blight control I don't think they will succeed

I want my Meijer back. However, I like being in small town with land undeveloped.

Hardware store

Diner style restaurants, coffee shop, movie theater, bowling alley, better grocery store

Credit union, fast food, restaurants

Restaurant and hardware

I think we need more sit down restaurants and like a Wal-Mart there are only dollar stores around here and very few restaurants to eat the same thing all the time

Food stores, hardware, small and light manufacturing

Need a bank. Need a car wash. Laundromat.

Arby's, hardware, pizza hut

Bowling, fitness, movie/theatre,

Mt. Morris needs to create their own impound lot. Have the police run it.

Grocery store other than Kroger, laundromat

Big box stores, more restaurants, etc

Aldi store Goodwill store Burger King

Restaurants, a decent grocery store, boutique stores.

Hardware store, coffee shop,

Hardware Maybe a family orientated restaurant

Walmart, more commercial businesses,

Dance studio, Stuff for children, phone stores, local restaurants, a home town feel

Car wash. Local family owned grocery store. Mitchell's was great.

Coffee shops, better dental Business, major retail store, movie theater.

Banking grocery and restaurants

Fine dining and hardware.

NOT TRAILER PARKS OR APARTMENTS

How improvements

Hardware store

Nice restaurant that we can be proud of hardware store need our senior center back in the city

Unique. Something that is not trying to compete with Walmart. Socio-economically, and honestly, Mt. Morris can't support a decent restaurant, it is "Beecher North" I am not optimistic about any substantive positive change. I've been here for almost 14 years. I'm not optimistic.

Assured loving home, doctor offices

Drive inn movie theater might bring more money into local business. Any lind of further education or skill center workshop would do well. Horticulture industry is booming maybe add some manufacturing plants laboratories fir medical marihuana and processing of cbd oils

We need a strip mall, a nice second-hand resale shop. Also, we need to allow the business we do have to have signs out front, so people can see them.

family dining

A Walmart type retail store that is a one stop shop. Sit down restaurants

Dry cleaners. Steak house. Updated Kroger store!!!

Coffee Shop, Dispensaries

well-known franchises should do okay

Hardware Coffee Shop Restaurant options besides fast food Unique boutiques

That's a very hard question to answer when our newest and probably one of our biggest businesses is now a paintball company. I think that shows that we should keep an open mind whenever anyone is moving into the city and looking to start a business.

Restaurants, recreational, theater, attractions that draw from outside the city to get more people coming to spend time and money here.

Family style restaurant, carwash, and a bigger shopping store like Meijer's, also a hardware.

Gym, or someplace to work out, I think we could use more fast food places, and maybe some kind of hangouts for the teenagers to go after school or when schools out, instead of getting into trouble

Food

Clothing stores jewelry stores shoe stores

Business that keep money in the community. Non-factory

More restaurants with variety, grocery stores with variety, Costco

Family places to eat at. Places kids can go to like girls and boys club. Retail chain that is not dollar related. Dog Parks a must. Possible Arcade style place.

Automotive supply factory

A grocery stores. A family Restaurant. A hardware. And much more.

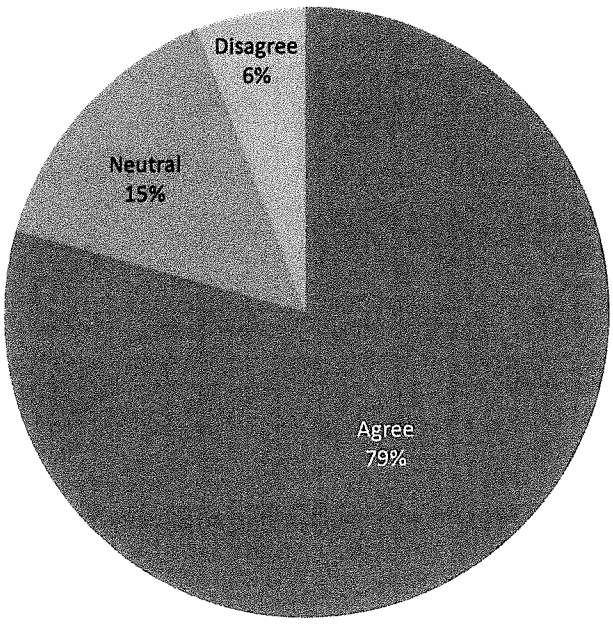
senior living, shoe and dress shop for special occasions, apartment complex and a nice park for the kids and dogs.

