MORENCI CITY COUNCIL AGENDA

Monday, July 13th, 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 June 8th, 2026**
2. **Cash Summary by Fund as of 07/08/2026**
3. **Bills & Transfers in the amount of $247,239.25**
4. **Community & Economic Development Report**
5. **EMS Report - None**
6. **Fire Department Report**
7. **Police Department Report**
8. **DPW Report**
9. **Sexton Report**

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. **FY 2025/2026 Audit Quote & Contract**
3. **Election Inspector Appointments**
4. **Marihuana Ordinance - Maximum # of Facility Review**

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

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

1. **N Summit St - Closure Request**
2. **Wakefield Park - Parking Lot Request**
3. **Mill St – Closure Request**

PUBLIC SAFETY (FIRE, EMS & POLICE)

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

1. **Police Vehicle**

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: August 10th, 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, June 8th , 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 Speiser, seconded by Councilor Christle 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

None.

5. CONSENT AGENDA & COMMUNICATIONS

A motion was made by Councilor Bussell, seconded by Councilor Christle to amend the minutes from May 11, 2026, removing the statement he noted about the vacant buildings and changing two of Councilor Cleghorn's votes that were incorrectly recorded and then 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. A motion was made by Councilor Speiser, seconded by Councilor Molitierno to approve the DDA Façade Grant application from Sydney Borton, owner of 248 W. Main St., in the amount of $5000.00 for exterior painting. The project will cost $24,400.00, of which the DDA Façade Grant Program will cover $5000.00 upon project completion.

   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 Speiser, seconded by Councilor Christle to approve the final budget amendments for Fiscal Year 2025-2026.

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 posting for the Chair of the Morenci town and Country Festival for the 2027 Festival.

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

Approved 7-0 Motion carried.

PUBLIC WORKS

a. A motion was made by Councilor Bussell, seconded by Councilor Speiser to approve the hiring of Mariana Guillen, Julie Guillen, Baylie Miller, and Lilly Roger as Summer Recreation Assistants at a rate of $13.73/ hour contingent upon a successful drug screen and background checks.

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 Christle to approve the contract with D&P Communications and Authorize the City Administrator's signature on the contract.

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 Speiser to approve the contract with Nelson Tank Engineering and Authorize the City Administrator's signature on the contract.

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 Speiser to approve the Fire Contracts for Chesterfield Township, Medina Township, and Seneca Township for the Fiscal Year 2026/2027 and authorize the Mayor and City Superintendent/Clerks Signature on the contracts.

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 Molitierno, seconded by Councilor Bussell to approve the hire of Horwinder Hobby Singh as Part-Time Firefighter for the Morenci Fire Department, contingent upon a successful background check and drug screen.

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 Molitierno, seconded by Councilor Bussell to approve Blane Tanner be moved from Part-time to Full-Time Police Officer effective June 8th, 2026.

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

Approved 7-0 Motion carried.

d. A motion was made by Councilor Molitierno, seconded by Councilor Christle to approve the purchase of 5 sets of turnout gear from MacQueen for a total of $22,060.25 with the invoice being paid after July 1, 2026, and authorize the City Administrator's signature on the quote authorizing the purchase.

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

Approved 7-0 Motion carried.

e. A motion was made by Councilor Molitierno, seconded by Councilor Bussell to approve the purchase of 6 turnout gear racks from R&R Fire Truck Repair Inc. in the amount of $13,229.00 with the invoice being paid after July 1, 2026, and authorize the City Administrators Signature on the quote authorizing the purchase.

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

   Approved 7-0 Motion carried.

f. A motion was made by Councilor Molitierno, seconded by Councilor Christle to approve the Act 99 Laon through TLC Community Credit Union for the 5-year term and authorize the Mayor and City Administrator's signature on the resolution and all associated loan documents.

   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.

Committee of the Whole meeting is set for Monday, July 6th at 6 P.M.

Discussions included attending the Stair Public Library's Headstone cleaning class, residents can stop at the library and pick up headstone cleaning kits if they would like to clean any at the cemetery.

The cemetery fencing was discussed and might be added to the goals list in the future.

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

9. PUBLIC INPUT – QUESTIONS, COMMENTS, & CONCERNS

Karen Sinks – Meadow Drive – said she complained a month ago about potholes. 4 of them have been fixed, but not the 5th one. Asking if others will be fixed.

10. ADJOURNMENT

a. Motion made by Councilor Bussell seconded by Councilor Speiser to adjourn the meeting.

   All Ayes. Motion Carried. Meeting adjourned at 6:52 p.m.

Tracy Schell, Mayor

Jeff Bell, City Superintendent/Clerk

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

Fund	Description	Beginning Balance 06/08/2026	Total Debits	Total Credits	Ending Balance 07/08/2026
101	GENERAL	589,088.60	519,615.08	367,847.46	740,856.22
102	WALKING/BIKE TRAIL FUND	1,863.89	0.00	0.00	1,863.89
202	MAJOR STREETS	233,695.36	2,500.00	102,660.93	133,534.43
203	LOCAL STREETS	177,692.23	0.00	35,706.12	141,986.11
231	POLICE EQUIPMENT	26,327.53	0.00	0.00	26,327.53
245	REFUSE	14,980.86	24,441.50	3,059.20	36,363.16
248	DDA	129,880.81	3,173.00	3,338.28	129,715.53
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	(34,721.71)	0.00	0.00	(34,721.71)
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	(151,864.55)	0.00	0.00	(151,864.55)
456	FIRE DEPT SINKING FUND	23,486.73	0.00	0.00	23,486.73
465	EMS	166,539.30	35,976.93	68,324.08	134,192.15
590	SEWER FUND	178,706.18	47,127.42	60,882.82	164,950.78
591	WATER FUND	433,963.01	66,417.20	40,882.69	459,497.52
592	WATER/SEWER	0.00	0.00	0.00	0.00
641	EQUIPMENT	13,622.04	25,539.33	3,529.79	35,631.58
696	TOWN & COUNTRY FESTIVAL	16,581.31	1,908.00	419.33	18,069.98
700	SKELTON REWARD	57,370.03	0.00	0.00	57,370.03
703	TAX COLLECTION	52,823.29	1,176,049.53	1,213,234.91	15,637.91
	TOTAL - ALL FUNDS	1,930,083.62	1,902,747.99	1,899,885.61	1,932,946.00

Check Date	Bank	Check	Vendor	Vendor Name	Amount	
Bank GENER GENERAL ACCOUNT						
06/11/2026	GENER	46651	00120	MICHIGAN MUNICIPAL LEAGUE	5,110.00	
06/11/2026	GENER	46652	00121	GRAINGER	95.04	
06/11/2026	GENER	46653	00282	SIMI AIR SIGNS & VINYL GRAPHICS	506.78	
06/11/2026	GENER	46654	00436	NUTRIEN AG SOLUTIONS	58.23	
06/11/2026	GENER	46655	00471	JAMMERS DESIGNS, LLC	373.50	
06/11/2026	GENER	46656	00540	WORKSPHERE OCCUPATIONAL MEDICINE	819.00	
06/11/2026	GENER	46657	00546	WESBANCO	475.01	
06/11/2026	GENER	46658	00791	TRI-COUNTY FUELS INC	2,310.69	
06/11/2026	GENER	46659	01492	US BANK	668.65	
06/11/2026	GENER	46660	02018	NATIONAL FIRE PROTECTION ASSOCIATIO	225.00	
06/11/2026	GENER	46661	08197	HACH COMPANY	553.15	
06/11/2026	GENER	46662	08213	HUDSON AUTO CENTER	77.09	
06/11/2026	GENER	46663	08225	SENSIBLE PRODUCTS	306.12	
06/11/2026	GENER	46664	08232	D&R FAYETTE HARDWARE	264.84	
06/11/2026	GENER	46665	08262	HEATHER SARNAC	28.71	
06/11/2026	GENER	46666	08283	JULIE LONIS	40.60	
06/11/2026	GENER	46667	08285	PEERLESS SUPPLY INC	54.41	
06/11/2026	GENER	46668	08323	CHARTER COMMUNICATIONS FIBER OPTICS	1,211.73	
06/11/2026	GENER	46669	08340	THE LENAWEE VOICE	600.00	
06/11/2026	GENER	46670	08349	QUADIENT INC	580.26	
06/11/2026	GENER	46671	08350	TLC COMMUNITY CREDIT UNION	954.74	
06/11/2026	GENER	46672	MISC	CLARKS REFRIGERATION	657.51	
06/11/2026	GENER	46673	01550	VERIZON WIRELESS	909.98	
06/26/2026	GENER	46674	00010	CONSUMERS ENERGY	9,273.85	
06/26/2026	GENER	46675	00120	MICHIGAN MUNICIPAL LEAGUE	3,723.00	
06/26/2026	GENER	46676	00153	PASCHAL VAULT	1,755.00	
06/26/2026	GENER	46677	00160	R & W NURSERY	75.00	
06/26/2026	GENER	46678	00325	LENAWEE COUNTY ROAD COMM	1,123.84	
06/26/2026	GENER	46679	00471	JAMMERS DESIGNS, LLC	102.00	
06/26/2026	GENER	46680	00471	JAMMERS DESIGNS, LLC	93.00	
06/26/2026	GENER	46681	00600	LENAWEE COUNTY TREASURER	449.42	
06/26/2026	GENER	46682	00601	CRIS JOHNSON TRUCKING	7,950.00	
06/26/2026	GENER	46683	00791	TRI-COUNTY FUELS INC	1,522.54	
06/26/2026	GENER	46684	00807	R & R FIRE TRUCK REPAIR INC	72.48	V
06/26/2026	GENER	46685	00845	CINTAS FIRST AID & SAFETY	320.13	
06/26/2026	GENER	46686	01067	MCGOWAN ELECTRIC SUPPLY INC	29.86	
06/26/2026	GENER	46687	01116	PEST PATROL	60.00	
06/26/2026	GENER	46688	01341	BLACK SWAMP EQUIPMENT, LLC	823.00	
06/26/2026	GENER	46689	01738	UNIQUE PAVING MATERIALS	643.88	
06/26/2026	GENER	46690	08024	KATHY SCHIERMYER	29.00	
06/26/2026	GENER	46691	08072	LAURIE SCHISLER	24.25	
06/26/2026	GENER	46692	08115	JEFF BELL	58.00	
06/26/2026	GENER	46693	08124	TRACY LYNN SCHELL	29.00	
06/26/2026	GENER	46694	08142	CHRISTOPHER R. RENIUS	1,625.00	
06/26/2026	GENER	46695	08181	ASHLEY ABLES	58.00	
06/26/2026	GENER	46696	08239	STATE OF MICHIGAN	557.74	
06/26/2026	GENER	46697	08259	DYNAMIC INDUSTRIAL SUPPLY	28.72	
06/26/2026	GENER	46698	08262	HEATHER SARNAC	131.19	
06/26/2026	GENER	46699	08321	MILLER TEXTILE SERVICES	322.90	
06/26/2026	GENER	46700	08343	MASTER METER	1,547.00	
06/26/2026	GENER	46701	08350	TLC COMMUNITY CREDIT UNION	954.74	
06/26/2026	GENER	46702	08361	BAILEY BRANDLY	277.20	
06/26/2026	GENER	46703	08362	TALAN KRUSE	200.00	
06/26/2026	GENER	46704	MISC	EVERETT COOL	150.00	
06/26/2026	GENER	46705	MISC	ALL SEASONS TREE CARE	58,720.00	
07/01/2026	GENER	46706	00317	ADRIAN LOCKSMITH LLC	19.80	
07/01/2026	GENER	46707	01341	BLACK SWAMP EQUIPMENT, LLC	271.50	
07/01/2026	GENER	46708	08124	TRACY LYNN SCHELL	29.00	
07/01/2026	GENER	46709	08268	ADRIAN MECHANICAL SERVICES	1,285.00	
07/01/2026	GENER	46710	08282	ACCELERA IT SOLUTIONS	3,285.07	
07/01/2026	GENER	46711	08310	CHARTER COMMUNICATIONS	115.30	
07/01/2026	GENER	46712	08311	HACKETT INSPECTIONS LLC	1,340.00	
07/01/2026	GENER	46713	08348	THE RESPONSE GROWTH COLLECTIVE	800.00	
07/01/2026	GENER	46714	08361	BAILEY BRANDLY	564.72	
07/01/2026	GENER	46715	MISC	STEPHANIE MILLER	50.00	
07/01/2026	GENER	46716	MISC	CHRIS HUNT	394.00	
07/01/2026	GENER	46717	MISC	TRAFFIC SAFETY STORE	1,122.75	
07/01/2026	GENER	46718	MISC	GRAND RIVER CONSTRUCTION INC	60,000.00	
07/01/2026	GENER	46719	MISC	MANNIK SMITH GROUP	3,942.50	
07/01/2026	GENER	46720	MISC	IVY HUTCHISON	244.76	
07/08/2026	GENER	46721	00010	CONSUMERS ENERGY	7,593.50	
07/08/2026	GENER	46722	00034	LIGHTNING QUICK GAS N GO	34.37	
07/08/2026	GENER	46723	00035	MICHIGAN GAS UTILITIES	575.89	
07/08/2026	GENER	46724	00149	BILL'S SERVICE, INC.	12.99	
07/08/2026	GENER	46725	00325	LENAWEE COUNTY ROAD COMM	793.03	
07/08/2026	GENER	46726	00540	WORKSPHERE OCCUPATIONAL MEDICINE	623.00	
07/08/2026	GENER	46727	00560	MORENCI AMERICAN LEGION	250.00	
07/08/2026	GENER	46728	00791	TRI-COUNTY FUELS INC	2,362.89	

