MORENCI CITY COUNCIL AGENDA

Monday, August 10th, 2026, 6:00 p.m. 118 Orchard Street, Morenci, MI 49256

Mayor: Tracy Schell	**City Councilmembers:**	**Jerome Bussell**	**Kori Christle**	**Kandice Speiser**
		Tess Stiver	**Gail Cleghorn**	**Diane Molitierno**

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OR AMENDMENT TO AGENDA

PUBLIC COMMENT ON AGENDA ITEMS

CONSENT AGENDA & COMMUNICATIONS

1. **Minutes from the City Council Meeting on July 13th, 2026**
2. **Cash Summary by Fund as of 08/06/2026**
3. **Bills & Transfers in the amount of $411,431.40**
4. **Community & Economic Development Report**
5. **EMS Report**
6. **Fire Department Report**
7. **Police Department Report**
8. **DPW Report**
9. **Sexton Report - None**

MAYOR'S REPORT

CITY SUPERINTENDENT/CLERK'S REPORT

PUBLIC HEARING(s)

COMMITTEES:

FINANCE, LEGAL, ADM PERSONNEL & ECONOMIC DEVELOPMENT

Chair: Kandice Speiser, Members: Kori Christle, Tess Stiver

1. **Vacant Commercial & Industrial Building Safety Ordinance**
2. **Town & Country Festival Committee Chair**
3. **Master Plan Review Period**

PUBLIC WORKS (PARKS, CEMETERY, LIBRARY, UTILITIES, STREETS & SIDEWALKS, BUILDINGS & GROUNDS)

Chair: Jerome Bussell, Members: Kandice Speiser, Gail Cleghorn

1. **None**

PUBLIC SAFETY (FIRE, EMS & POLICE)

Chair: Diane Molitierno, Members: Tess Stiver, Kori Christle

1. **Clemis Agreement**
2. **Hiring of EMS EMT**

2026 Goal Updates

1 Year Goals

Review of Marijuana Ordinance in its entirety – Kori

3 Year Goals

Sidewalk Repair/Replacement Plan – Kori
Columbarium – Diane

5 Year Goals

Walking Path – Kandi

- **Additional council business**

PUBLIC INPUT – QUESTIONS, COMMENTS AND CONCERNS

ADJOURNMENT

Next – Regular Morenci City Council Meeting: September 14th, 2026, @ 6:00 p.m.

Please Note:

In order to comment during the public input portions of the meeting, you are required to come to the lectern and give your name and address. Neither the Morenci City Council or staff will respond to public comment or questions. All comments or questions will be addressed at a succeeding meeting of the Morenci City Council.

Verbal attacks or perceived attacks on Morenci City Council members, staff, or other individuals will not be tolerated during the public input section of the meeting.

"One Team, One Town, One Family"

Meeting Minutes of the Morenci City Council
Regular Meeting
Monday, July 13th, 2026

1. CALL MEETING TO ORDER

Mayor Tracy Schell called the meeting to order at 6:00 p.m.

MEMBERS PRESENT: Jerome Bussell, Diane Molitierno, Gail Cleghorn, Kori Christle, Kandice Speiser & Tess Stiver

MEMBERS ABSENT: None

OTHERS PRESENT: Mayor Tracy Schell and Jeff Bell (Administrator/Clerk)

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF AGENDA

A motion was made by Councilor Christle, seconded by Councilor Molitierno to accept the approval of the agenda.

Roll Call: Councilors Molitierno – yes; Bussell – yes; Cleghorn – yes; Christle – yes; Stiver – yes; Speiser – yes; Mayor Schell – yes.

Approved 7-0 Motion carried.

4. PUBLIC COMMENT ON AGENDA ITEMS

Heather Potter – Gorham Street. Expressed her love for the town but feels like it is run like an HOA. Thinks that cannabis should be like alcohol. Should have social events / district for cannabis like the one for alcohol. Need smoke lounges to keep people in town and to bring them downtown. Would like cannabis to be treated fair, like alcohol. There are more issues with people fighting with alcohol than there would be with cannabis.

Carolee Hartman – W. Weston Road. When is enough enough. She doesn't want to smell it. She is right over by the cannabis buildings. Shared concerns of someone overdosing at one of the picnic tables behind one of the cannabis locations and that someone was outside peeing when she walked out to her backyard. She has a 3-year-old that shouldn't be exposed to that. She has had enough. Managers at the facilities don't help, because they are outside smoking with the employees. Town needs to downsize or get rid of the cannabis licenses.

Keegan Gendron – From AWH (Ascend Wellness Holdings 1096 E Main St.) – Brought handout showing key points of Morenci Cannabis Licenses. Prices have already dropped and adding more retail licenses would exasperate the issue with the current businesses. Urged to maintain the current cap of five licenses.

Robert Eschrich – From Jade Collection (1098 E Main St.) Sale numbers are going down each month. People are going to other cities. Prices are dropping and the tax burden is very high for the owners. If Morenci adds more licenses, current ones may start closing. Some will not be renewing their grow licenses. There are long term repercussions on adding more licenses.

Keith Pennington – Page Court – Would like to speak against expanding facilities in Morenci. There is growing evidence that it [cannabis] is not good to public health. Modern cannabis products have higher THC than they

used to. Several research studies have been done recently on effects of cannabis. Slower memory and abilities. Community needs a laundry mat more than another dispensary.

Mayor Schell shared some messages that were sent to her from Tracie Bovee and an anonymous message. Anonymous message was determined to not be able to be shared since names must be given to speak during public comment.

5. CONSENT AGENDA & COMMUNICATIONS

A motion was made by Councilor Speiser, seconded by Councilor Stiver that the consent agenda and communications be approved.

Roll Call: Councilors Molitierno – yes; Bussell – yes; Cleghorn – yes; Christle – yes; Stiver – yes; Speiser – yes; Mayor Schell - yes.

Approved 7-0 Motion carried.

6. PUBLIC HEARING(S)

None

7. COMMITTEES

FINANCE, LEGAL, ADM PERSONNEL & ECONOMIC DEVELOPMENT

a. No motion needed, first read of Vacant Commercial and Industrial Safety Ordinance following the public hearing that was held on May 11, 2026. There will be a second reading during the August 10th, 2026, Regular City Council Meeting. Following the second reading, the Ordinance will then go up for a vote by City Council.

b. A motion was made by Councilor Speiser, seconded by Councilor Christle to approve the quote from BHM CPA Group, Inc. in the amount of $19,750 for the completion of the Fiscal Year 2025/2026 Audit combined with a single audit and OMB reporting contingency fee of $9,500 and authorize the Mayor and City Administrator/Clerk signature on the agreement.

   Roll Call: Councilors Molitierno – yes; Bussell – yes; Cleghorn – yes; Christle – yes; Stiver – yes; Speiser – yes; Mayor Schell - yes.

   Approved 7-0 Motion carried.

c. A motion was made by Councilor Speiser, seconded by Councilor Bussell to approve the Election Inspector Resolution for the August 4, 2026, Primary Election and authorize the Mayor and City Superintendent/ Clerk's signature on the Resolution.

   Roll Call: Councilors Molitierno – yes; Bussell – yes; Cleghorn – abstained; Christle – yes; Stiver – yes; Speiser – yes; Mayor Schell - yes.

   Approved 6-1 Motion carried.

d. A motion was made by Councilor Bussell to amend the city's license types to include designated consumption lounges as a permitted license type within the cannabis overlay district, with the total number of allotted lounges to automatically mirror the allowed provisioning center count.

   No second, motion did not move forward.

e. A motion was made by Councilor Bussell to amend the city's cannabis ordinance to include temporary cannabis event licensing as an authorized license type within the cannabis overlay district.

   No second, motion did not move forward.

f. Article II – Medical Marijuana Facilities Section 3-23 (a) & (b) was discussed, after discussion there were no changes, no motion was needed.

PUBLIC WORKS

a. A motion was made by Councilor Bussell, seconded by Councilor Speiser to approve the closure of N. Summit Sr. between Baldwin St. and E. Coomer St. on August 15, 2026, between the hours of 8 a.m. – 6 p.m.

   Roll Call: Councilors Molitierno – yes; Bussell – yes; Cleghorn – yes; Christle – yes; Stiver – yes; Speiser – yes; Mayor Schell – yes.

   Approved 7-0 Motion carried.

b. A motion was made by Councilor Bussell, seconded by Councilor Molitierno to approve the use of the Wakefield Park west parking lot (by Kiwanis Field) on Wednesdays between the hours of 5 p.m. – 8 p.m. by Roland Parrill for the purpose of hosting a weekly car show through September 30, 2026, must also have a Memo of Understanding that the city has no liability for this event.

   Roll Call: Councilors Molitierno – yes; Bussell – yes; Cleghorn – yes; Christle – yes; Stiver – yes; Speiser – yes; Mayor Schell – yes.

   Approved 7-0 Motion carried.

c. A motion was made by Councilor Bussell, seconded by Councilor Christle to approve the closure of Mill Street on July 22, 2026, from 7:00 a.m. – 6:00 p.m. for annual fire hose testing.

   Roll Call: Councilors Molitierno – yes; Bussell – yes; Cleghorn – yes; Christle – yes; Stiver – yes; Speiser – yes; Mayor Schell – yes.

   Approved 7-0 Motion carried.

PUBLIC SAFETY

a. A motion was made by Councilor Molitierno, seconded by Councilor Bussell to approve the purchase of the 2026 F-150 Police Vehicle from Gorno Ford along with the outfitting by Adrian Sign and the marking by Semi-Air Graphics for a total purchase price of $73,970.90 and authorize the City Administrator's signature on the purchase agreement.

   Roll Call: Councilors Molitierno – yes; Bussell – yes; Cleghorn – yes; Christle – yes; Stiver – yes; Speiser – yes; Mayor Schell – yes.

   Approved 7-0 Motion carried.

8. ADDITIONAL COUNCIL BUSINESS.

a. A motion was made by Councilor Bussell, seconded by Councilor Molitierno to approve the resignation of Councilor Bussell and appoint City Administrator Jeff Bell to the Region 2 Planning Commission. Roll Call: Councilors Molitierno – yes; Bussell – yes; Cleghorn – yes; Christle – yes; Stiver – yes; Speiser – yes; Mayor Schell – yes.

   Approved 7-0 Motion carried.

Councilors discussed the tree trimming. It is completed. DPW will be replanting grass seed where it is needed. Consumers Energy have some trees marked for their trimming. Those with blue dots will be trimmed, those with blue X will be removed.

There was also discussion about adding a 4-way stop at the corner of Summit St. and LaGrange St.

2026 Goal Updates were discussed for 1-year, 3-year, and 5-year goals

3 year goals

Sidewalk repair/ Replacement Plan – Kori Christle, no updates

Columbarium – Diane Molitierno will be getting with Christa from the cemetery

5 year goals

Walking Path – no updates

9. PUBLIC INPUT – QUESTIONS, COMMENTS, & CONCERNS

Heather Potter – Gorham St. – Need to move stop sign at the corner of Gorham and Main St. to the corner.

Also talked about minibikes riding on the sidewalks. That they almost hit the doors of a building downtown. They could hurt someone or knock down an elderly person. Need violations for them not following the rules.

Robert Eschrich – Jade Collections – Asking for clarification if it means that the ordinance won't be voted on again for 2 years. Also wondered about the legality of other businesses buying the 5th license but not actually using it.

Karen Sinks – Meadow Dr. – What happened to the water / sewer projects. That needs to be done before the streets are repaired. In reference to marijuana – money isn't everything and city needs to keep what they have. We don't need more money; we need more people.

Keith Pennington – Page Court – Appreciates the stuff going on downtown. When city government asked businesses what they needed, a lot of them answered to get people to move to Morenci. Also wondered about an ordinance the governs the industrial park and outside storage. There is a lot being stored outside and a lot of weeds.

Kathy Schiermyer – North St. – When public comments are made, names must be said. Facebook comments that are read should include the person's name also.

Russ Davis – Weston Rd. – Complaints on odor from the marijuana facilities. He heard mentions of lounges, but the grow facilities still smell. He gets woke up in the middle of the night by it. The entire month of June he did not smell anything, but he does now. Residents were told they wouldn't smell anything from the facilities but we do.

10. ADJOURNMENT

a. Motion made by Councilor Speiser seconded by Councilor Christle to adjourn the meeting.
All Ayes. Motion Carried. Meeting adjourned at 7:23 p.m.

Tracy Schell, Mayor

Jeff Bell, City Superintendent/Clerk

CASH SUMMARY BY FUND FOR CITY OF MORENCI
FROM 07/13/2026 TO 08/06/2026
FUND: ALL FUNDS
CASH AND INVESTMENT ACCOUNTS

Fund	Description	Beginning Balance 07/13/2026	Total Debits	Total Credits	Ending Balance 08/06/2026
101	GENERAL	654,153.94	175,497.55	302,541.23	527,110.26
102	WALKING/BIKE TRAIL FUND	1,863.89	0.00	0.00	1,863.89
202	MAJOR STREETS	153,819.44	0.00	8,968.27	144,851.17
203	LOCAL STREETS	146,456.17	0.00	5,172.37	141,283.80
231	POLICE EQUIPMENT	26,327.53	0.00	0.00	26,327.53
245	REFUSE	39,736.98	13,733.19	33,223.87	20,246.30
248	DDA	132,245.53	1,624.00	929.85	132,939.68
402	CAPITAL PROJECTS/BRIDGES	0.00	0.00	0.00	0.00
404	CDBG JOB TRAINING GRANT	0.00	0.00	0.00	0.00
405	2018 CAPITAL IMP BOND CONSTRUCTION	25,706.29	0.00	0.00	25,706.29
406	2017 AMBULANCE PURCHASE ACT 99	1.00	0.00	0.00	1.00
444	CITATION FUND REVENUE	47.71	0.00	0.00	47.71
445	CDBG WATER-RELATED INFRASTRUCTURE GR	0.00	0.00	0.00	0.00
456	FIRE DEPT SINKING FUND	23,486.73	0.00	0.00	23,486.73
465	EMS	139,859.85	33,843.55	3,982.72	169,720.68
590	SEWER FUND	164,141.97	26,356.89	53,312.69	137,186.17
591	WATER FUND	281,503.49	30,827.27	25,053.77	287,276.99
592	WATER/SEWER	0.00	0.00	0.00	0.00
641	EQUIPMENT	52,973.59	10,078.01	2,456.88	60,594.72
696	TOWN & COUNTRY FESTIVAL	18,069.98	300.00	577.50	17,792.48
700	SKELTON REWARD	57,370.03	0.00	0.00	57,370.03
703	TAX COLLECTION	54,274.51	1,101,031.20	171,130.38	984,175.33
	TOTAL - ALL FUNDS	1,972,038.63	1,393,291.66	607,349.53	2,757,980.76

CHECK REGISTER FOR CITY OF MORENCI
CHECK DATE FROM 07/13/2026 - 08/06/2026

Check Date	Bank	Check	Vendor	Vendor Name	Amount	
Bank GENER GENERAL ACCOUNT						
07/16/2026	GENER	46752	00010	CONSUMERS ENERGY	2,550.01	
07/16/2026	GENER	46753	00160	R & W NURSERY	465.00	
07/16/2026	GENER	46754	00215	PER MAR SECURITY SERVICES	181.44	
07/16/2026	GENER	46755	00282	SIMI AIR SIGNS & VINYL GRAPHICS	42.35	
07/16/2026	GENER	46756	00366	LENAWEE COUNTY EQUALIZATION DEPT	754.88	
07/16/2026	GENER	46757	00436	NUTRIEN AG SOLUTIONS	116.45	
07/16/2026	GENER	46758	00471	JAMMERS DESIGNS, LLC	405.00	
07/16/2026	GENER	46759	00486	OAKLAND COUNTY MICHIGAN	855.25	
07/16/2026	GENER	46760	00546	WESBANCO	475.01	
07/16/2026	GENER	46761	00791	TRI-COUNTY FUELS INC	1,845.89	
07/16/2026	GENER	46762	00807	R & R FIRE TRUCK REPAIR INC	13,294.00	
07/16/2026	GENER	46763	00845	CINTAS FIRST AID & SAFETY	110.02	
07/16/2026	GENER	46764	01341	BLACK SWAMP EQUIPMENT, LLC	603.00	
07/16/2026	GENER	46765	01391	LRS LLC	16,935.19	
07/16/2026	GENER	46766	01507	HUDSON AREA AMBULANCE	1,500.00	
07/16/2026	GENER	46767	01550	VERIZON WIRELESS	824.56	
07/16/2026	GENER	46768	02261	PENNCARE	452.56	
07/16/2026	GENER	46769	08024	KATHY SCHIERMYER	20.00	
07/16/2026	GENER	46770	08075	JEROME BUSSELL	85.25	
07/16/2026	GENER	46771	08124	TRACY LYNN SCHELL	20.00	
07/16/2026	GENER	46772	08135	RON APGER	20.00	
07/16/2026	GENER	46773	08171	SEAN SEGER	20.00	
07/16/2026	GENER	46774	08173	CHIPPER CONNIN	20.00	
07/16/2026	GENER	46775	08225	SENSIBLE PRODUCTS	773.46	
07/16/2026	GENER	46776	08244	TANNER AUTO REPAIR	716.58	
07/16/2026	GENER	46777	08259	DYNAMIC INDUSTRIAL SUPPLY	20.80	
07/16/2026	GENER	46778	08349	QUADIENT INC	1,100.21	
07/16/2026	GENER	46779	MISC	JK OF MICHIGAN	47,638.60	
07/16/2026	GENER	46780	MISC	JESSICA DENNIS	437.50	
07/16/2026	GENER	46781	MISC	COLT SERVICES LLC	7,796.00	
07/16/2026	GENER	46782	08285	PEERLESS SUPPLY INC	379.30	V
07/16/2026	GENER	46783	08323	CHARTER COMMUNICATIONS FIBER OPTICS	1,222.33	V
07/16/2026	GENER	46784	08355	NATHAN ADAMS	50.00	V
07/16/2026	GENER	46785	08285	PEERLESS SUPPLY INC	379.30	
07/16/2026	GENER	46786	08323	CHARTER COMMUNICATIONS FIBER OPTICS	1,222.33	
07/16/2026	GENER	46787	08355	NATHAN ADAMS	50.00	
07/22/2026	GENER	46788	00107	GALLS, LLC	370.50	
07/22/2026	GENER	46789	00325	LENAWEE COUNTY ROAD COMM	99.28	
07/22/2026	GENER	46790	00449	BS&A SOFTWARE	301.00	
07/22/2026	GENER	46791	00652	WRIGHT'S PLUMBING & SEWER SERVICE	245.00	
07/22/2026	GENER	46792	00783	T & R TOTAL LAWN CARE LLC	140.00	
07/22/2026	GENER	46793	00807	R & R FIRE TRUCK REPAIR INC	967.51	
07/22/2026	GENER	46794	01067	MCGOWAN ELECTRIC SUPPLY INC	60.45	
07/22/2026	GENER	46795	01341	BLACK SWAMP EQUIPMENT, LLC	220.00	
07/22/2026	GENER	46796	01432	COLIN RICHARDSON	48.25	
07/22/2026	GENER	46797	01452	NELSON TANK ENGINEERING AND	3,800.00	
07/22/2026	GENER	46798	01541	LENAWEE COUNTY INFORMATION TECH	2,478.00	
07/22/2026	GENER	46799	08072	LAURIE SCHISLER	71.93	
07/22/2026	GENER	46800	08142	CHRISTOPHER R. RENIUS	1,625.00	
07/22/2026	GENER	46801	08197	HACH COMPANY	1,331.51	
07/22/2026	GENER	46802	08244	TANNER AUTO REPAIR	1,458.98	
07/22/2026	GENER	46803	08259	DYNAMIC INDUSTRIAL SUPPLY	44.76	
07/22/2026	GENER	46804	08281	P&R COMMUNICATIONS	1,061.47	
07/22/2026	GENER	46805	08321	MILLER TEXTILE SERVICES	385.32	
07/22/2026	GENER	46806	08340	THE LENAWEE VOICE	600.00	
07/22/2026	GENER	46807	08361	BAILEY BRANDLY	390.96	
07/22/2026	GENER	46808	08364	GAVIN STAMBAUGH	48.25	
07/22/2026	GENER	46809	MISC	TRAINCO INC	13,500.00	
07/22/2026	GENER	46810	MISC	GORNO FORD INC	51,745.00	
07/22/2026	GENER	46811	MISC	CUELLAR'S CRITTERS	150.00	
07/30/2026	GENER	46812	00245	LENAWEE COUNTY FIRE CHIEF ASSOC	1,056.34	
07/30/2026	GENER	46813	00390	MORENCI AREA SCHOOLS	3,858.75	
07/30/2026	GENER	46814	00461	MICHIGAN MUNICIPAL LEAGUE	2,551.00	
07/30/2026	GENER	46815	00791	TRI-COUNTY FUELS INC	1,760.07	
07/30/2026	GENER	46816	00807	R & R FIRE TRUCK REPAIR INC	1,835.12	
07/30/2026	GENER	46817	01137	FACKLER MONUMENT COMPANY	1,250.00	
07/30/2026	GENER	46818	01341	BLACK SWAMP EQUIPMENT, LLC	150.00	
07/30/2026	GENER	46819	01430	FIRE CATT, LLC	5,883.24	
07/30/2026	GENER	46820	01432	COLIN RICHARDSON	68.45	
07/30/2026	GENER	46821	08115	JEFF BELL	166.75	
07/30/2026	GENER	46822	08181	ASHLEY ABLES	29.00	
07/30/2026	GENER	46823	08197	HACH COMPANY	324.91	
07/30/2026	GENER	46824	08224	SPECTRUM PRINTERS INC	121.00	
07/30/2026	GENER	46825	08239	STATE OF MICHIGAN	2.54	
07/30/2026	GENER	46826	08262	HEATHER SARNAC	29.00	
07/30/2026	GENER	46827	08310	CHARTER COMMUNICATIONS	115.30	
07/30/2026	GENER	46828	08320	DEPENDABLE FIRE APPARATUS REPAIR	735.68	
07/30/2026	GENER	46829	08329	TRAVIS KRUSE	18.37	

Check Date	Bank	Check	Vendor	Vendor Name	Amount	
07/30/2026	GENER	46830	08348	THE RESPONSE GROWTH COLLECTIVE	1,200.00	
07/30/2026	GENER	46831	08364	GAVIN STAMBAUGH	73.35	
07/30/2026	GENER	46832	MISC	SEMPER FI GUNS AND AMMO	2,160.00	
07/30/2026	GENER	46833	MISC	MANNIK & SMITH GROUP INC.	344.50	
07/30/2026	GENER	46834	MISC	CFS INSPECTIONS	2,447.10	
07/31/2026	GENER	46835	08041	ART ERBSKORN	20.00	
07/31/2026	GENER	46836	08302	LOGAN EDMONSON	215.50	V
07/31/2026	GENER	46837	08348	THE RESPONSE GROWTH COLLECTIVE	1,200.00	
08/03/2026	GENER	46838	08024	KATHY SCHIERMYER	150.00	
08/03/2026	GENER	46839	08181	ASHLEY ABLES	175.00	
08/03/2026	GENER	46840	08322	JENNIFER STITES	150.00	
08/03/2026	GENER	46841	08339	GAIL CLEGHORN	150.00	
08/03/2026	GENER	46842	08365	TRINA MARCH	150.00	
08/06/2026	GENER	46843	00282	SIMI AIR SIGNS & VINYL GRAPHICS	601.90	V
08/06/2026	GENER	46844	00546	WESBANCO	475.01	
08/06/2026	GENER	46845	00952	D & P COMMUNICATIONS	389.04	
08/06/2026	GENER	46846	01034	TRULAND EQUIPMENT	163.25	
08/06/2026	GENER	46847	01137	FACKLER MONUMENT COMPANY	1,000.00	
08/06/2026	GENER	46848	01341	BLACK SWAMP EQUIPMENT, LLC	101.50	
08/06/2026	GENER	46849	01391	LRS LLC	16,400.25	
08/06/2026	GENER	46850	01492	US BANK	659.23	
08/06/2026	GENER	46851	01525	CASTLEBERRY AND LUCAS	50.00	
08/06/2026	GENER	46852	01550	VERIZON WIRELESS	568.40	
08/06/2026	GENER	46853	08232	D&R FAYETTE HARDWARE	285.41	
08/06/2026	GENER	46854	08282	ACCELERA IT SOLUTIONS	3,344.14	
08/06/2026	GENER	46855	08350	TLC COMMUNITY CREDIT UNION	954.74	
08/06/2026	GENER	46856	08361	BAILEY BRANDLY	391.50	
08/06/2026	GENER	46857	00265	LENAWEE COUNTY TREASURER	22.30	
08/06/2026	GENER	46858	00282	SIMI AIR SIGNS & VINYL GRAPHICS	601.90	V
08/06/2026	GENER	46859	00282	SIMI AIR SIGNS & VINYL GRAPHICS	601.90	

GENER TOTALS:

Total of 108 Checks:	239,526.88
Less 6 Void Checks:	3,070.93
Total of 102 Disbursements:	236,455.95

Bank TAXAC TAX ACCOUNT

07/15/2026	TAXAC	25066	00265	LENAWEE COUNTY TREASURER	68,588.04
07/31/2026	TAXAC	25072	00265	LENAWEE COUNTY TREASURER	94,263.23
07/31/2026	TAXAC	25073	08239	STATE OF MICHIGAN	3,302.82
08/04/2026	TAXAC	25067	MISC	LERETA	1,630.47
08/05/2026	TAXAC	25068	MISC	COTALITY CENTRALIZED REFUNDS	1,486.57
08/05/2026	TAXAC	25069	MISC	COTALITY CENTRALIZED REFUNDS	4,100.71
08/05/2026	TAXAC	25070	MISC	COTALITY CENTRALIZED REFUNDS	1,426.75
08/05/2026	TAXAC	25071	MISC	COTALITY CENTRALIZED REFUNDS	176.86

TAXAC TOTALS:

Total of 8 Checks:	174,975.45
Less 0 Void Checks:	0.00
Total of 8 Disbursements:	174,975.45

REPORT TOTALS:

Total of 116 Checks:	414,502.33
Less 6 Void Checks:	3,070.93
Total of 110 Disbursements:	411,431.40

City Council Update Form

X Informational
☐ Action / Follow Up
☐ Not Approved

City Council Meeting Date	Staff Contact
August 10, 2026	Heather Sarnac
Date Submitted	**Department**
August 4, 2026	Community & Economic Development

Update

- The July 10 Summer Block Party Concert was a success, drawing approximately 300 attendees throughout the evening. The turnout was lower than last month likely due to forecasted storms and rain, however, businesses, food trucks, guests, and the band had positive reviews.
- Met with the DNR grant administrator on July 13 to review progress and reporting requirements for the Downtown Street Tree Planting Project. The DNR shared that Morenci was featured in their 2025 Community and Urban Forestry Annual Report (attached). Midwest Contracting is working on the remaining punch-list items, while grant reporting and preparation of the next reimbursement request are in progress. A meeting with Prime Professional is planned for August.
- At their July 23 meeting, the Planning Commission approved forwarding the draft Master Plan to the City Council for authorization to begin the required 63-day review period. Updating the Master Plan also advances the City's Redevelopment Ready Communities efforts under Best Practice 1.1.
- Met with an MEDC community planner on July 28 to discuss technical assistance available through the Redevelopment Ready Communities program. Following the meeting, an application was submitted for funding to support an internal review and the development of materials related to RRC Best Practices 3.3 and 3.4, which focus on development procedures.
- The DDA completed its Downtown Report Card Self-Assessment during the July 28 meeting. The next step in the Michigan Main Street process is board training, which will take place during the August 25 DDA meeting. DDA Chair Chelsea Craig and I are also scheduled to meet with Michigan Main Street on September 8.
- Twenty-three people attended the Tree Stewards Workshop at Stair District Library on August 1. I am working with the City's forestry consultant to develop an initial scope of work and determine the tools and resources the group will need.

Anything Significant Going On?

- Met with the new Lenawee County Community Development Coordinator on July 14 and provided a tour of the city. The visit included discussion of Morenci's development priorities and potential opportunities for county support and collaboration.
- Submitted an application for a Consumers Energy Boulevard Tree Planting Grant on July 17. The City was notified on July 30 that it had been awarded $3,000 to plant 15 trees in residential boulevards.
- Visited Manchester on July 27 with the Lenawee County Community Development Coordinator and Tecumseh's Economic Development Director. The visit provided an opportunity to learn more about housing projects and incentives, downtown development efforts, and accessing state funding earmarks.
- Visited the bowling alley on July 29 with the city administrator and building inspector to tour the property, discuss the owners' redevelopment plans, and identify potential building concerns and DDA Façade Grant funding.
- The DDA hosted a ribbon cutting for The Bargain Boutique on July 29. The event was well attended, and the new business has received strong support from the community.
- Continuing to meet every two weeks with Community Action Agency, Lenawee County, Habitat for Humanity, and other local municipalities to discuss MI Neighborhood Grant programs, share updates, and identify opportunities for regional coordination. As of July 30, 28 applications for housing rehabilitation in Morenci have been processed.
- Worked with Lenawee Now to submit a Request for Proposal on August 4 for site selection of 300 Hammontree Drive and 10000 Skyline Drive Blk through the Michigan Economic Development Corporation.
- Meeting with the Community Economic Development Association of on August 5 to discuss available economic development resources and the CEDAM Corps fellowship program. Fellowship applications are due September 7.
- Meeting with the Align Center for Workforce Development on August 5 to learn more about its workforce development programs and explore opportunities for collaboration.
- The Back-to-School Bash will be held Wednesday, August 12, from 6-8 p.m. Safety and event mapping were reviewed and updated with Deputy Chief Creswell. More than 40 booths are planned, including participation from the police and fire departments. Supply packing is scheduled for August 5.
- Attending the Michigan Economic Developers Association Summit on August 6 and 7.
- The DDA Events Committee continues to meet weekly, planning for the August 14 Summer Block Party, Fall Fest, and has begun scheduling bands for the 2027 Summer Concert Series.

- I was invited to serve on and chair a newly formed Grants Committee for the Lenawee Community Foundation. Met with Executive Director Bronna Kahle on July 7 to discuss the position. An onboarding meeting is scheduled for August 19 to review the committee's responsibilities and upcoming work.

Attachments

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1. August Newsletter & Community Calendar
2. August Digital Newsletter https://mailchi.mp/cityofmorenci/august-2026-newsletter
3. 2025 MDNR UCF Annual Report
4. Event Flyers

UPDATES FROM CITY HALL

AUGUST 2026

MOSQUITO CONTROL

Mosquitoes need standing water to reproduce, and even small amounts can become breeding areas. Residents can help reduce mosquitoes by regularly checking their property and draining, filling or removing anything that holds water.

Empty water from buckets, tires, toys, wheelbarrows, flowerpot saucers, pet dishes, birdbaths and wading pools. Change pet water daily and birdbath water weekly. Keep swimming pools properly maintained, pull tarps and pool covers tight, and store unused containers upside down.

Keep gutters, downspouts, and drainage pipes clear of leaves and debris, repair leaking outdoor faucets, and fill low areas where water collects. Trimming overgrown grass, weeds and shrubs can also reduce the cool, damp areas where adult mosquitoes rest.

The Department of Public Works will conduct mosquito-control spraying in August. Dates will be announced as the schedule is finalized. Notices will be shared through the City's notification system, website and social media pages. Residents who are not already receiving City alerts are encouraged to sign up for notifications by contacting City Hall.

LABOR DAY BRIDGE WALK

The 32nd Annual Silver Creek Bridge Walk begins at 11 a.m. Monday, September 7, on the historic truss bridge in Morenci.

Kiwanis is partnering with the Morenci American Legion to celebrate America's 250th anniversary. Activities include patriotic trivia and prizes, community speakers, the 81-foot bridge walk and a free hot dog lunch. Speakers may sign up at the event and are limited to one minute.

The Golf Ball Drop Fundraiser Raffle will follow the walk. Only 150 golf balls will be sold for $20 each, with prizes of $500, $250 and $100. Winners do not need to be present. Proceeds support Kiwanis programs for local youth.

T-shirts are available to order, and golf balls may be purchased from any Kiwanis member. Visit the Kiwanis of Morenci Facebook page for more information.

AUGUST 14 SUMMER BLOCK PARTY

The Morenci Downtown Development Authority will close out its 2026 Summer Block Party series with '90s Night on Friday, August 14, from 6 to 11 p.m. in downtown Morenci. This free community event will feature live music, food trucks, beer tents, yard games and '90s fun for all ages.

Food vendors and beer tents open at 6 p.m. Food options include Fade to Black BBQ, Funky Dawgs, Sips & Sweets and Absolutely Nutz. Beer tents will be hosted by the Morenci Eagles and North Street Pub. Adults age 21 and older may enjoy beverages in approved cups within the Morenci Social District.

Pop's Garage takes the stage at 7 p.m. Named Toledo's Best Cover Band in 2023, the five-piece dance band performs a high-energy mix of Top 40, pop, rock, rap, country and favorite hits from the 1990s.

Attendees are encouraged to dress for the decade. Cash prizes of $50 will be awarded for Best Grunge, Best '90s Icon and Best Couple. Two 50/50 raffles will also support future downtown events, programs and improvements.

Bring your friends, grab a lawn chair and join us for one final all-that-and-a-bag-of-chips evening under the stoplight!

FALL FEST REGISTRATION OPEN

Vendor registration is now open for Fall Fest on Saturday, October 3. From 4-7 PM, Main Street will be lined with live music, food, family fun, and local makers, bakers, farmers, businesses, and organizations showcasing their goods and services. Booth space is $30 for a 10x10 space, with setup starting at 2:30 PM. Nonprofits offering free activities or sharing community info may participate at no cost. Applications are due by Friday, September 11. Forms are available at City Hall or on our website.

Check out our digital monthly newsletter at https://mailchi.mp/cityofmorenci/august-2026-newsletter for more updates, articles, City Council meeting packets and minutes, and other helpful links.

AUGUST 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
2 Pickleball Club (adults only) 6p Nazarene Church Live Music 5-8p Dairy Depot	3 Road Scholar Zoom: Walking Political History in London's Westminster District 1p Stair District Library Car Show 6-8:30p Dairy Depot	4	5	6 Veggie Mobile 11a-12p Lutheran Church Back-to-School Bingo for Kids 1p Senior Center Food Distribution 2-4p Greenjak Inc. 240 Salisbury St. Bingo 6:30p Morenci Legion	7 Karaoke 10p North Street Pub	8 Hard Rock Concert 6p Rex Theatre Linny & Moochie Concert 6:30p Morenci Legion Karaoke 10p North Street Pub
9 Pickleball Club (all ages) 6p Nazarene Church Live Music 5-8p Dairy Depot	10 City Council Meeting 6p City Hall Car Show 6-8:30p Dairy Depot	11	12 Back-to-School Bash 6-8p Downtown Morenci	13 Veggie Mobile 11a-12p Lutheran Church Punk Metal Concert 6p Rex Theatre Bingo 6:30p Morenci Legion	14 Summer Block Party 6-11p Downtown Morenci	15 Centennial Celebration 11a-3p Nazarene Church MHS All Class Reunion 5:30p Morenci Eagles Comedy Roast Competition 6pm Rex Theatre Karaoke 10p North Street Pub
16 Pickleball Club (adults only) 6p Nazarene Church Live Music 5-8p Dairy Depot	17 Car Show 6-8:30p Dairy Depot	18 Slipknot Tribute Concert 6p Rex Theatre	19 Meet the Teams 6:30-8p Henry Geisler Field	20 Veggie Mobile 11a-12p Lutheran Church Bingo 6:30p Morenci Legion	21 Karaoke 10p North Street Pub	22 BBQ Dinner & Silent Auction Share the Warmth Fundraiser 11a-4p Morenci Legion Karaoke 10p North Street Pub
23 Pickleball Club (all ages) 6p Nazarene Church Live Music 5-8p Dairy Depot	24 First Day of School Morenci Area Schools School Board Meeting 6p MS Library Car Show 6-8:30p Dairy Depot Book Discussion: *Buckeye* by Patrick Ryan 7p Stair District Library	25 DDA Meeting 3p Fire Dept Training Room	26	27 Veggie Mobile 11a-12p Lutheran Church Planning Commission Mtg 6:30p City Hall Bingo 6:30p Morenci Legion	28 Karaoke 10p North Street Pub	29 Karaoke 10p North Street Pub
30 Pickleball Club (adults only) 6p Nazarene Church Live Music 5-8p Dairy Depot	31 Car Show 6-8:30p Dairy Depot	1	2	3 Veggie Mobile 11a-12p Lutheran Church Food Distribution 2-4p Greenjak Inc. 240 Salisbury St. Bingo 6:30p Morenci Legion	4 No School Morenci Area Schools Karaoke 10p North Street Pub	5 Karaoke 10p North Street Pub

For more information visit CityofMorenci.org

Have a community event to add to next month's calendar?
Email heather.sarnac@cityofmorenci.org

For more up-to-date community events and details, visit stairlib.org and click Community Calendar

NEW MEMBERS WELCOME!

- Kiwanis of Morenci meets every Wednesday at noon at The Village Inn Restaurant
- Morenci Sportsman Club meets on the 1st Thursday at 6:30 p.m. at Morenci Sportsman's Club
- Morenci Legion Auxiliary meets on the 2nd Thursday at 7 p.m. at the Morenci Legion
- Morenci Legionnaires & Sons of Legion meet on the second Monday at 7 p.m. at the Morenci Legion
- The Garden Club meets April-December on the 2nd Tuesday at Trinity Lutheran Church

Michigan Urban and Community Forestry Program 2025 Annual Report



Planting the foundation of future forests today

The Michigan Department of Natural Resources (DNR) Urban and Community Forestry (UCF) program works with communities and organizations to establish and improve local urban & community forestry programs and provide technical, educational, and financial support. This report highlights some of the key program accomplishments and successes during 2025.

Reflecting on 2025 & Looking Ahead

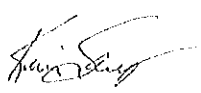
As we begin 2026, I want to reflect on the past year and recap some of the happenings, highlights and challenges we dealt with in 2025, and consider the year ahead.

As anticipated, 2025 brought significant challenges and uncertainty as the new federal administration introduced priorities that differed from the previous administration, with notable impacts on federal and state urban and community forestry (UCF) programs. Many implications – particularly around program administration and funding - remain unclear as we enter 2026. Despite those challenges, the DNR's UCF program had a strong year as highlighted in this year's report.

Overall, we met – and in many cases exceeded - our expectations for the year. However, **sustaining long-term funding remains our most pressing concern heading into 2026**. Encouragingly, a newly formed MUCFC Advocacy Committee is leading efforts to address this challenge and engage partners in this critical work.

Lastly, we're excited to help showcase Michigan and Detroit as the host of the 2026 International Society of Arboriculture (ISA) conference and trade show in August.

On behalf of the DNR's UCF team, thank you for another year of collaboration and progress toward healthy, vibrant, and resilient urban and community forests. We look forward to working together in 2026 on the issues that matter most to you. Keep Planting!



Kevin Sayers

DNR Urban & Community Forestry Program Manager

2025 Accomplishments: By the Numbers

5.6 million Michigan residents live in communities that have been assisted by the DNR's UCF program. That's **55%** of the population.





$1,461,299 awarded in grants to 42 Michigan communities and organizations in 2025.

5,640 trees planted with financial support from the DNR's UCF program.





3,519 hours of volunteer labor, valued at over $122,000, contributed to Michigan UCF funded projects.

22.9 million trees have been planted statewide since 2021 as part of the DNR's goal to plant 50 million trees by 2030.



Expanding Expertise

2025 was a big year for growth in the UCF program. New resources were developed to support local decision makers and residents, and staff strengthened their ability to deliver expert assistance to communities by undergoing professional training and obtaining new industry credentials.

In February, Daphna Gadoth, UCF urban forester, became a Certified Arborist with the International Society of Arboriculture (ISA).

In May, Lawrence Law, UCF urban forester, obtained his Tree Risk Assessment Qualification (TRAQ) through ISA. Professionals with ISA TRAQ have been trained to follow a standard, science-based methodology to assess and rate trees based on their potential risk. Daphna became TRAQ certified in November.



Lawrence Law leads pruning workshop

Understanding and staying current with the latest science enhances the UCF team's ability to deliver quality technical assistance and expertise to communities across the state.

To learn more about ISA certification and qualification programs, click here.

To find ISA certified arborists in Michigan, click here.

Michigan Urban and Community Forestry Council

The MUCFC is a volunteer advisory committee to the DNR's Urban and Community Forestry (UCF) program, providing guidance to the State Forester and the Department on delivery of the federally funded program.



In 2025, the council held two regular meetings and focused primarily on preparing for potential impacts to the UCF program resulting from changes in federal priorities and funding. Additional highlights included the formation of a new Advocacy subcommittee to strengthen communication, stakeholder engagement, and program support; welcoming five new members; and electing Paul Hickman and Heather Griffin as Chair and Vice-Chair for 2026.

Council members also contributed to the five-year review of the state's Forest Action Plan and supported program communications related to Tree City USA, Arbor Day, grants, the annual report, and the annual letter to the State Forester.

With a full roster for the first time, the council aims to expand its visibility and influence in 2026 by advancing state investment in UCF, using data to demonstrate program impact, enhancing communications and social media outreach, engaging key stakeholders in advocacy efforts, and supporting the International Society of Arboriculture Conference and Trade Show in Detroit.

Financial Assistance

DNR Community Forestry (CFG) Grants

Funding Source: Federal (US Forest Service Urban and Community Forestry Program)

Total Grants: 9

- No new grants awarded in 2025
- 6 active grants | 3 grants completed in 2025

2025 Accomplishments

- 174 trees planted
- Over 11,500 public trees inventoried
- 6 tree planting events/workshops hosted by grantees
- Over $98,800 in community matching funds



Forest garden planted by Eaton Conservation District with support from the DNR's Community Forestry Grant program

DNR Urban & Community Forestry IRA Grants & Partner Contracts

Funding Source: Federal (US Forest Service Urban and Community Forestry Program)

Total Grants & Partner Contracts: 46

- 16 new subgrants and 1 partner contract awarded in 2025, totaling $1.36 million.
- 39 active grants/contracts | 7 grants completed

2025 Accomplishments

- 4,300 trees planted
- Over 35,500 public trees inventoried
- 400 community members educated/trained



Pruning workshop led by Friends of Rouge Park with support from the DNR's UCF IRA Grant program

DTE Tree Planting Grant

Funding Source: DTE Foundation

Total Grants: 53

- 26 new subgrants awarded in October 2025 totaling $98,020.
- 26 active grants | 27 grants completed in 2025

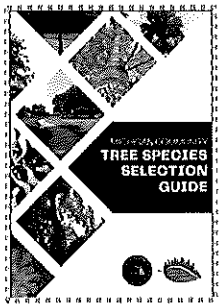
2025 Accomplishments

- 2,404 trees planted
- $518,807 in community matching funds



Tree planting at Farmington Park supported by the DTE Tree Planting Grant program

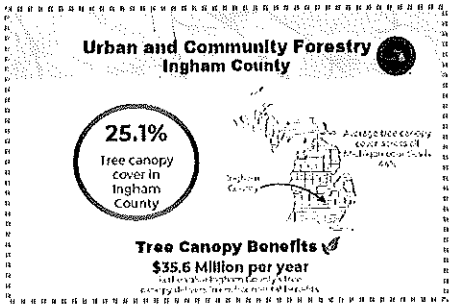
New UCF Resources for Communities



Several new resources were developed in 2025 aimed at supporting communities with planning and management of public trees.

The Michigan Community Tree Species Selection guide (or MiCoTSS guide) includes 164 tree species and is designed to help communities across the state make informed tree-planting decisions. It offers practical, science-based guidance for selecting tree species based on local site conditions, community needs, and long-term goals.

In addition, iTree County-Level Fact Sheets describing the value and annual benefits of canopy cover were produced for each of Michigan's 83 counties. The fact sheets feature information on percent canopy cover, annual benefits values, UCF program statistics that can help support community tree planting and care. Data used in these fact sheets was sourced from iTree Landscape, the EPA, and the Michigan DNR UCF program. To obtain a copy, email DNR-UCF@michigan.gov



Tree City USA

The DNR's UCF program manages the Arbor Day Foundation's Tree City USA program for Michigan. Each year UCF program staff review Tree City USA applications submitted by Michigan communities to verify they meet the required standards to be a Tree City USA. The program also provides guidance, resources and technical support to communities looking to become a Tree City USA. 2026 marks the Tree City USA program's 50th anniversary.

Tree City USA

Arbor Day Foundation.



UCF staff teach students in Laingsburg how to plant trees



Email us at DNR-UCF@michigan.gov

Find resources, grants, and information at Michigan.gov/UCF

Outreach, Engagement & Partnership Highlights

In 2025, the Michigan Urban and Community Forestry program worked alongside communities and engaged in events statewide to advance the care and management of community trees and maximize the benefits they provide. These initiatives raised public awareness, emphasized the critical value of trees, and strengthened local capacity.



Tree planting in Morenci

2025 Grantee Spotlight: Morenci

Morenci is a small city with big plans for improving the planting, care, and management of its public trees. In 2025, the city was awarded a DNR Urban and Community Forestry Inflation Reduction Act Grant to strengthen its public tree program through tree planting and education. Recognizing their importance to long-term planning, the city then worked with DNR staff to reallocate a portion of the project's funds toward conducting a tree inventory and developing a management plan. The inventory and a draft plan were completed this year with the help of an urban forestry consultant. Community meetings and a volunteer planting event built local enthusiasm, with continued downtown planting and outreach planned for 2026. Spanning just over 2 square miles, this city of 2,200 people is proving that every community, no matter the size, can take an active role in caring for its canopy.

Showing up to expand our network!

UCF staff presented and exhibited at various events across Michigan including the MI Healthy Climate Conference, the Great Lakes Vegetation Management conference, and many others.



Daphna and Lawrence exhibiting at the 2025 Great Lakes Vegetation Management Conference in East Lansing

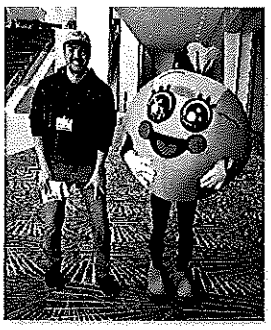
2025 ACCOMPLISHMENTS

Assisted **282 communities and organizations** throughout Michigan.

Over **54% of Michigan residents** live in communities that were assisted by the DNR's UCF program in 2025.

Presented at 27 trainings, workshops, and conferences.

Exhibited at 21 events.



Lawrence with a Sugar Beet at the 2025 MI Healthy Climate Conference

Small Forests with Big Impact

It seemed to be the year of the microforest, or Miyawaki forest, as municipalities such as Warren and Rochester adopted the practice for their communities. We are eager to see how these pocket forests grow over time and are thrilled to see such large community participation during planting.



Community members planting trees at Rochester's microforest site

SENECA Community Church

Morenci

Morenci Area Schools

Kiwanis CLUB OF MORENCI

meijer

MICHIGAN GAS UTILITIES

2026 BACK TO SCHOOL BASH

WED AUG 12TH 6-8PM

DOWNTOWN MORENCI

GAMES

SCHOOL SUPPLIES

FOOD

LOCAL VENDORS

FREE EVENT FOR THE ENTIRE COMMUNITY!



For more information, contact Heather Sarnac, Community and Economic Development Director / 517-429-0100 / heather.sarnac@cityofmorenci.org

DOWNTOWN MORENCI

SUMMER BLOCK PARTY

90s Night

FRIDAY, AUGUST 14 • • • • 6-11 PM

POP'S GARAGE

90'S TO TODAY · TOP 40 HITS
DOWNTOWN DANCE PARTY!

LIVE AT 7 PM



FOOD TRUCKS

- FADE TO BLAC BBQ
- FUNKY DAWG Gourmet Hot Dogs
- SIPS & SWEETS
- ABSOLUTELY NUTZ

COSTUME CONTESTS

- Grunge
- 90s Icons
- Best Couple

$50 CASH PRIZES

BEER TENTS

- F.E.
- NORTH STREET BLUE
- MORENCI DOWNTOWN DISTRICT

50/50 RAFFLES

Enter to Win

Proceeds benefit downtown events, programs, & improvements

The Spot Baumgartner Nutritional Chiropractic & Wellness Center
Healthy SPOT MORENCI
GBC General Broach Company
American Title
EGR Financial
WesBanco
Auto-Owners Insurance Life • Home • Car • Business
TJ DECKER
ROTH FABRICATING
OLD ORCHARD POINT HB
North Star BlueScope
Community Credit Union Community Owned
bhm cpa group
GREENJAK
SUBWAY
NORTH STREET BLUE
Kumi
Accelera IT
Kiwanis Club of Morenci
Visit Lenawee
Bell's Tax Service 517-458-3016

City Council Update Form

☐ Informational
☐ Action / Follow Up
☐ Not Approved

City Council Meeting Date	Staff Contact
08/10/2026	C Corbin
Date Submitted	**Department**
08/04/2026	Morenci Area EMS

Update

Recommending to hiring of Caleb Barrios as an part time EMT.

Anything Significant Going On?

Run Volume

369 Runs to date for 2026
Of those 103 were in Fayette and 19 in Chesterfeild Twp.

Attachments

N/A

Morenci Fire Department

249 West Main Street
Morenci, Michigan 49256
Emergency Phone 911 Business Phone (517) 458-2301
Fax # (517) 458-2268
E-Mail Address morencic-1@hotmail.com
Chief Brad Lonis

JULY 2026 FIRE CHIEF'S REPORT

CALLS

City: 8

Seneca Twp: 4

Medina Twp: 2

Chesterfield Twp: 1

EMS Assist: 4

Mutual Aid: 4

- Wauseon – 3
- Fairfield Twp - 1

TOTAL CALLS: 23

TOTAL CALL HOURS: 310

TRAINING AVERAGE: 26

Grants Applied For:

- Michigan Equipment Grant $50,000
- DNR Grant $5,000
- State Farm $10,000
- Michigan Gas $2,000
- MSA Globe Gear Give-A-Way $15,000

Rescue Truck is in service.

Burn Lab is nearing completion, testing to start soon.

New gear racks have been installed.

City Council Update Form

☑ Informational
☐ Action / Follow Up
☐ Not Approved

City Council Meeting Date	Staff Contact
August 10, 2026	Chief Nathan Adams
Date Submitted	**Department**
August 5, 2026	Police

Update

1. We took possession of our new police unit on July 14th. Police graphics have been applied to the vehicle by SimAir Graphics in Morenci. Adrian Sign has received most of the radio and lighting and equipment to be installed. They are waiting for the prisoner partition to be delivered. Once the partition arrives, an install date will be set.

2. Chief Adams attended Field Training Officer Supervision in July through the Training Consortium. It was held at Jackson Comm. College. Chief and officers Edmonson and Tanner will meet this week to coordinate the training of Cadet Brandly.

3. Police Cadet Bailey Brandley continues to accel with her studies and physical fitness at the Police Academy at Washtenaw Community College. She is currently in week 14 of 18 weeks and is on track to graduate as planned.

4. Events: We are looking forward to this week's Back to School Bash on Wednesday (8/12) and the final Summer Block Party on Friday (8/14).

5. Our records management system through CLEMIS is on the agenda for contract approval.

6. Ordinance Enforcement: Off. Edmonson has issued 44 notices of correction resulting in 7 citations over the past month. 5 properties have been authorized to be mowed by the city for non-compliance with the grass/weeds ordinance.

7. Calls for service: 760.

City Council Update Form

X Informational
☐ Action / Follow Up
☐ Not Approved

City Council Meeting Date	Staff Contact
August 10th, 2026	Travis Kruse
Date Submitted	**Department**
August 4th, 2026	Public Works

Update

Water

- **Water Tower Work – We received the Permit from EGLE for the work to begin on the Water Towers. Awaiting notice now from Pittsburgh Tank & Tower on when they will be on site for the work to begin.**
- **The PLC's for the Water Plant were a victim of Cyber Security last month. This was part of a Nationwide Cyber Security Event, and the EPA, FBI, and EGLE are actively involved in the process of remediating future potential threats. We were fortunate that our Water Operators all played a part in curbing the impact on our system and we were able to continue operating the plant in manual mode without service disruption. Many municipalities were not so fortunate.**

Sewer

- **Sewer PLC's also were part of the area impacted by the Cyber Security event last month. They too were able to recover quickly as to not impact operations at the Wastewater Plant.**
- **Lagoons – Awaiting 2nd quote for Fence Repairs at the Lagoons before bringing to council for approval.**

Streets

- **Awaiting Start date for the Coomer St and Cawley Rd work to begin.**
- **We toured every street last week and put together a listing of conditions and ratings to then move forward with an RFP for Repairs. We will be bringing this to City Council next month for approval to go out for RFP.**
- **Pot holes continue to be worked on. Residents should continue to report if they are recognized so that we can ensure they are not being overlooked.**

Buildings & Grounds

- **Continuing to investigate a storage option for the Vac Truck with the sale of the NWD Building.**

Parks

- **Ball fields are continuing to be dragged to help with the reduction in prep work for next year on the diamonds related to weeds.**
- **Stephenson Park has 5 Trees that will be replaced through warranty work and 1 tree that was broken will also be replaced. All others are in good condition.**

Employee Development/Training

- **Travis, Colin, Gavin and Jeff all completed their CDL Class and received their CDL A. All current DPW employees, including the seasonal mowers, now have their CDL and can operate all city vehicles.**
- **Christa and Gavin will be attending the ISA (International Society of Arboriculture) 2026 Annual Conference in Detroit on Tuesday August 11th, 2026. This gives them the opportunity to network with Arborists and attend several training sessions on Tree Care to assist them in their roles here in the city.**

Anything Significant Going On?

N/A

Attachments

None

Agenda Review Form

Regular City Council – 08/10/2026

☐ Informational
☑ Action / Follow Up
☐ Not Approved

Prepared For	Staff Contact
City Council	Jeff Bell
Date Submitted	**Department**
08/06/2026	Administrative

Subject

Vacant Commercial & Industrial Building Safety Ordinance

Summary

A Public Hearing was held at the May 11th, 2026, Regular City Council Meeting on the Vacant Commercial & Industrial Safety Ordinance. Public comments were received and noted.

The Finance and Legal Committee then vetted the public feedback combined with feedback from other councilors at its May 21st, 2026, Finance & Legal Committee Meeting. After thoroughly discussing those items combined with the Legal Opinion provided by the City Attorney on the legality of the Requirement of Insurance, they in turn shared suggested edits with City Administrator Bell to update the proposed ordinance.

The attached ordinance is the culmination of all discussions, public feedback and legal direction.

This will be recorded as the second read of the ordinance following the Public Hearing that was held on May 11, 2026.

Following this 2nd Read, it may go up for a vote for adoption by City Council.

Financial Impact

N/A

Budgeted	Amount:
N/A	N/A

Recommendation

After discussion...

Motion to approve the adoption of the Vacant Commercial & Industrial Safety Ordinance and authorize the City Clerk to begin the Publication and Certification Processes.

Motion to approve the Resolution Establishing the Fee Schedule for the Vacant Commercial & Industrial Property Safety Ordinance and Authorize the Mayor and City Administrators signatures on the Resolution.

Motion to Approve the Vacant Commercial & Industrial Safety Ordinance Property Registration Form and Property Standards.

Alternatives

Do not approve.

Attachments

Vacant Commercial & Industrial Building Safety Ordinance
Vacant Commercial & Industrial Property Safety Standards Registration Form
Vacant Commercial & Industrial Building Safety Ordinance Fee Schedule Resolution

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CITY OF MORENCI
LENAWEE COUNTY, MICHIGAN

ORDINANCE No. ???

Vacant Buildings Safety Ordinance

AN ORDINANACE OF THE CITY OF MORENCI TO PROTECT GENERAL HEALTH, SAFETY AND WELFARE OF PERSONS AND PROPERTY IN THE CITY BY REQUIRING THE REGISTRY AND MAINTENANCE OF VACANT OR ABANDONED STRUCTURES WITHIN THE CITY BY AUTHORITY GRANTED UNDER P.A. 3 OF 1895, AS AMENDED.

THE CITY OF MORENCI, LENAWEE COUNTY, MICHIGAN, HEREBY ORDAINS:

Section 1. Addition to City Code. This Ordinance shall be known and may be cited as the City of Morenci Vacant Buildings Safety Ordinance. The provisions of this Ordinance are added and incorporated into the City Code as new within Chapter 6, as Article IV - Vacant Commercial and Industrial Properties as follows:

CHAPTER 6. ARTICLE IV - VACANT COMMERCIAL AND INDUSTRIAL PROPERTIES

Sec.60 50. Purpose.

The purpose of this chapter is to prevent the deterioration of City business and industrial districts by regulating vacant, abandoned and foreclosed commercial and industrial properties to ensure that such properties are in compliance with all applicable state law and City Code requirements as adopted by the City.

Sec.60 51. Definitions.

1. *"Vacant property"* means a commercial or industrial structure that remains unoccupied for a period in excess of 30 days, subject to the following:

   A. Vacant property does not mean property that is temporarily unoccupied while the owner is away tending to personal or business matters.

   B. Property which is unoccupied in excess of 30 days and/or offered for sale or lease constitutes vacant property and is not exempt from the requirements of this chapter.

   C. For properties that are more than one (1) story, any unoccupied street level story constitutes a vacant building.

D. A building that has unoccupied street level storefront suite in the building, regardless of whether another storefront suite in the same building is occupied, constitutes a vacant building.

E. A building in which a lawful business that was once open for regular business hours (with the exception of holidays and seasonal businesses) ceases operation for more than thirty (30) days constitutes a vacant building. A lawful business means the current use of the structure for which the structure was built or intended to be used.

2. *"Open"* means a building or structure subject to the provisions of this section shall be deemed to be open if any one or more exterior doors other than a storm door is broken, open, and/or closed without a properly functioning lock to secure it, or if one or more windows is broken, or not capable of being locked and secured from intrusion or any combination of the same.

3. *"Owner"* means as any person, partnership, corporation, limited liability company or other legal entity with legal or equitable ownership interest in the structure.

Sec.60 52. Scope.

The provisions of this chapter shall apply to all existing commercial or industrial structures. This chapter does not relieve any person or owner from compliance with all other City ordinances, the International Property Maintenance Code, State Construction Code, and all other laws, rules and regulations.

Sec.60 53. Evidence of vacant property.

Evidence of vacancy shall include any condition that on its own, or combined with other conditions present, would lead a reasonable person to believe that the property is vacant. Such conditions include, but are not limited to: overgrown and/or dead vegetation; accumulation of newspapers, circulars, flyers and/or mail; past due utility notices and/or disconnected utilities; accumulation of trash, junk and/or debris; boarded up windows; abandoned vehicles, auto parts or materials; the absence of or continually drawn window coverings such as curtains, blinds and/or shutters; the absence of furnishings consistent with occupancy; statements by neighbors, delivery agents or utility agents, including City employees, that the property is vacant. Any property exhibiting such condition or conditions shall be treated as vacant for purposes of this ordinance.

Sec.60 54. Registry of vacant properties.

There is hereby created in the City office a registry for vacant commercial and industrial structures.

Sec.60 55. Vacant properties to be registered and inspected every calendar year (12) months.

1. Owners of real property are required to register all vacant commercial and industrial properties within 30 days of the vacancy and to reregister the properties every calendar year (12) months thereafter. Commercial and industrial owners of structures that are vacant at the time of the enactment of this chapter must register within 30 days.

2. Owners of real property shall also have all vacant commercial and industrial properties, within 30 days of the vacancy, register those properties and every calendar year (12) months thereafter

Sec.60 56. Owner's registration form; content.

Owners who are required to register their properties pursuant to this chapter shall submit a completed vacant property registration form, as provided by the City office containing the following information:

1. The name of the owner of the property.

2. A mailing address where mail may be sent that will be acknowledged as received by the owner. If certified mail/return receipt requested is sent by the City office to the address and the mail is returned marked "refused" or "unclaimed," then such occurrence shall be prima facie proof that the owner has failed to comply with this requirement. If ordinary mail sent by the City office to the address is returned for whatever reason, then such occurrence shall be prima facie proof that the owner has failed to comply with this requirement.

3. The name of an individual responsible for the care and control of the vacant property. Such individual may be the owner, if the owner is an individual, or may be someone other than the owner with whom he/she has contracted.

4. A current address, phone number, fax, and email address (if fax and email addresses are available) where communications may be sent that will be acknowledged as received by the owner or individual responsible for the care and control of the property. If certified mail/return receipt requested is sent to the address and the mail is returned marked "refused" or "unclaimed,", or if ordinary mail sent to the address is returned for whatever reason, then such occurrence shall be prima facie proof that the owner has failed to comply with

this requirement.

5. Authorization to the City staff or contracted personnel to access the exterior of the property for inspection purposes.

6. Verification that the utilities and the furnace are functioning.

7. Proof of property insurance coverage for vacant structure(s).

Sec.60 57. Registration and safety and blight inspection fee.

Registration and safety and blight inspection fees shall be set periodically by the City Council to offset the cost of processing the form, conducting the safety and blight inspection and maintaining the records. In addition, if an owner fails to register, the owner shall assess the added cost of the City's expense in having to determine ownership, which may include, but is not limited to title search and legal expenses.

Sec.60 58. Requirement to keep information current.

If at any time the information contained in the registration form is no longer valid, the property owner shall within ten days file a new registration form containing current information. There shall be no fee to update the current owner's information.

Sec.60 59. Sec. 6-59.

An owner of vacant commercial or industrial structure(s) shall maintain current property insurance on the vacant structure(s) against structural loss or damage including but not limited to fire damage. Upon request of the City Building Inspector or City Code and Compliance Officer, owners shall present valid proof of property insurance. Failure to present, upon request, valid property insurance, shall result in a suspension of the certificate of registration.

Sec.60 60. Inspections required.

1. Owners of commercial and industrial structures who are required to file an owner's registration form under this chapter must immediately obtain and pay for a City safety inspection of the vacant property; and if applicable, obtain necessary permits for required repairs; make required repairs; obtain any follow-up inspections from the City Building Inspector and City Code & Compliance Officer thereafter to ensure the structure is safe, secure and maintained to the standards of International Property Maintenance Code (IPMC) and water and sewer requirements set forth in the City code. The owner or the owner's agent shall certify by affidavit that all water, sewer, electrical, gas, HVAC, plumbing systems, roofing, structural systems, foundations, and drainage systems are sound, operational, or properly disconnected. The owner or the owner's agent shall also certify by affidavit

that the property is in compliance with International Property Maintenance Code (IPMC) and the water and sewer requirements set forth in the City Code.

2. Reinspection shall occur within 60 days, unless otherwise stated, of the date of the inspection to ensure that any cited violations have been fixed. Failure to fix cited violations may result in the issuance of civil infraction citations or other enforcement action. A reinspection fee shall be charged for reinspection of the property after violations are cited.

Sec.60 61. Building inspection; maintenance and security requirements.

1. Properties subject to this chapter shall be maintained and secured to comply with the requirements of Sec. 6-67.

2. Vacant properties subject to this chapter shall be maintained in a secure manner so as not to be accessible to unauthorized persons. Secure manner includes, but is not limited to, the closure and locking of windows, doors (walk-through, sliding and garage), gates and any other opening of such size that it may allow a child to access the interior of the property and/or structure(s). Broken windows must be repaired or replaced within 14 days (plywood, wood, or other materials for broken windows is not allowed – like replacement is required).

Sec.60 62. Open property; securing fee.

Property subject to this chapter is required to be closed and inaccessible to persons in the community at all times. Property that is left open and/or accessible shall be subject to entry by the City in order to ensure that the property has not become an attractive nuisance and to ensure that the property is locked and/or secured and in compliance with Sec. 6-67. The owner of property subject to this chapter which property is found open or unsecured shall be responsible for paying a securing fee as set by the City Council to offset the cost incurred by the City in contacting the owner or management company to secure the property. If the owner and/or management company cannot be contacted or does not secure the property within a reasonable time, the owner shall be responsible for paying the cost incurred by the City in securing the property.

Sec.60 63. Reoccupation of vacant property; notification to City.

1. Prior to reoccupation of property that is subject to this chapter, the owner shall notify the City that the property being reoccupied or has been sold or rented, and to whom.

2. An inspection shall occur prior to the reoccupation of the property to ensure that it's safe for reoccupation. Property shall be brought up to the safety

standards of this ordinance if it is not safe.

Sec.60 64. Fire damaged property.

1. If an occupied structure is damaged by fire, the owner has 30 days, unless otherwise extended by the City Building Inspector, from the date of the fire to apply for a permit to start construction or demolition.

2. Failure to do so will result in the property being deemed vacant and subject to the requirements of this chapter.

Sec.60 65. Unpaid fees; assessment.

All fees hereunder that remain unpaid after 14 days' written notice to the owner/management company may be assessed against the property as a lien and placed on the tax roll.

Sec.60 66. Inspection Standards.

Every vacant building shall conform to the standards of this chapter. Each and every owner of a vacant building shall cause his or her property to be inspected not less frequently than every year (12) months by the City Building Inspector and City Code and Compliance Officer. Each vacant building shall comply with the following:

1. Sanitary Facilities.

    A. All plumbing fixtures connected to an approved water system, sewage system, or natural gas utility system shall be installed in accordance with applicable codes and ordinances and maintained in sound condition and good repair.

    B. All plumbing fixtures connected to an approved water system, sewage system, or natural gas system not installed or maintained in accordance with applicable codes and ordinances shall be removed and the service terminated and the pipes capped in the manner prescribed by the International Property Maintenance Code (IPMC) and ordinances.

2. Electrical System.

    A. Every existing outlet and fixture shall be properly maintained with wiring and service lines installed and maintained in accordance with the state electrical code and other applicable codes and ordinances.

    B. Outlets and fixtures not installed or maintained in accordance with the state electrical code and other applicable codes and ordinances shall

be covered or removed and the service terminated in the manner prescribed by the state electrical code and other applicable codes and ordinances.

3. Safety from Fire.

   A. No vacant building or premises on which a vacant building is located shall contain any space used for the storage of flammable liquids or any other materials that could constitute a safety or fire hazard.

   B. Heating facilities or heating equipment in vacant buildings shall be removed or maintained in accordance with the state mechanical code and other applicable codes and ordinances and any fuel supply shall be removed or terminated in accordance with applicable codes and ordinances.

4. All vacant buildings shall be properly weather-protected to prevent deterioration of the exterior and interior of the building. This weather protection shall be approved by the City Building Inspector and City Code & Compliance Officer and shall include all roof and wall assemblies.

5. All vacant buildings shall be closed to unauthorized entry according to the following standards:

   A. All windows or similar openings shall be protected by intact glazing (glass). Boarded up windows with wood, plywood, or other material that is not window-like is allowed for only 14 days after a window is broken. After the 14 days is up, the window shall be replaced with a like-window that is similar to the broken window

   B. Doors and service openings with thresholds located 10 feet or less above grade, a stairway, landing, ramp, porch, roof or similarly accessible area, shall provide resistance to entry equivalent to or greater than that of a closed single panel or hollow core door one and three-eighths inches thick equipped with a half-inch throw deadbolt. Exterior doors, if openable, may be closed from the interior of the building by securing them to the doorframe using minimum one-and-one-quarter- inch-long sheetrock screws at six inches on center.

   C. There shall be one operable door into each building and into each unit. If an existing door is operable, it may be used and secured with a suitable lock such as a hasp and padlock or a one-half-inch deadbolt or dead latch. All locks shall be kept locked. Boarded up doors with wood, plywood, or other material that is not door-like is not be allowed.

6. All debris, combustible materials, hazardous or noxious vegetation, litter and garbage shall be removed from vacant buildings and premises on which a vacant building is located and further accumulation of the same prevented. Further, each and every owner of any vacant building shall remove or destroy all grass, weeds, shrubs, bushes, trees or vegetation growing or which has grown and died upon property owned or occupied by such owner, or which may constitute a fire hazard or other menace to public health, safety and welfare.

7. All vacant buildings shall have plainly visible house numbers or address numbers as required by the Fire Code or other applicable law.

8. Structures shall be kept free from insect and rodent infestation by the owner of the property. Structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.

9. Structures shall be kept free of mold or any-like fungi.

Sec.60 67. Penalties; municipal civil infraction, public nuisance.

1. Except as otherwise provided, a violation of this chapter shall be a municipal civil infraction subject to prosecution and penalty as set in Division 4, Civil Infractions and Violations Bureau, of Article V of the Morenci Code of Ordinances and any of the penalties authorized under Section 600.8727 of the Michigan Compiled Laws and/or Section 600.8302 of the Michigan Compiled Laws

2. Each day that a violation continues shall be considered a separate offense.

3. In addition to any other penalty provided for in this section, a violation of this this section shall be deemed a public nuisance and may be enforced by suit for injunction, action for damages, or any equitable relief appropriate to the enforcement of this section.

Section 2. Severability. The provisions of this Ordinance are hereby declared to be severable. If any section, paragraph, clause, sentence, word or provision of this Ordinance shall be held invalid or unenforceable for any reason, the invalidity of such section, paragraph, clause, sentence, word or provision shall not affect the remainder of this Ordinance which shall continue in full force and effect.

Section 3. Repeal and Savings Clause. All other ordinances or sections of ordinances inconsistent with the provisions of this Ordinance are, to the extent of such inconsistency, hereby repealed. The repeal provided herein shall not abrogate or effect any offense or act

committed or done, or any penalty or forfeiture incurred, or any pending fee, assessment, litigation, or prosecution of any right established, occurring prior to the effective date hereof.

Section 4. Publication and Effective Date. The City Clerk shall cause this Ordinance, or a synopsis of this Ordinance, to be published in the manner required by law within 15 days after it has been duly adopted by the City Council. The effective date shall be 20 days after the date of passage.

Date of Adoption: _____
Date of Publication: _____
Effective Date: _____

Certification

I, Jeff Bell, am the Clerk for the City of Morenci and certify that the above Ordinance was offered by member ???? and supported by member ???? and the following council members voted:

AYE: _____
NAY: _____
ABSTAINED OR ABSENT: _____

Further, this Ordinance, or a synopsis of this Ordinance, was published in the ????, a newspaper circulated in the City of Morenci on the ??th day of Month, Year.

_____ Dated: Month _____, 20??
Jeff Bell
City of Morenci Clerk

CITY OF MORENCI
LENAWEE COUNTY, MICHIGAN

A RESOLUTION ESTABLISHING FEES FOR THE VACANT COMMERCIAL AND INDUSTRIAL PROPERTY SAFETY ORDINANCE

At a regular meeting of the City Council of the City of Morenci, Lenawee County, Michigan, held at the Morenci City Hall on the 10th day of August 2026, at 6:00 p.m.

PRESENT: _____

ABSENT: _____

The following resolution was offered by Council Member _____ and supported by Council Member _____.

WHEREAS,

The City Council has adopted the City of Morenci Vacant Commercial & Industrial Property Safety Ordinance to protect the public health, safety, and welfare by regulating vacant commercial and industrial properties within the City; and

WHEREAS,

Section 60-57, Section 60-60, Section 60-62, and other provisions of the Ordinance authorize the City Council to establish fees by resolution for registration, inspections, reinspection's, and related administrative costs; and

WHEREAS,

The City Council finds that the fees established herein are reasonably related to the City's actual costs of administering and enforcing the Vacant Commercial & Industrial Property Safety Ordinance and are necessary to offset the costs incurred by the City.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Morenci establishes the following fee schedule for administration of the Vacant Commercial & Industrial Property Safety Ordinance:

Service	**Fee**
Initial Vacant Building Registration	$35.00
Initial Safety Inspection	$65.00
Reinspection (after violations are cited)	$65.00 per inspection

BE IT FURTHER RESOLVED,

That all unpaid fees, costs, and charges authorized by the Vacant Commercial & Industrial Property Safety Ordinance may be assessed against the property and collected in the manner authorized by law, including placement as a lien or special assessment on the tax roll when applicable.

BE IT FURTHER RESOLVED,

That the City Administrator/Clerk, Building Inspector, Code Compliance Officer, Treasurer, and other authorized City officials are directed to administer and enforce this Resolution and the Vacant Commercial & Industrial Property Safety Ordinance.

BE IT FURTHER RESOLVED,

That the City Council may amend this fee schedule by resolution from time to time as necessary to reflect the City's administrative and enforcement costs.

EFFECTIVE DATE

This Resolution shall become effective immediately upon its adoption.

AYES:

_____

NAYS:

_____

ABSENT:

_____

RESOLUTION DECLARED ADOPTED.

_____

Mayor

_____

City Administrator/Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the City Council of the City of Morenci, Lenawee County, Michigan, at a meeting held on August 10, 2026, and that the minutes of said meeting are on file.

City Administrator/Clerk

Morenci City Offices
118 Orchard St.
Morenci, MI 49256
Phone: (517)458-6828 Fax: (517)458-2390

Vacant Commercial & Industrial Property Safety Standards

Every vacant commercial & industrial property shall conform to the standards of this chapter. Each and every owner of a vacant commercial & industrial property shall cause his or her property to be inspected not less frequently than every twelve (12) months by the City Building Inspector or his/her designee.
Each vacant commercial & industrial property shall comply with the following:
A. Sanitary Facilities.

1. All plumbing fixtures connected to an approved water system, sewage system, or natural gas utility system shall be installed in accordance with applicable codes and ordinances and maintained in sound condition and good repair.

2. All plumbing fixtures connected to an approved water system, sewage system, or natural gas system not installed or maintained in accordance with applicable codes and ordinances shall be removed and the service terminated and the pipes capped in the manner prescribed by the state construction code applicable codes and ordinances.

B. Electrical System.

1. Every existing outlet and fixture shall be properly maintained with wiring and service lines installed and maintained in accordance with the state electrical code and other applicable codes and ordinances.

2. Outlets and fixtures not installed or maintained in accordance with the state electrical code and other applicable codes and ordinances shall be covered or removed and the service terminated in the manner prescribed by the state electrical code and other applicable codes and ordinances.

C. Safety from Fire.

1. No vacant building or premises on which a vacant building is located shall contain any space used for the storage of flammable liquids or any other materials that could constitute a safety or fire hazard.

2. Heating facilities or heating equipment in vacant buildings shall be removed or maintained in accordance with the state mechanical code and other applicable codes and ordinances and any fuel supply shall be removed or terminated in accordance with applicable codes and ordinances.

D. All vacant buildings shall be properly weather-protected to prevent deterioration of the exterior and interior of the building. This weather protection shall be approved by the inspector and shall include all roof and wall assemblies.

E. All vacant buildings shall be closed to unauthorized entry according to the following standards:

1. All windows or similar openings shall be protected by intact glazing (glass). Boarded up windows with wood, plywood, or other material that is not window-like is allowed for only 14 days after a window is broken. After the 14 days is up, the window shall be replaced with a like-window that is similar to the broken window

2. Doors and service openings with thresholds located 10 feet or less above grade, a stairway, landing, ramp, porch, roof or similarly accessible area, shall provide resistance to entry equivalent to or greater than that of a closed single panel or hollow core door one and three-eighths inches thick equipped with a half-inch throw deadbolt.

3. There shall be one operable door into each building and into each housing unit. If an existing door is operable, it may be used and secured with a suitable lock such as a hasp and padlock or a one-half-inch deadbolt or dead latch. All locks shall be kept locked. Boarded up doors with wood, plywood, or other material that is not door-like is not be allowed.

F. All debris, combustible materials, hazardous or noxious vegetation, litter and garbage shall be removed from vacant buildings and premises on which a vacant building is located and further accumulation of the same prevented. Further, each and every owner of any vacant building shall remove or destroy all grass, weeds, shrubs, bushes, trees or vegetation growing or which has grown and died upon property owned or occupied by such owner, or which may constitute a fire hazard or other menace to public health, safety and welfare.