HARDWARE MANUFACTURING

I think a cafe or bookstore downtown would do well to give people a place to connect with others in the community. I think businesses that are related to the parks such as the Mounds and the County Fairgrounds could also do well in Mt. Morris.

Large shopping retailer, Walmart, Meijer, etc.

Generally speaking, I support the development of industry and manufacturing in Mt. Morris.



Value	Percent	Count
Agree	79.4%	135
Neutral	14.7%	25
Disagree	5.9%	10
Totals		170

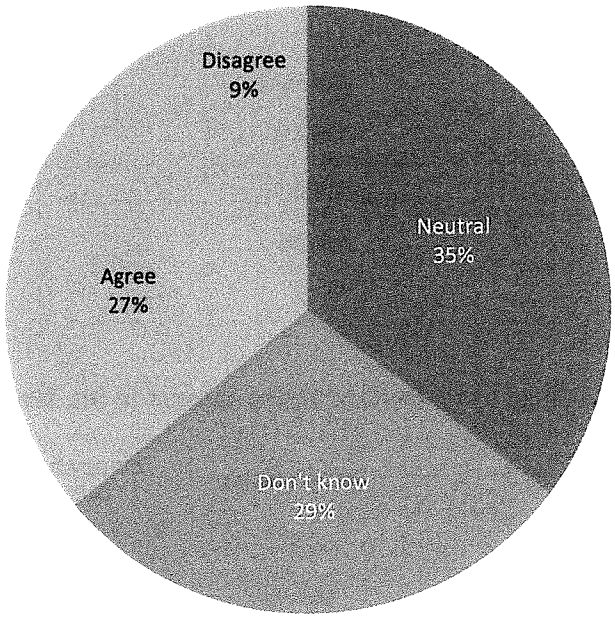
What is your opinion regarding the extent of these issues in Mt. Morris?

	Not an issue	Somewhat of a problem	A big problem
Too many under-utilized properties	6.8%	47.2%	46.0%
Overgrown weeds/tall grass	26.7%	50.3%	23.0%
Housing quality	18.0%	51.6%	30.4%
Junk cars in yards	36.9%	36.9%	26.3%
Nuisance animals	48.4%	32.3%	19.3%
Quality of rental residential units	22.6%	47.8%	29.6%
General property upkeep	25.5%	46.0%	28.6%

How important is each of the following issues when considering the future of Mount Morris?

	Very Important	Important	Somewhat Important	Not Important	No Opinion
Business retention and economic development	72.7%	23.0%	2.5%	0.6%	1.2%
Preservation of historic buildings	41.3%	29.4%	20.0%	7.5%	1.9%
Creating a walkable town that is pedestrian and bicycle friendly	58.8%	26.9%	9.4%	3.8%	1.3%
Good infrastructure (roads, water, sewer, etc.)	74.5%	23.0%	1.9%	%	0.6%
Additional recreation opportunities (baseball, softball, soccer, etc.)	40.4%	34.8%	20.5%	3.7%	0.6%

The website for the city of Mt. Morris is informative and easy to navigate. (http://www.cityofmtmorris.org)



Value	Percent
Neutral	35.4%
Don't know	28.6%
Agree	26.7%
Disagree	9.3%

What do you like best about Mt. Morris?

Response

small town living

The Parlor at 713

That it's nothing like flint.

neighbors looking out for each other. a small community.

The Parlor building and how great it looks. It brings a good look to the downtown area

Community involvement

Affordable and safe

It is generally a safe place to walk in town still. It is familiar.

The mayor. The location and convenience to highways. The community and events downtown.

My wonderful neighbors. Kroger is very nice and friendly.

Easily and quickly travel in all directions: North, east, South, and west on major roadways.

I like seeing a new business take an old eyesore and improve the corner of downtown, would love to see more of that! Way to go "The parlor".