Check Date	Bank	Check	Vendor	Vendor Name	Amount
07/08/2026	GENER	46729	00807	R & R FIRE TRUCK REPAIR INC	6,848.77
07/08/2026	GENER	46730	00952	D & P COMMUNICATIONS	389.67
07/08/2026	GENER	46731	01034	TRULAND EQUIPMENT	1,409.97
07/08/2026	GENER	46732	01137	FACKLER MONUMENT COMPANY	5,000.00
07/08/2026	GENER	46733	01202	BURNIPS EQUIPMENT COMPANY	160.60
07/08/2026	GENER	46734	01341	BLACK SWAMP EQUIPMENT, LLC	201.50
07/08/2026	GENER	46735	01492	US BANK	617.00
07/08/2026	GENER	46736	01550	VERIZON WIRELESS	566.86
07/08/2026	GENER	46737	01822	JACK DOHENY COMPANIES, INC.	9,630.71
07/08/2026	GENER	46738	01897	POLICE OFFICERS ASSOCIATION OF MI	206.06
07/08/2026	GENER	46739	02019	AXON ENTERPRISE, INC.	16,459.00
07/08/2026	GENER	46740	08072	LAURIE SCHISLER	85.95
07/08/2026	GENER	46741	08197	HACH COMPANY	117.98
07/08/2026	GENER	46742	08230	QUADIENT FINANCE USA	500.00
07/08/2026	GENER	46743	08232	D&R FAYETTE HARDWARE	49.46
07/08/2026	GENER	46744	08273	TRI-COUNTY CHIROPRACTIC	70.00
07/08/2026	GENER	46745	08284	BLANE TANNER	52.65
07/08/2026	GENER	46746	08295	VECTOR SOLUTIONS	2,830.20
07/08/2026	GENER	46747	08361	BAILEY BRANDLY	87.00
07/08/2026	GENER	46748	MISC	TONY POLING	2,000.00
07/08/2026	GENER	46749	MISC	TONY WILLNOW	169.38
07/08/2026	GENER	46750	MISC	WAUSEON POOL	180.00
07/08/2026	GENER	46751	MISC	MCMASTER-CARR	95.42

GENER TOTALS:

Total of 101 Checks:	243,049.03
Less 1 Void Checks:	72.48
Total of 100 Disbursements:	242,976.55

Bank TAXAC TAX ACCOUNT

06/29/2026	TAXAC	25054	00265	LENAWEE COUNTY TREASURER	48.55
06/29/2026	TAXAC	25055	00265	LENAWEE COUNTY TREASURER	259.58
06/29/2026	TAXAC	25056	00390	MORENCI AREA SCHOOLS	1,134.45
06/29/2026	TAXAC	25057	00800	LENAWEE INTR SCHOOL DIST	319.41
06/29/2026	TAXAC	25058	01006	STAIR DISTRICT LIBRARY	54.50
06/29/2026	TAXAC	25059	08239	STATE OF MICHIGAN	288.42
06/29/2026	TAXAC	25060	00265	LENAWEE COUNTY TREASURER	287.90
06/29/2026	TAXAC	25061	00265	LENAWEE COUNTY TREASURER	41.65
06/29/2026	TAXAC	25062	00390	MORENCI AREA SCHOOLS	1,134.45
06/29/2026	TAXAC	25063	00800	LENAWEE INTR SCHOOL DIST	319.41
06/29/2026	TAXAC	25064	01006	STAIR DISTRICT LIBRARY	54.50
06/29/2026	TAXAC	25065	08239	STATE OF MICHIGAN	319.88

TAXAC TOTALS:

Total of 12 Checks:	4,262.70
Less 0 Void Checks:	0.00
Total of 12 Disbursements:	4,262.70

REPORT TOTALS:

Total of 113 Checks:	247,311.73
Less 1 Void Checks:	72.48
Total of 112 Disbursements:	247,239.25

City Council Update Form

X Informational
☐ Action / Follow Up
☐ Not Approved

City Council Meeting Date	Staff Contact
July 13, 2026	Heather Sarnac
Date Submitted	**Department**
July 7, 2026	Community & Economic Development

Update

- The second annual Race for the Roses 5K on June 6 in downtown Morenci had 25 runners participate.
- Submitted the Community Interest Form for the Michigan Main Street Program on June 11. The DDA will next work on a Downtown Report Card Self-Assessment at their July 28 meeting.
- The Downtown Commons space opened on June 12 in coordination with the Summer Block Party. The DDA Placemaking Committee added a Little Free Library for tabletop games and has plans to increase seating and add signage for better visibility.
- The first Summer Block Party Concert on June 12 was a success, with approximately 400 people attending throughout the evening. Bands reported strong crowd participation, and food and beverage vendors were happy with sales. The Grab Shack and Morenci Deli also reported excellent foot traffic and sales during the event.
- Thirty people attended the Tree Pruning & Monitoring Workshop at Stair District Library on June 20. The next community education session, focused on organizing the Tree Stewards group, is scheduled for August 1.
- Met with the MEDC Community Planner on June 22 to review the Capital Improvement Plan (Best Practice 1.3) and available technical assistance resources.
- The first draft of the Master Plan was presented to the Planning Commission at its June 25 meeting. Working with a local photographer to obtain images for inclusion in the final document.
- Midwest Contracting is working through final punch list items for the Downtown Street Tree Planting Project. Grant reporting is ongoing. A grant progress review meeting with DNR staff is scheduled for July 13.

Anything Significant Going On?

- Worked with Lenawee Now to submit two Requests for Proposals for site selection of 300 Hammontree Drive through the Michigan Economic Development Corporation on June 9 and June 29.
- Met with Back-to-School Bash partners on June 17 for a planning meeting. This year's event is scheduled for Wednesday, August 12, from 6-8 p.m.
- Attended the Align Center for Workforce Development one-year anniversary celebration on June 23, followed by a development planning meeting with the Lenawee County Community Development Coordinator.
- The DDA Events Committee is meeting weekly to plan summer and fall events. The next Summer Block Party Concert is Friday, July 10. Met with a DPW team member and Deputy Chief Creswell on June 24 to debrief the June 12 event and plan for this month's setup. Participated in WLEN's Viewpoint program on June 6 to promote the Summer Block Party Concert Series and other downtown initiatives.
- Visited Downtown Tecumseh with the Lenawee County Community Development Coordinator and the Coldwater Main Street Director on June 17. Met with the Tecumseh Economic Development Director and Marketing & Events Coordinator on June 30 to review a downtown business initiative and discuss Main Street implementation strategies.
- Continued outreach with prospective and new downtown business and property owners to share local resources, available programs and opportunities. Discussions included the future owners of 136 W. Main St., a new retail business locating at 123 W. Main St., an individual exploring a future retail business in downtown Morenci, and the new owners of 225 W. Main St., owner of 121 W. Main St, and 224 W. Main St. regarding DDA façade grant opportunities.
- Met with a downtown business manager on July 2 to discuss opportunities for downtown promotion, collaboration, and business engagement. Also discussed participation in a future Promotions Committee as part of the DDA's anticipated Michigan Main Street program efforts.
- Meeting with Lenawee County Community Development on July 14.
- Meeting with Community Action Agency, Lenawee County, Habitat for Humanity, and local municipalities on July 16 regarding MI Neighborhood Grant programs and updates.
- Meeting with Align Center for Workforce Development on July 22.

