


1.

CITY OF MONTROSE MEMORANDUM

Date: January 20, 2026

To: Mayor Banks and Montrose City Council Members

From: Joe Karlichek, City Manager 

Subject: Final Report User Rate Study Water & Sewer by Bendzinski & Co, Municipal Finance Advisors

Background: The Mayor and City Council received a presentation from Andy Campbell, CPA Bendzinski & Co relative to a report on the City of Montrose Water & Sewer Rate Study. As you are aware, this process first began in July 2025 when city council was asked to approve a Grant request (and was Granted) to pay for such study (water) and again in September (sewer) for a combined “User Rate Study.”

The council was provided significant details and forecasts outlining the city’s position concurrent and prospectively. The progress of this study has been consistently conveyed to city council and the approach the city is taking to regain a foothold after several or more years of stagnant “schedule of fees” coupled with increases in costs to the overall system and incurred debts from past projects.

The city council also heard from its City Engineer on CIP projects outlined which city council needs awareness to increasing needs relative to watermain.

While City Council was not be asked to make any decisions at the meeting, rather consume the information and have a Q/A session and that city council revisit this at the January 2026 council meeting as city administration prepares for FY26/27 Budget.

In general, from the notes taken, city council members indicated a strong position to take bold steps in the rates needed rather than “drag it out” over the five (5) year plan. Attached to this memorandum is the Final Report detailing the City of Montrose Water & Sewer Rate Study. In the study, the city council has received two (2) proposals or scenarios to consider. City council is being asked to discuss their intended direction so city administration can begin the FY26/27 Budgeting and adequately prepare city council for its upcoming scheduled Wednesday April 8, 2026 6:30 PM Budget Workshop.

For city council edification, turn your attention to page 11 “5.4 Proposed Rates” of the Water Study and page 10 “4.4 Proposed Rates” Sewer Study. These are the proposed scenarios for city council to consider in advancing the city’s efforts. Any decision by city council would be considered to take effect July 1, 2026 in their FY26/27 Budget.


Recommendation: City Council consider adopting Scenario 1 or Scenario 2 as proposed in the “Water Study” and Consider adopting the proposed “Sewer Study” in the report provided.

CITY OF MONTROSE

MEMORANDUM

Date: January 15, 2026

To: Mayor Banks and Montrose City Council Members

From: Joe Karlichek, City Manager 

Subject: City Dashboard Report to Mayor and City Council

Background: The purpose of this report is to provide the city council and city residents with a City Wide Dashboard as it relates to services and other matters this city administration delivers to its constituency.

Accompanying this memorandum is a series of data points the city council should be aware of. The data tracking began May 2025 after my arrival as your city manager and will continue. What and Why we measure is important for many reasons. The following are “Key” reasons, and I hope city council will absorb this information and use it to build trust in the community, build relationships and deliver clarity where it is needed the most.

Why do we measure what we do?

Improve governance by boosting **transparency, accountability, and data-driven decision-making**, allowing cities to effectively track performance, manage resources, engage residents, and demonstrate progress on strategic goals like public safety, economic development, and quality of life. Measuring what we do transforms complex data into digestible visuals, building public trust and enabling dynamic, efficient responses to community needs.

Why should city council know or care what we measure?

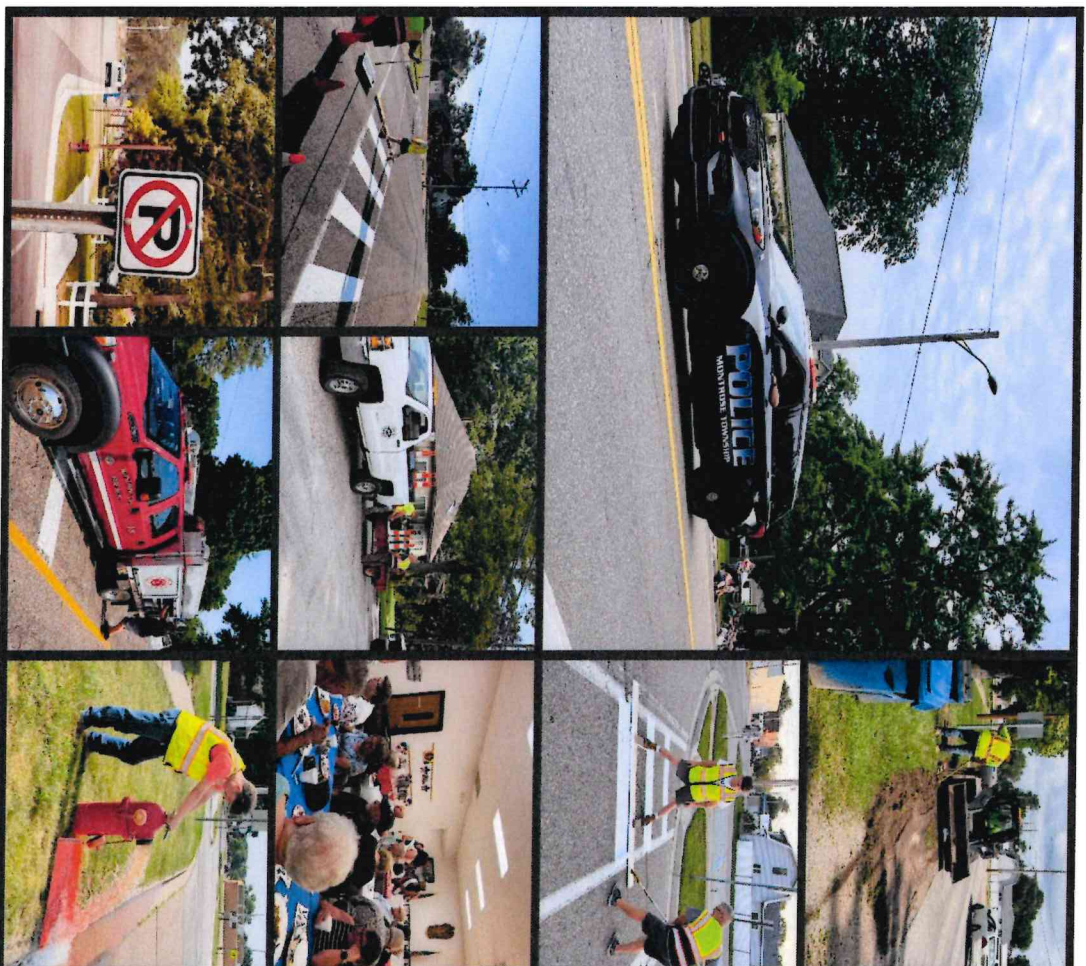
- **Enhanced Transparency & Trust:** Provide accessible, real-time insights into city operations (e.g., budget, services, crime) for residents, fostering accountability and confidence.
- **Informed Decision-Making:** Centralize key performance indicators (KPIs) for officials, enabling faster, evidence-based choices on resource allocation and policy.
- **Improved Performance & Efficiency:** Help monitor progress toward goals (like sustainability or infrastructure), identify inefficiencies (e.g., traffic jams, resource waste), and allow for proactive problem-solving.
- **Strategic Alignment:** Show how daily activities connect to broader community objectives, ensuring efforts translate into tangible results.
- **Better Civic Engagement:** Empower citizens to understand city performance on areas like customer service, pothole repair or housing permits, encouraging participation and feedback.
- **Tells the Story with Context:** Present data in an understandable, narrative format (charts, maps, text) to explain trends, successes, and challenges beyond raw numbers.

