

**CITY OF MT. MORRIS  
CITY COUNCIL AGENDA  
11649 N. Saginaw Street  
Mt. Morris, MI 48458  
January 27<sup>th</sup>, 2025  
7:00 P.M.**

**1. MEETING CALLED TO ORDER:** Mayor Sara Dubey

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**4. APPROVAL OF AGENDA**

**5. APPROVAL OF MINUTES**

- a. Approval of regular meeting minutes from January 13<sup>th</sup>, 2025.

**6. COMMUNICATIONS:**

None.

**7. APPROVAL OF WARRANT:** Approval of Warrant 25-01 in the amount of \$123,675.91

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

**9. UNFINISHED BUSINESS:**

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

**10. NEW BUSINESS:**

- a. **Action on rezoning request for 11741 N. Saginaw St.**

**11. PUBLIC COMMENT (Five Minute Time Limit).**

**12. COUNCIL MEMBER AND STAFF COMMENTS**

**13. ADJOURNMENT**

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





**COUNCIL MEMBER AND STAFF COMMENTS:**

Councilmember Walter thanked Cody for coming in tonight.

Councilmember Darisaw offered advice to Mr. Lajeski on different ways to get his voice heard and meetings scheduled with the commissioner's office.

Fire Chief Don Fremd advised council to stay warm next week with the frigid weather.

Police Chief Kevin Mihailoff spoke upon the Christmas donations to the Voices for Children, and about an upcoming meeting with the local schools.

Mayor Sara Dubey thanked Cody for coming in tonight, and stated how much she was impressed with the Badger meter system so far.