G. All vacant buildings shall have plainly visible house numbers or address numbers as required by the Fire Code or other applicable law.

H. Structures shall be kept free from insect and rodent infestation by the owner of the property. Structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent re-infestation.

I. Structures shall be kept free of mold of any-like fungi.

Morenci City Offices
118 Orchard St.
Morenci, MI 49256
Phone: (517)458-6828 Fax: (517)458-2390

VACANT COMMERCIAL & INDUSTRIAL PROPERTY REGISTRATION FORM

Application Date: _____

PROPERTY OWNER

Name: _____ Telephone: _____

Mailing Address: _____

E-mail Address: _____

OWNER REPRESENTATIVE (person responsible for the care and control of the property)

Name: _____ Telephone: _____

Mailing Address: _____

E-mail Address: _____

VACANT PROPERTY IDENTIFICATION:

Address: _____ Parcel ID#: _ _ _ _ _ _ _ _ _

REQUIRED ATTACHMENTS:

- Proof of insurance coverage for the vacant property

APPLICANT'S STATEMENT:

I hereby state that the information that I have provided in this application is complete, true and correct to the best of my knowledge. I verify that all water, sewer, electrical, gas HVAC, plumbing systems, roofing, structural systems, foundation and drainage systems are sound, operational or properly disconnected. I also certify that the property is in compliance with the City's property maintenance code and the water and sewer requirements as set forth in Chapter 6 of the City of Morenci Code. By signing this application, I grant permission to City personnel to enter upon property as described for inspection purposes.

Owner's Signature: _____ Date: _____

Owner's Representative Signature: _____ Date: _____

PLEASE NOTE:

For Office Use Only:

[] Registration Fee: $ 35.00 Payable to the City of Morenci Receipt#: _____ Date Paid: _____

[] Proof of insurance included with application

[] Inspection Fee: $ 65.00 Payable to the City of Morenci Receipt#: _____ Date Paid: _____

Findings:

[] Deficiencies noted (attach inspection and reinspection checklists)

[] Reinspection Fee: $ 65. 00 Date Paid: _____

[] Reinspection Fee: $65. 00 Date Paid: _____

[] Complies with requirements of vacant building ordinance (attach Certificate of Compliance)

Comments._____

_____

_____

_____

Signature of Inspector: _____ Date: _____

Agenda Review Form

Regular City Council Meeting – 08/10/2026

☐ Informational
☑ Action / Follow Up
☐ Not Approved

Prepared For	Staff Contact
City Council	Jeff Bell
Date Submitted	**Department**
08/06/2026	Administration

Subject

2027 Town and Country Festival Chair

Summary

We have received one letter of interest since the announcement of Sue Snyder stepping away from the T&C Festival Chair position.

Administrator Bell is requesting that we ask Heather Sarnac to Post on the City Facebook page and post on the Board at City Hall for this open position. There is also discussion taking place at the DDA event committee on this subject as well.
The posting in these media platforms is so that we can gather as much interest and options as possible before making a final decision.

It should be noted that this is a volunteer position.

Financial Impact

N/A

Budgeted	Amount:
N/A	N/A

Recommendation

After Discussion…

Motion to approve Heather Sarnac Posting the open position for the Chair of the Morenci Town and Country Festival for the 2027 Festival on Social Media platforms and on the Bulletin Board at City Hall for a period of 2 weeks.

Alternatives

N/A

Attachments

N/A

Agenda Review Form

Regular City Council – 08/10/2026

☐ Informational
☑ Action / Follow Up
☐ Not Approved

Prepared For	Staff Contact
City Council	Jeff Bell
Date Submitted	**Department**
08/06/2026	Administrative

Subject

Master Plan 63 Day Review Period

Summary

At the July 23rd, 2026 Planning Commission Meeting, the commission approved the forwarding of the Master Plan Draft to Morenci City Council for their approval to release it for a 63-Day Review Period.

It should be noted that the Master Plan is a Draft and not the final version. Residents and Officials are encouraged to review the document and offer any suggested edits to the Planning Commission prior to the end of the 63-day period for their consideration.

An electronic copy will be available on the City of Morenci Website while hard copies will be available at City Hall and the Library, both for the entire 63-day review period.

At the end of the 63-day period, the Planning Commission will convene a public hearing on the Master Plan document.

Financial Impact

N/A

Budgeted	Amount:
N/A	N/A

Recommendation

After discussion…

Motion to approve Distribution of the Master Plan Draft Document into the 63-day review period and Authorize the City Clerks Signature on the Resolution.

Alternatives

Do not approve.

Attachments

Master Plan Distribution Resolution

CITY OF MORENCI
LENAWEE COUNTY, MICHIGAN

RESOLUTION RECOMMENDING THE DISTRIBUTION OF THE CITY OF MORENCI MASTER PLAN

WHEREAS, the Michigan Planning Enabling Act (MPEA) authorizes municipal planning commissions to prepare a "master plan" pertinent to the future development of the municipality; and

WHEREAS, the Planning Commission has prepared a draft master plan for the municipality, to update and replace its previous master plan; and

WHEREAS, the Planning Commission at its July 23, 2026 meeting approved by motion recommending that the City Council authorize distribution of the draft master plan pursuant to the Michigan Planning Enabling Act (MPEA),

WHEREAS, the City Council authorizes the distribution of the draft Master Plan to the general public and the various entities as required by the MPEA, for review and comment purposes; and

WHEREAS, once the distribution period has expired the Planning Commission will convene a public hearing;

NOW, THEREFORE BE IT RESOLVED, the City Council hereby authorizes distribution of the draft master plan.

CERTIFICATE

I hereby certify the foregoing resolution was approved by a majority of the members of the City Council by a roll call vote at a regular meeting of the Council held on August 10, 2026, in compliance with the Open Meetings Act.

Motion by: _____

Second by: _____

Votes: Yeas_____ Nay_____ Abstain_____

City Clerk
Jeff Bell

City of Morenci
MASTER PLAN









July 2026 DRAFT

INSERT RESOLUTION

Acknowledgements

B R ⓘ
Beckett&Raeder

List of Maps/Tables/Figures

Table of Contents

1. Background & Regional Trends	7
2. Community Profile	17
3. Community Engagement	27
4. Housing	45
5. Natural Features, Recreation & Open Space	59
6. Community Facilities & Utilities	75
7. Transportation	91
8. Economic Development	107
9. Land Use Framework	121
10. Implementation	129
Appendix	145

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Photo Credit: David Green

1 Background & Regional Trends

WHAT IS A MASTER PLAN?

The City of Morenci Master Plan addresses the need for future land use planning, protection of natural resources and public land, infrastructure development, and the overall vibrancy of the community. A Master Plan is a long-term planning document that provides a framework for decision-making and investment. Under the Michigan Planning Enabling Act (PA 33) of 2008, as amended, communities are empowered to prepare and regulate land use plans which require a formal review for relevance every five years. Consistent with the requirements of the Act, the City of Morenci initiated a process to update its 2016 Master Land Use Development Plan in 2025.

This document represents the culmination of discussions and studies headed by the City of Morenci Planning Commission and combines the goals of City leadership and community members, previous planning efforts, and a responsive schedule for implementation. Throughout the planning process, the City sought input from the community to ensure the outcome reflects the people of Morenci. In addition to providing a general framework for development, the goals, policies, and objectives of this plan will guide the Planning Commission in updating the Zoning Ordinance so that it reflects the priorities and input that were uncovered during the master planning process.

The initial sections of this Master Plan present an inventory of Morenci's current conditions, including a brief history, demographic measures and trends, housing supply and demand, economic climate, current land use, and other relevant data. The final chapters address key issues highlighted by residents and City officials with recommendations that address these key issues and priorities along with a holistic implementation strategy. The Master Plan provides a strong guideline for achieving the community's goals by balancing current conditions with the desired vision.

DATA SOURCES

The demographic information in this Plan came from the following sources:

» **U.S. Decennial Censuses:** The decennial census is the most accurate source of demographic information in the United States. Mandated by the United States Constitution, the aim of the decennial census is to count 100% of the US population. Because the decennial census has been operating since 1790, it offers a valuable reference point to illustrate how populations have changed over time. While the decennial census has been administered for over 200 years, the questions have shifted to reflect cultural changes. Information collected in the most recent counts includes information about age, sex, race, the relationship between household members, and household tenure.

» **American Community Survey:** The American Community Survey (ACS) replaced the "long-form" Census questions beginning in 2000, collecting the same types of information about social, economic, and housing conditions on a continual basis. The ACS is not a complete count of the United States' population, but an ongoing sample. A random selection of households receives the ACS every year, and the Census Bureau uses the responses to create estimates for the rest of the population. Because it is a sample, smaller communities require multiple years of sampling to create accurate estimates. Communities with fewer than 20,000 people must be sampled over 60 months to create estimates, and these estimates are referred to as 5-year estimates. This plan will use ACS 5-year estimates, as Morenci's population is under 20,000 people.

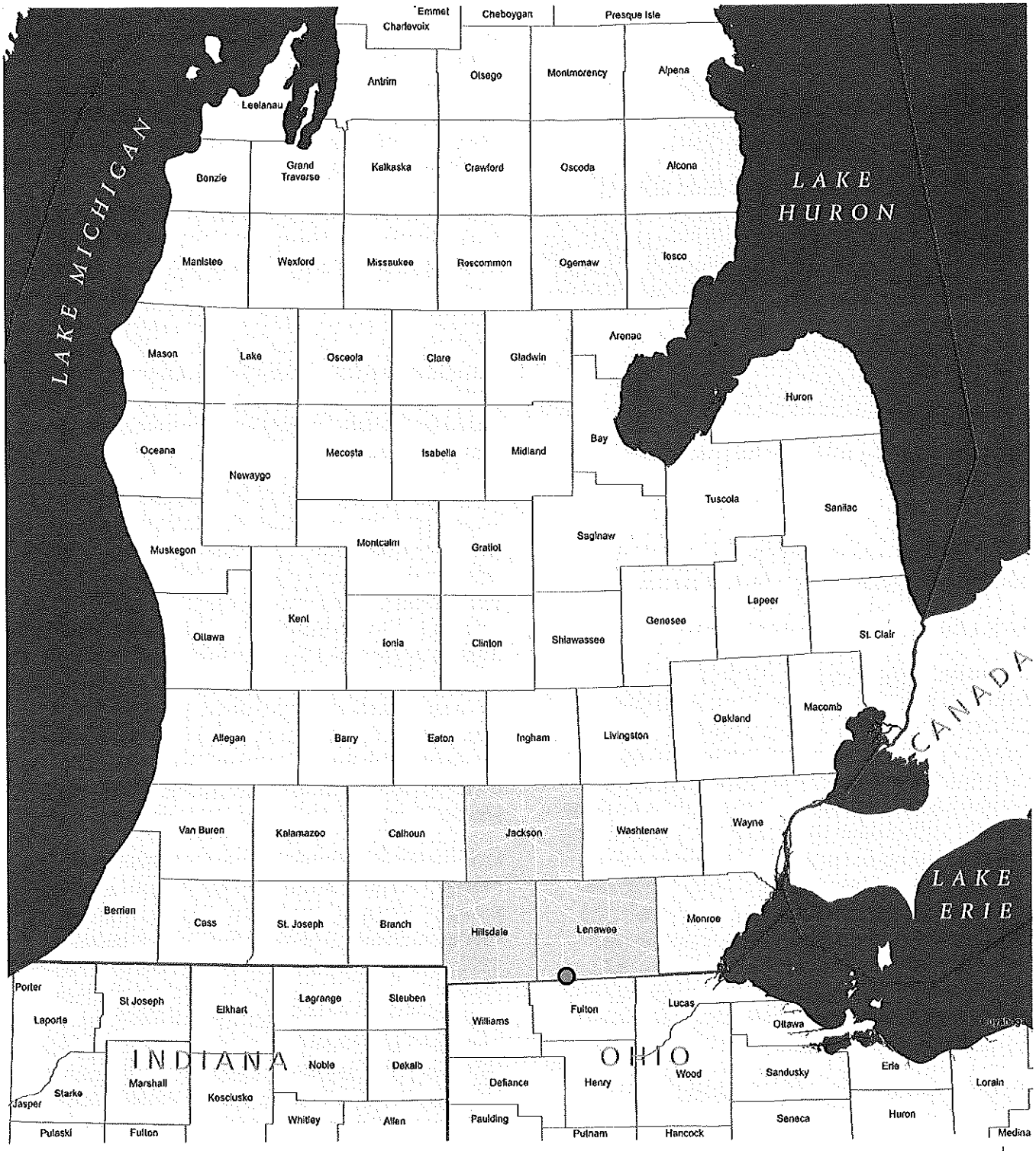
REGIONAL OVERVIEW

The City of Morenci is situated in the southernmost part of Lenawee County, Michigan. The city's southern boundary directly borders Fulton County, Ohio, while the remaining boundaries adjoin Medina and Seneca Townships within Lenawee County. Covering a total area of 2.12 square miles, Morenci sits at an elevation of 764 feet above sea level. Its position along the Michigan-Ohio border makes it a gateway community between the two states and an important local hub for regional connections.

COMMUNITY & ECONOMIC HISTORY

The City of Morenci boasts a rich history that reflects the evolution of a small frontier settlement into a vibrant, close-knit community. Historical documentation maintained by the Stair District Library, the former State Line Observer, and bicentennial publication "Our Journey in

Map XX: Regional Location



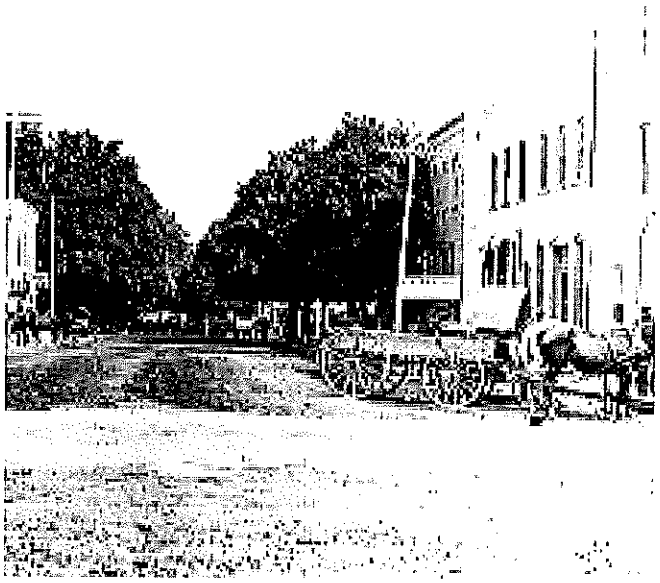
Regional Location

Sources: Michigan Open Data Portal, City of Morenci, Lenawee County

20 Miles

Beckett & Raeder, Inc.

- City of Morenci
- Region 2 Planning Commission
- State Boundary Line
- County Boundary Line



North Street, looking north from West Main Street (1898).
Source: City of Morenci

Time" provide valuable insight into Morenci's development from its founding to the present.[1]

Settlement and Incorporation

Originally named Brighton, Morenci was first settled in 1833 along Bean Creek. A naming conflict with another Michigan community caused the City to adopt the name Morenci. Early growth was steady but modest, and the community was officially incorporated as a village in 1871, with Joseph Hagerman serving as its first president. Morenci became a home-rule city in 1934 with Dr. James Blanchard as its first mayor. Significant infrastructure milestones marked the City's progress: the post office was established in 1838, and the arrival of the railroad in 1872 linked Morenci to regional freight and passenger routes, supported by stagecoach connections to surrounding communities.[2]

Historic Community Institutions

Morenci's civic and cultural identity has been shaped by various community institutions. Built in 1908 with support from benefactor E.D. Stair, the iconic Stair Auditorium was accompanied by the creation of the Stair District Library and the Stair Gymnasium in 1930 and 1942, respectively.[3] Though the Stair Auditorium was initially used to host all of Morenci's performances and entertainment events (such as school plays, graduations, and other gatherings), it fell into disrepair just over 50 years after being constructed because of non-use. It was demolished in the early 1960s to clear the site for new developments.[4] In the present, the Stair District Library continues to act as a community anchor that provides books and resources and that hosts events and programs for residents of all ages.

Though the surrounding settlements of Medina and Canandaigua had established schools at the time of Morenci's founding, the first school building was constructed within Morenci's boundaries in 1835. The original log schoolhouse was replaced by an octagonal "round" schoolhouse in 1846, and this was succeeded by a two-story brick schoolhouse in 1856. Education in Morenci continued to evolve based on building quality and the community's growing population.[5]

Since Morenci's founding, the Morenci Fire Department has served as a critical institution of the community. The community's first fire fighters organized a bucket brigade in 1833. In 1871, the first formal fire department named Hook & Ladder Company #1 was established. Widespread usage of lumber to construct the Morenci's earliest structures and developments meant that nearly all buildings were exclusively made of wood, illustrating the importance of consistent precautions surrounding fire safety. The fire department has grown and modernized over time and is still regarded as one of Morenci's most renowned organizations.[6]

In 1855, Morenci's first newspaper called the "The Morenci Herald" was published. Various changes to the newspaper's ownership and distribution culminated with "The New Era" which began in 1872 as a result of the railroad's extension through the community and subsequent changes to the community's connectedness. Renamed "The Observer" and, shortly thereafter, "The State Line Observer," this iteration of Morenci's newspaper operated through the year 2020.[7] In early 2025, the Morenci's latest news publication "The Morenci Advocate" launched with monthly issues mailed free of charge to all households and businesses in the 49256 zip code.[8]

Economic Evolution

Evolving from the sawmills that were established with the founding of Morenci, various industries have come and gone through the years. Industrial

businesses such as Parker Chemical (closed in the late 1980s, early 1990s), M & S Corporation (re-located to Hudson, MI, in 2001), Morenci Rubber Plant, also known as Champion (closed in the early 1990s), and Eklund Broach Company still have a bearing on Morenci today. Of these four, Eklund Broach Company is the only company still in operation and is now known as the General Broach Company. Three other companies have also played a significant role in shaping Morenci's industrial landscape – Palm Plastics / Schollar Arca (plastic manufacturing, closed in 2012 and now the site of Kamco Industries), Roth Fabricating (welding services), and Versacut (machine services). Morenci has also hosted three hospitals over the years, beginning with the Blair Hospital in 1908, Blanchard Hospital in 1935, and the Morenci Area Hospital which closed by the early 2000s. Through decades of civic engagement, industrial evolution, and community development, Morenci has built a legacy of resilience and local pride that continues to shape its future.[9]

Morenci's economic resiliency is further exemplified through the City's recent history with the cannabis industry. A leader in recreational cannabis, Morenci was the first community in Lenawee County to open a provisioning center that allowed the sale of cannabis products without requiring a medical cannabis card.[10] Morenci's location along the Ohio border boosts this significance as a business destination for Ohio residents visiting Morenci, contributing to the recent success of the industry. The City was also ahead of larger Michigan communities in its allowance of cannabis shops through its approval of medical cannabis facilities in 2017 and recreational cannabis facilities in 2018.[11] Seven separate facilities are currently sited in Morenci. Though the pathway to allowing cannabis uses within the City has, at times, been contentious, the parameters of Morenci's dedicated medical marijuana facilities commercial overlay district (MMFCO) reflect an ongoing conversation with the public that respects and incorporates their preferences, including the assurance that cannabis facilities will be sited away from the downtown corridor. While the cannabis industry has benefited Morenci by counteracting the community's economic hardship that was evident throughout the 2010's, there is a desire to simultaneously ensure that Morenci is not defined by its cannabis facilities and to embrace the economic opportunities that they provide.

PAST & ONGOING PLANNING EFFORTS

The following is a summary of recent planning efforts within the City of Morenci, Lenawee County, the broader region, and State of Michigan. The Master Plan will build on these efforts to improve the quality of life for the residents of Morenci.

City of Morenci

City of Morenci Master Land Use Plan

The purpose of the 2016 City of Morenci Master Land Use Plan is to establish a set of policies to guide the development and re-development of land within the City of Morenci. These policies are to be used as a guide for making future land use decisions. The plan creation process included input from citizens to understand public opinion, an analysis of assets possessed by the City to understand what was strong within the community and what needs to be changed, all of which was used to create a new land use plan to guide future development as well as an action plan to outline how goals were to be accomplished.

Lenawee County Target Market Analysis

In 2022, Lenawee County partnered with the Lenawee Community Foundation to commission a Target Market Analysis (TMA) which measured the market potential by owner and renter, price points, housing types, and the target market which is the types of residents and family compositions that are expected. This TMA projected the need for housing with the County and Morenci through the year 2027, ultimately concluding that the City could handle adding as many as 13 new owner-occupied and 34 new rented housing units over each of the five years.

City of Morenci Retail Market Study

In partnership with Lenawee Now, the City of Morenci determined the need for this study to understand the needs of the area and trends to create strategies for economic resiliency. To conduct this study, the team reviewed existing documents and conducted market research to support planning efforts for the City of Morenci. While reviewing a broad range of retail sectors, they focused on grocery store recruitment and site

selection by considering factors such as lot size, infrastructure, facility needs, distribution access, consumer markets, and existing gaps or barriers.

The study concluded that consumer and industry spending in the Greater Morenci Area was concentrated in motor vehicle & parts dealers, food and beverage stores, general merchandise stores, and clothing stores. These sectors also showed high retail leakage rates (i.e., money being spent on them outside of the City). A detailed analysis highlighted supermarkets and grocery stores as the greatest business opportunity, with warehouse clubs and supercenters also experiencing significant leakage. While new car dealerships and warehouse clubs may not be feasible due to site requirements, other retail opportunities included clothing stores, electronics stores, home centers, and general merchandise stores which face low competition and high external spending.

2023-2028 City of Morenci Parks and Recreation Plan

The City of Morenci Parks and Recreation Plan was created in accordance with Michigan Department of Natural Resources (MDNR) guidelines, to create a roadmap for parks and recreation related planning for the 5-year period. The plan provides important information to inform the action plan to provide recreation needs for the City's shifting demographics. The plan identified goals that should be achieved through the duration of the plan which included:

1. Maintaining and improving existing parks;
2. Expanding recreation offerings in the City;
3. Improving connectivity between City parks and those in the surrounding region; and
4. Strategizing for continued funding.

City of Morenci DDA Development and TIF Plan

The City of Morenci DDA and TIF plan was created in 2015 in accordance with PA 197 of 1975, or the Downtown Development Authority Act. The need to establish the Development District is founded on the basis that the future success of Morenci's current effort to revitalize its commercial area will largely depend on the readiness and ability of its public sector to initiate public improvements. These public improvements are intended to strengthen the commercial area and to encourage and participate in the development of new private uses that clearly demonstrate the creation of new jobs, the attraction of new business, and the generation of additional tax revenues.

The General Development Plan suggests the following:

- Continuing the redevelopment of the commercial area by encouraging the reinvestment of public and private funds.
- Continuing to develop streetscape improvements, linkages and public facilities.
- Promoting, retaining, and solicitating businesses within the business district.
- Establishing special financing programs that assist property owners with appropriate exterior renovations and improvements.

The plan laid out the specific boundaries of the district and a full inventory of the area including land, facilities, and ownership within its boundaries. The plan also looks at any improvements that have been made or are planned to be made as well as the time required to complete the projects. The Tax Increment Financing (TIF) Plan outlines the terms for tax capture to be used for district improvements.

City of Morenci DDA 2024-2025 Goals

The City of Morenci DDA 2024-2025 Goals are broken into 1-, 3-, and 5-year timeframes listed below:

1-year: Downtown esthetics + beautification including murals, pop-up instillations, lighting, improving building facades, and passing a vacant building ordinance.

3-year: Expand Social District boundaries and hours of operation, add crosswalks, regularly scheduled business hosted events, increase pet-friendly opportunities in the district, add bike-friendly events, and earn the Essentials Certification for Redevelopment Ready Communities.

5-year: Replace light poles, make pop-ups that are successful permanent

City of Morenci Zoning Ordinance

The City of Morenci's Zoning Ordinance is a local legal document, enacted by a City that regulates the use, development, and placement of land and

buildings within specific areas, ensuring public health, safety, and general welfare. It is based on the Master Plan and serves as a way to codify the goals and objectives of the Master Plan.

Lenawee County

Lenawee County Housing Strategic Plan

The Lenawee County Housing Strategic Plan is a collaborative effort by Housing Lenawee and others to supplement the Residential Target Market Analysis. It provides a housing roadmap to guide policy, development, and marketing efforts aimed at attracting both new residents and developers while strengthening and diversifying the county's housing market. Key recommendations include streamlining the development review process to ensure efficiency and predictability, updating the zoning ordinance to support diverse housing types, and reducing regulatory barriers by allowing smaller lots, cluster development, townhouses, and Accessory Dwelling Units (ADUs) by right. The plan also emphasizes the need for clear design standards, a development handbook, and improved project tracking to facilitate new housing opportunities.

Lenawee County Parks and Recreation Plan

The Lenawee County Parks and Recreation Plan serves as a policy guide for officials to develop and maintain recreational services and facilities for current and future residents. It inventories existing recreational opportunities, identifies needs, and establishes a systematic approach to addressing them. The plan's goals include providing accessible and safe recreation areas, increasing park usage and tourism through partnerships, preserving and enhancing natural resources, establishing staging areas for diverse programs, improving administrative and financial management, enhancing maintenance standards, and supporting greenway systems for park connectivity and preservation.

Connecting Lenawee Plan: Non-Motorized Plan

Lenawee County's 2015 Non-Motorized Plan was created to support pedestrian and bicycle mobility, safety, and connectivity in across the county. The plan is intended to work with communities to build upon and connect non-motorized trails to form a wider network. The plan endeavors to improve public health and community cohesiveness through physical activity and increased interactions by proposing several new trails and trail extensions to achieve these goals. Additional goals to improve cohesiveness among various organizations to support this trail network.

Hazard Mitigation Plan

The Lenawee County Hazard Mitigation Plan anticipates both natural and human-related disasters, outlining strategies to minimize damage and protect residents before disasters occur. Lenawee County has faced hazards such as severe storms, tornadoes, flooding, and extreme temperatures, which threaten public safety and economic stability. Developed in partnership with FEMA and the Michigan State Police Emergency Management and Homeland Security Division (MPS-EMD), the plan focuses on mitigation rather than emergency response, aiming to reduce the severity of future disasters through proactive measures.

A hazard ranking system was used to evaluate 27 potential threats based on factors such as likelihood, population impact, economic effects, and public awareness. The plan establishes ten key goals, including preventing loss of life and property, enhancing early warning systems, improving disaster response and recovery, maintaining public services, raising awareness, and integrating hazard mitigation into daily activities. While Lenawee County is not vulnerable to hurricanes, major earthquakes, or wildfires, it is at risk for severe winter storms, tornadoes, high winds, lightning, and some flooding. Through strategic planning and collaboration, the county aims to reduce disaster-related losses and enhance resilience.

Lenawee County Comprehensive Land Use Plan

The 2002 Comprehensive Land Use Plan was an update to earlier land use plans that were determined to be necessary for a variety of factors in the County including population increase and the urban sprawl associated with this, the loss of farmland and other open spaces, the insufficiency of infrastructure and community services resulting from this growth, and the need for environmental protection. Goals included coordination of land use planning and zoning amongst communities to solve problems county-wide, improving maintenance and efficiency of transportation networks, reduce sprawl, preserve open space, farmland, and the natural environment.

Lenawee County Citizen Participation Plan

Lenawee County's Citizen Participation Plan ensures compliance with the Housing and Community Development Act of 1974 by fostering public involvement in the Community Development Block Grant (CDBG) program. The plan emphasizes participation from low- and moderate-income (LMI) residents, particularly those in areas affected by community development efforts. It guarantees timely access to meetings, information, and records regarding the distribution and use of CDBG funds. Additionally, the plan provides technical assistance to LMI groups in developing proposals and requires public hearings at key stages of the program, ensuring accessibility for all residents, including those with disabilities. A formal procedure is in place to respond to written complaints within 15 days when feasible, and provisions are made for language assistance when a significant number of non-English-speaking residents are expected to participate. Through these measures, Lenawee County is committed to transparency, accessibility, and meaningful public engagement in the planning, implementation, and evaluation of CDBG-funded projects.

Regional

Region 2 Planning Commission Comprehensive Economic Development Strategy

The Comprehensive Economic Development Strategy (CEDS) is a regional economic development plan required by the Economic Development Administration (EDA). The 2021-2025 CEDS for the Region 2 Planning Commission (R2PC) was developed by a Steering Committee and approved by the Full Board. It includes a regional profile with socioeconomic data and performance monitoring, a SWOT analysis to assess strengths, weaknesses, opportunities, and threats, and an action plan outlining goals, strategies, and performance measures. The CEDS's mission is to foster job creation, education, community development, and business competitiveness. Its four main goals focus on encouraging collaboration to drive innovation and entrepreneurship, supporting a globally competitive business environment, expanding education and workforce development to attract and retain talent, and diversifying the regional economy. Each goal is supported by targeted strategies and performance measures to guide economic growth in the Region 2 area.

2050 Long Range Transportation Plan

The Long Range Transportation Plan (LRTP) was prepared by R2PC for Lenawee, Jackson, and Hillsdale Counties. The 2050 plan establishes a vision, goals, and objectives to guide future transportation planning efforts while aligning with federal requirements and statewide planning initiatives. The plan's ten goals emphasize safety, accessibility, system preservation, environmental protection, multimodal connectivity, economic growth, efficiency, public involvement, resiliency, and tourism. These goals ensure sustainable, efficient, and inclusive transportation planning that supports economic growth and enhances quality of life in Lenawee County.

Michigan Statewide Housing Plan – Region K

This plan is a part of the Michigan Statewide Housing Plan, which is divided by regions. Region K is comprised of Lenawee, Jackson, Hillsdale, Livingston, Monroe, and Washtenaw Counties. The plan for Region K has goals to improve communication between public, private, and non-profit organizations that help create housing in order to remove barriers that make it difficult to develop. The plan also incorporates goals to align with the Michigan Coalition to End Homelessness (MCTEH) to improve access to stable and affordable housing for those with low incomes. Additionally, the plan encourages new housing in the region to follow along with the Lenawee County Target Market Analysis.

Moving Towards Zero Deaths on Region 2 Local Roads: 2017 Regional Transportation Safety Plan

The 2017 Regional Transportation Safety Plan (RTSP) for Hillsdale, Jackson, and Lenawee Counties was developed with local input and support from the Michigan Department of Transportation, consultants, stakeholders, and a steering committee. Its primary goal is to reduce fatal and serious injury crashes in the region by following a six-step process outlined in the FHWA's safety planning manual for rural roads. The plan includes leadership establishment, safety data analysis, emphasis area identification, strategy development, prioritization, and continuous evaluation. Unlike traditional reports focused solely

on engineering solutions, the RTSP applies the four E's—Engineering, Education, Enforcement, and Emergency Services—to address safety concerns. A detailed crash data analysis helped identify six key Emphasis Areas: at-risk driver age groups, driver behavior, impaired drivers, intersection-related crashes, non-motorized users, and single-vehicle crashes. The plan provides strategies to mitigate these issues based on stakeholder input and data-driven analysis, with further details available in the full report and appendices.

South Branch of the River Raisin Environmental Interaction Study

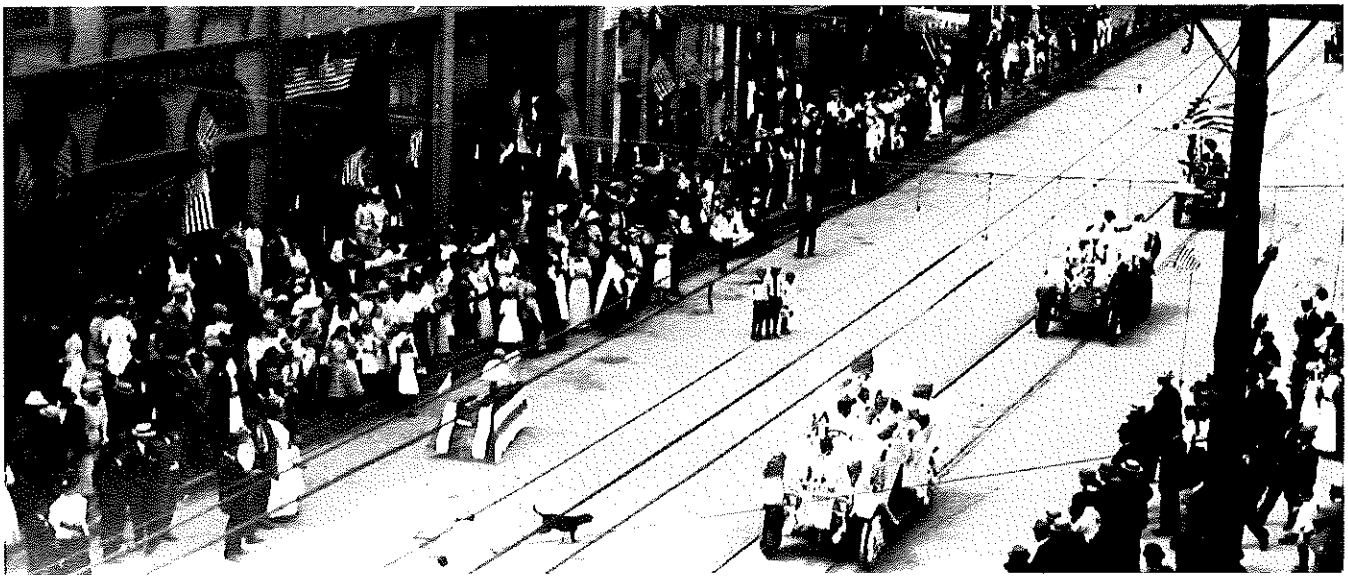
This report assesses the current conditions of the South Branch of the River Raisin (SBRR) in nearby Adrian, Michigan, focusing on obstacles that limit watercraft recreation, particularly kayaking. It identifies barriers that require portage, access challenges, and opportunities to enhance the river as a community attraction. Field inspections between US 223 and Howell Highway documented 92 obstructions along the river, ranging from minor overhanging branches to large fallen trees blocking passage. Additional site visits with the River Raisin Watershed Council (RRWC) explored potential access points and trail connections. The report also outlines potential funding sources to support efforts in restoring the river to a more navigable and natural state for improved environmental interaction and recreational use.

State of Michigan

Redevelopment Ready Communities – Best Practices

The Redevelopment Ready Communities (RRC) program, offered by the Michigan Economic Development Corporation (MEDC), helps communities integrate best practices in planning, zoning, and economic development to create a strong foundation for investment and redevelopment. The program emphasizes six key best practices. First, Plans & Engagement ensures communities have up-to-date planning documents, such as a master plan and capital improvements plan, and actively engage stakeholders throughout the planning process. Second, Zoning focuses on aligning ordinances with community goals to encourage walkable, vibrant development while reducing regulatory barriers. Third, Development Review streamlines the approval process by making policies clear and predictable, ensuring efficiency for potential investors. Fourth, Boards & Commissions highlights the importance of diversity, training, and structured onboarding for decision-making bodies to enhance their effectiveness. Fifth, Economic Development expands beyond business attraction by fostering a strong local economy through marketing, incentives, and workforce retention. Lastly, Priority Redevelopment Sites encourages communities to proactively identify and market key properties for redevelopment, reducing uncertainty and fostering targeted investment. By adopting these best practices, communities position themselves for long-term sustainability, economic growth, and improved quality of life.

Photo Credit: David Green



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2 Community Profile

To guide development that is responsive to the needs and preferences of a city's population, Master Plans feature a review of how different demographic groups experience the city, how they may have differing needs, and how they have changed over time. This review and subsequent understanding of population dynamics is intended to ensure that the entire Master Plan and resulting recommendations are rooted in enhancing residents' quality of life. Exploring various characteristics and dynamics of Morenci's population also supports an equitable planning process that is conscious of a wide range of demographic groups.

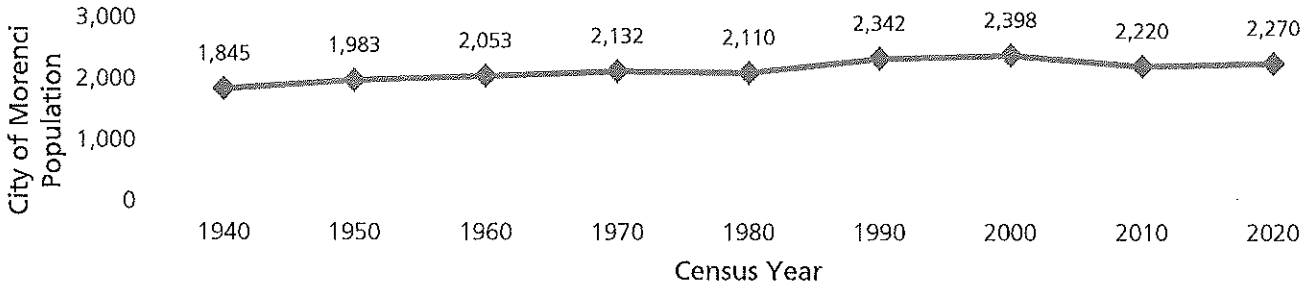
In addition to examining the population of the City of Morenci, this analysis benchmarks demographic and socioeconomic data with the comparison cities of Adrian, Hudson, and Jonesville as well as with Lenawee County and the State of Michigan. The data presented in this section is sourced from the U.S. Decennial Census and American Community Survey 5-Year Estimates with years noted in chart titles.

POPULATION

In 2023, the City of Morenci was estimated to have a total population of 2,149. While this population estimate represents a 10.4% decrease from the City's Decennial Census count in 2000, the figure titled "City of Morenci Population, 1940 to 2020" illustrates Morenci's population trajectory over the past eight decades in which the total population has grown by 23%. Morenci's gradual population increase over this time resulted in a population peak of 2,398 residents in the year 2000—while the City has experienced a gradual decline since the turn of the century, current estimates still surpass all decades of the 20th century except for the 1990 population count.

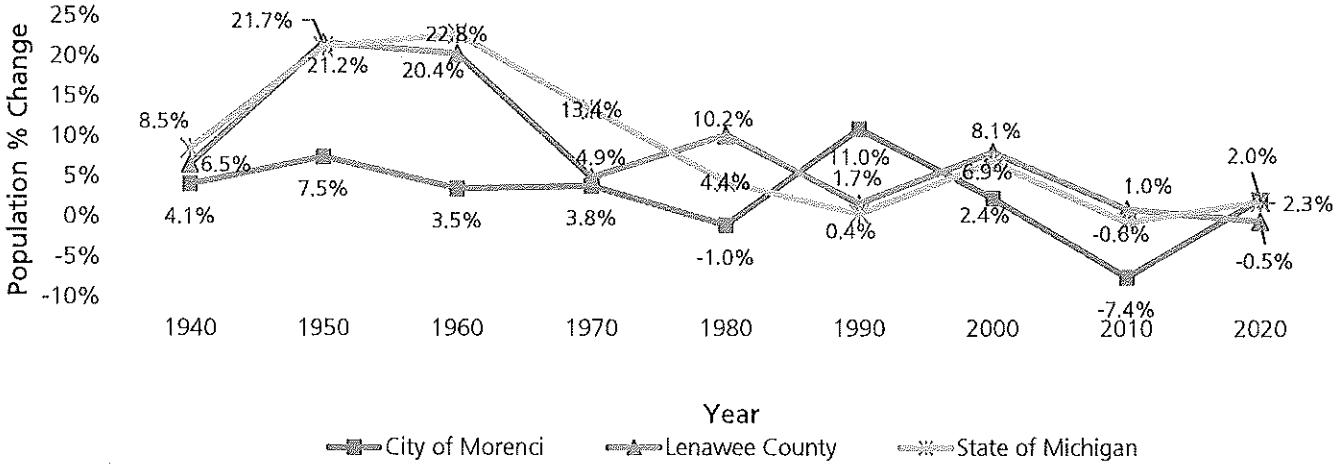
The figure titled "Percent Population Change, 1940 to 2020" illustrates the degree to which

Figure XX: City of Morenci Population, 1940 to 2020



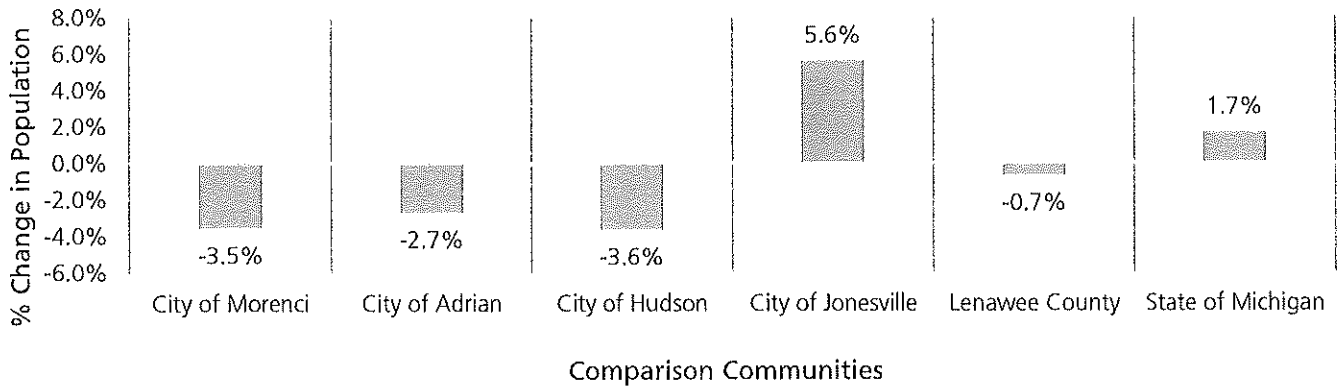
Source: U.S. Decennial Census, 1940 to 2020

Figure XX: Percent Population Change, 1940 to 2020



Source: U.S. Decennial Census, 1940 to 2020

Figure XX: 2013 to 2023 Population Change, City of Morenci and Comparison Communities



Source: American Community Survey, 2013 and 2023 5-Year Estimates, Table DP05

the populations of the City of Morenci, Lenawee County, and the State of Michigan have changed over the same 80-year period. While each geography has experienced more positive changes in population than negative, Morenci's population increases are more subdued than the County's or State's. Morenci also experienced the greatest magnitude of population loss between 2000 and 2010 with a 7.4% decrease in total residents.

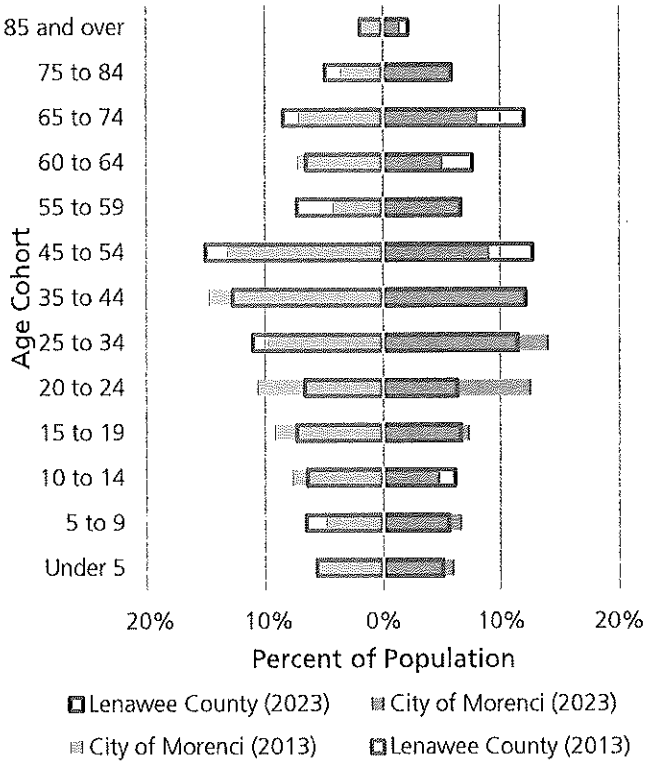
The figure titled "2013 to 2023 Population Change, City of Morenci and Comparison Communities" illustrates how Morenci and both comparable and encompassing geographies have changed in population over the past decade. Unsurprisingly, the only municipality not located in Lenawee County experienced the greatest population increase of all geographies while the Cities of Morenci, Adrian, and Hudson experienced comparable population losses.

Age

Unique from Lenawee County and the State of Michigan, the City of Morenci's median age has decreased significantly from 37.3 years in 2013 to 32.6 years in 2023. Conversely, the County and State experienced similar degrees of growth over the same time period – Lenawee County's median age increased from 40.5 years to 42.2 years, and Michigan's increased from 39.1 years to 40.1 years.

In both 2013 and 2023, the percentage of Morenci residents in age cohorts younger than 45 years generally exceeded the percentage of all Lenawee County residents in the same groups while the opposite is true for residents 45 or older. In 2023, these differences were even more pronounced.

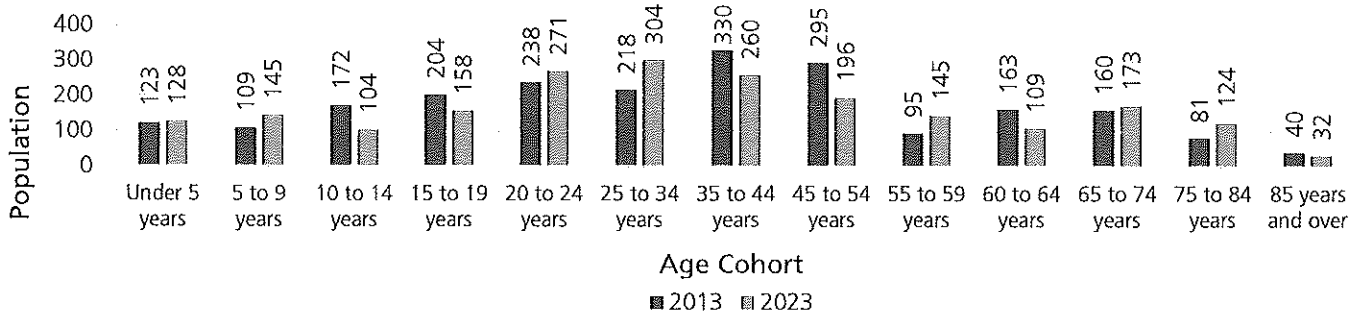
Figure X: 2013 to 2023 Population Pyramid, City of Morenci and Lenawee County



Source: American Community Survey, 2023 5-Year Estimates, Table DP05

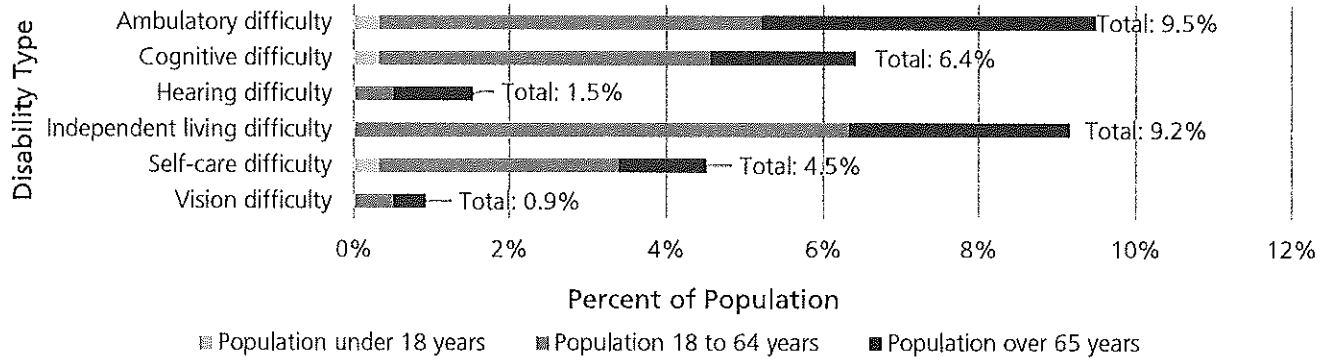
With the exception of individuals aged 10 to 14 years, the percentage of Morenci residents aged 34 years or younger significantly exceeded the portion of Lenawee County residents that were in the same age cohorts. For residents aged 45 years and older, the percentage of Morenci residents is either significantly lower or equal to the portion of Lenawee County residents in each category.

Figure XX: Total Count of Morenci Age Cohorts, 2013 and 2023



Source: American Community Survey, 2023 5-Year Estimates, Table DP05

Figure XX: Disability Characteristics by Age Cohort, 2023



Source: American Community Survey, 2023 5-Year Estimates, Table S1810

Comparing the net counts of residents in each age cohort between 2013 and 2023 offers insights into exactly how the population has shifted over the past 10 years. In this decade, changes to Morenci's age cohorts have been influenced by three general dynamics: residents moving into the City, residents moving out, and residents becoming 10 years older.

Given these factors, the largest evidence of population decrease in Morenci is found in the 35- to 44-year and 45- to 54-year age cohorts. As the prime working-age population, population loss from these age groups may be an indication of limited economic and/or employment opportunities. These losses may also represent a shrinking labor force and reduced tax base. While the presence of older school-aged children between 10 and 19 years old has also decreased, there is evidence of growth in the age cohorts of very young children (9 years and younger), young adults aged 20 to 24, and individuals aged 25 to 34. Residents aged 25 to 34 are in their "family formation" years – with enough attractors to keep them in Morenci, this group has the potential to support the City through their employment and families.

Race and Ethnicity

Morenci's population is predominately (95.3%) white. Nearly 1% of the City's population identifies as American Indian and/or Alaska Native, and 3.2% identify with two or more racial identities. Approximately 0.1% of the population is estimated to be Black or African American as well as Asian. Further, 6.7% of the population is ethnically Hispanic or Latino, primarily of Mexican descent.

Disability

Approximately 17% of all Morenci residents have a disability, and nearly 40% of adults over the age of 65 years have a disability, as defined by the Census. The figure titled "Disability Characteristics by Age Cohort, 2023" illustrates the prevalence of various disability types by general age. Ambulatory (walking) and independent living difficulties are the most prevalent among the population, offering tangible planning implications to accommodate senior housing developments and universally accessible connections throughout the community.

Table XX: Households and Families, City of Morenci and Lenawee County

	City of Morenci, 2013	City of Morenci, 2023	Lenawee County, 2013	Lenawee County, 2023
Total Households	860	798	37,754	38,807
Average Household Size	2.55	2.66	2.5	2.42
Total Families	616	566	25,552	25,926
Average Family Size	3.00	3.07	3.03	2.93

Source: American Community Survey, 2023 5-Year Estimates, Table S1101

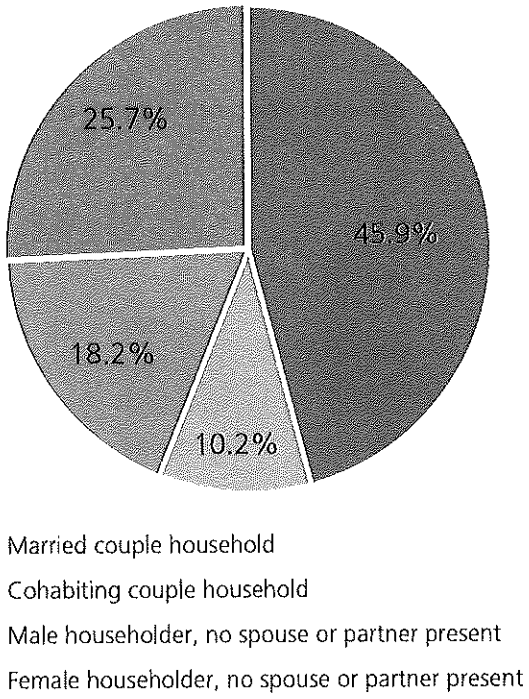
HOUSEHOLDS AND FAMILIES

The U.S. Census Bureau distinguishes households and families from each other as units of measurements. A household is composed of one or more people that occupy the same housing unit. A family is composed of two or more people that are related to each other by birth, marriage, and/or adoption. While all families are included in the total count of households, households occupied by one person or unrelated roommates are only considered households. Comparing the total count and average size of households and families within a community over time serves as an indicator of family composition and intergenerational living, fertility rates, housing needs, roommate living patterns, and more.

In 2023, Morenci had a total of 798 households, a 7.2% decrease from 2013. Lenawee County conversely experienced a 2.8% increase in the total number of households in the same period. Despite the decrease in the total number of households, the average household size in Morenci increased slightly over the decade, indicating marginally more dense living arrangements and growing families. Lenawee County experienced the opposite with the average household size decreasing slightly. The same trends apply to the family households in both Morenci and Lenawee County – Morenci has experienced a decrease in the total number of families and an increase in family size over this time period, while Lenawee County has experienced an increase in total number of families alongside a decrease in their average size.

The greatest portion of households in Morenci (45.9%) are occupied by married couples. While over one quarter of all households are headed by a single female, the prevalence of single male headed households are comparable at nearly one fifth of all households.

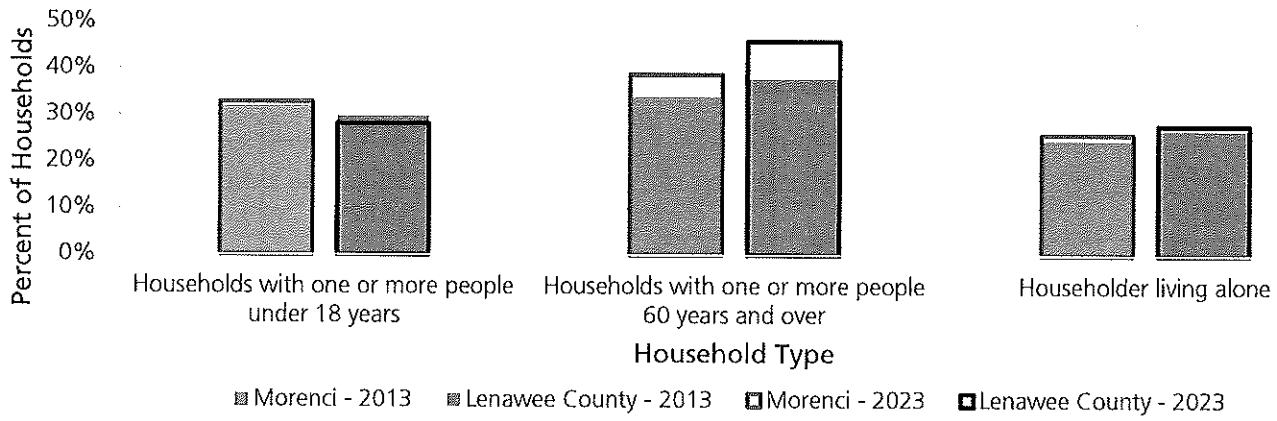
Figure XX: Household Types, 2020



Source: U.S. Decennial Census, 2020, Table DP1

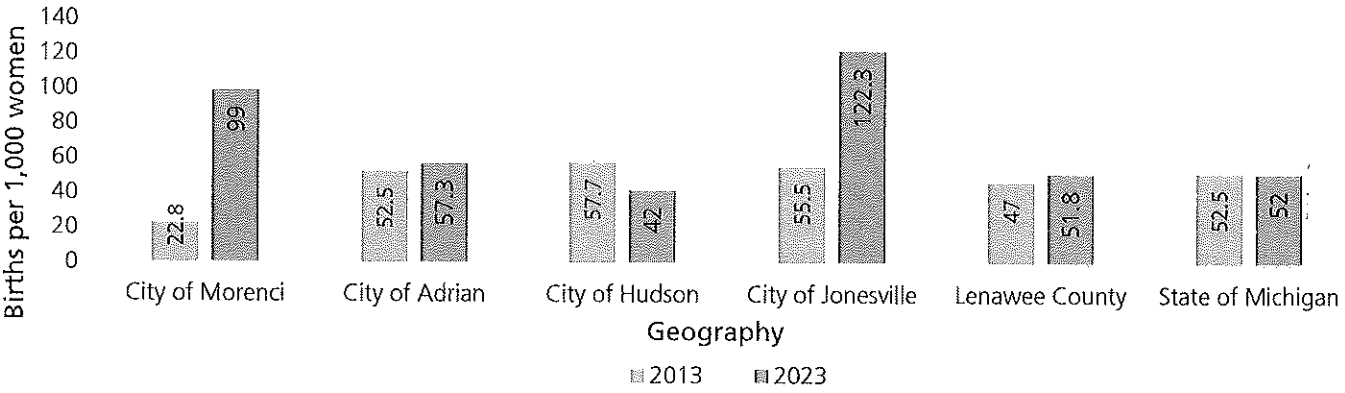
To further distinguish the characteristics of individuals living in Morenci households, the figure titled "Household Composition Characteristics, 2013 and 2023" illustrates the percentage of households with individuals under 18, individuals over 60, and individuals living alone for both Morenci and Lenawee County between 2013 and 2023. Aligning with the City's relatively young median age, Morenci has a greater percentage of households with individuals under the age of 18 and a lower percentage of households with individuals over 60 than the County. However, both the City and County have experienced an increase in the percentage of households with residents over

Figure XX: Household Composition Characteristics, 2013 and 2023



Source: American Community Survey, 2023 5-Year Estimates, Table S1101

Figure XX: General Fertility Rates, 2013 and 2023



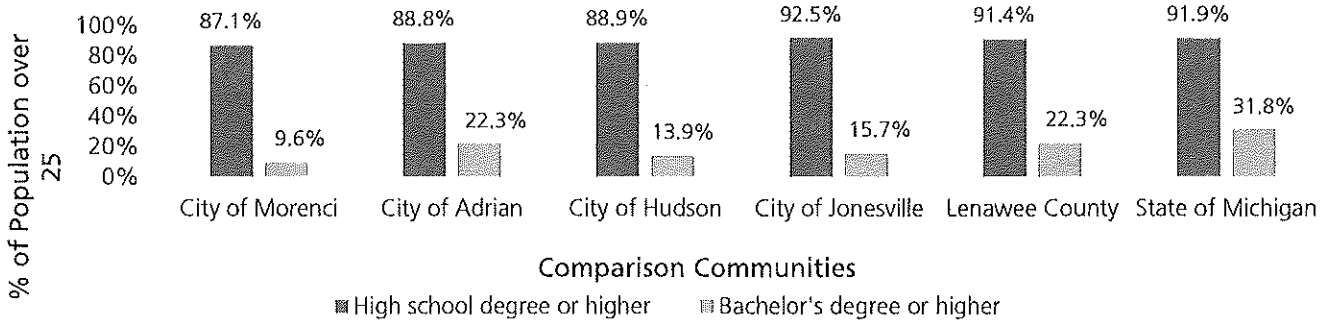
Source: American Community Survey, 2013 and 2023 5-Year Estimates, Table S1301

60 over the past decade. Morenci and Lenawee County also have comparable percentages of households occupied by single individuals at 25.9% and 27.8%, respectively. Both percentages are slightly lower than the State of Michigan's estimate for the same year in which 30.4% of all households are occupied by a single resident.

Community fertility and birth rates provide an important indicator of population growth and how a particular population can be expected to change based on birth. A community's general fertility rate is presented as the number of live births that take place for women between 16 and 50 over the past 12 months. In 2023, the United States' general fertility rate was 54.5 births per 1,000 women in the specified age range, continuing a decades-long trend of decreasing birth rates.

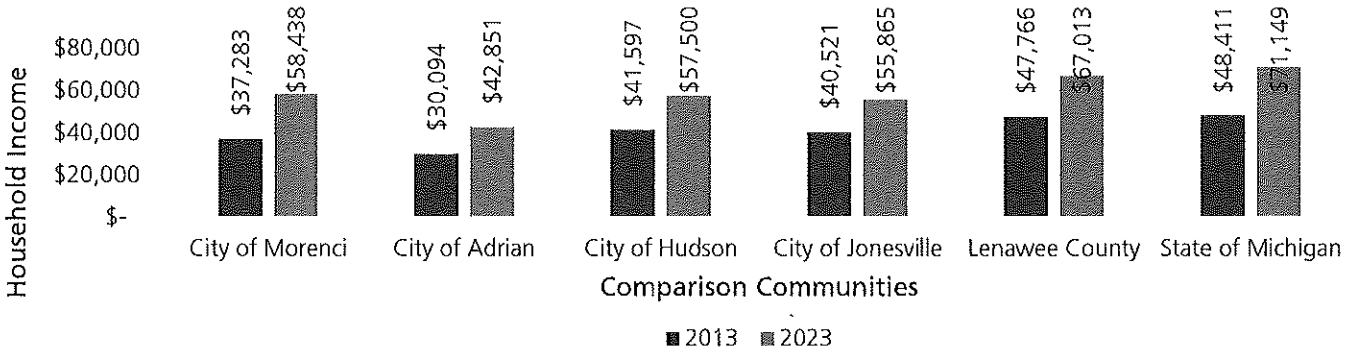
For Morenci and comparable geographies, general fertility rates have shown significant variation over the past decade. The figure titled "General Fertility Rates, 2013 and 2023" shows an average estimate of live births per 1,000 women for each community in the years 2013 and 2023. While Morenci experienced a period of extremely low birth rates throughout the early and mid-2010s, general fertility rates since 2020 have shown a remarkable increase. In 2023, the City exceeded all other geographies except for Jonesville in its general fertility rate and is nearly double the general fertility rate of Lenawee County and Michigan. Conversely, Morenci's general fertility rate was the lowest of all geographies in 2013 (and less than half of the lowest fertility rate), illustrating a notable increase in birth rates over this time period.

Figure XX: Educational Attainment, 2023



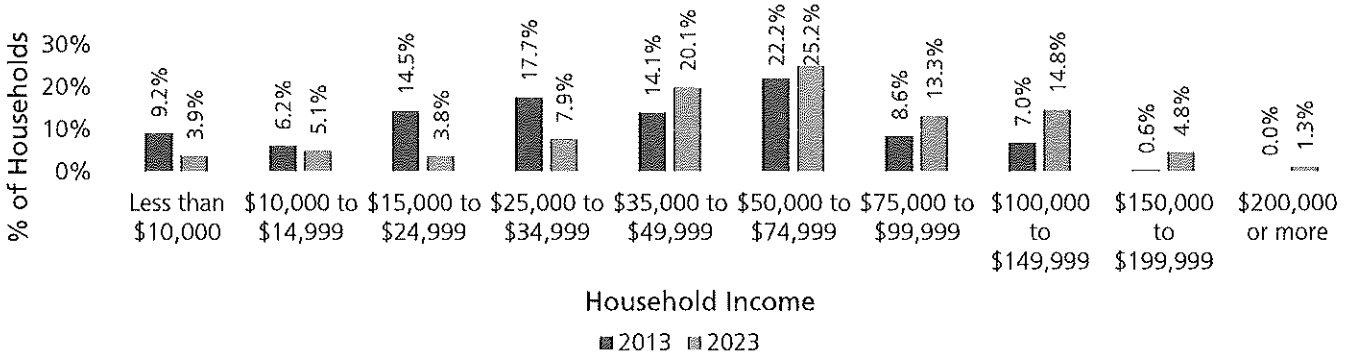
Source: American Community Survey, 2023 5-Year Estimates, Table DP02

Figure XX: Median Household Income, 2013 and 2023



Source: American Community Survey, 2013 and 2023 5-Year Estimates, Table DP03

Figure XX: Household Income Distribution, 2013 and 2023



Source: American Community Survey, 2013 and 2023 5-Year Estimates, Table DP03

SOCIOECONOMIC CHARACTERISTICS

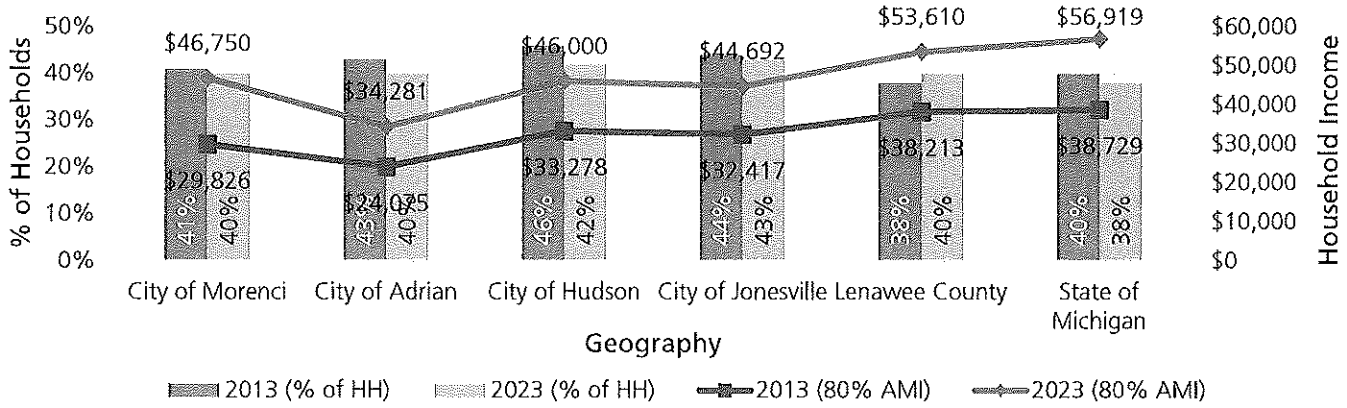
Education

In 2023, the City of Morenci was estimated to have the smallest percentage of residents with both a high school degree and a bachelor's degree compared to comparable and surrounding geographies. While this may represent a gap in workforce opportunities and specialized employment positions, it also provides an opportunity to ensure that high school and vocational programs are strategically supported so that the City's workforce is well-suited to the job market and employment opportunities.

Income

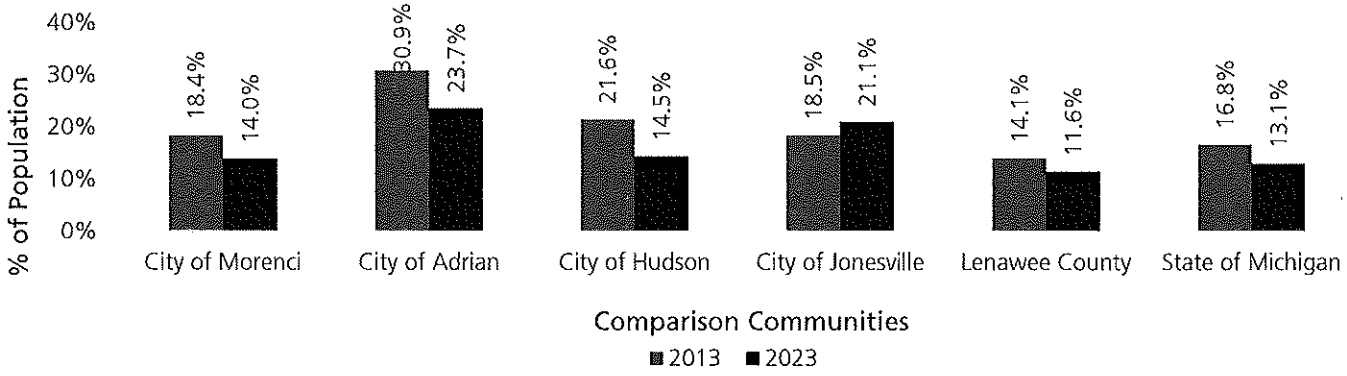
From 2013 to 2023, the median household income of Morenci residents has risen significantly by 56.7%. Further, Morenci's median household income in 2023 exceeded that of its three comparison communities.

Figure XX: % of Households at or below 80% AMI, 2013 and 2023



Source: American Community Survey, 2013 and 2023 5-Year Estimates, Table DP03

Figure XX: Households below Poverty Threshold, 2013 and 2023



Source: American Community Survey, 2013 and 2023 5-Year Estimates, Table DP03

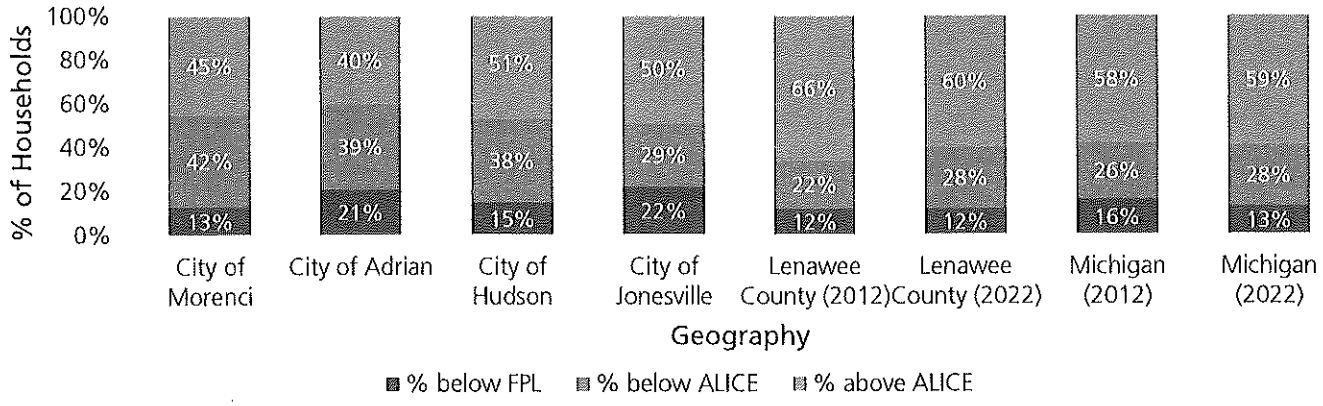
The notable increase in Morenci's median household income from 2013 and 2023 is reflected in changes to the distribution of household incomes during the same time. Households earning between $100,000 and $150,000 more than doubled throughout this decade while the portion of households earning less than $10,000 shrunk by nearly one third.

The figure titled "% of Households at 80% AMI or Below, 2013 and 2023" illustrates 80% of each geography's median income in 2013 and 2023 as well as the percentage of households that fell below that threshold for each year. Over the past decade, approximately 40% of all households in Morenci had a household income that is 80% or less than the median. While the median income (and, consequently, 80% of the median income) has risen notably over this time period, the portion of households at or below this threshold has only experienced marginal changes. The 80% AMI (Area Median Income) measure is important to note because it defines the portion of households that are considered "low income" within a community. This and other AMI limits provide the basis to determine affordable housing program eligibility – these measures will be discussed further in the "Housing" chapter of this plan.

Poverty

While increases in median household incomes for each community over a promising outlook on overall economic prosperity, a key dimension of household income is its relation to poverty which is determined by comparing the number of household residents that a household income is intended to support. The poverty line is set by the federal government each year—in 2023, the federal poverty line included households with a single person that earned $15,650, households with two people earning $21,150, and households with three people earning $26,650.

Figure XX: ALICE and Poverty Measures, 2022



Source: United Way, ALICE Database

Reflective of the City's increase in median household income over the last decade, poverty rates in Morenci have decreased by over 4% in the same period. While Morenci also has a lower prevalence of poverty than each comparison community, it exceeds the rate found across the rest of Lenawee County and the State of Michigan.

Poverty rates within Morenci are further differentiated by household type and age of residents. 26.7% of all single-mother households fell below the poverty threshold along with 22.4% of all children under the age of 18 and 15.2% of residents aged 65 years and over.

One common criticism of the federal poverty level is that it does not capture households whose earnings are above the poverty line but who still struggle to meet basic household expenses. ALICE (an acronym for Asset Limited, Income Constrained, Employed) is intended to cover that gap and provide context for households that still face some level of economic hardship. Developed by the United Way Foundation, ALICE households are those that earn more than the federal poverty level but less than the basic cost of living.[1] As of 2022, 42% of all households in Morenci were living below the ALICE threshold with another 13% of all households living below the federally designated poverty threshold. Compared to other geographies shown in the figure titled "ALICE and Poverty Measures, 2022," Morenci has a comparatively low rate of poverty; however, the City has the greatest percentage of population that fall under the ALICE threshold, illustrating precarious economic circumstances and the definitive possibility of economic hardship for 55% of all households.[2]

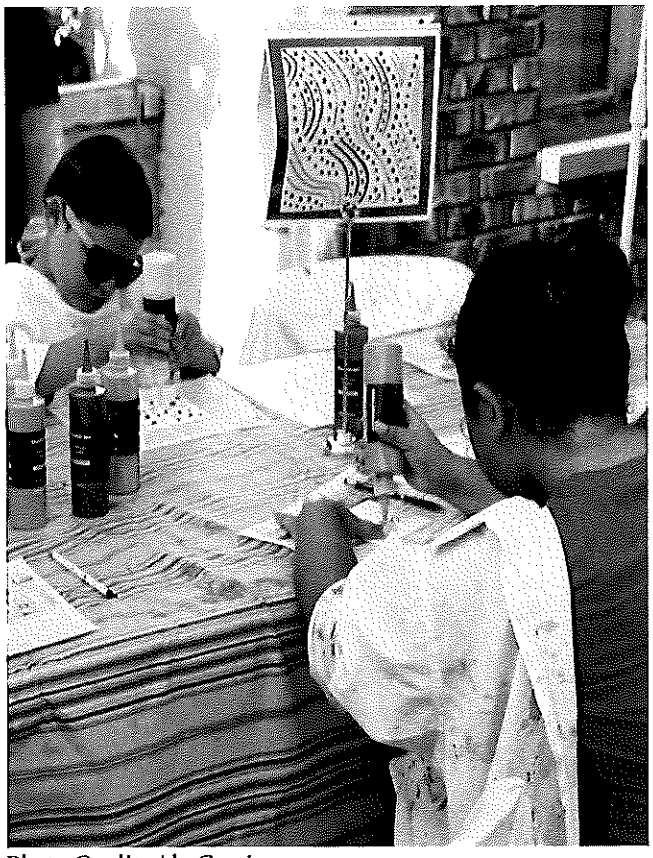


Photo Credit: Aly Curtis

KEY POINTS

- With a population of 2,149 in 2023, the City of Morenci has experienced a steady increase in population from 1940 to the present. Since peaking in 2000, the City's population has experienced a gradual decline over the past two decades.
- Morenci's median age has become younger over the past decade (from 37.3 years in 2013 to 32.6 years in 2023). This is notably younger than the median age of both the State of Michigan and Lenawee County (42.2 years and 40.1 years, respectively, in 2023). The City's greatest relative increase in population took place within the 25- to 34-year age cohort while the largest decreases took place in the 35- to 44-year and 45- to 54-year age cohorts.
- Ambulatory (walking) difficulties and independent living difficulties are the most prevalent disabilities for residents of Morenci, both of which offer tangible opportunities for planning interventions to support members of this population.
- The average household and family size for Morenci have marginally increased from 2013 to 2023, opposite of the trends experienced across the rest of Lenawee County. A greater portion of households in Morenci are home to residents under the age of 18 compared to Lenawee County; conversely, a larger portion of households across the County are occupied by at least one individual over the age of 65 years than in Morenci.
- Compared to Lenawee County, the State of Michigan, and three comparison communities, the City of Morenci has lower rates of educational attainment for both high school degree holders and those with a bachelor's degree.
- Morenci's median household income has increased by 56.7% from 2013 to 2023, exceeding its three comparison communities but falling short of the County and State's median. Poverty has also decreased in Morenci during this time. However, the rate of households that are Asset Limited, Income Constrained, and Employed in Morenci exceeds rates found across the rest of the County and the State, highlighting a portion of the population that are in a precarious economic position without being below the federal poverty level.

Sources

1 United for ALICE, Michigan Research Center. https://www.unitedforalice.org/michigan.

2 United for ALICE, Michigan Research Center. https://www.unitedforalice.org/michigan.



Photo Credit: David Green

3 Community Engagement

To root the plan's trajectory in community priorities, perspectives, and requests, the City of Morenci's Master Plan included a robust community engagement strategy to garner feedback from all residents at strategic points of the planning process. The engagement effort intentionally sought out and incorporated feedback from Morenci's youth so that young people's perspectives are upheld and considered as the City plans for the future.