Attachments

---

1. July Newsletter & Community Calendar
2. July Digital Newsletter https://mailchi.mp/cityofmorenci/july-2026-newsletter
3. Event Flyers

UPDATES FROM CITY HALL

JULY 2026

AUGUST 4 PRIMARY ELECTION

Primary Election Day is Tuesday, August 4. Polls will be open from 7:00 a.m. to 8:00 p.m. at Morenci City Hall.

Residents who are not yet registered to vote may do so at City Hall during regular business hours leading up to the election, including on Election Day. In addition, City Hall will be open from 8:00 a.m. to noon on Saturday, August 1, and Sunday, August 2, to assist voters with registration and absentee ballot submissions.

To help ensure a fair and orderly voting process, residents are reminded that electioneering is prohibited within 100 feet of the entrance to a polling location. Prohibited activities include:

- Encouraging voters to support or oppose a candidate or ballot proposal
- Distributing campaign literature or materials
- Soliciting petition signatures
- Requesting donations, selling tickets, or conducting similar activities
- Wearing clothing, buttons, hats, or other items supporting a candidate or ballot issue appearing on the ballot

BULKY ITEM PICK-UP

Morenci Citywide Bulky Item Pick-up is Saturday, July 25. This service will be in addition to the normally scheduled garbage pick-up on Wednesday, July 22. Refuse items must be placed at the curb before 7 a.m. If articles are placed at the curb after your street has been picked up, the crew will not return to that particular street. Bulky item pick-up is limited to residents of the City of Morenci only. A penalty will be charged if rubbish from outside the City is found being brought into the City. For a list of acceptable and unacceptable items, please contact City Hall or visit www.CityofMorenci.org.

ENJOY THE RIDE, PRIORITIZE SAFETY

As electric bicycles and scooters continue to gain popularity, Morenci Police Chief Nathan Adams encourages residents to prioritize safety. These devices can reach higher speeds than traditional bicycles and scooters, making it important for riders to understand and follow safe operating practices. Before riding, check that tires are properly inflated, brakes are working correctly, and the battery is securely attached. Riders should always wear a properly fitted helmet and consider wearing bright or reflective clothing to improve visibility.

While on the road, obey all traffic laws, including stop signs, traffic signals, and posted speed limits. Ride in the same direction as traffic, use hand signals when turning or stopping when applicable, and stay alert to vehicles, pedestrians, and other potential hazards. When using shared paths, slow down and yield to pedestrians.

Riders should also practice proper battery safety by using the manufacturer's recommended charger, avoiding unattended charging for long periods, and storing batteries in a cool, dry location away from direct sunlight.

Chief Adams encourages parents and guardians to talk with their children about safe riding habits, ensure they understand traffic laws, and emphasize the importance of wearing a helmet every time they ride.

By taking a few simple precautions, riders and families can help prevent accidents and ensure a safe and enjoyable experience for everyone sharing the road and pathways this summer.

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

UPDATES FROM CITY HALL

JULY 2026

SUMMER BLOCK PARTY JULY 10

The Morenci Downtown Development Authority invites residents and visitors to travel back in time for 80s Night at the next Summer Block Party Concert on Friday, July 10, from 6:00 to 11:00 p.m. in downtown Morenci. This free community event will feature live music, food trucks, beer tents, yard games, and plenty of 80s fun for all ages.

Headlining the evening is 56DAZE, a high-energy band known for performing crowd favorites from the 80s, along with classic rock, 90s hits, and singalong party anthems. Their fully live performances have entertained audiences across Michigan and Ohio and are sure to keep the party going all evening.

Guests can enjoy a variety of food options from Fade 2 Black BBQ, Rock Yo Taco, and Hannah's Hawaiian Shaved Ice. Adults age 21 and older may also enjoy beverages purchased from participating downtown businesses within the Morenci Social District.

Attendees are encouraged to embrace the theme by wearing their favorite 80s-inspired outfits, from neon colors and leg warmers to big hair and vintage band tees. Cash prizes will be awarded in three categories: best dressed couple, biggest hair, and best neon outfit.

Bring your friends, grab a lawn chair, and join us for a totally rad evening! The final concert of the season will take place on August 14 with a 90s Night theme.

TREE STEWARDS WORKSHOP

Residents are invited to attend a free Urban Forestry workshop, Growing the Tree Stewards Team, on Saturday, August 1, from 10 a.m. to 1 p.m. at Stair District Library. Led by Board Certified Master Arborist Steve Lane, the workshop will review skills from previous sessions, explore volunteer opportunities, discuss recruiting future Tree Stewards. The workshop is open to all residents, whether you have attended previous classes or are interested in learning more about Morenci's trees and urban forest. Register online or at Morenci City Hall.

STAY SAFE DURING SUMMER HEAT

As temperatures rise during the summer months, Morenci Area EMS Director Chad Corbin encourages residents to take precautions to prevent heat-related illnesses. Extreme heat can affect anyone, but older adults, young children, individuals with chronic medical conditions, outdoor workers, and those without access to air conditioning are at greater risk.

To stay safe during hot weather:

- Drink plenty of water throughout the day.
- Limit strenuous outdoor activities during the hottest hours.
- Wear lightweight clothing and seek shade when outdoors.
- Spend time in air-conditioned buildings whenever possible.
- Check on neighbors, family members, and friends who may be vulnerable to extreme heat.
- Never leave children or pets in a parked vehicle.

Symptoms of heat exhaustion may include heavy sweating, dizziness, nausea, muscle cramps, and fatigue. Heat stroke is a medical emergency and may cause confusion, loss of consciousness, a very high body temperature, and hot skin. If heat stroke is suspected, call 911 immediately.

During regular business hours, the Stair District Library and Morenci Senior Center are available as cooling locations for community members seeking relief from high temperatures.

Additional heat safety information and resources are available on the City website.

SAVE THE DATES

August 12 - Back-to-School Bash, 6-8 PM
14 - Summer Concert Block Party, 6-11 PM
September 7 - Labor Day Bridge Walk, 11 AM
October 3 - Fall Fest, 4-11 PM
December 5 - Holiday Parade, Visit with Santa, & Tree Lighting, 6 PM

JULY 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 Summer Reading Program 10:30a (Preschool-K) 12:30p (1st - 3rd grade) 2:30p (4th-6th grade) Stair District Library	2 Veggie Mobile 11a-12p Lutheran Church Food Distribution 2-4p Greenjak Inc. 240 Salisbury St. Bingo 6:30p Morenci Legion	3 *City Offices Closed* Karaoke 10p North Street Pub	4 Veteran Memorial Dedication 1p Oak Grove Cemetery
5 Pickleball Club (adults only) 6p Nazarene Church	6	7	8 Summer Reading Program Reptiles - Leslie Science Center 1p Stair District Library Sharing the Spirit of America 6p Stair District Library	9 Veggie Mobile 11a-12p Lutheran Church Bingo 6:30p Morenci Legion	10 Summer Block Party 6-11p Downtown Morenci	11 Mixed Genre Concert 6p Rex Theatre Trivia 8:30p/Karaoke 10p North Street Pub
12 Pickleball Club (all ages) 6p Nazarene Church	13 Road Scholar Zoom The Spanish Inquisition: Separating Myth from History 12p Stair District Library City Council Meeting 6p City Hall	14	15 Summer Reading Program State Line Gem & Mineral Society 1p Stair District Library Free Homecooked Meal 5-6:30p Methodist Church	16 Veggie Mobile 11a-12p Lutheran Church Bingo 6:30p Morenci Legion	17 Karaoke 10p North Street Pub	18 Garage Sale Day Citywide Puzzle Race 11a Stair District Library Karaoke 10p North Street Pub
19 Pickleball Club (adults only) 6p Nazarene Church	20	21	22 Summer Reading Program 10:30a (Preschool-K) 12:30p (1st - 3rd grade) 2:30p (4th-6th grade) Stair District Library	23 Veggie Mobile 11a-12p Lutheran Church Planning Commission Mtg 6:30p City Hall Bingo 6:30p Morenci Legion	24 Karaoke 10p North Street Pub	25 Bulky Item Pick-up 7a Citywide Trivia 8:30p/Karaoke 10p North Street Pub
26 Pickleball Club (all ages) 6p Nazarene Church	27 School Board Meeting 6p MS Library Book Discussion: *I See You've Called in Dead* by John Kenney 7p Stair District Library	28 DDA Meeting 4p City Hall	29 Summer Reading Program 10:30a (Preschool-K) 12:30p (1st - 3rd grade) 2:30p (4th-6th grade) Stair District Library	30 Veggie Mobile 11a-12p Lutheran Church Bingo 6:30p Morenci Legion	31 Folk Festival 5p Rex Theatre Karaoke 10p North Street Pub	1 Free Workshop Growing Tree Stewards 10a Stair District Library Folk Festival 5p Rex Theatre Trivia 8:30p/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

CELEBRATE the 80s!

downtown Morenci Summer block party

FRIDAY JULY 10 6-11 PM

MAIN STREET • UNDER THE STOPLIGHT



56 DAZE

80S FAVS • 90S HITS
SING-A-LONG PARTY ANTHEMS

FOOD TRUCKS

FADE TO BLAC BBQ

ROCK TACO

HANNAH'S HAWAIIAN SHAVED ICE

COSTUME CONTESTS

- Best Couple
- Biggest Hair
- Best Neon Outfit

$50 CASH PRIZE

BEER TENTS

FOE

NORTH STREET PUB

MORENCI SOCIAL DISTRICT

50/50 RAFFLES

Enter to Win

Proceeds benefit downtown events, programs, & improvements

FREE WORKSHOP

Growing Tree Stewards!