**ADJOURNMENT:**

With no further business, the council meeting was adjourned at **7:28 p.m.**

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Spencer Lewis, City Clerk

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
<b>Fund 101 General</b>					
Dept 000	UNDISTRIBUTED FRINGE BENEFITS	BLUE CARE NETWORK	HEALTH INS. FEB. 2025	10,233.07	
101-000-066.000	UNDISTRIBUTED FRINGE BENEFITS	HUMANA HEALTH PLAN INC	DENTAL/VISION INS. FEB. 2025	1,328.89	
101-000-066.000	UNDISTRIBUTED FRINGE BENEFITS	STANDARD INSURANCE COMPA	DIS. / LIFE INS. FEB. 2025	1,070.53	
		Total For Dept 000		12,632.49	
<b>Dept 101 CITY COUNCIL</b>					
101-101-915.000	MEMBERSHIP & DUES	MICHIGAN MUNICIPAL LEAGU	2025 MEMBERSHIP RENEWAL	3,230.00	
		Total For Dept 101 CITY COUNCIL		3,230.00	
<b>Dept 215 ADMINISTRATION</b>					
101-215-740.000	OPERATING EXPENSE	PITNEY BOWES BANK INC	POSTAGE	125.56	
101-215-740.000	OPERATING EXPENSE	PRINTING SYSTEMS	ACCTS. PAYABLE CHECKS	88.69	
101-215-740.000	OPERATING EXPENSE	US BANK EQUIPMENT FINANC	COPIER LEASE	227.51	
101-215-825.000	MAINTENANCE AGREEMENTS	VC3, INC	MONTHLY BILL FOR JAN. 2025	33.00	
101-215-850.000	COMMUNICATIONS	STAR2STAR COMMUNICATIONS	PHONES	154.20	
101-215-874.000	RETIREE INSURANCE BENEFITS	BLUE CARE NETWORK	HEALTH INS. FEB. 2025	2,703.26	
101-215-991.000	COPIER	US BANK EQUIPMENT FINANC	COPIER LEASE	77.06	
		Total For Dept 215 ADMINISTRATION		3,409.28	
<b>Dept 253 TREASURER</b>					
101-253-740.000	OPERATING EXPENSE	PITNEY BOWES BANK INC	POSTAGE	62.79	
		Total For Dept 253 TREASURER		62.79	
<b>Dept 265 CITY HALL &amp; GROUNDS</b>					
101-265-740.000	OPERATING EXPENSE	MENARDS - CLIO	F.D. HOSE REEL	10.49	
101-265-740.000	OPERATING EXPENSE	MENARDS - CLIO	SUPPLIES	12.10	
101-265-740.000	OPERATING EXPENSE	OUTDOOR SOLUTIONS	SALT	60.00	
101-265-920.000	PUBLIC UTILITIES	CONSUMERS ENERGY	CITY HALL ELEC.	703.10	
101-265-920.000	PUBLIC UTILITIES	CONSUMERS ENERGY	CITY HALL GAS	406.93	
		Total For Dept 265 CITY HALL & GROUNDS		1,192.62	
<b>Dept 267 OTHER CITY PROPERTY</b>					
101-267-920.000	PUBLIC UTILITIES	CONSUMERS ENERGY	11800 N. SAGINAW PARKING LOT	88.46	
		Total For Dept 267 OTHER CITY PROPERTY		88.46	
<b>Dept 305 POLICE DEPARTMENT</b>					
101-305-740.000	OPERATING EXPENSE	MENARDS - CLIO	DISINFECTANT FOR PD	26.45	
101-305-740.000	OPERATING EXPENSE	MENARDS - CLIO	SUPPLIES	11.96	
101-305-740.000	OPERATING EXPENSE	PITNEY BOWES BANK INC	POSTAGE	62.78	
101-305-745.000	GAS & FUEL	WEBSTER & GARNER	UNLEADED GAS	640.04	
101-305-825.000	MAINTENANCE AGREEMENTS	VC3, INC	MONTHLY BILL FOR JAN. 2025	99.00	
101-305-850.000	COMMUNICATIONS	STAR2STAR COMMUNICATIONS	PHONES	88.08	
101-305-991.000	DEBT SERVICE - PRIN	US BANK EQUIPMENT FINANC	COPIER LEASE	144.99	
		Total For Dept 305 POLICE DEPARTMENT		1,073.30	
<b>Dept 336 FIRE DEPARTMENT</b>					
101-336-745.000	GAS & FUEL	WEBSTER & GARNER	UNLEADED GAS	21.42	
101-336-745.000	GAS & FUEL	WEBSTER & GARNER	DIESEL	53.31	
101-336-825.000	MAINTENANCE AGREEMENTS	VC3, INC	MONTHLY BILL FOR JAN. 2025	37.00	
101-336-850.000	COMMUNICATIONS	STAR2STAR COMMUNICATIONS	PHONES	43.98	
		Total For Dept 336 FIRE DEPARTMENT		155.71	
<b>Dept 371 CODES &amp; ENFORCEMENT</b>					