I have always loved the people.

The tight-knit feeling of community.

The school community

Lonnie's small engine. Family owned businesses

Small town, walking to get what is needed. Located next to high way

Just home

Most people are kind and caring.

For the most part, it is still a safe town with a friendly, good hearted community. I have lived my entire life in or in the very close vicinity to Mt. Morris and I think I'll be staying here the rest of my life.

Small town atmosphere.

it's a small town.

I've been born and raised here along with both of my parents and grandparents. It used to be a huge family but that is slowly diminishing. I would like to see that restored!

I just moved here last January, and I have had nothing but good things to say. I really like the location and availability of the library and the education I can give my kids from books.

The families on the area

This city used to be a great place to live but with the economy shifting it has been declining schools to businesses

The people in it. Our city just needs more things to do than go to valley liquor or the bar.

Small town feel

The small-town feel

Community

Everyone generally sticks together at trying to help the city grow in a fun and safe manner. Most of the city workers make you feel like family and are comfortable to be around.

our family lives here

My neighbors.

The people in the community are great.

Small town feel

The community as a whole

Small community

Friendliness of people

Most of it can be a quiet place to live,

The closeness of my family and friends. Other than that, there is nothing I like about living here

It's where I was born and raised miss the old community Always loved everything about now days not a lot going on miss all

It is a wonderful city

.?

My family

we are a smaller community, great location near many lakes, and parks

My home and work are close by

Small hometown.

that I was able to pay my house off in a reasonable amount of time and it is an easy commute to 75.

The park

Family oriented

our neighborhood with that neighborhood feel

Nothing

Quiet and friendly and not too big.

Friendly and quiet neighborhoods

Convenient to express ways.

The passion of good people who strive to make it better.

The small-town feel, and the chance that it might one day become a clean, safe, family friendly town.

I know a lot of people

Small town feel.

Close to the high ways

The police officers. They are very friendly and make me feel safe

Tight knit community, small town feel.

It is quiet

It's my hometown was born and raised here, if I lived anywhere else it wouldn't feel like "home"

The friendly people.

The "Small Town" feel and the fact that our Community still cares for each other

Friendly people

All the renters living here.... more people rent than there house to reside in...get rid the renters

The police department. Very helpful.

Schools and neighborhoods

Most of my immediate neighbors have been here for years and are family oriented, good people. We are close to the expressway, so we can get to many different places in under 15 minutes. We are very centrally located. Business expansion is not that important to our families. We need clean, safe schools, parks and maybe something more downtown for the kids to do. Maybe a bowling alley or arcade for the kids in the old pro clean. I would love to see the empty buildings be filled before developing new properties. New developments do not see responsible when old buildings and properties are rotting away and creating eye sores.

Great emergency service

Community

New roads, great public safety, hometown leadership.

Small town. Family

What I like best is that I went her when I was younger and now my daughter getting ready to graduate from here and when they do festivals it's nice but there needs to be more things to do around here

Safe area very little crime to other areas.

It's not Flint

Small town with generally friendly people. I like the recycle program as well.

It's a small town

I love the small town feel and would love for Mt.Morris to stay accessible to the needs of the residents such as grocery shopping gas stations. Maybe bring back the arcade for something for the kids to do

My mom and I have lived here for 35 years and to be honest I don't have much I like anymore. I've watched the city go downhill fast over the last 10-15 years. Businesses and families just kept leaving and no one seemed to care. Now I worry that it might be too late to save this city that I loved so much as a child.

Location

It's quiet

Peaceful and I grew up here I am now 31 and have seen a lot in this town and would like to see the condition of the roads be a lot better seems I and everyone in this world pay taxes for that

I like the convenience of the expressway and to certain places. Otherwise I feel like we as a community could step it up for the younger generation and make it a better, hometown feel.

I grew up here. Lived here my whole life. Love that other locals are opening new businesses. Trying to get downtown booming again

The landmarks and the history, the same people have lived here for a long time.

Nothing

I have always loved the small-town feel.