This chapter provides a summary and analysis of all engagement opportunities utilized throughout the project. Findings from community perspectives are referred to throughout the rest of the plan and directly inform the crux of recommendations provided in the "Implementation" chapter's action plan.

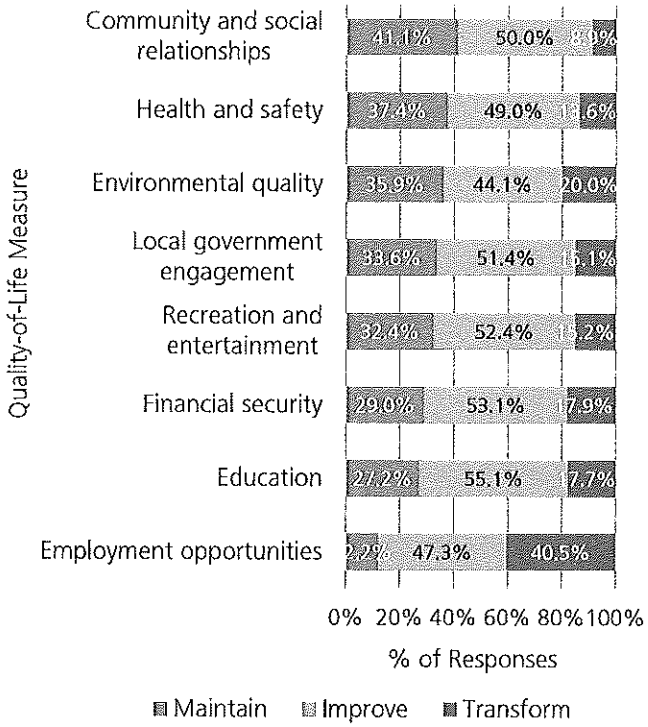
COMMUNITY SURVEY

Quality-of-Life

Survey respondents were asked to categorize a series of quality-of-life characteristics by whether they should be maintained, improved, or transformed.

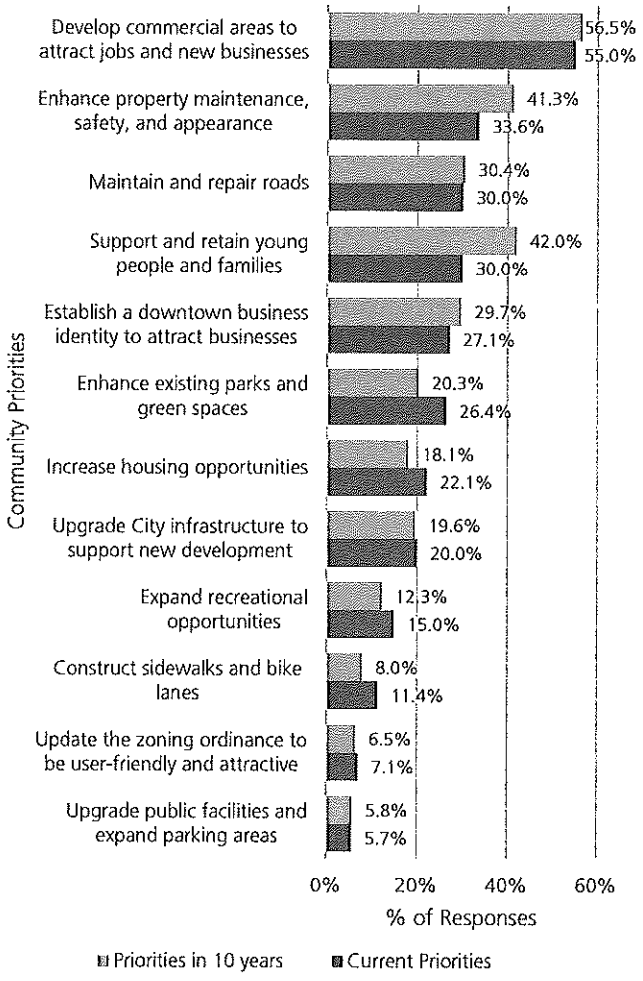
- Elements to be **maintained** include respondents' favorite aspects of Morenci and those that should be celebrated and maintained in their current state.
- Elements to be **improved** include characteristics that hold a lot of promise but that require additional investment or attention to realize their fullest potential.
- Elements to be **transformed** include characteristics that should be completely reimagined and/or rebuilt.

Morenci's community and social relationships received the greatest portion of respondents stating that they want this measure to be "maintained"; conversely, employment opportunities in Morenci were presented as the element most needing improvement and transformation.

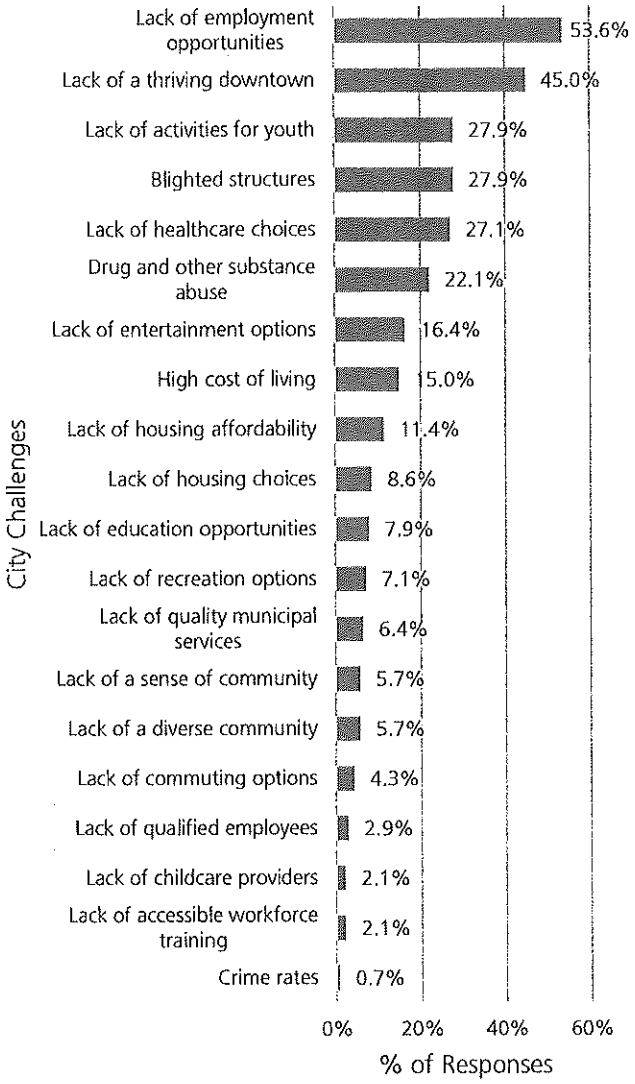


Community Priorities & Challenges

To identify Morenci's greatest priorities in the present and near future, survey takers were asked to select their top three priorities right now and for the next 10 years. For both timeframes, respondents identified the importance of developing commercial areas to attract new jobs and businesses as the City's highest priority. While the general weight and importance of each suggested priority remained largely the same between current and future selections, "supporting and retaining young people and families" became the second highest priority when looking 10 years into the future.

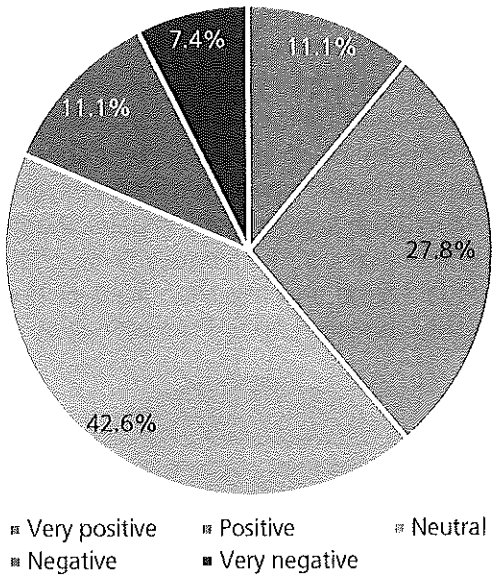


Alongside community priorities, respondents were also asked to identify what they consider to be the three most pressing issues facing Morenci. Limited employment opportunities and a lack of a thriving downtown were the top two most pressing issues, and limited activities for youth and blighted structures tied as the third highest priority for Morenci residents.



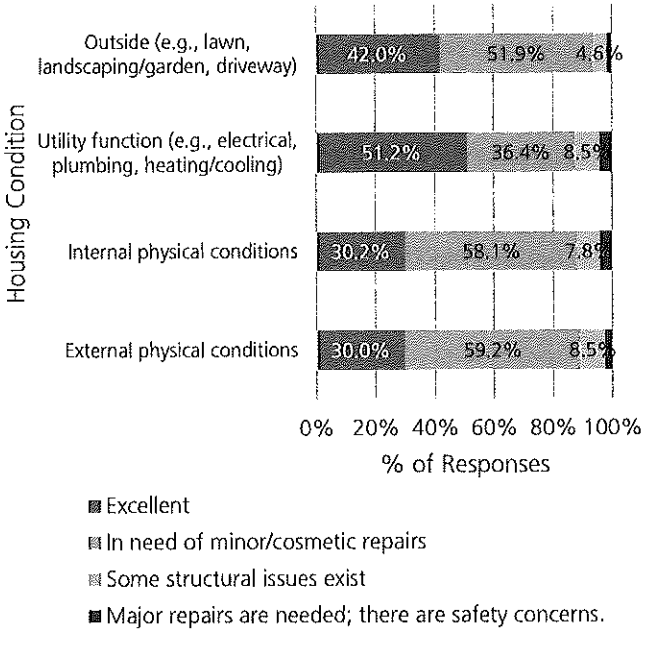
Housing

94% of all survey responses are homeowners and 6% are renters. This sample of survey takers is notably different from 2023 ACS estimates which predict that 73% of all Morenci households are owner-occupied and 27% are rented. While few survey takers are currently renters, approximately 36% of respondents rented in Morenci at one point in their lives. When asked to describe their previous (or current) experiences with renting from a landlord in Morenci, the greatest portion of respondents (42.6%) described their experience as "neutral," and 38.9% described their experience with Morenci landlords as "very positive" or "positive."

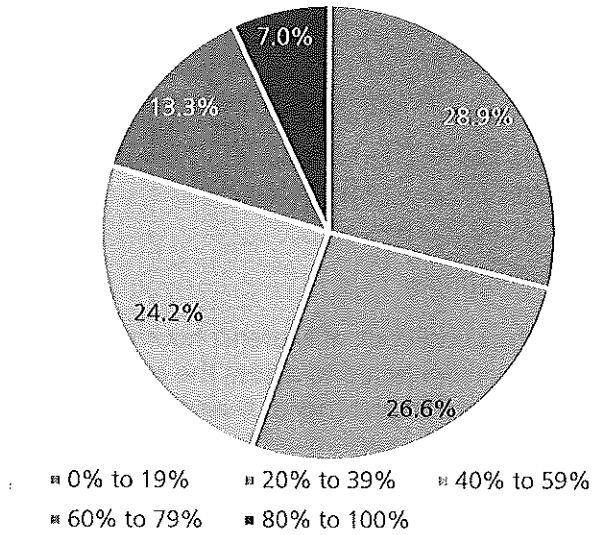


Housing Conditions

To assess the conditions of Morenci housing units, survey takers were asked to assess the quality of various physical components of their homes. Of the components listed, housing utility function included the greatest variation in quality – while more than half of all respondents described their utility function as "excellent," 12.4% of all respondents described their utility function as either having structural issues or needing major repairs, the greatest portion of all conditions asked about in the survey.

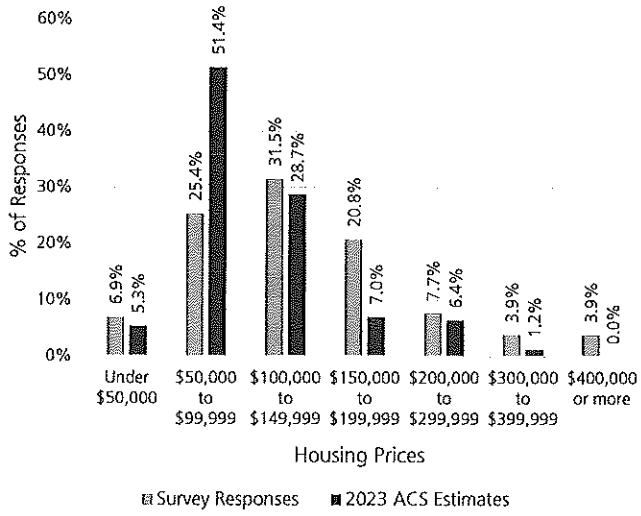


To further assess housing conditions across Morenci, respondents were asked to estimate the percentage of homes that need repairs and/or maintenance in their own neighborhood. The average (median) of all responses was about 32%, indicating that nearly one third of homes across the City could use support with repairs. As shown in the figure below, approximately 56% of all respondents stated that less than 40% of homes in their neighborhoods required maintenance.

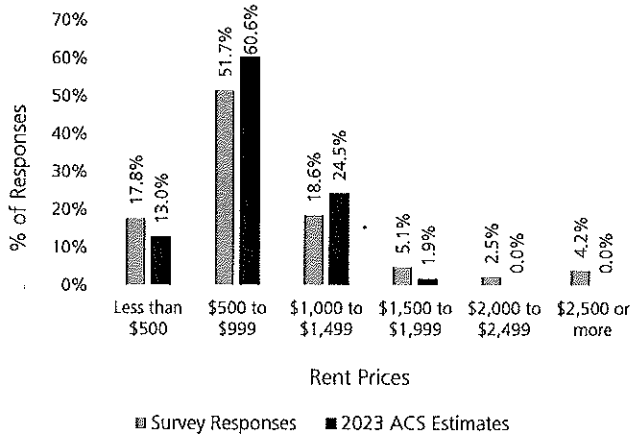


Housing Costs

Survey takers were asked to estimate the cost of housing that they could afford if they were looking to purchase a home. Nearly 64% of respondents indicated that they could afford housing valued at less than $150,000. Compared to 2023 ACS Estimates for the value of homes across the City, survey responses largely align with available housing. The ACS estimates that over 50% of all homes are valued between $50,000 and $99,999, far exceeding the percentage of survey respondents who stated that they sought housing within this range.



Similarly, survey respondents were also asked to estimate the cost of rent that they could afford on a monthly basis. Nearly 70% of all respondents stated that rent under $1,000 would fit their financial needs – like housing prices, 2023 ACS estimates indicate that Morenci's rental market is largely affordable and aligned to renters' needs with about 74% of all rental units estimated to have a monthly rent of less than $1,000.



Housing Preferences

Survey takers were presented with a variety of missing middle housing types to illustrate examples of housing that exist between traditional single-family homes and multi-unit apartment structures. When asked to identify the typologies that they would most support in Morenci, duplexes (in general) and duplexes for sale as condominiums were the most popular responses. The condominiums presented in this question are renderings of housing units that are planned to be built in Morenci in the near future.

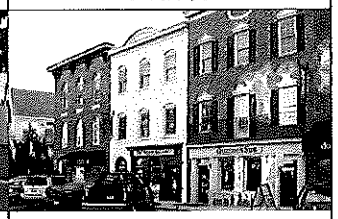


#1: Duplex (two units)
57.0%

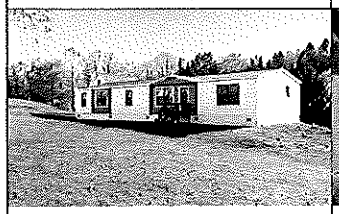
#2: Condominiums (duplex units for sale as a condo)
51.2%



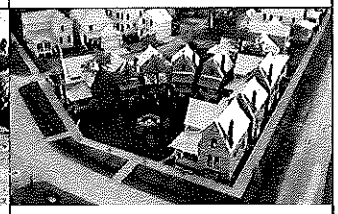
#3: Accessory Dwelling Units (ADU)
44.6%



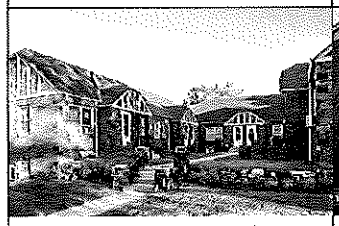
#4: Live and Work/ Mixed-Use Units
38%



#5: Manufactured/ Mobile Homes
31.4%



#6: Cottage Court
30.6%



#7: Courtyard Apartment Building
24.8%



#8: Townhomes/ Rowhomes
19.8%

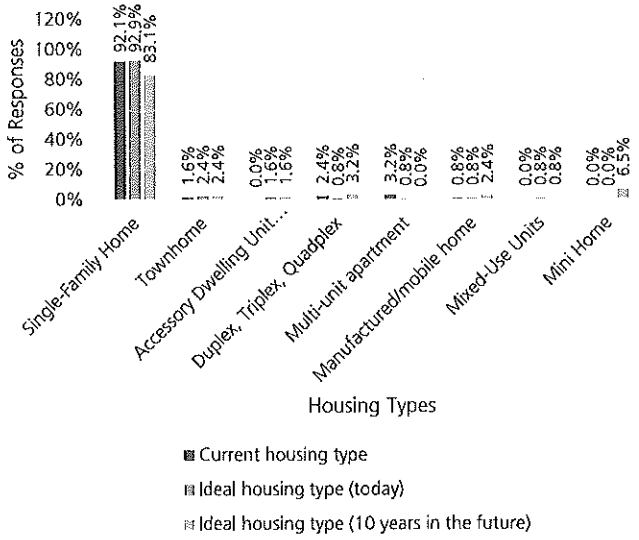


#9: Triplex (three units)
16.5%

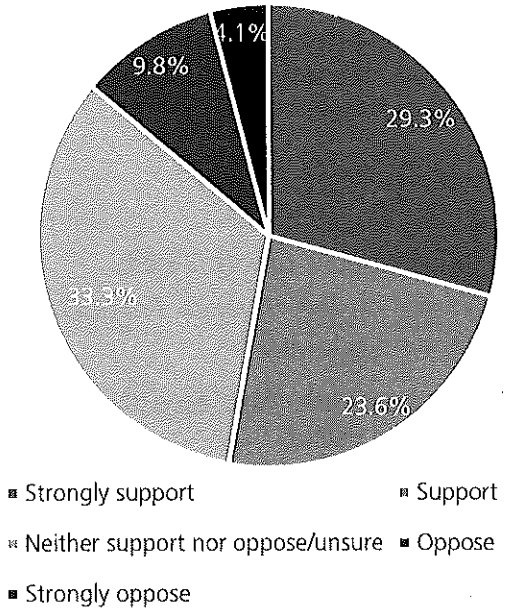


#10: Quadplex (four units)
12.4%

To further identify housing preferences for Morenci residents in the present and the future, respondents were asked to identify their current housing type, their ideal housing type in the present, and their ideal housing type 10 years in the future. For all three categories, single-family homes were the most popular choices. However, single-family homes were comparatively less popular as a future housing choice. While mini homes were not selected for any respondents as their current actual or ideal housing type, this typology received the most support as an ideal housing structure 10 years in the future.



Tiny homes were described as "compact residential structures, typically under 500 square feet." Survey takers were asked whether they would support this type of structure in the City. While the greatest portion of respondents (33.3%) stated that they "neither supported or opposed" tiny homes, about 53% of respondents showed "support" or "strong support" for the typology.



Commercial Development

Commercial Uses

Survey takers were asked to select the types of retail commercial spaces and/or services that they would like to see more of in Morenci. The top three choices are listed below – nearly all respondents selected "grocery stores/food market" as a necessary commercial space, illustrating widespread, strong support for this use to return to the City.

1. Grocery stores/food market: 96.9%
2. Building materials, gardening supply, supply stores: 60.2%
3. Auto services, motor vehicle, and parts stores: 46.9%

The remaining uses and their respective levels of support are listed below:

» General merchandise stores: 46.1%
» Sporting goods, hobbies, books, and music stores: 19.5%
» Florists: 18.0%
» Health and personal care stores: 16.4%
» Apparel stores: 15.6%
» Convenience stores: 14.1%
» Art supply stores: 10.2%
» Electronic and appliance stores: 9.4%
» Gas stations: 8.6%
» Hardwear stores: 3.1%

Survey takers were also asked to identify the types of non-retail commercial spaces and/or services they would like to see in Morenci.

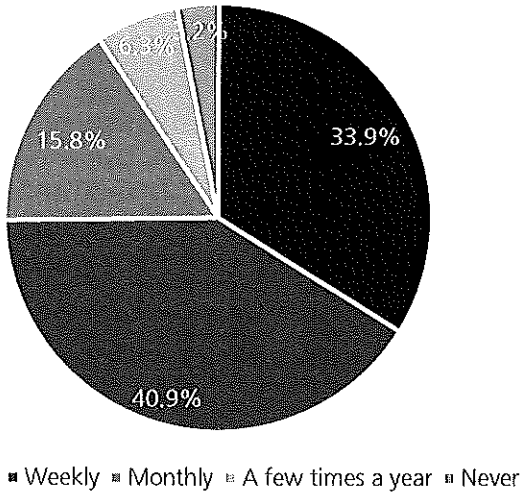
1. Restaurants: 74.6%
2. Cafes: 50.8%
3. Recreational/public spaces: 28.6%
4. Professional services (lawyers, financial services, medical services): 28.6%

The remaining uses and their respective levels of support are listed below:

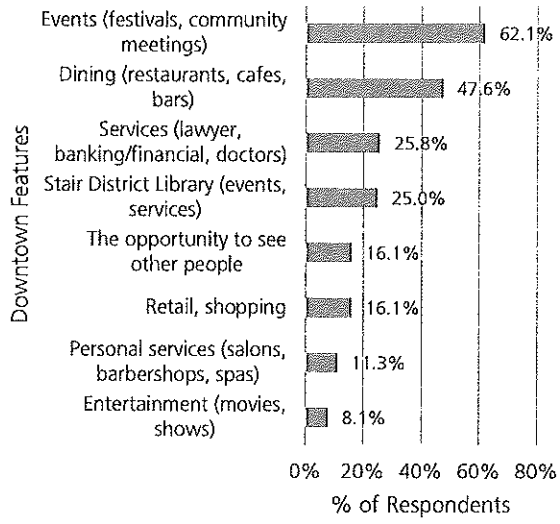
» Pet boarding/care: 26.2%
» Personal services (hair salons, spas): 20.6%
» Art centers (pottery studio, dance studio, theater group): 17.5%
» Banquet and event spaces: 16.7%
» Bars/entertainment venues: 10.3%
» Office spaces: 5.6%

Downtown Morenci

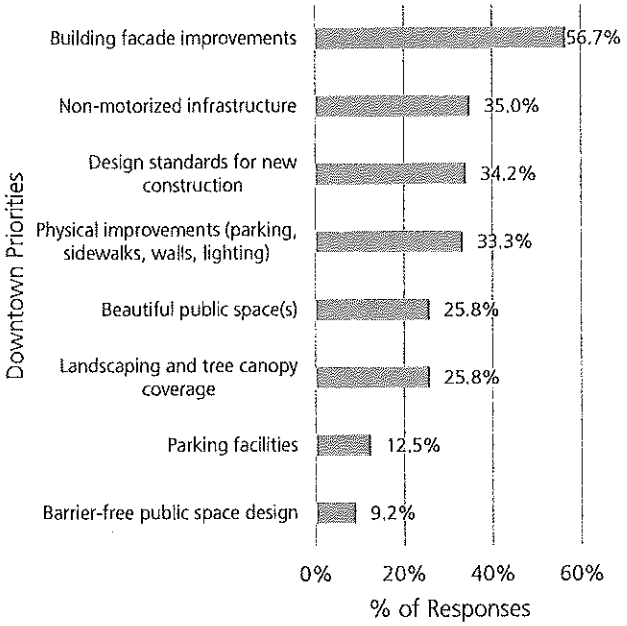
When asked how often they visit downtown, survey respondents illustrated that regular visits are very commonplace. Over one third stated that they visit daily and another 41% shared that they visit weekly, totaling nearly 75% of all respondents.



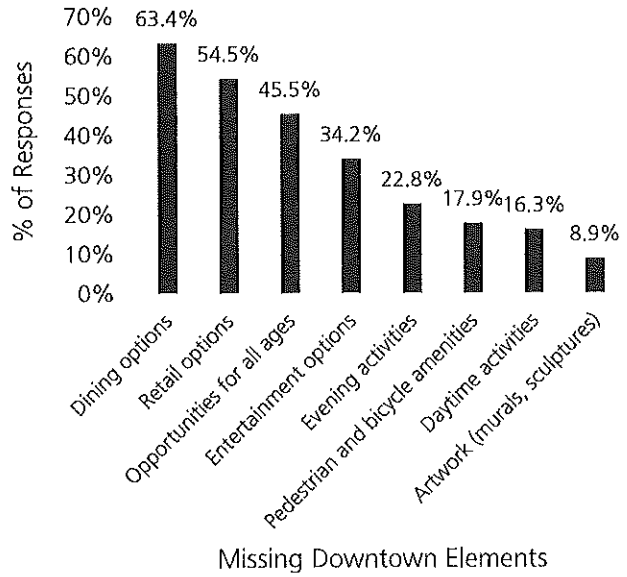
Given downtown's central role in the experience of living in Morenci, survey takers were asked about the most attractive elements of downtown. More than 60% of all respondents stated that events draw them downtown, and nearly half attributed their visits to dining at restaurants, cafes, and bars. A few written responses identified the pharmacy and post office as attractors.



When asked to choose the elements of downtown that they would prioritize for further investment, over half of all respondents selected "building façade improvements." Non-motorized (pedestrian and bicyclist) infrastructure, design standards to guide the construction of new businesses, and physical site upgrades that improve parking, sidewalks, walls, and lighting were identified as the next most important elements.



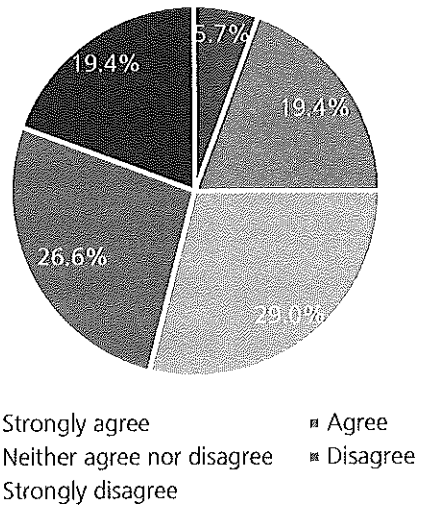
Respondents were also asked to identify things that are currently missing from Morenci's downtown that they would support to create more vibrance. Added attractions (dining options, retail options, family-friendly activities, and entertainment options) received the most support.



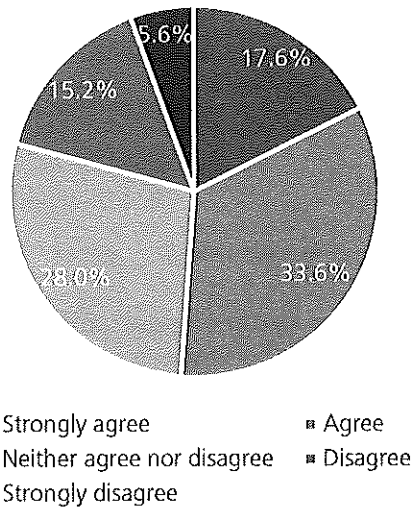
Missing Downtown Elements

Employment and Jobs

When asked if there are "sufficient employment opportunities that fit my qualifications within a reasonable commute" from Morenci, 46% of respondents stated that they "disagree" or "strongly disagree" with the statement. One quarter of respondents showed some level of agreement with the statement, while nearly 30% did not agree nor disagree.

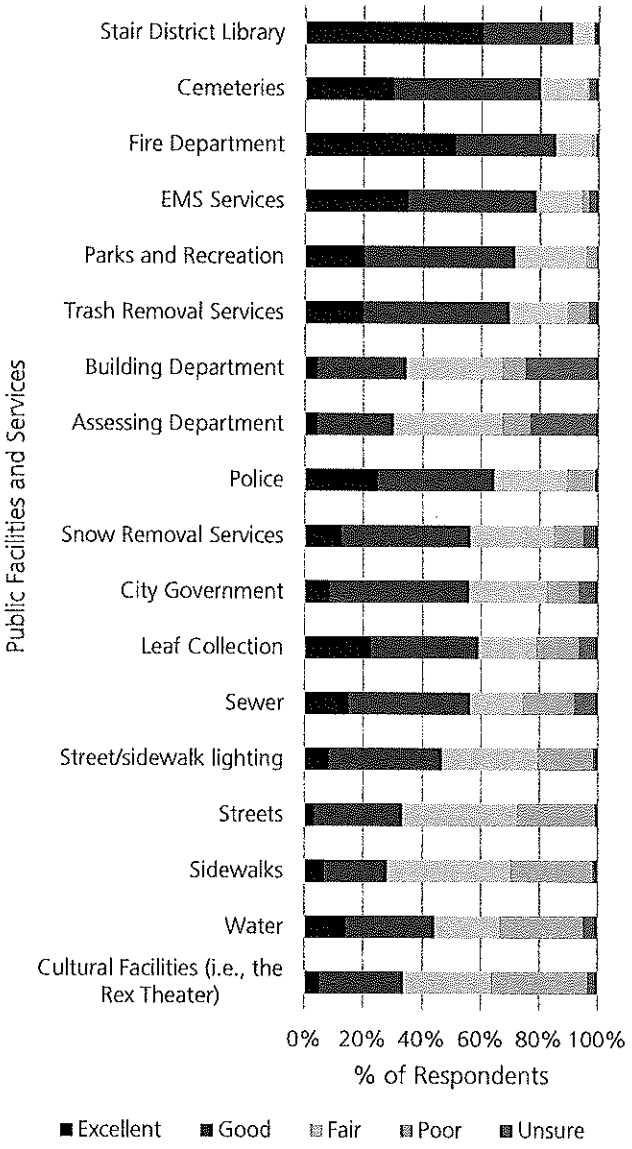


Survey takers were also asked to indicate their level of agreement with the statement that "Morenci's existing housing stock is a barrier to attracting a larger workforce." Over half (51.2%) of respondents agreed with the statement to some degree while approximately 21% disagreed, highlighting a community sentiment about housing needs and how they impact workforce participation and overall affordability.



Facilities and Infrastructure

Survey takers were asked to rate the quality of the City of Morenci's public facilities and services. Each entity received some level of support or opposition as well as varying levels of their quality of service being "unknown" by the respondent. The Stair District Library, cemeteries, fire department, EMS services, and parks and recreation were generally regarded as the most popular amenities with less than 5% of respondents stating that any of these facilities are "poor."

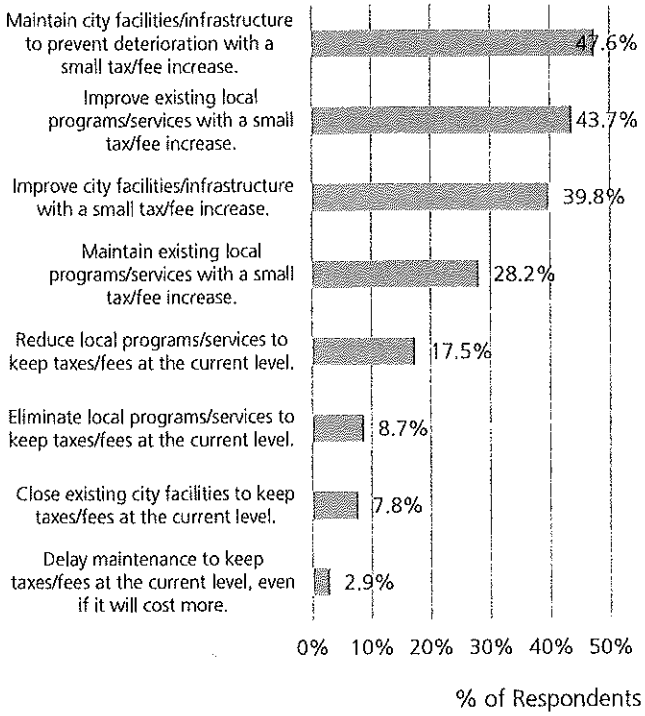


Respondents also had the opportunity to provide feedback about the community events that are hosted in the City each year, including the Town and Country Festival, various DDA events, and school community events. Comments provided by respondents generally fell into one of the following six categories:

- **Praise (61.0%):** More than half of all comments offered praise for Morenci's community events, along with gratitude and appreciation for the activities, business foot traffic, and sense of community that these events offer.
- **Logistics and coordination (19.6%):** Some comments offered suggestions regarding event logistics and coordination that should be considered when planning these community events. Suggestions included wider spread advertisements to improve attendance for all events, considering different locations for events to accommodate parking, using school grounds for all school events, and accommodating working individuals' schedules with events being offered after 5pm. Respondents also highlighted the need to coordinate with downtown entities and businesses to ensure that businesses benefit from additional downtown traffic and that there are not competing events or promotions.
- **More vendors (17.1%):** Some comments expressed a desire for additional vendors for both food and activities, including taco trucks, barbecue, craft booths, and more.
- **More family opportunities (9.8%):** Comments requesting activities for the entire family highlighted that the food, drinks, and music provided at existing events are typically more appealing for adults. Additional activities for children are necessary to draw a larger, younger crowd and to please the entire family.
- **Variety of events (9.8%):** Some comments expressed a desire for events to have a greater variety of activities that change on a regular basis to avoid more of the same. These respondents also expressed an interest in attending more events with different focuses, including regular game nights and water-based activities over the summer.
- **Nuisance (4.9%):** A few comments expressed concerns regarding the nuisances that come from community events, specifically calling out noise/loud music and occasional rowdy behavior.

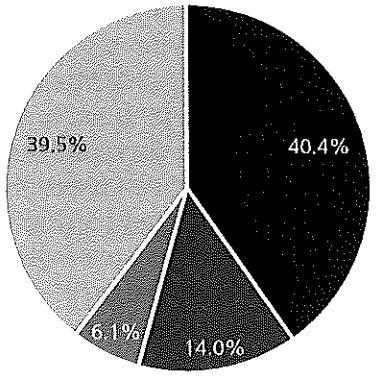
Survey takers were generally asked about which budgeting/funding strategies they would support for the continuation and maintenance of city facilities, infrastructure, programs, and services.

The most popular course of action was to maintain facilities and infrastructure with a small tax or fee increase. Notably, mechanisms that included small tax/fee increases were consistently more popular with respondents compared to options that might reduce, close, or eliminate programs and services, or that would delay maintenance for infrastructure.



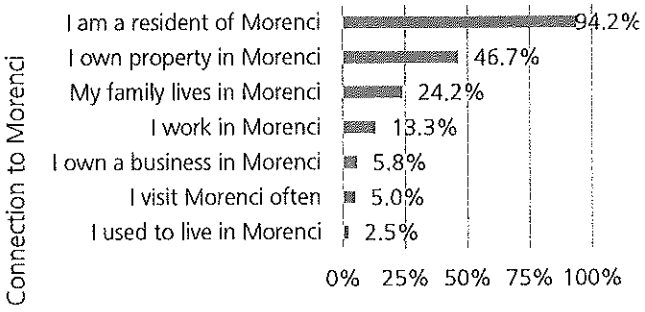
The survey explained to respondents that Morenci's public safety services (police, fire, and EMS) require funding to ensure that they continuously function at a high level for the safety and benefit of residents. The explanation further emphasized that raising a millage for public safety services would ensure the current level of function for these services while simultaneously freeing up general fund dollars to allow for increased support and/or improvement to other city-run services.

With this context provided, respondents were asked if, and to what degree, they would support a millage to expand necessary funding for public safety services. Approximately 60% of all survey takers supported an added millage with most respondents (40.4%) showing preference to a 1.0 mill increase.

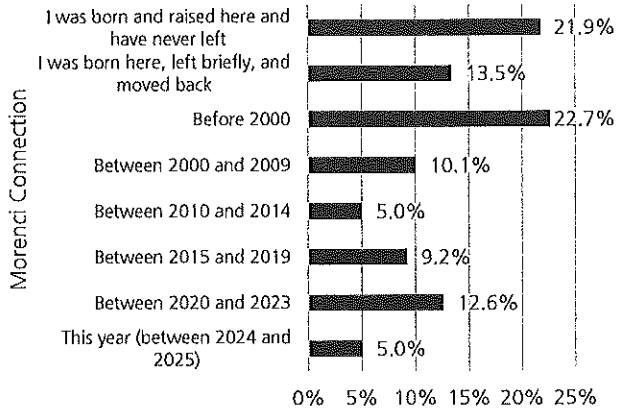


Survey Demographics

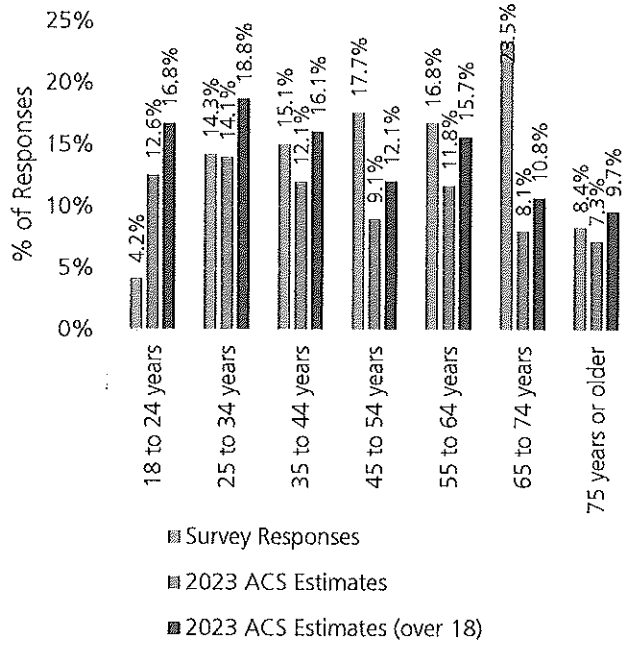
When asked to describe their relationship to Morenci, nearly all respondents stated that they are current residents of Morenci. Nearly half also indicated that they own property in the City.



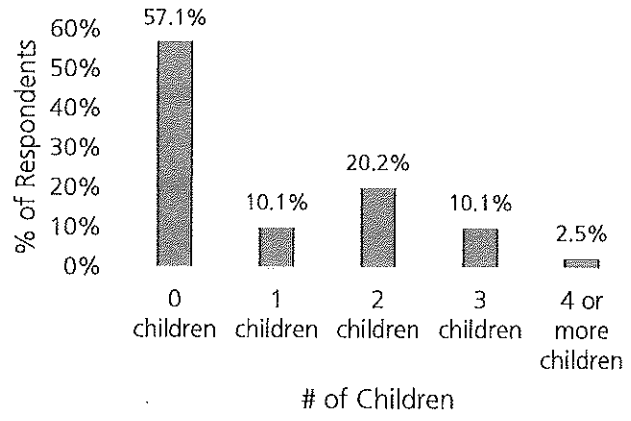
Respondents further defined their relationship to Morenci by the length of time they have lived in the City. About 22% of all respondents indicated that they have lived in Morenci since birth, and another 23% have moved to Morenci before 2000, illustrating the long-term nature of residence for many people in the City.



Survey takers selected their age range. The median age of survey takers falls in the 45- to 54-year age cohort which is considerably higher than the median age of 32.6 years estimated in the 2023 ACS. While there are some discrepancies in the age distribution of survey takers compared to the rest of the City's population, limited participation from Morenci residents under 18 years of age further skews the age distribution. The graphic below accounts for this limited participation with the data set "2023 ACS Estimates (over 18)". Results from individuals under the age of 18 can be found in Morenci's student survey analysis.



When asked about the number of children residing in each respondent's home, more than half of all survey takers indicated that they did not live with any children while about one fifth of respondents reported having two children.



Final Comments

At the conclusion of the survey, respondents were asked to share additional comments regarding the City of Morenci's master plan update. The following themes emerged from commenters:

- **Basic Services:** Some respondents noted a need for the City to invest in and provide more basic services, including a grocery store, medical facilities, assisted living communities, and more accommodating practices related to trash and recycling services (e.g., regular bulk item pickup).
- **Bean Creek Pathway:** Noting Bean Creek as an asset, respondents expressed a desire for a walking path along the creek to encourage exercise and enjoyment.
- **Businesses, Jobs, and Downtown Development:** Respondents noted a need to attract businesses to Downtown Morenci as a way to draw in visitors and stimulate the local economy. Specifically, respondents noted a desire to attract businesses outside of the cannabis industry and to simultaneously invest in the appearance of downtown.
- **Code Enforcement:** The need for more code enforcement and general maintenance of areas across the City was presented in respondent feedback, particularly related to property cleanup, snow removal, leaf raking, and vehicular parking in neighborhoods. Relatedly, general enforcement of safe driving was also noted as a need.
- **Community Activities:** Spaces and events for recreation and fun were suggested, including an arcade, skating rink, bowling alley, coffee and/or doughnut shop downtown, board game shop, and more community events at Rex Theater.
- **Cost-of-Living:** There is a desire to reduce property taxes and other local costs as respondents note rising living costs that pose a threat to overall affordability.
- **Sidewalk Repairs** are highlighted as a need throughout the community with suggestions and requests to create and execute a maintenance plan.

Results from Morenci's Master Plan Community Survey provided preliminary insights regarding

the City's priorities, challenges, and intentions for the future. The survey also reiterated a number of themes that emerged throughout the Master Planning process – namely, a need to retain, attract, and plan for Morenci's youth population. Paired with an extremely limited number of residents under 18 that took the Community Survey (just 4.2% of all responses), these results signified a need to engage Morenci's students directly to understand and prioritize their plans and desires for the present and the future.

On March 5, 2026, middle and high school students from Morenci Area Schools listened to a presentation about the City's Master Plan update, community planning as a possible career pathway, and the importance and impact of participating in community-based efforts. Students were invited to take a survey at the presentation's conclusion to provide insights into their own perspectives, goals, and plans as they relate to the City of Morenci and the future. With 154 responses in total, about 32% of all survey takers were high school students and 68% were in middle school.

MORENCI STUDENT SURVEY

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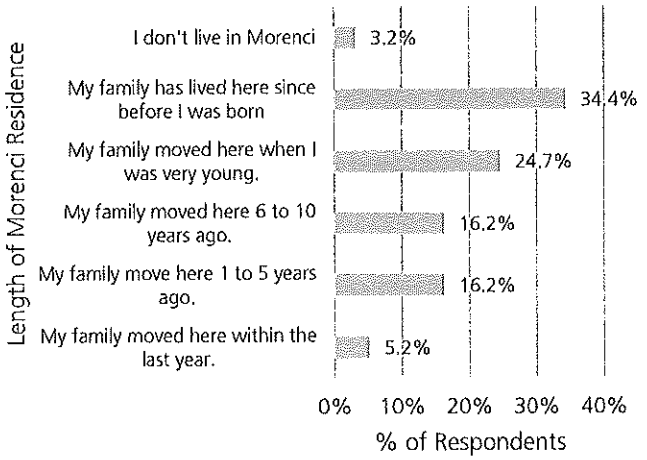
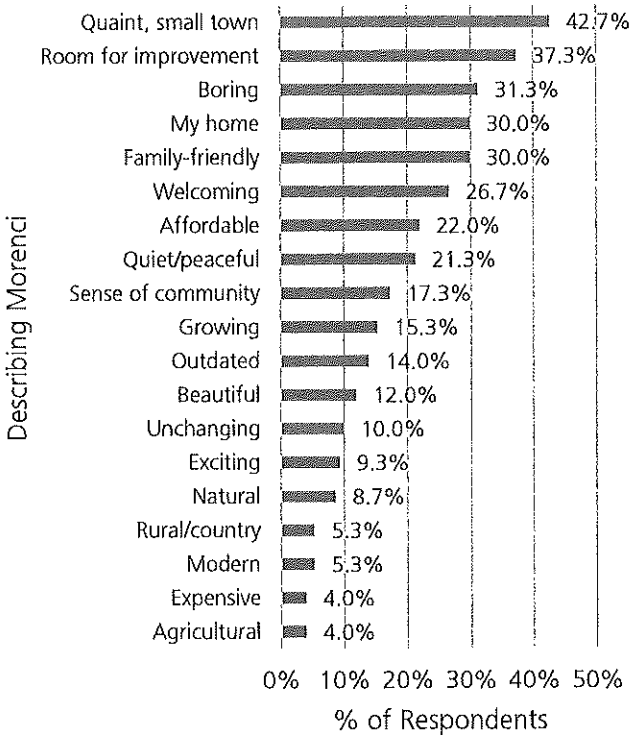
Personal Experience in Morenci

Students were asked to describe their relationship to Morenci in terms of years of residence. Over one third (34.4%) have lived in the City since they were born, with another quarter of all students indicating that they have lived in Morenci since they were very young.



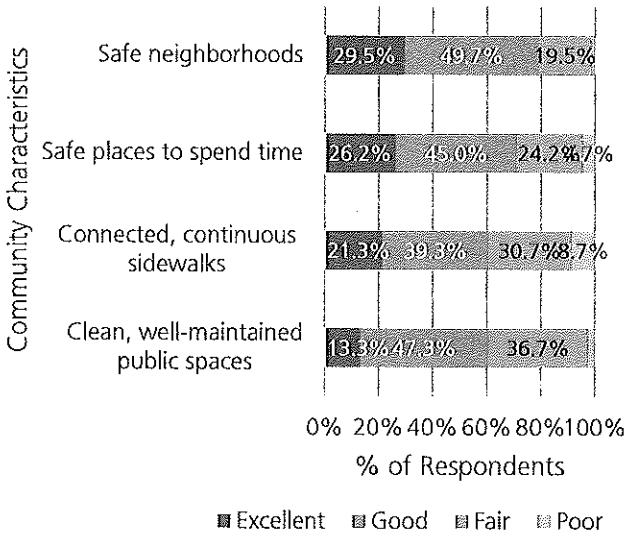
Describing Morenci

When asked to describe Morenci as a place, the six most common responses paint a clear picture of the City – a quaint, small town that can be boring and could use some improvement, but that is also a welcoming, family-friendly home.



Evaluating Morenci

Students were also invited to grade the adults/ leadership team of Morenci across four different domains: providing safe neighborhoods to live in, safe places to spend time, safe routes for walking and transportation, and clean community spaces. Morenci's neighborhoods and spaces to spend time rated very highly – 79.2% and 71.2% of all students, respectively, rated these assets as "excellent" or "good." While safe routes and clean community spaces each had high portions of students describe them as "good", about 40% of all students indicated that they were "fair" or "poor", indicating room for improvement.

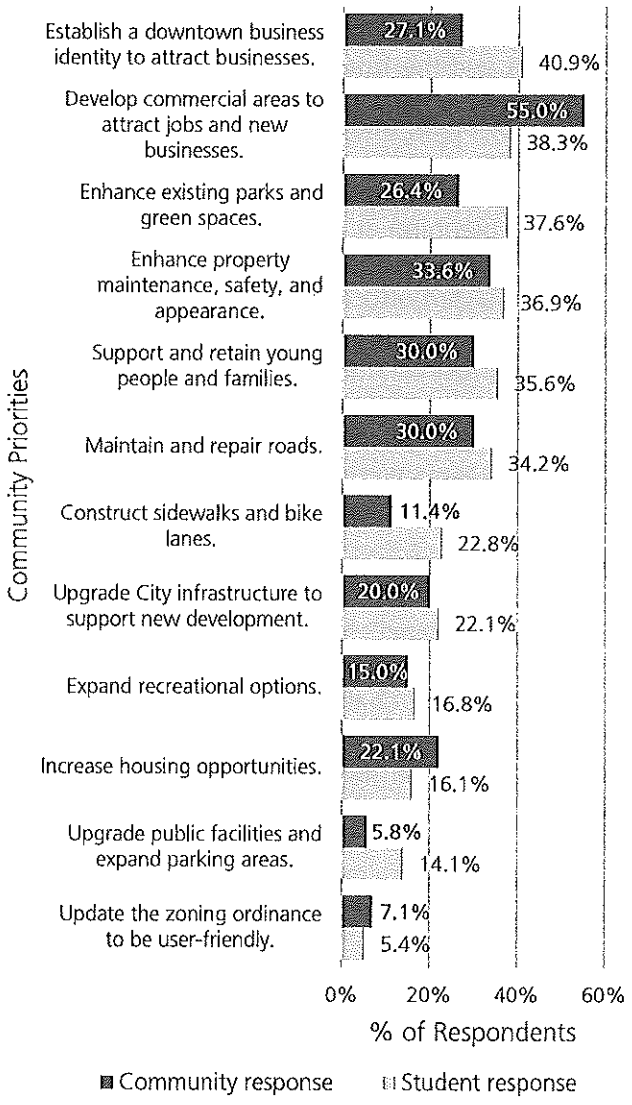


Community Priorities and Challenges

Like the first community survey, students were asked to select their top three priorities for Morenci. While both groups of respondents showed different levels of support for each priority, the six most popular were the same in both groups (albeit with different ordering). The students' top six priorities are listed below:

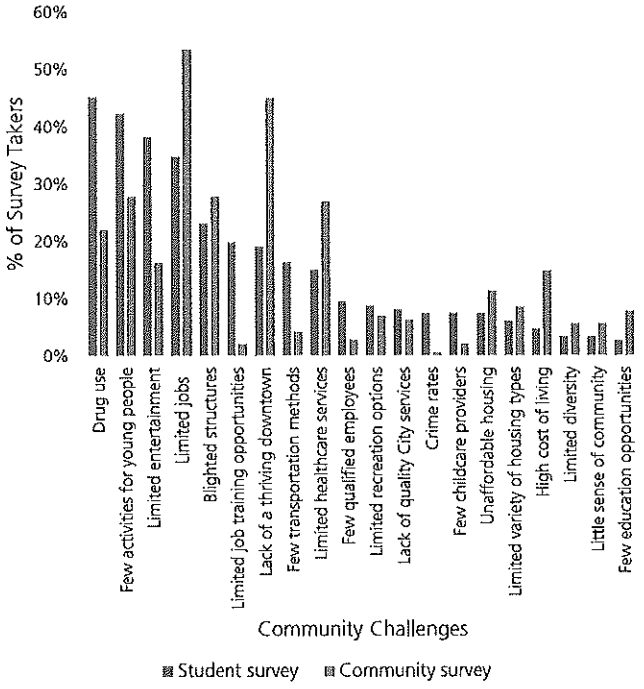
1. Establish a downtown business identity to attract businesses.
2. Develop commercial areas to attract jobs and new businesses.
3. Enhance existing parks and green spaces.
4. Enhance property maintenance, safety, and appearance.
5. Support and retain young people and families.
6. Maintain and repair roads.

The greatest difference in levels of support was apparent outside of the top six priorities. Twice the percentage of students supported the "construction of sidewalks and bike lines" over community survey takers (22.8% vs. 11.4%) while 22.1% of all community survey takers supported "increased housing opportunities" over 16.1% of students.



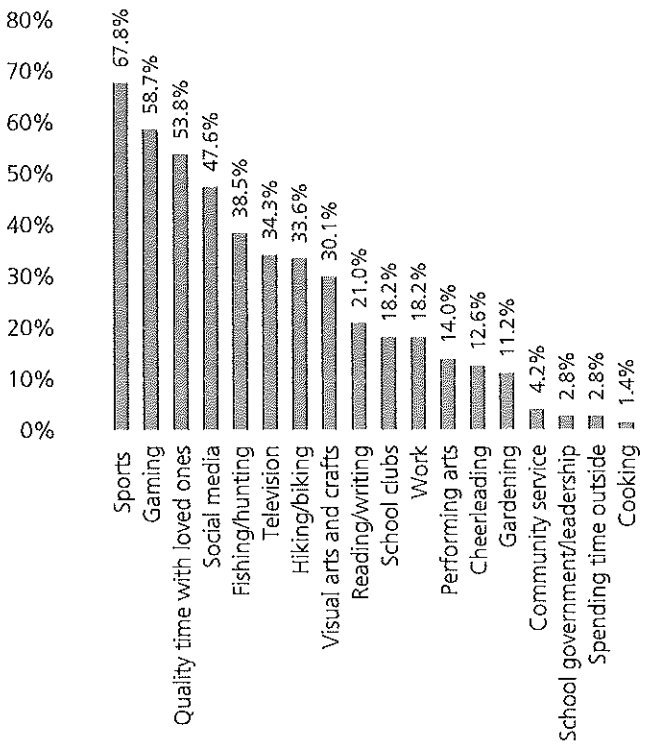
Students were also asked to identify the three most pressing challenges that they believe are facing Morenci. This question was also asked in the community survey – responses were more varied than the previous question with students and the community identifying fairly distinct concerns. For both groups, limited jobs, few activities for young people, and blighted structures were each included in the top five.

Student Survey Response	Community Survey Response
1. Drug use (45.2%)	1. Limited jobs (53.6%)
2. Few activities for young people (42.5%)	2. Lack of a thriving downtown (45%)
3. Limited entertainment (38.4%)	3. Few activities for young people (27.9%)
4. Limited jobs (34.9%)	4. Blighted structures (27.9%)
5. Blighted structures (23.3%)	5. Limited healthcare services (27.1%)



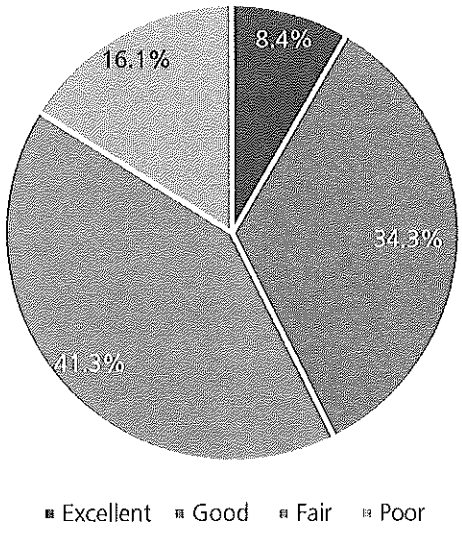
Hobbies, Activities, and Important Places

When asked to share the hobbies and activities that they participate in during their spare time, most students (67.1%) indicated their participation in playing sports. Other popular activities include gaming, spending quality time with loved ones, and using social media.

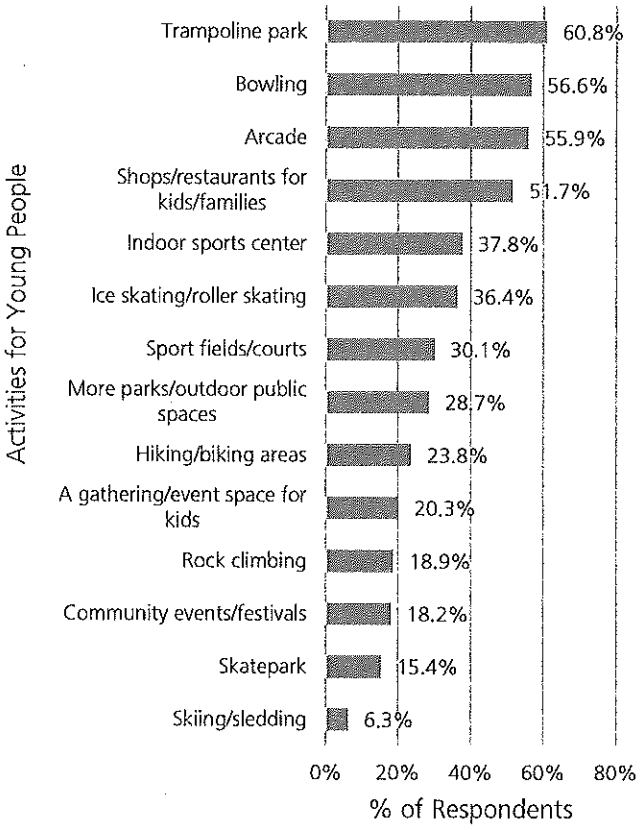


Places for Young People

Students were asked to rate the availability of places to spend time outside of school for young people. The largest share of respondents, 41.3%, rated availability as "Fair," indicating that while a few options exist, they are limited. Another 34.3% rated it as "Good," suggesting that some gathering places are available but additional options would be beneficial. A notable 16.1% of respondents rated the availability as "Poor," meaning they feel there are few or no places to gather outside of school. Only 8.4% rated the availability of these spaces as "Excellent."



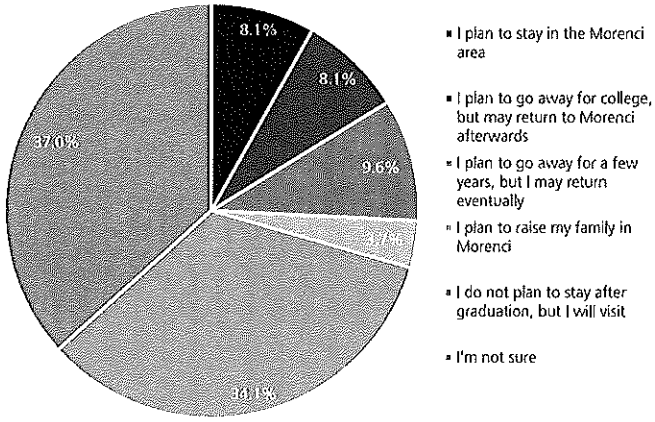
To further expand upon interest in various recreational activities and spaces to spend time in, students were asked to identify places that they would frequent if they were given the opportunity. Indoor recreational activities (trampoline park, bowling, and arcade) were the three most popular choices with more than 50% of respondents showing support for each. Shops and restaurants geared towards young people and families was also a popular choice and speaks to implications regarding economic development across the City.



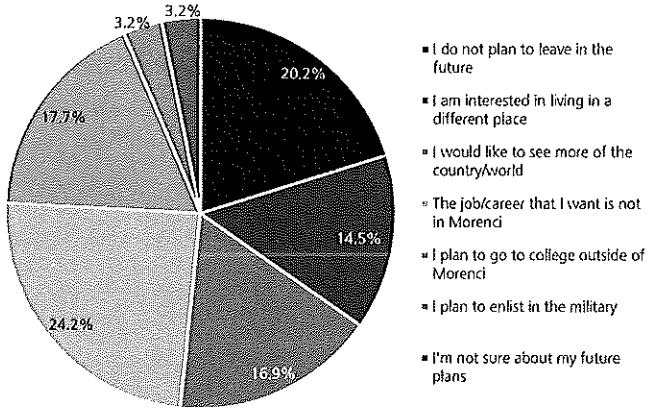
Future Plans and Goals

Future Residence in Morenci

To gage plans for the future and whether students intend to leave, remain in, or return to Morenci, the survey asked where students plan to live after graduating high school. While the greatest portion of respondents stated that they are (understandably) unsure, more students indicated that they plan to leave the City, at least temporarily. Nearly 18% of respondents indicated that they may return to Morenci after college or after leaving for a few years while 8.1% plan to remain in the City and 3.7% desire to raise a family here. Over one third of survey takers shared their plans to visit, but not return to, Morenci after graduation.

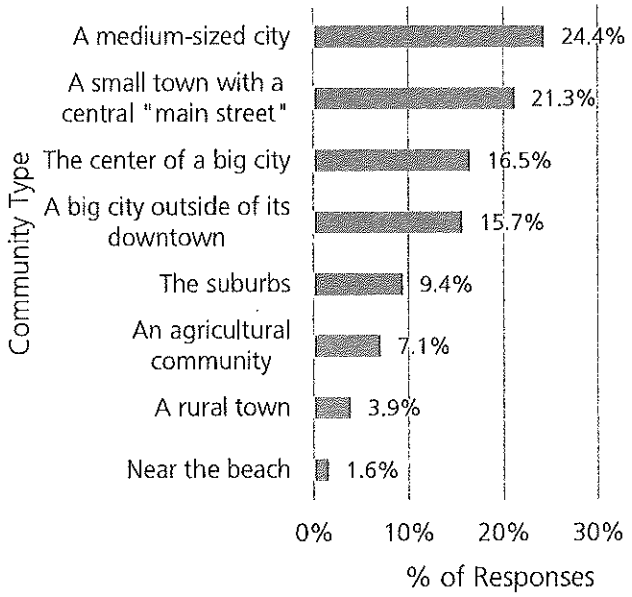


To better understand the reasons that underpin a desire to leave Morenci, students were asked to provide a reason for this exit (either temporarily or permanently). While about 20% of students do not plan to leave in the future, nearly 25% of students anticipate that their future career is not available in the City. Plans to travel and explore new places, to go to college, and/or to enlist in the military were also provided as possible reasons for leaving.

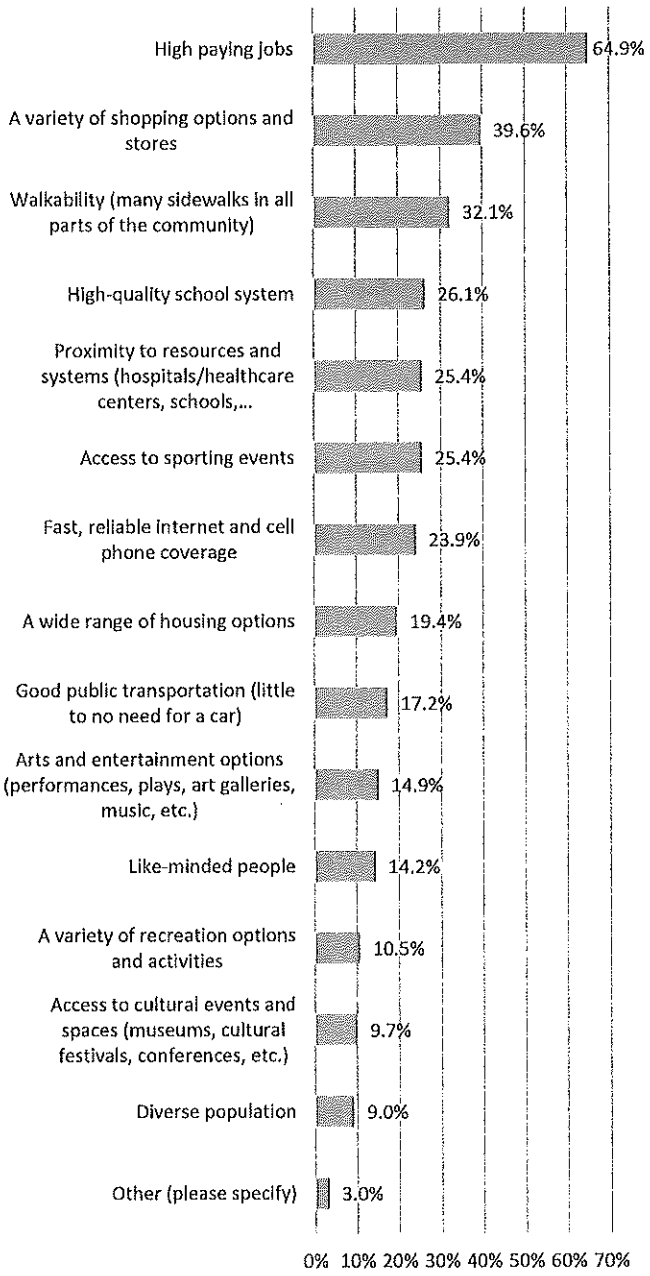


Ideal Future Community

To further explore students' plans and intentions for the future, they were asked to describe the type of community they'd like to live in. About a quarter of all responses showed preference for a "medium-sized city" that provides a mix of chain and local shops alongside a medium-sized downtown. The second most common response (chosen by about one fifth of all survey takers) was a preference to live in a small town with a "main street" and mostly local shops – for some respondents, this description likely aligned most closely with Morenci itself.

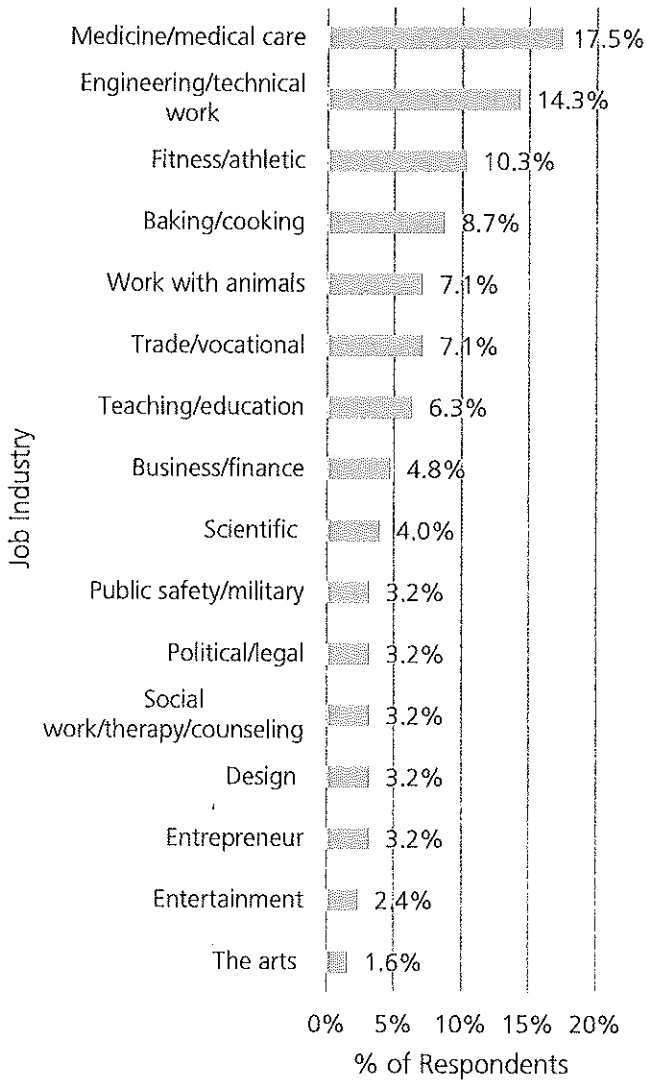


Students were also asked to select the three most important characteristics of a community that they'd like to live in in the future. Nearly two-thirds of all respondents (64.9%) selected high-paying jobs as one of their top priorities, far exceeding any other response. Other commonly selected traits focused on access to services, amenities, and community design – 39.6% of respondents prioritized a variety of shopping options and stores, 32.1% highlighted walkability, and about 25% of all students noted the importance of a high-quality school system, proximity to City amenities and services, and opportunity to attend sporting events.

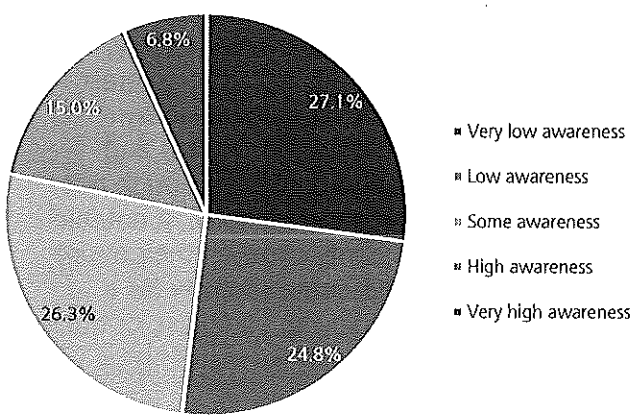


Career Aspirations

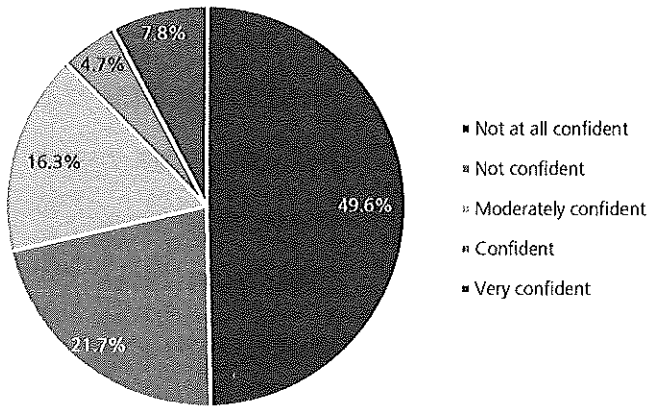
When asked to describe the general category of their dream job, responses varied widely. The greatest portion of students noted an interest in medicine and medical care, followed by engineering and technical work, fitness and athletics, and baking and cooking. Though not initially provided as an answer choice, a notable portion (7.1%) of students wrote-in their desire to work with animals in some capacity (as a veterinarian, marine biologist, zoologist, or horse caretaker).



To pair future career aspirations with opportunities available in Morenci, students were asked to indicate how aware they are about job opportunities that exist within the City. About 52% of respondents indicated that they had low or very low awareness of jobs in the City while about 22% indicated high awareness of these opportunities.



To further evaluate student perceptions of Morenci's job landscape, they were asked to indicate how confident they felt that their dream job/career pathway existed in the City. Approximately half of all respondents were not at all confident that their dream job was available in Morenci (compared to about 12% that felt some assurance about its presence in the City). For this question and the previous one, it is important to note that most survey takers were middle schoolers, and therefore less likely to be attuned to local job opportunities at this stage.



Final Comments

At the end of the survey, students were invited to share comments, thoughts, suggestions, and/or questions that may have been missed earlier on in the questionnaire. Seven themes emerged from these comments:

- **Food and grocery stores (22.2%):** Comments regarding food establishments included requests and support for a new grocery store and for more dining establishments in general (including fast food chains, sit down restaurants, and cafes),
- **Parks and recreation (22.2%):** Comments specific to Morenci's parks and recreation system focused on a desire to clean up and support Bean Creek, providing more recreational activities, and investing in a water feature (such as a fishing pond or water-based recreation).
- **More activities (14.8%):** Students echoed previous sentiments about a general need for more activities geared toward young people. Other comments specified a desire for more athletic facilities, such as a weight room and/or more athletic activities in general.

- **Jobs (11.1%):** Self-described older students emphasized the importance of having job opportunities while still in school to gain experiences applicable to their future career interests.
- **Limit cannabis (11.1%):** Comments regarding the presence of cannabis and provisioning centers in Morenci emphasized an opportunity to utilize spaces dedicated to cannabis cultivation for a different, more widely beneficial purpose.
- **Sidewalks and pathways (11.1%):** Sidewalks, bike lanes, and road repairs emerged as a priority for some commentors.
- **Education (7.4%):** Broad comments about education included the general need for high quality education as well as a desire to bring more arts programs (like acting) to the school.

OPEN HOUSE

The City of Morenci's Master Plan Open House took place on March 30, 2025, at the Stair District Library. The Open House provided the opportunity to learn more about the Master Plan and its current status, review preliminary results, speak with the project team, and provide feedback on a series of poster boards that were arranged around the room. The content of the posters included the following:

- **What We've Heard So Far:** Two posters were presented to showcase selected survey results from the community survey and the student survey. The community survey board presented community priorities and a measure of various quality-of-life characteristics. The student survey board also summarized community priorities, an evaluation of Morenci, possible plans for the future, and recreational spaces and activities that students would be interested in.
- **Grocery Store Planning:** A poster provided an overview of overwhelming community support for a grocery store to return to Morenci as well as how the master plan can support this process.
- **Redevelopment Sites:** Two posters asked for feedback on potential uses for Morenci's seven redevelopment sites. The first poster located each site and its current zoning district, and the second asked attendees to note ideas for individual sites on a sticky note.
- **Housing Location:** A poster offered pictures of various housing typologies (duplex, accessory dwelling unit, manufactured/mobile home, townhome, cottage court, and triplex/quadplex), color-coded sticky dots, and a map of Morenci. Attendees used the color-coded sticky dots to pinpoint where they envisioned the housing typology to be located within the City.
- **Future Land Use:** Three posters presented the proposed Future Land Use Framework to attendees while asking for their feedback.
- **Additional Comments:** A poster was provided to ask for additional ideas, questions, and/or feedback that were not addressed elsewhere.

Open House Results and Feedback

Results and feedback taken from each interactive board as well as conversations with attendees are summarized to detail the themes that arose during the Open House event. While most conversations directly pertain to the topics covered by each poster, separate sentiments that came up in conversation are also included.

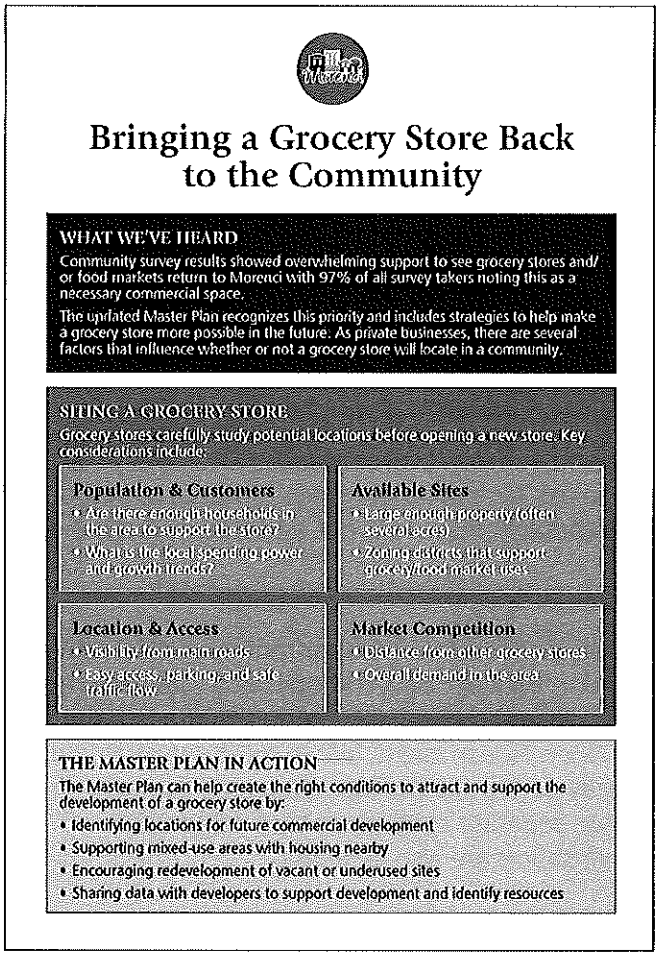
Community and Student Surveys

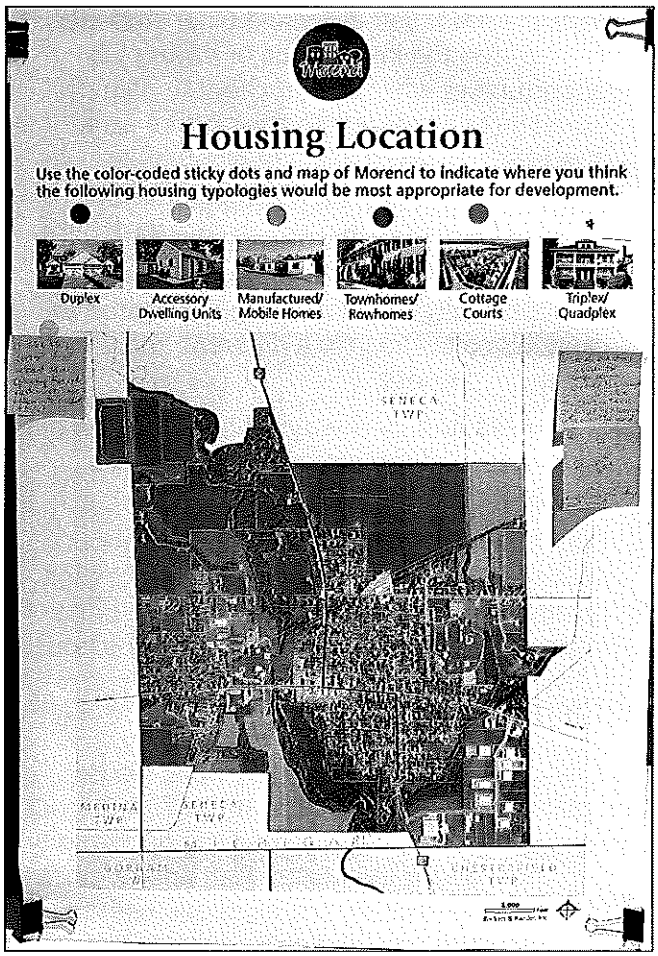
In response to the most popular community priorities ("Develop commercial areas to attract jobs and new businesses" and "Establish a downtown identity to attract businesses"), attendees expressed general support for establishing a downtown identity and consistent branding with the hope (and wondering) that branding can act as a useful tool to create appeal and draw both businesses and visitors to Morenci.