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 101 General					
Dept 371 CODES & ENFORCEMENT	PROFESSIONAL SERVICES	MERLE WEST	MECH./PLUMBING INSPECTIONS 4TH Q.	785.00	
101-371-801.000		Total For Dept 371 CODES & ENFORCEMENT		785.00	
Dept 441 PUBLIC WORKS	GAS & FUEL	WEBSTER & GARNER	DIESEL	13.77	
101-441-745.000	MAINTENANCE AGREEMENTS	VC3, INC	MONTHLY BILL FOR JAN. 2025	25.00	
101-441-825.000	PUBLIC UTILITIES	CONSUMERS ENERGY	DPW GARAGE	895.19	
101-441-920.000		Total For Dept 441 PUBLIC WORKS		933.96	
Dept 528 TRASH COLLECTION	PROFESSIONAL SERVICES	WM CORPORATE SERVICES, I	GARBAGE - JAN 2025	18,335.20	
101-528-801.000		Total For Dept 528 TRASH COLLECTION		18,335.20	
Dept 790 LIBRARY	OPERATING EXPENSE	OUTDOOR SOLUTIONS	SALT	60.00	
101-790-740.000	PUBLIC UTILITIES	CONSUMERS ENERGY	LIBRARY	898.01	
101-790-920.000		Total For Dept 790 LIBRARY		958.01	
Fund 202 Major Street		Total For Fund 101 General		42,856.82	
Dept 474 TRAFFIC SERVICES	PROFESSIONAL SERVICES	GENESEE COUNTY ROAD COMM	SIGNAL MAINTENANCE	1,021.01	
202-474-801.000		Total For Dept 474 TRAFFIC SERVICES		1,021.01	
Fund 203 Local Street		Total For Fund 202 Major Street		1,021.01	
Dept 463 STREET ROUTINE MAINTENANCE	STREET PRESERVATION	EASTERN ASPHALT CO. INC	LOUISA STREET RETAINAGE	23,859.39	
203-463-965.000		Total For Dept 463 STREET ROUTINE MAINTENANCE		23,859.39	
Fund 590 SEWER FUND		Total For Fund 203 Local Street		23,859.39	
Dept 215 ADMINISTRATION	OPERATING EXPENSE	PITNEY BOWES BANK INC	POSTAGE	125.56	
590-215-740.000	OPERATING EXPENSE	PRINTING SYSTEMS	ACCTS. PAYABLE CHECKS	88.69	
590-215-740.000	MAINTENANCE AGREEMENTS	VC3, INC	MONTHLY BILL FOR JAN. 2025	33.00	
590-215-825.000	COMMUNICATIONS	STAR2STAR COMMUNICATIONS	PHONES	88.08	
590-215-850.000	RETIREE INSURANCE BENEFITS	BLUE CARE NETWORK	HEALTH INS. FEB. 2025	933.45	
590-215-874.000	COPIER	US BANK EQUIPMENT FINANC	COPIER LEASE	77.08	
590-215-991.000		Total For Dept 215 ADMINISTRATION		1,345.86	
Dept 536 SEWER DISTRIBUTION	GAS & FUEL	WEBSTER & GARNER	DIESEL	51.19	
590-536-745.000		Total For Dept 536 SEWER DISTRIBUTION		51.19	
Dept 538 SEWER REPAIR	PROFESSIONAL SERVICES	WALDORF & SONS, INC.	ASPHALT- GARFIELD AND TEMPERANCE	3,000.00	
590-538-801.000		Total For Dept 538 SEWER REPAIR		3,000.00	
		Total For Fund 590 SEWER FUND		4,397.05	

INVOICE GL DISTRIBUTION REPORT FOR CITY OF MT MORRIS  
 EXP CHECK RUN DATES 01/28/2025 - 01/28/2025  
 BOTH JOURNALIZED AND UNJOURNALIZED  
 BOTH OPEN AND PAID  
 WARRANT 25-01

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 591 Water Fund					
Dept 215 ADMINISTRATION					
591-215-740.000	OPERATING EXPENSE	PITNEY BOWES BANK INC	POSTAGE	125.56	
591-215-740.000	OPERATING EXPENSE	PRINTING SYSTEMS	ACCTS. PAYABLE CHECKS	88.69	
591-215-825.000	MAINTENANCE AGREEMENTS	VC3, INC	MONTHLY BILL FOR JAN. 2025	33.00	
591-215-850.000	COMMUNICATIONS	STAR2STAR COMMUNICATIONS	PHONES	65.97	
591-215-874.000	RETIREE INSURANCE BENEFITS	BLUE CARE NETWORK	HEALTH INS. FEB. 2025	933.45	
591-215-991.000	COPIER	US BANK EQUIPMENT FINANC	COPIER LEASE	77.06	
		Total For Dept 215 ADMINISTRATION		1,323.73	
Dept 537 WATER DISTRIBUTION					
591-537-725.000	FRINGE BENEFIT-NON PAYROLL	CINTAS CORP	UNIFORMS	47.65	
591-537-725.000	FRINGE BENEFIT-NON PAYROLL	CINTAS CORP	UNIFORMS	47.65	
591-537-740.000	OPERATING EXPENSE	GENESEEE COUNTY DRAIN COM	WATER SAMPLING	75.00	
591-537-745.000	GAS & FUEL	WEBSTER & GARNER	UNLEADED GAS	162.27	
591-537-745.000	GAS & FUEL	WEBSTER & GARNER	DIESEL	234.78	
591-537-920.000	PUBLIC UTILITIES	CONSUMERS ENERGY	METER PIT 321 LINCOLN	46.14	
591-537-920.000	PUBLIC UTILITIES	CONSUMERS ENERGY	METER PIT 310 W. MTMORRIS	47.87	
591-537-921.000	COST OF WATER	GENESEEE COUNTY DRAIN COM	WATER DECEMBER 2024	48,056.55	
		Total For Dept 537 WATER DISTRIBUTION		48,717.91	
Dept 539 WATER REPAIR					
591-539-801.000	PROFESSIONAL SERVICES	WALDORF & SONS, INC.	ASPHALT- GARFIELD AND TEMPERANCE	1,500.00	
		Total For Dept 539 WATER REPAIR		1,500.00	
		Total For Fund 591 Water Fund		51,541.64	