SATURDAY, AUGUST 1 | 10 AM-1 PM
STAIR DISTRICT LIBRARY



THIS WORKSHOP WILL COVER:

- Reviewing lessons and skills from recent workshops
- Creating a guide for future Tree Stewards
- Recruiting and mentoring new Tree Stewards
- Ways volunteers can support the City's urban forestry efforts
- Taking a tree walk to see progress on recent projects
- Developing Tree Steward leaders

Registration is also available on our website www.cityofmorenci.org or at Morenci City Hall

REGISTER

Funding for this project is provided by the U.S. Department of Agriculture, Forest Service through the Urban and Community Forestry Program, in partnership with the Michigan Department of Natural Resources. This institution is an equal opportunity provider.

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

JUNE 2026 FIRE CHIEF'S REPORT

CALLS

City: 3 ~ 1 Billed
Seneca Twp: 4 ~ 2 Billed
Medina Twp: 0
Chesterfield Twp: 1

EMS Assist: 2
Mutual Aid: 8

- **Lyons**
- **Fayette**
- **Wauseon**
- **Madison Twp ~ 3**
- **Fairfield Twp**
- **Hudson**

TOTAL CALLS: 18
TOTAL CALL HOURS: 20
Training Average: 26
Training Hours June: 17

Morenci fire Department

Meeting minutes for July 7, 2026

Meeting called to order by Colin Richardson

Roll Call:	There were 15 members present first roll call. Pledge recited by all, minutes approved as read.
Communications:	PM has started on the trucks. Ladder testing will be 22 and 23, hose testing also on the 23. New gear should be here the first week of August. Gear rack by the end of the month.
	Brad gave a grant update. We have been removed from the Firehouse Subs Grant.
	Geeting a little lax on facial hair, get it tightened up.
	Rescue 9 is in service.
	Next Monday at 6:30 there will be an SCBA training.
	Rope rescue training rope rescue/special ops training.
	CDL class next week here at the station FYI...
Old Business:	Brad gave an update on the rescue containers. We will have a couple work details soon.
New Business:	New battery powered Stihl rotary saw will be in Truck 7.
	Stand pipes down at the park are in the process of being replaced.
	Received an application for Cadet from Liam Sturmer. Motion made by Andrew VanZile to accept Liams application, 2nd by Tyler Schell, motion carried.
	Received an invitation to Archbold's 150th Anniversary celebration. Parade August 5th, activities at the park and a band that evening.
	Thomas Barrett is on a 60 day leave of absence. Motion made by Derek Bode to approve the leave 2md by Tyler Schell, motion carried.
Adjourn :	Motion made by Derek Bode, 2nd Andrew VanZile, motion carried. There were 16 members present 2nd roll call.

Respectfully submitted,

Farra Ryan

Secretary

City Council Update Form

☑ Informational
☐ Action / Follow Up
☐ Not Approved

City Council Meeting Date	Staff Contact
July 13, 2026	Chief Nathan Adams // D.C. Michael Creswell
Date Submitted	**Department**
July 8, 2026	Police

Update

1. Pending City Council Approval, we will be taking possession of our new police unit on July 14th. It is a Ford 4x4 Police package Super Crew pickup. The vehicle is being bought from Gorno Brother's Ford through the State of Michigan's Mi Deal purchasing plan. Once the vehicle is here, it will be outfitted by Adrian Sign and marked by SimAir Graphics in Morenci.

2. Officers Edmonson and Tanner attended FTO (Field Training Officer) in May through the Training Consortium. It was held at Jackson Comm. College. They will be set to provide training to Cadet Brandley when she completes her police academy training.

3. Chief Adams will be attending FTO training for supervisors later this month.

4. Police Cadet Bailey Brandley continues through the Police Academy at Washtenaw Comm. College. She is currently in week 10 of 18 weeks. We continue to get good reports on her progress. Her graduation from the academy is set for September 11th.

5. Events: So far, city events and parades have gone well with only a few minor issues this year. The traffic pattern for the downtown events is working well with only a few complaints. We continue to work with our downtown merchants and motorists with various issues and have adapted the pattern in an to minimize any disruptions to businesses and motorists.

6. Our records management system through CLEMIS is going through some changes and CLEMIS is now operating independently from the Oakland County government system. There will be some upgrades, and everything so far has been working well.

7. Ordinance Enforcement: Off. Edmonson has issued 23 citations over the past month. 18 have been corrected and 5 are to be followed up on.

8. Calls for service: 680.

City Council Update Form

X Informational
☐ Action / Follow Up
☐ Not Approved

City Council Meeting Date	Staff Contact
July 13th, 2026	Travis Kruse
Date Submitted	**Department**
June 9th, 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.**
- **We found that an isolation valve for the East tower was inoperable in our preparations. We had a new Instavalve installed on 7/9/26 by Core & Main.**
- **We received the Permit from EGLE for the Dry Hydrants at Wakefield Park to be replaced. They have been removed from the creek side now and quotes are being compiled for the replacement of the hydrant material and then the construction and installation will be scheduled.**

Sewer

Lagoons –

- **Met with R&J Fence on getting a quote for some repair work on the fencing.**
- **Michigan DNR was on site in June tagging the Canadian Geese that frequent the lagoon area.**
- **All valving on the lagoons has now been installed and functioning properly.**

Streets

- **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.**
- **The week of July 20th we will be doing an inspection of the streets to determine the list for the Chip Seal, Crack Fill and Patch Work that**

will be needed to then go out for RFP on them. This is a budgeted item.

Buildings & Grounds

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

Parks

- Mowing and general maintenance continues for both Stephenson and Wakefield Parks.

Employee Development/Training

CDL Class is taking place July 13-17, 2026. Trainco out of Perrysburg Ohio will be onsite to put the class on and bring along their equipment for the driving skills portion. We will have a total of 4 individuals attending. The Morenci Schools have allowed us to use their High School Parking lot for the driving skills portion of the class while the classroom portion will be held in the newly renovated fire department training room.

Anything Significant Going On?

N/A

Attachments

None

City Council Update Form

X Informational
☐ Action / Follow Up
☐ Not Approved

City Council Meeting Date	Staff Contact
July 13, 2026	Christa Davis – Assistant Cemetery Sexton
Date Submitted	**Department**
July 6, 2026	Public Works

Update

- **Lot Sales** –
  - **Last Month:** $1000
  - **Year To Date:** $3500
- **Total number of Grave/ Lots Sold –**
  - **Last Month:** 2
  - **Year To Date:** 7
- **Burials –**
  - **Cremations –**
    - **Last Month:** 2
    - **Year To Date:** 7
  - **Traditional –**
    - **Last Month:** 1
    - **Year To Date:** 9
- **Foundations Sold/ Placed –** 8
  - **Year To Date:** 22

- **Current Projects:**
  - Focusing on appearance of cemetery upkeep
  - Found replacement for damaged monument
  - Successful Memorial Monument Event
  - Placing foundations for purchased monuments
  - In process of computerizing all documents related to cemetery
- **Anticipated Projects**
  - Bad Boy Wheel Weights
  - Driveway Material buildup
  - Wilson and Whitmans founder's memorial
- **Future Projects**
  - Columbarium
  - Outdoor Storage
  - Grave Reclamation

Agenda Review Form

Regular City Council – 07/13/2026

☐ Informational
☑ Action / Follow Up
☐ Not Approved

Prepared For	Staff Contact
City Council	Jeff Bell
Date Submitted	**Department**
07/06/2026	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 first read of the ordinance following the Public Hearing that was held on May 11, 2026.
We will have the second read during the August 10th, 2026 Regular City Council Meeting.
Then following the second read, the Ordinance will then go up for a vote by City Council.

Financial Impact

N/A

Budgeted	Amount:
N/A	N/A

Recommendation

After discussion...

Alternatives

Do not approve.

Attachments

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

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 and blight 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 Village 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

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 requiredby 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 – 07/13/2026

☐ Informational
☑ Action / Follow Up
☐ Not Approved

Prepared For	Staff Contact
City Council	Jeff Bell
Date Submitted	**Department**
07/06/2026	Administrative

Subject

Fiscal Year 2025/2026 Audit
Single Audit & OMB (Office of Management and Budget – Grant Recipients) Reporting if needed.

Summary

An updated quote/agreement was requested for our Annual Fiscal Year Audit for 2025/2026, as well as a quote for the Single Audit including OMB Reporting for Federal/State Grant Recipients and those who have disbursed funds utilizing said grants if needed. This is to be in compliance with Federal and State requirements.

Attached you will find the quote/agreement received from BHM CPA Group, Inc (Formerly Shea & Associates) to complete both Audits and Reporting. This is the same firm which conducted our Audit last Fiscal year.

It should be noted that the Fee is $7,750 Less than the Prior Year as it is believed there is no need to have the Single Audit completed this year as we did not meet the threshold for the required Federal $ Expended. Having said this, we did request that there be a contingency fee noted in the agreement in the event it was identified otherwise.

Financial Impact

$19,750 Audit with Contingency of $9,500 for Single Audit

Budgeted	Amount:
Yes	$27,500

Recommendation

Motion 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 the Single Audit and OMB

Reporting Contingency Fee of $9,500 and authorize the Mayor and City Administrator/Clerk signature on the agreement.

Alternatives

Do not approve.

Attachments

Agreement for Services

bhm cpa group
Your Trusted Business Advisors

July 2, 2026

To the Honorable Mayor and City Council of
the City of Morenci
118 Orchard Street
Morenci, Michigan 49256

We are pleased to confirm our understanding of the services we are to provide for the City of Morenci, Morenci, Michigan for the year ended June 30, 2026.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information, including the disclosures, which collectively comprise the basic financial statements, of the City of Morenci as of and for the year ended June 30, 2026. Accounting principles generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the City of Morenci's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the City of Morenci's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis.
2) Budgetary Comparison Schedules for the General Fund, Major Street Fund, Local Street Fund, Morenci Area EMS Fund, and 2018 Capital Improvement Bond Fund.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and Government Auditing Standards will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements. The objectives also include reporting on internal control over financial reporting and compliance with provisions of laws, regulations, contracts, and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with Government Auditing Standards.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and the standards for financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States, and will include tests of the accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS and Government Auditing Standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of waste and abuse is subjective, Government Auditing Standards do not expect auditors to perform specific procedures to detect waste or abuse in financial audits, nor do they expect auditors to provide reasonable assurance of detecting waste or abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements or noncompliance may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS and Government Auditing Standards. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, any fraudulent financial reporting, or misappropriation of assets that come to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We have identified the following significant risk(s) of material misstatement as part of our audit planning: According to GAAS, significant risks include management override of controls, and GAAS presumes that revenue recognition is a significant risk. Accordingly, we have considered these as significant risks.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information, and we will secure confidentiality agreements with all service providers. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider.