I like Mount Morris is small town feel but I hate the stigma of being called amount Beecher Too many hood rats walking downtown with their pants pulled down

I love everything about MT Morris lived on Elm St for 53years

My home and surround area are lovely. My house is paid for. Family is here. We talk about when we will have to move, not if.

Small town feel

There's potential and I think it's important to keep up with the booming horticulture industry in mt Morris and reinvest into the community by developing entertainment business like a movie theater to help maintain city funding and help keep criminal activity/industry from spreading from beecher/flint. Also, real estate property has great potential if business a residential development is placed well

I like the small town feel but, it lacks a few things. This town has a huge park that could be made so much better when I was a kid they made a hockey rink. There's a big enough spot to do a dog park, or even a community garden. Let's show people true mount Morris strong and build this town back up.

People

Close to expressways.

Affordable housing. Community involvement in sporting events from school.

small town with easy freeway access, fair and competent police

Small town feel

Definitely the people. Both the employees and the residents.

Welcoming people, ease of getting to everything around town, not too far from other activities in Clio, flint, etc...

Small town atmosphere. Husband grew up here and we raised our daughter here. Been just outside of the city limits for a lot of years. Would love to see this town that I love, turn around.

Nothing really

The Parlour .... the building really helped the city's appearance. The downtown area is now always busy

Friendly people

That I grew up here.

The beautiful properties and the down to earth community

Still have the small-town feel

My neighbors

The friendly people and overall love for the town is great and would keep residents to raise their children here also the law enforcement is very involved.

LOW COST OF LIVING SMALL TOWN ATMOSPHERE CLOSE TO MY EMPLOYER

I like the small town feel of it. I also like the easy access to two different highways and quick access to Flint.

The Parlour at 713, the new salon that went in is beautiful and did a great job at restoring a historical building, lovely attribute to Mt. Morris.

What is the one thing you would do to improve Mt. Morris?

Response

add business, parking, promote community involvement.

More landscaping more trees on the Saginaw corridor

Nothing

The look of downtown, fixing up old buildings that are run down and old looking. More flowers and landscaping and better looking street lights

Stop catering to the whims of the few that open their mouths the loudest and improve the city economy and outlook by supporting anything that helps the city itself

Bring in a Diner that serves breakfast. Make use of St. Mary school for community events, perhaps have small health clinics at Union Pharmacy or the Library, see how many of our residents are members of the Clio Senior Center and see how to get them to frequent Mt. Morris establishments. We have become a lower income city and many of the rental residences/apartments display that. Find something to bring jobs to the community especially for teens and not another dollar store or trailer park.

Improve downtown/more community events

Honestly, I'm afraid to go in town in the evening. People are out of control

People are drawn to the "feel" of an area. I believe the first step to improving the "feel" of Mt. Morris is its curb appeal. Roads, sidewalks, removing mounded dirt between the sidewalk and road, repairing curbs, and improving landscaping (I don't mean just flowers). I would compare the short stretch outside of Martin's funeral home to the rest of the town. Raise the curb appeal to match that section.

Aesthetically our town is depressing. People want to live in a community that is inviting, clean, and well presented. While there have been improvements in the last few years downtown, the drive in on all directions have eyesores (abandoned buildings, lots, boarded up buildings) and then you get downtown, and the buildings are mismatched and some empty.

Get a good athletic board and start to boost sporting programs and music as well.

Make the night life scene a little classier.

Do not add anymore low-income housing

Less crimes and curfew enforcement

Put bibby in downtown mm. Get corner or mt Morris and staging buildings all full

Fix and update the park

Improve the scenery. Junky cars, high grass, recreation vehicles in yards, old empty buildings like the old car wash is sickening. Often, there is long grass all around it. Plant flowers and make it look nice downtown so maybe people will follow suit.

Hold apartment owners responsible for the people they rent to. When we lived in an apartment in the city, calling the police on other tenants was a regular occurrence. It should be a landlord's responsibility to ensure a safe facility to reside in.

Seek businesses to come to the city

something kid friendly arcade or bowling

Do not let any more low-income housing facilities to be built. Step up policing in those areas such as Bristol Court, Rosewood, and Morris Square. These breed crime and trouble. Possibly put in a small/ DIY movie screen in the

Park and host a "movie in the park" on summer weekends to keep kids out of trouble. Get volunteers to police/ host the movie to encourage involvement of parents.