Attendees also expressed enthusiasm about the inclusion of students in the master planning process while also reiterating concerns about limited places for them to spend time. The overlap between parks, recreation, and Morenci's young people were discussed along with the importance of showcasing ideas and support for future recreational development in order to successfully receive grant funding.

Grocery Store Planning

Discussions surrounding the grocery store reiterated broad support for it as a highly desirable use. Attendees anticipate that older residents in particular would benefit from having a grocery store closer to them to forego the need to travel for food needs.





Some attendees expressed curiosity about the type and overall utilization of a prospective grocery store if it were to only offer specialized foods. In this scenario, there is a possibility that residents may not shop at a grocery store based on price level and available products – if a new grocery store does not cater to everyday food needs, residents may still opt to drive to the closest Meijer to meet these needs.

Housing Location and Typology

Attendees were asked to identify appropriate locations for missing middle housing typologies by using color coded sticky dots and an aerial map of the City. Similar to community survey results, cottage courts were presented as the most desirable typology with attendees identifying an appropriate place for them within the parcels at W. Main Street and Mill Street. Further discussion around cottage courts focused on their benefits to older residents who may be more at risk of experiencing loneliness and/or isolation – at the same time, some wondered about the possibility if the typology may cause residents to become too insular.

Additional comments about housing in the City included a general sentiment of support for accessory dwelling units in every residential district as long as plumbing, fire code, electric wires, and other appliances are accounted for. Attendees also shared ideas for other housing typologies. Similar to cottage courts, one attendee described a housing model in which numerous one-story homes could be arranged in a circle and available for seniors to cultivate residential community.

Development Priorities and Comments

A general sentiment arose that there is a greater need for Morenci to prioritize providing to attract new visitors and to offer activities for residents and families. Suggestions centered around a desire for more shops and businesses downtown and to support the reopening of a bowling alley. The improvements made to Stephenson Park were cited favorably by numerous attendees and praised because of its usage among families with young children.



Photo Credit: David Green

4

Housing

Access to safe, affordable, and high-quality housing is a significant concern for residents of communities across the country. Fulfilling the wide spectrum of housing needs for all individuals has become more and more difficult over the course of the past two decades as housing production has not returned to rates witnessed before the Great Recession of 2008. Because of this, Michigan is expected to have a shortage of 150,000 units by 2045.[1] The COVID-19 pandemic further disrupted the housing market by illuminating and exacerbating existing housing inequities, pushing the Michigan housing market into a state of precarity.

In response to this housing crisis, the Michigan State Housing Development Authority's (MSHDA) Statewide Housing Plan set a calculated target of adding 75,000+ new or rehabilitated units between 2022 and 2027.[2] This target can only be realized if every community in Michigan proactively tackles the housing issue.

DEMOGRAPHIC TRENDS IMPACTING HOUSING

Demographic trends profoundly influence current and future housing needs within a community. For this reason, it is essential to closely monitor these trends alongside community preferences to anticipate the best avenues for housing supply in the near and distant future. Specific trends that impact the housing market are summarized below:

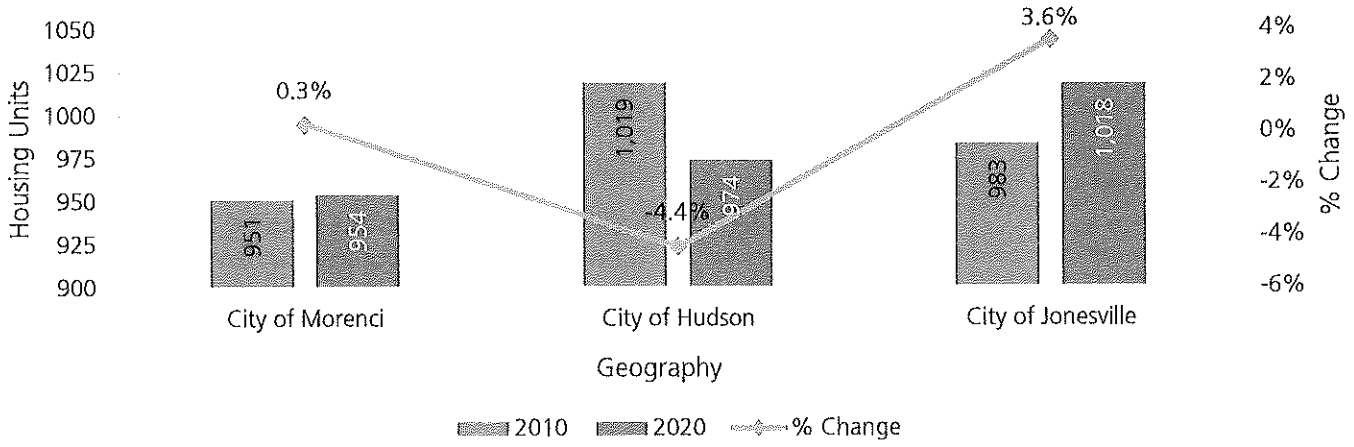
MORENCI'S HOUSING LANDSCAPE

From 2010 to 2020, the total number of housing units in the City of Morenci has more or less remained the same with an increase of three units, or 0.3%. The City of Hudson lost 4.4% of its housing units over this decade while the City of Jonesville's housing stock grew by 3.6%. Though not represented in the figure titled "Total Housing Units, 2010 to 2020", the City of Adrian experienced a 0.5% increase in housing units.

Table XX: Demographic Trends Impacting Housing in Morenci

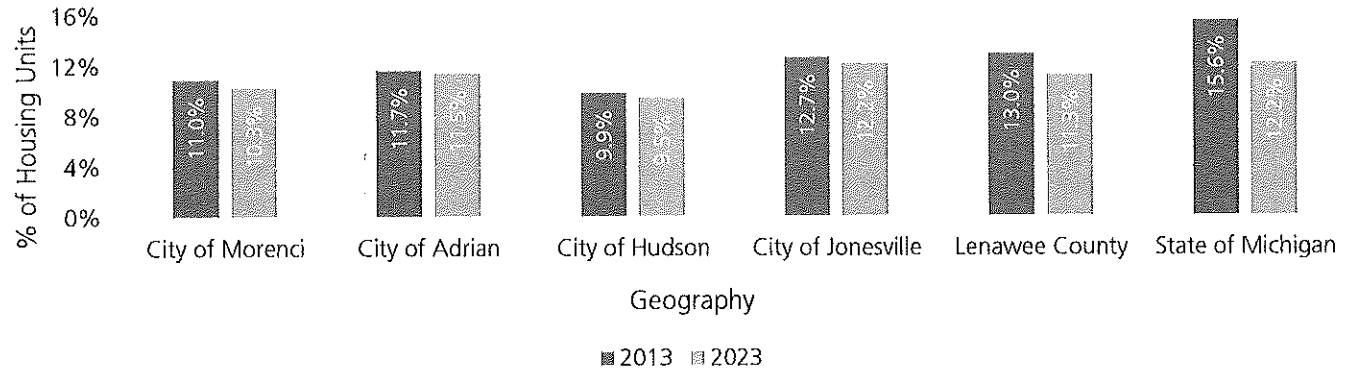
Demographic Trends in Morenci	Impact on Housing
Morenci's population has been steady for many decades with evidence of growth over the past 10 years. The number of households in the city decreased by roughly 7% in the past decade.	Housing must cater to the needs of the existing population with strategic provisions for future residents.
At 2.66 persons per household (PPH) in 2023, Morenci's median household size has increased slightly since 2013 (2.55 PPH). The number of single person households increased slightly from 2013 to 2023.	There is a need to provide a variety of housing typologies to support households of varying sizes and incomes.
35.3% of all Morenci residents are aged between 25 and 54 years. This portion of the population is most likely to be having and raising children. In Morenci, about one quarter of the population is aged below 18 years, illustrating the prominence of children and families.	A diverse housing stock is necessary to cater to various people at different points in their life by providing starter homes to larger family homes in proximity to amenities such as childcare facilities, schools, and parks.
While Morenci's median age is relatively young and decreasing, 15.4% of all City residents are aged 65 and over, an increase from 12.6% in 2013. Further, 40% of the senior population have a disability.	To support "aging in place" for senior residents, senior housing should be strategically integrated with healthcare facilities and day-to-day amenities.
Roughly 14% of Morenci residents live below the poverty line. An additional 42% struggle to meet their basic needs.	Providing affordable housing opportunities will be key in ensuring cost-burdened households can navigate their way out of poverty and achieve housing security.

Figure XX: Total Housing Units, 2010 to 2020



Source: American Community Survey, 2013 and 2023 5-Year Estimates, Table DP05

Figure XX: Residential Vacancy Rates, 2013 to 2023



Source: American Community Survey, 2013 and 2023 5-Year Estimates, Table DP04

Morenci's slight (2%) population increase from 2010 to 2020 aligns with this small change to its housing stock, especially given that the City has experienced a small increase in its average household size. This increase indicates that a slightly greater concentration of people lives in each housing unit, even if the total number of housing units is largely unchanged.

Vacancy Rates

Residential vacancy rates provide a broad measure for housing demand within a particular place. Low rates of vacancy (generally 5% or less) indicate that there is a high demand for housing within a community. This demand can lead to higher housing prices given the presumed quantity of prospective buyers or renters that are interested in the area. Conversely, high rates of vacancy (around 10% or more) can signal an oversupply of housing units for a community's current population and may indicate population loss, uncompetitive housing costs, and/or outdated housing features and amenities.

In 2020, Morenci's vacancy rate was 9.5%, a notable reduction from 13.7% in 2010 that may signal greater competition for housing within the City. It is worth noting that measuring vacancies within a community is difficult as the percentage of vacancy housing units can change on an almost daily basis. The 2020 Decennial Census estimate of vacant housing is "complete" in the sense that the count of all housing units includes their subsequent categorization as occupied or vacant – however, this portion has certainly fluctuated for 2020 to 2026. Zillow listings in May 2026 estimate that 11 for sale properties are available within the City alongside just two rental properties. All other comparison geographies experienced a decrease

Table XX: Morenci Vacancy Status

	Estimate	% Total
Total	92	10.3%
For rent	0	0%
Rented, not occupied	0	0%
For sale only	33	35.9%
Sold, not occupied	0	0%
For seasonal, recreational, or occasional use	0	0%
For migrant workers	0	0%
Other vacant	59	64.1%

Source: United States Census Bureau, 2020 Decennial Census, Table H5

in vacancy throughout the decade, signaling the widespread housing shortage that is prevalent across the State.

While a community's actual vacancy rate fluctuates on a near daily basis, general estimates for vacancy in Morenci indicate that the City's vacant housing units are either "for sale" or "other vacant." Homes designated as "other vacant" do not contain any occupant because the owner is making repairs or renovations, is not interested in renting or selling the unit, is using the unit for storage, or is elderly and living in a different space (such as a nursing home or with relatives).[3]

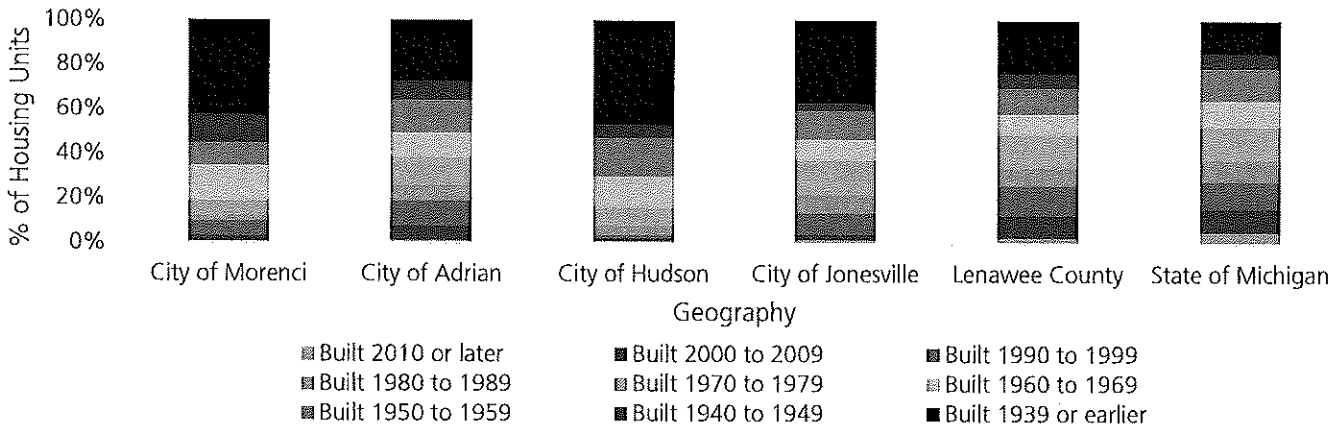
Despite Morenci having a fairly standard (and likely decreasing) rate of residential vacancy, it is notable that there are no homes available for rent. This has implications for prospective renters, particularly young adults (including recent high school graduates) who might consider staying and working in Morenci after graduation but in a different space.

Age of Existing Housing Stock

The age of a community's housing supply is an important metric to consider when assessing the quality of existing housing stock and where housing maintenance needs are likely to be the greatest. In 2023, more than 55% of all housing units in Morenci were built before 1950; 42.3% of all housing was built before 1940. Further, "historic" homes include housing units built before 1970 because of various changes to construction requirements that were implemented during the 1970s. By this measure, a notable 81.3% of all homes in Morenci are considered historic compared to 51.4% across Lenawee County and 47.4% across the rest of Michigan.

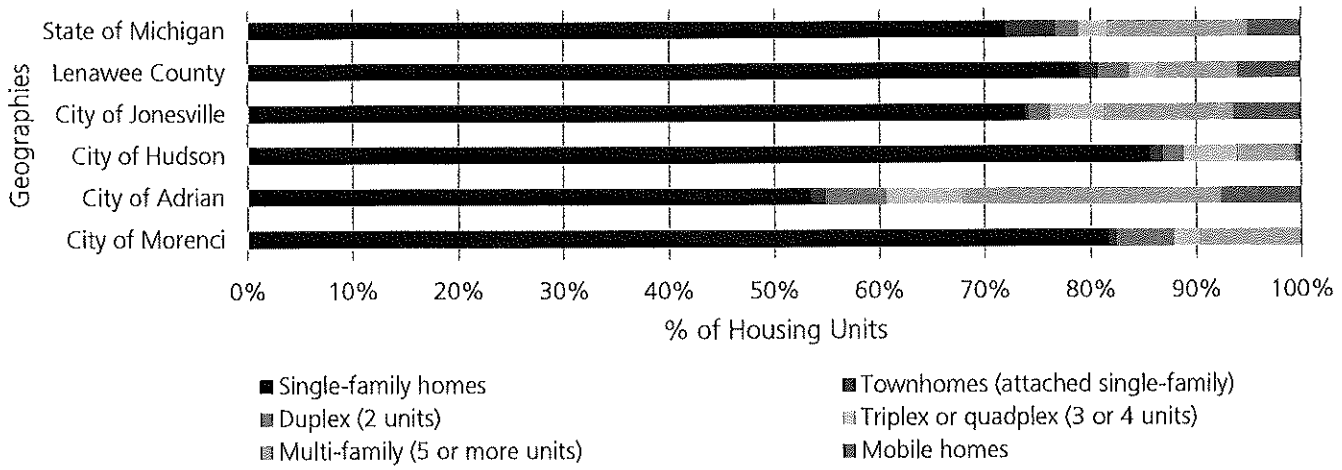
Depending on their level of maintenance or architectural charm, older homes can either add to a community's appeal or detract from it. With regular, proper maintenance, these homes are historic assets. Regardless of available maintenance, however, many of these homes have unique structural constraints as well as plumbing, HVAC, and/or electrical systems that may present health and safety concerns regarding the use of lead and asbestos in building materials. Additionally, the size, layout, and character of historic homes may not meet the needs and preferences of the current market. These features (combined with high costs

Figure XX: Housing Structure Age



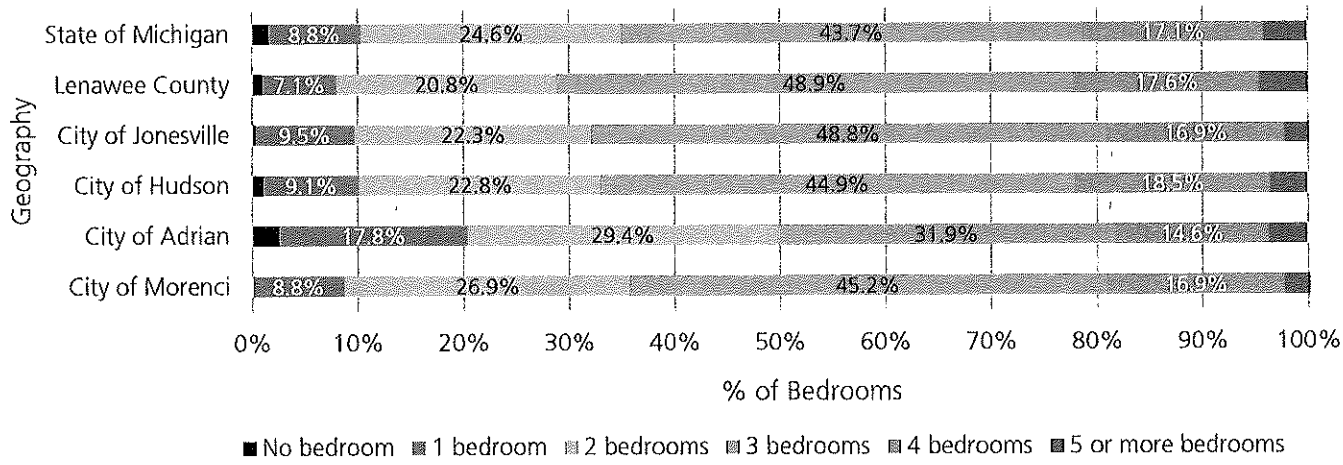
Source: American Community Survey, 2023 5-Year Estimates, Table DP04

Figure XX: Housing Typologies, 2023



Source: American Community Survey, 2023 5-Year Estimates, Table DP04

Figure XX: Bedrooms per Housing Unit, 2023



Source: American Community Survey, 2023 5-Year Estimates, Table DP04

of maintenance), may lead to the deterioration of historic homes and their surrounding neighborhoods. In Morenci, about 16% of housing of all housing is between 25 and 55 years old (built between 1970 and 2000) and just 1.3% is 15 to 25 years old, built after 2000. Because Morenci is not expected to witness an influx of new residents, the City's priority is to restore the existing stock and strengthen traditional neighborhoods.

Housing Typologies and Structural Diversity

To best suit the needs of a community's population, the available housing stock should provide a wide variety of structures to fit the population and avoid a "one-size-fits-all" approach to housing. Young adults moving out of their family homes, families without children, empty nesters, and seniors may prefer to live in smaller homes that meet their present needs, especially if these structures better fit into their budgets than large single-family homes that are better suited for growing families. A shortage of housing options (in terms of both size and structure type) can cause both existing and prospective residents to find desired housing outside of the city. If an entire housing stock is predominantly comprised of one housing typology, this can deter housing availability, accessibility, and overall affordability.

In Morenci, the majority of housing units (81.7%) are in single-family homes, exceeding all other comparison geographies except for the City of Hudson. Duplexes and multi-family structures (with 5 or more units) are also prevalent in Morenci – only the City of Adrian slightly exceeds Morenci

in its provision of duplexes (5.8% compared to 5.5%). Duplexes provide an excellent opportunity to introduce gentle density into existing neighborhoods without disrupting the current character, either through new construction or the conversion of existing units.

While Morenci's housing stock does not include a plethora of smaller, more flexible housing typologies, the size of homes and the number of bedrooms they offer can also illuminate some diversity in what is available for smaller households and/or single occupants.

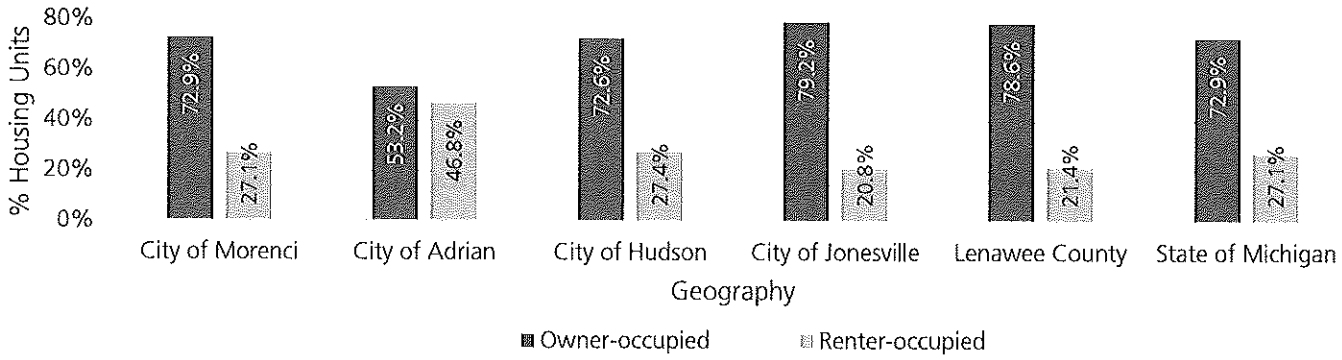
Housing Tenure

The degree to which a community's housing market meets the needs of its residents is largely dependent on the characteristics of its homeowner and renter submarkets. This section explores the differences, conditions, and needs of each type of tenure. In Morenci, tenure is thought of as being owner-occupied in which the occupants own their homes or renter-occupied in which tenants pay monthly rent to a landlord or rental company. Homes with a mortgage as well as homes under land contract are categorized and included with owner-occupied homes.

While nearly three-quarters of all households in Morenci are owner-occupied, renters have a greater prevalence in the City than across the rest of Lenawee County and in City of Jonesville. The 27.1% of all renter-occupied households presents a slight decline from 2010 in which 29.8% of Morenci's households were renter-occupied.

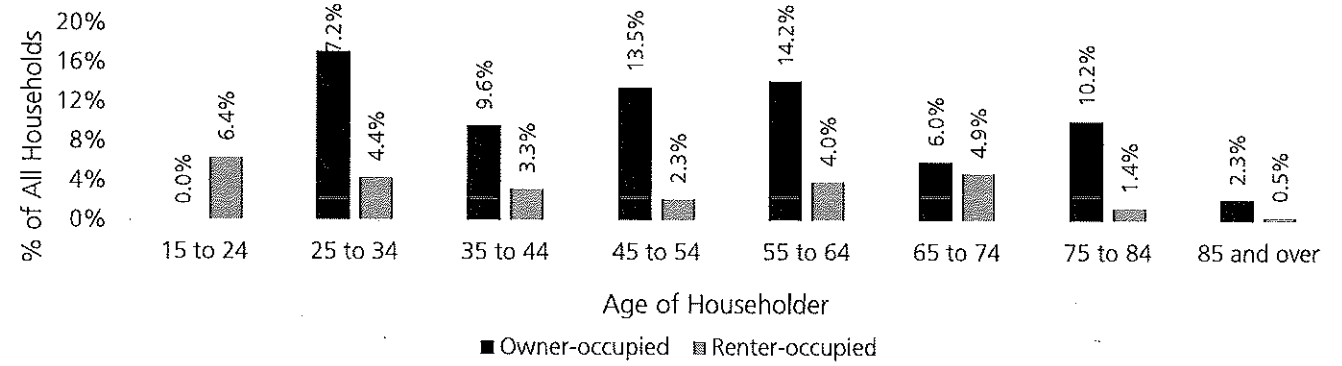
The figure titled "Tenure by Age Cohort, 2023" compares the tenure of Morenci householders by age cohort. Given the City's discrepancy in the presence of renters compared to homeowners, the fairly limited presence of renters across all age groups is expected. Unsurprisingly, virtually all householders aged 15 to 24 years old rent their homes; however, this is the only age cohort in which renters are more prevalent than homeowners. For residents aged 65 to 74 years, the difference in tenure is far less pronounced

Figure XX: Housing Tenure, 2023



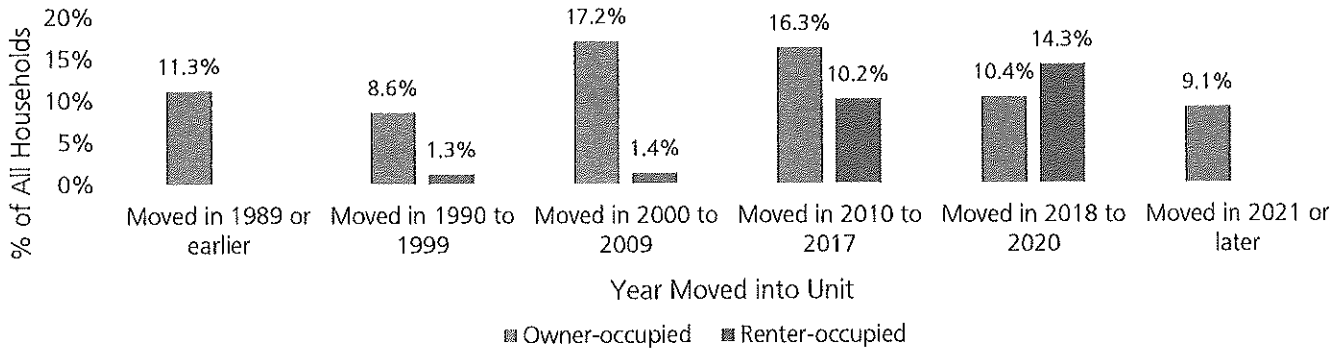
Source: American Community Survey, 2013 and 2023 5-Year Estimates, Table DP04

Figure XX: Tenure by Age Cohort, 2023



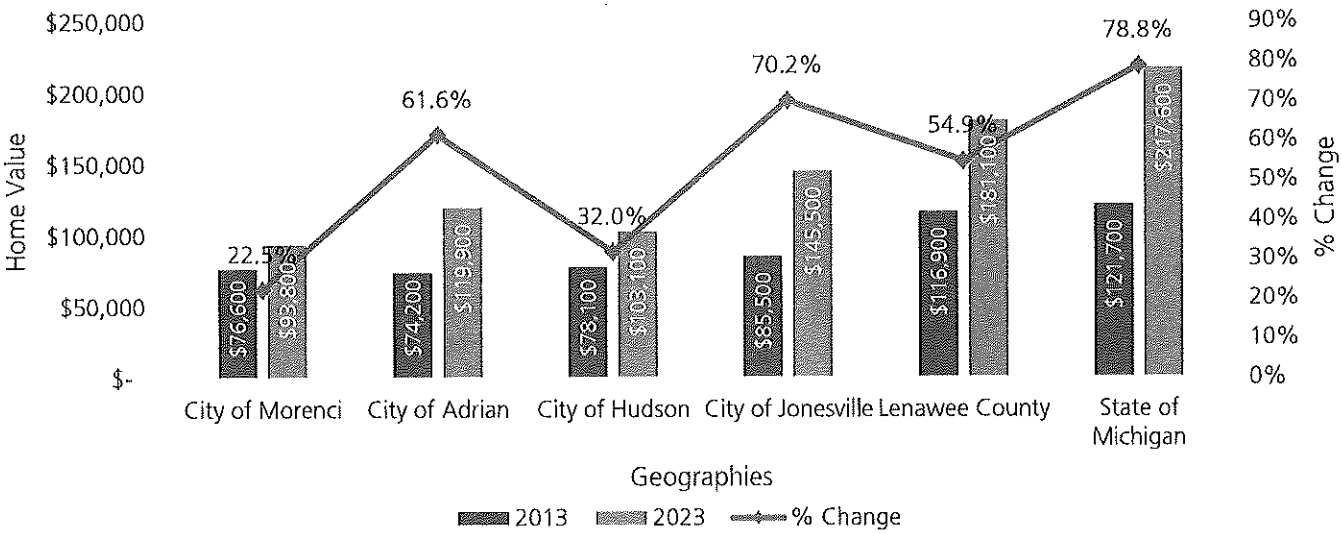
Source: American Community Survey, 2023 5-Year Estimates, Table B25007

Figure XX: Length of Residence in Morenci by Tenure



Source: American Community Survey, 2023 5-Year Estimates, Table B25038

Figure XX: Median Home Value, 2013 to 2023



Source: American Community Survey, 2013 and 2023 5-Year Estimates, Table DP04

than other groups and may be attributed to newly retired residents seeking more suitable living spaces for their needs.

While homeowners occupy the dominant tenure class of Morenci, the figure titled "Length of Residence in Morenci by Tenure" is intended to illustrate that many of the City's renters have resided in the community for a significant period of time. The American Community Survey estimates that all of Morenci's renters have rented in the City for at least five years – the longest renters in the City have resided here for approximately 35 years.

The Homeowner Submarket

From 2013 to 2023, Morenci's median home value increased by 22.5%. While this is a staggering increase, it is less than the other comparison geographies. Further, the median home value of Morenci in 2023 is the lowest amount in comparison to other nearby communities as well as Lenawee County and Michigan.

While housing costs in Morenci have increased over the past decade, measuring housing affordability requires a comparison between monthly housing costs and monthly household income. Housing costs that amount to 30% or less of a household's total income are considered affordable, while housing costs that exceed 30% typically present a financial burden.

The figure titled "Monthly Owner Costs as a Percentage of Household Income, 2023" illustrates the general distribution of what Morenci households put towards housing costs. Most households in the City (about 86%) are predicted to spend less than 30% of their income on housing, illustrating the presence of attainable

Housing Affordability

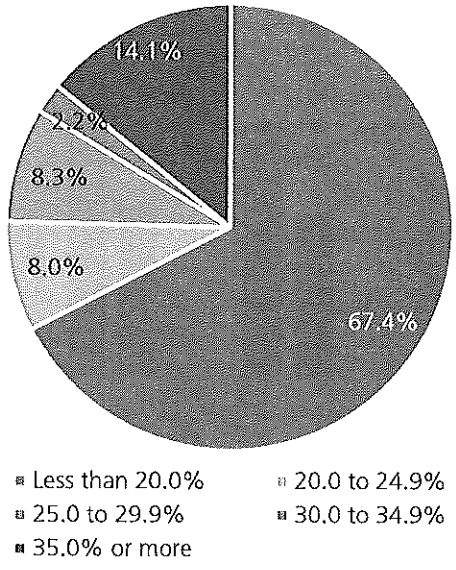
Affordable: Households spend less than 30% of their income on housing costs.

Unaffordable: Households spend 30% to 50% of their income on housing costs.

Severely Unaffordable: Households spend over 50% of their income on housing costs.

Source: U.S. Department of Housing and Urban Development (HUD)

Figure XX: Monthly Owner Costs as a Percentage of Household Income, 2023



Source: American Community Survey, 2023 5-Year Estimates, Table DP04

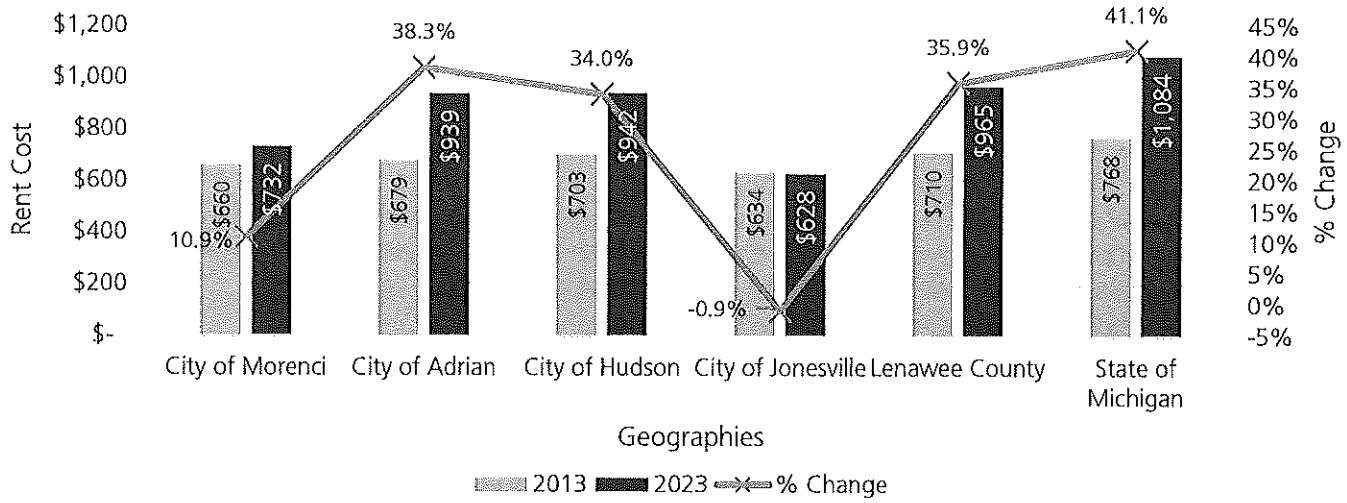
housing costs for existing residents. For the households that face unaffordable housing costs, most spend over 35% of their monthly income on housing, increasing the likelihood that housing places a large burden on monthly finances.

The Renter Submarket

Providing opportunities to rent housing in any community benefits demographics that are less likely or currently unable to pursue homeownership. While the presence of renters in Morenci has declined slightly over the past 10 years, over one quarter (27.1%) of all households are occupied by renters. From 2013 to 2023, the median gross rent in Morenci has risen by about 11% from $660 to $732. Rent in Morenci is estimated to be less than all other comparison geographies except for the City of Jonesville where rent has had a slight decrease over the last 10 years.

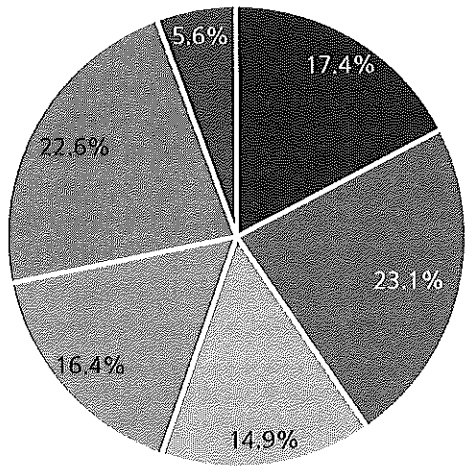
Like homeownership costs, the measure of housing affordability for renters depends on the relative percentage of household income that is going towards housing on a monthly basis. The figure titled "Gross Rent as a Percentage of Household Income, 2023" illustrates that compared to homeowners in Morenci, a greater proportion of renters face burdensome housing costs that are 30% or more of their monthly household income. In total, 28.2% of renters are predicted to pay unaffordable housing costs.

Figure XX: Median Gross Renter, 2013 and 2023



Source: American Community Survey, 2013 and 2023 5-Year Estimates, Table DP04

Figure XX: Gross Rent as a Percentage of Household Income, 2023



Source: American Community Survey, 2023 5-Year Estimates, Table DP04

Separate from the current status of unaffordability for renters in Morenci, it is also beneficial to determine the approximate availability of rental units within a community that could be appropriate for specific economic cohorts. The figure titled "Rental Unit Availability by % Area Median Income" uses Morenci's median household income to approximate the rental prices of housing that would be affordable for a household based on the percentage of area median income (AMI). Notably, about 80% of all rental housing is predicted to be affordable for households earning between 50% AMI and 80% AMI, boding well for the prospect of affordability in the present and near future.

CURRENT HOUSING INITIATIVES

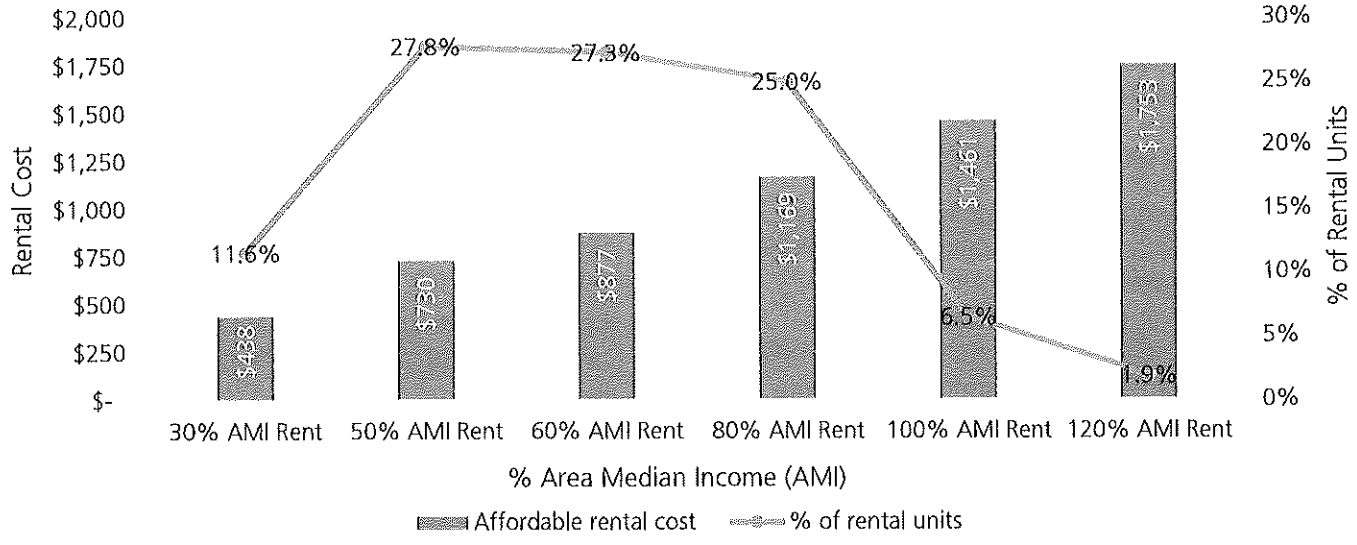
Currently, the City of Morenci has pursued and enacted dedicated housing preservation and neighborhood stability initiatives through partnerships with Housing Lenawee, Lenawee County, Habitat for Humanity, and the Community Action Agency serving Jackson, Hillsdale, and Lenawee Counties. These partnerships help connect residents with rehabilitation resources, housing assistance programs, and related support services.

Michigan Neighborhood (MIN) Program and CDBG Funding

The Michigan Neighborhood Program (MIN) uses money from state (HCDF) and federal (CDBG) funds to support local housing needs and is administered through the Michigan State Housing Development Authority (MSHDA). Morenci was recently awarded $1.18 million in CDBG funding to assist low- to moderate-income homeowners with housing rehabilitation needs. Program funding is available for owner-occupied households that earn at or below 80% of the AMI.

Funds from MIN may be used to support repairs and upgrades related to health, safety,

Figure XX: Rental Unit Availability by % Area Median Income



Source: State of Michigan Housing Data Portal

accessibility, and long-term housing preservation, such as HVAC systems, electrical and plumbing improvements, windows and doors, and other rehabilitation activities. The program is expected to assist approximately 40 homes, with flexibility to address varying levels of repair needs throughout the community. The prevalence of aging homes in Morenci underscores the value of this program and its role in promoting the safety and quality of the City's existing housing stock. Because the funding is federally supported through HUD and CDBG programs, a portion of the grant is allocated toward third-party administration and compliance oversight.

County and Nonprofit Housing Assistance

Habitat for Humanity and the Community Action Agency for the Tri-County area have been long-term partners with Morenci in providing housing assistance. Habitat for Humanity has acted as a long-time partner for residents across Lenawee County by supporting housing repair and rehabilitation assistance. Approximately $600,000 in housing-related funding is anticipated to benefit Morenci. Morenci is also actively engaged with Housing Lenawee at the county level to coordinate housing initiatives and identify resources that support rehabilitation and preservation of the existing housing stock.

HOUSING STRATEGIES

The strategies discussed in this section provide tools to promote housing security, equitable housing development, and a high-quality housing stock in Morenci. The following housing approaches are presented on a conceptual level, which will need to be examined from a policy, fiscal, and partnership perspective prior to pursuing implementation.

Housing Market Analysis Targets

In 2023, Housing Lenawee published a Target Market Analysis and Strategic Plan with objectives identified for each community in the County. Morenci's market potential includes goals to retain 105 households (13 homeowners and 92 renters) by rehabbing and maintaining existing housing units and to capture 83 households (13 homeowners and 70 renters) with new construction. These figures reflect this chapter's housing analysis as Morenci's renters and housing units amenable to being rented are fairly low proportionally, representing possible untapped potential as well as national trends that have begun to favor rental tenure.[4]

Recommendations to accommodate these targets center around zoning ordinance updates that would maximize housing capacity across the City. Smaller lot sizes, lot widths, and home sizes consume less land for residential development. Conversely, large lots and large housing minimums inherently require more land and infrastructure. Currently, housing dimensions outlined in the zoning ordinance present a barrier to meeting demand targets identified in the Housing Lenawee Target Market Analysis based on both available land and projected housing costs. Updates to administrative procedures and planning and development priorities also support these goals and general housing affordability. Morenci's current housing initiatives centered around housing rehabilitation directly align with recommendations and hold great promise in expanding housing options for renters.[5]

Administrative Updates

- Amend site plan review process to expand the limited site plan review requirements from 10% land change to 20%.
- The City could potentially reduce costs even more by considering a reduction of fees placed on plan reviews.

Zoning Ordinance Amendments

- Add shared parking provisions in the downtown core to allow parking requirements to be met if off-street or public parking can meet the parking requirements for the proposed use or rehab within 500 feet of the site.
- Reduce lot size and lot width requirements for all residential housing districts to 50 ft. minimum lot width and 5,000 sq. ft. minimum lot area.
- Reduce the minimum floor area for dwelling units from 750 sq. ft. to 600 sq. ft. in R-1 and R-2 districts.
- Update R-2 district to allow for townhomes/ rowhouses, triplexes, and quadplexes.
- Allow accessory dwelling units in R-1 and R-2 districts.

» Allow up to four attached units by right in all residential districts throughout the City.

» Eliminate or ease parking minimums from the current ordinance of two parking spaces per dwelling unit, plus one for every two dwelling units.

» Allow cluster development and senior citizen housing in moderate and medium density areas.

Planning and Development Initiatives

» Encourage upper-story residential uses in the Central Business District by assisting downtown property-owners in obtaining state Rental Rehabilitation Grants.

» In the Master Plan and Zoning Ordinance, designate areas which may lend themselves to higher density development such as apartments, attached units, condos, and townhouses.

» Work on a plan to provide public off-street parking to downtown businesses/residents if parking is still a concern.

» Identify properties throughout the city where new home construction is most likely to be built. This must include properties where the city can have the greatest impact on reducing the overall costs of construction. Priority should also be given to properties with existing infrastructure.

Senior Housing and Heirs' Properties

While housing affordability, demand, and availability in Morenci may present moderate (but not overwhelming) challenges for current and prospective residents, two related (and arguably inverted) dynamics can complicate comprehensive views of the City's housing stock.

Senior Housing

A lack of senior housing (both in terms of formal senior living facilities and downsized homes that better accommodate the needs of seniors) often leads senior residents to remain in their long-time single-family homes. While maintaining residence in long-time homes is certainly an option, limited availability of other housing choices can impact senior residents based on their personal preferences as well as other City residents that may be looking for single-family housing to support the needs of themselves and their families. Broadening the types of smaller missing middle housing typologies that are available in residential zoning districts across Morenci may alleviate some of this pressure by giving seniors the option to continue to live independently within a home that suits their evolving needs and maintenance capacity.

Heirs' Properties

Heirs' properties and possible challenges associated with them occur when homes are passed down through generations without a formal transfer of legal ownership or title to the current owners. While this may not always negatively impact families, especially those that fully utilize and live in their heir property, complications are commonplace when maintenance and upkeep are difficult due to distance and limited financial capacity for required changes. Further, the absence of a will, estate plan, or formal title transfer from one generation to the next calls upon state laws that divide the property among appropriate heirs. This "fractional" ownership can be difficult and costly to resolve, and while the title is still "tangled," applications for financial assistance, property insurance, property tax relief, and even the prospect of selling the home is immensely complicated. For these reasons, making heir properties available to the broader housing stock is a difficult feat, often leaving them vacant and in deteriorating conditions if the costs of maintenance are not feasible for the current generation of owners.[6]

To support the heirs properties that exist in Morenci, the City may explore and implement possible avenues of action presented by the Center for Community Progress:

» **Provide education and pathway to legal support:** Education efforts surrounding the importance of having a will or estate plan can proactively promote a reduction of heirs' property. Discounted legal services to create either plan OR to reverse the existence of current heirs' properties support community members in addressing these properties.

» **Analyze data:** Though it can be difficult to identify existing heir's properties, efforts to update City data to accurately reflect their existence can support next steps. Broadly speaking, these properties can be identified by

comparing the register of deeds and ownership records against death records or by shortlisting addresses without ownership changes in 20 years where the tax bill is being sent elsewhere. Utilizing cross-referenced data points can facilitate outreach to families about resources to resolve title issues.

- **Make key programs available to heirs' properties:** Where possible, the City can allow people living in heirs' properties to qualify for home repair grants, property tax relief, or payment plans by accepting affidavits from heirs.
- **Explore and share changes to state law:** Michigan enacted its Uniform Partition of Heirs' Property Act (UPHPA) in 2025 which outlines protections for heirs and provides adequate notice and opportunity to prevent or minimize the harm of a forced partition and sale of property. Michigan also uses Enhanced Life Estate Deeds (also called "Lady Bird Deeds") that passes a home to beneficiaries automatically after death, bypassing the probate process.
- **Ensure clear title in property tax and other public lien foreclosure:** If heirs abandon property, especially in more urban environments, the property will negatively affect community stability. Tax and other public lien foreclosure tools should be designed to resolve fractured heirship and ensure that the foreclosure and sale of abandoned property transfers marketable, insurable title to the new owner.
- **Help heirs reclaim lost family land:** Local governments or land banks may help heirs reclaim family land that has been lost to foreclosure by selling foreclosed properties back or helping to clear title. Programs and services can offer counseling, financial, and social services to promote better understanding and responsible management of family homes.[7]

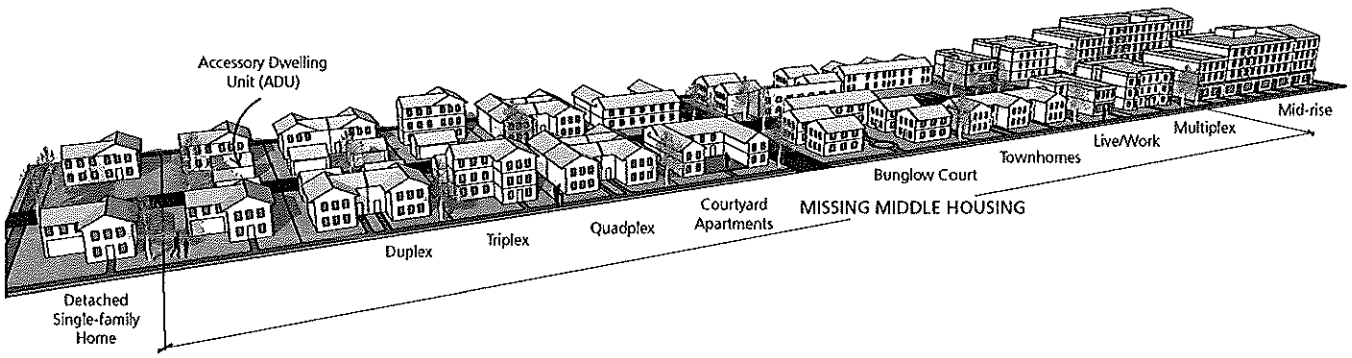
Missing Middle Housing Typologies

There is a wide range of housing options between single-dwelling units and multi-dwelling-unit apartment complexes to explore within Morenci's housing landscape. The City should evaluate "Missing Middle" housing, typologies of housing that are similar in size to single-family structures, but clustered together with multiple units.[8] These typologies include duplexes, triplexes, quadplexes, cottage courts, and live/work units which effortlessly weave density and diversity into the fabric of traditional single-family residential neighborhoods. Typically, when smaller units are built on reduced lot areas, they have lower purchasing prices and maintenance costs. Morenci's zoning ordinance can be modified to create the opportunity for an array of missing middle housing typologies across different zoning districts.

Build To Rent

Housing markets often tend to focus heavily on ownership. While ownership tenure is vital for overall economic well-being, renting has become more prevalent for many residents due to high housing costs and inventory shortages associated with

Figure XX: Missing Middle Housing



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homeownership. Additionally, many demographic groups like young adults, empty nesters, seniors, and immigrants may prefer to rent due to the convenience and flexibility it offers. With this growing demand for rental units, many developers are building to rent in Southeast Michigan, spread over an array of housing typologies, and they are typically more spacious than apartments and include shared amenities.[9] The City of Morenci can encourage build to rent developments through the Planned Development process.

Zoning Reform

Zoning determines where housing will be built, what types of units are allowed, how the housing might look, and when it might be approved. As the city's legally binding regulatory document, the language can be modified or added to allow a range of housing types. Provisions can be modified to make conversions, infill, and redevelopment possible.[10]

Table XX: Tools to Reform Zoning

Zone Districts	Form and Context	Processes
Collapse Zone Districts	Reduce Minimum Lot Width and Area	Eliminate or Reduce Elected Body Approval
Rezone for Mixed-Use / Multifamily in Commercial Districts	Reduce or Eliminate Minimum Dwelling Unit Size	Expand Administrative Review
Expand Allowable Uses	Reduce or Eliminate Minimum Parking Requirements	Pre-approved Plans
Performance Standards for Uses	Missing Middle Housing (Including ADUs)	More Flexible Approach to Nonconformities
	Density / Height Bonuses	Police Power Ordinances for Nuisance

Source: Michigan Association of Planning's Zoning Reform Toolkit

Sources

1 Michigan Association of Planning, "Zoning Reform in Michigan: What Can You Do Now?", Spring Institute, 2022.

2 Michigan State Housing Development Authority, Michigan's Statewide Housing Plan, 2022.

3 United States Census Bureau. "Other Vacant Housing Units." https://www.census.gov/library/publications/2013/demo/h121_13-01.html

4 Housing Lenawee. "Residential TMA: Potential Households in Lenawee County, Michigan." April 7, 2023.

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6 Center for Community Progress. "Progress Points: Heirs' Property." https://communityprogress.org/publications/progress-points-heirs-property/

7 Center for Community Progress. "Progress Points: Heirs' Property." https://communityprogress.org/publications/progress-points-heirs-property/

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9 Alexandra Ciuntu. Built-to-Rent Homes Expected to Hit All-Time High in 2022, Fueled by Need for Space and Privacy. Rent Café, 2022. https://www.rentcafe.com/blog/rental-market/market-snapshots/built-to-rent-single-family-homes-double-in-2022/#:~:text=Built%2Dto%2Drent%20communities%20are,have%20a%20direct%2Daccess%20garage

10 Michigan Association of Planning, Zoning Reform Toolkit, https://www.planningmi.org/assets/images/ZoningReformToolkit/MAP_ZoningReformToolkit_2022%2008%2002_Gradient.pdf

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Photo Credit: David Green

5

Natural Features, Recreation & Open Space

Morenci's natural features play a vital role in shaping the community's identity, health, and long-term sustainability. Features such as the City's topography, permeable surfaces, wetlands, and tree cover provide essential ecosystem services like water filtration, flood mitigation, carbon storage, and habitat protection. This chapter highlights the importance of conserving and integrating natural systems into local planning efforts to support energy efficiency, manage stormwater through green infrastructure, and enhance the community's capacity for climate resilience and adaptation. By understanding and preserving these assets, Morenci can promote responsible land use and build a more sustainable and climate-ready future.

LAND FEATURES

Topography

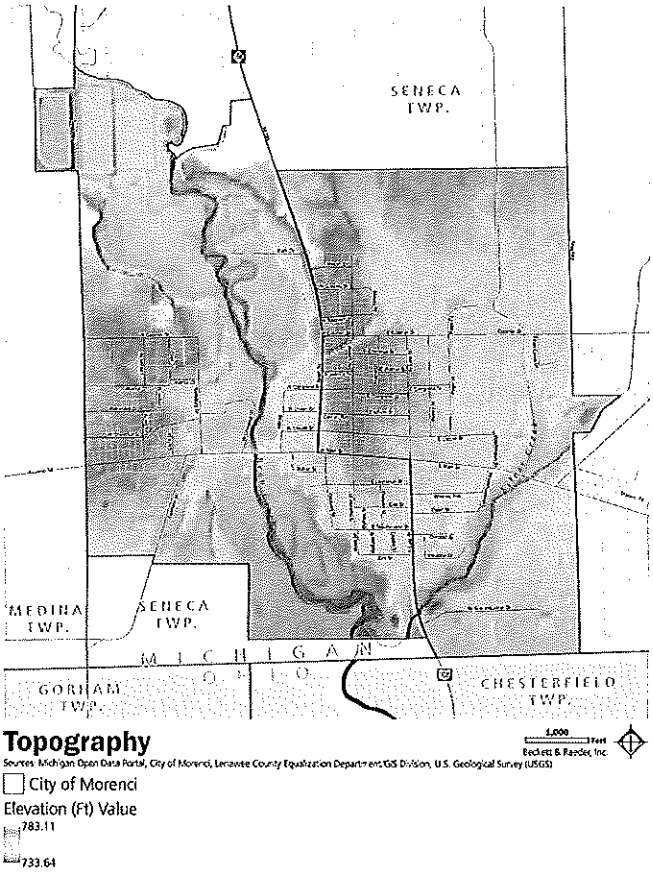
Topography refers to the study of the shape and features of the Earth's surface, such as its elevations and depressions. The terrain of Morenci was created during the Mississippian geologic period over 300 million years ago as part of the formation of the Michigan Basin, with bedrock comprised of sedimentary rocks like limestone, sandstone, and shale.[1] The landscape was shaped further during later ice ages that covered the area as recently as 12,000 years ago.

Morenci is mostly flat with slight changes in elevation, showing a difference of only 50 feet between the highest and lowest elevations within the City's borders. The highest elevation observed is 783 feet above sea level with the top elevations located in the northwestern portion, north of Coomer Street, as well as in the northern area along M-156. The City's lowest elevation is present along the Bean Creek basin.

Agricultural Land

There are roughly 465.7 acres of agricultural land within the City of Morenci, accounting for approximately 37.3% of the total existing land use.[2] The City of Morenci is connected strongly to the surrounding agricultural character of Lenawee County. According to the USDA, as of 2022, Lenawee County contained 1,205 farms across 377,255 acres of land. The most common land in farms by use are cropland (287,358 acres), pastureland (3,779 acres), and woodlands (15,152 acres). Soybeans, corn, and wheat account for over 80% of all cropland in the County.[3]

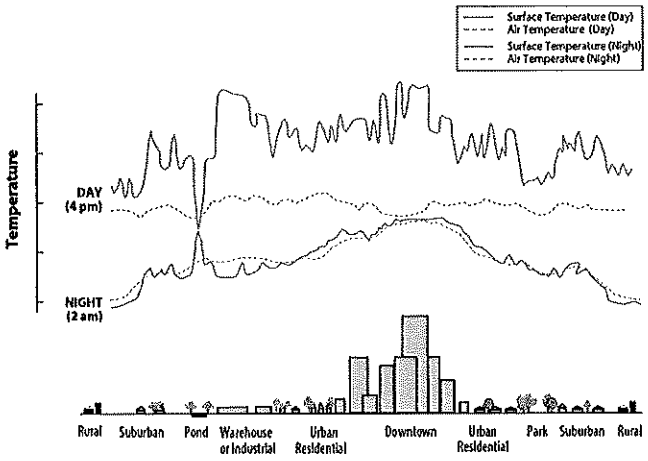
Map XX: Topography



Woodlands and Tree Canopy

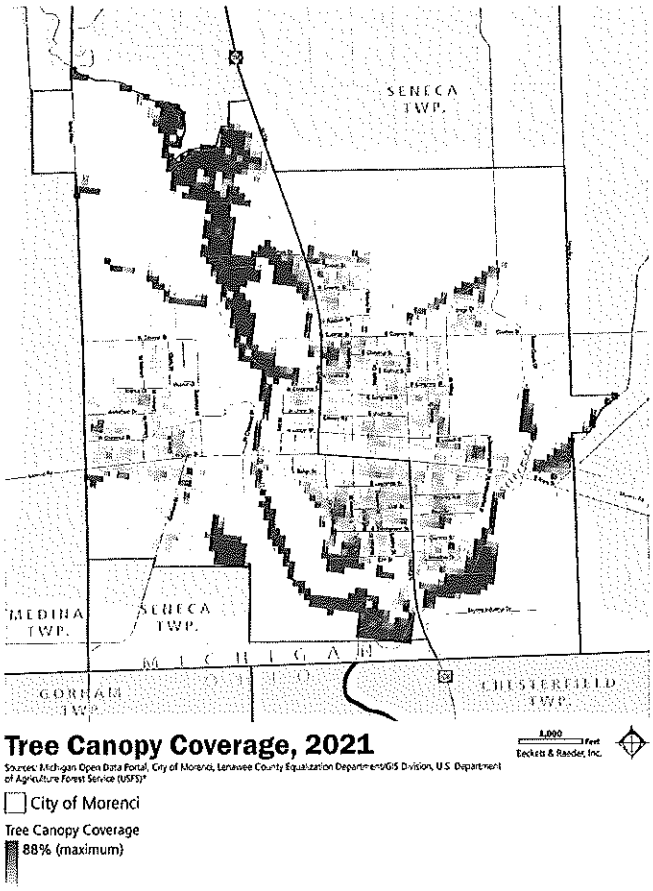
Woodlands are a valuable natural resource that provide ecological supports as trees remove carbon from the air, purify groundwater, and help to mitigate flood waters.[4] They also are linked to improved physical health and wellbeing as time spent in woodlands leads to physical exercise and reduced levels of stress.[5] Housing wildlife habitats protects biodiversity, which keeps the ecosystem viable and attracts tourists, leading to economic benefits as well.[6] Trees also help to reduce the "heat island effect," a phenomenon in which the average temperature of cities and urban areas is higher than surrounding rural areas. The heat island effect is common in cities because vegetation is sparser, especially compared to rural areas, and structures like building and concrete absorb more heat.

Figure XX: Heat Island Effect



Source: U.S. Environmental Protection Agency

Map XX: Tree Canopy Coverage, 2021



The map "Tree Canopy Coverage in the City of Morenci" illustrates tree coverage across the City, breaking the land area into 30-meter squares and determining the density of coverage in each square to display data for all of Morenci. The map shows that the densest tree coverage is present along the riparian area surrounding Bean Creek, with trees also reasonably dense throughout the residential areas in the central and western parts of the City. According to the data, just under 75% of Morenci's total land area had no tree coverage. By comparison, the cities of Adrian (2,717.2 acres or 52.3% of its total area of 5,197.6 acres), Hudson (59.6%) and Tecumseh (51.7%) each have lower percentages of treeless land.[7] While parts of Morenci's land area without trees are utilized for agriculture or have impermeable surfaces, there are some areas where tree coverage could be increased to increase benefits to the City that are received from a healthy tree canopy.

The City has recognized the need to enhance its canopy and recently secured a $218,165 grant for a tree planting project from the Michigan Department of Natural Resources (MDNR) Urban and Community Forestry grant program. This grant supports the planting of trees along Main and North streets as well as two years of maintenance.[8] Additionally, funding from the grant will support a city-wide tree inventory to determine the current conditions, needs, and presence of tree species across Morenci; a public management plan for the City's rights-of-way, public parks, and cemeteries; and specific actions to support tree needs (such as trimming or removal). While Morenci's tree removal strategy is primarily reactive in the present, the tree inventory and related public management plan will promote strategic actions that enable a more proactive approach to tree management and future plantings.

Table XX: Tree Canopy Coverage in the City of Morenci

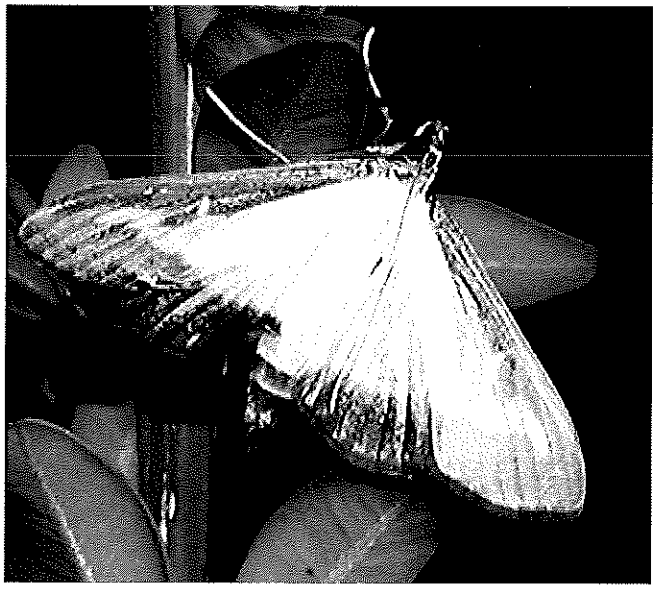
Coverage Density	Acres	% of total City acreage
Total area with 75% or higher tree canopy coverage	52.0	3.83%
Total area with 50% or higher tree canopy coverage	122.9	9.06%
Total area with 0% tree canopy coverage	1,016.7	74.94%

Source: Lenawee County, U.S. Department of Agriculture

Trees Species Diversity

Encouraging a diversity of tree species within Morenci's urban forest promotes resiliency against numerous dangers. Benefits to the City include the following:

- **Resilience to pests and diseases** by ensuring that potential threats do not impact all tree species within a municipality.
- **Climate resilience** by cooling streets with shade and incorporating numerous species with various levels of drought, precipitation, and extreme temperature tolerance.
- **Greater biodiversity** that supports plant and animal species within the entire ecosystem.



Box Tree Moth.
Source: University of Cornell

Tree Blight in Lenawee County

A few types of blight that affect trees are present within Lenawee County and should be monitored in the City of Morenci. In 2022, the Box Tree Moth was found in the area and in other counties that comprise Southeast Michigan.[9] Native to Asia, the Box Tree Moth feasts on a variety of plants and targets Boxwoods. The damage to these plants typically happens in the middle of the shrub, making it more difficult to detect until the damage is severe.[10]

Another blight observed in the area is Beech Leaf Disease which is caused by microscopic work known as a nematode. The disease enters trees through its leaves which it eats, slowly damaging the tree over time until it eventually dies.[11] There is no treatment for these blights, so identifying the damage and removing the affected growth to quarantine the damage is the only effective solution.

Soils

Understanding the types of soil present in the City of Morenci is essential to guide land use decisions, development planning, and environmental stewardship. Soil characteristics (such as drainage capacity, stability, and fertility) play a critical role in determining where buildings can be constructed, how infrastructure performs, and the suitability of land for agriculture or natural resource protection.

Certain soil types may present constraints for development, while others may support productive farmland or serve important ecological functions. A clear understanding of local soil conditions helps ensure that future growth in Morenci is both sustainable and resilient.

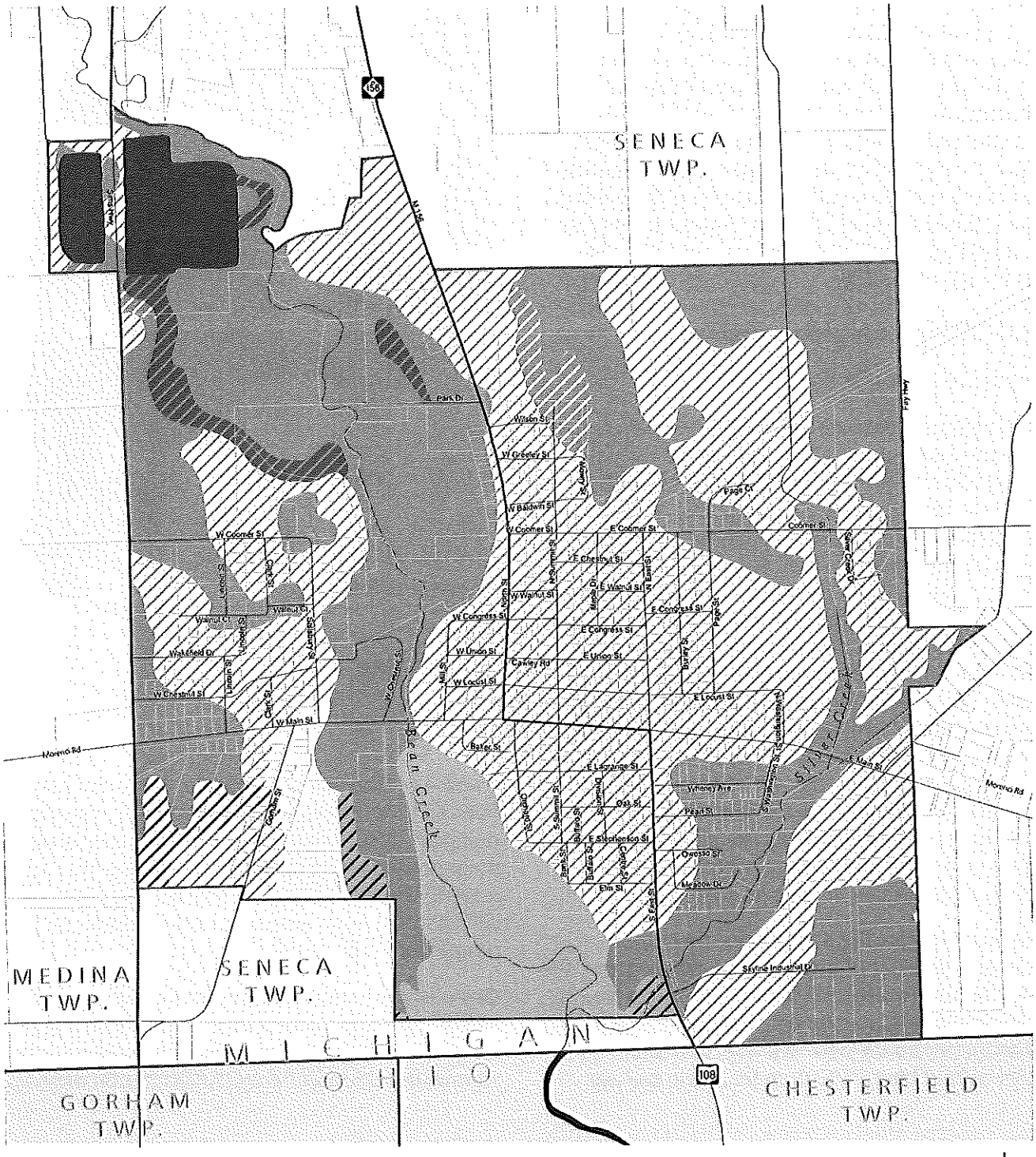
The table "Soil Types in the City of Morenci" shows a full inventory of the types of soil found within the City. There are ten types, which are categorized as either sands, loams, or mucks.

Table XX: Soil Types in the City of Morenci

Soil Types	Acres	Percentage
Sandy loam	600.13	44.24%
Loam	541.46	39.91%
Silt loam	85.64	6.31%
Lagoon	41.53	3.06%
Muck and loam	24.24	1.79%
Sand	23.96	1.77%
Loamy sand	15.66	1.15%
Sandy clay loam	14.57	1.07%
Silty clay loam	9.30	0.69%
Muck	0.05	0.004%

Source: Michigan State University

Map XX: Soil Textures



Soil Textures

1,000 Feet

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Sources: Michigan Open Data Portal, City of Morenci, Lenawee County Equalization Department/GIS Division, USDA Natural Resources Conservation Service Soil Survey

- City of Morenci
- Sand
- Sandy Loam
- Sandy Clay Loam
- Loamy Sand
- Silt Loam
- Loam
- Silty Clay Loam
- Muck and Loam
- Muck
- Lagoon

Morenci is predominantly covered by sandy and loamy soils, both of which are distributed throughout the land area. Loamy soils are comprised of a balanced mix of sand, silt, and clay making it well suited to support the growth of plants as it is fertile and drains well.[12] There is some muck that is present, which is a type of sapric (comprised of decomposed organic matter) soil in the northwest of the City along the wetland areas following Bean Creek.[13] The part labeled as "Lagoon" is a part of the holding ponds in the northwest of the City.

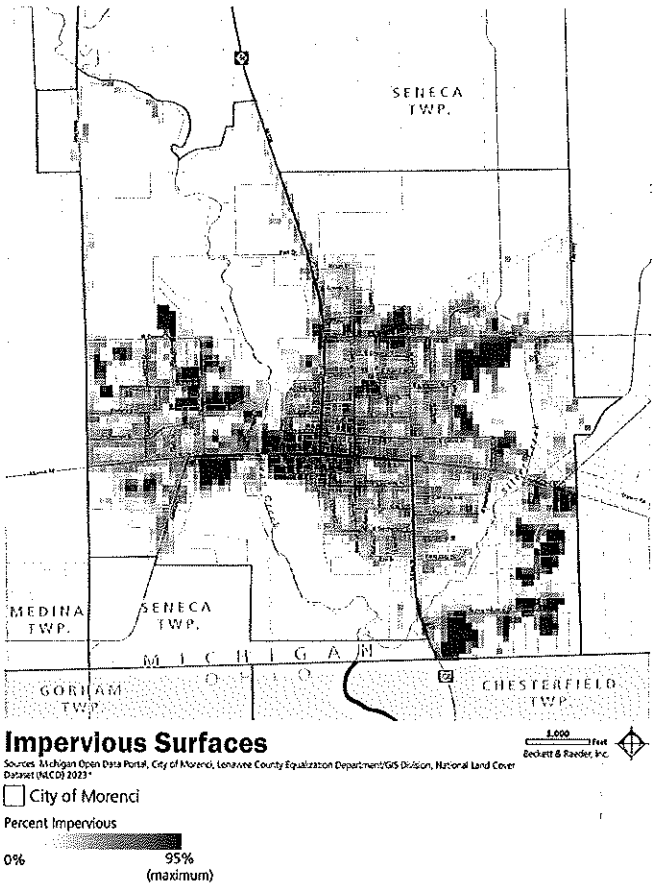
THE BUILT ENVIRONMENT

Impervious Surfaces

Impervious surfaces are areas where water cannot naturally soak into the ground because they are paved with concrete or asphalt (such as roads, rooftops, driveways, and parking lots). When development replaces natural landscapes with these hard surfaces, rainfall and snowmelt that would normally infiltrate into soil instead becomes stormwater runoff. This shift has major implications for communities. In natural settings, much of the rain is absorbed, recharging groundwater and slowly feeding into streams. In contrast, impervious surfaces cause stormwater to flow quickly and in greater volumes into drainage systems and local waterways, increasing the risk of erosion and flooding. Additionally, runoff from impervious areas often carries pollutants like oil, sediment, and debris into rivers and streams, degrading water quality and harming aquatic ecosystems.[14]

The map "Impervious Surfaces in the City of Morenci" looks at all impervious surfaces across the City. The land area is divided into 30-meter squares, and each square is assigned a density of impervious coverage to display data citywide. Just under 45 acres of land have 75% or more of the surface

Map XX: Impervious Surfaces



covered by impervious materials; 147 acres have 50% to 75% of the surface covered by impervious materials. Just under half of the City's land area has no impervious surfaces at all, something that is an asset to the City because it ensures that these areas can absorb a large amount of precipitation and runoff from other areas.

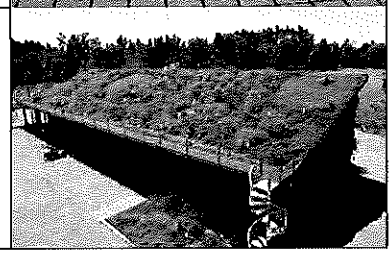
Green infrastructure is intended to develop land and manage stormwater in a manner that imitates natural hydrology to protect water quality, manage stormwater through natural filtration and drainage,

Table XX: Impervious Surface Coverage in the City of Morenci

Coverage Density	Acres	Percent of Land Area
Total area with 75% or higher impervious surface coverage	44.70	3.30%
Total area with 50-75% impervious surface coverage	147.23	10.85%
Total area with 0% impervious surface coverage	668.54	49.28%

Source: Lenawee County, NLDC

Table XX: Green Infrastructure Methods for Improving Water Quality

Method	Description	Example
Rain Gardens	Shallow, vegetated gardens that collect and absorb runoff from streets, sidewalks, and roofs.	
Planter Boxes	Boxes along sidewalks, streets, or parking lots that collect and absorb rainwater; they can be designed with a notch to allow additional stormwater to flow in, as with rain gardens. These also serve as streetscaping elements.	
Bioswales	Linear and vegetated channels, typically adjacent to a road or parking lot, that slow, retain, and filter stormwater.	
Permeable Pavement	Pavement that absorbs, filters, and stores rainwater.	
Green Roofs	Vegetated roofs that absorb and filter rainwater.	

Source: United States Environmental Protection Agency

and offer recreational value to the community, often at a minimal cost. Green infrastructure is implemented through Low Impact Development (LID), which refers to a range of practices that mimic natural processes by allowing stormwater to soak into the ground or vegetated surfaces. By incorporating LID and green infrastructure methods, the impacts of impervious surfaces can be mitigated with fewer instances of stormwater runoff, related flood events, and the urban heat island effect.

WATER FEATURES

Wetlands

Wetlands are areas characterized by the presence of water that supports vegetation and aquatic life. While wetlands are often associated with bogs and swamps, they can also include low-lying grasslands and forests, particularly in areas with high groundwater levels. In some cases, wetlands may not have visible standing water, a feature that

challenges the common perception that such water is a defining feature of these ecosystems.[15]

Wetlands play a critical role in supporting a diverse array of animal species. They serve as essential habitats for amphibians, reptiles, birds, and mammals, including migratory birds which rely on wetlands for breeding and wintering grounds. Wetlands also provide vital resources for freshwater and marine life, supporting key fisheries and serving as spawning and nursery areas for species like trout. Additionally, they are crucial for the survival of many threatened and endangered species.[16]

Wetland distribution in the City is minimal with a presence only along the riparian areas bordering Bean and Silver Creeks. Since the spread of wetlands covers such a small area of the City and is only present in the lowest lying areas, it is unlikely that the area is susceptible to any significant flooding. The table "Wetland Coverage in the City of Morenci" shows that just 8.1% of Morenci's land area is considered Wetland, which is further divided into four types.

Members of the University of Michigan's Ecological Restoration Club have visited Riverside Park to conduct various techniques to support and restore the existing riverside ecosystem. These techniques broadly include the removal of invasive species (which Morenci's Department of Public Works and various community groups have continued to prioritize) as well as the redistribution of accumulated sediment and bank stabilization.