Furthermore, we will remain responsible for the work provided by any such third-party service providers. Our audit of financial statements does not relieve you of your responsibilities.

Audit Procedures–Internal Control

We will obtain an understanding of the government and its environment, including the system of internal control, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to Government Auditing Standards.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and Government Auditing Standards.

Audit Procedures–Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the City of Morenci's compliance with the provisions of applicable laws, regulations, contracts, and agreements, including grant agreements. However, the objective of those procedures will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to Government Auditing Standards.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for (1) designing, implementing, establishing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, and for evaluating and monitoring ongoing activities to help ensure that appropriate goals and objectives are met; (2) following laws and regulations; and (3) ensuring that management and financial information is reliable and properly reported. Management is also responsible for the selection and application of accounting principles; for the preparation and fair presentation of the financial statements and all accompanying information in conformity with GAAP; and for compliance with applicable laws and regulations, rules, and the provisions of contracts and grant agreements.

You are also responsible for making drafts of financial statements, all financial records, and related information available to us; for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers); and for the evaluation of whether there are any conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, and identification of all related parties and related-party relationships and transactions; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require

certain written representations from you about the financial statements; compliance with laws, regulations, contracts, and grant agreements; and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants, and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements that we report. Management is also responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations, and for identifying and providing report copies of previous financial audits, attestation engagements, performance audits, or other studies related to the objectives discussed in the Audit Scope and Objectives section of this letter.

Other Services

We will also assist in preparing the financial statements and related notes of the City of Morenci in conformity with accounting principles generally accepted in the United States of America based on information provided by you. These nonaudit services do not constitute an audit under Government Auditing Standards, and such services will not be conducted in accordance with Government Auditing Standards. We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statements and related notes services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statements and related notes, and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them. The City has designated Jeff Bell, City Administrator/Clerk, to oversee these nonaudit services.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash, accounts receivable, or other confirmations we request and will locate any documents selected by us for testing.

We will provide copies of our reports to the City; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of BHM CPA Group, Inc. and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to the State of

Michigan, or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of BHM CPA Group, Inc. personnel. The audit documentation for this engagement will be retained for a minimum of five years after the report release date.

Brent D. Shea, CPA is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them. We expect to begin our audit on approximately September 1, 2026.

Our fee for these services will be at our standard hourly rates plus out-of-pocket costs (such as report reproduction, word processing, postage, travel, copies, telephone, and confirmation service provider fees) except that we agree that our gross fee, including expenses, will not exceed $19,750. Our standard hourly rates vary according to the degree of responsibility involved and the level of experience of the personnel assigned to your audit. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report(s). You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the engagement. If significant additional time is necessary, we will keep you informed of any problems we encounter, and our fees will be adjusted accordingly.

Single Audit Contingency. The fee above assumes that a single audit under Title 2 U.S. Code of Federal Regulations Part 200 (Uniform Guidance) will not be required for the year ended June 30, 2026. If the City's expenditures of federal awards reach the threshold that requires a single audit, we will perform the single audit, including preparation of an opinion on the Schedule of Expenditures of Federal Awards, determination and testing of major programs, the related reports required by the Uniform Guidance, and submission of the reporting package and Data Collection Form to the Federal Audit Clearinghouse, for an additional fee of $9,500. We will confirm total federal award expenditures with management before beginning any single audit procedures.

Reporting

We will issue written reports upon completion of our audit. Our reports will be addressed to the Mayor and City Council of the City of Morenci. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or, if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or we may withdraw from this engagement.

The Government Auditing Standards report on internal control over financial reporting and on compliance and other matters will state that (1) the purpose of the report is solely to describe the scope of testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance, and (2) the report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. The report will state that it is not suitable for any other purpose.

bhm cpa group
Your Trusted Business Advisors

We appreciate the opportunity to be of service to the City of Morenci and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

Very truly yours,

BHM CPA Group, Inc.

Brent D. Shea, CPA

RESPONSE:

This letter correctly sets forth the understanding of the City of Morenci.

Management signature: _____
Name: Jeff Bell
Title: City Administrator/Clerk
Date: _____

Governance signature: _____
Name: _____
Title: Mayor, City of Morenci
Date: _____

City Council Review Form

Regular City Council – July 13, 2026

☐ Informational
☑ Action / Follow Up
☐ Not Approved

Prepared For	Staff Contact
City Council	Jeff Bell
Date Submitted	**Department**
07/06/2026	Administrative Department

Subject

Election Inspector Appointments for August 4, 2026, Primary Election.

Summary

City Superintendent/Clerk Jeff Bell is recommending the appointment of Ashley Ables, as Chairperson of the Election Inspectors for August 4, 2026, Primary Election, along with, Kathy Schiermyer, Jennifer Stites, Trina March and Gail Cleghorn as Election Inspectors.

Financial Impact

This is a budgeted expense planned for the 2026/2027 budget.

Budgeted	Amount:
N/A	N / A

Recommendation

After discussion…
Motion to approve Election Inspector Resolution for the August 4, 2026 Primary Election and authorize the Mayor and City Superintendent/Clerks signature on the Resolution.

Alternatives

None

Attachments

Election Inspector Resolution

City of Morenci
County of Lenawee
State of Michigan

RESOLUTION
July 13, 2026
PRIMARY ELECTION
ELECTION INSPECTOR APPOINTMENTS

At a regular meeting of the City Council of the City of Morenci, County of Lenawee, State of Michigan, held in City of Morenci Council Chambers, in said city on Monday, July 13, 2026, at 6:00 p.m.

Present:

Absent:

The following preamble and resolution was offered by Councilor ????, and supported by Councilor ????, .

WHEREAS, an election will occur on August 4, 2026, and

WHEREAS, the City of Morenci Charter declares in Section 4 that the power of the City's Election Commission is vested in the City Council and that the City Clerk shall have all other powers vested with conducting elections in the City, and

WHEREAS, Michigan Complied Law (MCL) 168.674 states that at a minimum three individuals may be appointed as election inspectors for each precinct, and

WHEREAS, MCL 168.674 states that one election inspector may be appointed as the chairperson of the precinct, and

WHEREAS, MCL 168.679 declares that members shall be appointed to a Receiving Board to count and certify election results following an election, and

WHEREAS, there is only one precinct for the City of Morenci that is called Precinct 1, and

WHEREAS, MCL 168.674 and MCL 168.679 states that the Election Commission shall appoint election inspectors to conduct an election in a precinct and a Receiving Board to count and certify election following an election.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Morenci the following:

1. That Ashley Ables, Jennifer Stites, Kathy Schiermyer, Gail Cleghorn and Trina March be appointed election inspectors for Precinct 1, and

2. That Ashley Ables be appointed chairperson of the election inspectors of Precinct 1, and

3. That Jennifer Stites and Kathy Schiermyer be appointed to the Receiving Board for Precinct 1, and

4. That Jennifer Stites, Gail Cleghorn, Ashley Ables, Kathy Schiermyer, and Trina March declared as the Election Commission's authorized representatives for the August 4, 2026, Primary Election.

Councilor ???? moved for adoption of the foregoing; supported by Councilor ????.

AYES:

NAYS:

_____
Tracy Schell
Mayor

_____
Jeff Bell
City Superintendent / City Clerk

CERTIFICATE OF CLERK

The foregoing resolution was adopted by the City Council of the City of Morenci, Lenawee County, Michigan, at a Regular City Council meeting conducted on Monday, July 13, 2026.

_____
Jeff Bell
City Superintendent / City Clerk

Agenda Review Form

Regular City Council – 07/13/2026

☐ Informational
☑ Action / Follow Up
☐ Not Approved

Prepared For	Staff Contact
City Council	Jeff Bell
Date Submitted	**Department**
07/08/2026	Administrative

Subject

Article II – Medical Marihuana Facilities Section 3-23 (a) & (b)

Summary

Article II – Medical Marihuana Facilities Section 3-23 (b) states that "At least every two years after adoption of this article, city council shall review the maximum number of each type of marihuana facility allowed and determine whether this maximum number should be changed. The review and its findings shall be recorded in the minutes of the relevant meeting of the city council".

Current Facility Type and Number allowed is as follows.
Grower – Unlimited
Processor – Unlimited
Secure Transporter – Unlimited
Safety Compliance Center – Unlimited
Provisioning Center - 5

Financial Impact

N/A

Budgeted	Amount:
N/A	N/A

Recommendation

After discussion…It is at the discretion of the city council whether any changes are needed, and if so, offer a motion as such. If there are no changes, no motion is needed and this would be recorded in the meeting minutes.

Alternatives

N/A.

Attachments

Marihuana Ordinance Articles

ARTICLE XI. - MEDICAL MARIHUANA (MARIJUANA)

Sec. 14-425. - Purpose.

It is the purpose of this ordinance to impose specific requirements for those individuals registering with the State of Michigan as "qualifying patients" or "primary caregivers" as those terms are defined in MCL 333.26421, the Michigan Medical Marihuana Act (MMMA), and to regulate the conduct pursuant thereto in the City of Morenci so as to protect the health, safety and welfare of the general public.

(Ord. No. 17-328, § 1, 1-9-17)

Sec. 14-426. - Equipment or process used for growing/cultivation of marihuana (marijuana).

No equipment or process shall be used in growing/cultivation of marihuana (marijuana), which creates noise, dust, vibration, glare, fumes, odors or electrical interference detectable to the normal senses beyond the property boundary.