Why Clarity?

Clarity scares people, because it creates accountability, and accountability removes the ability to blame the system for vague outcomes. It forces Council to own tradeoffs instead of claiming every win and outsourcing every consequence to staff. It forces administration to stop hiding behind activity and start reporting on results. It forces the public to decide what they actually value, because everything cannot be first.

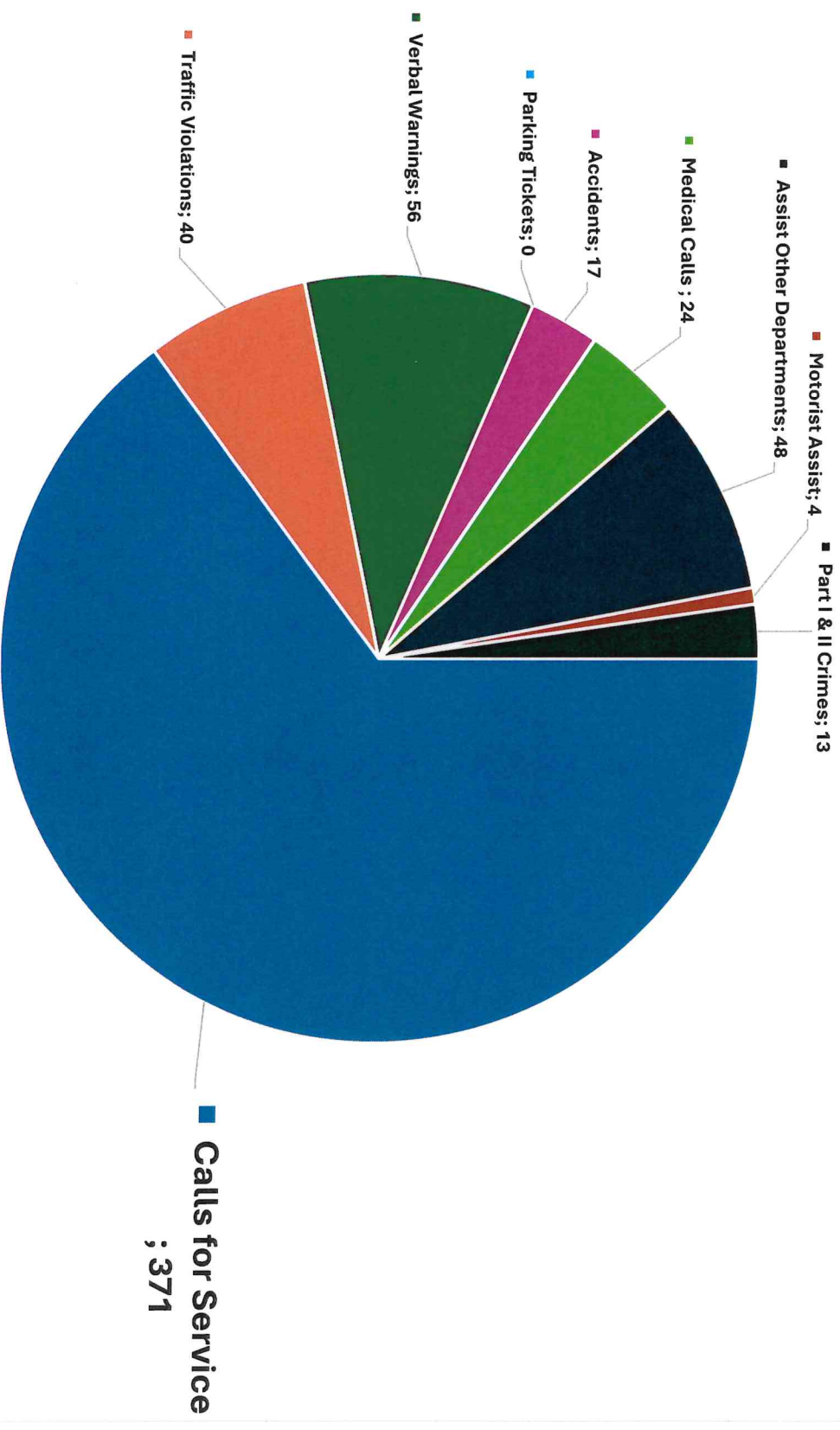
Recommendation: It is recommended City Council receive and file City Dashboard.