Watersheds

A watershed is an area of land where all rainfall, snowmelt, and runoff drain to a common body of water, such as a stream, river, or lake. Often called a drainage basin, a watershed can range in size from a small area feeding a local creek to vast regions spanning multiple states or countries. Just like water in a bowl flows to the lowest point, water within a watershed flows downhill to a shared outlet. All communities are part of a watershed, and many smaller watersheds combine to form larger ones, all interconnected within the global water system.[17]

The entirety of Morenci is located within the Tiffin River Basin. The Tiffin River is known as Bean Creek north of the Ohio Turnpike, including the portion

Map XX: Wetlands

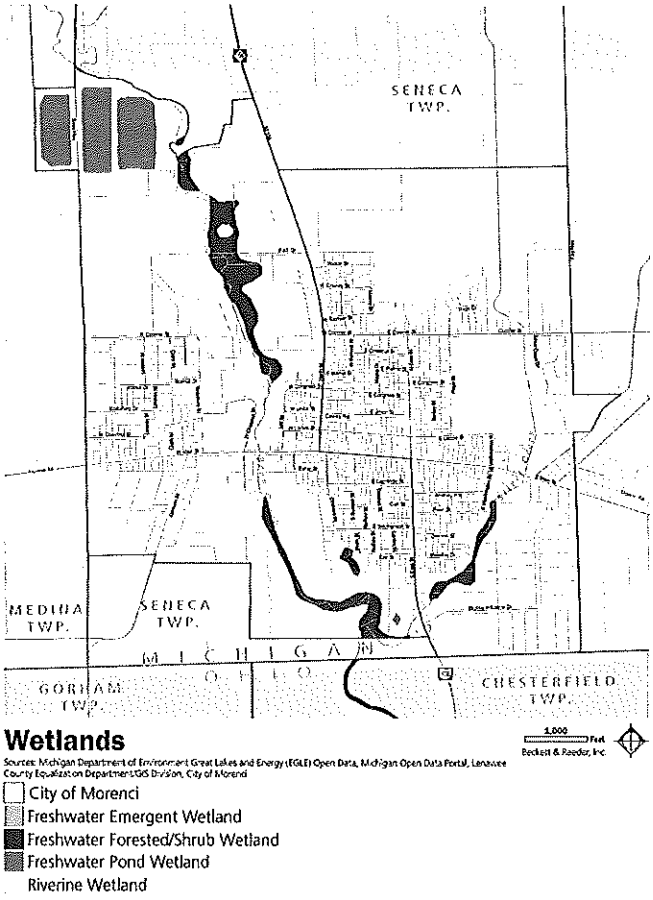
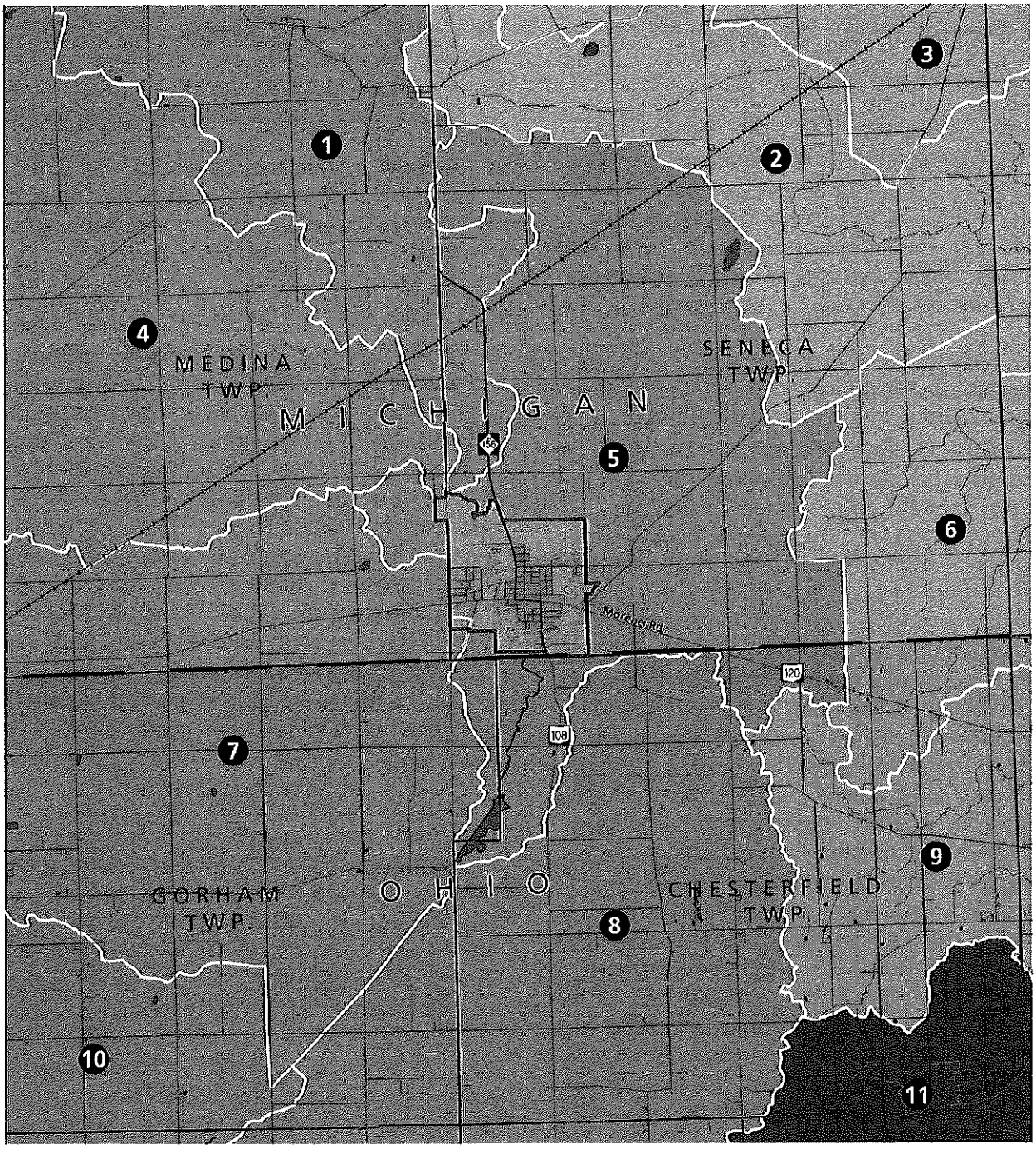


Table XX: Wetland Coverage in the City of Morenci

Wetland Type	Acres of Coverage	As a Percentage
Freshwater Emergent Wetland	0.23	0.02%
Freshwater Forested/Shrub Wetland	45.34	3.81%
Freshwater Pond	41.95	3.52%
Riverine	9.09	0.76%

Source: Lenawee County, EGLE

Map XX: Watershed Basins



Watershed Basins

1 Miles
Beckett & Raeder, Inc.

Sources: Michigan Open Data Portal, State of Ohio, City of Morenci, Lenawee County Equalization Department/GIS Division

- City of Morenci
- Other Township or City Boundary
- State Boundary

Hydrologic Unit Code (HUC)-8 Watershed Boundaries

- Lower Maumee River
- Tiffin River
- River Raisin

Hydrologic Unit Code (HUC) 12 Watersheds

1. Covell Drain-Bean Creek
2. Baker and May Drain-Black Creek
3. Stony Creek-S. Branch River Raisin
4. Lime Creek
5. Silver Creek-Bean Creek
6. Nile Ditch
7. Deer Creek - Bean Creek
8. Old Bean Creek
9. Headwaters Bear Creek
10. Stag Run - Bean Creek
11. Upper Bad Creek

that runs through Morenci. The Tiffin River flows south into Ohio where it runs into the Maumee River, eventually flowing into Lake Erie.[18]

Water and Watershed Quality

According to the EPA, Lake Erie is the Great Lake that is most subjected to sediment loading due to the nature of the underlying geology and land use, with exposed agricultural and urban lands contributing immense sediment loads to the lake.[19] The lake's shallowness and warmer temperatures make it susceptible to algal growth, which is accentuated by these sediment inputs. Excessive algal growth in Lake Erie threatens the ecosystem and human health of a waterbody that provides drinking water for 12 million people in the U.S. and Canada. Recent years have seen record-setting algal blooms and associated "dead zones" – oxygen depleted areas created when algae die and decompose.[20] The National Oceanic and Atmospheric Administration (NOAA) calculates the bloom severity index (SI) based on the maximum biomass of cyanobacteria (blue-green algae) over a 30-day window. Between 2017 to 2024, the bloom SI target was not met in any year, though the 2020 bloom came close with a SI of 3. The largest blooms to date occurred in 2011 with a severity index of 10, and 2015, at 10.5. In 2024, the severity index was 6.6, which NOAA considers "moderately severe."[21] Phosphorus is particularly important as a contributor to freshwater, coastal, and estuarine algal blooms,[22] and the Maumee River is the single largest source of phosphorus loading to Lake Erie, with the majority of the load coming from agriculture.[23] Two consolidated animal feeding operations (CAFO's), the State Line Farms-CAFO and the SunRyz Dairy CAFO, are within two miles of the boundary of the City of Morenci and located in the sub-watersheds of Bean Creek and Silver Creek, respectively.[24] Greater than one-third of the City of Morenci's land area is currently used for agricultural purposes.

The City of Morenci also contains portions of Bean Creek and Silver Creek, which are both tributaries of the Tiffin River, which is a tributary of the Maumee River. The EPA has captured data on water quality and agricultural and recreational usage for portions of these waterways, which are organized into two assessment units, 041000060201-01 and 041000060201-02. In each of these assessment units, water quality is rated as "good" for agriculture, industrial water supply, navigation, and other indigenous aquatic life and wildlife, but "impaired" for fish consumption, partial and total body contact recreation. The EPA also notes that each site has Polychlorinated Biphenyls (PCBs) as a probable source contributing to impairment.[25,26]

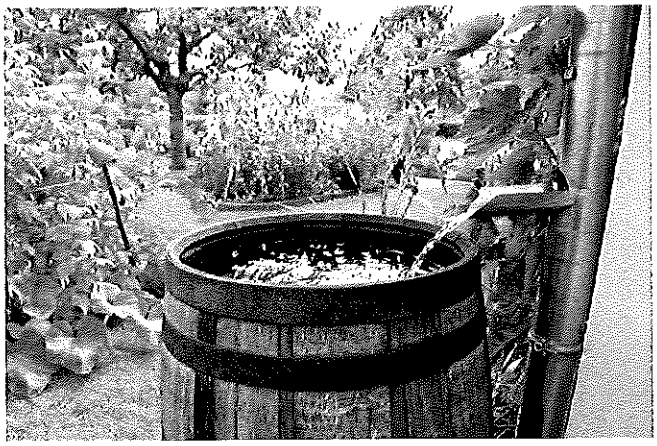
With significant agricultural acreage and direct tributaries into the Maumee River, the City of Maumee is in a position to make meaningful contributions to regional water quality.

Flooding Events

Increased temperatures are beginning to impact northwest Lower Michigan, with the region experiencing a rise in temperatures of two to three degrees Fahrenheit over the past century.[27] With changes in temperature, precipitation events are typically observed to increase in frequency and intensity. The 2010–2014 and 2015–2020 periods recorded the highest multiyear averages of 2-inch rainfall events on record.[28] Coinciding with these trends, the Lenawee County Hazard Mitigation Plan, which was prepared by the County Planning Commission with the help of local government units, concluded that extreme weather and extreme temperature events are the most significant risks to the County.

There are no special flood hazard areas or floodplains within the city limits of the City of Morenci or its adjacent townships. FEMA classifies land into different zones which is based on environmental risk, Morenci is in Zone X is an area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone X is the area determined to be outside the 500-year flood and protected by levee from 100- year flood.[29] In addition to having no FEMA-classified floodplains within its boundaries, the City of Morenci also has had no recorded historical National Flood Insurance Program (NFIP) claims in the City of Morenci, though in Lenawee County at large, claims have been recorded in the cities of Adrian and Hudson, Village of Blissfield, and Townships of Adrian and Franklin totaling $348,752 between 1979-2023.[30] Sources of localized flooding can additionally appear where there are localized obstructions in the drainage network, such as clogged catch basins or storm sewer pipes.

In addition to the aforementioned green infrastructure methods that improve water quality,



Rain barrel.
Source: United States Environmental Protection Agency

rain barrels and rainwater harvesting systems provide a mechanism to collect and store rainwater to mitigate the impacts of heavy precipitation. Rain barrels are easily implementable on an individual, small-scale basis. Further, there are no restrictions on the collection or storage of rainwater in Michigan which supports the viability of this as an instrument of green infrastructure.

RENEWABLE ENERGY

Expanding, and converting to, renewable energy sources will be part of a broader resiliency and adaptation process in the City of Morenci. Resiliency refers to a community's ability to withstand and recover from disruptions such as extreme weather, economic downturns, or infrastructure failures. Adaptation involves making proactive changes (including updating infrastructure, revising policies, and/or protecting natural systems) to reduce future risks. Together, these strategies help communities minimize damage, protect public health and safety, maintain essential services, and support sustainable growth in a changing climate and economy.

Transitioning to a sustainable and climate-resilient future requires shifting the electricity grid away from fossil fuels and toward renewable energy sources. In rural communities like Morenci, there is potential to support utility-scale renewable energy installations such as solar arrays or wind farms. Smaller-scale systems, like rooftop solar panels, also offer a practical way to integrate renewable energy into the community's existing land use patterns. To support this transition, Morenci should consider permitting solar panels in all zoning districts. Rooftop systems have the potential to offset a large portion of a household's energy costs each year, and over time can save a household more than $50,000 over the life of the panels, significantly reducing reliance on external energy sources.[31] The City should also study feasibility and interest in large utility-scale solar, wind, and battery energy storage system facilities, particularly in the context of the State of Michigan Public Act 233 of 2023, which establishes limits on local government restrictions for solar, wind, and battery storage projects. While PA 233 of 2023 limits some local restrictions on large-scale renewable energy, cities and townships are still empowered to develop Zoning Ordinance standards that place controls on screening, noise mitigation, decommissioning, and certain location-based standards to suit the community's needs.

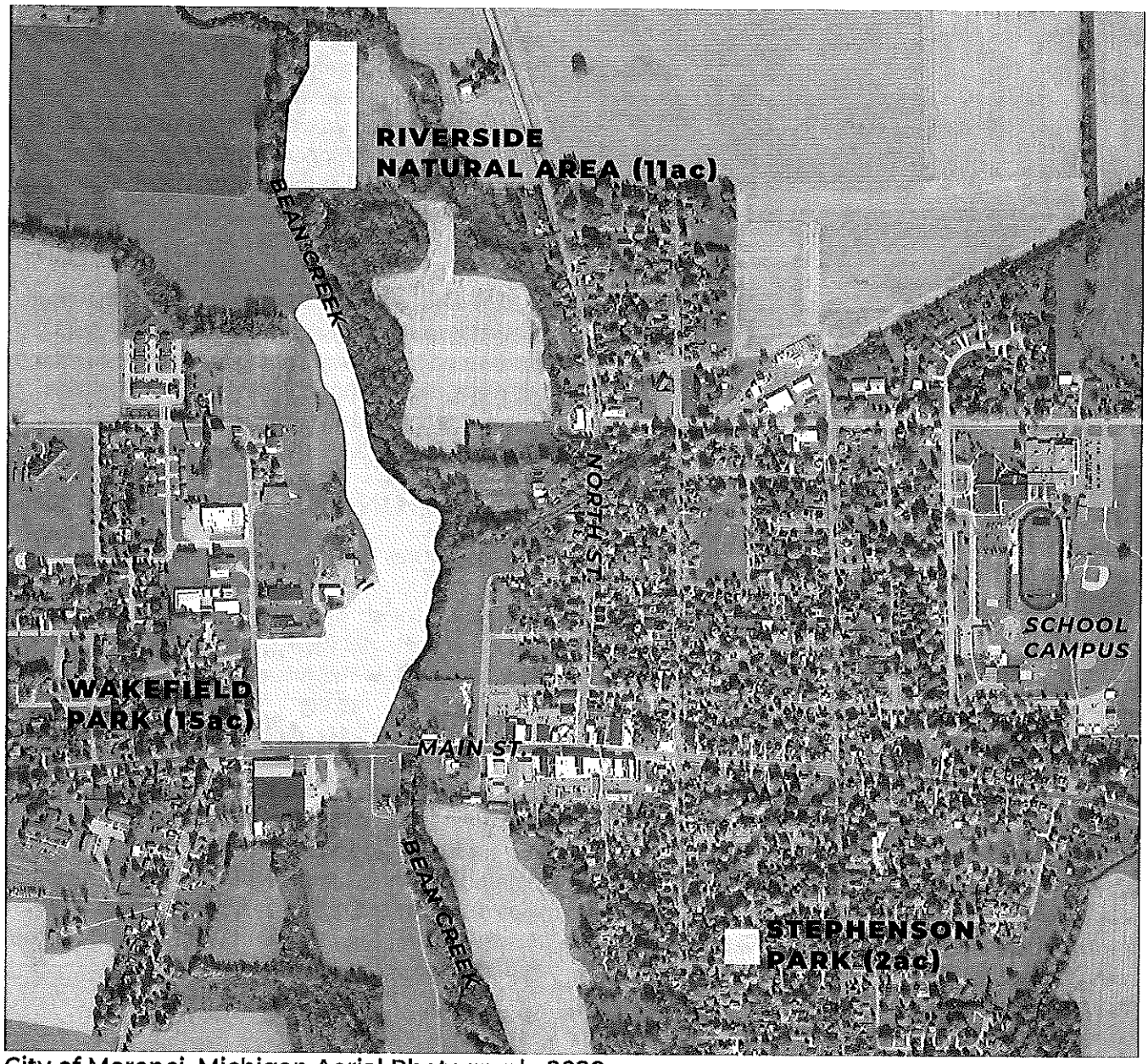
RECREATION AND OPEN SPACE

Natural features and open space enhance recreation in a community by providing accessible, scenic areas for outdoor activities and promoting physical and mental well-being. Features like woodlands, water resources (including the City's creeks and wetlands), and varied topography support a wide range of recreational opportunities—from walking, biking, and birdwatching to kayaking and nature exploration. Open spaces like parks and natural areas also offer informal gathering places that strengthen community connections. Preserving these areas helps maintain ecological health and natural beauty, making the community more attractive to residents and visitors alike.

The City of Morenci created its Parks and Recreation Plan in accordance with Michigan Department of Natural Resources (MDNR) guidelines, to create a roadmap for parks and recreation related planning for the 5-year period. The plan provides important information to inform the action plan to provide recreation needs for the City's shifting demographics. The plan identified goals that should be achieved through the duration of the plan which included:

1. Maintaining and improving existing parks;
2. Expanding recreation offerings in the City;
3. Improving connectivity between City parks and those in the surrounding region; and
4. Strategizing for continued funding.

Map XX: Existing Parks in the City of Morenci



City of Morenci, Michigan Aerial Photograph, 2020
Credit: Google Earth

Source: 2023-2028 Parks and Recreation Master Plan.

Morenci intends to use the recreation plan and master plans in tandem to continue to protect and improve natural areas in the City to ensure that they continue to benefit the community. While some of the objectives from the above-stated recreation plan goals are best served through funding allocations, capital improvements and funding expenditures in direct service of parks and recreational facilities, some of the objectives can be supported by land use and mobility planning strategies that are part of the master plan.

Where parks and natural areas are targeted for additional recreation in the recreation plan, this master plan should support these targets by accommodating them in the future land use map. The recreation plan includes an objective to create water access and/or a platform along Bean Creek on property owned by the City to provide opportunities for fishing, kayaking, swimming, and wildlife viewing acces

KEY TAKEAWAYS

- Almost half of all land in the City of Morenci has no impervious surfaces, helping the City to absorb precipitation and protecting the City from flooding and severe stormwater runoff.
- About 75% of the City does not have any significant tree canopy coverage. Increasing this coverage would benefit the City, residents, and ecology of the area for a variety of reasons. The recent acquisition of a $218,165 grant for a tree planting project is moving the City towards a meaningful increase.
- According to FEMA, no area in the City has any risk of flooding that exceeds the risk associated with a 500-year flood event (0.2% annual risk). This is attributable to several reasons, including minimal wetland areas concentrated around Bean and Silver Creek, as well as sufficient drainage.
- As storm events and severe weather change over time, incorporating resiliency and adaptation methods like residential rainwater harvesting and permeable pavement in the areas that are developed will help to ensure that the City can handle unpredictable weather conditions. Robust standards for mitigating problematic grading and construction practices should also be in place to prevent nuisance flooding issues.
- Renewable energy, including widespread allowance of accessory solar panels, and the development of zoning ordinance standards that allow for context-appropriate utility-scale renewable energy should be developed.
- Zoning incentives and requirements should be put in place to enhance open spaces, and to promote opportunities for connectivity to and between parks and waterways.
- Future land use planning should account for the acquisition or preservation of suitable land to promote access to open spaces and waterways.

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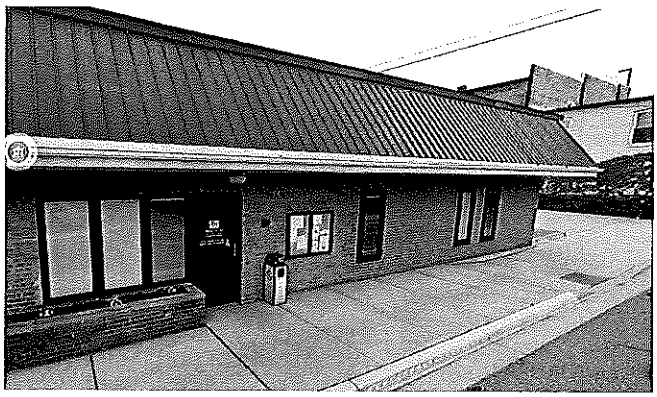
Photo Credit: David Green

6 Community Facilities & Utilities

FACILITIES & INSTITUTIONS FOR LONG-TERM STABILITY

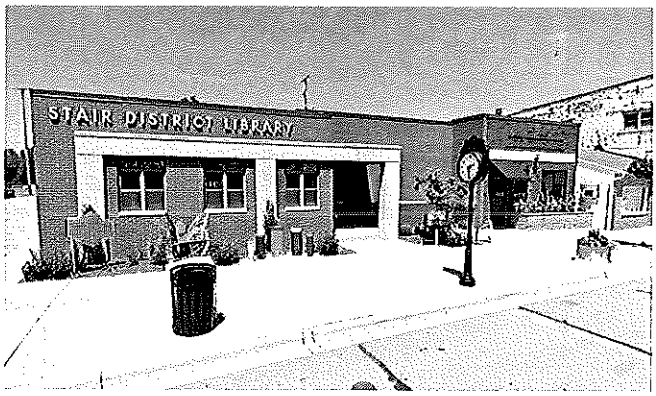
As the providers of essential services, information, and opportunities to deeply engage with the rest of the community, Morenci's facilities and institutions serve residents on a daily basis and are critical to the function and stability of the city. This section offers an inventory of various community facilities, each of which serves a distinct function and work to ensure that Morenci provides for all residential needs. The map titled "Community Facilities" illustrates the general distribution of the diverse facilities.



Morenci City Hall.



Morenci Senior Center.



Stair District Library

Government Service Buildings

Morenci City Hall

Located at 118 Orchard Street, Morenci City Hall is Morenci's hub of government activity, housing the offices of the City Superintendent, Treasurer, Community & Economic Development, and Clerk, as well as the Police Station and others. City Hall is also the meeting location for City Council, Planning Commission, the Zoning Board of Appeals, and the Downtown Development Authority (DDA).

City of Morenci Department of Public Works (DPW)

Located at 597 W. Chestnut Street, the City of Morenci's Department of Public Works maintains and operates the community's infrastructure and public facilities. DPW duties include a wide range of essential services that impact residents' daily lives and the overall functionality of Morenci like street repair and snow plowing, filling potholes, facility maintenance, maintaining essential infrastructure systems (sewage, storm water, drinking water, and sidewalk systems), and many other things that are needed for the day-to-day operation of the City. The DPW is also the site of the City's composting center where residents are invited to leave their grass clippings, leaves, and yard waste.[1]

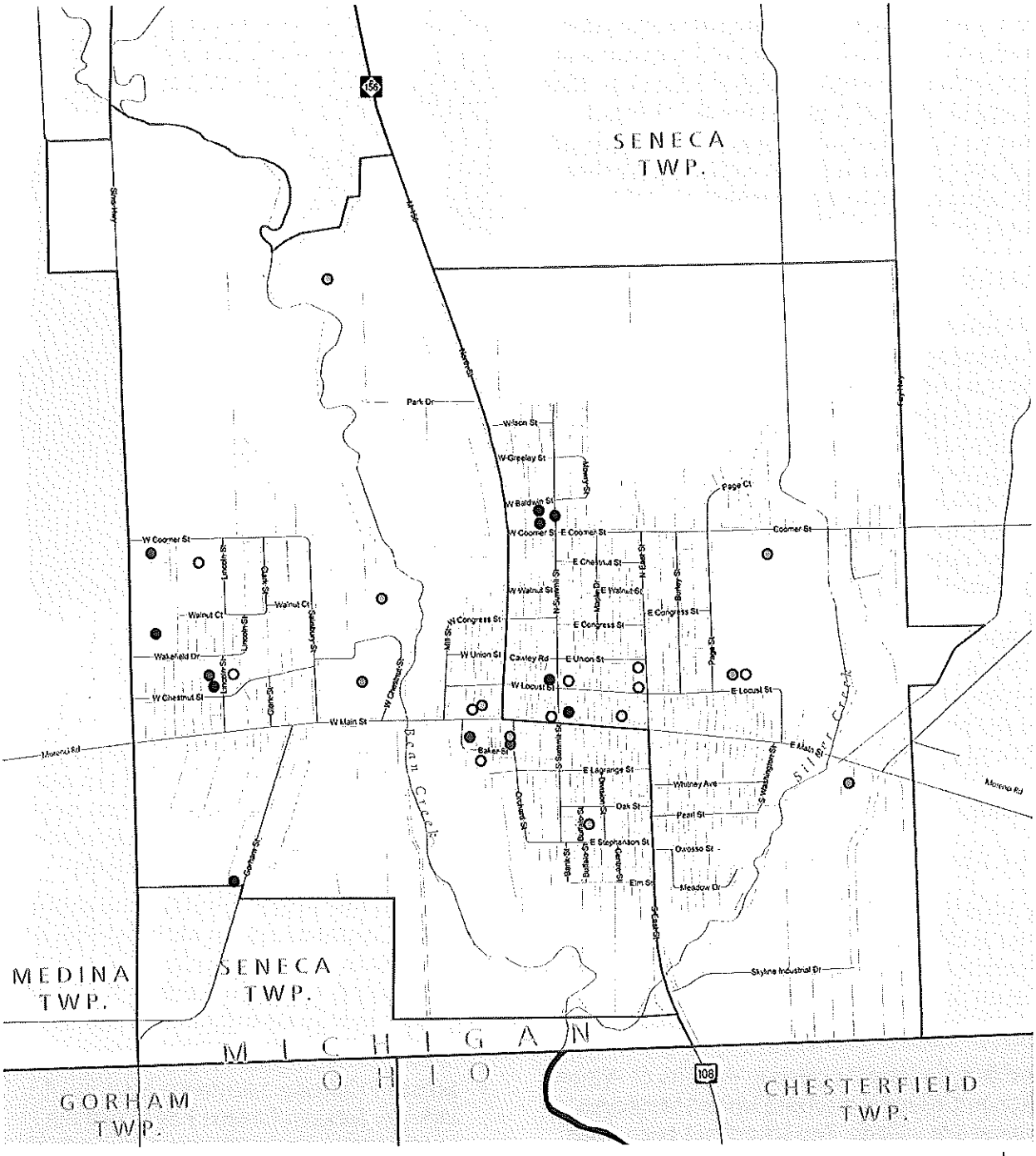
The Morenci Senior Center

Located at the Trinity Lutheran Church at 800 W. Chestnut Street, the Morenci Senior Center provides services to individuals 60 years and older. The Center offers a variety of activities including exercise classes, exercise equipment, a pool table, Bingo, board games, a puzzle table, and special events. It also offers holiday parties, educational classes, and trips to enrich their lives and provide essential services to the community's seniors.[2]

Stair District Library

Located at 228 W. Main Street, the Stair District Library serves the Morenci Area School District. The library is a vibrant part of the community, offering a variety of services and programs for children, teens, and adults. Stair District Library seeks to anticipate and fulfill the recreational, informational, cultural and educational needs of all members of the Morenci community in an innovative, enriching, and encouraging manner.[3]

Map XX: Community Facilities



Community Facilities

1,000 Feet
Beckett & Raeder, Inc.

Sources: Michigan Open Data Portal, City of Morenci, Lenawee County Equalization Department/GIS Division

- City of Morenci
- Child Care
- Public Elementary or Middle / High School
- Health, Senior or Assisted Living Facility
- Religious Institution
- Police, Fire, or Emergency Medical Services (EMS)
- Local Government Facility
- County Government Facility
- Grocer
- Park

Educational Facilities

There are a multitude of educational facilities and institutions within and around the City of Morenci, spanning from preschool to higher education. Their proximity to Morenci suggests the possibility of partnering with them and promoting pathways of higher education for students within the primary public school district. These facilities are briefly noted in the following section.

Morenci Area Schools

The Morenci Area Schools district serves students in grades ranging from pre-school through 12th grade at two buildings: Morenci Elementary School (517 East Locust Street) and a combined Middle and High School (304 Page Street). Both school buildings are located in the same complex. Pre-school aged students in Morenci are serviced by the Lenawee County Great Start Readiness Program which is intended to prepare qualifying students for kindergarten the following year.

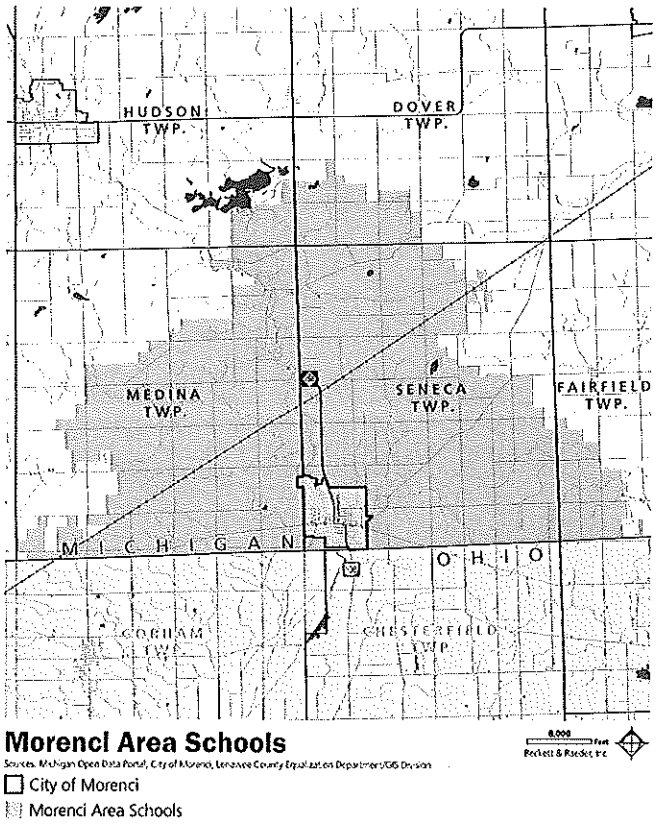
The district serves the City of Morenci and parts of Medina, Seneca, Dover, Hudson, and Fairfield Townships. During the 2023-2024 school year, 520 students were enrolled in the district with a student/teacher ratio of 13 to 6.[4] The extent of the district's coverage for the City and surrounding communities is illustrated through the map of the district.

Higher Education

A plethora of institutions of higher education are located in close proximity to Morenci, providing residents with the opportunity to further their education along various possible pathways. The region's colleges and universities are listed below.

- **Adrian College:** Located in the City of Adrian, Adrian College is a private United Methodist liberal arts college. The school has been open in the City since 1859 and has a current enrollment of approximately 1,800 students in more than 90 majors and degree programs.[5]
- **Hillsdale College:** Located in Hillsdale, Michigan, this private Christian Liberal Arts College was founded in 1844. It is ranked in the top 50 of Liberal Arts Colleges in the United State and has an enrollment of approximately 1,400 students in nearly 50 degree programs.[6]
- **University of Michigan:** Located in Ann Arbor, the University of Michigan was founded in 1817, making it the oldest institute of higher learning in Michigan. The school has more than 275 different degree programs between undergraduate and graduate level and has an enrollment of nearly 53,000 students.[7]
- **Eastern Michigan University:** Located in the City of Ypsilanti, Eastern Michigan University was founded in 1849, serving as an anchor for Ypsilanti. It offers more than 300 majors, minors, and concentrations and has an enrollment of nearly 13,000 students.[8]
- **Jackson College:** Located in the City of Jackson, Jackson College has served the community for over 90 years.[9] The college offers over 50 associate degrees and certificate programs with an enrollment of about 5,500 students.[10]
- **Jackson College Lenawee:** Located in the City of Adrian, Jackson College Lenawee opened in 2003. The JC/LISD Academy provides a direct partnership between all Lenawee County public school districts and Jackson College by allowing high school students to earn both their high school and associates degrees in five years.

Map XX: Morenci Area Schools



Health and Senior Care Facilities

Health and senior care facilities are essential to a community because they support the well-being of Morenci residents through all stages of life and provide essential services for aging populations as they begin to need them. These facilities offer a variety of medical services, rehabilitation, and long-term care, simultaneously contributing to the local job market and reducing strain on families by offering professional support and caretaking service when necessary.The table titled "Facilities in the City of Morenci" provides a list of health and senior facilities that are in the City. These facilities provided valuable health and wellness services to the community and the surrounding area.

Beyond facilities that operate within the City, many in the region serve the area through specialized care and treatments. While Morenci can fulfill the needs of primary and senior care for residents, pediatric care, lab services, hospitals, and specialized medical treatment centers are located outside of the City but within the region. Adrian, Sylvania, Hillsdale, and Ann Arbor each have hospital systems and medical networks to provide necessary treatment to Morenci residents. Morenci Area Schools also provide flu shot clinics for interested students and families, providing critical preventative care for those seeking it.

Medical Cannabis

While Morenci's cannabis provisioning centers are not a part of a formal healthcare system, medical cannabis provisioning centers support the treatment and healthcare needs of those who have been issued a medical cannabis recommendation within the course of a bonafide physician/patient relationship.

Table XX: Facilities in the City of Morenci

Facility Name	Location
Morenci Medical Associates	240 W. Main Street
CQC Stephenson Home – Assisted Living	233 Baker Street
New Beginnings Adult Foster	211 E. Main Street
Mike's Pharmacy	213 W. Main Street

Medical Cannabis Provisioning Centers

Morenci's medical cannabis provisioning centers offer safe, regulated access to cannabis, supplementing existing medical infrastructure. Cannabis provisioning centers support the treatment and healthcare needs of qualifying patients who have been issued a medical cannabis recommendation within the course of a bonafide physician/patient relationship.

Childcare Facilities

Childcare facilities are vital aspects of a community as they provide safe, reliable care for children, allowing parents to participate in the workforce or pursue further education. They also promote early childhood development and help children build social, emotional, and cognitive skills that prepare them for school and lifelong learning. Access to quality childcare strengthens the local economy, reduces school absenteeism, and attracts and retains young families in the community.[11]

Table XX: Childcare Facilities in Morenci

Facility Type	Definition	Capacity	Morenci Locations
Family day care homes	Private, home-based settings are used to provide childcare for a small group of children for a portion of the day.	1 to 6 children	1
Day care group homes	Similar to family day care homes, day care group homes offer home-based childcare with a slightly larger capacity.	7 to 12 children	2
Childcare centers	Non-residential facilities that provide care for more than one child under the age of 13 for less than 24 hours a day.	Birth to 2.5 years: 12 children max., 1:4 staff-to-child ratio. 2.5 to 3 years: 24 max., 1:8 ratio. 3 to 4 years: 30 max., 1:10 ratio.	2

Source: Mitchell Hamline School of Law

In Michigan, childcare facilities are regulated by the Department of Licensing and Regulatory Affairs (LARA), which assigns various designations that are based on the number of children allowed to be in their care. Family Day Care Homes and Day Care Group homes are allowable at private residences, while Child Care Centers are commercial facilities.[12]

Religious Institutions

Religious institutions serve as places of worship, but they also contribute significantly to community life by offering social services, hosting events, and supporting local families. Many provide food assistance, childcare, counseling, and space for community gatherings, making them important partners in promoting social cohesion and well-being. Their presence can also reflect the cultural and historical character of the community.

Religious institutions in Morenci include:

- Morenci Bible Fellowship, 13181 Sims Highway
- Trinity Lutheran Church, 800 W. Chestnut St.
- New Apostolic Church, 432 Gorham St.
- Morenci Church of the Nazarene, 751 N. Summit St.
- First Congregational Church, 104 W. Locust St.
- Morenci United Methodist Church, 111 E. Main

PROMOTING PUBLIC HEALTH AND WELLNESS THROUGH COMMUNITY FACILITIES AND SYSTEMS

The City of Morenci has an enormous opportunity to directly and indirectly impact residential health by providing systems and facilities that promote healthy living. In many cases, habits like exercise, physical activity, and healthy eating provide tangible benefits to all community members and can be supported through walkable environments, recreational infrastructure, and food access. In other cases, supporting public health and wellness requires systems that serve the needs of smaller portions of the population, including those with disabilities, senior residents, and younger residents.

Disabled Population

With a notable portion (17%) of all Morenci residents living with a disability and an even higher rate of residents over 65 (40%) with a disability, it is important to promote universally accessible community facilities for the City's residents. Ambulatory (walking) and independent living difficulties are the most prevalent among the population, underscoring the importance of accessible facilities for all residents to promote effortless use of City-managed spaces.

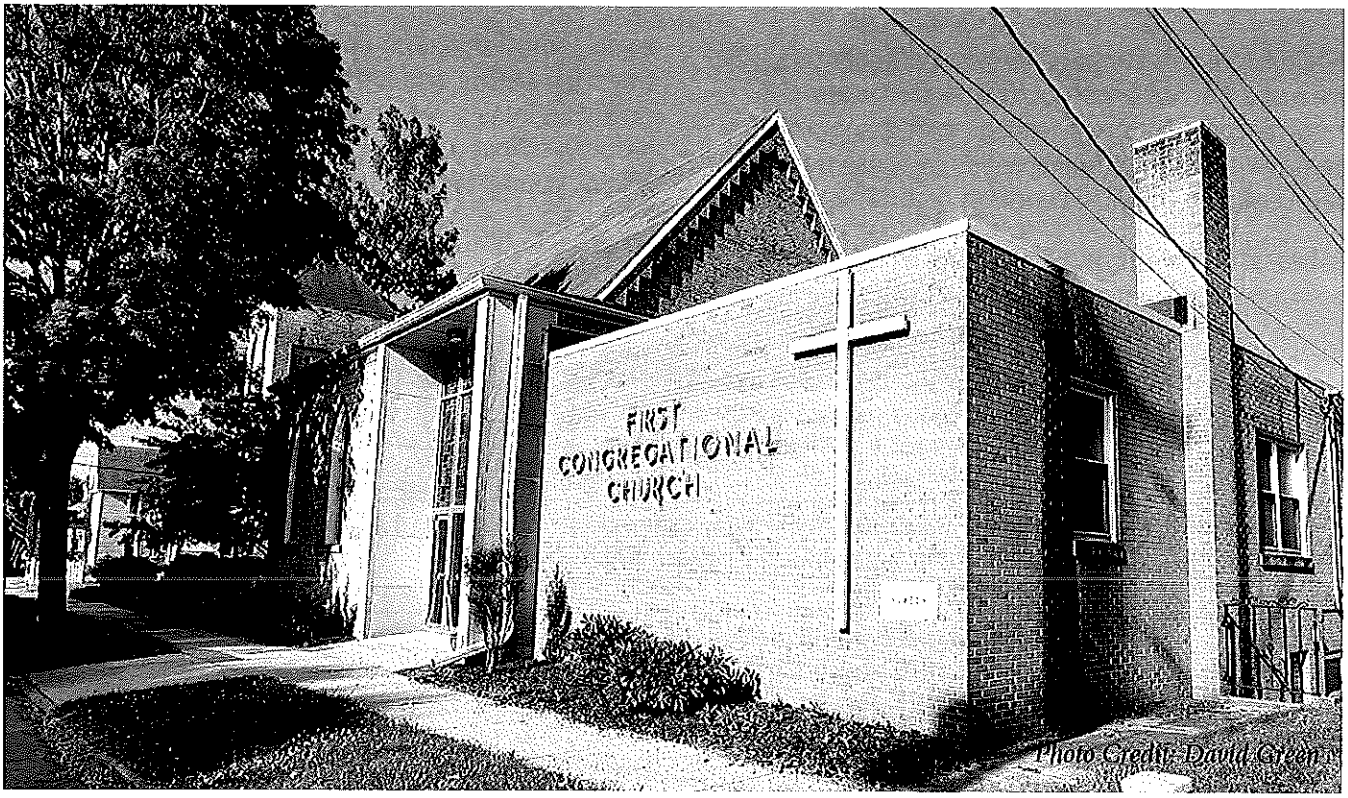


Photo Credit: David Green

Figure XX: The 7 Principles of Universal Design



Source: National League of Cities

Universal design is the practice of creating environments, products, and systems that are accessible and usable by people of all ages, abilities, and backgrounds without the need for adaptation or specialized design. It promotes inclusion by ensuring spaces work for everyone, including children, older adults, and individuals with disabilities. Common examples include large print signage, ramps instead of stairs, curb cuts for wheelchair access as well as strollers.[13]

Senior Population

Although the median age of Morenci residents experienced a reduction in recent years and the portion of residents who are 65 years or older is relatively low (14.5% of all residents) compared to Lenawee County (19.9%) and Michigan (18.2%), the community must ensure that these residents are considered in future planning. Communities can consider their elderly population by prioritizing accessible services and inclusive policies. This includes planning for accessible housing options, safe pedestrian infrastructure, and reliable transportation to help seniors stay independent. Other considerations include ensuring healthcare, social services, and recreational opportunities to promote physical and mental well-being, further supporting the need to pursue universal design principles.

Youth Population

Communities can support public health and wellness for youth by ensuring access to safe parks, recreational programs, and walkable neighborhoods that encourage physical activity. They can also support young residents through healthy school environments, access to nutritious food, mental health resources, and safe routes to school. Involving young people in planning decisions helps tailor programs and infrastructure to their needs, empowering them to have long term health and well-being.[14]

Non-Motorized Infrastructure and Active Transportation

Sidewalk access and recreation spaces can help communities with high rates of heart disease by encouraging regular physical activity, a key factor in preventing and managing heart disease. Walkable

environments make it easier and safer for residents to incorporate exercise into their daily routines, while parks and recreation areas provide spaces for activities like walking, jogging, and sports. These amenities also promote social interaction and mental well-being, both of which contribute to overall cardiovascular health.[15] Improving access to active living infrastructure is a cost-effective public health strategy that benefits the entire community. Approximately 75% of residential properties in Morenci have sidewalk access within 20 feet. While this illustrates a degree of connectivity and access to walkable spaces, sidewalks are not available to the same degree for all parts of the City. Expanding this coverage to more homes could help the community become more active and receive many health-related benefits. Morenci's City Council has also noted strategic sidewalk repair as a priority based on comprehensive evaluations of conditions across the City. The map "Residential Sidewalk Access" in this plan's "Transportation" chapter illustrates the City's pedestrian sheds and residential areas with nearby sidewalk access.

Food Access

Food access is important to a community because it provides residents with reliable access to healthy food at accessible prices, promoting good health. Barriers to healthy food can lead to higher rates of chronic diseases (e.g., diabetes and heart disease) and negatively affect children's development and academic performance. Improving food access supports public health, reduces social and economic disparities, and contributes to a stronger, more resilient community.[16]

In the City of Morenci, the only location that sells grocery products is the Dollar General. This limited food access within the City leads many to travel elsewhere for their groceries. Locations outside of the City that are most used by residents include:

- Aldi (Adrian, MI)
- Country Market (Adrian, MI)
- DG Market (Lyons, OH)
- Hudson Market House (Hudson, MI)
- Mc Auliffe's Meats (Addison, MI)
- Meijer (Adrian, MI)
- Wal-Mart (Adrian, MI)
- Wal-Mart (Wauseon, OH)

FIRST RESPONDERS & EMERGENCY RESPONSE INSTITUTIONS

Though different in function from the community facilities and institutions that support everyday activities and living in a community, emergency response institutions are just as critical to ensure that residents have access to support systems during emergencies and unexpected events. The following first responder and emergency response institutions serve Morenci and surrounding townships. This broad area of coverage has contributed to challenges in adequately funding all services – while all areas that benefit from these services contribute financially, there is some discrepancy between the portion of financial contributions and amount of need across all communities. For these reasons, Morenci is considering an additional millage payment to supplement emergency services and free up the overall general fund to cover additional areas.

Inventory and Description of Facilities

Morenci Area Emergency Medical Service

Located at 13013 Sims Hwy, Morenci Area EMS is a Michigan-licensed Advanced Life Support service operated by the City of Morenci and surrounding townships. It provides 24/7 emergency response and hospital transfers, with a team of paramedics and EMTs serving parts of Michigan and Ohio. Morenci Area EMS is staffed 24 hours a day by a paramedic and emergency medical technician (EMT).[17]

Morenci Fire Department

Located at 243 W. Main Street, the City of Morenci Fire Department is a paid on-call department with 32 members, serving over 5,000 residents across 100 square miles. It covers Morenci, Seneca and Medina Townships, and Chesterfield Township in Ohio, averaging 130 calls annually. The department has a large variety of equipment on hand to serve the community, including seven vehicles.[18]

Morenci Police Department

Located in City Hall at 118 Orchard Street, the Morenci Police Department provides 24/7 law enforcement services within the city, staffed by a full-time chief, two full-time officers, and part-time officers as needed. Emphasizing community policing as part of its daily approach, the department focuses

on strong relationships with residents and offers services like emergency response, investigations, and vacation property checks.[19]

Emergency Management

Emergency management in a community involves preparing for, responding to, and recovering from disasters and emergencies such as severe weather, fires, public health crises, and infrastructure failures. It includes creating emergency plans, coordinating first responders, maintaining communication systems, and educating the public about safety procedures. Effective emergency management protects lives and ensures essential services remain available during and after a crisis. It also involves collaboration among local government, police, fire, EMS, public works, and regional or state agencies to build a resilient and well-prepared community.

The Lenawee County Hazard Mitigation Plan contains an assessment of various risks that could occur within the County and assigns the levels of risk for these individual occurrences, as well as strategies to mitigate these potential hazards.[20] The plan was created with the assistance of a committee with members representing:[21]

- Lenawee County Emergency Management Coordinator
- Lenawee County Board of Commissioners
- Region 2 Planning Commission
- Lenawee County Health Department
- Lenawee County Intermediate School District
- Michigan Townships Association, Lenawee Chapter
- Raisin Charter Township Fire Department
- Lenawee County Drain Commission
- Lenawee Intermediate School District (LISD)

In total, the plan addresses the risk of 28 possible scenarios that are both manmade and natural hazards. These hazards are evaluated by a series of metrics, including the portion of population affected, possible casualties, economic damage, and others. Events related to extreme weather were determined to be the most hazardous in the County, as well as possible infrastructure failures that may be associated with extreme weather.[22]

PUBLIC UTILITIES AND SERVICES

Beyond community facilities and institutions that are intended to take care of City residents through a wide variety of services, Morenci's utility systems serve a critical purpose in upholding many of the central aspects of modern life. This section describes how public water, sanitary, and stormwater management facilities, gas and electric energy, and fixed and mobile broadband services act as infrastructural systems that lay a foundation for future growth.

Public Water and Sanitary Sewer

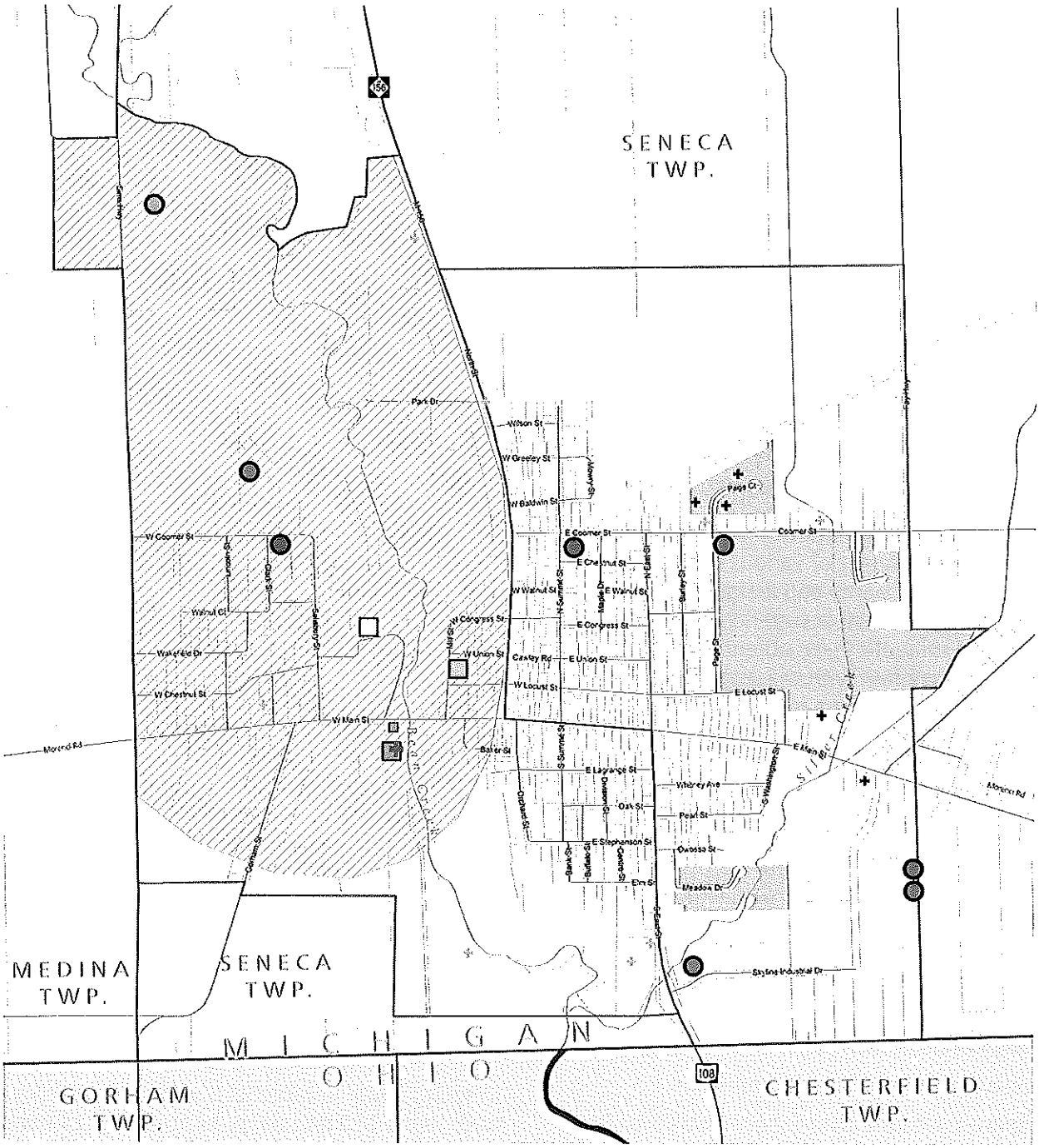
Public Water

The City of Morenci's drinking water is supplied by groundwater from the regional Michindoh glacial aquifer, a sand and gravel system formed by retreating glaciers approximately 14,000 years ago. This aquifer serves as a primary source of drinking water for communities across southeastern Michigan and is naturally replenished through precipitation that infiltrates the ground.

Protecting this resource is critical to the City's long-term sustainability. Morenci participates in wellhead protection planning in coordination with the Michigan Department of Environment, Great Lakes, and Energy (EGLE) and Lenawee County. These efforts include groundwater monitoring, public education, and land use practices that reduce contamination risks in areas contributing water to municipal wells. Local zoning and development review processes also play an important role in limiting potential pollutants such as industrial discharges, agricultural runoff, and improper waste handling.

Drinking water in Morenci is also sourced from two wells, each 110 feet deep, located west of Bean Creek at the water treatment plant on West Main Street. The water is first processed through an air induction system to reduce hydrogen sulfide, a naturally occurring compound that causes a "rotten egg" smell. After aeration, the water flows through iron removal filters, and chlorine is added for disinfection before distribution.[23] EGLE requires all community water suppliers to share water quality data with residents each year. The City mails this report to residents by July 1st of each year and also posts results on the City's website.

Map XX: Utlities and Services



Utilities and Services

1,000 Feet
Beckett & Raeder, Inc.

Sources: Michigan Open Data Portal, City of Morenci, Lenawee County Equalization Department/GIS Division

- City of Morenci
- Private Water Well
- Irrigation Well
- Public / Utility Water Well
- Wellhead Protection Area
- Water Tower / Storage Tank
- Sanitary Sewer Lift Station
- Wastewater Treatment Lagoons
- Wastewater Treatment Plant
- Stormwater Detention or Retention Facility
- Property with Public Utility Easement
- Electrical Substation
- Department of Public Works (DPW) Facility

The City of Morenci's water treatment system currently includes iron filtration and the addition of chlorine at the well site before water enters the distribution system. The City uses approximately 0.648 million gallons of water per day, with demand expected to increase alongside future development. There are currently 892 service connections supplying potable water to about 2,220 residents. Wastewater is first directed to an initial holding pond and then transferred through two additional ponds, where organic anaerobic processes help treat the water. A third lagoon was added in 1993 to expand the system's holding capacity, and long-term plans include dredging the lagoons within the next 10 years to remove built-up sediment. The City of Hudson conducts regular testing to ensure wastewater discharge meets standards set by EGLE.

Sanitary Sewer Facilities

The City of Morenci's sewer system operates using a stabilization pond system, located at the northwest corner of the city. Wastewater is pumped from a station on W. Main Street into a series of shallow, man-made basins that treat sewage through natural biological processes. Treatment occurs in three stages: anaerobic ponds remove suspended solids and some organic matter, facultative ponds reduce remaining organic material through algae and bacteria, and maturation ponds focus on removing pathogens and nutrients, especially nitrogen. Treated wastewater is then discharged into Bean Creek.[24]

Capacity Improvements and Future Needs

In 2021, the City of Morenci received a $2 million grant from the Michigan Strategic Fund to make infrastructure improvements. Combined with approximately $480,000 in City contributions, this fund was used to make improvements to water, sewer, and streets.[25] Improvements were made to all of Salisbury Street and on Locust Street between North and Washington Streets. The project involved replacing water and sanitary sewer lines and rebuilding the streets. The water main on Salisbury Street was upgraded from a 4-inch line to either an 8- or 12-inch line to improve fire flow capacity for firefighters. Additional valves were also installed, allowing the City to better isolate water main breaks and minimize service disruptions to surrounding areas.[26]

During the Summer of 2024, Morenci made upgrades to its water treatment system to maintain high-quality water for residents. During this process, they replaced filters in all filtration tanks. These improvements were supported by EGLE and funded through a Community Development Block Grant (CDBG) from the Michigan Economic Development Corporation (MEDC). Additionally, these improvements are designed to significantly reduce iron levels in the water, ideally to near zero.[27]

Storm Water Drainage

Surface and Groundwater: General Conditions

The United States Geological Survey (USGS) monitors groundwater levels near Morenci, with 2022 measurements showing water table depths of 11.96 feet and 10.67 feet at two nearby sites. These relatively high-water table levels indicate that groundwater lies close to the surface, which can impact construction in the area. Morenci needs to account for potential challenges like soil saturation, drainage concerns, and limitations on basement or foundation design. With the topography in Morenci being relatively flat other than along than the areas along Bean and Silver Creek, surface water requires infrastructure to direct it away from developed areas in much of the City. The majority of the City drains to the Bean Creek on the west side and to the Carter Drain and Silver Creek on the east side.

These creeks and the rest of Morenci are within the Tiffin River Watershed, known as Bean Creek near Morenci. It is important that pollutants that may leech into these water ways are mitigated to the fullest extent. A healthy watershed reduces flooding, prevents erosion, and filters out pollutants before they reach rivers, lakes, and groundwater supplies. Planning efforts that protect wetlands, forests, and natural drainage patterns help maintain clean water, support biodiversity, and reduce the long-term cost of water treatment and infrastructure repair. Integrating watershed protection into a master plan ensures sustainable land use, strengthens climate resilience, and promotes public health and environmental quality.[28]

Inventory of Facilities

Communities need to manage stormwater runoff to prevent flooding, reduce water pollution, and protect local waterways. Uncontrolled runoff can

carry pollutants like oil, chemicals, and sediment into rivers and lakes, harming ecosystems and drinking water sources. Proper stormwater management also helps reduce erosion, protect infrastructure, and maintain public safety. The City of Morenci actively manages stormwater runoff to protect its waterways, particularly Bean Creek. In 1992, the City invested in a major infrastructure project to separate sanitary and stormwater systems, ensuring that stormwater could be properly filtered before entering natural water bodies. This separation helps reduce pollutants and excess nutrients from reaching the creek.

Morenci also emphasizes responsible development practices to limit impervious surfaces and promote water absorption. The City encourages appropriately sized parking areas and regularly reviews ordinances to support effective stormwater management and protect local water quality. Additional methods that Morenci could employ to strengthen its abilities to handle high precipitation events include adding green infrastructure like rain gardens, permeable pavement, and more trees and vegetation to absorb water.[29]

Morenci has five facilities used for the detention and retention of stormwater (detention ponds temporarily hold stormwater runoff and release it gradually, while retention ponds permanently hold a body of water) located throughout the City. The map "Utilities and Services" shows the location of these detention and retention areas.

Additionally, there are drainage systems throughout the City. In the northeast, Carter Drain send stormwater to Silver Creek. There are some property easements associated with this drain. There are also easements in the North Yankee Subdivisions near Page and Coomer Street, in the Silver Acres subdivision near Meadow Drive, and in the Silver Creek subdivision around Beckwith Court and Silver Creek Drive.

Electric and Gas Services

Current Services and Providers

Electric services in Morenci are provided by Consumer Energy and Midwest Energy Cooperative. Consumer Energy powers all the City, except for the Skyline Industrial Park, which is serviced by Midwest Energy Cooperative. Gas service is provided by Michigan Gas Utilities.

Properties Owned and Easements held by Utilities

Consumer Energy has three properties in the City. One is located at the 800 block of W. Main Street and spans 0.39 acres. Another 0.21-acre site is located at the 200 W. Locust Street block. This was formerly used for infrastructure but has been demolished. The last site is on Union Street, spanning 1.1 acres and contains a substation. These sites are shown in the map "Utilities and Services."

Broadband and Cellular Telecommunications

Most of Morenci is served by mobile broadband service, with a small portion relying on 5G mobile cellular service. 90.5% of households have an internet subscription with 74.9% of service being provided by broadband connection.[30]

Waste Management and Recycling

Current Services & Capacity

The City of Morenci partners with LRS for solid waste collection, with weekly residential garbage pickup on Wednesdays, except during certain holidays when service is delayed. Each household receives one 96-gallon container for a monthly fee of $16.17, billed through the water bill. Bulky items are not included and must be scheduled separately through LRS, though the City occasionally offers a bulky item dumpster at the DPW facility. Commercial customers can choose from various dumpster and roll-off container options through LRS. For recycling, residents can use a cardboard dumpster at the DPW facility or visit the Lenawee County recycling drop-off site in Adrian.

Pending and Recommended Improvements

Lenawee County is exploring major updates to their waste management systems in response to new state legislation passed in 2022 and a growing focus on sustainability. A key change is the shift from traditional solid waste management to Materials Management Planning (MMP), which emphasizes waste diversion through reuse, recycling, and composting. Lenawee County is developing its own MMP to assess current infrastructure and recommend strategies to reduce landfill use and improve resource recovery.[31]

A major goal of the plan is to increase recycling rates, with Michigan aiming to raise its statewide

rate to above 45%. Lenawee County currently recycles an estimated 13–15%, and the MMP will establish benchmarks to meet new state targets. By 2028, most residents in cities over 5,000 people, like Morenci, will need access to curbside recycling.[32] The MMP may lead to new or expanded materials management facilities. Lenawee County may also pursue state funding to support implementation.

Water Supply and Soil: Risks and Resources

Wellhead Protection Areas

A Wellhead Protection Area (WHPA) is a designated area around a public water supply well or wellfield that helps safeguard drinking water by preventing contamination. The main goal of a WHPA is to protect public health by managing land use and potential sources of contamination such as fuel storage, industrial activity, or agriculture within the area.[33] WHPA boundaries are defined using groundwater flow models, hydrogeologic mapping, or fixed distances, and are often divided into zones based on how quickly water can reach the well (6-month or 1-year travel time zones, or more). Protecting wellheads not only ensures a clean water supply but also reduces the high costs and risks associated with cleaning up contaminated groundwater.[34]

Radon

Radon is a colorless, odorless, and tasteless radioactive gas that forms naturally from the breakdown of uranium in soil, rock, and water. It can enter homes and buildings through cracks in foundations or gaps around pipes and accumulate to harmful levels indoors. Long-term exposure to high levels of radon is the second leading cause of lung cancer in the United States, after smoking. Because it can't be detected by human senses, testing is the only way to know if radon is present in a building.[35]

In Michigan, EGLE collects data for radon levels in soil through random sampling in all zip codes. The area around Morenci according to this resource has a median radon level of 4.1pCi/L (39th highest of 953 statewide) and a mean radon level of 7.35 pCi/L (17th highest).[36] Radon levels in homes should be monitored through testing, and is recommended to be done every two years in homes. Methods to mitigate radon levels in homes include proper ventilation, especially in basements, and ensuring that foundation cracks are sealed. In new construction an additional layer of gravel beneath the foundation and proper ventilation can help to prevent issues.[37]

Lead

Lead in drinking water remains a serious public health concern in Michigan, especially in older homes and communities with aging infrastructure. Although progress has been made since the Flint water crisis, lead service lines and plumbing materials still pose risks, particularly to children and pregnant women. Many homes built before 1970 may have lead pipes or fixtures, and corrosion can cause lead to leach into the water. Michigan is actively working to replace lead service lines, but the process is complex and costly. There's no safe level of lead exposure, making continued vigilance and infrastructure upgrades essential.[38] In Morenci, as of the publishing of the 2024 Water Quality Report, the water supply has 63 lead service lines and 667 service lines of unknown material out of a total of 938 service lines. Lead was not found in any level of concern among water samples taken in this report.[39]

Wellhead Protection Areas

Morenci's municipal wells are protected through designated Wellhead Protection Areas (WHPAs), which include the land surface contributing groundwater to the City's water supply. These areas may extend beyond City limits and are identified through hydrogeologic studies approved by EGLE. The City participates in Michigan's Wellhead Protection Program, which includes groundwater monitoring, land use coordination, and public education to reduce contamination risks. Ongoing state and federal funding programs, including Source Water Protection grants, support these efforts and encourage continued updates to local protection plans.

KEY TAKEAWAYS

- Despite its small size, the City of Morenci offers a host of services and amenities to its residents and surrounding communities, including educational facilities, emergency services, and water and sewer infrastructure.
- The educational needs of Morenci residents are well-served by the Morenci Area Schools district and numerous surrounding institutions of higher education.
- Morenci offers healthcare facilities that serve primary and senior care needs. Pediatric care, lab services, hospitals, and specialized medical treatment centers are found outside of the City but within the region.
- Community facilities and utility systems present the opportunity to support the City's disabled population on a daily basis through design and service provision considerations. The seven principles of universal design can be employed to support the 17% of residents with a disability. Relatedly, senior residents and residents under 18 may benefit from infrastructural systems that encourage access to services, infrastructure, health care, recreation, and more to promote physical and mental well-being.
- Access to grocery stores is limited within the City. Residents must drive, utilize limited public transportation systems, or rely on transportation support to access food markets
- Morenci is well served by emergency service systems (EMS, fire, and police). Lenawee County further supports emergency services through their Lenawee County Hazard Mitigation Plan.
- Morenci's public utilities and services include water supplied by two wells and the Michindoh glacial aquifer, sanitary sewer service, electric and gas service, broadband and cellular telecommunications, and waste management and recycling.

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Photo Credit: David Green

7 Transportation

In all communities, transportation systems serve the important purpose of connecting residents to a variety of destinations, including sites of employment, education, and basic necessities. In the City of Morenci, the transportation network is made up of roads and sidewalks that are well utilized by residents and visitors. In particular, the City boasts a high walkability score of 75, indicating residents are well connected to local amenities by foot.[1] It is beneficial to evaluate a community's transportation network over time to most effectively support the mobility needs of community members. This chapter documents the status of the transportation network in the City, offering a record of current conditions and suggestions for improvements.

ROAD NETWORK

The City's location on the State of Michigan's southern border just north of Ohio is primarily rural, although it is well connected to other nearby communities. The City of Toledo is approximately forty miles to the east. M-156 (referred to as Ohio State Route 108 in Ohio) passes directly through the City of Morenci, providing a route to the north and south. Morenci is also in close proximity to U.S. Route 127 to the west, U.S. Route 20 to the south, and M-52 to the east.

Road Classification and Traffic Volumes

The National Functional Classification (NFC) system is used by the Michigan Department of Transportation (MDOT) to establish a hierarchy of roads based on speed limit, traffic volume, geography, and design, among other features.

National Functional Classification System

Minor Arterial: Provides service to trips of moderate length at lower travel mobility than principal arterials.

Major Collector: Serves local business districts and channels traffic toward arterials.

Local Road: Promotes access to neighboring properties.

Source: Federal Highway Administration (U.S. Department of Transportation)

Created by the Federal Highway Administration (FHWA), the NFC system is valuable in assessing the conditions and needs of any road.[2] A road may be designated as: Interstate, Other Freeway, Principal Arterial, Minor Arterial, Major Collector, Minor Collector, or Local Road. Typically, higher ranked roads require more funding and maintenance, and all but Minor Collector and Local Roads are eligible for federal funding.

In the City of Morenci, there are several Major Collector roads, one Minor Collector road, and many Local Roads. The map titled, "National Functional Classification," demonstrates the road categorizations in the City. Additionally, the map labels the 2024 Average Annual Daily Traffic (AADT) values on Main Street, indicating the average number of vehicles using the street per day.

Major Collectors

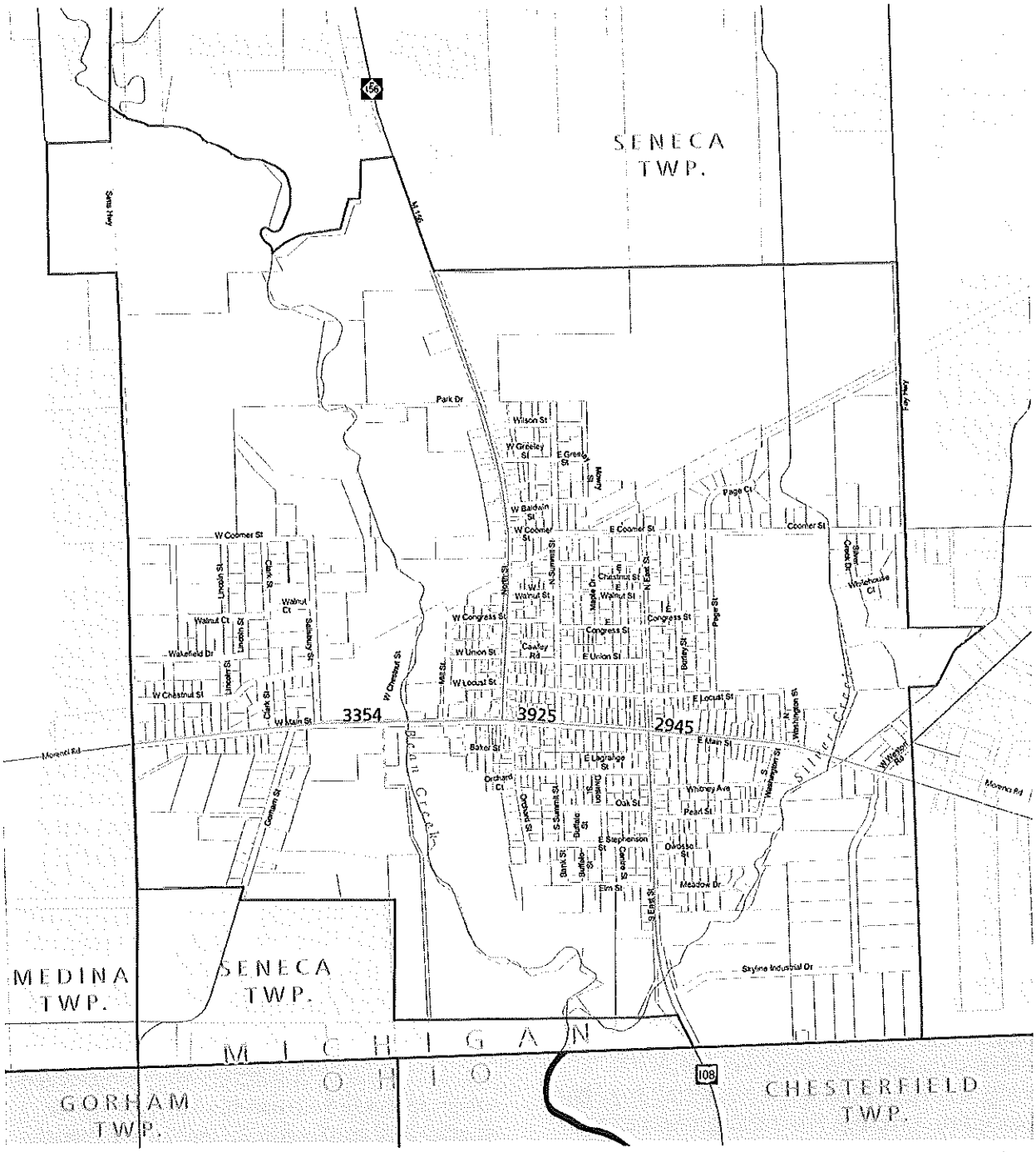
The Major Collectors, which include Main Street, North Street, and S. East Street, are the City of Morenci's busiest roads. On the east, the small portion of W. Weston Road located within the City is additionally classified as a Major Collector. These roads intersect at various points and create routes into and out of the City from the north, south, east, and west. Making up approximately 20% of the roads in the City, they serve both City residents and commuters.

The AADT of Main Street is calculated in three different sections to indicate that the road's traffic fluctuates slightly at different points. The stretch of Main Street between the western city limit and North Street has an AADT of 3,354; between North Street and S. East Street, the AADT of Main Street is 3,925; and between S. East Street and the eastern city limit, the AADT is 2,945. These values suggest that there is significant traffic flow on Main Street every day, but that the greatest traffic occurs on the central stretch of Main Street between North Street and S. East Street. Although not indicated on the map, the AADT of North Street is 1,864 and the AADT of S. East Street is 1,632.[3] This signifies that the other Major Collector roads in the City receive less traffic than Main Street.

Minor Collectors

Major and Minor Collectors, although similar, are typically differentiated by the amount of traffic

Map XX: National Functional Classification



National Functional Classification

1,000 Feet

Beckett & Raeder, Inc.

Sources: Michigan Open Data Portal, City of Morenci, Lenawee County Equalization Department/GIS Division

City of Morenci

Major Collector

Minor Collector

Local Roads

2024 Average Annual Daily Traffic (AADT)

volume they receive, speed limits, and how far apart they are spaced from each other. The only Minor Collector in the City of Morenci is Gorham Street, located in the southwest corner. Gorham Street intersects Main Street to the north and leads traffic towards the State border to the south. Notably, its status as a Minor Collector indicates that it is not eligible for federal funding.

Local Roads

The remainder of the roads in the City of Morenci are classified as Local Roads and comprise a little over three-quarters of all roads in the City. These roads are primarily residential; however, they also direct traffic to local schools, parks, small businesses, and various other sites. They are used primarily by residents of the City of Morenci.

Road Quality

The Pavement Surface Evaluation and Rating (PASER) is a visual survey conducted by the Transportation Asset Management Council (TAMC) to determine road conditions in a community.[4] Roads are given a rating on a scale of one to ten, which is then used to categorize them as being in good, fair, or poor condition. In the City of Morenci, recent updates to the PASER data are limited. With the exception of the Major Collector roads, which were evaluated in 2024, the City of Morenci has not updated their PASER data since 2015. The Major Collector Roads – Main Street, North Street, S. East Street, and W. Weston Road – are all in fair condition, according to the latest evaluation in 2024.[5] This indicates that these roads may be due for improvements in the near future.

The City of Morenci has expressed plans to update the PASER data by completing the evaluation internally. In 2025, a designated city staff member is expected to complete the training required to conduct the PASER in the City. From that point onwards, the City plans to conduct PASER ratings internally and on an annual basis. This will allow for the City of Morenci to be more targeted in its efforts to improve road conditions.

Road Safety

Given their daily use and critical role, it is important to consider the relative safety of the City's roads. Examining the number of vehicle-related crashes or incidents on the roads offers an opportunity to evaluate road safety and the parts of the road network that are best suited for traffic calming interventions. The map titled, "Crashes, 2021-2023," visualizes the crashes and their precise location in the City of Morenci between the designated years. The map also indicates the severity of each crash by marking the presence and level of injury that resulted from the incident.

Table XX: Vehicle Incidents and Injuries, 2021-2023

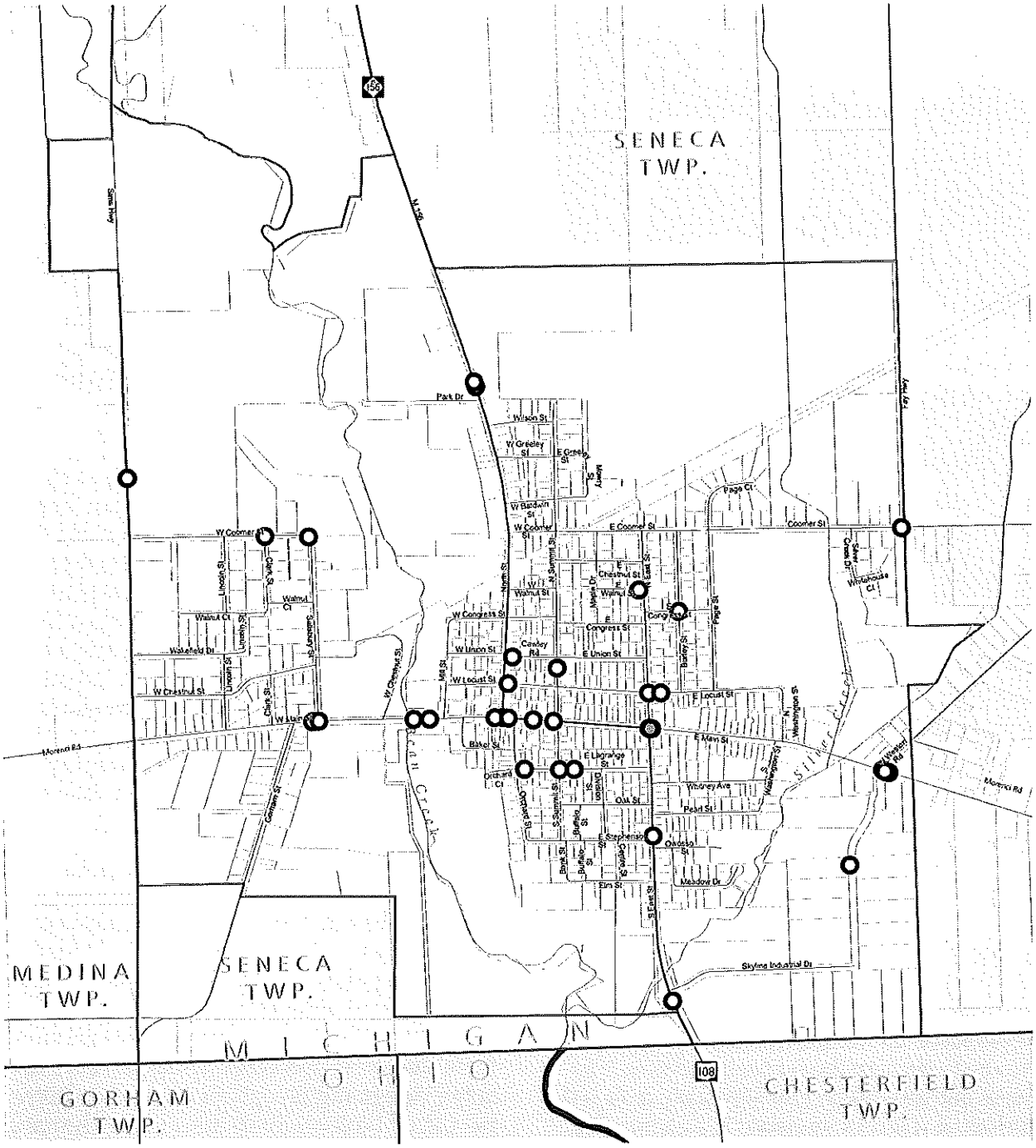
	2021	2022	2023
Injury or Possible Injury	2	2	0
No Injury	14	9	0
Total Incidents	16	11	9

Source: Michigan Traffic Crash Facts

In total, 36 vehicle incidents were reported between 2021 and 2023.[6] Approximately twenty of these occurred on or very close to a Major Collector, just over half of the total 36 reported incidents. Other crashes occurred on Local Roads throughout the city. Most of the reported crashes resulted in no injuries, especially those that occurred on Local Roads. One crash on Main Street and two crashes on North Street reported that there was a "possible injury." Another crash on Main Street reported a "minor injury." Across all three years, there were no reported incidents involving pedestrians or cyclists. The relatively low number of vehicle-related incidents indicates that roads in the City of Morenci are generally safe.