(Ord. No. 17-328, § 1, 1-9-17)

Sec. 14-427. - Structures/enclosures for growing/cultivation of marihuana (marijuana).

All structures and/or enclosures used for growing/cultivation of marihuana (marijuana) shall be constructed in accordance with the city's zoning ordinance on accessory structures and fences.

(Ord. No. 17-328, § 1, 1-9-17)

ARTICLE II. - MEDICAL MARIJUANA FACILITIES

Sec. 3-21. - Purpose.

(a) It is the intent of this article to authorize the establishment of certain types of medical marijuana facilities in the City of Morenci and provide for the adoption of reasonable restrictions to protect the public health, safety, and general welfare of the community at large; retain the character of neighborhoods; and mitigate potential impacts on surrounding properties and persons. It is also the intent of this article to help defray administrative and enforcement costs associated with the operation of a marijuana facility in the city through imposition of an annual, nonrefundable fee $5,000.00 on each medical marijuana facility licensee. Authority for the enactment of these provisions is set forth in the Medical Marihuana Facilities Licensing Act, MCL 333.27101 et seq.

(b) Nothing in this article is intended to grant immunity from criminal or civil prosecution, penalty, or sanction for the cultivation, manufacture, possession, use, sale, or distribution of marijuana, in any form, that is not in compliance with the Michigan Medical Marihuana Act, Initiated Law 1 of 2008, MCL 333.26421 et seq.; the Medical Marihuana Facilities Licensing Act, MCL 333.27101 et seq.; the Marihuana Tracking Act, MCL 333.27901 et seq.; and all other applicable rules promulgated by the state of Michigan.

(c) As of the effective date of this article, marijuana remains classified as a Schedule 1 controlled substance under the Federal Controlled Substances Act, 21 U.S.C. § 801 et seq., which makes it unlawful to manufacture, distribute, or dispense marijuana, or possess marijuana with intent to manufacture, distribute, or dispense marijuana. Nothing in this article is intended to grant immunity from any criminal prosecution under federal laws.

(Ord. No. 17-334, § 4, 10-23-17)

Sec. 3-22. - Definitions.

For the purposes of this article:

Any term defined by the Michigan Medical Marihuana Act, MCL 333.26421 et seq., shall have the definition given in the Michigan Medical Marihuana Act.

Any term defined by the Medical Marihuana Facilities Licensing Act, MCL 333.27101 et seq., shall have the definition given in the Medical Marihuana Facilities Licensing Act.

Any term defined by the Marihuana Tracking Act, MCL 333.27901 et seq., shall have the definition given in the Marihuana Tracking Act.

City means the City of Morenci.

Grower means a licensee that is a commercial entity located in this state that cultivates, dries, trims, or cures and packages marihuana for sale to a processor or provisioning center.

Licensee means a person holding a state operating license issued under the Medical Marihuana Facilities Licensing Act, MCL 333.27101 et seq.

Marijuana or *marihuana* means that term as defined in the Public Health Code, MCL 333.1101 et seq.; the Michigan Medical Marihuana Act, MCL 333.26421 et seq.; the Medical Marihuana Facilities Licensing Act, MCL 333.27101 et seq.; and the Marihuana Tracking Act, MCL 333.27901 et seq.

Marijuana facility means an enterprise at a specific location at which a licensee is licensed to operate under the Medical Marihuana Facilities Licensing Act, MCL 333.27101 et seq., including a marijuana grower, marijuana processor, marijuana provisioning center, marijuana secure transporter, or marijuana safety compliance facility. The term does not include or apply to a "*primary caregiver*" or "*caregiver*" as that term is defined in the Michigan Medical Marihuana Act, MCL 333.26421 et seq.

Medical marijuana facilities permit or *permit* means a permit issued by the city pursuant to the provisions of this article.

Person means an individual, corporation, limited liability company, partnership, limited partnership, limited liability partnership, limited liability limited partnership, trust, or other legal entity.

Processor means a licensee that is a commercial entity located in Michigan that purchases marihuana from a grower and that extracts resin from the marihuana or creates a marihuana-infused product for sale and transfer in packaged form to a provisioning center.

Provisioning center means a licensee that is a commercial entity located in Michigan that purchases marihuana from a grower or processor and sells, supplies, or provides marihuana to registered qualifying patients, directly or through the patients' registered primary caregivers. Provisioning center includes any commercial property where marihuana is sold at retail to registered qualifying patients or registered primary caregivers. A noncommercial location used by a primary caregiver to assist a qualifying patient connected to the caregiver in accordance with the Michigan Medical Marihuana Act, MCL 333.26421 et seq., is not a provisioning center for purposes of this article.

Safety compliance facility means a licensee that is a commercial entity that receives marihuana from a marihuana facility or registered primary caregiver, tests it for contaminants and for tetrahydrocannabinol and other cannabinolds, returns the test results, and may return the marihuana to the marihuana facility.

Secure transporter means a licensee that is a commercial entity located in this state that stores marihuana and transports marihuana between marihuana facilities for a fee.

(Ord. No. 17-334, § 4, 10-23-17)

Sec. 3-23. - Authorization of facilities and fee.

(a) The maximum number of each type of marijuana facility allowed in the city shall be as follows.

Facility	Number
Grower	Unlimited
Processor	Unlimited
Secure transporter	Unlimited
Safety compliance center	Unlimited
Provisioning center	5

(b) At least every two years after adoption of this article, city council shall review the maximum number of each type of marijuana facility allowed and determine whether this maximum number should be changed. The review and its findings shall be recorded in the minutes of the relevant meeting of the city council.

(c) A nonrefundable fee shall be paid by each marijuana facility permitted under this article in an annual amount of not more than $5,000.00 as set by resolution of the city council.

(Ord. No. 17-334, § 4, 10-23-17; Ord. 17-335, § 1, 1-8-18; Ord. No. 19-342, § 1, 10-14-19; Ord. No. 21-352, § 1, 3-15-21)

Sec. 3-24. - Requirements and procedure for issuing permit

(a) No person shall operate a marijuana facility in the city without a valid marijuana facility permit issued by the city pursuant to the provisions of this article.

(b) Every applicant for a permit to operate a medical marijuana facility shall file an application in the city clerk's office upon a form provided by the city. The application shall contain any information required by the Act and the following information:

(1) Name, address, and telephone number of property owner of the land where the marijuana facility will conduct business.

(2) Name, address, and telephone number of the licensee.

(3) If the property owner and licensee are not the same person, a document signed by the property owner authorizing the licensee to operate on the property owner's land.

(4) Any other information deemed by the city to be required for the consideration of a permit.

(c) Every applicant for a permit to operate a grow operation shall submit with the application a photocopy of the applicant's valid and current license issued by the State of Michigan in accordance with the Medical Marihuana Facilities Licensing Act, MCL 333.27101 et seq.

(d) Upon an applicant's completion of the above-provided form and furnishing of all required information and documentation, the city clerk shall accept the application and assign it a sequential application number by facility type based on the date and time of acceptance. The city clerk shall act to approve or deny an application not later than 14 days from the date the application was accepted. If approved, the city clerk shall issue the applicant a provisional permit.

(e) A provisional permit means only that the applicant has submitted a valid application for a marijuana facility permit, and the applicant shall not locate or operate a marijuana facility without obtaining all other permits and approvals required by all other applicable ordinances and regulations of the city. A provisional permit will lapse and be void if such permits and approvals are not diligently pursued to completion, but in any event no later than 90 days after the provisional permit is issued. A provisional permit may automatically be renewed without a fee within the 90 days timeframe if state licensure is not received within the timeframe but shall not be valid for more than one year. Marijuana facilities with a provisional permit may operate under the definition of a temporary operation pursuant to rules established under the Medical Marihuana Facilities Licensing Act (MCL 333.27101).

(f) Within 14 days from the applicant submitting proof of obtaining all other required permits and approvals and payment of the permit fee, the city clerk shall approve or deny the marijuana facility permit. The clerk shall issue marijuana facility permits in order of the sequential application number previously assigned.

(g) Maintaining a valid marijuana facility license issued by the state is a condition for the issuance and maintenance of a marijuana facility permit under this article and continued operation of any marijuana facility.

(h) A marijuana facility permit issued under this article is not transferable.

(i) Applicant must own land within the City of Morenci or control land under a lease in order to apply for a license for any type of medical marihuana facility.

(Ord. No. 17-334, § 4, 10-23-17; Ord. 17-335, § 2, 1-8-18)

Sec. 3-25. - Regulations for marijuana facilities.

All marijuana facilities permitted under this article shall be subject to the following regulations:

(1)

Lighting. Light cast by light fixtures inside any building used for marijuana production or marijuana processing shall not be visible outside the building from 7:00 p.m. to 7:00 a.m. the following day.

(2) *Odor.* As used in this subsection, building means the building, or portion thereof, used for marijuana production or marijuana processing.

a. The building shall be equipped with an activated carbon filtration system for odor control to ensure that air leaving the building through an exhaust vent first passes through an activated carbon filter.

b. The filtration system shall consist of one or more fans and activated carbon filters. At a minimum, the fan(s) shall be sized for cubic feet per minute (CFM) equivalent to the volume of the building (length multiplied by width multiplied by height) divided by three. The filter(s) shall be rated for the applicable CFM.

c. The filtration system shall be maintained in working order and shall be in use. The filters shall be changed a minimum of once every 365 days.

d. Negative air pressure shall be maintained inside the building.

e. Doors and windows shall remain closed, except for the minimum length of time needed to allow people to ingress or egress the building.

f. An alternative odor control system is permitted if the municipality's building inspector accepts a report by a mechanical engineer licensed in the state of Michigan demonstrating that the alternative system will control odor as well or better than the activated carbon filtration system otherwise required. The municipality may hire an outside expert to review the alternative system design and advise as to its comparability and whether in the opinion of the expert it should be accepted.

g. No equipment or process shall be used in growing/cultivation of marihuana (marijuana), which creates noise, dust, vibration, glare, fumes, odors or electrical interference detectable to the normal senses beyond the property boundary. A $5,000.00 fine shall exist each day this occurs.

(3) *Security cameras.* All medical marijuana facilities shall be equipped with security cameras. Security cameras shall be directed to record only the subject property and may not be directed to public rights-of-way as applicable, except as required to comply with licensing requirements of the State of Michigan.