CITY OF MONTROSE DASHBOARD



May 2025 – December 2025

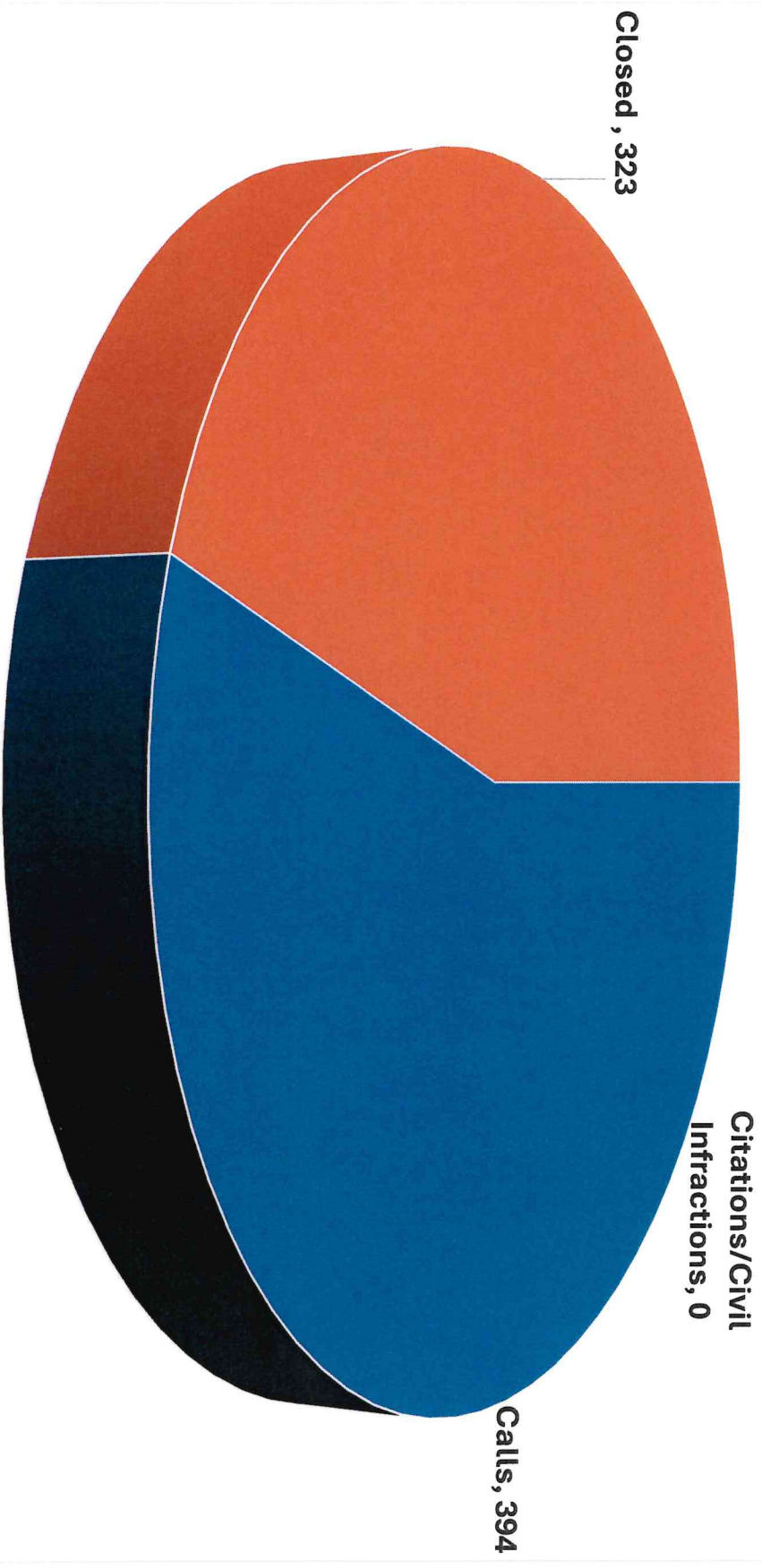
Police Department Responses May 2025 - December 2025