INVOICE GL DISTRIBUTION REPORT FOR CITY OF MT MORRIS  
 EXP CHECK RUN DATES 01/28/2025 - 01/28/2025  
 BOTH JOURNALIZED AND UNJOURNALIZED  
 BOTH OPEN AND PAID  
 WARRANT 25-01

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund Totals:					
			Fund 101 General	42,856.82	
			Fund 202 Major Street	1,021.01	
			Fund 203 Local Street	23,859.39	
			Fund 590 SEWER FUND	4,397.05	
			Fund 591 Water Fund	51,541.64	
			Total For All Funds:	<u>123,675.91</u>	



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

**ORDINANCE 2025– 01.**

AN ORDINANCE AMENDING THE MT. MORRIS CITY  
CODE OF ORDINANCES BY THE AMENDMENT OF  
SEC. 42-223 TO CHANGE THE AGE FROM 16 YEARS  
TO 17 YEARS AND TO PROVIDE THE PENALTY FOR  
THE VIOLATION THEREOF

**THE CITY OF MT. MORRIS HEREBY ORDAINS:**

**SECTION I**

The Mt. Morris City Code of Ordinances, Sec. 42-223 is hereby amended as follows:

**CHAPTER 42, OFFENSES INVOLVING UNDERAGED PERSONS**

**SECTION 42-223, Curfew for minors under 17.**

No minor aged 17 years or under, shall loiter, idle, congregate or be in or on any public street, highway, alley, park or public place between the hours of midnight and 6:00 a.m. immediately following, except where the minor is accompanied by a parent or guardian or some adult delegated by the parent or guardian to accompany the minor child or where the minor is upon an errand or other legitimate business directed by his parent or guardian.

Penalty: Local Misdemeanor punishable by up to 90 days in jail and/or a \$500 fine.

**SECTION II**

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

**SECTION III - SEVERABILITY**

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

**SECTION IV – PRIOR ORDINANCES**

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

**SECTION V**

This Ordinance shall be published in a newspaper of general circulation within the City of Mt. Morris, Genesee County, Michigan, and shall become effective on the 31<sup>ST</sup> day after publication.

**SECTION VI**

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

CITY OF MT. MORRIS,

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By: SARA DUBEY, MAYOR

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By: SPENCER LEWIS, CITY CLERK

Ordinance introduced on: 01/13/2025  
Second Reading: 01/27/2025  
Publication date: 02/05/2025  
Effective date: 03/08/2025

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

NAME Namir Shango  
ADDRESS 11741 N. Saginaw  
PHONE (home) \_\_\_\_\_ PHONE (work) 810.869.6416  
Tax Parcel # of Lot 57-12-526-002 Application Fee \$ 300.<sup>00</sup>

Amendment Request Classification:

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

X By an owner of interest in the parcel

\_\_\_\_\_ By resolution of City Council or Planning Commission (attach resolution)

Current Zoning Classification C-2

Proposed Zoning Classification C

Proposed Use Gas Station / P.O.S.

Namir Shango  
Applicant's Signature

11.14.2024  
Date

Date Notice Published 1.1.2025

Date Notice mailed to all owners of property in area in question and all property owners within 300' of property in question 12.30.2024

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

Date of Public Hearing by Planning Commission 1.21.2025 *DRAFT*  
Recommendation of Planning Commission(attach report and public comments) To Approve - minutes attached

Date of First Reading by City Council 1.27.2025

Date of Second Reading by City Council \_\_\_\_\_

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

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

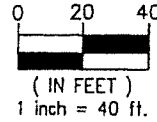
Approval \_\_\_\_\_ Disapproval \_\_\_\_\_  
Attach minutes of both City Council meetings.