(4) *Hours of operation.* A provisioning center may only sell to consumers or allow consumers to be present in the building space occupied by the provisioning center between the hours of 9:00 a.m. and 9:00 p.m.

(5) *Marijuana and tobacco products.* The following regulations shall apply to marijuana processing facilities, marijuana growing facilities, safety compliance centers, provisioning centers, and secure transporters:

a. Marijuana and tobacco products shall not be smoked, ingested, or otherwise consumed in the building space occupied by marijuana processing facilities, marijuana growing facilities, safety compliance centers, provisioning centers, and secure transporters.

(6) *Outside activities for a marihuana growing and processing facility.* Marihuana shall not be taken outside of a building where an odor control system has been installed to do any sort of processing of it, including grinding marihuana or cutting marihuana. A $2,500.00 fine shall exist each day this occurs.

(7) *Marihuana waste for a marihuana growing and processing facility.* All marihuana waste shall be stored in a building where an odor control system has been installed and shall not be stored outside of the building. A $2,500.00 fine shall exist each day this occurs.

(Ord. No. 17-334, § 4, 10-23-17; Ord. 17-335, § 3, 1-8-18; Ord. No. 20-350, § 1, 5-11-20)

Sec. 3-26. - Permit renewal.

(a) A marijuana facility license shall be valid for one year from the date of issuance, unless revoked as provided by law.

(b) A valid marijuana facility permit may be renewed on an annual basis by submitting a renewal application upon a form provided by the city and payment of the annual permit fee. Application to renew a marijuana facility permit shall be filed at least 30 days prior to the date of its expiration.

(Ord. No. 17-334, § 4, 10-23-17)

Sec. 3-27. - Applicability.

The provisions of this article shall be applicable to all persons and facilities described herein, whether the operations or activities associated with a marijuana facility were established without authorization before the effective date of this article.

(Ord. No. 17-334, § 4, 10-23-17)

Sec. 3-28. - Penalties and enforcement.

(a) Any person who violates any of the provisions of this article shall be responsible for a municipal civil infraction and subject to the payment of a civil fine and costs as set forth in the City of Morenci Civil Infractions Ordinance. Each day a violation of this article continues to exist constitutes a separate violation. A violator of this article shall also be subject to such additional sanctions, remedies and judicial orders as are authorized under Michigan law.

(b)

In addition to being responsible for a civil infraction, the medical facility permit of any licensee who is found to be in violation of any of the provisions of this article shall be suspended until the violation is cured.

(c) A violation of this article is deemed to be a nuisance per se. In addition to any other remedy available at law, the city may bring an action for an injunction or other process against a person to restrain, prevent, or abate any violation of this article.

(d) This article shall be enforced and administered by the city police department or such other city official as may be designated from time to time by resolution of the board.

(Ord. No. 17-334, § 4, 10-23-17)

Sec. 3-29. - Prohibition.

Pursuant to the Michigan Regulation and Taxation of Marihuana Act, Section 6.1, the City of Morenci elects to prohibit marihuana establishments within its boundaries in any area where such facilities are not otherwise permitted under the provisions of the City of Morenci's zoning regulations.

(Ord. No. 18-339, 11-26-18)

Sec. 3-29.1 - Allowance of recreational marihuana facilities.

Recreational marihuana facilities are allowed through the Michigan Regulation and Taxation of Marihuana Act (initiated Law 1 of 2018) with the same structure for licensing as medical marihuana facilities outlined in Chapter 3 of the City Code.

(Ord, No. 19-343, § 1, 10-28-19)

Editor's note— Ord. No. 19-343, § 1, adopted 10-28-19, amended the Code by adding provisions designated as § 3-29. Inasmuch as there were already provisions so designated, the provisions have been redesignated as § 3-29.1, at the discretion of the editor.

Sec. 3-29.2. - Number of licenses for recreational marihuana facilities.

Facility	Number
Grower	Unlimited
Processor	Unlimited
Secure transporter	Unlimited

Safety compliance center	Unlimited
Retailer	5

(Ord, No. 19-343, § 1, 10-28-19)

Editor's note— Ord. No. 19-343, § 1, adopted 10-28-19, amended the Code by adding provisions designated as § 3-30. Inasmuch as there were already provisions so designated, the provisions have been redesignated as § 3-29.2, at the discretion of the editor.

Sec. 3-30. - Violations and penalties.

(a) Any person who disobeys, neglects, or refuses to comply with any provision of this article or who causes allows or consents to any of the same shall be deemed to be responsible for the violation of this article. A violation of this article is deemed to be a nuisance per se.

(b) A violation of this article is a misdemeanor, for which the fines shall as set forth in Morenci City Municipal Code. The foregoing sanctions shall be in addition to the rights of the city to proceed at law or equity with other appropriate and proper remedies. Additionally, the violator shall pay costs which may include all expenses, direct and indirect, which the city incurs in connection with the municipal civil infraction.

(c) Each day during which any violation continues shall be deemed a separate offense.

(d) In addition, the city may seek injunctive relief against persons alleged to be in violation of this article, and such other relief as may be provided by law.

(e) Multiple violations, which may occur all at once or during a 30 day period time, of this ordinance will result in a license suspension for the following:

(1) Five day suspension for three violations;

(2) Ten day suspension for five violations;

(3) Thirty day suspension for seven violations; and

(4) License revocation for a year for eight or more violations and a $10,000.00 fine.

(f) This section shall be administered and enforced by the Morenci Police Department, ordinance enforcement officer of the city, city superintendent, or by such other person (s) as designated by the city council from time to time.

(Ord. No. 18-339, 11-26-18; Ord, No. 19-343, § 1, 10-28-19; Ord. No. 20-350, § 2, 5-11-20)

Sec. 22-276-A. - Marijuana grower, marijuana processor, marijuana provisioning center, marijuana secure transporter, and marijuana safety compliance facility.

(a) A marijuana grower, marijuana processor, marijuana provisioning center, marijuana secure transporter, and marijuana safety compliance facility, in accordance with the provisions of state law, shall be subject to the following standards:

(1) Any uses or activities found by the State of Michigan or a court with jurisdiction to be unconstitutional or otherwise not permitted by state law may not be permitted by the city. In the event that a court with jurisdiction declares some or all of this article invalid, then the city may suspend the acceptance of applications for conditional use permits pending the resolution of the legal issue in question.

(2) At the time of application for a use permit the marijuana facility must be licensed by the State of Michigan and then must be at all times in compliance with the laws of the State of Michigan including but not limited to the Michigan Medical Marihuana Act, MCL 333.26421 et seq.; the Medical Marihuana Facilities Licensing Act, MCL 333.27101 et seq.; and the Marihuana Tracking Act, MCL 333.27901 et seq.; and all other applicable rules promulgated by the State of Michigan.

(3) At the time of application for a use permit the marijuana facility must be permitted by the city pursuant to the city's medical marijuana facilities ordinance, or have the city permit concurrently in process with the conditional use permit and site plan approval, and then must be at all times in compliance with the city's medical marijuana facilities ordinance.

(4) The use or facility must be at all times in compliance with all other applicable laws and ordinances of the city.

(5) The city may suspend or revoke a conditional use permit based on a finding that the provisions of the conditional use standards in this section, all other applicable provisions of this zoning ordinance, the city's medical marijuana facilities ordinance, or the terms of the conditional use permit and approved site plan are not met.

(6) A marijuana facility, or activities associated with the licensed growing, processing, testing, transporting, or sales of marijuana, may not be permitted as a home business or accessory use nor may they include accessory uses except as otherwise provided in this section.

(7) Reserved.

(8) Signage requirements for marijuana facilities, unless otherwise specified, are as provided in this chapter, article XI-B of the city zoning ordinance.

(b) Marijuana growers and marijuana processors shall be subject to the following standards:

(1) *Minimum lot size.* The minimum lot size standard shall be one acre.

2)

Minimum yard depth/distance from lot lines. The minimum front and rear setbacks for any structure used for marijuana production shall be 50 feet. Side setbacks shall be 20 feet.

(3) *Indoor production and processing.* Marijuana production shall be located entirely within one or more completely enclosed buildings. No outdoor production or processing is permitted.

(4) Facilities shall be industrial-grade, and be compatible with other structures/buildings within the Skyline Industrial Park.

(c) Provisioning centers shall be subject to the following standards:

(1) *Nonconforming uses.* A provisioning center may not locate in a building in which a nonconforming retail use has been established in any district.

(2) *Physical appearance.* The exterior appearance of the structure shall remain compatible with the exterior appearance of structures already constructed or under construction within the immediate area, and shall be maintained so as to prevent blight or deterioration or substantial diminishment or impairment of property values within the immediate area.

(3) *Reserved.*

(d) Marijuana safety compliance facility shall be subject to the following standards:

(1) A marijuana safety compliance facility shall be subject to the special regulations and standards applicable to medical laboratories and medical testing facilities in the ordinance.

(2) All activities of a marijuana safety compliance facility, including all transfers of marijuana, shall be conducted within the structure and out of public view.

(e) Marijuana secure transporter shall be subject to the regulations and standards applicable to transportation and warehousing uses in the zoning ordinance and any buildings or structures used for the containment of stored materials shall be located no closer than 50 feet from any property line.

(f) The same provisions of this section shall be applied to recreational marihuana facilities.

(Ord. No. 17-333, § 4, 10-23-17; Ord. No. 18-338, § 4, 7-23-18; Ord. No. 19-344, §§ 1, 2, 10-28-19)

Cross reference— Allowance of recreational marihuana facilities, § 3-29.1; number of licenses for recreational marihuana facilities, § 3-29.2.

Agenda Review Form

Regular City Council Meeting – 07/13/2026

☐ Informational
☑ Action / Follow Up
☐ Not Approved

Prepared For	Staff Contact
City Council	Travis Kruse
Date Submitted	**Department**
07/08/2026	Department of Public Works

Subject

N Summit Street Closure

Summary

Angela Borton from the Church of the Nazarene has requested N Summit Street between Baldwin St and E Coomer St be closed on August 15th, 2026, from 8 a.m. – 6 p.m. for an event they are having at the Church.