Too many abandoned buildings on Saginaw street

Add businesses

Give incentive to small business to revitalize downtown and keep our fd and pd funded to patrol

Reduce crime

Put turf in on the high school football field. It would bring a lot more revenue to the school district and city. They would be able to host different playoff games which would bring more business to the city.

Push more businesses into the save a lot strip

lower TAXES sewer bill has tripled since moving here.

Demolish the apartment building downtown and Murrays building to expand parking and provide open space for a community commons/park.

Create a survey monkey survey for all residents so that each resident has a voice. Print the website link on water bills asking for community participation. This survey is great but limited to the amount of people that know about it and view it.

Improve the educational system

Improve the walkability

More businesses

Fix up buildings on Saginaw rd., and in town, building on and out of town eyesore, build on corner in town, (old carpet store) huge eyesore. Take notes on building looks like new salon, really helps town, others take note.

Everything. This place is a dump

More businesses more things for children to do. Better parks.

Bring jobs to it and put to use vacant businesses

Clean it up. Looks like little beecher

More retail. Grocery store, hardware store.

the crime and the way the homes and yards are not kept up

Decrease low income housing

Communications

the city itself. There is so much blight.

Have downtown buildings be renovated and remodeled. attract new businesses

Fell empty building

more businesses

Let residents park on the road overnight.

Everything

More Police presence and Hardwares.

Increase values of houses and businesses

Clean the streets, & the drains. Remove weeds in the streets!

Better or more frequent officer patrolling. Offer low/no taxes to new businesses coming into the city.

Tear down old buildings. Bring more focus to Saginaw st (clean it up), maybe put in crosswalks. Subdivisions need to be cleaned up.

Take the MTA bus back out please

Enforce local ordinances.

Clean up, it always looks dirty driving through ... people walking and driving too fast down side streets, pay attention to important ordnances that obtain to curb appeal and not on out dated

Not having younger kids trash property and walk the streets making others feel unsafe. Pricing of water be lowered. Nicer City Building employees. No fees for garage sales. Less solicitors. Get a new city police chief

more cops

Communications

Get more businesses

More for people to choose from

More business and services.

See what I previously wrote

$1000 a year fee for rental property's

Have a parks and recreation plan.

Clean up the city. Enforcing cleaner yards.

Clean up the yards/ residential areas

The main reason we WILL move away is the safety of the schools. Take threats seriously and deal with them swiftly. To many things get swept under the rug and not dealt with properly.

A bike path, don't like walking the streets for exercise and don't like having to drive to Clio to get to one

Attract more businesses

Bring in new business/shopping opportunities

Schools

Bring businesses to these vacant buildings.

Add more business and things for people to do

Give incoming businesses a tax break to come to the city.

Citizens personal and property protection

I would create an impound lot to generate revenue.

Clean up in town. Mow lawns and keep them mowed, plant flowers, brighten the city to make it look make it look welcoming. Hold people and residents accountable

There needs to be more local business and better schools if you want to attract new residents.

Utilize all vacant commercial buildings. Either for repurposing or reconstructing for new businesses.

Better grocery stores, nicer bars, farmer's market

Fix the roads find a better solution to preventative maintenance on them and keep up on the cleaning of debris

Clean up run down homes and businesses. Get renters or buyers for buildings. Build a better community

Keeping the city alive

Everything

Fix and pave all the roadways. Neff Rd, by the high school, is deplorable. A beautiful school and grounds deserve a great road, too.

Get rid of all the marijuana stores and have the liquor stores look like legitimate businesses instead of circus banners out front and quit advertising you take bridge cards

Tear down the car wash across from the CITY office....

Business in downtown

Get the rental out they don't keep things neat no pride in their home

Other than fix that mega annoying traffic light in front of St. Mary's. (Seriously, the school isn't even there. That light should have been addressed and changed when they re-did Saginaw Rd.) Make down town Mt. Morris a quaint downtown that people want to go to. Get out your magic wand. A pool hall, visually obnoxious liquor store, empty buildings, a nasty bar or two are not quaint. I admire your willingness to address this. I just don't think its remotely possible.