Date Notice of Adoption published in Newspaper \_\_\_\_\_

*Shoot for January Meeting.  
2025*

*Inv. #1680*

PARCEL RE-ZONING CHANGE EXHIBIT GRAPHIC SCALE

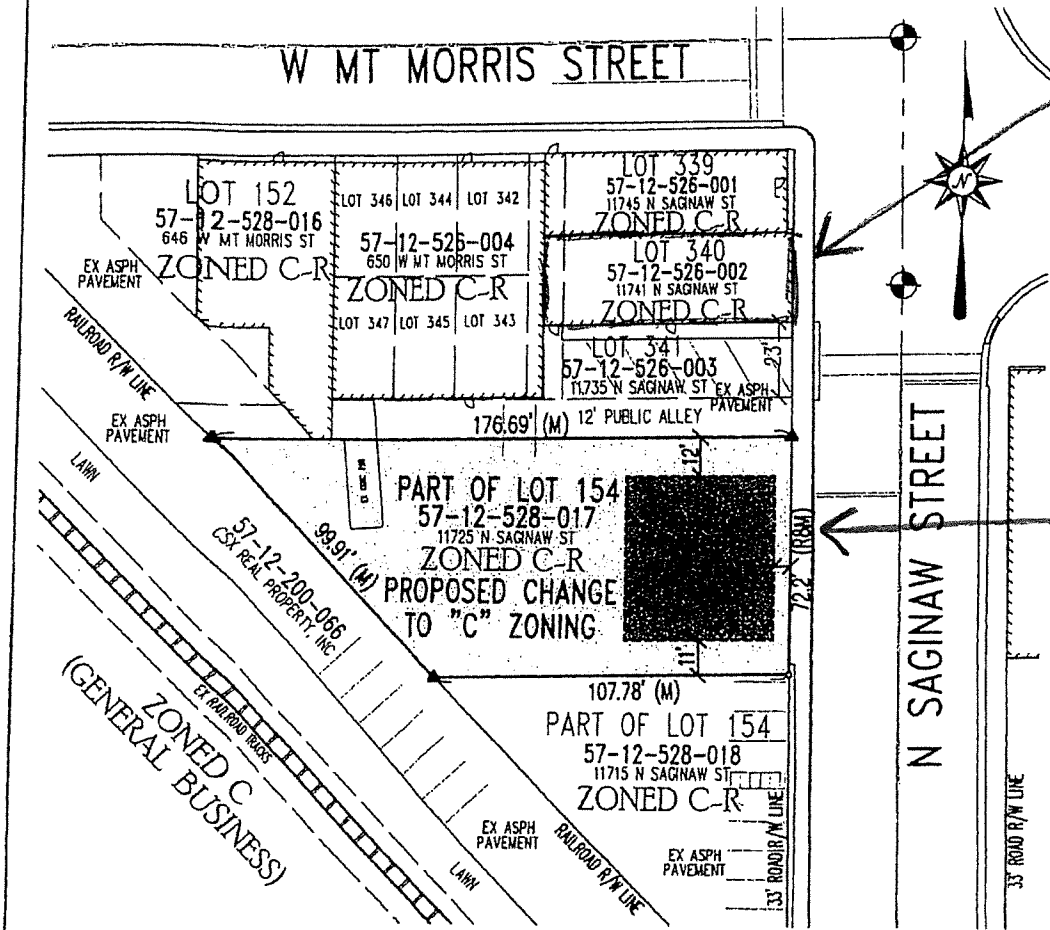


**PROPERTY DESCRIPTIONS:**

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

**ZONING INFORMATION:**

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



*Parcel in question*

*Parcel with blue hotel building was already rezoned to "C" in 2024.*

PARCEL RE-ZONING CHANGE EXHIBIT FOR:  
**NAMIR SHANGO**  
 11741 SAGINAW STREET  
 MT MORRIS, MI 48458  
 PHONE: 810.869.6416

SCALE: 1" = 40'	JOB NO. 20-209	DATE: 10.20.2020	REVISION:
DRN. BY: J.R.B.	APPR BY: J.P.W.	PAGE: 1 of 1	

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

**CITY OF MT MORRIS  
PLANNING COMMISSION  
January 21<sup>st</sup>, 2025**

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

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

**ABSENT:** Sara Black.

**OTHERS:** None.

**ROLL CALL:**

None.