The prevalence and occurrence of vehicular crashes may be mitigated by incorporating streetscape design features that simultaneously increase visibility and encourage slower speeds. Various intersections across the City come with challenges related to visibility, including trees and shrubs that impede the driver's line of sight as well as the occasional cluster of community advertisements that may build up on street-side utility lines. Other intersections face challenges related to the absence of any added features, impacting drivers as visual cues to slow down or take note of surroundings are nonexistent. Possible treatments and recommendations related to these circumstances are discussed later in the chapter.

Map XX: Crashes, 2021-2023



Crashes, 2021-2023

1,000 Feet

Beckett & Raeder, Inc.

Sources: Michigan Open Data Portal, City of Morenci, Lenawee County Equalization Department/GIS Division, MTCF

City of Morenci

Crash Severity

- No Injury
- Possible Injury
- Minor Injury

Note: All crashes were vehicular, and there were no crashes involving pedestrians or cyclists reported during this time.



E. Main Street and W. Weston Road.
Source: Google Maps



Gorham Street and W. Main Street.
Source: Google Maps

MULTI-MODAL TRANSPORTATION

Non-Motorized Transportation

Non-motorized transportation refers to the various forms of mobility that do not require a motor-powered vehicle, primarily walking and biking. These modalities of transportation are important to encourage because they connect individuals to amenities and services on a smaller scale, reduce the production of vehicular emissions in a community, and promote consistent exercise for individuals who engage in them. Non-motorized transportation may be particularly effective in the City of Morenci, given that it is smaller in area and can be easily navigated by foot or bicycle. Having access to the relevant infrastructure, such as sidewalks, paths, and designated bike lanes, encourages individuals to make use of this form of transportation.

Pedestrian Access

There is a substantial network of accessible pedestrian sidewalks across the City of Morenci (see map titled, "Residential Sidewalk Access"). It is valuable to maintain and expand these routes, as they offer health benefits and are an easy alternative to more expensive motorized transportation options. Notably, the 2023-2028 City of Morenci Parks and Recreation Plan includes an explicit goal to expand non-motorized paths within the city. This illustrates Morenci's commitment to broadening access to non-motorized transportation methods for its residents for both recreational and practical purposes.

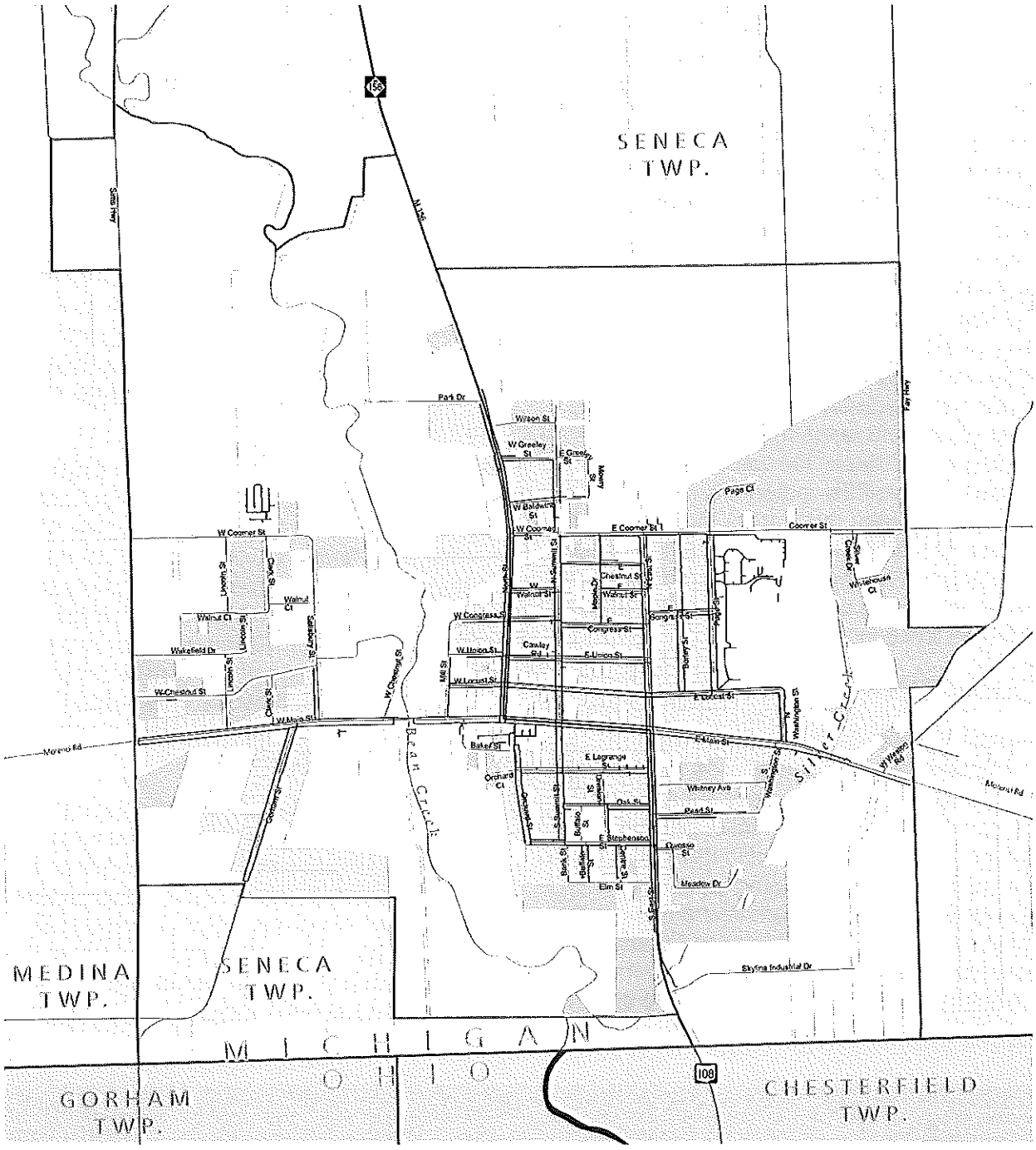
Bicycle Infrastructure

While bicycle infrastructure in Morenci is less prevalent than pedestrian infrastructure, improving upon the current status is a priority for the City. In 2025, Morenci's Downtown Development Authority (DDA) cited added bicycle events as a part of its 3-year plan as well as adding a bike lane to support both local cyclists and cyclists that pass through the City on their bike routes. Morenci's 2023-2028 Parks and Recreation Plan also includes added bicycle infrastructure as a goal, especially to promote greater connection between various recreational areas like Wakefield Park, Riverside Natural Area, and Bean Creek.

Alternative Transportation Options

Although there is a well-connected network of sidewalks in the City of Morenci, it is important to note that many amenities and services are not within walking distance of the City's residential areas. Alternative transportation methods make these sites more accessible. While there are no public transportation options that are exclusive to the City of Morenci, there are various alternative transportation methods that Morenci's residents can utilize. For instance, the Lenawee County Department on Aging (LCDA) offers a volunteer-based transportation service for adults above the age of sixty in need of transportation to non-emergency medical appointments.[7] This program benefits the senior citizens of Lenawee County, which includes the City of Morenci.

Map XX: Residential Sidewalk Access



Residential Sidewalk Access

1,000 Feet

Beckett & Raeder, Inc.

Sources: Michigan Open Data Portal, City of Morenci, Lenawee County Equalization Department/GIS Division

City of Morenci

Improved Residential Properties with Sidewalks within 20 feet

Improved Residential Properties: No sidewalk within 20 feet

Lenawee Public Transportation Authority

The Lenawee Public Transportation Authority (LPTA) provides another form of public transportation across the County of Lenawee.[8] In the Fall of 2022, the Dial-A-Ride program serving the City of Adrian and the Lenawee Transportation Corporation were merged to form the LPTA, which created a more streamlined form of public transportation for the entire County.[9] The LPTA, which runs Monday through Friday from 7:00am to 3:30pm, offers a door-to-door service to residents. Acting as a shuttle, the LPTA carries passengers from the City of Morenci and other communities to the City of Adrian in mid-sized buses or handicapped-accessible vans. Fares are free for children under one year of age and range from $1.50 to $4.00 depending on the day of the week for other passengers. Many of the individuals who make use of the LPTA are senior residents or individuals with disabilities. This program offers a beneficial mode of transportation for individuals who do not own cars or are otherwise unable to drive themselves to their desired locations.

RECOMMENDATIONS

There is an abundance of support for non-motorized infrastructure and projects that seek to maintain and improve elements of transportation for all modalities of mobility. While the City of Morenci is somewhat limited in its ability to directly pursue the most pressing aspects of transportation change on roads that are under the jurisdiction of MDOT or the Lenawee County Road Commission, the City can prioritize collaboration and coordination with both entities to see desired projects through to their completion. Additionally, the City has the ability to initially invest in its local roads through Capital Improvement Project (CIP) planning and to build a network of connectivity by starting there.

Road Safety and Traffic Calming

Increased safety measures can improve the City's roads and instances of accidents. Because the majority of vehicle-related incidents in the City of Morenci occur on or near Main Street, initial efforts and improvements may be focused here before expanding elsewhere. There are a variety of strategies ranging in cost that can be explored to improve general road safety, each described in the table titled "Possible Traffic Calming Measures on Main Street."[10]

Municipalities often implement these solutions temporarily first, given that they are less costly and permit communities to verify whether the solution is effective.[11] Temporary options exist for many of the suggested improvements, including speed bumps, cushions, and tables. Once incorporated into the City's roads, it is important to observe how they affect usage of the road by pedestrians, drivers, and cyclists. Based on these observations, adjustments or permanent solutions may be considered and implemented.

The City of Morenci could begin exploring traffic calming strategies where they may be most valuable. For instance, at the intersection of Main Street and North Street, a raised crosswalk would create added safety precautions to protect all individuals who may utilize the intersection. Any road improvements should be contextually fitting, and any developments should consider usage

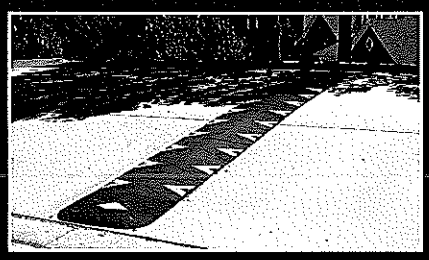
Temporary Traffic Calming Installations



Delineators



Precast Concrete Curbing



Removable Rubber Speed Humps

Source: Federal Highway Administration

Table XX: Possible Traffic Calming Measures on Main Street

Strategy	Description	Example	Cost
Speed Hump	A mound on the pavement surface, typically 12 feet in length and 3 inches in height.		$2,000 to 4,000
Speed Cushion	Two or more smaller speed humps with wheel cutouts to allow the passage of larger and emergency vehicles.		$2,000 to 4,000
Speed Table	A raised platform on the pavement surface designed to slow vehicles in accident-prone areas. Approximately 10 feet long to accommodate the entire wheelbase of most vehicles.		$2,500 to 8,000
Raised Crosswalk	A 10-foot raised platform, elevating a marked crosswalk. A variation of the speed table.		$4,000 to 8,000
Raised Intersection	A raised area on the pavement surface, extending across an entire intersection.		$15,000 to 60,000
Corner Extension	A horizontal extension of a sidewalk at an intersection to narrow the street. Also referred to as a curb extension when it is located in the middle of the block.		$8,000 to 12,000* *up to $40,000 if drainage alterations are required

Source: U.S. Department of Transportation, Federal Highway Administration

of the roads by larger vehicles and emergency vehicles.

Traffic calming strategies often work in conjunction with other road-related initiatives, such as supporting non-motorized transportation and general road maintenance. When planning for road improvements, it can be valuable to adopt strategies that target more than one goal. It is also worth noting that traffic calming methods go hand in hand with economic development strategies and instances in which elements of placemaking draw travelers to destinations. Designing streetscapes and commercial corridors with pedestrians in mind encourages a safer environment and can reduce perceptions that access is only available with automobiles. Relatedly, strategic placement of trees along busy corridors, murals, public art, and other design elements along the streetscape can target and benefit pedestrians and drivers alike, signaling a need to slow down and enjoy the features of a place.

Non-Motorized Transportation Networks

The City of Morenci has an existing network of interconnected pedestrian sidewalks throughout the commercial and residential areas of the City; however, various sections of the network would benefit from improvements or maintenance, and expanding the network to reach 100% of residences remains the ultimate goal. Many of the strategies to enhance the non-motorized transportation network overlap with those aimed at traffic calming measures.

Main Street Area

The City's Downtown District located predominantly along Main Street is an important area within the City to prioritize non-motorized transportation efforts, as it facilitates pedestrian traffic to the commercial businesses and other establishments. Existing sidewalks have the potential to be improved and to become more inviting to pedestrians. To signify greater security for pedestrians, crosswalks could be repainted to display higher visibility designs.[12] At the intersection of Main Street and North Street, for instance, crosswalks in the form of longitudinal bars may improve the experience of pedestrians using the street. The costs of painting and maintaining new crosswalks vary widely, making it important to calculate these costs locally. Other intersections in the area may benefit from improved crosswalks, including Main Street and Mill Street; Main Street and Summit Street; and Main Street and Baker Street. Adjacent intersections, such as at North Street and W. Locust Street, may also benefit from crosswalk improvements.

Main Street is currently furnished with overhead lamp posts, flower boxes, and occasional benches, all of which improve the experience of pedestrians

Golf Cart Safety

The use of personal golf carts for local and neighborhood transportation is permitted in Morenci and utilized by a number of residents. While golf carts broaden the instances of motorized transportation outside of an automobile, the City has developed and shared certain parameters around their use to support the safety of all residents and all transportation modalities.

1. **Golf carts are prohibited on state highways.** The Michigan Motor Vehicle Code states that golf carts may not be operated on state highways. In Morenci, this includes M-156, which runs along North Street, East Main Street, and southbound on East Street South to the Ohio border. Golf carts may cross these roads at intersections.
2. **Drivers must be at least 16 and licensed.** Per city ordinance, anyone operating a golf cart on city streets must be at least 16 years old and have a valid driver's license.
3. **Sidewalks are for pedestrians.** Golf carts are not permitted on sidewalks designed for pedestrian use.
4. **Daytime operation only.** Golf carts may only be operated from 30 minutes after sunrise to 30 minutes before sunset. Night driving is not allowed, even with lights.

Source: Morenci City Hall Updates, July 2025

by bringing the street to a pedestrian scale. Main Street could expand these efforts by placing additional benches or chairs for pedestrian seating along the sidewalks. Main Street may also benefit from more greenery, including additional flower boxes, trees, or other plants. Morenci's recent grant from the Michigan Department of Natural Resources (MDNR) Urban and Community Forestry grant program will support the planting of trees along Main and North streets and, in doing so, the pedestrian experience along sidewalks downtown. Future streetscape elements to consider and implement within Morenci's downtown include a greater prevalence of trashcans.

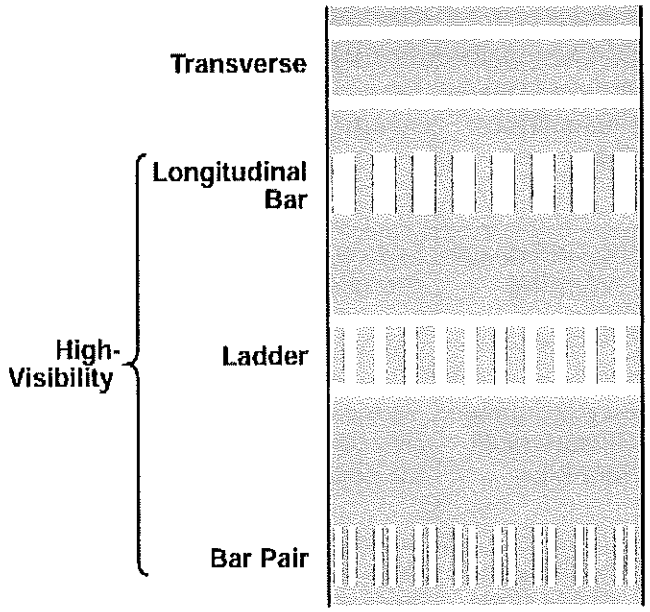
Extending the pedestrian-friendly zone to the area beyond Main Street may also be beneficial to protect and attract pedestrians to the area. For example, there is no existing sidewalk along Baker Street to connect individuals who may have parked in the nearby parking lots to Main Street. Adding a sidewalk on Baker Street would improve the connectivity of the Downtown District to the nearby residential neighborhood as well. Adding improved crosswalks, street furniture, and lighting to these streets – including Mill Street, Baker Street, North Street, Orchard Street, Locust Street, and Summit Street – may improve the quality of these streets.

Residential Sidewalks

Morenci's City Council states explicit goals to evaluate, prioritize, and replace sidewalks across the City. It is the City's responsibility to assess and grade residential sidewalks and roads, and the responsibility to repair and maintain these sidewalks falls to residents. Currently, many sidewalks in residential neighborhoods across Morenci offer pedestrian infrastructure on a basic level. However, some sidewalks are missing, in poor condition, or in need of general maintenance. Many of these sidewalks are missing curb ramps at intersections. Improving the City's residential sidewalks will benefit residents and community members of all ages. Furthermore, the presence of curb ramps is a large component of the American Disabilities Act (ADA) Standards for Accessible Design.[13] Depending on the age of the street, it may not be required for the City to construct curb ramps at road crossings. However, it is highly suggested to ensure equal access to these non-motorized routes.

Improving the sidewalk network in residential neighborhoods is valuable as it extends the non-motorized routes in the City beyond the limits of the Downtown District, including routes from the neighborhoods to the Downtown District and other destinations, such as the Morenci Area Schools and the City's various parks and recreational sites. Starting with a study to take note of which local roads in the neighborhoods are most in need of

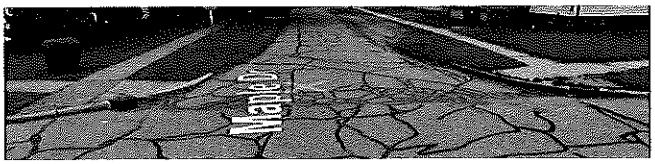
Figure XX: Crosswalk Designs



Source: Federal Highway Administration

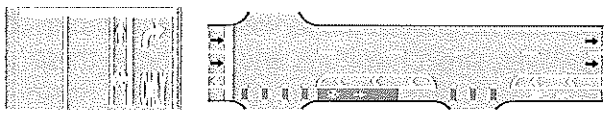
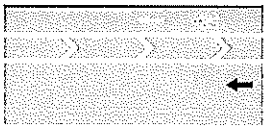


Sidewalk crossing without curb ramps at W. Locust Street and N. Summit Street
Source: Google Maps



Sidewalk crossing without curb ramps at Maple Drive and E. Chestnut Street.
Source: Google Maps

Table XX: Bicycle Signage and Infrastructure

Strategy	Description	Visuals
Bicycle Signage – Regulatory Signs	Signs indicating bike routes; these signs inform bicyclists, drivers, and pedestrians	
Bicycle Signage – Warning Signs	Signs offering warnings of approaching changes in bike lanes	
Bicycle Signage – Please Walk Your Bike	Signs encouraging bicyclists to get off of their bikes and to walk them throughout the designated area	
Bicycle Signage – Guide Signs	Signs providing way-finding and other guidance to bicyclists	
Pavement Markings	Markings on the pavement in the form of bike symbols, bike arrows/sharrows, the words "bike" or "bike lane," or green-colored pavement	
Bike Lane Designation	Infrastructure designating separate bike lanes, including pavement markings, flexible bollards, and traffic lane dividers (these can be plastic or concrete)	

Source: U.S. Department of Transportation, Federal Highway Administration

maintenance, the City could consider creating short-term and long-term goals to pursue these improvements. Given that the City's local roads are under the jurisdiction of the City of Morenci, this effort must be locally led. Ultimately, this provides the City with an opportunity to coordinate with and incorporate local interests.

Bicycle Infrastructure

Another form of non-motorized transportation that the City can support is biking. The City of Morenci has minimal bicycle infrastructure or signage, providing an opportunity to thoughtfully and effectively develop this infrastructure from the ground up. Bicycle infrastructure comes in various forms and can be tailored to the available budget.[14] Adding any amount of protection measures for cyclists will facilitate meaningful improvements to its overall transportation network by offering additional mobility options.

Developing off-road bicycle trails may create additional recreational opportunities for community members. With any level of bicycle infrastructure projects, it is important to establish an interconnected network that links bike routes together. The City might first investigate the most appropriate streets to place bicycle signage, such as those that lead to the schools or the Downtown District. Secondly, the City could place visible signage and engage in outreach with residents to spread awareness. A project like this one should be informed by residents' comments and desires and can also be temporary until permanent solutions are determined.

Complete Streets

Many of these recommendations align with "complete streets" principles. Designing "complete streets" requires the consideration of all transportation modalities, including vehicles, pedestrians, and cyclists. Complete street strategies may encompass the installation of traffic calming measures, supporting non-motorized transport, and designing streets to be more appealing in general. Pursuing the most relevant, appropriate complete streets strategies typically involves the participation of community members and can be tailored to the specific needs and current infrastructure of any community.



Sidewalks



Bicycle Lanes



Safe Crossing



Street Landscaping



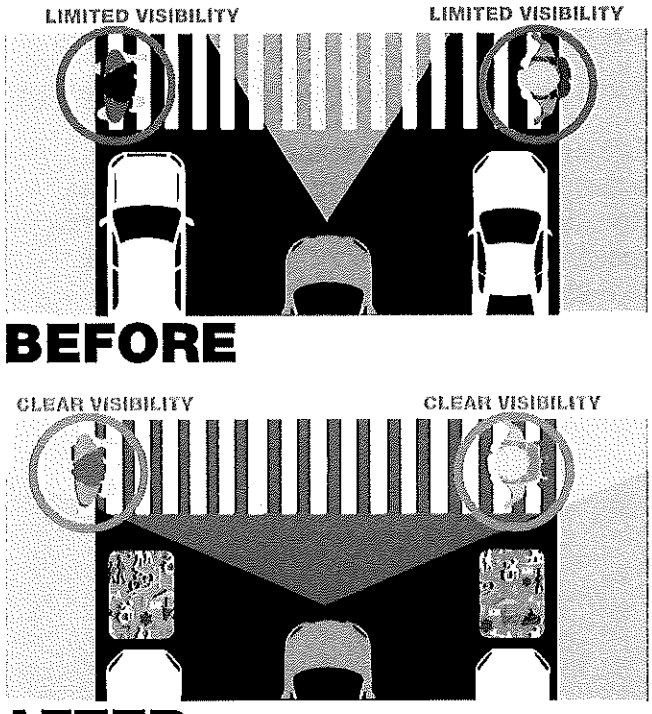
Street Lighting

Streetscape Visibility

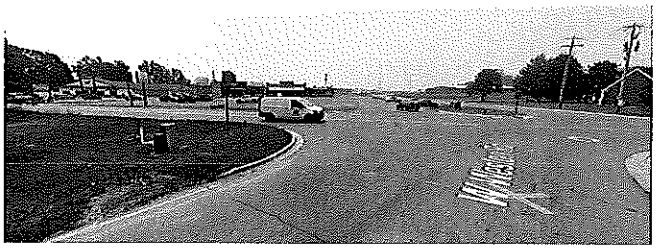
Clear streetscape visibility is another critical priority to ensuring road safety. Good streetscape visibility occurs when all potential users of the street can clearly see one another, especially at intersections. When this is true for a street, it greatly improves the safety of the street.

Depending on the location of the street, streetscape visibility strategies should promote the visibility of pedestrians and bicyclists, other vehicles, or both. In the City of Morenci, the Downtown District is an example of an area that should focus visibility strategies on both pedestrians and other vehicles. For instance, setting street parking further back from an intersection can "daylight" the intersection to increase visibility of pedestrians and cyclists.[15] Adding signage and crosswalks, as mentioned earlier, are other methods to achieve greater streetscape visibility as well.

Some of Morenci's vehicle-related incidents occurred on exterior roads where it is important to



Daylighting an intersection for increased visability.
Source: NYC Department of Transportation



There is low visibility for vehicles approaching E. Main Street from W. Weston Road
Source: Google Maps

prioritize visibility of other vehicles (as opposed to non-motorized transportation users). In particular, there was a high proportion of incidents around the area where E. Main Street, W. Weston Road, and Hammontree Drive meet (See the map title, "Crashes, 2021-2023"). There is low streetscape visibility at this intersection due to the placement and angle of the intersecting roads, which may increase the risks of driving in this area. To improve the streetscape visibility, it may be beneficial to add signage or additional lighting – especially on W. Weston Road – to indicate the low visibility of the approaching intersection. Streetscape visibility may also be increased if the presence of vegetation or other obstacles is minimized so that they do not block a driver's view of the street. The City of Morenci should remain informed of the streetscape visibility of the most dangerous, accident-prone intersections and act to improve those that have low visibility.

Parking Analysis: Supply and Management

Parking lots occupy a substantial amount of space in the City of Morenci, particularly in the Downtown District. Given the high value of this space, the City may benefit from taking steps to evaluate the usage of their parking areas. Conducting a parking analysis may provide information on whether lots are used adequately, or if they are under- or over-utilized. Depending on these results, the City may invest in reconfiguring certain parking lots.

Over-utilized parking lots indicate that there is a need for more effective parking management or, in some cases, additional parking. Parking management plans must be well communicated to community members and visitors through signage so that other parking areas further from the immediate destination are clearly advertised. In the event that some parking lots are overwhelmed and others nearby are not, a parking management plan is beneficial to relieve the pressure on the overwhelmed lots.

Conversely, under-utilized parking lots may signify that the space they occupy may be better used for alternative purposes. In some cases, this might justify amending the City Zoning Ordinance and existing parking requirements. Currently, there are parking minimum requirements per square foot, depending on the type of building or development. It may be beneficial to revisit these requirements if they are not found to be applicable anymore. If parking lots are removed or minimized, the spaces they occupy may be redesigned to offer public plazas or other amenities to residents. Considering future uses of the Downtown District and other areas in close proximity to parking lots will be beneficial in determining whether those spaces should remain parking lots or if they can be more effectively utilized.

Based on the City's assessment of current parking, there is value to implementing a central wayfinding sign to point visitors toward City landmarks, places of interests, and parking areas located away from the most trafficked parts of downtown.

KEY TAKEAWAYS

- The City of Morenci is located near the City of Toledo, and is connected to U.S. Routes 127 and 20, as well as M-52 and M-156.
- In 2024, the Average Annual Daily Traffic was greatest on Main Street, reaching 3,925. Main Street is one of the three central Major Collector roads in the City of Morenci.
- There is limited PASER data for the roads in the City of Morenci. As of 2025, the City has taken steps to gather this data on an annual basis.
- There is a well-established network of pedestrian sidewalks that allow residents to engage in non-motorized transportation. The City of Morenci has expressed plans to expand these non-motorized transportation routes in the future.
- The Lenawee Public Transportation Authority (LPTA) offers a form of public transportation to residents of the City of Morenci by bus or handicapped-accessible vans.
- Suggestions for improvements to the City's transportation network include: infrastructural traffic calming provisions, improvements to the Downtown District and residential sidewalks, increased streetscape visibility projects, and a parking analysis to determine if parking ordinances and procedures should be adjusted.

Sources

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8 Economic Development

This chapter offers an inventory of employment trends, workforce participation, and the systems and structures that currently support the City of Morenci's economic and commercial landscape. Included in these analyses are seven priority redevelopment sites that the community has identified as prospective areas of additional investment.

REGIONAL ECONOMIC SYSTEM

A community's economic conditions are shaped by factors at the local, regional, national, and global levels. Although the City of Morenci has its own local economy, residents often work outside the city and many individuals that are employed in Morenci live elsewhere. Connections between current and future residents and workers highlight the need to understand the broader regional economic trends that influence the community.

The Region 2 Planning Commission is responsible for creating and updating the Comprehensive Economic Development Strategy (CEDS) for the counties of Hillsdale, Jackson, and Lenawee every five years. The CEDS highlights demographic trends pertinent to economies across the region and what communities can expect in terms of workforce composition, household incomes and economic prosperity, and industrial strengths and weaknesses in the near future.

As a whole, Region 2 boasts a robust presence of higher education, many natural resource and outdoor recreation amenities, downtowns with a strong sense of place, vibrant arts and culture scenes, innovative priorities that serve entrepreneurs, and a demonstrated investment in renewable energy sources for projects and businesses. Alongside these strengths, the region is grappling with regional population loss and aging populations, low levels of educational attainment at the college level, per capita incomes that are significantly lower than the U.S. and Michigan averages, outdated infrastructure and limited broadband access, and challenges to worker attraction and retention.[1]

Given these regional strengths and weaknesses as well as their anticipated effects on economic trends, Region 2's current strategy includes the following priorities:

1. Create fiscally sustainable quality connected places.
2. Link development with transportation and other infrastructure.
3. Provide placemaking amenities to attract talent.
4. Attract and retain businesses and encourage innovation.

Lenawee Now

In addition to the regional planning services provided by the Region 2 Planning Commission, the City of Morenci benefits from the work of Lenawee Now, the county's lead economic development organization. Lenawee Now functions as a public-private partnership that is focused on fostering economic growth throughout Lenawee County through business retention and expansion, entrepreneurship support, workforce development, and business attraction efforts. Lenawee Now realizes these goals by acting as a central providing resources and assistance working closely with local governments, employers, educational institutions, and regional partners to strengthen Lenawee County's economic competitiveness. Key activities include assisting existing businesses with growth opportunities, supporting startup and small business development, connecting employers with workforce training resources, and promoting Lenawee County as a location for investment and job creation.

ECONOMIC ANALYSIS

Employee Profile

Compared to Lenawee County, Michigan, and United States, Morenci is home to a higher portion of working residents and full-time workers with the lowest rate of unemployment in 2023. Employment figures are determined by evaluating the working status of residents aged 16 years or older.

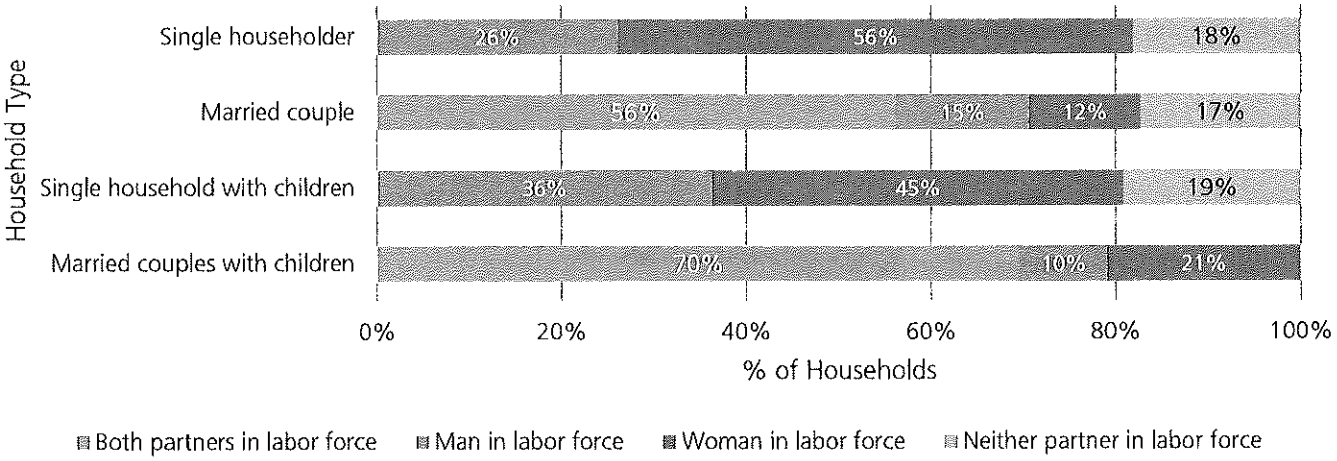
By 2045, Lenawee County's workforce is projected to decrease by 3.7% due to a combination of factors, including more aging residents and fewer residents between the ages of 20 and 55. The County's worker-per-senior ratio is also anticipated to decrease by 2045 – in 2020, Lenawee County had approximately 2.53 workers per senior. This ratio is projected to decrease to approximately 2.02

Table XX: Labor Force Participation, 2023

	City of Morenci	Lenawee County	State of Michigan	United States
Labor Force Participation	65.3%	57.5%	61.4%	62.6%
Full-Time Workers	64.8%	58.2%	58.9%	61.0%
Unemployment Rate	1.5%	5.5%	4.0%	3.6%
SSI	4.0%	5.8%	5.7%	2.2%

Source: ACS 2023 5-Year Estimates, DP03

Figure XX: Labor Force Participation by Family Type, 2023



Source: American Community Survey 2023, Table S2302

workers per senior over the next 20 years, meaning that just over two workers will contribute to Social Security for every retiree who is receiving benefits.[2] While Morenci has a median age that is younger than the overall county and has experienced population growth from 2010 to 2020, these trends are likely to impact the City's workforce to some degree over the next two decades.

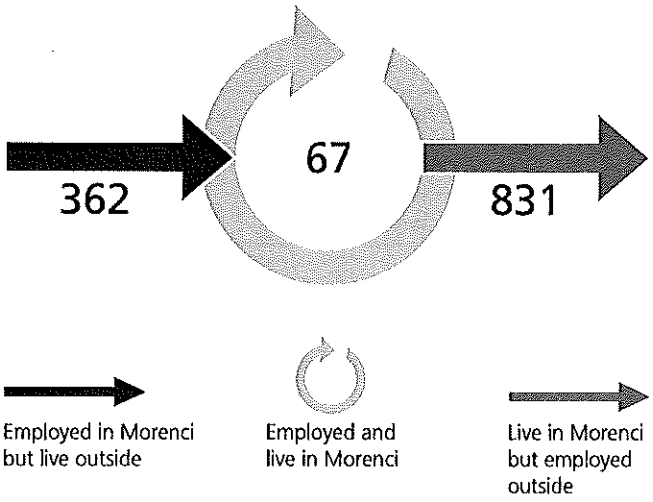
In addition to the age of workers, household and familial compositions serve as significant contributors to workforce participation. The figure titled "Labor Force Participation by Family Type, 2023" distills households and family type by householder (single vs. married) and the presence of children. For all household types, women maintain a strong presence in the workforce, subverting traditional expectations of working households, especially with the presence of children. These trends are likely contributors to the large percentage of workforce participation in comparison to the rest of the county and state.

Commuting Patterns

Compared to the rest of Region 2 (comprised of Lenawee County, Hillsdale County, and Jackson County), Lenawee County is the largest net exporter of jobs with 14,484 more people commuting to work outside the county compared to those commuting into the county. These trends extend to Morenci in terms of the individuals that remain in the City or travel outside of it for work. In 2021, approximately 429 individuals were employed within the City. Of these individuals, only 67 were residents – the remaining 362 individuals commuted into Morenci for work but resided elsewhere. Conversely, 898 Morenci residents were employed in the same year; however, 831 of these individuals were employed outside of the City.

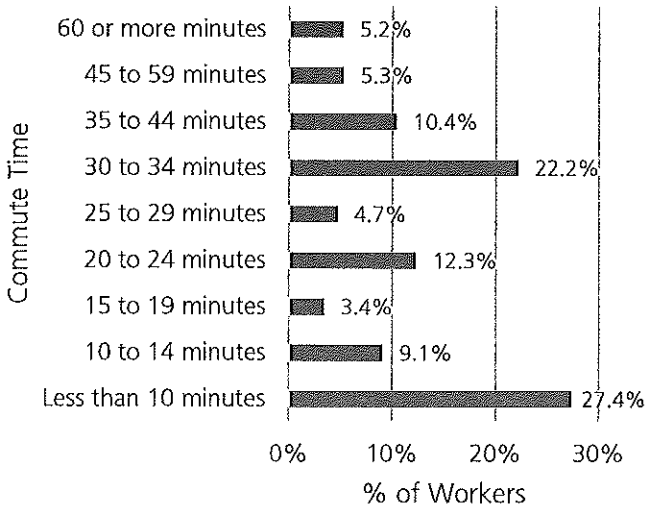
The median travel time to work was 23.7 minutes for all Morenci workers in 2023. While the greatest portion (27.4%) of workers had a commute time of less than 10 minutes, about 22% traveled 30 to 34

Figure XX: City of Morenci Worker Input/ Output, 2021



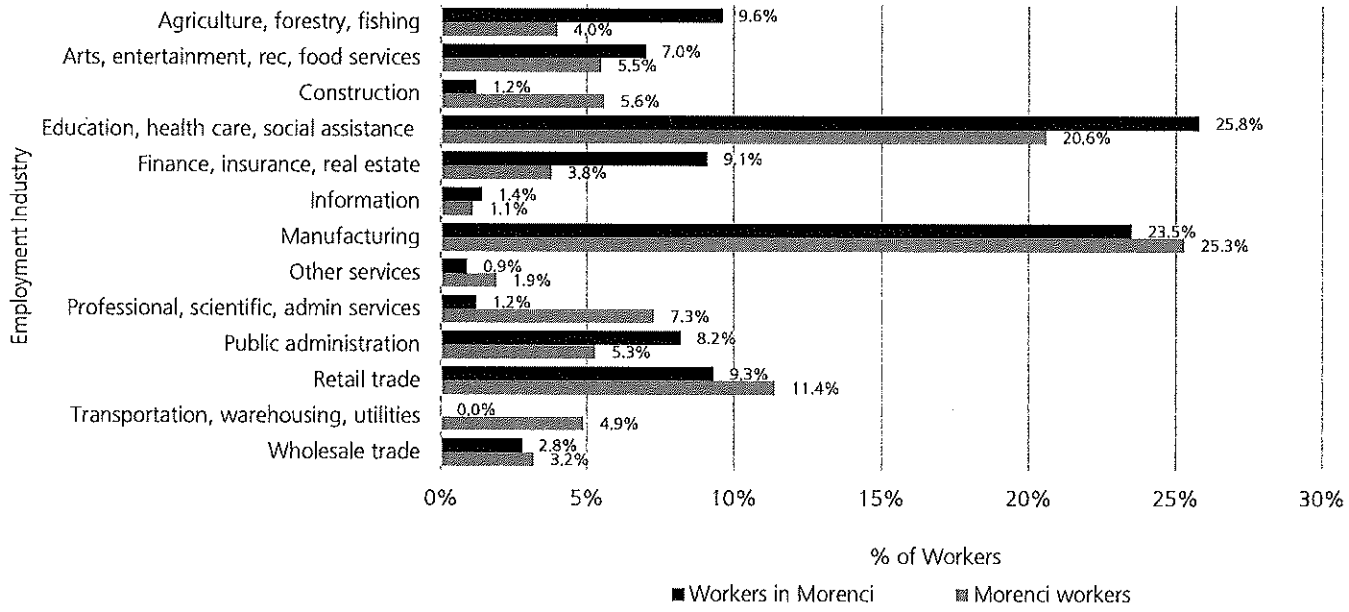
Source: U.S. Census, OnTheMap

Figure XX: Commute Times, 2023



Source: American Community Survey 2023, Table DP03

Figure XX: Employment by Industry of Morenci Residents and Workers in Morenci, 2023



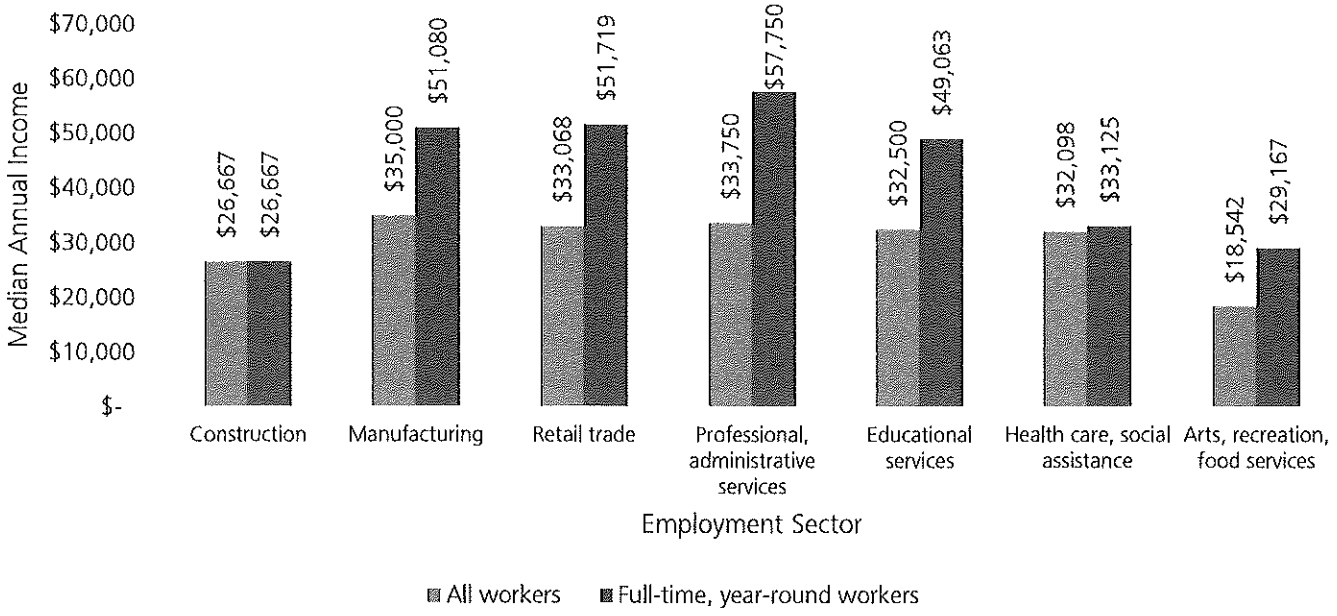
Source: American Community Survey, 2023 5-Year Estimates, Table DP03; OnTheMap

minutes to work in the same year, and over 10% had commutes of 45 minutes or more, illustrating the general level of employment dispersion for City residents.

Employment Industries and Income

In 2023, individuals that worked in Morenci (who may live in the City or elsewhere) were predominantly employed in the industries of education, health care, and social assistance and manufacturing – to a much lesser degree, agricultural positions and retail trade had a notably presence within Morenci as well. Workers from Morenci (who may work in the City or elsewhere) followed similar patterns with notable employment in education and social assistance and manufacturing. The largest differences between both groups was evident in agricultural positions (more prevalent among workers in Morenci), finance and real estate (more prevalent among workers in Morenci), and professional and scientific positions (more prevalent among Morenci workers).

Figure XX: Median Income by Occupation, 2023



Source: American Community Survey, 2023 5-Year Estimates, Tables S2411 and S2412

The figure titled "Median Income by Occupation, 2023" illustrates the incomes of Morenci residents by employment sectors. Estimates are given for all employees in the sector and for all full-time employees. Full-time workers will inherently have higher salaries than their counterparts who work less than 35 hours a week. In Morenci, individuals in professional and administrative service positions have the highest median income for full-time workers while manufacturing workers have the highest median income for all workers.

MARKET ANALYSIS

A market analysis examines demographic, housing, economic, and business trends to understand current conditions and future opportunities within a community. For Morenci, findings from a recent market analysis are intended to support economic development strategies by guiding investment decisions, efforts to strategically attract businesses, and future planning initiatives that support the community's long-term economic prosperity.

Business Inventory and Retail Gap Analysis

A retail market study for Morenci conducted by consulting firm TPMA in 2023 examined the City's retail industries to provide an overview of Morenci's current and highest-potential industries.[3] The study highlighted a variety of active businesses in the City. The most prevalent categories of businesses included 10 non-profit organizations, seven cannabis growers, five cannabis provisioning centers, four farms, four restaurants, and three childcare centers. Additionally, with two businesses each, the following retail industries also have a presence in the City: assisted living businesses, carpentry businesses, chiropractic businesses, insurance companies, lawncare businesses, salons, storage facilities, and welding/fabricating businesses.

This inventory of Morenci's businesses was then used by TPMA to perform a retail gap analysis and consequently identify the industries that have the highest potential for success in Morenci. Ultimately, these results revealed the retail industries that were both most needed and most likely to succeed in the City in the future. The analysis utilized information regarding consumer spending in Morenci, industry sales, and other economic factors in order to determine these findings.

The retail gap analysis results are presented below in the table titled, "Morenci Retail Industry Leakages, 2022." Industries with high "leakage" rates are those with the most demand, the least supply, and likely the greatest future potential in Morenci.

What is a Community Retail Gap Analysis?

A Community Retail Gap Analysis seeks to evaluate a community's existing and missing retail businesses by category. Metrics utilized by these evaluations are described below:

Industry Supply: The total sales earned by an industry in a community.

Industry Demand: An estimate of the total amount spent by local/regional consumers on an industry's goods/services

Industry Gap/Leakage: When the total amount spent on an industry's goods/services in a community exceeds the total sales by that industry (i.e., when an industry's demand is greater than an industry's supply). This could indicate a SHORTAGE of that industry in the community.

Industry Capture: When the total sales made by an industry exceed the total amount spent on the industry (i.e., when an industry's supply is greater than an industry's demand). Industry capture indicates that the industry has captured sales from other communities and signals an EXCESS of the industry in the community.

Capture Rate: The percentage of industry demand being spent outside the community. A lower capture rate signifies that a large amount of the consumer demand is being spent outside the community, while a higher capture rate signifies the demand is being spent within the community.

Table XX: Morenci Retail Industry Leakages, 2022

Industry	2022 Total Demand	2022 Total Sales	Leakage Amount	Capture Rate
Supermarkets and other grocery stores (not including convenience stores)	$4,762,982	$12,480	$4,750,502	0.3%
New Car Dealers	$4,799,241	$481,843	$4,317,398	10.0%
Warehouse Clubs and Supercenters	$3,332,439	$16,139	$3,316,300	0.5%
Gasoline Stations with Convenience Stores	$2,906,373	$930,356	$1,976,017	32.0%
Department Stores	$1,678,532	$56,143	$1,622,389	3.3%
Electronics Stores	$1,323,714	$55,880	$1,267,834	4.2%
Pharmacies and drug stores	$1,876,584	$655,144	$1,221,440	34.9%
Home Centers	$1,205,838	$54,230	$1,151,609	4.5%
Family Clothing Stores	$1,090,165	$67,892	$1,022,272	6.2%
All Other General Merchandise Stores	$947,690	$9,111	$938,579	1.0%

Source: TPMA

Supermarkets and new car dealerships show the largest retail leakages, each exceeding $4 million. Supermarkets, warehouse clubs and supercenters, and other general merchandise stores also had capture rates of 1% or less, indicating that most consumer spending in these categories occurs outside Morenci. Together, these findings suggest both limited local competition and strong unmet demand. TPMA's retail gap analysis identified these industries as Morenci's highest-priority retail needs.

CURRENT INITIATIVES

Downtown Development Authority (DDA)

The Morenci Downtown Development Authority was established in 2002 to support economic development and revitalization in Morenci's downtown district. The DDA serves as a partnership between the public and private sectors and uses strategic investments, business assistance programs, and public improvements to strengthen and promote the downtown area.

The DDA is funded primarily through Tax Increment Financing (TIF), a mechanism that captures a portion of the increase in property tax revenues generated within the downtown district and reinvests those funds into projects that support redevelopment and economic growth. The DDA's Development Plan and TIF Plan provide the framework for these investments and guide downtown improvement efforts

DDA's Goals

The DDA's adopted Development Plan notes the following long-term objectives for downtown Morenci:

- Encourage continued public and private reinvestment within the downtown commercial district.
- Improve parking, pedestrian connectivity, streetscape amenities, and access to public facilities.
- Enhance gateway and entryway corridors into downtown, particularly along Main Street and North Street.
- Promote business retention, expansion, and recruitment.
- Support property owners through façade improvement programs and other financing tools that encourage building rehabilitation and investment.

Recent DDA initiatives have focused on downtown beautification, façade improvement grants, placemaking projects, event programming, tree planting, redevelopment planning, and activation of public spaces such as the Downtown Commons and Social District. These efforts are intended to increase downtown visitation, support local businesses, and enhance the overall quality of place.[4]

Downtown Development and Tax Increment Finance Plan

The current Development Plan and TIF Plan focus on strengthening Morenci's commercial core through coordinated public and private investment. The plan identifies three primary strategies:

1. Stimulate private redevelopment through public infrastructure improvements, including parking facilities, pedestrian amenities, and streetscape enhancements.
2. Invest in public spaces and infrastructure adjacent to existing and emerging commercial development.
3. Support local businesses and property owners through financing assistance, business retention efforts, coordinated marketing, and redevelopment incentives.

Utilizing a TIF district allows the DDA to capture future increases in taxable value within the downtown and to reinvest those revenues into eligible projects. Funds may be used for public improvements, redevelopment assistance, property acquisition, infrastructure upgrades, business support programs, and other activities identified in the Development Plan.[5]

Cannabis Industry

Since 2018, Morenci has benefited from investment and tax revenue generated by cannabis cultivation, processing, and retail operations. While the industry remains an important component of the local economy, the potential for future changes in state regulations, taxation policies, market conditions, or consumer demand could affect the long-term viability of some cannabis-related businesses.

To enhance economic resiliency, the City should continue to encourage a diverse mix of commercial and industrial development that broadens the local tax base and employment opportunities. The City should also identify potential adaptive reuse and redevelopment strategies for properties currently occupied by cannabis businesses, or properties that are vacant but were formerly intended to be occupied by cannabis businesses, to ensure that facilities can be repurposed efficiently if vacancies occur. Redevelopment suggestions are presented later in this chapter – wherever possible, accommodating preferences of residents and

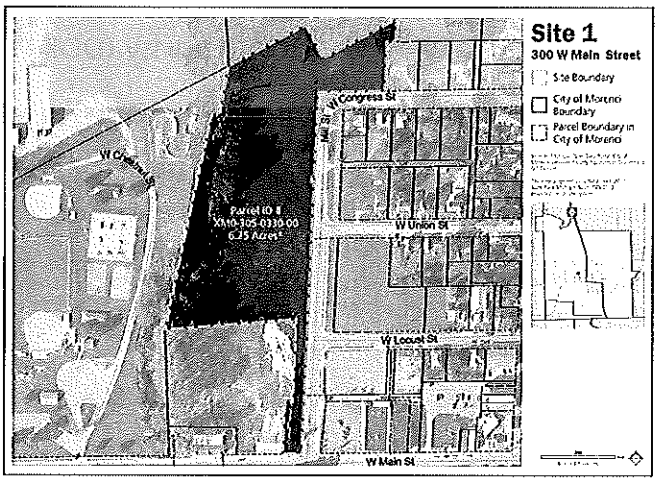
young people, especially for recreational uses that may require larger spaces and facilities, should be prioritized. Redevelopment opportunities may also include light industrial and manufacturing uses, warehousing and logistics operations, agricultural technology businesses, business incubator space, contractor and trades facilities, and other employment-generating uses compatible with existing infrastructure.

REDEVELOPMENT SITES

Redevelopment Ready Communities® (RRC) is a program managed by the Michigan Economic Development Corporation as a voluntary certification designed to help cities attract investment and residents. To participate, the state agency requires that cities follow the RRC "best practices," which are based on improving planning, zoning, and development processes to signal to potential investors that a municipality has a thoughtful, practical, consistent, and efficient system for managing development. One of the most important tasks on the list of best practices is to identify and prioritize sites that are vacant, obsolete, or underutilized in areas that have a large impact, such as downtowns or neighborhoods. The difference in this approach is that the process is community-driven and proactive, as opposed to waiting for the private market to come to the City with a satisfactory idea.

To prime each priority redevelopment site, the City has assembled important information about the selected sites, convened with the community to clarify a preferred vision for each, identified potential resources and incentives that could help complete that vision, and proactively marketed each site to developers who would appropriately develop the space. This approach is designed to accomplish more desirable outcomes because it is community supported, well-researched, and proactive in targeting developers with the expertise to complete such a vision. The City of Morenci has selected seven priority redevelopment sites, highlighted on the map titled "Redevelopment Sites" and summarized on the following pages.

Site 1: 300 W. Main Street



Property Description and Site Information

Zoning	C1 – Local Commercial
Future Land Use	Downtown Commercial
Size	6.25 acres
Description	Parker Chemical
Sales Price	Not for sale

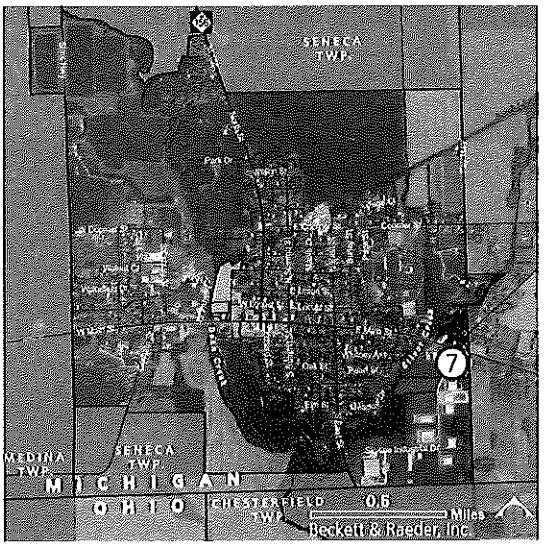
Site 1 is currently undeveloped and may require different types of clean up, supported by various mechanisms of financing. Located just west of Morenci's downtown, this site provides proximity to the City's commercial center. While this site's frontage is located along Main Street, the long, narrow arrow access point may complicate complete development here.

Redevelopment Vision

Community feedback points to this site's potential to host a cottage court housing development, complimented by existing residences to the east, the parcel's size, and its proximity to Downtown Morenci.

Map XX: Redevelopment Sites





Redevelopment Sites

Sources: Michigan Open Data Portal, City of Morenci, Lenawee County Equalization Department/GIS Division

100 Feet

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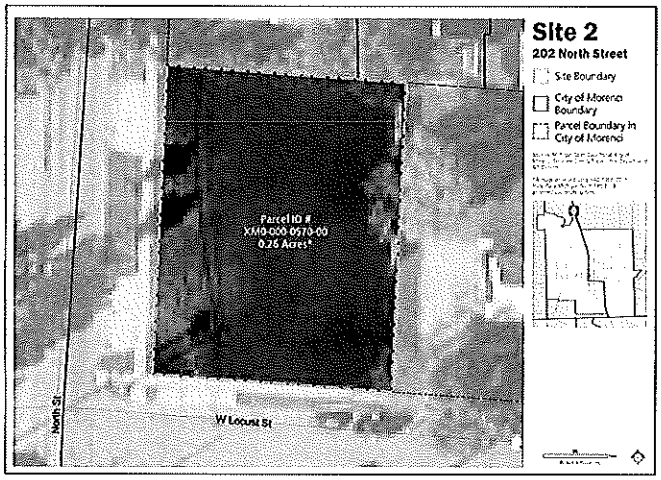
City of Morenci

1: 300 W. Main Street
2: 202 North Street
3: 127 North Street
4: 115 North Street
5: 328 W. Main Street
6: 244 W. Main Street
7: 300 Hammontree Drive

Current Zoning

C-1 - Local Commercial
C-2 - General Commercia
I-2 - General Industrial

Site 2: 202 North Street



Property Description and Site Information

Zoning	C1 – Local Commercial
Future Land Use	Local Commercial
Size	0.26 acres; 11,326 sq. ft.
Description	Former site of A-1 Auto Parts store; previous site of a gas station.
Sales Price	Not for sale

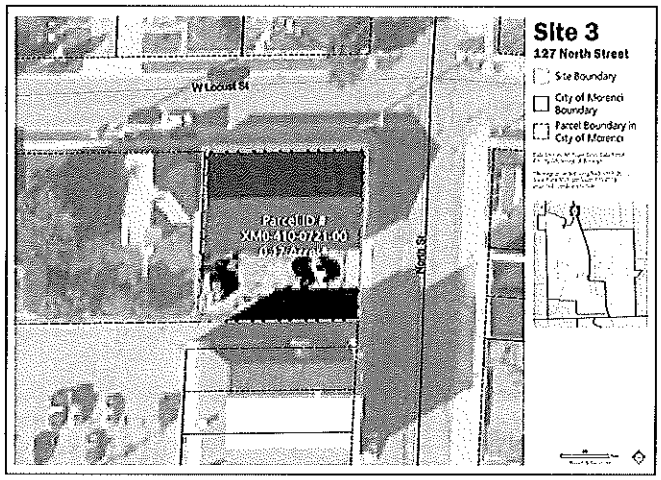
While Site 2 is currently vacant, in the past it has hosted auto-centric uses (like an auto shop and gas station).

In the past, there has been interest in developing the site support housing or mixed-uses with lower-level commercial and upper-level housing. Located just north of Downtown Morenci and surrounding by housing, Site 2 is also in close proximity to various small businesses, further illustrating its potential to host housing development or mixed-uses.

Redevelopment Vision

The site's current owner has expressed a desire to pursue housing development on this parcel. Open house feedback noted the possibility to use this site as a community garden space, or to offer parking spaces in close proximity to downtown.

Site 3: 127 North Street



Property Description and Site Information

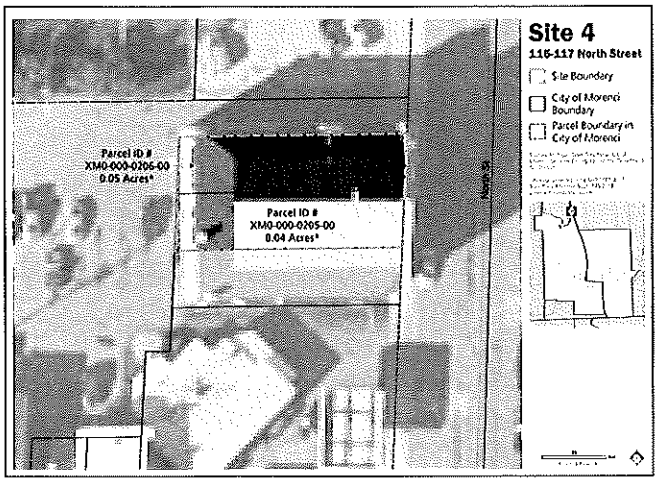
Zoning	C2 – Central Business District
Future Land Use	Downtown Commercial
Size	0.17 acres; 7,405 sq. ft.
Description	Site of a former car dealership/ car repair shop in the early 50s.
Owner	Not a resident of Morenci.
Sales Price	$125,000

Originally acting as the site of a car dealership and repair shop, Site 3 is currently for sale. The existing structure has a large overhead door with a retail space in the front of the building for use as a mechanic's shop. Currently, Site 3 is being used for storage. A portion of the building was torn down on its south side and is currently used for parking. Site 3 is in close proximity to Downtown Morenci and nearby residences, and is directly surrounded by a variety of shops and restaurants.

Redevelopment Vision

Community feedback emphasized Site 3's potential to support an array of businesses that would sell compelling items and/or services. At various points throughout the master planning process, residents have expressed an interest in bakeries, flower shops, and hardware stores, any of which may be well suited by this site.

Site 4: 115 North Street



Property Description and Site Information

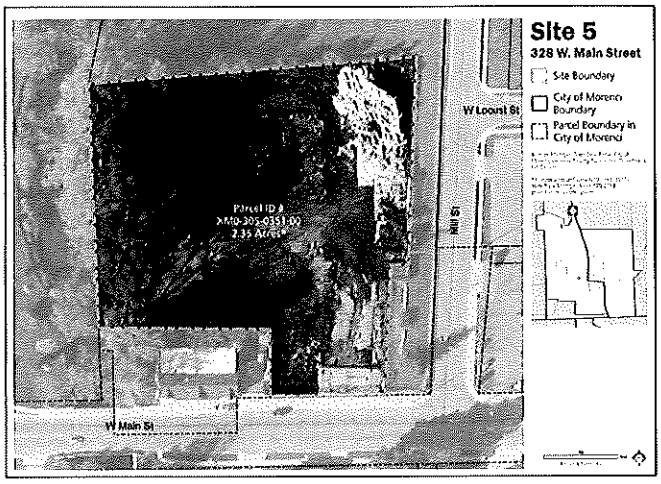
Zoning	C2 – Central Business District
Future Land Use	Downtown Commercial
Size	0.09 acres; 3,920 sq. ft.
Description	Historic building that was previously used by the Independent Order of Odd Fellows
Sales Price	Not for sale

Previously used as an Odd Fellows building, Site 4 is a historic site with unique features and a lot of potential for reuse/redevelopment. Located just north of Downtown Morenci, Site 4 may host any number of commercial uses as a compliment to the existing downtown landscape.

Redevelopment Vision

Public input largely recognizes the great potential for this site and its ability to host any variety of commercial uses that provide services or sell goods that are unique to the current commercial landscape of Morenci. A coffee shop in particular was identified as a desirable use, complimented by its proximity to existing downtown businesses, offices, and shops.

Site 5: 328 W. Main Street



Property Description and Site Information

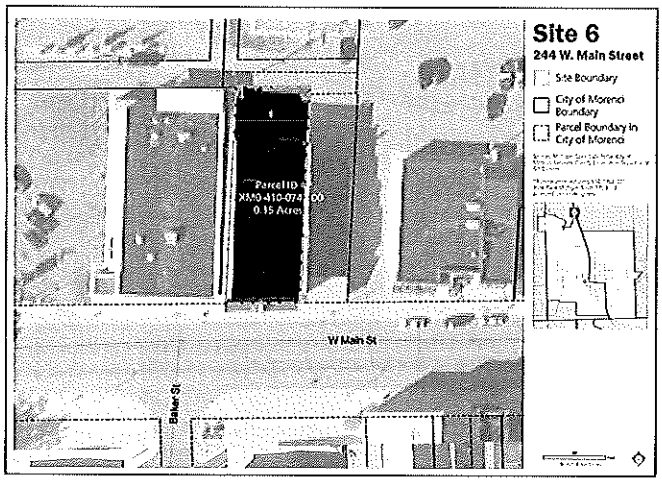
Zoning	C1 – Local Business
Future Land Use	Local Commercial
Size	2.35 acres
Description	Historic site of Rowley Lumber
Sales Price	$29,900

Site 5 is the former site of Rowley Lumber. Currently for sale, the site has garnered significant interest. Site 5's topography is such that it dips down in the back which may require elevation/ lifting to support future development. The site would also need a variance to bring it to the sidewalk as there is no access to the back of the property. Historic ideas for development have included a mixed-use structure with commercial on the first floor and housing on the second and/ or third floors. Located just west of Morenci's downtown, this site provides proximity to the City's commercial center and a wide variety of commercial uses.

Redevelopment Vision

Community feedback points to this site's potential to host a cottage court housing development, complimented by existing residences to the east, the parcel's size, and its proximity to Downtown Morenci.

Site 6: 244 W. Main Street



Property Description and Site Information

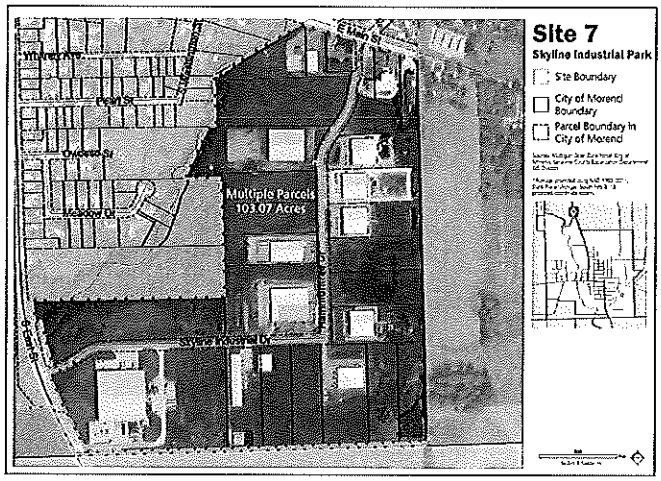
Zoning	C2 – Central Business District
Future Land Use	Downtown Commercial
Size	0.15 acres
Description	Former furniture store that most recently has been used as a church building for fellowship gatherings. Gymnasium on the second floor.
Owner	Morenci Bible Fellowship
Sales Price	$89,900

Site 6 previously hosted a furniture store and has recently been used to host bible fellowship sessions and includes a gymnasium on the second floor. The building provides excellent opportunity for mixed use with a great storefront and many windows. Municipal parking lots are in the back of the building with a doctor's office to the east and a former grocery store building to the west.

Redevelopment Vision

Community feedback supports commercial and/or mixed-use developments at this site. Specific uses may include a bakery, flower shop, dentist office, eye doctor, family doctor's office, hardware store, and/or newspaper store front. With a mixed-use designation, combinations of any of these uses may also be possible.

Site 7: 300 Hammontree Drive



Property Description and Site Information

Zoning	I2 – General Industrial
Future Land Use	General Manufacturing
Size	5.64 acres; 45,000 sq. ft. building
Description	Vacant industrial building
Sales Price	$1.4 million

Located in the Skyline Industrial District, Site 7 hosts a vacant structure that is yet to be completed and that currently functions as a "shell" space. Utilities exist on the site but have not yet been connected. The existing structure is uniquely shaped with a ceiling height of 18 to 24 feet. The original intention for the site was to utilize it as a grow facility, but changes in the market have put a pause on these plans.

Redevelopment Vision

The size and vacant status of the structure lends it to unique adaptive reuse development models which could support non-industrial uses that require a lot of space, such as an indoor recreational destination (e.g., trampoline park, indoor rock climbing, or arcade uses). This model of adaptive reuse could be extended to accommodate more unique, entertainment/recreation-based uses that do not currently exist in the City.

In addition to Site 7, the entirety of the Skyline Industrial District may warrant reconsideration in terms of its primary function to support cannabis growth and sale. Enabling the adaptive reuse of existing structure expands the possibility of broadening Morenci's recreation and entertainment offerings, including breweries, arts spaces, recreation, and more.

Sources

1 Region 2 Planning Commission. "Comprehensive Economic Development Strategy, 2021-2025." https://www.region2planning.com/wp-content/uploads/2022/06/reg2-ceds-lores-030222_FINAL.pdf

2 Region 2 Planning Commission. "Comprehensive Economic Development Strategy, 2021-2025." https://www.region2planning.com/wp-content/uploads/2022/06/reg2-ceds-lores-030222_FINAL.pdf

3 Morenci Retail Market Study, TPMA, August 2023, tpma-inc.com/wp-content/uploads/2024/04/Morenci-Retail-Market-Research-Study.pdf

4 City of Morenci. "Downtown Development Authority: Development Plan and Tax Increment Financing Plan, 2022." https://www.cityofmorenci.org/o/city-of-morenci/page/downtown-development-authority

5 City of Morenci. "Downtown Development Authority: Development Plan and Tax Increment Financing Plan, 2022." https://www.cityofmorenci.org/o/city-of-morenci/page/downtown-development-authority

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Photo Credit: David Green

9 Land Use Framework

An analysis of Morenci's current distribution of land uses provides the framework to guide future land use decisions and determine how previous land use decisions may continue to be effective or need to be reworked. The analysis of existing land use patterns and zoning alongside community input lays the foundation for developing a robust future land use strategy for Morenci. Furthermore, the information in this section will be vital in guiding the development of the zoning ordinance and ensuring the goals of the master plan are implemented through appropriate zoning changes.

EXISTING LAND USE VS. FUTURE LAND USE VS. ZONING

There are three main components to the following land use analysis: existing land use, future land use, and zoning. Existing land use codes are applied to parcels by the assessor for taxation purposes and broadly categorized as agricultural, residential, commercial, industrial, or exempt. Morenci's current pattern of land use is represented in the map titled "Existing Land Use."

Future land use categories lay the groundwork for modifying the land use regulations in the Zoning Ordinance so that eventually local law aligns with the vision set forth in the Comprehensive Plan. Morenci's updated Future Land Use framework is included in the final chapter of this master plan and reflects how the community can direct changes over the next 15 to 20 years.

Zoning is the legal framework that applies to all property within Morenci. Changes to the zoning ordinance and zoning map are the mechanisms by which key elements of the Master Plan are accomplished.

EXISTING LAND USE

Each parcel in the city is classified by the local assessor into one of the following six categories.

- Agricultural
- Residential
- Commercial
- Industrial
- Park
- Exempt

Each class is further broken down by its status as "vacant" or "improved" (except for exempt uses). "Improved" land refers to a property that has been developed with various infrastructure and amenities, such as buildings, utilities, roads, and landscaping. "Vacant" land (sometimes referred to as improved) are those which do not have a structure on them. The "exempt" category refers to land which is not taxed, usually due to ownership by local, state, or federal government as well as religious exemptions.

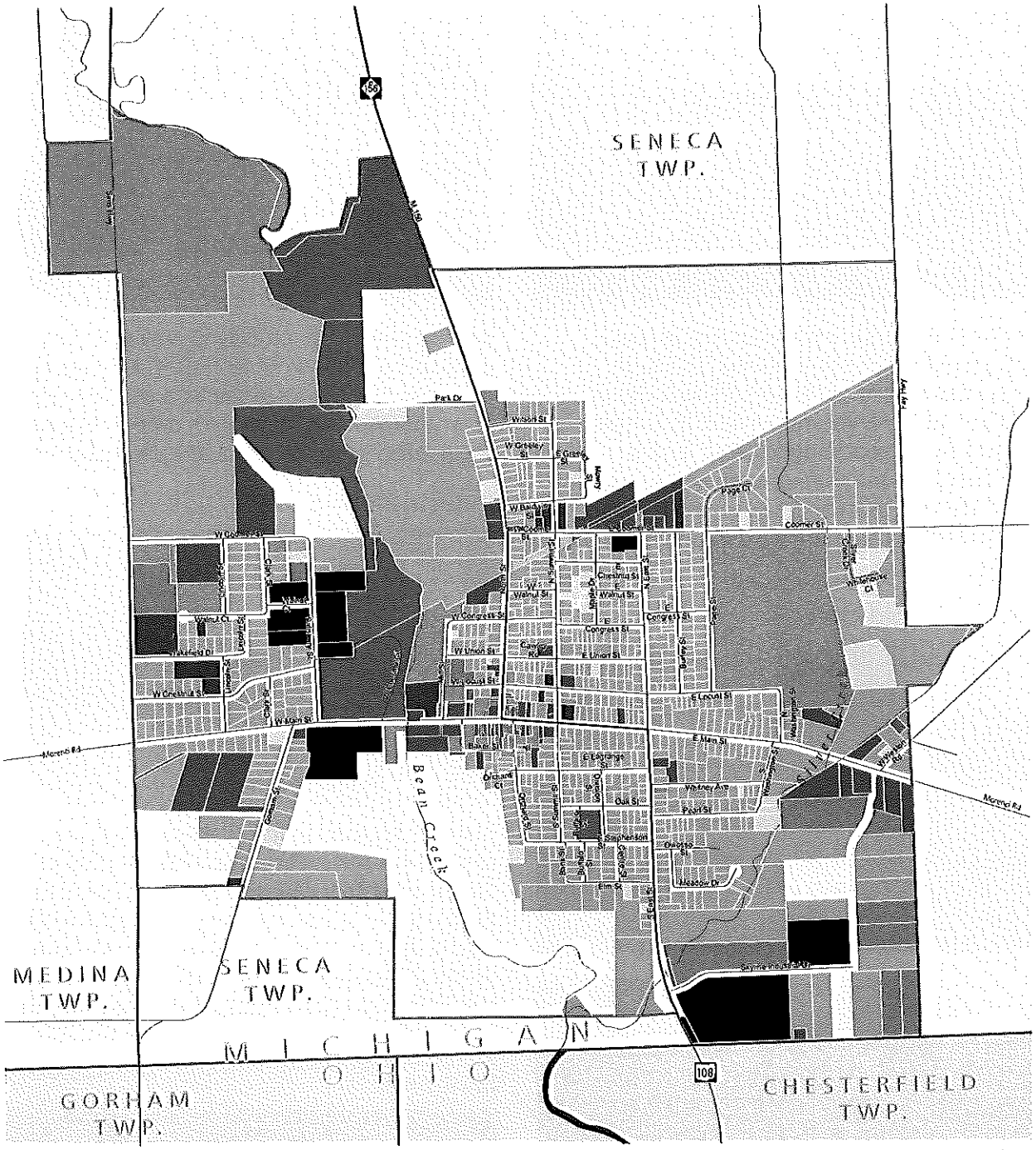
The table titled "Existing Land Use" charts the acreage and the total percentage of the city area under each land use classification.

The land use pattern in Morenci is typical of a small city in a rural, agricultural setting. Commercial uses cluster along Morenci's Main Street in the center of the city, and residential uses radiate outward from the commercial core with a few industrial and commercial uses located toward the edges of the central portion of the city. Agricultural uses are clustered towards Morenci's boundaries, reflecting the predominate character of nearby communities.

Table XX: Existing Land Use

Land Use	Acres	Percent
Residential	**401.6**	**32.2%**
Improved	381.0	30.5%
Vacant	20.6	1.7%
Commercial	**62.6**	**5.0%**
Improved	52.2	4.2%
Vacant	10.4	0.8%
Industrial	**77.1**	**6.2%**
Improved	42.6	3.4%
Vacant	34.6	2.8%
Agricultural	**465.7**	**37.3%**
Improved	138.6	11.1%
Vacant	327.1	26.2%
Park	**89.9**	**7.2%**
Exempt	**152.2**	**12.2%**
Total	**1,249.1**	**100.0%**

Map XX: Existing Land Use



Existing Land Use

1,000 Miles

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Sources: Michigan Open Data Portal, City of Morenci, Lenawee County Equalization Department/GIS Division

- City of Morenci
- Agriculture, Improved
- Agriculture, Vacant
- Residential, Improved
- Residential, Vacant
- Commercial, Improved
- Commercial, Vacant
- Industrial, Improved
- Industrial, Vacant
- Exempt, State
- Exempt, Local
- Exempt, Religious
- Exempt, Education
- Exempt, Other
- Park

Agricultural Land Uses



Agricultural land uses are the largest land use category in Morenci, representing 37.3% of the City. The majority of Morenci's agricultural land (327.1 acres) is vacant, while 138.6 acres are improved. Morenci's agricultural land is concentrated around the northern and southern parts of the City, providing a seamless transition into surrounding communities that are agricultural in nature.

Residential Land Uses





Residential land uses comprise about one third (32.2%) of all land cover in Morenci, and the vast majority (381 acres) is improved. There is an abundance of vacant land available for development throughout the entire city, interspersed among improved residential land.

Commercial Land Uses



Approximately 5% of all land area in Morenci is covered by commercial land uses, and less than 1% is vacant. Most commercial land is clustered along downtown's Main Street with others dispersed near the borders of residential and agricultural land uses.