New council, new ideas, expand city limits, more commercial zoning.

More focus on the marihuana industry and complimenting business development projects and more entertainment tourism type business venture less low-income housing projects to keep decrease in. Real estate to a minimum.

Bring more local business back

Revamp the park, bring businesses back, lighten up with code enforcement. Also let businesses put signs and displays out front of businesses, let's get this place to be an attraction, birch run has the outlets, Frankenmuth has historical sites. We are gateway to recreation, why don't we have sporting goods stores, gun shows, motorsports shops? Why not an outdoor go cart track? Or even indoor? Let's make this the town to visit.

Improve the buildings in town. Make them more cohesive with each other to beautify the downtown.

Advertised farmers market!

tax properties to pay for regular sidewalk cleanup in the winter on major roadways

Clean up the properties, enforce the codes. Residential properties are embarrassing with trash, etc. Land owners or landlords must be held accountable.

Build a wall at the south end of town

Create additional things to keep youth busy and having fun. Idle hands can get them in trouble, there aren't even public basketball courts I'm told. Would also like to see more businesses that help keep money in the town like restaurant, entertainment, hardware, public park year-round

First and most of all pay my taxes.

Get rid of the all the trashy buildings, and houses around town that are abandoned, more flowers around downtown, more street lighting

Enforce your existing ordnance's thru fines and misdemeanor offenses.

More jobs

Infrastructure - providing the community with excellence. Clean streets. Curb appeal.

In the township, Pierson Rd. is a huge eyesore. Businesses empty. It is bad for the surrounding communities and their property values. People used to be able to do a lot of things such as shopping and family restaurants. Now we must go out of our way to do everything, because the convenience of Pierson Rd. is non-existent.

Focus on cleaning up the unmaintained areas

Plant flowers, cut tall grass, advertise businesses a little better, maybe more stores and a better park.

HAVE A BIKE PATH THAT CONNECTS TO NEIGHBORING CITYS

I would look to develop the downtown and fill any vacant downtown retail spaces. I would also like to see it become as pedestrian and bicycle friendly as possible.

THE OLD CARWASH, it sits empty, vacant and awful looking. Taking up a the most populated and visually trafficked corner in the town. Really needs a nice restore or a contributing commercial takeover that will help bring life back to Mt. Morris.

The city needs to clean all sidewalks off in Downtown areas not stop at certain properties and then continue around those properties if sidewalks are not clear then why come to town

Appendix B: Adoption Documentation

CITY OF MT. MORRIS
RESOLUTION NO. 21-25

WHEREAS: Pursuant to Resolution 17-16, Vicki Corlew was designated City Manager/Treasurer to serve in said position until July 31, 2021, and,

WHEREAS: Due to the quality and efficiency of her work, this Council has determined to extend her position of City Manager subject to the terms and conditions set forth in the attached Employment Contract pursuant to which she shall continue to occupy the office of City Treasurer and will receive the compensation as set forth therein, and shall have the right to return to the position of City Treasurer at the termination of her tenure as City Manager.

NOW, THEREFORE, BE IT RESOLVED:

That this Council does hereby approve the attached Employment Contract and does hereby authorize the execution thereof by the Mayor and City Clerk.

Moved by Council member _____, seconded by Council member _____, and thereafter adopted by the City Council of the City of Mt. Morris at a meeting held Monday, April 26, 2021 at 7:15 p.m.

_____ Yea _____ Nay _____ Absent

_____
Jeffrey N. Roth, Mayor

_____
Spencer Lewis, Deputy City Clerk

EMPLOYMENT CONTRACT

THIS CONTRACT made this 26th day of April, 2021 by and between the City of Mt. Morris, a Michigan Municipal Corporation and Vicki Corlew,

WITNESSETH:

1. **Retention as City Manager:** Vicki Corlew shall serve as the City Manager and shall perform all duties and functions of said office pursuant to the Charter of the City of Mt. Morris. She shall, also, during the term hereof continue to occupy the office of City Treasurer, with the understanding, that some routine functions will be delegated.