After reviewing event schedules, we find no issue with supporting this closure. Barricades will be provided by the DPW Staff for the Road Closed notification and removed from the area the next business day.

Financial Impact

N/A

Budgeted	Amount:
No	N/A

Recommendation

After Discussion…

Motion to approve the Closure of N Summit St between Baldwin St and E Coomer St on August 15, 2025, between the hours of 8 a.m. – 6 p.m.

Alternatives

N/A

Attachments **None**

Agenda Review Form

Regular City Council Meeting – 07/13/2026

☐ Informational
☑ Action / Follow Up
☐ Not Approved

Prepared For	Staff Contact
City Council	Jeff Bell
Date Submitted	**Department**
07/08/2026	Department of Public Works

Subject

Wakefield Parking Lot Request

Summary

Roland Parrill from the Dairy Depot is requesting the use of the West End Parking Lot at Wakefield Park (by Kiwanis Field) for the purpose of hosting a larger area to support the weekly car show that is being planned.

The Car Show will be held Weekly on Wednesdays between the hours of 5 p.m. – 8 p.m. He will begin with the use of his lot West of the Dairy Depot, but should the event be attended by larger groups of attendees/cars, he would like to have approval to begin utilizing the West Parking Lot at Wakefield Park (by Kiwanis Field) to host the event each week.

Financial Impact

N/A

Budgeted	Amount:
No	N/A

Recommendation

After Discussion…

Motion 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.

Alternatives

N/A

Attachments **None**

Agenda Review Form

Regular City Council Meeting – 07/13/2026

☐ Informational
☑ Action / Follow Up
☐ Not Approved

Prepared For	Staff Contact
City Council	Brad Lonis
Date Submitted	**Department**
07/09/2026	Fire Department

Subject

Mill Street Closure

Summary

Fire Chief Brad Lonis has requested that Mill Street be closed from W. Congress Street to W. Main Street on July 22, 2026, for the Annual Fire Hose Testing. The proposed closing would be from 7:00 a.m. to 6:00 p.m. (could be earlier if hose testing is completed before 6:00 p.m.). Morenci Fire Department personnel will close the street down with cones and other traffic control devices.

Financial Impact

N/A

Budgeted	Amount:
Yes	N/A

Recommendation

After Discussion…

Motion 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.

Alternatives

N/A

Attachments **None**

Agenda Review Form

Regular City Council Meeting – 07/13/2026

☐ Informational
☑ Action / Follow Up
☐ Not Approved

Prepared For	Staff Contact
City Council	Jeff Bell
Date Submitted	**Department**
07/08/2026	Police

Subject

New Police Patrol Vehicle

Summary

In the 2026/2027 FY Budget, we have planned for the purchase of a new police vehicle. We were fortunate in that there was a vehicle available through the State of Micihgan's Mi Deal purchasing plan located at Gorno Brothers Ford. It is a 2026 Ford F-150 4X4 Police Package Super Crew Pickup. We believe that with the additional rear storage/hauling capability, it will suit our needs much better than the SUV's. The vehicle would be delivered on July 14th, 2026 and then go to Adrian Sign for the Police Outfitting followed up by Semi-Air Graphics installing the markings.
Truck - $51,745.00
Adrian Sign Outfitting - $21,624.00
Semi-Air Graphics - $601.90
Total Purchase Price $73,970.90 ($1,029.10 below Budget)

Financial Impact

$73,970.90

Budgeted	Amount:
Yes	$75,000.00

Recommendation

After Discussion...

Motion 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 Administrators' signature on the Purchase agreement.

Alternatives

N/A

Attachments

Gorno Ford Preview Order
Adrian Sign Quote

Preview Order F545 - W1P - 4x4 Police SuperCrew : Order Summary Time of Preview: 05/26/2026 12:28:38 Receipt: 12/1/2025

Dealership Name : Gorno Bros Inc **Sales Code :** F48022

Dealer Rep.	patrick southward	**Type**	Fleet	**Vehicle Line**	F-150	**Order Code**	F545
Customer Name	MORENCI PD	**Priority Code**	C4	**Model Year**	2026	**Price Level**	620

DESCRIPTION	DESCRIPTION
F150 4X4 SUPERCREW POLICE- 145	BLACK PLATFORM RUNNING BOARDS
145 INCH WHEELBASE	DUAL DRIVER/PASSENGER (UNITY)
TOTAL BASE VEHICLE	KEYED ALIKE - 1284X
AGATE BLACK METALLIC	18" ALUMINUM WHEELS
POLICE 40/BLANK/40	REMOTE KEYLESS-ENTRY KEY FOB
BLACK	PRICE CONCESSION INDICATOR
EQUIPMENT GROUP 150A	REMARKS TRAILER
.XL SERIES	PRIVACY GLASS W/REAR DEFROSTER
3.5L V6 ECOBOOST	SPECIAL DEALER ACCOUNT ADJUSTM
ELEC TEN-SPEED AUTO TRANS	SPECIAL FLEET ACCOUNT CREDIT
LT265/70R18C BSW ALL-TERRAIN	FUEL CHARGE
.3.31 ELECTRONIC LOCK RR AXLE	NET INVOICE FLEET OPTION (B4A)
7075# GVWR PACKAGE	PRICED DORA
FORD FLEET SPECIAL ADJUSTMENT	ADVERTISING ASSESSMENT
REAR-DOOR CONTROLS INOPERABLE	DESTINATION & DELIVERY

TOTAL BASE AND OPTIONS

DISCOUNTS

TOTAL

MI Deal # MA240000001193

MI Deal Price Delivered $51,745.00

ORDERING FIN: QS040 END USER FIN: QD826

This is not an invoice.

Adrian Sign Shop

727 Bradish Street
Adrian, MI 49221 US
billing@adriansign.com
www.adriansign.com

Estimate

ADDRESS
Morenci Police Department

ESTIMATE 1474
DATE 05/28/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	9XS0SP3J: Whelen Edge 9XS 59" Light Bar Red/Blue Split w/ Take Downs & Alley Lights & Front White Flood & Rear Amber Traffic Advisor MBEZ94 Strap Kit	1	2,199.00	2,199.00
	WHPT	C399: Whelen Core Lighting & Siren Controller CCTL6 - Rota Switch Control Head C399SP - SCANPort Interface Module	1	1,399.00	1,399.00
	WHPT	SA315U: 100w Siren Speaker * Included w/ Light Bar & Core Package * SAK73 - Speaker Bracket SAK73ADP - Non-Eco Boost Adapter Kit	1	0.00	0.00
	WHPT	CEM16: Whelen Expansion Modules	2	292.00	584.00
	WHPT	CHOWLER: Whelen Howler Low Freq Speaker & Amplifier HWLRB35 - F-150 Howler Bracket Kit	1	944.00	944.00
	WHPT	I3JC: Whelen ION Univ Series LED Light Front of Push Bumper	2	243.00	486.00
	WHPT	I3SMJC: Whelen ION Surface Mount LED Light Side of Push Bumper	2	243.00	486.00
	WHPT	U180JC: Whelen U-Series Under Mirror LED Lights	2	330.00	660.00
	WHPT	U18047: F-150 Under Mirror Mount Kit	1	35.00	35.00
	WHPT	TSS0JC: Whelen ION T-Series LED Light	2	221.00	442.00

	Mounted on Window Bars @ Rear Doors			
WHPT	TIONBKT1: Whelen ION T-Series L Bracket	2	20.00	40.00
WHPT	PSJ02FCR: Whelen ION Mega T-Series LED Light	2	218.00	436.00
	Mounted on Rear Glass			
ASC - Adrian Sign Custom	ASMTBKT: Adrian Sign Mega T-Series Window Bucket	2	85.00	170.00
HVPT	C-VSW-2400-F150-1: HAVIS 24" VSW Center Console	1	947.00	947.00
	C-EB40-CCS-1P - Core Faceplate C-EB30-APR-1P - Motorola Faceplate C-FP - Filler Plates			
HVPT	C-HDM-214: Telescoping Side Mount for MDT	1	204.00	204.00
HVPT	C-MD-119: 11" Low Pro Swing Arm w/ Motion Adapter	1	391.00	391.00
HVPT	C-ARM-102: Drivers Side Arm Rest	1	115.00	115.00
HVPT	CUP2-1001: Self-Adjusting Cup Holder	1	73.00	73.00
HVPT	C-APW-1390: 13" Accessory Pocket for Console	1	90.00	90.00
HVPT	C-APW-0548: 5" Accessory Pocket for Console	1	35.00	35.00
PGPT	PB81FT16HD: Pro-Gard HD Push Bumper	1	675.00	675.00
	Add Light Insert			
PGPT	PRPSP8114FT21A: Pro-Gard Prisoner Partition w/ Poly Center Sliding Window & Expanded Metal Insert	1	1,269.00	1,269.00
PGPT	WBP81NPTF21: Pro-Gard Poly Window Bars (Use with OEM door panels)	1	350.00	350.00
PGPT	RWG81FT16: Pro-Gard Single Back Window Guard - Steel Frame with Poly Window	1	410.00	410.00
PGPT	PLT4213: 3" Round Red/White LED Light for Prisoner Cell	1	258.00	258.00
PGPT	USS81FT21: Under Seat Storage Box	1	796.00	796.00
PGPT	GVPMD-H: Pro-Gard Dual Weapon Gun Lock - Vertical Partition Mount	1	728.00	728.00
ASC - Adrian Sign Custom	RealTruck TruXedo Lo Pro Soft Roll Up Tonneau Cover	1	549.00	549.00

	* VERIFY BED LENGTH BEFORE ORDERING *			
ASC - Adrian Sign Custom	Decked Drawer System	1	1,850.00	1,850.00
	* VERIFY BED LENGTH BEFORE ORDERING *			
ASC - Adrian Sign Custom	Decked Drawer Locks	1	75.00	75.00
Installation Labor	Install Emergency Equipment	1	3,750.00	3,750.00
Freight	Freight	1	650.00	650.00
Shop Supplies	Shop Supplies	1	450.00	450.00
ASC - Adrian Sign Custom	Magnetic Mic	2	39.00	78.00

SUBTOTAL	21,624.00
TAX	0.00
TOTAL	**$21,624.00**

Accepted By

Accepted Date