**ELECTION OF CHAIRMAN AND OATH OF OFFICE:**

City Manager/Clerk Spencer Lewis opened the floor for nominations for the Election of Chairman to the Planning Commission at 6:34 p.m.

A motion was made by Wayne Walter, and seconded by Spencer Lewis to nominate Sara Black as Chairperson to the Planning Commission.

With no further nominations the floor was closed for nominations for the Election of Chairman at 6:35 p.m.

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

All Ayes.

Motion Carried.

**ELECTION OF VICE-CHAIRMAN AND OATH OF OFFICE:**

City Manager/Clerk Spencer Lewis opened the floor for nominations for the Election of Vice-Chairperson to the Planning Commission at 6:35 p.m.

A motion was made by Mayor Sara Dubey, seconded by Wayne Walter to nominate Yusef Harrold as Vice-Chairperson to the Planning Commission.

With no further nominations, City Manager/Clerk Spencer Lewis closed the floor for nominations for the Election of Vice-Chairperson to the Planning Commission at 6:36 p.m.

Vote for the Election of Yusef Harrold as Vice-Chairman to the Planning Commission.

All Ayes.

Motion carried.

Yusef Harrold was sworn in as Vice-Chairperson of the Planning Commission for 2025 by City Manager/Clerk Spencer Lewis.

**ELECTION OF SECRETARY AND OATH OF OFFICE:**

City Manager/Clerk Spencer Lewis opened the floor for nominations for the Election of Secretary to the Planning Commission at 6:37 p.m.

A motion was made by Mayor Sara Dubey, seconded by Wayne Walter to nominate Melissa Neuwirth as Secretary to the Planning Commission.

With no further nominations City Manager/Clerk Spencer Lewis closed the floor for nominations for the Election of Secretary to the Planning Commission at 6:37 p.m.

Vote for Election of Melissa Neuwirth as Secretary to the Planning Commission.

Planning Commission  
January 21<sup>st</sup>, 2025.  
Page Two.

All Ayes.  
Motion carried.

Melissa Neuwirth was sworn in as Secretary to the Planning Commission for 2025 by City Manager/Clerk Spencer Lewis.

**APPROVAL OF AGENDA:**

A motion was made by Yusef Harrold, seconded by Andrew Sorensen to approve the agenda.

All Ayes.  
Motion Carried.

**APPROVAL OF MINUTES:**

A motion was made by City Manager/Clerk Spencer Lewis, seconded by Mayor Sara Dubey to approve the minutes of the regular meeting held on July 15<sup>th</sup>, 2024.

All ayes.  
Motion carried.

**COMMUNICATIONS:**

None.

**PUBLIC COMMENT:**

None.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

**a. RESOLUTION 25-01A: Planning Commission Meeting Dates for 2025.**

A motion was made by Melissa Neuwirth, and seconded by Andrew Sorensen to approve RESOLUTION 25-01A: Planning Commission Meeting Dates for 2025.

All Ayes.  
Motion carried.

**b. Public Hearing: A request to rezone 11741 N. Saginaw from C-R to C.**

A motion was made by Wayne Walter, seconded by Melissa Neuwirth to open the public hearing at 6:42 p.m.

All Ayes.  
Motion Carried.

**Jeff Roth, 11974 Howell** – Jeff stated he did come in today and look at the site plans for the proposed gas station. He believes that the space is too small for a gas station and that there is no feasible way for a tanker truck to enter and exit the station without using other properties.

**Nate Shango, Valley Liquor** – Nate stated that they currently have trucks coming in daily for deliveries, that would be no different than an oil tanker coming in. He stated that he is working with bar owner to the west, on getting an easement agreement to be able to use that entrance/exit.

**Hamzah, 10156 N. Saginaw** – Hamzah stated that he doesn't see the need to open another gas station in that area, since we already have plenty.



## REZONING (ZONING MAP AMENDMENT) PROCESS