2. **Term:** Vicki Corlew shall serve a term of two (2) years commencing on July 1, 2021 and terminating on June 30, 2023.

3. **Compensation:** (a) Vicki Corlew shall be compensated at the rate applicable to the position of City Treasurer and shall continue to receive all rights and fringe benefits applicable to employees of the City of Mt. Morris including, but not limited to the retirement program and all other benefits as set forth in the applicable sections of the Personnel Policy. She shall receive in addition to the full Treasurer's salary, the sum of $17,510, and fringe benefits, including the City's retirement contribution shall be based upon the aggregate salary, which shall consist of these two amounts; (b) She shall be entitled to a raise of 3% of the said aggregate salary, as aforesaid, on July 1, 2021 and a raise of 3% of the said aggregate salary, as aforesaid, on July 1, 2022 and said rate shall continue as long as this contract continues; and, (c) Service in the position of City Manager shall not, in any way, have an effect upon the receipt of those fringe benefits currently applicable to her in the position of City Treasurer.

4. **Termination:** Either party, the City or Vicki Corlew, shall have the right to terminate this Contract upon 60 days written notice.

5. **Return to the Position of City Treasurer:** At the termination of her tenure as City Manager, whether it be during the term of this Agreement or after the term has been concluded, she shall have the absolute right to return to the position of City Treasurer with all of the rights and benefits pertaining thereto including, but not limited to seniority rights accrued during the term of the agreement.

April ___, 2021

_____

By: Jeffery N. Roth, Mayor

April ___, 2021

_____

By: Spencer Lewis, Deputy City Clerk

April ___, 2021

_____

By: Vicki L. Corlew, City Manager/Treasurer

EMPLOYMENT CONTRACT

THIS CONTRACT made this 10th day of April, 2017 by and between the City of Mt. Morris, a Michigan Municipal Corporation and Vicki Fishell,

WITNESSETH:

1. **Retention as City Manager**: Vicki Fishell shall serve as City Manager and shall perform all duties and functions of said office pursuant to the Charter of the City of Mt. Morris. She shall, also, during the term hereof continue to occupy the office of City Treasurer, with the understanding, that some routine functions will be delegated.

2. **Term**: Vicki Fishell shall serve a term of four (4) years and one (1) month commencing on July 1, 2017 and terminating on July 31, 2021.

3. **Compensation; Increase in 2019**: (a) Vicki Fishell shall be compensated at the rate applicable to the position of City Treasurer and shall continue to receive all rights and fringe benefits applicable to employees of the City of Mt. Morris including, but not limited to the retirement program and all other benefits as set forth in the applicable sections of the Personnel Policy. She shall receive in addition to the full Treasurer's salary, the sum of $17,000.00, and fringe benefits, including the City's retirement contribution shall be based upon the aggregate salary, which shall consist of these two amounts; (b) She shall be entitled to a raise of 3% of the said aggregate salary, as aforesaid, on July 1, 2019 and said rate shall continue as long as this contract continues; and, (c) Service in the position of City Manager shall not, in any way, have an effect upon the receipt of those fringe benefits currently applicable to her in the position of City Treasurer.

4. **Termination:** Either party, the City or Vicki Fishell, shall have the right to terminate this Contract upon 60 days written notice.

5. **Return to the Position of City Treasurer**: At the termination of her tenure as City Manager, whether it be during the term of this Agreement or after the term has been concluded, she shall have the absolute right to return to the position of City Treasurer with all of the rights and benefits pertaining thereto including, but not limited to seniority rights accrued during the term of this agreement.

Pursuant to Council Resolution 17-16.

CITY OF MT. MORRIS
RESOLUTION 21-26

WHEREAS: The Charter of the City of Mt. Morris, specifically Section 7.4 thereof entitled, "Budget Hearing", requires a public hearing on the budget before final adoption at such place and time as the Council shall direct; and

WHEREAS: The Charter further provides that notice of such public hearing shall be published at least one week in advance by the City Clerk and further provides that a copy of the proposed budget shall be on file and available to the public during office hours at the office of the City Clerk for a period of not less than one week prior to such public hearing.