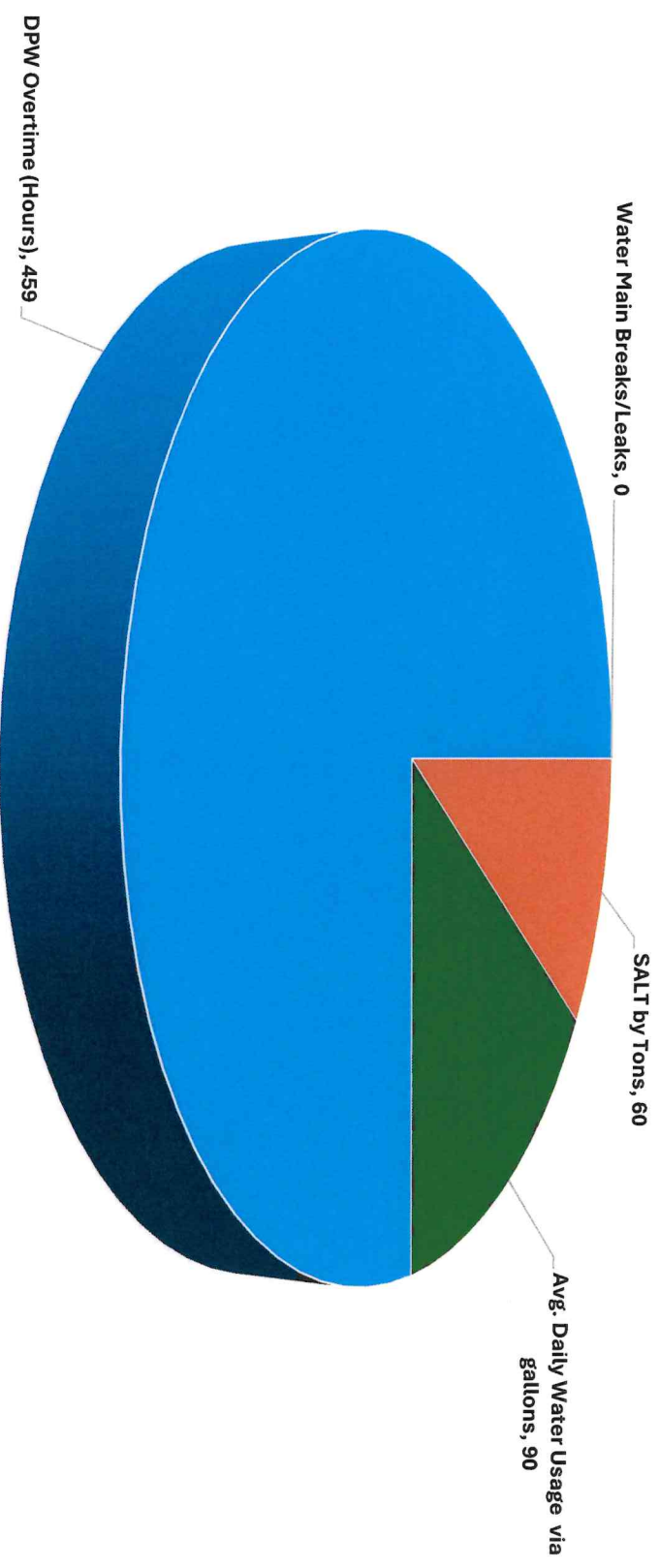
Fire Department Responses May 2025 - Decvember 2025