Industrial Land Uses



Many of Morenci's industrial land areas are clustered in the southeast part of the City in the Skyline Industrial Park with a handful of others closer to the center. Industrial properties in the park vary in their improved or vacant status – with 6.2% of all land area dedicated to industrial uses, almost half are vacant (34.6 acres) as opposed to improved (42.6 acres).

Park Land



Morenci's park land comprises 7.2% of total land area and includes the City's parks and natural areas, primarily clustered along Bean Creek.

Exempt Land Uses



Exempt Land Uses include all parcels that do not pay taxes. These exemptions are given to a variety of categories including government owned property, schools, and religious institutions. Exempt uses account for just over 7% of all usable land in Morenci.

FUTURE LAND USE

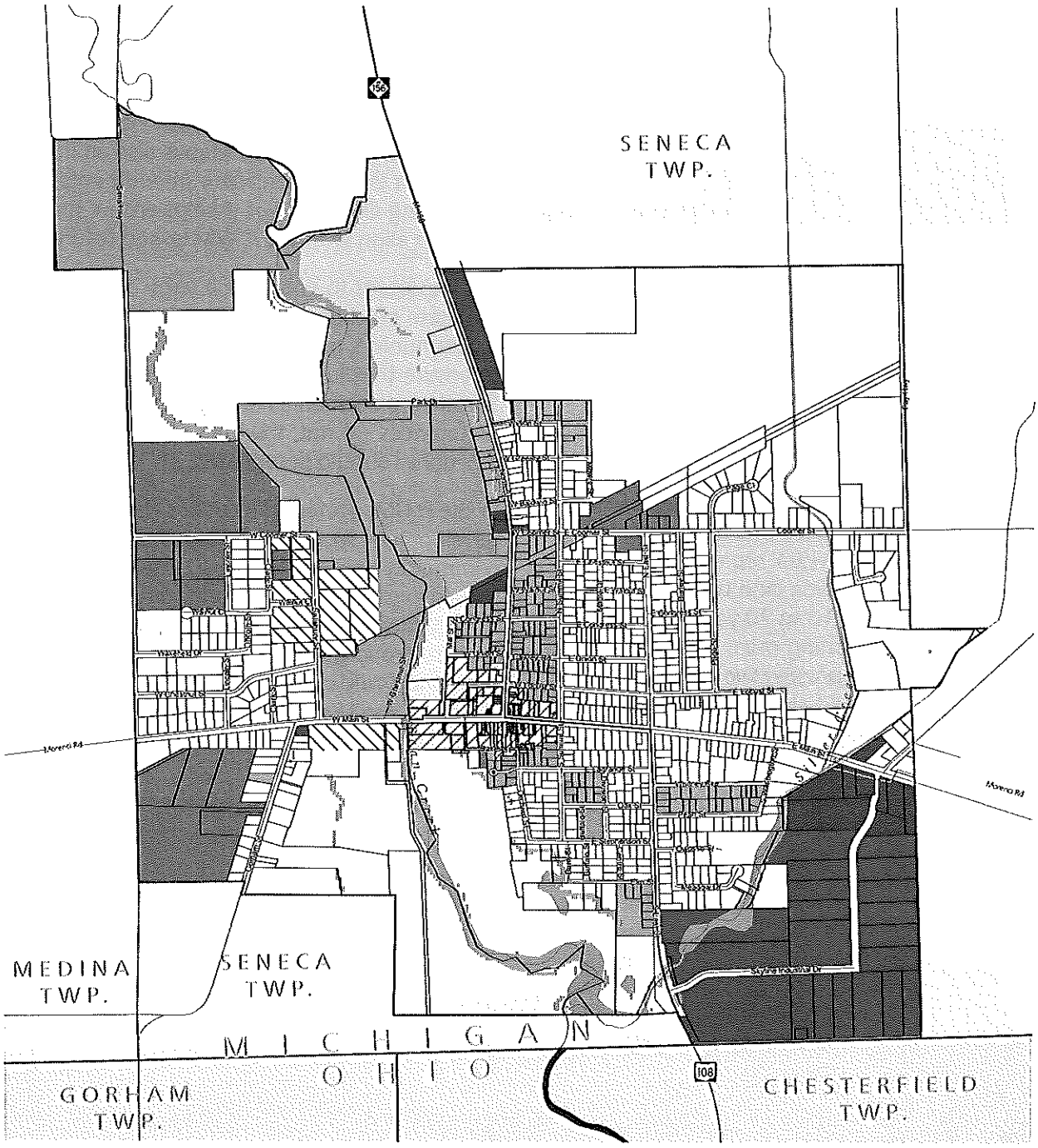
The Future Land Use Map (FLUM) sets land use policy to inform zoning decisions by providing a general framework and visual representation of intended land uses to guide land use and policy decisions over the next 10 to 20 years. Often more generalized than the zoning map, the FLUM should be used as a guide for prospective changes to land use and zoning. It should always be consulted as a guide for rezoning requests to determine whether the proposed new zone aligns with the same desired future and area characteristics. A rezoning which is not aligned with the adopted future land use map should be accompanied by a well-justified amendment to the Future Land Use Map via the statutory process in the Michigan Planning Enabling Act. The Future Land Use Map is also an important tool when the City considers amendments to the Zoning Ordinance as it helps ensure that any changes align with the City's desired future.

It is important to note that a large driver of the State of Michigan's requirement to revisit a community's master plan every five years is to ensure that future land use categorizations and their placements are aligned to community preferences – if not, the map and future land use categories should be updated.

In the FLUM, preferred locations for future development types are displayed, allowing the community to identify where certain land uses should expand or contract without committing to it by law. Each FLU category is intended to provide broad guidance around how the zoning of that land *could* change, if at all. The table titled, "Future Land Use Categories," describes various characteristics of each FLU category.



Map XX: Proposed Future Land Use, 2026



Proposed Future Land Use, 2026

Sources: Michigan Open Data Portal, City of Morenci, Lenawee County Equalization Department/GIS Division

1,000 Feet

Beckett & Raeder, Inc.
Map date: 03/26/2026

- City of Morenci
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Downtown Commercial
- Local Commercial
- Highway Commercial
- Light Manufacturing
- General Manufacturing
- Institutions
- Cemetery
- Parks, Preservation & Open Space

Table XX: Future Land Use Categories

Future Land Use	Description	Examples of Uses
Low Density Residential	Provides large lot, low density residential neighborhoods and complimentary uses.	Large lot single-family homes, complimentary uses.
Medium Density Residential	Neighborhoods comprised of single-family housing on smaller lots than the "Low Density Residential" category. Duplexes permitted.	Single-family homes, duplexes, accessory dwelling units, complimentary uses.
High Density Residential	Neighborhoods supporting a higher density of housing units located in apartment structures and other multi-family structures.	Apartments, duplexes, triplexes, quadplexes, complimentary uses.
Downtown Commercial	Serves as the principal commercial center for Morenci that offers a high-density of commercial spaces with accessible on-street and off-street parking.	Retail, professional services, administrative offices, theaters, newspapers, hotels, food and beverage, complimentary uses.
Local Commercial	Provides a range of stores that offer services for the recurring and daily needs of neighborhood residents. intended to provide low-density businesses that do not require the need of major thoroughfares.	Office buildings, financial services, for-profit businesses, funeral homes, churches, medical offices.
Highway Commercial	Located on major thoroughfares to offer a mixture of retail and service spaces. All commercial uses are permitted here in addition to businesses requiring outdoor sales space, drive-thrus, and various auto services shops.	Various retail, office, and dining commercial uses as well as drive-thrus, plant nurseries, automobile service shops, auto washes.
Light Manufacturing	Allows the manufacturing of raw materials among a variety of other uses that require large building spaces.	Wholesale and warehousing, public utility uses, storage yards of construction equipment and building supplies, incidental retail and service establishments, truck or tractor sales, dog kennel services, automobile service stations.
General Manufacturing	Encompasses the industrial park on the south side of the community. This differs from the "Light Manufacturing" category by solely allowing businesses that conduct manufacturing activities, public utilities, or municipal affairs.	Manufacturing, public utilities, municipal affairs.
Cemetery	Areas dedicated to the memory and legacy of lost loved ones.	Cemetery, open space, walking trails.
Institutions	Intended to set aside and protect land for public uses that are suitable for recreational facilities, education uses, and public spaces.	Recreational facilities, educational uses, public uses.
Parks, Preservation, & Open Space	Intended to set aside and protect land for recreational uses that are suitable for parks, recreation, and open spaces as well as sensitive natural features.	Parks, recreational facilities, green and open space, sensitive land features.

Zoning Plan

The following Zoning Plan articulates practical implementation guidelines to facilitate the changes recommended by the Future Land Use Framework by pairing each FLU category with existing zoning districts and other relevant changes. Morenci's FLU framework has a strong relation to the existing zoning ordinance – therefore, recommended changes center around areas that may be rezoned in the future as well as general changes allotted uses within existing districts.

Table XX: Zoning Plan

Future Land Use	Corresponding Zoning Districts	Recommended Changes
Low Density Residential	R1 – Single Family Residential	Allow uses that compliment the needs of single-family neighborhoods. Increase maximum lot coverage standards, and decrease minimum setback requirements to allow for some increased density in the R-1 zoning district.
Medium Density Residential	R2 – Single Family Residential R1 – Single Family Residential	Expand the missing middle housing typologies allotted in the R-2 zoning district, including duplexes, accessory dwelling units, and cottage courts. Allow uses that compliment the needs of medium density neighborhood residents.
High Density Residential	R3 – Multiple Family Residential R1 – Single Family Residential	Allow all missing middle and high-density housing typologies, as well as uses that compliment the needs of residents in these areas. Primary rezonings for this category will take place on the western side of the City on the north and south sides of W. Coomer Street.
Downtown Commercial	C-2 – Central Business District	Encourage walkability and walking paths between the downtown corridor and adjacent park areas.
Local Commercial	C-1 – Local Commercial	Provide corridor design suggestions to unite commercial districts outside of downtown. Encourage walkability between adjacent commercial and residential areas.
Highway Commercial	C-3 – Highway Commercial R1 – Single Family Residential	Rezone R-1 area on the east side of M-156 in the northern part of the City and expand the C-3 area on the south side of E. Main Street to facilitate business from traffic passing through Morenci. Provide corridor design suggestions to unite commercial districts outside of downtown. Limit auto-oriented uses (e.g., drive-thrus, automobile service shops, auto washes) to this category.
Light Manufacturing	I-1 – Light Industrial	Broaden permitted uses to include indoor recreation and other uses that may fit into large, possibly underutilized or vacant warehouse structures. Ensure that public utility areas and storage areas are zoned to be light industrial
General Manufacturing	I-2 – General Industrial	Manufacturing, public utilities, municipal affairs.
Cemetery	CE – Cemetery	Incorporate walking trails within the cemetery.
Institutions	PO – Public and Open Space R1 – Single Family Residential	Establish a new zoning district to encompass Morenci's public uses, including recreational facilities and educational uses.
Parks, Preservation, & Open Space	PO – Public and Open Space AG – Agricultural	Incorporate Morenci's agricultural zone into the PO district. Expand district to cover City parks and sensitive natural features, particularly Bean Creek and surrounding areas.



Photo Credit: David Green

10 Implementation

Good planning uses data and community preferences to shape a preferred course of action. In this section, findings from the plan's "existing conditions" chapters as well as community engagement insights are used to build an Action Plan of strategies that support the implementation of the Master Plan. Each action item is accompanied by information (such as responsible party, possible partners, and general timeframe) to support its full implementation. The timeframes for each action item are defined below:

- **Immediate:** Complete within 1 year
- **Short-Term:** Complete within 1-3 years
- **Mid-Term:** Complete within 3-5 years
- **Long-Term:** Complete within 5-10 years

Action items that are denoted as "**Active/Ongoing**" are currently in process within the City. Some of these items are associated with projects that will eventually be completed while others are associated with permanent initiatives that the City will continue to support indefinitely.



Photo Credit: Lilly Roger

Housing

SUMMARY

- Morenci has experienced modest growth in its housing stock over the past decade. Vacancy has decreased in the same period, indicating more competitiveness in the housing stock. Notably, vacancies for rental units are extremely low to nonexistent.
- Just over 81% of all housing units in Morenci were constructed before 1970 and therefore considered historic homes. 42.3% of all homes were constructed before 1940.
- The vast majority (about 82%) of housing units are in single-family homes, exceeding the prevalence of single-family homes in comparison geographies.
- Nearly two-thirds (73%) of all households in Morenci are owner-occupied. This number has increased slightly over the past decade. Approximately 16% of Morenci homeowners are burdened by monthly housing costs compared to about 28% of renters.
- Morenci's current housing initiatives align with the City's aging housing stock and needs that are most relevant for homes needing upgrades, maintenance, and repairs. The Michigan Neighborhood Program, Habitat for Humanity, Tri-County Community Action Agency, and Housing Lenawee have each played a role in supporting City housing needs through grant funding and technical assistance.
- Housing recommendations pertinent to Morenci include the consideration and implementation of zoning and planning action steps provided by Lenawee Housing's market analysis; accommodating senior housing needs and the presences of heir's properties; broadening the permissibility of missing middle housing types; and accommodating the needs of renters in the community.

COMMUNITY INPUT

- 22.1% of survey takers noted "increasing housing opportunities" as a priority for the City. Relatedly, 11.4% and 8.6% of survey takers, respectively, stated that limited housing affordability and limited housing choices are a challenge for Morenci residents.
- Most respondents (and Morenci residents) are homeowners. Of the residents that have experienced renting properties in the City, nearly 40% indicated positive experiences.
- Internal and external physical conditions were identified as needing the most support. Survey takers estimated that about one third (32%) of homes across Morenci needed repair or maintenance support.
- Survey respondents provided housing preferences and noted an openness for various missing middle housing typologies. Duplexes, accessory dwelling units, and mixed-use units received the most support, while triplexes and quadplexes were less popular. Mini homes were also met with support as about 53% of respondents "strongly supported" or "supported" them.

Action Item	Responsible Party/ Possible Partners	Timeframe
Reinstitute the City's rental property maintenance ordinance to ensure that rental properties are inspected to ensure a standard of living expectation that is consistent across the City to promote health, welfare, and public safety.	Planning Commission; City Council; Building Department	Ongoing
Consider and implement administrative recommendations provided in the Housing Lenawee Target Market Analysis, including reduced fees on plan reviews and expanding limited site plan review requirements from 10% land change to 20%.	Planning Commission; City Council Housing Lenawee	Short-Term
Consider and implement Zoning Ordinance amendments as recommended by the Housing Lenawee Target Market Analysis. Changes may include updated parking requirements, reduced minimum lot sizes, and permitting more housing typologies across residential zoning districts.	Planning Commission; City Council Housing Lenawee	Short-Term
Consider and implement planning and development related recommendations from the Housing Lenawee Target Market Analysis. Initiatives may include grant support for CBD property owners, downtown parking plans, and strategic planning to identify areas in the City most primed for new housing construction.	Planning Commission; City Council Housing Lenawee	Short-Term
Allow and encourage more diverse missing middle housing options (e.g., accessory dwelling units, cottage courts, duplexes, and mini homes) to provide various demographic groups with housing that better matches their needs (i.e., seniors, young adults, one-person households).	Planning Commission; City Council MSHDA	Short-Term
Pair Code Enforcement efforts, amendments, and procedures with educational and neighborhood cleanup efforts to support property maintenance.	Planning Commission; City Council	Mid-Term
Inventory existing heirs' properties throughout the City by cross-referencing relevant data points, including the register of deeds and ownership records, death records, and addresses without ownership changes in 20 years and where the tax bill is being sent elsewhere.	Planning Commission; City Council	Mid-Term
Address the presence of heirs' properties through educational efforts, connections to legal support, and updated local requirements pertaining to eligibility of various housing services.	Planning Commission; City Council	Mid-Term
Explore the feasibility of adopting a Universal Design ordinance and associated requirements for residential constructions to incorporate accessibility features usable by all ages and abilities.	Planning Commission; City Council; Building Department	Mid-Term
Take steps to encourage Build to Rent development(s) and broaden rental opportunities for residents, including streamlined review and permitting processes, financial tax incentives, and zoning updates to favor and permit multi-family developments.	Planning Commission; City Council; Economic Development Department; Building Department MSHDA	Long-Term
Continue to work with private and nonprofit housing developers and others to encourage infill forms of development and the redevelopment of vacant, underutilized, and brownfield sites.	Planning Commission; City Council Private and nonprofit housing developers; HUD; MEDC; MSHDA; RRC	Long-Term

Natural Features, Recreation, & Open Space

SUMMARY

» Almost half of all land in the City of Morenci has no impervious surfaces. These help the City absorb precipitation and prevent flooding and severe stormwater runoff.

» About 75% of the City does not have significant tree canopy coverage. Increasing this coverage would benefit the City, residents, and ecology of the area. The recent award of a $218,165 grant for a tree planting project is moving the City towards a notable increase.

» According to FEMA, no area in the City has any risk of flooding that exceeds the risk associated with a 500-year flood event (0.2% annual risk). This is attributable to several reasons, including minimal wetland areas concentrated around Bean and Silver Creek, as well as sufficient drainage.

» As storm events and severe weather change over time, incorporating resiliency and adaptation methods like residential rainwater harvesting and permeable pavement in the areas that are developed will help to ensure that the City can handle unpredictable weather conditions. Robust standards for mitigating problematic grading and construction practices should also be in place to prevent nuisance flooding issues.

» Renewable energy, including widespread allowance of accessory solar panels, and the development of zoning ordinance standards that allow for context-appropriate utility-scale renewable energy should be developed.

» Zoning incentives and requirements should be put in place to enhance open spaces, and to promote opportunities for connectivity to and between parks and waterways.

» Future land use planning should account for the acquisition or preservation of suitable land to promote access to open spaces and waterways.

COMMUNITY INPUT

» 64.1% of all survey respondents want to improve or transform Morenci's environmental quality.

» Enhancing Morenci's existing parks and green spaces is a priority for 26.4% of respondents, and expanding recreational opportunities is a priority for 15%. Notably, enhancing parks and green spaces was noted as a priority for 37.6% of all student respondents, the third highest priority of all 12.

» In Downtown Morenci, 25.8% of respondents cited landscaping and tree canopy coverage as a priority to improve the area.

» Community feedback from residents of all ages supports a desire to create a walking path along Bean Creek to encourage exercise and general enjoyment.

» Student respondents expressed an interest in fishing/hunting (38.5%), hiking/biking (38.5%), and gardening (11.2%) as favorable hobbies and activities.

» General comments about Morenci's attributes and future priorities included a quarter of respondents expressing a desire to invest in Bean Creek's cleanup and utilization, expand recreational opportunities, and invest in a water feature.

» Safe, connected routes and sidewalks were noted as an area of improvement by student respondents, closely followed by the prevalence of safe, clean community spaces.

Action Item	Responsible Party/ Possible Partners	Timeframe
Align actions related to the City's park and recreation system with the current Parks and Recreation Plan and through the pursuit of grant funding through Michigan's Department of Natural Resources.	Planning Commission; City Council MDNR	Active/ Ongoing

Action Item	Responsible Party/ Possible Partners	Timeframe
Actively pursue alignment between City actions and county-wide/ regional natural resource and recreation plans.	Planning Commission; City Council MDNR; Region 2; Lenawee Parks & Recreation Commission	Active/ Ongoing
Review Morenci's Urban Forestry Management Plan to prioritize and allocate revenues for dedicated tree planting, care, and maintenance efforts.	Planning Commission; City Council; DDA; DPW Tree Stewards	Immediate
Proactively establish and adopt a workable set of zoning ordinances for utility-scale solar, wind, and battery energy storage system (BESS) projects with robust standards for screening, noise mitigation, and decommissioning that are compatible with State law.	Planning Commission; City Council Graham Sustainability Institute	Short-Term
Update zoning regulations to encourage or require the use of shade trees to fulfill minimum landscaping requirements.	Planning Commission; City Council	Short-Term
Review the Department of Public Works' park and community space maintenance plan. Make updates as needed.	Planning Commission; DPW	Short-Term
Clearly coordinate and share opportunities for community volunteers and volunteer groups to participate in regular park clean-up efforts.	Planning Commission; DPW Morenci Schools GECKOS Club	Short-Term
Encourage the inclusion of vegetative buffers in areas adjacent to waterways to help absorb nutrient runoff and reduce direct inputs into Lake Erie on large point source sites.	Planning Commission Michigan Department of Environment, Great Lakes, and Energy (EGLE)	Short-Term
Proactively adopt a zoning ordinance amendment to govern data center uses with robust standards for overall allowance, screening, noise mitigation, and decommissioning.	Planning Commission; City Council	Short-Term
Coordinate with local groups to construct and showcase water quality improvement measures as part of a broader network of water quality improvement sites in these watersheds.	Planning Commission Maumee River Basin Commission; the Maumee Watershed Alliance; the River Raisin Watershed Council; EGLE	Mid-Term
Encourage green infrastructure low impact development methods to improve water quality by identifying and removing any regulatory barriers to using these techniques.	Planning Commission; City Council	Mid-Term
Develop a solar panel ordinance to include considerations, general permissions, and requirements for panel implementation in all zoning districts.	Planning Commission; City Council	Mid-Term
Implement zoning incentives to encourage businesses and residential development sites near the Riverside Natural Area and Wakefield and Stephenson Parks to install paths and bike parking facilities that expand nonmotorized access to existing park facilities and the broader nonmotorized transportation network.	Planning Commission; DDA; Economic Development Department MDNR	Mid-Term
Pursue connection path between Wakefield Park and Riverside Natural Area via a greenway/trail system along the west side of Bean Creek.	Planning Commission MDNR; Lenawee County Parks	Mid-Term

Community Facilities & Utilities

SUMMARY

» Despite its small size, the City of Morenci offers a host of services and amenities to its residents and surrounding communities, including educational facilities, emergency services, and water and sewer infrastructure.

» The educational needs of Morenci residents are well-served by the Morenci Area Schools district and numerous surrounding institutions of higher education.

» Morenci offers healthcare facilities that serve primary and senior care needs. Pediatric care, lab services, hospitals, and specialized medical treatment centers are found outside of the City but within the region.

» Community facilities and utility systems present the opportunity to support the City's disabled population on a daily basis through design and service provision considerations. The seven principles of universal design can be employed to support the 17% of residents with a disability. Relatedly, senior residents and residents under 18 may benefit from infrastructural systems that encourage access to services, infrastructure, health care, recreation, and more to promote physical and mental well-being.

» Access to grocery stores is limited within the City. Residents must drive, utilize limited public transportation systems, or rely on transportation support to access food markets

» Morenci is well served by emergency service systems (EMS, fire, and police). Lenawee County further supports emergency services through their Lenawee County Hazard Mitigation Plan.

» Morenci's public utilities and services include water supplied by two wells and the Michindoh Aquifer, sanitary sewer service, electric and gas service, broadband and cellular telecommunications, and waste management and recycling.

COMMUNITY INPUT

» Of eight quality-of-life characteristics, community survey respondents expressed comparatively high satisfaction levels with their overall health and safety. Conversely, satisfaction with education was comparatively low.

» About 20% of survey takers noted upgrading City infrastructure to support new development as a priority in the present and 10 years into the future. Public facilities and parking upgrades were considered the lowest priority of the 12 provided with about 6% supporting this action in the present and future. Additionally, just 6% of respondents expressed dissatisfaction with the quality of municipal services.

» Survey respondents completed an assessment of 18 public facilities and services. The Stair District Library, cemeteries, fire department, EMS services, and parks and recreation were generally regarded as the most popular amenities with less than 5% of respondents stating that any of these facilities are "poor."

» Discussion of the City's events included an overwhelming amount of praise. Suggestions for future events included logistics and publicity to support more attendance, seeking additional vendors, providing more family-oriented activities, and providing a greater variety of events.

» The greatest portion of respondents supported the prospect of maintaining city facilities and infrastructure with a small tax or fee increase. Respondents also largely supported the improvement of local programs and services with a small tax or fee increase.

» When asked about potential support for a millage increase to fund public safety services, approximately 60% of all survey takers supported an added millage. The greatest portion of respondents (40.4%) expressed their openness to a 1.0 mill increase.

» Approximately 82% of survey respondents indicated some willingness to support an added millage for ongoing recreation facility maintenance and development. Over half of respondents (54.4%) supported a millage between 0.5 and 1.0.

» Comments at the survey's conclusion emphasized a need for a greater investment in the provision of more basic services, including medical facilities, assisted living communities, and more accommodating practices related to trash and recycling services.

Action Item	Responsible Party/ Possible Partners	Timeframe
Explore feasibility of expanded practices related to trash and recycling services (such as regular bulk item pickup).	Planning Commission; Administrator; DPW	Immediate
Review zoning ordinance to note and remove existing barriers to uses such as grocery stores, medical facilities, and assisted living communities.	Planning Commission	Immediate
Review the Department of Public Works' community space maintenance plan. Make updates as needed.	Planning Commission; DPW	Short-Term
Hold a ballot measure for funding public safety services with an additional millage payment.	City Council	Short-Term
Continue to hold community events and strengthen partnerships with related entities that may help promote these events.	Planning Commission; City Council; Economic Development Department; DDA Morenci Schools; local business community	Short-Term
Explore possible avenues for establishing a consolidated, central volunteer platform to share events and associated volunteer needs across the City.	Planning Commission; City Council; DDA	Mid-Term
Based on feasibility, implement expanded trash and recycling services.	Planning Commission; Administrator; DPW	Mid-Term
Explore prospective funding and fee options to support city facility/ infrastructure maintenance and program/service improvements.	City Council	Mid-Term
Pursue educational efforts around the importance of the Michindoh Aquifer and related efforts to protect and preserve it through household actions such as properly disposing of hazardous household waste, reducing fertilizer use, and maintaining household plumbing.	Planning Commission; City Council; DPW	Mid-Term
Evaluate where in the City public facilities (i.e., public restrooms and parking) should be expanded. Pursue grant funds for these projects.	Planning Commission; City Council	Long-Term
Consider seeking a dedicated Parks & Recreation millage to allow continued development and maintenance of area parks, trails, and other recreation amenities	City Council	Long-Term

Transportation

SUMMARY

- The City of Morenci is located near the City of Toledo, and is connected to U.S. Routes 127 and 20, as well as M-52 and M-156.
- In 2024, the Average Annual Daily Traffic was greatest on Main Street, reaching 3,925. Main Street is one of the three central Major Collector roads in the City of Morenci.
- There is limited PASER data for the roads in the City of Morenci. As of 2025, the City has taken steps to gather this data on an annual basis.
- There is a well-established network of pedestrian sidewalks that allow residents to engage in non-motorized transportation. The City of Morenci has expressed plans to expand these non-motorized transportation routes in the future.
- The Lenawee Public Transportation Authority (LPTA) offers a form of public transportation to residents of the City of Morenci by bus or handicapped-accessible vans.
- Suggestions for improvements to the City's transportation network include: infrastructural traffic calming provisions, improvements to the Downtown District and residential sidewalks, increased streetscape visibility projects, and a parking analysis to determine if parking ordinances and procedures should be adjusted.

COMMUNITY INPUT

- About 30% of survey takers noted maintaining and repairing roads as a priority, the third highest for the present. Sidewalk and bike lane construction was also noted as a priority for 11.4% of respondents.
- The addition of non-motorized infrastructure in Downtown Morenci was the second highest priority for respondents when asked about how they would like to invest in the downtown area with support from 35% of all survey takers. Added parking facilities were supported by 12.5% of respondents.
- 18% of respondents noted that added pedestrian and bicycle amenities were missing from the downtown area.
- When asked to rate Morenci's facilities and services, streets and sidewalks were rated "excellent" or "good" by 33% and 28%, respectively, of respondents, compared to 27% and 28% that rated them "poor". Survey comments reiterated the importance of improving the City's sidewalks.

Photo Credit: Heather Walker



Action Item	Responsible Party/ Possible Partners	Timeframe
Explore funding for sidewalk improvements at the local, state, and federal levels.	Planning Commission; City Council	Immediate
Identify sidewalk segments that have the greatest need for repairs and develop a phased plan to implement these repairs in coordination with MDOT and Lenawee County Road Commission (LCRC).	City Council MDOT; LCRC	Immediate
Review and update zoning ordinance to specify visibility standards along roadways and at intersections to ensure the drivers' view is not impeded.	Planning Commission	Immediate
Develop a nonmotorized transportation plan that identifies priority multimodal routes, parameters and rules regarding the operation of e-bikes, and improvements needed to achieve comfort for various user types using MDOT's Multi Modal Development and Delivery Guidebook.	Planning Commission; City Council	Immediate
Conduct a parking study for the Downtown district and surrounding residential and commercial areas to determine existing capacity and strategies for better parking management.	Planning Commission; City Council; DDA Transportation/Parking Study Consultant	Short-Term
Evaluate the potential fit and feasibility of adopting a complete streets policy or ordinance to formalize Michigan's Complete Streets legislation (2010 PA 135) and require the implementation of complete streets elements during roadway planning and design.	Planning Commission; City Council MDOT	Short-Term
Conduct a traffic study for the highest volume traffic areas of Morenci to investigate avenues of traffic calming to promote greater safety for drivers and bicyclists that share the road.	Planning Commission; City Council Transportation Consultant	Short-Term
Adopt design standards that require the implementation of complete streets elements during roadway planning and design.	Planning Commission; City Council MDOT	Mid-Term
Require and amend street tree requirements as part of site development and site plan review process.	Planning Commission	Mid-Term
Review and amend landscaping requirements as part of the site development and site plan review process.	Planning Commission	Mid-Term
Implement traffic calming measures at strategic road segments and intersections to improve safety for non-motorized transportation methods across the City.	Planning Commission; City Council MDOT; LCRC	Mid-Term
Encourage walking, biking and other recreation by strengthening Morenci's nonmotorized trail network within the city as well as its connections with the region's nonmotorized network and Lenawee County's trail system.	Planning Commission; City Council MDOT; MDNR; Region 2; Lenawee Parks & Recreation Commission	Mid-Term
Commission local artists to create public art installations and murals as supplementary tools for traffic calming.	Planning Commission; City Council; DDA Local artist community	Long-Term

Economic Development

SUMMARY

- Morenci's unemployment rate (1.5%) was considerably lower than the County's (3.3%) and the State's (3.6%) in 2023. The City also has the lowest percentage of residents (34.7%) over 16 that are not participating in the workforce.
- The employment industries of manufacturing; educational services, health care, and social assistance; and retail trade are the most prominent in the City. The educational services and social assistance sector experienced some decline from 2013 to 2023 which the other industries exhibited notable growth.
- In 2023, the average commute time for workers residing in Morenci was 24 minutes. On a daily basis, 246 individuals are estimated to commute into the City for work while 684 Morenci residents commute outside of the City's boundaries. Only 43 individuals live and work in the City.
- Morenci's Downtown Development Authority (DDA) was established in 2002 to revitalize the City's downtown and support efforts to merge the public sector, public improvements, and private uses to enable job creation, business attraction, and tax revenue generation. The DDA and associated Tax Increment Financing (TIF) District currently have focuses on commercial redevelopment, improving parking and pedestrian facilities, attracting and retaining downtown businesses, and establishing appropriate financing programs to support related projects.
- Morenci utilizes "Medical Marihuana Facilities Overlay" districts in both commercial and industrial zones of the City. This overlay was employed to establish specific specialized districts where marijuana facilities may be sited within the City.
- A 2023 Retail Market Study conducted for Morenci found that supermarkets and car dealerships have the most economic leakage, meaning that Morenci residents participate in these industries outside of Morenci. Warehouse clubs/supercenters and all other general merchandise stores were also found to exhibit capture rates under 1%, indicating that nearly all consumer demand is being spent outside the City of Morenci. These findings point to market potential in Morenci and align with community sentiments that surround desires for a grocery store and merchandise stores in general.
- Seven prospective redevelopment sites are identified and explore for future potential. These sites are distributed across the City and are currently zoned for industrial and commercial uses. Each site's description includes the characteristics of the site currently, zoning and ownership information, and open house input regarding desirable uses to pursue in each space.

COMMUNITY INPUT

- Of eight quality-of-life characteristics, community survey respondents expressed comparatively low satisfaction levels with their financial security and employment opportunities and a desire for these elements to be transformed.
- Developing commercial areas to attract jobs and new businesses was noted as the highest priority in the present and over the next 10 years by about 55% of all survey takers. Establishing a downtown business identity to attract businesses was the fifth highest priority of the 12 provided.
- Limited employment opportunities and a lack of a thriving downtown were the two most popular challenges identified by 53.6% and 45%, respectively, of survey respondents.
- Nearly all (97%) of survey respondents noted a grocery store/food market as a necessary commercial use for the City. Building material/supply stores (60%), auto services stores (47%), and general merchandise stores (46%) were also popular selections among respondents.
- Regarding possible non-retail uses, respondents overwhelmingly noted a desire to see more restaurants (75%), cafes (51%), recreational/public spaces (29%), and professional service offices (29%).

» Student survey respondents expressed high interest in various recreational attractions, including trampoline parks (61%), bowling alleys (57%), and arcades (56%). Other sporting facilities (like an indoor sports center, skating rink, and sport fields/courts) were also popular activity and facility choices among students.

» Almost 75% of respondents indicated they visit downtown at least once a week. Events, dining, professional services, and the Stair District Library were noted as the most prominent reasons for downtown visits.

» Building façade improvements were noted as the highest priority for downtown improvements with 57% of respondents supporting these efforts.

» When asked about employment and job prospects in the City, 46% of community survey respondents indicated that they do not believe sufficient employment opportunities for their background and training exist within driving distance. Student survey respondents echoed this sentiment with 52% stating they had low awareness of local job opportunities and about 72% sharing that they were not confident that their dream job pathway existed in Morenci.

Action Item	Responsible Party/ Possible Partners	Timeframe
Attract commercial development to the downtown that will serve the needs of the community and complement the existing mix of businesses (e.g. restaurants, retail, entertainment, etc.)	Planning Commission; DDA; Economic Development Department Lenawee Now	Active/ Ongoing
Continue collaborative efforts between the City and Morenci Schools to increase awareness of career pathways and specific job opportunities in the area.	Planning Commission; Economic Development Department Morenci Schools; Align Center; Michigan Works; Vo Tech	Active/ Ongoing
Bolster partnerships and job shadowing opportunities between Morenci businesses and schools to broaden awareness of practical future careers.	Economic Development Department; DDA Local businesses; Morenci Schools	Active/ Ongoing
Support commercial development by encouraging the revitalization of buildings that have become vacant and/or retrofitting them to support new commercial activities.	Planning Commission; DDA; Economic Development Department MEDC	Active/ Ongoing
Implement RRC (Redevelopment Ready Communities) Essentials Best Practices to streamline development review processes to support and incentivize the repurposing of vacant buildings and plan for the City's economic future.	Planning Commission; City Council; DDA; Economic Development Department MEDC	Active/ Ongoing
Continue to pursue façade improvement efforts for existing buildings to increase the appeal of commercial storefronts across commercial properties.	Planning Commission; DDA; Economic Development Department MEDC	Active/ Ongoing
Continue to pursue efforts towards attracting and incentivizing a grocery store in the City by reviewing and updating the Zoning Ordinance to ensure conditions are favorable for this development.	Planning Commission; City Council Lenawee Now	Immediate

Action Item	Responsible Party/ Possible Partners	Timeframe
Identify gaps in existing mix of businesses and develop and implement a strategy to attract commercial development to the downtown that will fill these gaps and serve the community.	Planning Commission; DDA; Economic Development Department Lenawee Now	Immediate
Continue to pursue efforts towards attracting and incentivizing a grocery store in the City by identifying suitable spots for the prospective use and establishing contact with grocery store representatives.	Planning Commission; City Council; Economic Development Department Lenawee Now	Short-Term
Review and update zoning ordinance to promote favorable conditions for popular recreational attractions (e.g., trampoline park, bowling, arcade) in commercial and light industrial zoning districts.	Planning Commission; City Council Lenawee Now	Short-Term
Explore and pursue creation of subarea plan for zoning parameters in the Skyline Industrial Park (see below), particularly to support prospective changes in State cannabis laws and subsequent transitions for the area.	Planning Commission; City Council Lenawee Now; Consultant	Short-Term
Work with current property owners of identified redevelopment sites as well as prospective developers to facilitate development processes that align with the Master Plan.	Planning Commission; City Council; Economic Development Department Developers; Property Owners; MEDC; Lenawee Now	Mid-Term
Create marketing and tourism strategies to attract customers to the existing businesses.	Planning Commission; DDA; Economic Development Department MEDC; Lenawee Now	Mid-Term
Explore and eventually implement opportunities to support economic development and business attraction throughout the City, including simplified zoning ordinance language for prospective business owners, administrative approval processes for desirable commercial uses, and strong channels of communication between applicants and staff.	Planning Commission; DDA; Economic Development Department MEDC; Lenawee Now	Mid-Term
Develop and provide aesthetic design guidelines for new buildings in the City.	Planning Commission; DDA; Economic Development Department Lenawee Now	Long-Term
Create a placemaking strategy to encourage the implementation of placemaking elements like outdoor lighting, public art, sidewalk/outdoor seating for local establishments, and other innovative measures to improve quality of life and community pride.	Planning Commission; DDA; Economic Development Department MEDC; Lenawee Now	Long-Term

FUNDING OPPORTUNITIES

The landscape of grant funding is quickly changing in terms of grant availability and general eligibility terms. Despite the ever-fluctuating nature of grant funding opportunities, the City of Morenci's adoption of an updated Master Plan offers a productive step towards having the ability to competitively pursue grant funds that align with any of the action items outlined in this chapter. State and community-based entities that commonly offer grants in alignment with the Morenci's most prevalent goals are described below. While the actual grants offered may change from year to year, these entities are highly likely to continue in their ability to provide funding for communities that seek it.

State of Michigan

Michigan Department of Agriculture and Rural Development

The Michigan Department of Agriculture and Rural Development provides grant opportunities to promote the sustainability of land-based industries and support infrastructure that benefits rural communities.[1] The Rural Development Fund provides support to ensure the sustainability of land-based industries (such as food and agriculture, forestry, and tourism), rural infrastructure systems, business development and job retention, and talent development and training, include workforce housing and childcare.

Michigan State Housing Development Authority (MSHDA)

MSHDA seeks to support the development and provision of safe and affordable housing, neighborhoods, and communities through financial and technical assistance. Grants provided by the Authority commonly support low-income housing subsidies, incentives for housing development, neighborhood maintenance and development, and overall housing financing and development.

Michigan Economic Development Corporation (MEDC)

MEDC seeks to promote the economic viability and development of places across the entire state of Michigan. Many funding opportunities are intended to support small, local businesses by offering financial support – however, various other grant programs are geared towards communities that seek to pursue redevelopment projects that will reactivate and attract visitors, therefore supporting the local economy.

Michigan Department of Environment, Great Lakes, and Energy (EGLE)

Funding opportunities provided by EGLE are intended to help applicants achieve the mutual goal of protecting and enhancing environmental quality across Michigan.[2] A broad array of grant and loan programs offer support for brownfield remediation and redevelopment, waste and stormwater infrastructure projects, preventing pollution and environmental contamination, and providing funding for the installation of renewable energy sources.

Michigan Department of Labor and Economic Opportunity (LEO)

The Rural Readiness Grant Program, administered through LEO, provides rural communities with up to $50,000 to support collaborative planning and capacity initiatives. Funds from the grant can be used to support a wide range of local needs, including housing, broadband, placemaking, energy, transportation, health, infrastructure, and economic development.[3]

Michigan Department of Natural Resources (MDNR)

MDNR administers grants intended to support healthier, safe, and more vibrant communities through various recreational opportunities, enhanced wildlife habitats, and robust public

safety systems. While many of the Department's grants support recreational goals and projects that align with a community's most recent Parks and Recreation Plan, many other community domains can be supported and funded through departmental grants. Other areas include aquatic and wildlife grants, forestry grants, and law enforcement and safety grants.[4]

Michigan Department of Transportation (MDOT)

MDOT provides grant funding, primarily for state and local road agencies, in order to pursue the greatest possible impact on economic development and job creation across the state.[5] Focus areas for the Department's various grant programs include electric vehicle infrastructure, bike path and streetscape improvements, Safe Routes to Schools, general transportation infrastructure, and a Rural Task Force Program.

Community Foundations

Lenawee Community Foundation

The Lenawee Community Foundation seeks to improve the quality of life for Lenawee County residents by distributing grants to local community organizations specializing in social services, civic engagement, youth empowerment and education, and general services that support the basic needs of county residents.[6]

Sources

1 Michigan Department of Agriculture and Rural Development. "Rural Development Fund Grants." https://www.michigan.gov/mdard/business-development/grantfund/rural-development-fund-grants

2 Michigan Department of Environment, Great Lakes, and Energy. "Funding opportunities." https://www.michigan.gov/egle/regulatory-assistance/funding

3 Michigan Department of Labor and Economic Opportunity's Office of Rural Prosperity. "2025 Office of Rural Prosperity Rural Readiness Grant Guidelines." https://www.michigan.gov/leo/-/media/Project/Websites/leo/Documents/ord/RRGP4/RRGP-Round-4-Guidelines.pdf?rev=574bfde2b76a4199b124282996ef7ccf&hash=397EDD91A82734B2CA36227ADAB4A3C7

4 Michigan Department of Natural Resources. "Grants." https://www.michigan.gov/dnr/buy-and-apply/grants

5 Michigan Department of Transportation. "Grant programs." https://www.michigan.gov/mdot/programs/grant-programs

6 Lenawee Community Foundation. "Apply for a Grant in Lenawee County." https://lenaweecommunityfoundation.com/grants/apply-for-a-grant/

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Appendix

Agenda Review Form

Regular City Council – 08/10/2026

☐ Informational
☑ Action / Follow Up
☐ Not Approved

Prepared For	Staff Contact
City Council	Nathan Adams
Date Submitted	**Department**
08/06/2026	Police Department

Subject

Clemis Agreement

Summary

Our Police Department uses CLEMIS (Courts and Law Enforcement Management Information System) to access critical public safety software, data, and support services. After nearly 60 years operating as a regional collaboration within Oakland County government, last year CLEMIS became the CLEMIS Authority—an independent consortium governed directly by the member agencies it serves. With this transition, the Authority needs its own agreements separate from Oakland County. This request seeks to approve the City of Morenci's Agreement with the CLEMIS Authority.

The CLEMIS Authority is a public safety technology network serving law enforcement, fire, jail, dispatch, court, and public safety agencies. What began as a handful of Oakland County agencies has grown to over 260 agencies across nine counties, and governance has shifted to match that growth: every member has a direct voice in setting priorities and direction. Each agency that joins expands shared data access and distributes costs, keeping powerful technology affordable for all.

Financial Impact

No increase over current budget funding

Budgeted	Amount:
Yes	$3593.00

Recommendation

After Discussion...
Motion to approve the CLEMIS Agreement between the City of Morenci and CLEMIS and Authorize the Mayor's signature on the Agreement and the City Administrators Signature on the Resolution.

Alternatives

No Motion

Attachments

Resolution
Clemis Agreement

RESOLUTION FOR GOVERNING BODY OF PARTICIPANT
MORENCI POLICE DEPARTMENT
CITY OF MORENCI

RESOLUTION
Participation in CLEMIS Authority Interlocal Agreement

CITY OF MORENCI, is a "public agency" as that term is defined under section 2(e) of the Urban Cooperation Act of 1967, 1967 (Ex Sess) PA 7, as amended, MCL 124.502(e).

Under section 28 of article 7 of the Michigan Constitution of 1963 and the Urban Cooperation Act of 1967, 1967 (Ex Sess) PA 7, as amended, MCL 124.501 to 124.512 ("Act 7"), a public agency may exercise jointly with any other public agency any power, privilege, or authority that the public agencies share in common and that each might exercise separately.

The Public Agency possesses the powers, privileges, and authorities to perform various activities relating to courts and law enforcement management information systems.

The Public Agency wants to exercise powers, privileges, and authorities jointly with Oakland County, the Charter Township of Bloomfield, the Charter Township of White Lake, and other participating public agencies under an interlocal agreement creating the Courts and Law Enforcement Management Information System (CLEMIS) Authority (the "CLEMIS Interlocal Agreement") and become a participating public agency under and party to the CLEMIS Interlocal Agreement.

The Public Agency also wants to use the services of the CLEMIS System operated by the Courts and Law Enforcement Management Information System (CLEMIS) Authority (the "Authority") by entering into a services agreement with the Authority.

The MORENCI CITY COUNCIL of the Public Agency therefore resolves as follows:

- That the interlocal agreement between Oakland County, the Charter Township of Bloomfield, the Charter Township of White Lake, and other participating public agencies creating the CLEMIS Interlocal Agreement is hereby approved;
- That the Public Agency is hereby authorized to enter into a participation agreement with the Authority to enter into and become a party to the CLEMIS Interlocal Agreement;
- That the Public Agency is hereby authorized to enter into the CLEMIS Main Services Agreement (the "CLEMIS MSA") between the Public Agency and the Authority;

- That the MAYOR of the Public Agency is hereby authorized and directed to transmit a copy of this resolution to the Authority and execute the participation agreement for the CLEMIS Interlocal Agreement and the CLEMIS MSA on behalf of the Public Agency; and
- That the CITY ADMINISTRATOR of the Public Agency is hereby authorized and directed to file a copy of the participation agreement for the CLEMIS Interlocal Agreement, including the CLEMIS Interlocal Agreement, on behalf of the Public Agency with the clerk of each county in which the Public Agency is located.

Certification

I, JEFF BELL, CITY ADMINISTRATOR, of the CITY OF MORENCI, Hereby certify all of the following:

1. That this resolution of the Board was adopted at a meeting of the Board held on AUGUST 10, 2026;
2. That the resolution remains in effect;
3. That the meeting was held in compliance with the Open Meetings Act, 1976 PA 267, as amended, MCL 15.261 to 15.275; and
4. That the minutes of the meeting were kept and have been or will be made available as required by the Open Meetings Act, 1976 PA 267, as amended, MCL 15.261 to 15.275.

Date: _____

By: _____

Name: _____

JEFF BELL

CITY ADMINISTRATOR/CLERK

Docusign Envelope ID: 7D167C1D-485A-8112-8357-3636D8EF54E9

PARTICIPATION AGREEMENT

Courts and Law Enforcement Management Information System (CLEMIS) Authority

By execution of this Participation Agreement by the Participant and the CLEMIS Authority, the Participant, Oakland County, the Initial Participants, and each other Participant under the CLEMIS Interlocal Agreement enter into an agreement incorporating the Interlocal Agreement initially between Oakland County, the Charter Township of Bloomfield, and the Charter Township of White Lake creating the Courts and Law Enforcement Management Information System (CLEMIS) Authority by this reference (available at https://www.clemisauthority.org/forms/). A reference copy of the CLEMIS Interlocal Agreement must be attached. This Participation Agreement also includes the contents of this cover page and incorporates the CLEMIS Main Services Agreement (the "MSA"). Capitalized terms used but not defined in this Participation Agreement are as defined in the CLEMIS Interlocal Agreement.

PARTICIPANT	
Full Legal Name:	City of Morenci
Notice Address:	
Primary Contact Name:	Tracy Schell
Primary Contact Email:	tracy.schell@cityofmorenci.org

ATTACHMENTS *(attach)*	
The following attachments are included with this agreement.	
Authorizing Resolution or Legal Authorization	An authorizing resolution in substantially the form as provided in Exhibit B of the CLEMIS Interlocal Agreement has been adopted by the governing body of the Participant and a copy is attached. If the Participant does not have a governing body, confirmation of legal authorization to enter into the CLEMIS Interlocal Agreement and sign the CLEMIS MSA is attached.
CLEMIS Main Services Agreement	A copy of the CLEMIS MSA is attached.
CLEMIS Interlocal Agreement	A copy of the CLEMIS Interlocal Agreement is attached.

SIGNATURES

Each party is signing this Participation Agreement on the date stated below that party's signature. The date of this Participation Agreement and the Main Services Agreement will be the date this Participation Agreement is signed by the last party to sign it (as indicated by the date associated with that party's signature).

Participant:	**Authority:**
[PUBLIC AGENCY NAME] City of Morenci	COURTS AND LAW ENFORCEMENT MANAGEMENT INFORMATION SYSTEM (CLEMIS) AUTHORITY
By: _____	By: _____
Name: Tracy Schell	Name: _____ Executive Director
Title: Mayor	
Date: _____	Date: _____

Docusign Envelope ID: 7D167C1D-485A-8112-8357-3636D8EF54E9

MAIN SERVICES AGREEMENT

This Main Services Agreement ("**MSA**") contains the standardized terms for the provision of services by the Authority to the Public Agency. This MSA and each Order Form constitute the agreement between the Authority and the Public Agency (this "**Agreement**"). Capitalized terms are defined in context or in Section 1.

1 Definitions

(a) For purposes of this Agreement, the following definitions apply:

(1) "**Acceptable Use Policy**" means the Acceptable Use Policy made available through the Authority website, as it may be amended from time to time.

(2) "**Agreement**" is defined in the preamble.

(3) "**Authority**" means the Courts and Law Enforcement Management Information System (CLEMIS) Authority created as a public body corporate and politic under the Interlocal Agreement.

(4) "**Business Day**" means a day that is not a Saturday, Sunday, or a state public holiday under 1865 PA 124, as amended, MCL 435.101 to 435.103.

(5) "**Confidential Information**" means information disclosed by or on behalf of one party (as discloser) to the other party (as recipient) under this Agreement, in any form, which: (A) the discloser identifies to recipient as "confidential" or "proprietary"; or (B) should be reasonably understood as confidential or proprietary due to its nature and the circumstances of its disclosure. The Authority's Confidential Information includes technical or performance information about the Service, and the Public Agency's Confidential Information includes Public Agency Data. Confidential Information does not include information subject to disclosure under the Freedom of Information Act, 1976 PA 442, as amended, MCL 15.231 to 15.246 ("**FOIA**").

(6) "**Documentation**" means the Authority's usage documentation for the Service. This documentation may include terms and conditions, including pricing or payment terms, that are specific to particular functionality in the Service.

(7) "**DPA**" is defined in Section 4(c).

(8) "**Effective Date**" means the effective date of the first Order Form executed by the Public Agency.

(9) "**Interlocal Agreement**" means the Interlocal Agreement, filed with the Office of the Great Seal on October 23, 2025, and any amendments thereto, between the County of Oakland, the Charter Township of Bloomfield, the Charter Township of White Lake, and any subsequent Participants thereunder.

(10) "**Law**" means all laws, regulations, executive orders, rules, court orders, or other binding requirements of a government authority that apply to a party.

(11) "**Order Form**" means a Public Agency Order Form related to the provision of the Service, Support, or Professional Services.

(12) "**Personal Data**" means Public Agency Data relating to an identified or identifiable natural individual.

(13) "**Points of Contact**" means the individuals designated by the Public Agency as a primary contact and a secondary contact for the Public Agency.

(14) "**Professional Services**" means system setup, configuration, training, data migration, or other professional services that the Authority furnishes to the Public Agency related to the Service.

(15) "**Public Agency**" means the legal entity that executes an Order Form.

(16) "**Public Agency Data**" means any data, contents, or information that the Public Agency (including its Users and Technology Partners) submits to its Service accounts or generates by or through the Service. "Public Agency Data" includes, but is not limited to, public safety data.

(17) "**Public Agency Materials**" means materials and resources that the Public Agency makes available to the Authority in connection with Professional Services.

(18) "**Security Measures**" means that term as defined in the Security Measures made available through the Authority website.

(19) "**Service**" means the service provided by the Authority for the exchange and access to public safety software data, as described in more detail in this Agreement and the Documentation.

(20) "**Statement of Work**" means a statement of work for Professional Services that is executed by the parties.

(21) "**Support**" means support for the Service as described in Section 5.

(22) "**Support Policy**" means the support policy made available through the Authority website.

(23) "**Suspension Event**" is defined in Section 12.

(24) "**Taxes**" is defined in Section 11(g).

(25) "**Technology Partner**" means a third-party technology vendor to the Public Agency that has been identified in an Order Form (or otherwise in writing by the Public Agency) to be authorized, in accordance with this Agreement, to submit data to or receive data from the Service on the Public Agency's behalf.

(26) "**Term**" means the term for the Public Agency's use of the Service as identified in an Order Form.

(27) **"Trials and Betas"** mean access to the Service (or Service features) on a free, trial, beta, or early access basis.

(28) **"Usage Data"** means the Authority's technical logs, data, and learnings about a Public Agency's use of the Service, excluding Public Agency Data.

(29) **"User"** means an employee or contractor of the Public Agency that the Public Agency allows to use the Service.

(30) **"Virus"** means viruses, malicious code, malware, or similar harmful materials.

(b) Capitalized terms not defined in this Agreement shall have the meaning prescribed to them in the Interlocal Agreement.

2 **Service**

(a) **Data Sharing.** As specified in an Order Form, the Public Agency will upload Public Agency Data into the Service, including by means of a Technology Partner product. The Public Agency hereby authorizes the sharing of Public Agency Data with other public agencies that use the Service, subject to the terms of this Agreement and the Order Form.

(b) **Data Access.** Subject to this Agreement, the Public Agency may authorize Users within its organization to access and use the Service for governmental and public safety purposes during the Term. The Public Agency's access rights include the right to permit Users within the Public Agency's organization to access the Service in accordance with the terms of applicable Order Forms. The Public Agency shall comply with the Documentation and applicable policies in accessing and using the Service.

(c) **Technology Partners.** As specified in the applicable Order Form, Public Agency Data may be provided to or received from a Technology Partner through an integration with the Service. The Public Agency's use of a Technology Partner product is governed by the Public Agency's agreement with the Technology Partner, and the Authority is not responsible or liable for the performance of Technology Partner products, including their use of Public Agency Data.

3 **Users**

The Public Agency may permit Users to use the Service on its behalf. Users must be employees or contractors of the Public Agency. The Public Agency is responsible for provisioning and managing its User accounts, for its Users' actions through the Service and for their compliance with this Agreement. The Public Agency shall ensure that Users keep their login credentials confidential, and the Public Agency shall promptly notify the Authority upon learning of any compromise of User accounts or credentials.

4 **Data**

(a) Subject to this Agreement, the Authority will access and use Public Agency Data only to: (1) provide and maintain the Service, Support, and Professional Services under this Agreement; and (2) provide certain Public Agency Data to a third party

(e.g., an insurance company) as has been specifically approved in writing by the Public Agency, in an Order Form or otherwise.

(b) The Authority shall implement and maintain the Security Measures. The Public Agency shall not submit to the Service any data controlled under the United States International Traffic in Arms regulations.

(c) The parties shall adhere to any Data Processing Addendum ("**DPA**") identified on an Order Form.

(d) The Authority may collect Usage Data and use it to operate, improve, and support the Service and for other lawful governmental or public safety purposes, including benchmarking and reports. However, except as otherwise required by applicable law, the Authority shall not disclose Usage Data externally unless it is: (1) deidentified so that the Usage Data does not identify the Public Agency, its Users, or any other person; and (2) aggregated with data across other participants.

(e) The Public Agency is the owner of all Public Agency Data and is required to provide Public Agency Data in a format agreed by the parties and as required by applicable Law. The Public Agency is responsible for ensuring the accuracy and currency of its Public Agency Data. Except as otherwise provided in this Agreement, the Public Agency shall have access to Public Agency Data at all times.

(f) During a Term, the Public Agency may create reports of its Public Agency Data from the Service (or the Authority will otherwise make the Public Agency Data available to the Public Agency) as described in the Documentation.

(g) The Authority will not store credit card account numbers and associated security information. Credit card data will be handled by a credit card data processor, subject to its terms, conditions, and policies.

(h) The Authority shall comply with FOIA. However, pursuant to Section 5(9) of FOIA, 1976 PA 442, as amended, MCL 15.235(9), the Authority is not considered to be in possession of, retain, or be the custodian of a public record stored on behalf of the Public Agency. If the Authority receives a written request for a public record that is stored on behalf of the Public Agency, the Authority shall, within ten (10) business days after receipt of the request, give written notice to the requesting person identifying the Public Agency and stating that the requesting person must submit the request to the Public Agency.

(i) Pursuant to the Enhanced Access to Public Records Act, 1996 PA 462, as amended, MCL 15.441 to MCL 15.445 (the "**EAPRA**"), the Authority may make Public Agency Data immediately available for public inspection, purchase, or copying by digital means. As a condition to the Authority providing enhanced access under the EAPRA, the Public Agency must first identify the Public Agency Data subject to the EAPRA and adopt an enhanced access policy that complies with the EAPRA. The Public Agency is responsible for ensuring that the fees for providing enhanced access that appear on the fee schedule maintained by the Authority pursuant to Section 11(b) of this MSA do not exceed a "reasonable fee" as that term is defined in the EAPRA, or that the Public Agency has established different reasonable fees in an Order Form.

5 **Support**

(a) The Authority shall provide Support for the Service as described in the Support Policy.

6 **Statements**

(a) Each party states the following:

(1) that it has the legal power and authority to enter into this Agreement;

(2) that it will use industry-standard measures to avoid introducing Viruses into the Service; and

(3) that it is not listed on any United States government list of prohibited or restricted parties.

(b) The Public Agency states it is the owner of Public Agency Data, has the right to provide Public Agency Data with the Service, and grants the Authority the right to use Public Agency Data specified in this Agreement, without violating nonparty intellectual property, privacy, or other rights.

(c) The Authority states the following:

(1) THE SERVICE IS PROVIDED ON AN "AS IS" AND "AS AVAILABLE" BASIS. THE AUTHORITY EXPRESSLY DISCLAIMS ALL WARRANTIES OF ANY KIND, WHETHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE, AND NON-INFRINGEMENT.

(2) The Authority makes no warranty that: (i) the Service will meet the Public Agency's requirements; (ii) the Service will be uninterrupted, timely, secure, or error-free; or (iii) the results that may be obtained by the Service will be accurate or reliable.

(3) Any material or data downloaded or otherwise obtained through the use of the Service is accessed at the Public Agency's discretion and risk. The Public Agency will be solely responsible for any damage to its computer system or loss of data that results from the downloading of any material.

7 **Usage**

(a) The Public Agency shall comply with the Acceptable Use Policy and the Documentation.

(b) Except as explicitly permitted in this Agreement, the Public Agency shall not and shall not permit others to do any of the following:

(1) sell, sublicense, distribute, or rent the Service or the data from the Service (in whole or part), excluding Public Agency Data;

(2) grant non-Users access to the Service or use the Service to provide a hosted or managed service to others;

(3) reverse engineer, decompile, or seek to access the source code of the Service, except to the extent these restrictions are prohibited by Law, and then only upon advance written notice to the Authority;

(4) copy, modify, create derivative works of, or remove proprietary notices from the Service;

(5) conduct security or vulnerability tests of the Service, interfere with its operation, or circumvent its access restrictions;

(6) use the Service to develop a product that competes with the Service.

8 **Auditing**

Upon the Authority's written request, the Public Agency shall provide a signed certification: (a) verifying the Service is being used in accordance with the terms of this Agreement; and (b) listing the locations in which the Service is accessed, number of Users, and any other information reasonably requested by the Authority. The Authority may, at the Authority's expense and not more than once annually, audit the Public Agency's use of the Service and compliance with this Agreement. The audit will be conducted during business hours and will not interfere with the Public Agency's activities. The Public Agency shall provide the Authority or its auditor with all reasonable information and assistance required to enable the Authority to determine whether the Public Agency is in compliance with this Agreement. If the audit reveals that the Public Agency has underpaid fees to the Authority, the Public Agency will be invoiced for the underpaid fees based upon the Authority's price list at the time the fees would have otherwise been incurred. If the Public Agency does not pay the underpaid fees within thirty (30) days after the invoice date, the Public Agency will be charged with interest at a rate of one and one-half percent (1.5%) per month or partial month until paid. If the audit reveals that the Public Agency has underpaid fees totaling five percent (5%) or more of the fees due in any year, the Public Agency shall reimburse the Authority for all reasonable expenses associated with the audit.

9 **Professional Services**

The Authority shall perform Professional Services as described in an Order Form or Statement of Work, which may identify additional terms or milestones for the Professional Services. The Public Agency shall give the Authority access within five (5) business days to Public Agency Materials reasonably needed by the Authority for Professional Services, and the Authority shall use the Public Agency Materials only for purposes of providing Professional Services. Except as otherwise expressly stated in an Order Form or Statement of Work, the Professional Services shall not include travel or lodging expenses. The Public Agency may use code or other deliverables that the Authority provides as part of Professional Services only in connection with the Public Agency's authorized use of the Service under this Agreement.

10 **Purchase of Third Party Products**

The Authority may from time to time facilitate the purchase by the Public Agency of third party products. The Authority's role will be limited to facilitating payment and the execution by the Public Agency of the applicable agreement with the third party product

vendor. The Authority will not be a party to this agreement with the third party product vendor, and will not have any responsibility or liability related to the performance of the third party product.

11 **Fees; Payment**

(a) **Authorized Representatives.** The Public Agency shall provide the Authority with current written authorization identifying representatives who are authorized to execute Order Forms, including any limitations on their authority. The Public Agency shall promptly notify the Authority of any changes to authorized representatives. The Authority may rely on such written authorizations until notified of changes.

(b) **Fee Schedules and Updates.** Current fee schedules shall be maintained by the Authority in a separate fee schedule document and made available through the Authority website. The Authority may update fee schedules from time to time with at least one hundred and twenty (120) days' notice, provided that the updated fee schedules shall not take effect until the next Term, consistent with this Section 11.

(c) **Payment Terms.** Unless the Order Form states otherwise, all amounts are due within sixty (60) days after the invoice date. Late payments are subject to a charge of 1.5% per month or the maximum amount allowed by Law, whichever is less. Fees and expenses are not refundable, except as expressly provided in this Agreement.

(d) **Appropriations and Budget Limitations.** All payment obligations under this Agreement and any Order Forms are subject to annual appropriation of funds by the Public Agency's governing body. If sufficient funds are not appropriated, the Public Agency may terminate the affected Order Form upon thirty (30) days' written notice to the Authority without penalty, provided that the Public Agency has made good-faith efforts to obtain necessary appropriations.

(e) **Fee Disputes.** If the Public Agency disputes an invoice, the Public Agency shall notify the Authority within the payment period, and the parties must seek to resolve the dispute over a thirty (30)-day discussion period. The Public Agency is not required to pay disputed amounts during the discussion period but will timely pay all undisputed amounts. After the discussion period, either party may pursue any available remedies.

(f) **Taxes.** Unless the Public Agency is tax-exempt, the Public Agency is responsible for any sales, use, goods and services, value-added, withholding, or similar taxes or levies that apply to its Order Forms, whether domestic or foreign ("**Taxes**"), other than any income tax payable by the Authority. Fees do not include Taxes.

12 **Suspension**

The Authority may suspend the Public Agency's access to the Service and related services due to a Suspension Event, but where practicable, the Authority shall give the Public Agency prior notice so that the Public Agency may seek to resolve the issue and avoid suspension. The Authority is not required to provide prior notice in exigent circumstances or for a suspension made to avoid material harm or violation of Law. Once a Suspension

Event is resolved, the Authority shall promptly restore the Public Agency's access to the Service in accordance with this Agreement. For purposes of this Section 12, "**Suspension Event**" means: (a) Except during fee disputes as described in Section 11(f), the Public Agency's account is thirty (30) days or more overdue; (b) the Public Agency is in breach of Section 7; or (c) the Authority believes the Public Agency's use of the Service risks material harm to the Service or others.

13 **Term; Termination**

(a) Each Term will last for an initial twelve (12)-month period unless the Order Form states otherwise. Each Term will renew for successive periods unless: (1) the parties agree on a different renewal Order Form; or (2) either party notifies the other of non-renewal at least thirty (30) days prior to the end of the current Term.

(b) This Agreement starts on the Effective Date and continues until the end of all Terms, unless sooner terminated in accordance with its terms. If no Term is in effect, either party may terminate this Agreement for any or no reason with notice to the other party.

(c) Either party may terminate the applicable Order Form (in whole or in part) or this Agreement (together with all Order Forms) if the other party does one or more of the following:

(1) is in material breach of an Order Form or this Agreement and the breach remains uncured thirty (30) or more days after notice; or

(2) ceases operation without a successor.

(d) Upon termination or cancellation of this Agreement, the Authority shall provide a copy of Public Agency Data to the Public Agency in an electronic format and time period determined by the Authority. Upon written confirmation from the Public Agency that it received its data, the Authority may delete Public Agency Data, and each party shall delete any Confidential Information of the other in its possession or control. If the Authority incurs any costs in copying Public Agency Data, the Public Agency shall be responsible for such costs and shall reimburse the Authority according to the terms of an invoice provided by the Authority. The Authority may waive these costs in its sole discretion.

(e) The Public Agency's right to use the Service, Support, and Professional Services ends upon any termination or expiration of the applicable Order Form or this Agreement, subject to this Section 13.

(f) Except where an exclusive remedy is provided, exercising a remedy under this Agreement, including termination, does not limit other remedies a party may have.

(g) Sections 1, 4, 7, 8, 11, 13, 14, and 17 through 33, will survive the termination of this Agreement.

14 **U.S. Government Public Agencies**

To the extent applicable, the Service is "commercial computer software" or a "commercial item" for purposes of Federal Acquisition Regulation (FAR) 12.212 and for

Defense Federal Acquisition Regulation Supplement (DFARS) 227.7202. Use, reproduction, release, modification, disclosure, or transfer of the Service is governed solely by the terms of this Agreement, and all other use is prohibited.

15 **Trials and Betas**

The Authority may offer optional Trials and Betas. Use of Trials and Betas is permitted only for the Public Agency's internal evaluation during the period designated by the Authority on the Order Form (or if not designated, thirty (30) days). Either party may terminate the Public Agency's use of Trials and Betas at any time for any reason. Trials and Betas may be inoperable, incomplete, or include features never released. Notwithstanding anything else in this Agreement, the Authority offers no warranty, indemnity, SLA, or Support for Trials and Betas and its liability for Trials and Betas will not exceed $1,000.

16 **Subcontractors**

(a) The Authority may use subcontractors and permit them to exercise its rights and fulfill its obligations under this Agreement, but the Authority remains responsible for their compliance with this Agreement and for the Authority's overall performance under this Agreement.

(b) Section 16(a) does not limit any additional terms for subprocessors under a Data Protection Addendum.

(c) Technology Partners are not subcontractors under this Agreement.

17 **Intellectual Property**

(a) Neither party grants the other any rights or licenses not expressly set out in this Agreement.

(b) Except for the Authority's express rights in this Agreement, as between the parties, the Public Agency retains all intellectual property and other rights in Public Agency Data and Public Agency Materials provided to the Authority.

(c) Except for the Public Agency's express rights in this Agreement, as between the parties, the Authority and its licensors retain all intellectual property and other rights in the Service, Professional Services deliverables, and related Authority technology.

(d) If the Public Agency provides the Authority feedback regarding improvement or operation of the Service, the Authority may use the feedback without restriction or obligation.

18 **Confidentiality**

(a) A party receiving Confidential Information shall:

(1) use Confidential Information only to fulfill its obligations and exercise its rights under this Agreement;

(2) not disclose Confidential Information to nonparties without the other party's prior approval, except as permitted in this Agreement;

(3) protect Confidential Information using at least the same precautions the party receiving Confidential Information uses for its own similar information, with no less than a reasonable standard of care.

(b) A party receiving Confidential Information may disclose the Confidential Information to its employees, agents, contractors, and other representatives with a legitimate need to know (including, for the Authority, any subcontractors), if the party receiving the Confidential Information remains responsible for its compliance with this Section 18 and is bound to confidentiality obligations no less protective than those included in this Section 18.

(c) Confidentiality obligations under this Section 18 do not apply to information that the party receiving the information can document: (1) is or becomes public knowledge through no fault of the recipient; (2) it rightfully knew or possessed, without confidentiality restrictions, before receipt from the disclosing party; (3) it rightfully received from a nonparty without confidentiality restrictions; or (4) it independently developed without using or referencing Confidential Information.

(d) The parties acknowledge that a breach of this Section 18 may cause substantial harm for which monetary damages are an insufficient remedy. Upon a breach of this Section 18, the party disclosing the Confidential Information may seek appropriate equitable relief, including an injunction, in addition to other remedies.

(e) A party receiving Confidential Information may disclose Confidential Information to the extent required by Law, including FOIA. If permitted by Law, the party receiving Confidential Information shall provide the party disclosing Confidential Information with reasonable advance notice of the required disclosure and reasonably cooperate, at the disclosing party's expense, to obtain confidential treatment for the Confidential Information.

19 **Liability Limitations**

(a) Except when prohibited by law, the Authority's entire liability arising out of or related to this Agreement will be subject to a cap of the amounts paid or payable by the Public Agency to the Authority under this Agreement in the twelve (12) months immediately preceding the first incident giving rise to liability.

(b) Neither party will have any liability arising out of or related to this Agreement for indirect, special, incidental, reliance, or consequential damages or damages for loss of use, lost profits, or interruption of business, even if informed of the possibility of any in advance.

20 **Mutual Compliance with Laws**

(a) Each party shall comply with all Laws that apply to its performance under this Agreement, including, but not limited to, the C.J.I.S. Policy Council Act, 1974 PA 163, as amended, MCL 28.211 to 28.216.

(b) Through this Agreement, the parties commit that they will operate all software solutions in conformance with the CJIS Security Policy ("**CJISSECPOL**") Version 6.0 and any successor brought into effect by the Federal Bureau of Investigation

(the "**FBI**") during the term of this Agreement, but excluding draft versions of CJISSECPOL released for comment or review and similar proposed policy versions that may be released by the FBI but not finally adopted.

(c) In accordance with CJISSECPOL, certain control requirements apply to personnel with unescorted access to unencrypted criminal justice information, including the parties' personnel operating these solutions. These controls include:

(1) PS-3 (Personal Screening), mandating that the criminal justice agency using the Service conduct a fingerprint-based record check on the parties' personnel;

(2) AT-3 (Awareness and Training), mandating that the parties' personnel complete annual CJIS Security Awareness Training; and

(3) SA-9 (External System Services), mandating that the parties' personnel sign the CJIS Security Addendum.

21 **Catastrophic Event**

(a) If a Catastrophic Event prevents a party from complying with any one or more obligations under this Agreement, that inability to comply is not a breach if: (1) that party uses Reasonable Efforts to perform those obligations; (2) that party's inability to perform those obligations is not due to its failure to: (A) use Reasonable Efforts to protect itself against events or circumstances of the same type as that Catastrophic Event; or (B) develop and maintain a reasonable contingency plan to respond to events or circumstances of the same type as that Catastrophic Event; and (3) that party complies with its obligations under Section 21(b).

(b) If a Catastrophic Event occurs, the noncomplying party shall promptly notify the other party of the occurrence of that Catastrophic Event, its effect on performance, and how long the noncomplying party expects it to last. Thereafter, the noncomplying party shall update that information as reasonably necessary. During a Catastrophic Event, the noncomplying party shall use Reasonable Efforts to limit damages to the other party and to resume its performance under this Agreement.

(c) For purposes of this Section 21, the following definitions apply:

(1) "**Catastrophic Event**" means, with respect to a party, any event or circumstance, whether or not foreseeable, that was not caused by that party (other than a strike or other labor unrest that affects only that party, an increase in prices or other change in general economic conditions, a change in law, or an event or circumstance that results in that party's not having sufficient funds to comply with an obligation to pay money) and any consequences of that event or circumstance.

(2) "**Reasonable Efforts**" means, with respect to a given obligation, the efforts, consistent with the practice of other non-state governmental entities in Michigan and their vendors with respect to a Catastrophic

Event, that a reasonable person in the party's position would use to comply with that obligation as promptly as possible.

22 **Governmental Function; Immunity**

The parties performance of their obligations under this Agreement is a governmental function of providing criminal justice and public safety services to serve the public and to provide aid for persons and property. The parties intend that nothing in this Agreement be interpreted as a waiver by any party of any governmental immunity available to a party under Laws.

23 **Nonparties**

Except as expressly provided in this Agreement, this Agreement does not create for any party and is not intended to create by implication or otherwise, any direct or indirect obligation, duty, promise, benefit, right to be indemnified (such as contractually, legally, equitably, or by implication), right to be subrogated to any party's rights in this Agreement, or any other right.

24 **Non-Assignment**

No party may assign any of its rights or delegate any of its obligations under this Agreement without the prior written consent of the other party.

25 **Authority Name Changes**

The Authority may change its name from time to time as provided in Section 5.6 of the Interlocal Agreement. Any such name change shall not require amendment of this Agreement, and all references to the Authority by its former name shall be deemed to refer to the Authority as renamed.

26 **Modification; Waiver**

(a) Subject to Sections 26(d) and 26(e), no amendment of this Agreement will be effective unless it is in writing, approved by the governing body of the Authority, and signed by an authorized officer of the Public Agency.

(b) The parties may amend the quantities or other items on an Order Form by mutual written agreement.

(c) No waiver under this Agreement will be effective unless it is in writing and signed by the party granting the waiver. A waiver granted on one occasion will not operate as a waiver on other occasions.

(d) With notice to the Public Agency, the Authority may modify the Support Policy or Security Measures to reflect new features or changing practices, but the modifications must not be retroactive or materially decrease the Authority's overall obligations during a Term.

(e) An Order Form may not modify any other part of this Agreement unless the Order Form specifically identifies the provisions that it modifies.

27 **Notice**

(a) A notice or other communication under this Agreement will be effective if it is in writing and received by the party to which it is addressed. It will be deemed to have been received as follows:

(1) if a paper copy is delivered by a delivery organization that allows users to track deliveries, upon receipt as stated in the tracking system;

(2) if a paper copy is delivered by another means, when the intended recipient or a representative of the intended recipient signs for it;

(3) if it is delivered by email, when the intended recipient acknowledges by notice in accordance with this Section 27 (but without need for further acknowledgement) having received that message, except that a read receipt or an automatic reply will not constitute acknowledgement of a message for purposes of this Section 27; or

(4) if the intended recipient rejects or otherwise refuses to accept it, or if it cannot be delivered because of a change in address for which no notice was given, then upon that rejection, refusal, or inability to deliver.

(b) For a notice under this Agreement to be valid, it must be addressed using the information in the Order Form for that party or any other information stated by that party in a notice in accordance with this Section 27.

(c) If a notice addressed to a party is received after 5:00 p.m. on a Business Day at the location specified in the address for that party, or on a day that is not a Business Day at the location specified in the address for that party, then the notice will be deemed to have been received at 9:00 a.m. on the next Business Day.

28 **Points of Contact**

In addition to notice contact information, the Public Agency shall designate on the Order Form contact information for one individual to act as a primary contact person and a second individual to act as a secondary contact person for the Public Agency for communications relating to the Service and its operation and use. The Public Agency shall notify the Authority of any change in the Public Agency's primary contact person or secondary contact person by notifying the Authority pursuant to Section 27.

29 **Severability**

The parties acknowledge that if a dispute between the parties arises out of this Agreement or the subject matter of this Agreement, they would want the court to interpret this Agreement as follows:

(a) with respect to any provision that it holds to be unenforceable, by modifying that provision to the minimum extent necessary to make it enforceable or, if that modification is not permitted by law, by disregarding that provision;

(b) if an unenforceable provision is modified or disregarded in accordance with this Section 29, by holding that the rest of the Agreement will remain in effect as written;

(c) by holding that any unenforceable provision will remain as written in any circumstances other than those in which the provision is held to be unenforceable; and

(d) if modifying or disregarding the unenforceable provision would result in failure of an essential purpose of this Agreement, by holding the entire Agreement unenforceable.