NOW THEREFORE, BE IT RESOLVED:

That this Council does hereby set Monday, May 10, 2021 at 7:15 p.m. as the date and time for the public hearing on the fiscal year 2021/2022 budget, which hearing shall take place at the City Fire Department at 11649 N. Saginaw Street in the City of Mt. Morris, Michigan.

BE IT FURTHER RESOLVED:

That pursuant to the Truth in Taxation law the property tax millage rate proposed to be levied to support the proposed budget shall also be a subject of this hearing.

BE IT FURTHER RESOLVED:

That the Clerk is hereby directed to cause notice of said public hearing to be published at least six days before the said hearing and does further direct the Clerk to have on file and available in the City Hall, a copy of the fiscal year 2021/2022 budget during business hours for a period of not less than one week prior to said public hearing.

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, April 26th, 2021 at 7:15 p.m.

_____ Yea _____ Nay _____ Absent

_____
Jeffrey N. Roth, Mayor

_____
Spencer Lewis, Deputy City Clerk

To the city of MT. Morris;

THE DDA is asking permission to buy and place a veterans memorial monument at the library location.

The monument will be purchase from Martins Funeral home and the company that it will be purchased from will come to that location and help us decide where to place the monument.

We are looking on the north side of the library next to the parking lot. We will also have a walk way to the monument as well as a cement slab under it which we will pay the city to put in.

I have enclosed three pictures, one of the monument, one othe location and one of the cement that will be poured

Thank You,

Commitee Chairperson

Sue Templeton

4-21-21

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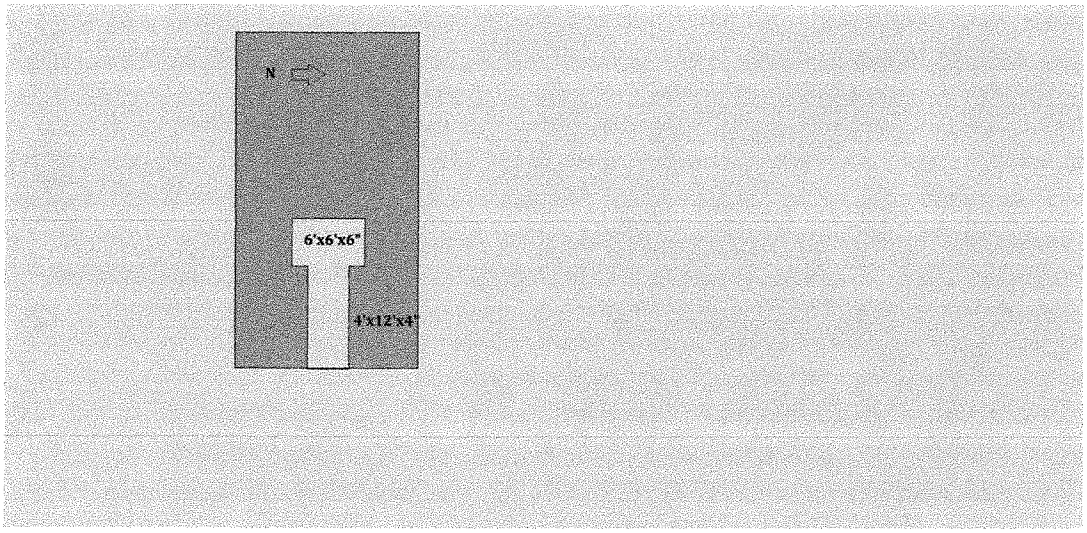
Google Ea

CITY OF
MT. MORRIS
DPW

11649 North Saginaw Street, Mt. Morris Michigan 48458



DDA Memorial Side Walk and Pad Estimate January 2021

DPW Labor	$960.00
Equipment Rental	$197.90
Concrete	+/- $500.00

Total Estimate $ 1657.90

Tablet with Images and Text

24" x 8" x 54"

Black Granite Approx. $8000

Grey Granite Approx.—$6000 (cannot etch photo on grey)

Jet Black Tablet and Base with military emblems

Approximate size 24"x8"x36 on a base size 36x14x8

Approximately $4500

1917 Patten Monument Company