Code Enforcement May 2025 - December 2025

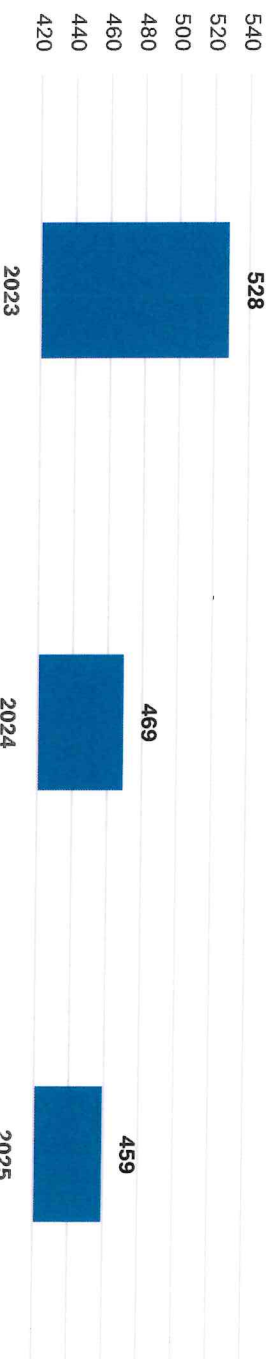


DPW - Water/Sewer

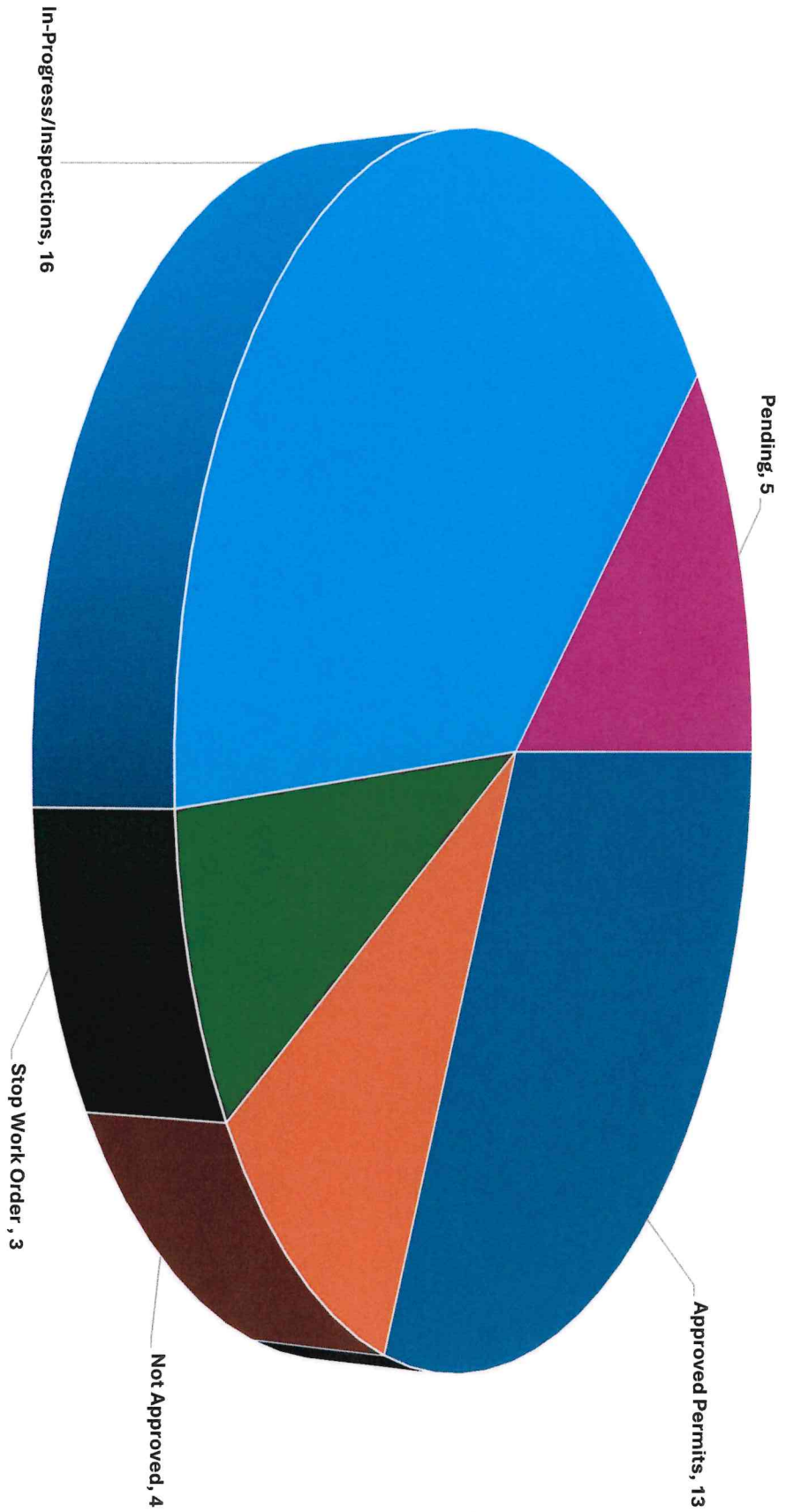


***Note: Overtime hours are for entire calendar year of 2025. Chart below depicts trend on Overtime.**

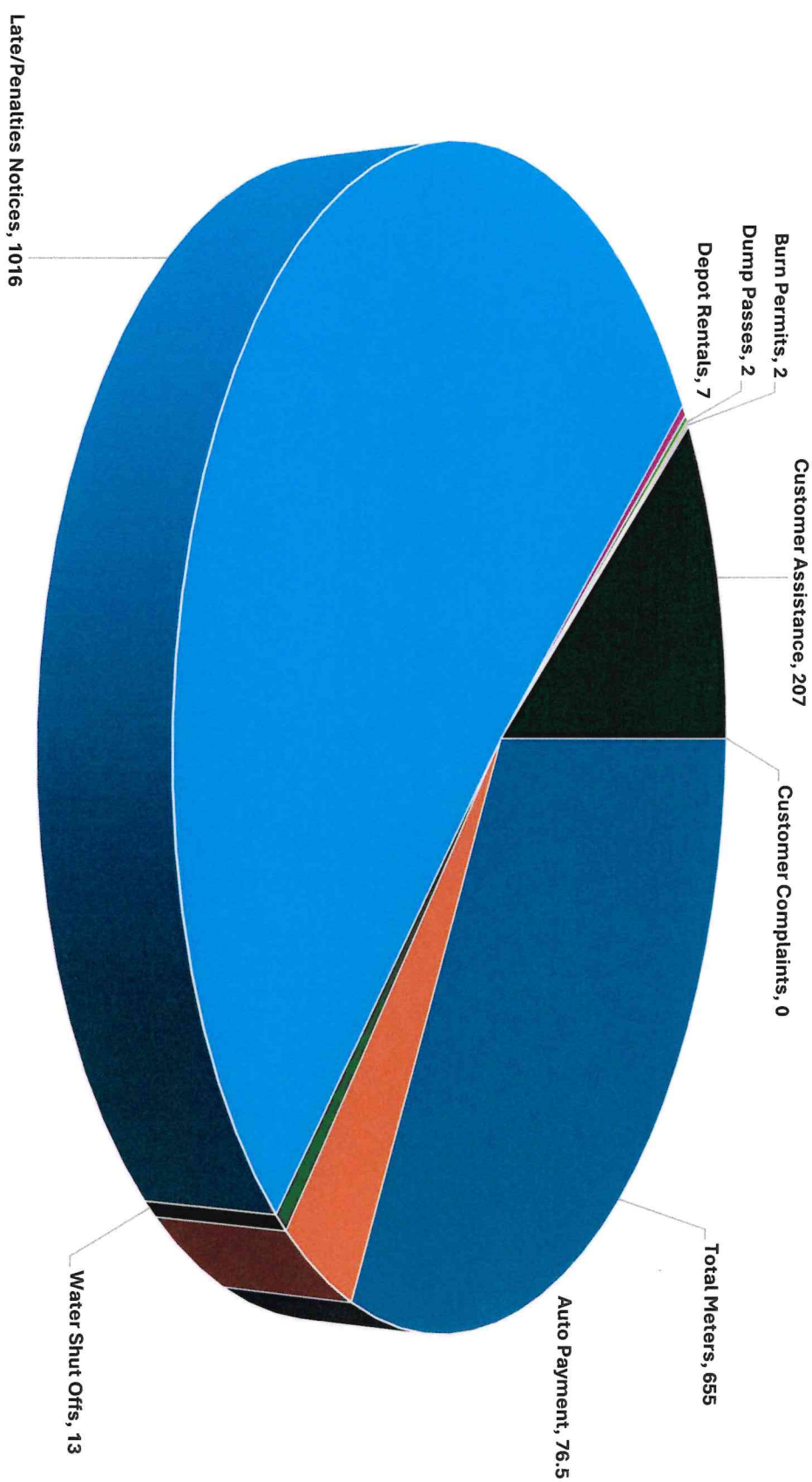
DPW Over Time CY2023 - CY2025



Building Department May 2025 - December 2025

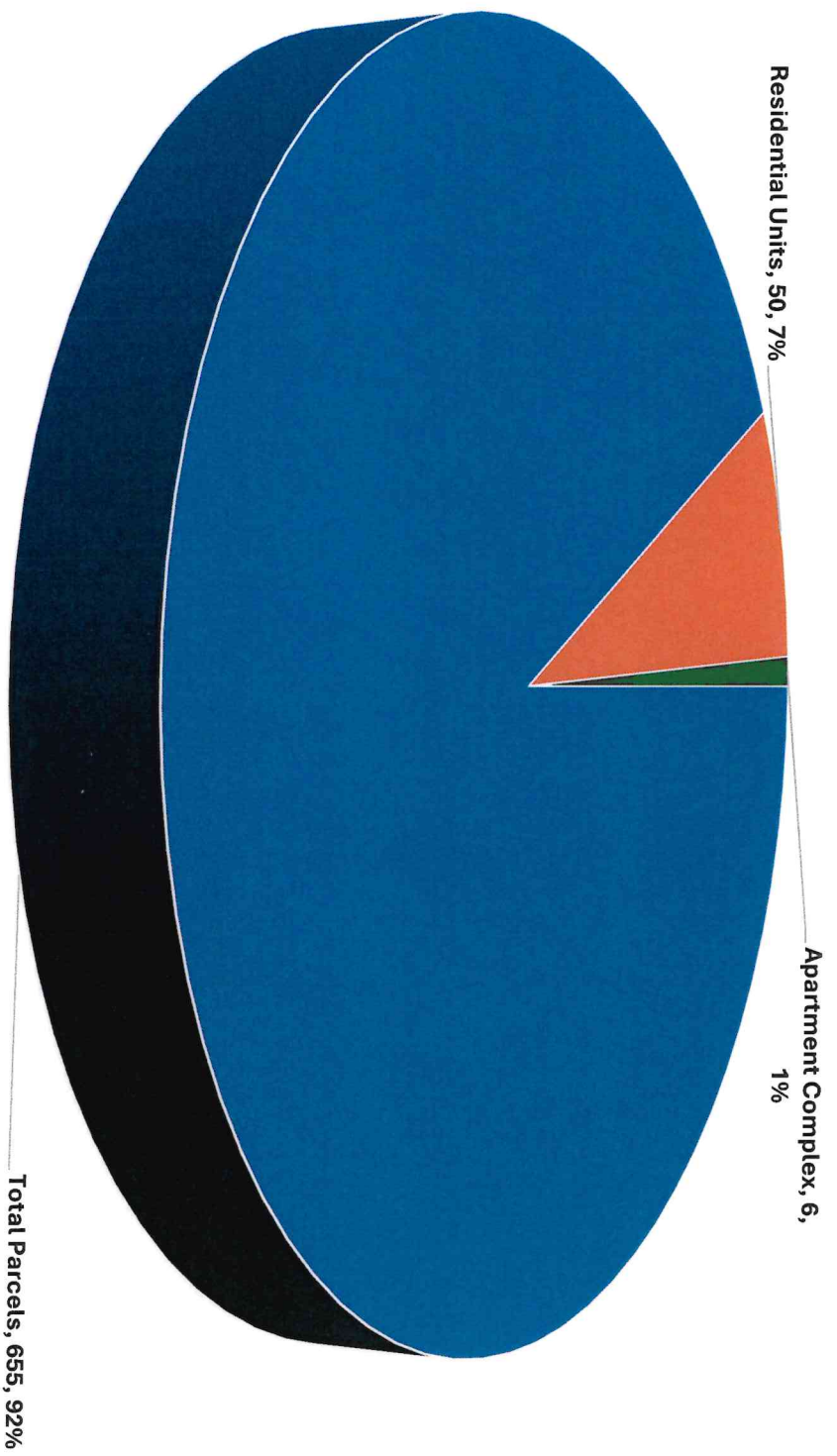


Utilities & Administrative Support November 2025 - December 2025



****Note: City Administration tracking above began November 2025, and we continue to track these items, we will begin to see a better trend.***

Rental Units - City of Montrose




1

CITY OF MONTROSE MEMORANDUM

Date: January 6, 2026

To: Mayor Banks and Montrose City Council Members

From: Joe Karlichek, City Manager 

Subject: Consider Amending Ordinance No. 257

Background: The current Ordinance No. 257 ARTICLE II. RESIDENTIAL COLLECTION AND DISPOSAL under Sec. 42-22. Storing of refuse prior to collection (b) Refuse may not be placed at the curb more than 48 hours in advance of the scheduled pickup time.