30 **Electronic Signatures**

(a) If this Agreement is an Electronically Signed Document, all of the following apply:

(1) the Authority states that the intention of an individual signing on behalf of the Authority on the Electronically Signed Document is to attribute the individual's signature to the Electronically Signed Document, and that the Electronic Signature on the Electronically Signed Document is the signer's signature to the Electronically Signed Document;

(2) The Public Agency states that the intention of an individual signing on behalf of the Public Agency on the Electronically Signed Document is to attribute the individual's signature to the Electronically Signed Document, and that the Electronic Signature on the Electronically Signed Document is the signer's signature to the Electronically Signed Document;

(3) the parties acknowledge that the Electronic Signatures on all Electronically Signed Documents are legally binding; and

(4) each party hereby waives all rights to repudiate the authenticity or validity of an Electronic Signature on an Electronically Signed Document to the extent the repudiation is based in whole or in part on the fact that the signature is not in an original handwritten form using physical ink and paper.

(b) The Electronic Signatures in Global and National Commerce Act of 2000 (E-SIGN), as amended, 15 USC 7001 to 7031, or the Uniform Electronic Transactions Act, 2000 PA 305, as amended, MCL 450.831 to 450.849, or both, as applicable, govern an Electronic Signature on this Agreement. The Uniform Computer Information Transactions Act (UCITA) does not govern an Electronic Signature on this Agreement.

(c) For purposes of this Section 30, the following definitions apply:

(1) "**Electronic Signature**" means any form of signature provided on behalf of a party other than an original handwritten signature, including any type of image created in any manner (whether electronically or otherwise), which image could reasonably be interpreted as an indication of the signer's intent to sign the document.

(2) "**Electronically Signed Document**" means any document received by a party in connection with this Agreement, or the correction or amendment of any such document, to which an Electronic Signature is affixed, attached, or otherwise logically associated.

31 **Governing Law**

Michigan law governs this Agreement.

32 **Jurisdiction and Venue**

Except as otherwise required by law or court rule, as the exclusive means of bringing an adversarial proceeding to resolve any dispute arising out of this Agreement or the subject matter of this Agreement, a party may bring the proceeding in the courts of the State of Michigan.

33 **Entire Agreement**

This Agreement is the entire understanding between the parties with respect to the subject matter of this Agreement and supersedes all other agreements, whether oral or written, between the parties.

4916-4051-6262.1

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CLEMIS

INTERLOCAL AGREEMENT

This interlocal agreement is between OAKLAND COUNTY, a Michigan body corporate organized under 1973 PA 139, as amended, MCL 45.551 to 45.573 (the "**County**"), the CHARTER TOWNSHIP OF BLOOMFIELD, a Michigan body corporate organized under The Charter Township Act, 1947 PA 359, as amended, MCL 42.1 to 42.34 ("**Bloomfield Township**"), the CHARTER TOWNSHIP OF WHITE LAKE, a Michigan body corporate organized under The Charter Township Act, 1947 PA 359, as amended, MCL 42.1 to 42.34 ("**White Lake Township**"), and each other "**Public Agency**" (as defined in section 1.1(a)(35)) that becomes a "**Participant**" (as defined in section 1.1(a)(29)) pursuant to this agreement.

In 1968, the County created an information system for courts and law enforcement (the "**CLEMIS System**") (as defined in section 1.1(a)(13)) to address the inability of criminal justice and public safety agencies to electronically share data in a timely manner.

Since its creation, the CLEMIS System, which is operated and maintained by the County's Department of Information Technology, has expanded to become a multi-faceted, regional public safety information management system used by the County and many other Public Agencies. The CLEMIS System is composed of several software applications.

The purpose of the CLEMIS System is to provide innovative technology and related services to criminal justice and public safety agencies to enable the sharing of data and the improved delivery of criminal justice and public safety services. Public Agencies using the CLEMIS System have realized lower costs and efficiencies in providing criminal justice and public safety services, thereby providing first responders additional time to serve and protect residents.

The County has the power, privilege, and authority under Michigan law to provide criminal justice and public safety services.

Bloomfield Township, White Lake Township, and each Participant also each have the power, privilege, and authority to provide criminal justice and public safety services.

Section 28 of article 7 of the Michigan Constitution of 1963 and the Urban Cooperation Act of 1967, 1967 (Ex Sess) PA 7, as amended, MCL 124.501 to 124.512, authorize a Public Agency to exercise jointly with any other Public Agency any power, privilege, or authority that the Public Agencies share in common and that each might exercise separately.

The parties want to jointly exercise powers related to criminal justice and public safety services and create a new intergovernmental entity to operate and manage the CLEMIS System.

The parties therefore agree as follows:

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ARTICLE 1
DEFINITIONS

1.1 Defined Terms

(a) For purposes of this agreement, the following definitions apply:

(1) "**Act 7**" means the Urban Cooperation Act of 1967, 1967 (Ex Sess) PA 7, as amended, MCL 124.501 to 124.512.

(2) "**Assumed Liabilities**" means that phrase as defined in section 6.2(a)(8).

(3) "**Authority**" means the Courts and Law Enforcement Management Information System (CLEMIS) Authority created as a public body corporate and politic under section 3.1.

(4) "**Authority Board**" means that phrase as defined in section 4.1.

(5) "**Authorizing Resolution**" means that phrase as defined in section 9.1(b).

(6) "**Bloomfield Township**" means the Charter Township of Bloomfield, a Michigan body corporate organized under The Charter Township Act, 1947 PA 359, as amended, MCL 42.1 to 42.34.

(7) "**Budget Act**" means the Uniform Budgeting and Accounting Act, 1968 PA 2, as amended, MCL 141.421 to 141.440a.

(8) "**Business Day**" means a day other than a Saturday, Sunday, or legal holiday observed by the State of Michigan.

(9) "**Cash and Cash Equivalents**" means that phrase as defined in section 6.2(c)(1).

(10) "**C.J.I.S. Act**" means the C.J.I.S. Policy Act, 1974 PA 163, as amended, MCL 28.211 to 28.215.

(11) "**CLEMIS Authority**" means the Courts and Law Enforcement Management Information System (CLEMIS) Authority created as a public body corporate and politic under section 3.1.

(12) "**CLEMIS Main Services Agreement**" or "**CLEMIS MSA**" means the services agreement provided for in section 3.5.

(13) "**CLEMIS System**" means the criminal justice information system for courts and law enforcement created by the County, operated and maintained as "CLEMIS" by the County's Department of Information Technology before February 1, 2026, and transferred to and operated and maintained by the Authority pursuant to this agreement after January 31, 2026.

(14) "**Contracts**" means that term as defined in section 6.2(c)(2).

(15) "**Copyrights**" means that term as defined in section 6.2(c)(5)(C).

(16) "**County**" means Oakland County, a Michigan body corporate organized under 1973 PA 139, as amended, MCL 45.551 to 45.573.

(17) "**County I.T. Services Agreement**" means that phrase as defined in section 6.7(a).

(18) "**Criminal Justice Agency**" means a court or other Public Agency, or any subunit of the court or Public Agency, that engages in the administration of criminal justice pursuant to a law or executive order and that allocates a substantial part of its annual budget for the administration of criminal justice. Criminal Justice Agency includes a state or federal inspector general office.

(19) "**Effective Date**" means the effective date of this agreement as provided under section 10.1.

(20) "**Executive Committee**" means the executive committee of the Authority Board created under section 4.5.

(21) "**Executive Director**" means the executive director of the Authority provided for under section 4.12.

(22) "**Initial Participants**" includes the County, Bloomfield Township, and White Lake Township.

(23) "**Intellectual Property**" means that phrase as defined in section 6.2(c)(3).

(24) "**Intellectual Property Agreements**" means that phrase as defined in section 6.2(c)(4).

(25) "**Intellectual Property Assets**" means that phrase as defined in section 6.2(c)(5).

(26) "**Nonparty Claim**" means that phrase as defined in section 11.2(f)(1).

(27) "**OMA**" means the Open Meetings Act, 1976 PA 267, as amended, MCL 15.261 to 15.275, as defined in section 4.3.

(28) "**Operations**" means that term as defined in section 6.2(a)(7).

(29) "**Participant**" means a party to this agreement other than the Initial Participants.

(30) "**Participation Agreement**" means an agreement with a Participant in the form provided at exhibit A.

(31) "**Participation Form**" means that phrase as defined in section 9.1(a).

(32) "**Patents**" means that term as defined in section 6.2(c)(5)(A).

(33) "**Person**" means an individual, corporation, limited liability company, partnership, association, trust, or other entity or organization, including a governmental entity.

(34) "**Proceeding**" means any judicial, administrative, or arbitration action, suit, claim, investigation, or proceeding.

(35) "**Public Agency**" means a political subdivision of the State of Michigan or of another state of the United States or of Canada, including a state government; a county, city, village, township, charter township, school district, single or multipurpose special district, or single or multipurpose public authority; a provincial government, metropolitan government, borough, or other political subdivision of Canada; an agency of the United States government; or a similar entity of any other state of the United States and of Canada. As used in this section 1.1(a)(35), agency of the United States government includes an Indian tribe recognized by the federal government before 2000 that exercises governmental authority over land within the State of Michigan.

(36) "**Representative**" means that term as defined in section 11.2(f)(2).

(37) "**Tangible Personal Property**" means that phrase as defined in section 6.2(a)(6).

(38) "**Trademarks**" means that term as defined in section 6.2(c)(5)(B).

(39) "**Trade Secrets**" means that phrase as defined in section 6.2(c)(5)(G).

(40) "**Transfer Agreement**" means that phrase as defined in section 6.2(a).

(41) "**Transfer Date**" means that phrase as defined in section 6.2(a).

(42) "**Transferred Assets**" means that phrase as defined in section 6.2(a)(7).

(43) "**White Lake Township**" means the Charter Township of White Lake, a Michigan body corporate organized under The Charter Township Act, 1947 PA 359, as amended, MCL 42.1 to 42.34.

ARTICLE 2
PURPOSE

2.1 Purpose of Agreement

The purpose of this agreement is to create and empower a public body corporate and politic to implement the powers, privileges, and authorities of each of the parties with respect to the subject matter of this agreement, including the operation of a public safety management information system for court and law enforcement purposes.

2.2 Method for Exercise of Power

The Authority will exercise power under this agreement as provided in this agreement.

2.3 Management and Direction

The Executive Committee has the responsibility, authority, and right to manage and direct on behalf of the public the functions or services performed or exercised under this agreement to the extent provided in this agreement.

ARTICLE 3
CREATION OF AUTHORITY

3.1 Creation of CLEMIS Authority

The Courts and Law Enforcement Management Information System (CLEMIS) Authority is hereby created as a separate legal entity for the purpose of exercising the powers, privileges, and authorities under this agreement and applicable law, including executing the provisions of this agreement. The Authority is a public body corporate and politic. The Authority may use the name "CLEMIS Authority".

3.2 Principal Office

The principal office of the Authority will be at a location determined by the Executive Committee.

3.3 Title to Authority Assets

Unless otherwise expressly provided in this agreement, all property of the Authority is owned by the Authority as a separate legal entity and public body corporate and politic, and no party has any ownership interest in property of the Authority.

3.4 Tax-Exempt Status

(a) The Authority must not be operated for profit.

(b) No part of any earnings of the Authority may inure to the benefit of a Person other than the Initial Participants or the Participants.

(c) The parties intend that the activities of the Authority are tax exempt as governmental functions carried out by an instrumentality or political subdivision of government under section 115 of the Internal Revenue Code of 1986, as amended, 26 USC 115, or any corresponding provisions of any future federal tax code.

(d) The parties also intend that the activities of the Authority are governmental functions carried out by a political subdivision of the State of Michigan, exempt to the extent provided under Michigan law from taxation, including all of the following:

(1) income taxes under the City Income Tax Act, 1964 PA 284, as amended, MCL 141.501 to 141.787;

(2) sales taxes under the General Sales Tax Act, 1933 PA 167, as amended, MCL 205.51 to 205.78;

(3) use taxes under the Use Tax Act, 1937 PA 94, as amended, MCL 205.91 to 205.111;

(4) income taxes under the Income Tax Act of 1967, 1967 PA 281, as amended, MCL 206.1 to 206.847; and

(5) property taxes under The General Property Tax Act, 1893 PA 206, as amended, MCL 211.1 to 211.155.

3.5 **CLEMIS Main Services Agreement**

After January 31, 2026, each party also must be a party to a CLEMIS Main Services Agreement ("**CLEMIS MSA**") between the party and the Authority relating to the use of the CLEMIS System by that party. The Authority may enter into a CLEMIS MSA with a Public Agency that is not an Initial Participant or a Participant.

3.6 **Statements of Fact**

(a) Each party states that it has taken all action and secured all approvals required to permit the party to enter into this agreement.

(b) Each party states that the individual signing this agreement on behalf of the party has the legal authority to sign this agreement and to bind the party to the terms of this agreement.

(c) The verb used to introduce a statement of fact in this agreement is not intended to affect the remedies available for inaccuracy of that statement of fact.

ARTICLE 4
GOVERNANCE

4.1 **Authority Board**

(a) A board is created for the Authority (the "**Authority Board**") as required by section 7(1) of Act 7, MCL 124.507(1). The Authority Board includes all of the following members:

(1) one member appointed by the governing body of the County;

(2) one member appointed by the governing body of Bloomfield Township;

(3) one member appointed by the governing body of White Lake Township;

(4) one member appointed by the governing body of each Participant;

(5) one member appointed by the county executive of the County (the "**County Executive**") who is an employee or officer of the County;

(6) one member appointed by the County Executive who is an employee or officer of the Office of the Oakland County Sheriff; and

(7) 15 other members appointed by the County Executive.

(b) All of the following apply to a member of the Authority Board appointed under section 4.1(a):

(1) each member must be appointed for a term of four years unless the member is being appointed to fill a vacancy caused for a reason other than the expiration of a term;

(2) a member may be removed from the Authority Board at the will of the appointing authority for the member;

(3) a vacancy caused for a reason other than the expiration of a term must be filled by the appointing authority for the vacating member for the remainder of the vacating member's unexpired term; and

(4) a member may continue to serve after the expiration of the member's term until a successor is appointed and qualified.

(c) Before entering upon the duties as a member of the Authority Board, each member of the Authority Board must take and subscribe to the oath of office required by section 1 of article 11 of the Michigan Constitution of 1963. A copy of each oath of office must be filed with the clerk of the County.

(d) An appointing authority under section 4.1(a) shall notify the Executive Committee of any appointments made under section 4.1(a).

4.2 **Authority Board Powers**

The Authority Board shall review the annual audit of the Authority, may evaluate the performance of the Authority, and shall, if required by law, review acts of the Executive Committee. The Authority Board may advise the Executive Committee on all matters relating to the Authority, including the Authority's budget and amendments to this agreement.

4.3 **Authority Board Meetings**

The County Executive shall convene the initial meeting of the Authority Board. The Authority Board shall hold at least one annual meeting at the place, date, and time determined by the Authority Board. Meetings of the Authority Board must comply with the Open Meetings Act, 1976 PA 267, as amended, MCL 15.261 to 15.275 (the "**OMA**"). Public notice of the time, date, and place of Authority Board meetings must be provided in the manner required by the OMA.

4.4 **Authority Board Quorum and Voting**

A majority of the members of the Authority Board then in office will constitute a quorum for the transaction of Authority Board business. The Authority Board shall act by a majority vote of the members appointed and serving at the time of the vote. Members of the Authority Board shall not engage in proxy voting.

4.5 **Executive Committee**

(a) An executive committee of the Authority Board (the "**Executive Committee**") is hereby created.

(b) The Executive Committee consists of the following nine members of the Authority Board:

(1) the member of the Authority Board appointed by the County Executive under section 4.1(a)(5); and

(2) eight members appointed by the County Executive, including all of the following:

(A) two members of the Authority Board representing cities, townships, or villages;

(B) one member of the Authority Board representing counties; and

(C) five members of the Authority Board representing other Public Agencies.

(c) The initial terms of office of the members of the Executive Committee appointed under section 4.5(b)(2) will be as follows:

(1) two members appointed for a term of four years;

(2) two members appointed for a term of three years;

(3) two members appointed for a term of two years; and

(4) two members appointed for a term of one year.

(d) After the initial terms under section 4.5(b)(2), subsequent appointments of members of the Executive Committee appointed under section 4.5(b)(2) will be for terms of four years. The County Executive shall fill a vacancy on the Executive Committee caused other than by expiration of a term in the same manner as the original appointment under section 4.5(b)(2) for the balance of the unexpired term.

(e) A member of the Executive Committee may continue to serve after the expiration of the member's term until a successor is appointed and qualified.

(f) To serve as a member of the Executive Committee, a person must be a member of the Authority Board.

(g) Before entering upon the duties as a member of the Executive Committee, each member of the Executive Committee must take and subscribe to the oath of office required by section 1 of article 11 of the Michigan Constitution of 1963. A copy of each oath of office must be filed with the clerk of the County.

4.6 **Executive Committee Powers**

Except as otherwise provided in section 4.2, the Executive Committee shall exercise the powers of the Authority. The Executive Committee shall appoint the Executive Director of the Authority. The Executive Committee has the power to manage and direct on behalf of the public the functions or services performed under this agreement. The Executive

Committee is responsible for compliance by the Authority with rules and procedures applicable to the Authority under the C.J.I.S. Act.

4.7 **Executive Committee Meetings**

The member of the Executive Committee described in section 4.5(b)(1) shall convene the initial meeting of the Executive Committee and shall serve as chairperson of the Executive Committee. The Executive Committee shall meet regularly at the place, date, and time as the Executive Committee determines, but not less than quarterly. Meetings of the Executive Committee must comply with the OMA. Public notice of the time, date, and place of Executive Committee meetings must be given in the manner required by the OMA.

4.8 **Executive Committee Quorum and Voting**

A majority of the members of the Executive Committee then in office constitutes a quorum for the transaction of business. The Executive Committee shall act by a majority vote of its members. Members of the Executive Committee shall not engage in proxy voting.

4.9 **Bylaws**

The Executive Committee may adopt bylaws consistent with this agreement and applicable law governing the activities of the Executive Committee.

4.10 **Committees**

(a) The Executive Committee shall establish a Finance Committee as an advisory body consisting of members of the Authority Board to advise the Executive Committee not less than once per year on fees and other charges sufficient to pay the expenses of the CLEMIS System and the Authority.

(b) The Executive Committee may establish other committees consisting of members of the Authority Board to advise the Executive Committee on matters relating to the Authority and this agreement.

4.11 **Advisory Groups**

The Executive Committee may establish advisory groups consisting of individuals representing parties to this agreement and persons or entities to which the Authority provides services to advise the Executive Committee on matters relating to the Authority, including a user advisory group.

4.12 **Executive Director**

The Executive Committee shall appoint the chief executive officer of the Authority (the "**Executive Director**"). The Executive Director shall administer all programs, funds, personnel, contracts, and all other administrative functions of the Authority, subject to oversight of the Executive Committee. The Executive Director shall receive compensation as determined by the Executive Committee. All terms and conditions of the Executive Director's employment, including length of service, must be specified in a written contract between the Executive Director and the Authority. The Executive Director will serve at the pleasure of the Executive Committee, and the Executive Committee may remove or

discharge the Executive Director by a vote of at least a majority of the members of the Executive Committee.

4.13 **Fiduciary Duty**

The members of the Authority Board, the Executive Committee, and the Executive Director are under a fiduciary duty to conduct the activities and affairs of the Authority in the best interests of the Authority, including the safekeeping and use of all Authority money and other Authority assets for the benefit of the Authority. The members of the Authority Board, the Executive Committee, and the Executive Director shall discharge this duty in good faith, with the care an ordinarily prudent individual in a like position would exercise under similar circumstances.

4.14 **Compensation**

The members of the Authority Board and the Executive Committee will receive no compensation for the performance of their duties. A member of the Authority Board or the Executive Committee may engage in private or public employment, or in a profession or business. Members of the Authority Board and the Executive Committee may be reimbursed by the Authority for expenses incurred (such as travel and meals) relating to the performance of official duties of the Authority.

4.15 **Ethics and Conflicts of Interest**

The Executive Committee shall adopt ethics policies governing the conduct of Authority Board members, the Executive Committee, and the officers and employees of the Authority. The policies must be no less stringent than those provided for public officers and employees under 1973 PA 196, as amended, MCL 15.341 to 15.348. Members of the Authority Board, the Executive Committee, and the officers and employees of the Authority will be deemed to be public servants under 1968 PA 317, as amended, MCL 15.321 to 15.330, and are subject to any other applicable laws with respect to conflicts of interest. The Executive Committee shall establish policies and procedures requiring disclosure of relationships that may give rise to conflicts of interest.

4.16 **Fees and Charges**

The Executive Committee shall establish fees and other charges sufficient with other resources to pay the expenses of the CLEMIS System and the Authority. When establishing fees and other charges, the Executive Committee shall consider any recommendation from the Finance Committee required by section 4.10(a).

ARTICLE 5
POWERS OF AUTHORITY

5.1 **General Powers**

(a) In carrying out its purposes and otherwise executing this agreement, the Authority may perform, or perform with any Person, as applicable, any power, privilege, or authority that the parties share in common and that each might exercise separately

to the fullest extent permitted by Act 7 and other applicable law. The enumeration of a power in this agreement is not a limitation upon the powers of the Authority.

(b) Among other things, the Authority may do all of the following:

(1) make or enter into contracts;

(2) employ agencies or employees;

(3) acquire, construct, manage, maintain, or operate buildings, works, or improvements;

(4) acquire, own, hold, operate, maintain, lease, or sell real or personal property and dispose of, divide, or distribute any property;

(5) incur debts, liabilities, or obligations that, except as expressly authorized by the parties, do not constitute the debts, liabilities, or obligations of any of the parties;

(6) cooperate with a Public Agency or an agency or instrumentality of the Public Agency;

(7) make loans from the proceeds of gifts, grants, assistance funds, or bequests in order to further its purposes;

(8) form other entities necessary to further the purposes of this agreement; and

(9) sue and be sued in the name of the Authority.

(c) The Authority may not bind a party to this agreement, unless otherwise agreed to by the party.

(d) The Authority may not levy a tax.

5.2 **Additional Powers**

(a) The Authority also may do all of the following:

(1) employ, engage, compensate, transfer, or discharge necessary personnel, subject to the provisions of applicable law;

(2) fix and collect charges, rates, rents, fees, loan repayments, loan interest rates, or other charges on loans;

(3) promulgate necessary rules and provide for their enforcement by or with the assistance of the parties to accomplish the purposes of this agreement;

(4) accept gifts, grants, assistance funds, or bequests and use the same for the purposes of this agreement;

(5) apply for and accept grants, loans, or contributions from any source and secure grants, loans, or other contributions;

(6) make claims for federal or state aid payable to a party on account of the execution of this agreement, with the consent of the party;

(7) determine the manner of responding for any liabilities that might be incurred through performance of the Agreement and insure against any such liability;

(8) adjudicate disputes or disagreements, the effects of failure of the parties to pay their shares of the costs and expenses agreed to by the parties, and the rights of the other parties in such cases;

(9) engage auditors to perform independent audits of the financial statements of the Authority;

(10) invest surplus funds or proceeds of grants, gifts, or bequests and adopt an investment policy in connection therewith;

(11) employ legal, financial, and technical experts, other officers, agents, or employees, and accept voluntary provision of such services and functions from donor individuals and entities;

(12) study, develop, and prepare reports or plans the Authority considers necessary to further the purposes of this agreement and to monitor and evaluate performance under this agreement; and

(13) indemnify, as permitted by law, and procure insurance indemnifying any members of the Authority Board, Executive Committee, or officers or employees of the Authority from personal loss or accountability from liability asserted by any Person for any acts or omissions of the Authority.

(b) The Authority may enter into agreements, contracts, or arrangements with a Public Agency or other Person necessary or appropriate to assist the Authority in carrying out its duties and functions.

(c) The Authority may accept gifts, grants, bequests, and other donations for use in performing the Authority's functions. Money or property accepted must be used as directed by the donor in accordance with applicable law, rules, and procedures. The Authority may receive local, state, and federal funds to accomplish its purposes.

(d) The Authority may form and own other legal entities to further the purposes of this agreement. The Authority may cooperate with a Public Agency, an instrumentality of that Public Agency, or other legal or administrative entities created under Act 7.

5.3 **Bonds or Notes; Limitation**

(a) The Authority shall not issue any type of bond in its own name, except as provided in this section 5.3, or in any way indebt a party except as expressly authorized by that party.

(b) The Authority may borrow money and issue bonds or notes in its name for local public improvements or for economic development purposes, but the Authority must not borrow money or issue bonds or notes for an amount that, together with the total outstanding bonded indebtedness of the Authority, exceeds 2 mills of the taxable value of the taxable property within the geographic areas of the parties as

determined under section 27a of The General Property Tax Act, as amended, 1893 PA 206, MCL 211.27a, unless otherwise authorized by Act 7.

(c) Bonds or notes issued by the Authority are the debt of the Authority and not of the parties.

(d) Bonds or notes issued by the Authority are for an essential public and governmental purpose. Pursuant to section 7(7) of Act 7, MCL 124.507(7), bonds or notes, together with the interest on the bonds or notes and income from the bonds or notes, are exempt from all taxes.

(e) Bonds or notes issued by the Authority are subject to the Revised Municipal Finance Act, 2001 PA 34, as amended, MCL 141.2101 to 141.2821.

5.4 **Criminal Justice Agency**

(a) The Authority may exercise the powers, privileges, and authorities of a Criminal Justice Agency. The Authority is hereby designated to perform criminal justice functions and authorized to perform the administration of criminal justice.

(b) The Authority shall comply with applicable state and federal laws relating to criminal justice information, including the C.J.I.S. Policy Act, 1974 PA 163, as amended, MCL 28.211 to 28.215)(the "**C.J.I.S. Act**"), and applicable provisions of the state administrative rules promulgated pursuant to the C.J.I.S. Act.

(c) To the extent permitted by applicable law, the Authority may obtain an originating agency identifier (ORI) assignment from the Criminal Justice Information Services Division of the Federal Bureau of Investigation.

5.5 **Limitation on Political Activity**

The Authority shall not spend any public funds on political activities. This section 5.5 is not intended to prohibit the Authority from engaging in activities permitted under the Michigan Campaign Finance Act, 1976 PA 388, as amended, MCL 169.201 to 169.282.

5.6 **Name of Authority and System**

The Executive Committee may change the name of the Authority and the name used for the CLEMIS System. The Executive Committee shall notify each party to this agreement of a name change under this section 5.6. A name change under this section 5.6 is effective upon a date provided by the Executive Committee after notice required by this section is provided.

ARTICLE 6
CONTRIBUTIONS BY COUNTY

6.1 **Startup Advance**

Not less than 10 Business Days after the Effective Date, the County shall transfer to the Authority $250,000.00 for the initial startup costs of the Authority.

6.2 **Transfer of CLEMIS System Assets to Authority**

(a) Subject to section 6.2(b), effective February 1, 2026 (the "**Transfer Date**"), the County shall transfer to the Authority all of the following both owned by the County and relating to the CLEMIS System, as provided in a transfer agreement between the County and the Authority entered into before the Transfer Date (the "**Transfer Agreement**"):

(1) Cash and Cash Equivalents, including money relating to the CLEMIS System in County internal fund numbers FND53500 (CLEMIS) and FND53100 (Fire Records Management);

(2) accounts or notes receivable owned by the County, and any security, claim, remedy, or other right related to each such account or note receivable;

(3) inventory, finished goods, raw materials, work in progress, packaging, supplies, parts, and other inventories (including consumables);

(4) Contracts;

(5) Intellectual Property Assets;

(6) furniture, fixtures, equipment, machinery, tools, vehicles, office equipment, supplies, computers, telephones, and other tangible personal property (the "**Tangible Personal Property**");

(7) any permits or licenses issued by a governmental authority held by the County and required for the conduct of the operations of the CLEMIS System (the "**Operations**") or for the ownership and use of the assets transferred under the Transfer Agreement ("**Transferred Assets**");

(8) any rights to any actions of any nature available to or being pursued by the County to the extent related to the Operations, the Transferred Assets, or liabilities assumed by the Authority under the Transfer Agreement (the "**Assumed Liabilities**"), whether arising by way of counterclaim or otherwise;

(9) any prepaid expenses, credits, advance payments, claims, security, refunds, rights of recovery, rights of set-off, rights of recoupment, deposits, charges, and fees;

(10) any of the County's rights under warranties, indemnities, and all similar rights against other Persons to the extent related to any assets transferred under the Transfer Agreement;

(11) any insurance benefits, including rights and proceeds, arising from or relating to the Operations, the Transferred Assets, or the Assumed Liabilities;

(12) copies of any records, including books of account, ledgers, and general, financial, and accounting records, CLEMIS System user lists, user purchase

histories, user agreements, supplier lists, quality control records and procedures, user complaints and inquiry files, research and development files, records and data, strategic plans, internal financial statements, marketing and promotional surveys, material and research, and files relating to the Intellectual Property Assets and the Intellectual Property Agreements; and

(13) the goodwill and the going concern value of the Operations.

(b) The Transfer Agreement may designate assets retained by the County and not transferred to the Authority.

(c) For purposes of this section 6.2, the following definitions apply:

(1) "**Cash and Cash Equivalents**" means any cash and cash equivalents (including commercial paper, certificates of deposit, and other bank deposits, treasury bills, short-term investments, and all other marketable securities), investment accounts, and other similar cash items, less uncleared checks, wires, automated clearinghouse (ACH) settlements, and drafts.

(2) "**Contracts**" means any contracts, licenses, instruments, notes, commitments, undertakings, joint ventures, donation agreements, and any other agreements, commitments, and legally binding arrangements, whether written or oral, including any legally binding amendments to the preceding.

(3) "**Intellectual Property**" means Intellectual Property both owned by the County and used or held for use in the conduct of the operations of the CLEMIS System as currently conducted or proposed to be conducted, and all (A) royalties, fees, income, payments, and other proceeds now or later due or payable to the County relating to the Intellectual Property, and (B) claims and causes of action relating to the Intellectual Property, whether accruing before, on, or after the Transfer Date, including any rights to and claims for damages, restitution, and injunctive and other legal or equitable relief for past, present, or future infringement, misappropriation, or other violation of applicable law.

(4) "**Intellectual Property Agreements**" means any license, sublicense, consent to use agreement, settlement, coexistence agreement, covenant not to sue, waiver, release, permission, or other agreement, written or oral, relating to Intellectual Property that is used or held for use in the conduct of the Operations as currently conducted or proposed to be conducted to which the County is a party, beneficiary, or otherwise bound.

(5) "**Intellectual Property Assets**" means any rights in, arising out of, or associated with any of the following in any jurisdiction:

(A) issued patents and patent applications (whether provisional or non-provisional), including divisional, continuations, continuations-in-part, substitutions, reissues, reexaminations, extensions, or restorations of any of the preceding and other government issued indicia of invention ownership (including certificates of invention, petty patents, and patent utility models) ("**Patents**");

(B) trademarks, service marks, brands, certification marks, logos, trade dress, trade names, and other similar indicia of source or origin, and the goodwill connected with the use of and symbolized by, and all registrations, applications for registration, and renewals of, any of the foregoing ("**Trademarks**");

(C) copyrights and works of authorship, whether or not copyrightable, and all registrations, applications for registration, and renewals of any of the preceding ("**Copyrights**");

(D) internet domain names (including "clemis.org") and social media accounts or user names (including handles), whether or not Trademarks, any associated web addresses, URLs, websites and web pages, social media sites, and pages, and any content and data on or relating to the websites and web pages, social media sites, and pages, whether or not Copyrights;

(E) mask works, and any registrations, applications for registration, and renewals of the registrations or applications for registration;

(F) industrial designs, and all Patents, registrations, applications for registration, and renewals;

(G) trade secrets, know-how, inventions (whether or not patentable), discoveries, improvements, Technology, business and technical information, databases, data compilations and collections, tools, methods, processes, techniques, and other confidential and proprietary information and any related rights ("**Trade Secrets**");

(H) computer programs, operating systems, applications, firmware, and other code, including all source code, object code, application programming interfaces, data files, databases, protocols, specifications, and other related documentation;

(I) rights of publicity; and

(J) any other intellectual or industrial property and proprietary rights.

6.3 **Other Assets**

On the Transfer Date, in addition to other assets transferred by the County to the Authority, the County shall transfer $9,750,000.00 to the Authority.

6.4 **Liabilities and Contingencies**

On the Transfer Date, the County shall transfer to the Authority and the Authority shall assume the liabilities and contingencies of the County relating to the CLEMIS System as detailed in the Transfer Agreement.

6.5 **County Property and Facilities**

Beginning on the Transfer Date, and continuing through September 30, 2027, the County shall provide the Authority with the use of County facilities and property needed for the operation of the CLEMIS System by the Authority as provided in the Transfer Agreement, including a separately executed lease agreement. The Authority may enter into agreements with the County for the use of County property and facilities effective after September 30, 2027.

6.6 **County Telecommunications and Network Equipment and Services**

Beginning on the Transfer Date and continuing through September 30, 2027, the County shall provide the Authority with the use of the County telecommunications and network equipment and services as provided in the Transfer Agreement. The Authority may enter into agreements with the County for the use of County telecommunications and network equipment effective after September 30, 2027.

6.7 **County I.T. Services Agreements**

(a) By October 3, 2025, the County shall notify each Public Agency that is a party to an agreement for information technology services with the County providing the Public Agency with access to the CLEMIS System (each a "**County I.T. Services Agreement**") of the cancellation of the County I.T. Services Agreement by the County effective February 1, 2026.

(b) When providing notice to a Public Agency under section 6.7(a), the County shall provide the Public Agency with information provided by the Authority regarding the transfers provided under this agreement and instructions on how the Public Agency may enter into an agreement with the CLEMIS Authority for continued access to the CLEMIS System after January 31, 2026.

(c) If the County enters into a County I.T. Services Agreement after the Effective Date, the County I.T. Services Agreement must provide for the termination of the County I.T. Services Agreement effective February 1, 2026.

(d) The County and the Authority may enter into agreements and execute other documents necessary to effectuate this section 6.7.

6.8 **Other Revenue**

After January 31, 2026, the County shall transfer to the Authority money paid to the County and attributable to the CLEMIS System. A transfer under this section 6.8 must be paid to the Authority within 15 Business Days after the end of the month in which money is paid to the County.

6.9 Nonparty Consents

To the extent that the County's rights under any agreement or permit that is a Transferred Asset under the Transfer Agreement, or any other Transferred Asset under the Transfer Agreement, may not be assigned to the Authority without the consent of another Person, and the consent has not been obtained as of the Transfer Date, it is the intent of the parties that this Agreement not be construed to assign the Transferred Asset to the Authority if the attempted assignment would constitute a breach of the agreement or permit or be unlawful, and the County shall use reasonable efforts to obtain any required consent as promptly as possible. If any consent is not obtained or if any attempted assignment would be ineffective or would impair the Authority's rights under the Transferred Asset in question, so that the Authority would not effectively acquire the benefit of the rights relating to the Transferred Asset, the County, to the extent permitted by applicable law and the Transferred Asset, shall act after the Transfer Date as the Authority's agent to obtain for the Authority the benefits under the Transferred Asset and shall cooperate to the extent permitted by applicable law and the Transferred Asset in any other reasonable arrangement designed to provide the benefits to the Authority.

ARTICLE 7
EMPLOYEES

7.1 Employer of Personnel

(a) The Authority must function as the employer of any employees of the Authority and has the responsibility, authority, and right to manage and direct the employees of the Authority.

(b) No employment relationship exists between the Authority and an employee of an Initial Participant or a Participant.

7.2 Transfer of County Employees

(a) On the Transfer Date, the County shall transfer to the Authority each employee of the County indicated in the Transfer Agreement that remains an employee of the County on January 31, 2026. Upon transfer to the Authority, the employees transferred under this section 7.2(a) will each be an employee of the Authority and not employees of the County.

(b) On the Transfer Date, the County shall detail (as provided in this section 7.2(b)) to the Authority each employee of the County indicated in the Transfer Agreement that remains an employee of the County on January 31, 2026. Employees of the County detailed to the Authority under this section 7.2(b) are not employees of the Authority and remain employees of the County. Employees described in this section 7.2(b) will continue within the County's merit system (as applicable to any County merit system employee), and the County's compensation and benefit system, including wages, retirement benefits, seniority, medical leave, vacation, healthcare, and other benefits, with those costs paid by the Authority while the employee is detailed to the Authority. Employees detailed under this section 7.2(b) are subject to direction and

supervision in the performance of tasks by the Authority, but the County will function as the employer of the employees detailed under this section 7.2(b) and will otherwise have the responsibility, authority, and right to manage and direct the employees. The Authority and the County may enter into agreements relating to the detail of employees under this section 7.2(b).

ARTICLE 8
RECORDS AND FINANCES

8.1 Authority Records

(a) The Authority shall keep and maintain at the principal office of the Authority all documents and records of the Authority.

(b) The records of the Authority must include a copy of this agreement, each Participation Agreement, any amendments to this agreement, and any amended and restated agreement.

(c) The Authority shall make the records of the Authority available to the parties.

(d) The records and documents of the Authority must be maintained until termination of this agreement. Upon termination of this agreement, the records and documents of the Authority must be transmitted to the County.

8.2 Freedom of Information Act

The Authority shall comply with the Freedom of Information Act, 1976 PA 442, as amended, MCL 15.231 to 15.246.

8.3 Uniform Budgeting and Accounting Act

(a) The Authority shall be subject to and comply with the Uniform Budgeting and Accounting Act, 1968 PA 2, as amended, MCL 141.421 to 141.440a.

(b) Unless otherwise designated by the Executive Committee, the Executive Director shall serve as the chief administrative officer of the Authority for purposes of the Budget Act.

(c) The Executive Committee shall prepare all budgets and budget amendments and the Executive Committee shall approve all budgets and budget amendments for the Authority for each fiscal year of the Authority.

8.4 Financial Statements and Reports

(a) The Authority shall prepare, or cause to be prepared, at the Authority's expense, audited financial statements (balance sheet, statement of revenue and expenses, statement of cash flows, and changes in fund balance) on an annual basis.

(b) The audited financial statements must be prepared in accordance with generally accepted accounting principles and accompanied by a written opinion of an independent certified public accounting firm.

(c) A copy of the annual financial statement and report must be filed with the Michigan Department of Treasury and the Authority shall make a copy available to the Authority Board, the Executive Committee, and each of the parties.

8.5 **Deposits and Investments**

The Authority shall deposit and invest money of the Authority not otherwise employed in carrying out the purposes of the Authority in accordance with an investment policy adopted by the Executive Committee that is consistent with applicable law.

8.6 **Disbursements**

Disbursements of money of the Authority must be in accordance with the budget for the Authority adopted by the Executive Committee, consistent with any guidelines or disbursement policies established by the Executive Committee, and in accordance with applicable law.

8.7 **Audits**

(a) The Executive Committee may establish a dedicated audit committee for the purpose of overseeing the accounting and financial reporting processes of the Authority and audits of its financial statements and making recommendations to the Authority Board on approval of the annual audit.

(b) If an audit committee is established, the Executive Committee shall establish specific duties and obligations for the audit committee and standards and qualifications for membership of that committee.

(c) The Executive Committee may require at least one member of an audit committee to be specifically knowledgeable about financial reports.

ARTICLE 9
ADMISSION OF PARTICIPANTS

9.1 **Admission Procedure**

(a) After the Effective Date, a Public Agency may become a Participant by submitting to the Authority a participation agreement signed by the Public Agency in the form included at exhibit A (a "**Participation Form**") in a manner consistent with this section 9.1 and any procedures adopted by the Executive Committee.

(b) A Participation Form must be accompanied by a resolution of the governing body of the Public Agency in substantially the form provided at exhibit B (the "**Authorizing Resolution**").

(c) A Participation Form also must be accompanied by a CLEMIS MSA signed by the Public Agency.

(d) The Executive Director may approve or deny a request from a Public Agency to become a Participant. If the Executive Director approves the request from the Public Agency, the Executive Director shall sign the Participation Form and the CLEMIS

MSA submitted by the Public Agency and transmit a signed copy of the Participation Form and the CLEMIS MSA to the Public Agency.

(e) A Public Agency approved under section 9.1(d) shall do both of the following:

(1) File a copy of (A) the Participation Form signed by the Public Agency and the Authority, (B) a copy of the Authorizing Resolution for the Public Agency, and (C) this agreement with the county clerk of each county in which the Public Agency is located; and

(2) Notify the Authority of the Public Agency's compliance with section 9.1(e)(1).

(f) After notification under section 9.1(e)(2), the Authority shall file a copy of (A) the Participation Form signed by the Public Agency and the Authority, (B) a copy of the Authorizing Resolution for the Public Agency, and (C) this agreement with the clerk of the County.

(g) If the Executive Director does not approve a request from a Public Agency under this section 9.1, the Public Agency is not a Participant.

9.2 **Admission Date**

The effective date of admission of a Participant is the day on which sections 9.1(e) and 9.1(f) are complied with for the Participant.

9.3 **Admission not an Amendment**

The admission of an additional Participant is not otherwise an amendment to this agreement.

ARTICLE 10
TERM, DURATION, WITHDRAWAL, AND TERMINATION

10.1 **Effective Date**

(a) This agreement is effective beginning on the day (the "**Effective Date**") that all of the following are satisfied:

(1) this agreement is approved by the township board of Bloomfield Township;

(2) this agreement is approved by the township board of White Lake Township;

(3) this agreement is approved by the board of commissioners of the County;

(4) this agreement is signed by the supervisor of Bloomfield Township;

(5) this agreement is signed by the supervisor of White Lake Township;

(6) this agreement is signed by the County Executive;

(7) a copy of this agreement is filed with the clerk of the County; and

(8) a copy of this agreement is filed with the Secretary of State.

10.2 **Term**

(a) This agreement is effective beginning on the Effective Date and continues for an initial term of 15 years (the "**Initial Term**").

(b) After the Initial Term, the agreement is extended in five-year increments unless not extended by joint action of the parties.

(c) The term of this agreement also ends upon one or more of the following:

(1) withdrawal by all parties under sections 10.3 and 10.4;

(2) withdrawal by the County under section 10.3;

(3) withdrawal by all Initial Participants and Participants under section 10.4; or

(4) the Transfer Agreement is not approved and effective before February 1, 2026.

10.3 **Withdrawal by County**

The County may withdraw as a party to this agreement upon 18 months' notice of its withdrawal to the Authority. The Authority by the vote of at least three-fourths of the serving members of the Executive Committee may waive the notice period under this section 10.3.

10.4 **Withdrawal by Others**

Initial Participants and Participants other than the County may withdraw from this agreement upon six months' notice to the Authority. The withdrawal of an Initial Participant or Participant other than the County will not terminate or otherwise affect this agreement as to the remaining parties if the County and at least one additional Initial Participant or Participant remains a party to this agreement.

10.5 **Termination or Expiration of CLEMIS MSA**

After January 31, 2026, if an Initial Participant or a Participant terminates the CLEMIS MSA between the Initial Participant or Participant and the Authority or the CLEMIS MSA between the Initial Participant or Participant and the Authority expires, the Initial Participant or the Participant's status as a party to this agreement expires upon the termination or expiration of the CLEMIS MSA.

10.6 **Disposition upon Termination**

(a) As soon as possible after termination of this agreement, the Authority shall wind up its affairs as follows:

(1) all of the Authority's debts, liabilities, and obligations to its creditors and all expenses incurred in connection with the termination of the Authority and distribution of its assets must be paid first; and

(2) title to all property and assets owned by the Authority must be distributed as directed by the Executive Committee, which may include transfer of the property and assets to the County.

ARTICLE 11
ADDITIONAL PROVISIONS

11.1 Legal Compliance

Each party shall comply with the laws and regulations applicable to its activities under this agreement.

11.2 Relationship and Responsibilities of Parties

(a) No party is responsible for the acts of the Authority or of the Representatives of any other party, whether acting separately or in conjunction with the implementation of this agreement. The parties are only bound and obligated under this agreement as expressly agreed by each party under this agreement and no party may otherwise obligate any other party because of this agreement.

(b) Each party is responsible for any Nonparty Claims brought against that party and for the acts or omissions of its Representatives arising out of this agreement.

(c) Except as otherwise provided in this agreement, for any dispute arising out of this agreement, each party shall seek its own legal representation and bear the costs of that representation.

(d) The parties hereby acknowledge that no party is legally authorized to indemnify any other party or the Authority. The parties hereby acknowledge that the Authority is not legally authorized to indemnify any party.

(e) A party will not be liable to another party or any other Person for any consequential, incidental, indirect, special, or punitive damages arising out of this agreement regardless of whether the party was informed of the possibility of those damages.

(f) For purposes of this section 11.2, the following definitions apply:

(1) "**Nonparty Claim**" means any Proceeding brought by someone other than a party against one or more parties that arises out of this agreement.

(2) "**Representative**" means, with respect to a party, any of that party's officers, employees, agents, consultants, advisors, or other representatives.

11.3 Nonparties

Except as expressly provided in this agreement, this agreement does not create for any Person and is not intended to create by implication or otherwise, any direct or indirect obligation, duty, promise, benefit, right to be indemnified (such as contractually, legally, equitably, or by implication), right to be subrogated to any party's rights in this agreement, or any other right.

11.4 Governmental Function

The parties acknowledge that the performance of this agreement is the governmental function of providing criminal justice and public safety services to serve and to provide aid for persons and property.

11.5 **No Waiver of Governmental Immunity**

The parties believe that nothing in this agreement is a waiver by any party of any governmental immunity provided under Act 7 or other law.

11.6 **Non-Assignment**

No party may assign any of its rights or delegate any of its obligations under this agreement without the prior written consent of the other parties.

11.7 **Modification; Waiver**

(a) No amendment of this agreement will be effective unless it is in writing, approved by the governing body of each party, and signed by an authorized officer of the party.

(b) Each party hereby consents to the filing by the Authority of an amendment under section 11.7(a) approved by each party to the amendment on behalf of each party to the amendment.

(c) No waiver under this agreement will be effective unless it is in writing and signed by the party granting the waiver. A waiver granted on one occasion will not operate as a waiver on other occasions.

11.8 **Notice**

(a) A notice or other communication under this agreement will be effective if it is in writing and received by the party to which it is addressed. It will be deemed to have been received as follows:

(1) if a paper copy is delivered by a delivery organization that allows users to track deliveries, upon receipt as stated in the tracking system;

(2) if a paper copy is delivered by another means, when the intended recipient or a representative of the intended recipient signs for it; or

(3) if it is delivered by email, when the intended recipient acknowledges by notice in accordance with this section 11.8 (but without need for further acknowledgement) having received that message, except that a read receipt or an automatic reply will not constitute acknowledgement of a message for purposes of this section 11.8; and

(4) if the intended recipient rejects or otherwise refuses to accept it, or if it cannot be delivered because of a change in address for which no notice was given, then upon that rejection, refusal, or inability to deliver.

(b) For a notice under this agreement to be valid, it must be addressed using the information below for that party or any other information stated by that party in a notice in accordance with this section 11.8:

To County: Oakland County
2100 Pontiac Lake Rd
Waterford, MI 48328-2762

To Bloomfield Township	Charter Township of Bloomfield 4200 Telegraph Rd Bloomfield Township, MI 48302-2038
To White Lake Township	White Lake Police Department 7525 Highland Rd White Lake, MI 48383-2938
To a Participant:	To the address provided by the Participant in the Participation Agreement for that Participant.

(c) If a notice addressed to a party is received after 5:00 p.m. on a Business Day at the location specified in the address for that party, or on a day that is not a Business Day at the location specified in the address for that party, then the notice will be deemed to have been received at 9:00 a.m. on the next Business Day.

11.9 **Severability**

The parties acknowledge that if a dispute between the parties arises out of this agreement or the subject matter of this agreement, they would want the court to interpret this agreement as follows:

(1) with respect to any provision that it holds to be unenforceable, by modifying that provision to the minimum extent necessary to make it enforceable or, if that modification is not permitted by law, by disregarding that provision;

(2) if an unenforceable provision is modified or disregarded in accordance with this section 11.9, by holding that the rest of the contract will remain in effect as written;

(3) by holding that any unenforceable provision will remain as written in any circumstances other than those in which the provision is held to be unenforceable; and

(4) if modifying or disregarding the unenforceable provision would result in failure of an essential purpose of this agreement, by holding the entire contract unenforceable.

11.10 **Electronic Signatures**

(a) If a Participation Agreement is an Electronically Signed Document, all of the following apply:

(1) the Authority states that the intention of the individual signing on behalf of the Authority on the Electronically Signed Document is to attribute the individual's signature to the Electronically Signed Document, and that the Electronic Signature on the Electronically Signed Document is the signer's signature to the Electronically Signed Document;

(2) each Participant states that the intention of the individual signing on behalf of the Participant on the Electronically Signed Document is to attribute the individual's signature to the Electronically Signed Document, and that the Electronic Signature on the Electronically Signed Document is the signer's signature to the Electronically Signed Document;

(3) the parties acknowledge that the Electronic Signatures on all Electronically Signed Documents are legally binding; and

(4) each party hereby waives all rights to repudiate the authenticity or validity of an Electronic Signature on an Electronically Signed Document to the extent the repudiation is based in whole or in part on the fact that the signature is not in an original handwritten form using physical ink and paper.

(b) The Electronic Signatures in Global and National Commerce Act of 2000 (E-SIGN), as amended, 15 USC 7001 to 7031, or the Uniform Electronic Transactions Act, 2000 PA 305, as amended, MCL 450.831 to 450.849, or both, as applicable, govern an Electronic Signature on this agreement or a Participation Agreement for a Participant. The Uniform Computer Information Transactions Act (UCITA) does not govern an Electronic Signature on this agreement or a Participation Agreement for a Participant.

(c) For purposes of this section 11.10, the following definitions apply:

(1) "**Electronic Signature**" means any form of signature provided on behalf of a party other than an original handwritten signature, including any type of image created in any manner (whether electronically or otherwise), which image could reasonably be interpreted as an indication of the signer's intent to sign the document.

(2) "**Electronically Signed Document**" means any document received by a party in connection with this agreement or a Participation Agreement for a Participant, or the correction or amendment of any such document, to which an Electronic Signature is affixed, attached, or otherwise logically associated.

11.11 **Counterparts**

If the parties sign this agreement in several counterparts, each will be deemed an original, but all counterparts together will constitute one instrument.

11.12 **Governing Law**

Michigan law governs any adversarial Proceeding arising out of this agreement.

11.13 **Jurisdiction and Venue**

Except as otherwise required by law or court rule, as the exclusive means of bringing an adversarial Proceeding to resolve any dispute arising out of this agreement or the subject matter of this agreement, a party may bring the Proceeding in the Southern Division of the

United States District Court for the Eastern District of Michigan, the 6th Circuit Court of the State of Michigan, or the 50th District Court of the State of Michigan.

11.14 **Scope of Agreement; Entire Agreement**

This agreement (including for each Participant the Participation Agreement for that Participant) is the entire understanding between the parties with respect to the subject matter of this agreement and supersedes all other agreements, whether oral or written, between the parties.

11.15 **Date of Agreement**

The date of this agreement will be the date this agreement is signed by the last of the Initial Participants to sign it (as indicated by the date associated with each Initial Participant's signature). If an Initial Participant signs this agreement but fails to date its signature, the date the County receives that Initial Participant's signature will be deemed to be the date that Initial Participant signed this agreement.

Each Initial Participant is signing this agreement on the date stated opposite the Initial Participant's signature.

[*signature pages follow*]

Docusign Envelope ID: 7D167C1D-485A-8112-8357-3636D8EF54E9

OAKLAND COUNTY

Date: 10/8/25, 2025

By: _____
David T. Woodward
Chairperson of the County Board of Commissioners

Date: 10/7/25, 2025

By: _____
David Coulter
County Executive

Docusign Envelope ID: 7D167C1D-485A-8112-8357-3636D8EF54E9

CHARTER TOWNSHIP OF BLOOMFIELD

Date: SEPTEMBER 9, 2025

By: _____
Mike McCready
Township Supervisor

Docusign Envelope ID: 7D167C1D-485A-8112-8357-3636D8EF54E9

CHARTER TOWNSHIP OF WHITE LAKE

Date: 8-21-25, 2025

By: _____
Rik Kowall
Township Supervisor

122486.000003 4897-1642-7050.9

Docusign Envelope ID: 7D167C1D-485A-8112-8357-3636D8EF54E9

EXHIBIT A
FORM FOR PARTICIPATION IN COURTS AND LAW ENFORCEMENT MANAGEMENT INFORMATION SYSTEM (CLEMIS) INTERLOCAL AGREEMENT

CLEMIS

PARTICIPATION AGREEMENT
Courts and Law Enforcement Information System (CLEMIS) Authority

By execution of this Participation Agreement by the Participant and the CLEMIS Authority, the Participant, Oakland County, the Initial Participants, and each other Participant under the CLEMIS Interlocal Agreement enter into an agreement incorporating the interlocal agreement initially between Oakland County, the Charter Township of Bloomfield, and the Charter Township of White Lake creating the Courts and Law Enforcement Management Information System (CLEMIS) Authority by this reference (available at https://www.clemis.org/forms/). A reference copy of the CLEMIS Interlocal Agreement must be attached. This agreement also includes the contents of this cover page. Capitalized terms used but not defined in this agreement are as defined in the CLEMIS Interlocal Agreement.

PARTICIPANT	
Full Legal Name: **Notice Address:** (choose Delivery Address or both Delivery Address and Email)	☐ Delivery Address: ☐ Email:

ATTACHMENTS *(attach)*	
The following attachments are included with this agreement.	
Authorizing Resolution	☐ An authorizing resolution in substantially the form as provided in exhibit B of the CLEMIS Interlocal Agreement has been adopted by the governing body of the Participant and a copy is attached.
CLEMIS Main Services Agreement	☐ An executed copy of the Cover Page for the CLEMIS MSA between the Participant and the CLEMIS Authority is attached.

SIGNATURES

Each party is signing this participation agreement on the date stated below that party's signature. The date of this agreement will be the date this agreement is signed by the last party to sign it (as indicated by the date associated with that party's signature).

Participant:	**Authority:**
[PUBLIC AGENCY NAME]	COURTS AND LAW ENFORCEMENT MANAGEMENT INFORMATION SYSTEM (CLEMIS) AUTHORITY
By: _____	By: _____
Name: _____	Name: _____ Executive Director
Title: _____	
Date: _____	Date: _____

Docusign Envelope ID: 7D167C1D-485A-8112-8357-3636D8EF54E9

EXHIBIT B
FORM FOR RESOLUTION FOR GOVERNING BODY OF PARTICIPANT

[NAME OF PARTICIPANT]
[Name of Governing Body of Participant]

RESOLUTION
Participation in CLEMIS Authority Interlocal Agreement

[Name of Participant] (the "Public Agency"), is a "public agency" as that term is defined under section 2(e) of the Urban Cooperation Act of 1967, 1967 (Ex Sess) PA 7, as amended, MCL 124.502(e).

Under section 28 of article 7 of the Michigan Constitution of 1963 and the Urban Cooperation Act of 1967, 1967 (Ex Sess) PA 7, as amended, MCL 124.501 to 124.512 ("Act 7"), a public agency may exercise jointly with any other public agency any power, privilege, or authority that the public agencies share in common and that each might exercise separately.

The Public Agency possesses the powers, privileges, and authorities to perform various activities relating to courts and law enforcement management information systems.

The Public Agency wants to exercise powers, privileges, and authorities jointly with Oakland County, the Charter Township of Bloomfield, the Charter Township of White Lake, and other participating public agencies under an interlocal agreement creating the Courts and Law Enforcement Management Information System (CLEMIS) Authority (the "CLEMIS Interlocal Agreement") and become a participating public agency under and party to the CLEMIS Interlocal Agreement.

The Public Agency also wants to use the services of the CLEMIS System operated by the Courts and Law Enforcement Management Information System (CLEMIS) Authority (the "Authority") by entering into a services agreement with the Authority.

The [name of governing body] of the Public Agency therefore resolves as follows:

- that the interlocal agreement between Oakland County, the Charter Township of Bloomfield, the Charter Township of White Lake, and other participating public agencies creating the CLEMIS Interlocal Agreement is hereby approved;
- that the Public Agency is hereby authorized to enter into a participation agreement with the Authority to enter into and become a party to the CLEMIS Interlocal Agreement;
- that the Public Agency is hereby authorized to enter into the CLEMIS Main Services Agreement (the "CLEMIS MSA") between the Public Agency and the Authority;
- that the [designated officer of the Public Agency] of the Public Agency is hereby authorized and directed to transmit a copy of this resolution to the Authority and execute the participation agreement for the CLEMIS Interlocal Agreement and the CLEMIS MSA on behalf of the Public Agency; and
- that the [designated officer of the Public Agency] of the Public Agency is hereby authorized and directed to file a copy of the participation agreement for the CLEMIS Interlocal Agreement, including the CLEMIS Interlocal Agreement, on behalf of the Public Agency with the clerk of each county in which the Public Agency is located.

Certification

I, [Public Agency governing body clerk/secretary name], [secretary/clerk] of the [governing body of Public Agency] (the "Board") of the [Public Agency Name] (the "Public Agency"), hereby certify all of the following:

(1) that this resolution of the Board was adopted at a meeting of the Board held on [date];
(2) that the resolution remains in effect;
(3) that the meeting was held in compliance with the Open Meetings Act, 1976 PA 267, as amended, MCL 15.261 to 15.275; and
(4) that the minutes of the meeting were kept and have been or will be made available as required by the Open Meetings Act, 1976 PA 267, as amended, MCL 15.261 to 15.275.

Date: _____ By: _____

Name: _____
[Secretary/Clerk]

Docusign Envelope ID: 7D167C1D-485A-8112-8357-3636D8EF54E9

OAKLAND COUNTY MICHIGAN
BOARD OF COMMISSIONERS

September 18, 2025
RESOLUTION #2025-5723 _ 25-32
Sponsored By: Gwen Markham
Executive's Office - Formation of the Courts & Law Enforcement Management Information System (CLEMIS) Authority
Chair and Members of the Board:

WHEREAS the Courts & Law Enforcement Management Information System (CLEMIS) is a multifaceted, regional public safety information system, which provides mission critical technology and vital information to governmental entities at an affordable cost and is operated, maintained, and subsidized by the Oakland County Department of Information Technology; and

WHEREAS CLEMIS was created in approximately 1968 to address the inability of criminal justice/public safety agencies to electronically share data in a timely/real time manner; and

WHEREAS CLEMIS is used by approximately 250 governmental entities across ten counties in Michigan; and

WHEREAS the State of Michigan encourages governmental entities to share services with each other for efficiency and cost savings; and

WHEREAS CLEMIS must be modernized to become an independent, self-sustaining operation that continues to provide affordable and accessible solutions to governmental entities; and

WHEREAS to accomplish these objectives a separate legal entity must be formed pursuant to State law; and

WHEREAS pursuant to the Urban Cooperation Act, Public Act 7 of 1967, MCL 124.501, et seq., and the Interlocal Agreement, attached as Schedule A, Bloomfield Township, Oakland County, and White Lake Township will form a separate legal entity; and

WHEREAS the County Executive recommends that the Oakland County Board of Commissioners approve and execute the attached Interlocal Agreement.

NOW THEREFORE BE IT RESOLVED that the Oakland County Board of Commissioners approves the attached Interlocal Agreement and directs its Chairperson and requests the County Executive to each execute the attached Interlocal Agreement on behalf of Oakland County and file the executed Interlocal Agreement with the Oakland County Clerk and the Oakland County Clerk shall file the Agreement with the Office of the Great Seal of the Michigan Secretary of State.

BE IT FURTHER RESOLVED that the Oakland County employees identified in the attached Schedule B, shall be assigned/detailed to the new separate legal entity and retain full benefits and rights as an Oakland County employee, as long as they remain an Oakland County employee; the full cost of such assignment/detail of personnel to be reimbursed to Oakland County.

BE IT FURTHER RESOLVED that the Oakland County employees identified in attached Schedule C

will be transferred to the divisions set forth therein.

BE IT FURTHER RESOLVED that those Oakland County positions assigned/detailed to the new separate legal entity, identified in Schedule B, shall be deleted if the position becomes vacant.

BE IT FURTHER RESOLVED that Oakland County shall account for the new separate legal entity and any financial transfers to the new separate legal entity in a manner consistent with the accounting and financial reporting standards for state and local governments established by the Government Accounting Standards Board.

BE IT FURTHER RESOLVED that ten million dollars ($10,000,000.00) be transferred from the Strategic Investment Plan Fund Balance (383554) to the new separate legal entity, and the transfer shall be executed pursuant to the attached Interlocal Agreement as approved by this resolution.

Chair, the following Commissioners are sponsoring the foregoing Resolution: **Gwen Markham**.

David Woodward, Commissioner — Date: September 18, 2025

David Coulter, Oakland County Executive — Date: September 19, 2025

Lisa Brown, County Clerk / Register of Deeds — Date: September 30, 2025

COMMITTEE TRACKING
2025-09-10 Finance - Recommend to Board
2025-09-18 Full Board - Adopt

Motioned by Commissioner Gwen Markham seconded by Commissioner Robert Hoffman to adopt the attached Resolution: Formation of the Courts & Law Enforcement Management Information System (CLEMIS) Authority.

Yes: Ann Erickson Gault, Michael Gingell, Marcia Gershenson, Robert Hoffman, Brendan Johnson, Christine Long, Penny Luebs, Gwen Markham, William Miller III, Angela Powell, Robert Smiley, Yolanda Smith Charles, Michael Spisz, Linnie Taylor, Philip Weipert, David Woodward (16)
No: Charles Cavell, Kristen Nelson (2)
Abstain: None (0)
Absent: Karen Joliat (1)
Passed

ATTACHMENTS
1. CLEMIS Authority Position Schedule B and C

Docusign Envelope ID: 7D167C1D-485A-8112-8357-3636D8EF54E9

2. Resolution 25-014 CLEMIS Interlocal Agreement
3. CLEMIS Participation Agreement
4. 4897-1642-7050.10 - CLEMIS Authority Interlocal Agreement

STATE OF MICHIGAN)
COUNTY OF OAKLAND)
I, Lisa Brown, Clerk of the County of Oakland, do hereby certify that the foregoing resolution is a true and accurate copy of a resolution adopted by the Oakland County Board of Commissioners on September 18, 2025, with the original record thereof now remaining in my office.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of the Circuit Court at Pontiac, Michigan on Thursday, September 18, 2025.

Lisa Brown, Oakland County Clerk / Register of Deeds

Docusign Envelope ID: 7D167C1D-485A-8112-8357-3636D8EF54E9

PRESENT:

Supervisor Mike McCready	Trustee Mark Antakli
Clerk Martin Brook	Trustee Neal Barnett
Treasurer Michael Schostak	Trustee Christopher Kolinski
	Trustee Valerie Murray

ABSENT:

ITEM 3. Consider Approval of the CLEMIS Authority Formation Interlocal Agreement

Police Chief James Gallagher presented on the proposed formation of the CLEMIS Authority. Chief Gallagher was accompanied by Bo Chang, Interim Director of CLEMIS.

CLEMIS (Courts and Law Enforcement Management Information System) was originally established in 1968 by Oakland County in collaboration with several local police departments. Bloomfield Township is one of the founding members. CLEMIS serves as a data-sharing platform among law enforcement agencies to support crime-solving efforts and public safety services. The system, however, has not been modernized since its creation.

The agreement was reviewed by our Township attorney. Chief Gallagher requested that Bloomfield Township continue its leadership role in CLEMIS and approve the Interlocal Agreement to move forward in creating the CLEMIS Authority.

MOTION by Barnett and SUPPORT by Murray to APPROVE the CLEMIS Authority Formation Interlocal Agreement with an Amendment to Mail all Notices Pursuant to the Agreement to the Township Police Department and Township Supervisor (Exhibit 1).

A voice vote was called.

MOTION DECLARED ADOPTED 7-0.

I, MARTIN C. BROOK, TOWNSHIP CLERK of the Charter Township of Bloomfield, County of Oakland, Michigan, do hereby certify the foregoing is a true and correct copy of a resolution adopted by the Board at its regular meeting held on the 8th day of September 2025.

MARTIN C. BROOK
BLOOMFIELD TOWNSHIP CLERK

Docusign Envelope ID: 7D167C1D-485A-8112-8357-3636D8EF54E9

CHARTER TOWNSHIP OF WHITE LAKE
OAKLAND COUNTY, MICHIGAN

RESOLUTION #25-014

APPROVE OAKLAND COUNTY CLEMIS INTERLOCAL AGREEMENT

At the regular meeting of the Township Board of the Charter Township of White Lake, County of Oakland, Michigan, held in Township Annex Hall, 7527 Highland Road, in accordance with the Open Meetings Act, Public Act 267 of 1976 as amended, on the 19th day of August, 2025, at 6:30 p.m., with those present and absent being:

Present: Rik Kowall, Anthony L. Noble, Mike Roman, Scott Ruggles, Andrea C. Voorheis, and Liz Smith.

Absent: Steve Anderson.

The following preamble and resolution were offered by Clerk Noble and seconded by Supervisor Kowall.

WHEREAS, the Township Board has considered the Oakland County CLEMIS Interlocal (the "Agreement"), attached as Exhibit A.

WHEREAS, the Township has the authority to enter into Interlocal agreements under the Urban Cooperation act of 1967, 1967 (Ex Sess) PA 7, as amended, MCL 124.501 to 124.512. The Township may exercise jointly with any other public agency any power, privilege, or authority that the public agencies share in common and that each might exercise separately. The Township possesses the powers, privileges, and authorities to perform various activities relating to courts and law enforcement management information systems ("CLEMIS").

WHEREAS, the Township wants to exercise powers, privileges, and authorities jointly with Oakland County and the Charter Township of Bloomfield under the Agreement creating the CLEMIS Authority as an Initial Participant. The Agreement parties will be expanded at a later date to include other Participants who agree to the terms of the Agreement;

WHEREAS, the Authority will be a separate legal entity that will have the authority to enter into contracts, hire employees, accept grants, borrow money and exercise other authority outlined in the Agreement. The Authority is not authorized to levy a tax.

WHEREAS, the Agreement transfers the functions of the CLEMIS System from Oakland County to the CLEMIS Authority, with the Township designated as an Authority Board member.

WHEREAS, the day to day responsibilities of the CLEMIS System will be overseen by an Executive Board and an Executive Director. The Executive Committee will be comprised of 9 members from the Authority Board who are appointed by the County Executive. The Executive

Docusign Envelope ID: 7D167C1D-485A-8112-8357-3636D8EF54E9

Committee is required to establish fees and other charges sufficient to pay for the expenses of the CLEMIS System and Authority among other responsibilities outlined in the Agreement;

WHEREAS, as part of the transfer of the assets and liabilities of CLEMIS from the County, the Authority shall receive $250,000 from the County for the initial startup costs of the Authority and the County will transfer $9,750,000.00 to the Authority on February 1, 2026, as well as the CLEMIS System. The County will also transfer certain employees, which will be outlined in a Transfer Agreement;

WHEREAS, the County shall provide the Authority with the use of County facilities, property, and the County telecommunications and network, needed to operate the CLEMIS system through September 30, 2027. The Authority may enter into agreements with the County for use of County property and facilities and network after September 20, 2027;

WHEREAS, the Agreement will not be effective until it is approved by both White Lake and Bloomfield Townships, the County Board of Commissioners, is signed by the Township Supervisors and the County Executive and is filed with the County and the Secretary of State.

WHEREAS, the Agreement is for an initial term of 15 years, which may be extended in 5 year increments. The Township may withdraw from the Authority upon providing 6 months advance notice. The County may withdraw from the Agreement upon providing 18 months advance notice. If the County withdraws from the Agreement, the Agreement terminates.

WHEREAS, the Township Board has determined that it will benefit the Township to enter into the Agreement.

NOW, THEREFORE, the Township Board of the Charter Township of White Lake, Oakland County resolves as follows:

1. The Township Board resolves to approve the Agreement, attached as Exhibit A to this Resolution, in substantially the same form as presented.

2. The Township Board authorizes the Township Supervisor to execute the Agreement on behalf of the Township.

A vote on the foregoing resolution was taken and was as follows:

AYES:	6
NAYS:	0
ABSENT:	1

RESOLUTION DECLARED ADOPTED BY VOICE VOTE.

Docusign Envelope ID: 7D167C1D-485A-8112-8357-3636D8EF54E9

CLERKS CERTIFICATION

STATE OF MICHIGAN)
)§§
COUNTY OF OAKLAND)

I, Anthony L. Noble, duly qualified Clerk of the Charter Township of White Lake, County of Oakland, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted at a meeting of the Township Board held on the 19h day of August 2025, the original of which resolution is on file in my office

IN WITNESS WHEREOF, I have hereunto affixed my official signature on this 22nd day of September, 2025.

Anthony L. Noble, Clerk MiPMC
Charter Township of White Lake

ACKNOWLEDGMENT

STATE OF MICHIGAN)
)§§
COUNTY OF OAKLAND)

The foregoing Certified Record was acknowledged before me by Anthony L. Noble, the duly authorized Clerk of White Lake Township, Michigan, on September 22, 2025.

DOUGLAS D. SANTIAGO
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES May 16, 2028
ACTING IN COUNTY OF

Docusign Envelope ID: 7D167C1D-485A-8112-8357-3636D8EF54E9

Exhibit A

(Agreement Attached)

Docusign Envelope ID: 7D167C1D-485A-8112-8357-3636D8EF54E9

CLEMIS Authority

Quote: Morenci Police

Morenci Police
118 Orchard St
Morenci, MI 49256

Nathan Adams
nathan.adams@cityofmorenci.org
(517) 458-7104

Reference: 20260521-145609904

Department/Organization: Morenci Police

Public Agency: City of Morenci

Effective Date: October 1, 2026

Quote created: May 21, 2026
Quote expires: July 31, 2026
Quote created by: Lisa Werner
CLEMIS Authority Support
wernerl@clemisauthority.org
+19478136903

This CLEMIS Order Form ("Order Form") is entered into by the Courts and Law Enforcement Management Information System (CLEMIS) Authority created as a public body corporate and politic (the "Authority"), and the public agency listed above ("Public Agency").

Comments from the CLEMIS Authority:

Please review your Products & Services listed below along with the Terms of this quote and confirm that they are complete and accurate.

This quote is provided for your review while your community's agreement is being approved.

- The Order form with signature lines will be sent to you once that agreement is in place.
- Your membership term begins October 1, 2026, and payment will be due at that time for the period October 2026 through September 2027.
- If anything in this quote needs to be added, removed, or corrected, please contact us before September 1, 2026 so we can get your Order corrected before it is sent for signature.
- You can reach us at membership@clemisauthority.org or (947) 813-6903.

Products & Services

Item & Description	Quantity	Unit Price	Total
CLEMIS Membership 1-5 FTEs [FY27] **Payment starts: October 1, 2026**	1	$2,303.00 / year	$2,303.00 / year
MDC Agency Wireless [FY27] **Payment starts: October 1, 2026**	2	$645.00 / year	$1,290.00 / year
		Due now	**$0.00**

Future Payments Summary

Item	Payment
CLEMIS Membership 1-5 FTEs [FY27]	$2,303.00 / year starting on October 1, 2026
MDC Agency Wireless [FY27]	$1,290.00 / year starting on October 1, 2026

Terms and Conditions

The terms and conditions governing this Order Form, including payment terms, are set forth in the Main Services Agreement (the "MSA"). A copy of the MSA is available at www.clemisauthority.org/membership. Capitalized terms not defined in this Order Form have the meaning given them in the MSA.

1. Subscription

1.1 Public Agency Departments. Public Agency is subscribing for the Service to be provided to the departments of Public Agency listed above.

1.2 Subscription Term. The subscription term for the products below commences on the Order Form Effective Date above and will remain in effect through September 30 of the same fiscal year (October 1 through September 30). The subscription term will automatically renew for consecutive one-year terms, unless terminated by either party providing written notice at least 30 days prior to expiration of the then-current term.

2. Products, Services, and Fees

2.1 Product Subscription. Public Agency is subscribing to the products listed in this Order Form, which products will constitute the "Service" (as defined in the MSA) to be provided to Public Agency. Public Agency may purchase additional products to be included as part of the Service through the execution of additional Order Forms.

2.2 Professional Services. Public Agency is purchasing the services listed in this Order Form, which services will constitute "Professional Services" (as defined in the MSA) to be provided to Public Agency.

3. Signature Authority. The individual signing on behalf of Public Agency represents that they are duly authorized to sign this Order Form on behalf of Public Agency and contractually bind Public Agency to its terms.

Docusign Envelope ID: 7D167C1D-485A-8112-8357-3636D8EF54E9

Questions? Contact me



Lisa Werner
CLEMIS Authority Support
wernerl@clemisauthority.org
+19478136903

CLEMIS Authority
51111 Woodward Avenue, Suite 723
Pontiac, MI 48342
United States

docusign

Certificate Of Completion

Envelope Id: 7D167C1D-485A-8112-8357-3636D8EF54E9
Subject: CLEMIS Authority: Your Participation Agreement is Enclosed
Source Envelope:
Document Pages: 59
Certificate Pages: 4
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-05:00) Eastern Time (US & Canada)

Signatures: 0
Initials: 0

Status: Sent

Envelope Originator:
Majd Soueid
1200 North Telegraph Road
Pontiac, MI 48341
soueidm@clemisauthority.org
IP Address: 54.174.62.131

Record Tracking

Status: Original
5/25/2026 4:25:51 PM

Holder: Majd Soueid
soueidm@clemisauthority.org

Location: DocuSign

Signer Events	Signature	Timestamp
Tracy Schell tracy.schell@cityofmorenci.org Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Accepted: 5/29/2026 2:27:47 PM ID: 31d48ae2-72ad-4348-9368-6450c84dc28b		Sent: 5/28/2026 2:44:26 PM Resent: 5/29/2026 11:00:00 AM Viewed: 5/29/2026 2:27:47 PM
Bo Cheng chengb@clemisauthority.org Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign		

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp
Nathan Adams nathan.adams@cityofmorenci.org Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	COPIED	Sent: 5/28/2026 2:44:27 PM Viewed: 5/28/2026 2:45:26 PM

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	5/28/2026 2:44:27 PM
Envelope Updated	Security Checked	5/29/2026 10:59:59 AM
Envelope Updated	Security Checked	5/29/2026 10:59:59 AM

Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, CLEMIS Authority (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a $0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact CLEMIS Authority:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:
To contact us by email send messages to: membership@clemisauthority.org

To advise CLEMIS Authority of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at membership@clemisauthority.org and in the body of such request you must state:

your previous email address, your new email address. We do not require any other information from you to change your email address

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from CLEMIS Authority

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to membership@clemisauthority.org and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with CLEMIS Authority

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to membership@clemisauthority.org and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process.

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: https://support.docusign.com/guides/signer-guide-signing-system-requirements.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify CLEMIS Authority as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by CLEMIS Authority during the course of your relationship with CLEMIS Authority.

Agenda Review Form

Regular City Council – 08/10/2026

☐ Informational
☑ Action / Follow Up
☐ Not Approved

Prepared For	Staff Contact
City Council	Chad Corbin
Date Submitted	**Department**
08/06/2026	EMS

Subject

Part Time EMT Hire

Summary

Director Chad Corbin is recommending the hire of Caleb Barrios as a Part Time EMT for the Morenci Area EMS.

Caleb is currently employed by Madison Township as a Fire Fighter & EMT-B.

Financial Impact

Based on Hours Worked

Budgeted	Amount:
Yes	EMT Base Wage / Hour

Recommendation

After Discussion...
Motion to approve the hire of Caleb Barrios as a Part Time EMT following a successful Drug Screen and Background Check.

Alternatives

No Motion

Attachments