City administration and city code enforcement has experienced consistent issues with the current verbiage of the ordinance, essentially a “loophole” exists and city administration desires to provide clarity and close the loophole and to reduce the number of days/hours refuse being left at the curbside.

City council is asked to amend current Sec. 42-22 (b) to state the following;

Refuse may not be placed at the curb no more than 24 hours in advance of the scheduled pickup time and no more than 24 hours after pickup of refuse.

Recommendation: It is recommended city council amend current Sec. 42-22 (b) Refuse may not be placed at the curb from more than 48 hours in advance of the scheduled pickup time to no more than 24 hours in advance of the scheduled pickup time and no more than 24 hours after pickup.

**CITY OF MONTROSE
ORDINANCE NO. 463**

An ordinance amending Chapter 42, Article II of the City of Montrose Code of Ordinances, known as “Residential Collection and Disposal.”

THE CITY OF MONTROSE ORDAINS THAT:

SECTION I – AMENDMENT

Sec. 42.22 “Storing of refuse prior to collection,” paragraph (b) shall read as follows:

b) Refuse may not be placed at the curb more than 24 hours in advance of the scheduled pickup time and shall not be left out more than 24 hours after pickup of refuse.

SECTION II - SEVERABILITY

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

SECTION III - PRIOR ORDINANCES

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

SECTION IV - EFFECTIVE DATE

The ordinance shall be published in a newspaper of general circulation within the City of Montrose, Genesee County, Michigan, and shall become effective upon publication.

EFFECTIVE DATE

This Ordinance shall take effect at 12:01 a.m. on the _____ after publication.

Date of Adoption: _____

Date of Publication: _____

ON **MOTION** DULY MADE BY: Council Member _____ and Second by _____

YEAS: _____

NAYS: _____

MADE AND PASSED by the City of Montrose on the _____ by a vote
of ____ yeas and ____ nays.

Ordinance No. 463

THOMAS J. BANKS, CITY MAYOR

CHRISTINA M. RUSH, CITY CLERK

CERTIFICATE OF ADOPTION

I, Christina Rush, Clerk for the City of Montrose do hereby certify that the foregoing Ordinance No. 463 was duly adopted at a regular meeting of the City of Montrose held on the ____ day of _____ at the Montrose City Office at 139 S. Saginaw Street, Montrose, Michigan.

CHRISTINA M. RUSH, CITY CLERK

Chapter 42 SOLID WASTE¹

ARTICLE I. IN GENERAL

Secs. 42-1—42-18. Reserved.

ARTICLE II. RESIDENTIAL COLLECTION AND DISPOSAL

Sec. 42-19. Definitions.

For the purposes of this article, the following terms, phrases, words and their derivations shall have the meaning given in this section. The word "shall" is always mandatory and not merely directory.

Contractor collector means a commercial entity the primary business of which is related to the collection and disposal of garbage and refuse.

Garbage means animal and vegetable wastes resulting from the handling, preparation, cooking and consumption of food. This term does not include grass clippings, tree trimmings, brush or other naturally biodegradable substances.

Refuse means all items of solid waste, except body wastes, including garbage and rubbish. This term does not include grass clippings, tree trimmings, brush, or other naturally biodegradable substances.

Residential means single-family and multiple-family dwellings, including homes, manufactured homes and apartments with six or less units. Apartments with more than six units are not considered residential.

Rubbish means all solid wastes, excluding body wastes, consisting of both combustible and noncombustible wastes, such as paper, cardboard, tin cans, glass, bedding, crockery and similar materials. This term does not include grass clippings, tree trimmings, brush or other naturally biodegradable substances.

(Ord. No. 257, § 2, 7-11-1995; Ord. No. 405, 8-27-2009)

Sec. 42-20. Collectors.

All residential refuse accumulated in the city shall be collected, conveyed, and disposed of by the contract collector under contract to the city. The contract collector will determine the dates upon which refuse will be collected, the type and location of waste containers, and any other matters specifically related to the collection, conveyance and disposal of the refuse. The contract collector will provide the city with written regulations regarding collection and disposal of refuse that will be distributed by the city to all citizens once each year and/or upon retention of a new contract collector.

(Ord. No. 257, § 3, 7-11-1995)

¹State law reference(s)—Solid waste generally, MCL 324.11501 et seq.; hazardous waste, MCL 324.11101 et seq.; littering, MCL 324.8901 et seq.

Sec. 42-21. Items excluded from refuse collection.

- (a) Grass clippings, tree trimmings, brush and other naturally biodegradable substances shall not be included in refuse collection. Items such as these must be disposed of in accordance with state law and/or city council-approved regulations.
- (b) Toxic and/or hazardous substances, such as paint, varnishes, oil and chemicals, must not be included in refuse collection. Items such as these must be taken by residents to appropriate, designated drop-off points.
- (c) Nonresidential refuse will not be collected pursuant to this article. Commercial refuse collection is the responsibility of the individual commercial entities.

(Ord. No. 257, § 4, 7-11-1995)

Sec. 42-22. Storing of refuse prior to collection.

- (a) No person shall place any refuse in any public place or upon any private property, whether owned by such person or not, within the city unless it is in proper containers for collection or under express authority granted by the city council, nor shall any person throw or deposit any refuse in any stream or other body of water. Any unauthorized accumulation of refuse on any premises is hereby declared to be a nuisance and is prohibited.
- (b) Refuse may not be placed at the curb more than 24 hours in advance of the scheduled pickup time and no more than 24 hours after pickup of refuse.

(Ord. No. 257, § 5, 7-11-1995)

Sec. 42-23. Fees.

Fees for residential refuse collection are established via written contract between the contract collector and the city. The charge for refuse service is paid by the city and then included on the July tax statement.

(Ord. No. 257, § 6, 7-11-1995; Ord. No. 294, § 1, 6-11-1996)

Sec. 42-24. Notice to correct.

When the owner, occupant, agent or other person having control of any property permits the presence of refuse or rubbish to be located on such property, the enforcing officer shall notify, by certified mail or by personal service, the owner, occupant, agent or person having control of such property to remove all such refuse or rubbish within ten days from receipt of the notice.

(Ord. No. 257, § 7, 7-11-1995; Ord. No. 294, § 2, 6-11-1996; Ord. No. 01-343, § 1, 6-12-2001)

Sec. 42-25. Failure to remove refuse or rubbish.

If the owner, occupant, agent, or other person having control of any property fails or neglects to remove the refuse or rubbish within the time stated in the notice of section 42-24, the city may assign such employees to enter upon the property and remove all such refuse or rubbish, or enter into a contract for the removal of the refuse or rubbish, whereupon the city shall have a lien upon such property for the expenses, which lien shall be enforced in the manner provided by law or the city Charter for enforcement of tax liens, including the placing of the expenses on the property taxes of the property.

(Ord. No. 257, § 8, 7-11-1995; Ord. No. 01-343, § 1, 6-12-2001)

Ordinance No. 257

ON MOTION DULY MADE BY Council Member _____ and second by council member _____

YEAS:

NAYS:

MADE AND PASSED by the City of Montrose on the ____ day of ____, 2026, by a vote of __ () Ayes and __ () Nays.

THOMAS J. BANKS, CITY MAYOR

CHRISTINA M. RUSH, CITY CLERK

Date of Adoption: _____

Date of Publication: _____

CERTIFICATE OF ADOPTION

I, Christina Rush, Clerk for the City of Montrose, do hereby certify that the foregoing Ordinance No. 461 was duly adopted at a regular meeting of the City of Montrose held on the day of ____ day of ____, 2026 at the Montrose City Office at 139 S. Saginaw Street, Montrose, Michigan.

CHRISTINA M. RUSH, CITY CLERK

**PUBLIC HEARING FOR THE
CITY OF MONTROSE**

The Montrose City Council has scheduled a Public Hearing on Tuesday **January 27, 2026 at 7:00 p.m.**, at the Montrose City Offices located at 139 S. Saginaw Street Montrose, MI. The City Clerk will accept written comments until 5:00 p.m. on the day of the public hearing. The purpose of this public hearing is to hear public input on the following two (2) proposed amended ordinances:

PROPOSED ORDINANCE NO. 463

**AN ORDINANCE AMENDING THE CITY OF MONTROSE CODE OF
ORDINANCE CHAPTER 42, ARTICLE II OF THE CITY OF MONTROSE
CODE OF ORDINANCES, KNOWN AS “RESIDENTIAL COLLECTION AND
DISPOSAL”.**

PROPOSED ORDINANCE NO. 464

**AN ORDINANCE AMENDING CHAPTER 22, ARTICLE VII OF THE CITY OF
MONTROSE CODE OF ORDINANCES, KNOWN AS “NOXIOUS WEEDS AND
GROWTH PROHIBITED”.**

A complete copy of the proposed ordinances are available for public review at the City of Montrose Offices located at 139 S. Saginaw Street, Montrose, MI during normal business hours. Any questions, please call the City Manager Joe Karlichek at (810) 639-6168 ext 4.

To comply with the Americans with Disabilities Act (ADA), any citizen requesting accommodations for this meeting, and/or to obtain this notice in alternate formats, please contact the City Clerk, Tina Rush at (810) 639-6168 ext. 3 or clerk@cityofmontrose.us by 4:00 p.m. the day of the meeting.


City of Montrose
Attn: Tina Rush, City Clerk
139 South Saginaw Street
Montrose, MI 48457

CITY OF MONTROSE

MEMORANDUM

Date: January 6, 2026

To: Mayor Banks and Montrose City Council Members

From: Joe Karlichek, City Manager 

Subject: Consider Amending Ordinance No. 392

Background: In 2025 Code Enforcement, as in many communities, are faced with challenges of keeping blight and other matters under control to ensure the community maintains viable property values encouraging growth and development, health, safety and well-being.

An area of deficiency by our administration is under the current Ordinance No. 392, Article VII Weeds and Grass Ordinance. Currently, the Ordinance indicates a homeowner can permit grass/weed growth at a height of ten (10) inches. This poses several issues.

First, once 10 inches of grass/weed growth is recognized or a complaint is issued, the contractor can take up to 3 – 5 days to respond. Depending upon the environmental conditions in the Spring and Summer months, that 10 inches can easily be 12 -15 inches in growth by the time the contractor arrives.

Second, that much growth causes considerable wear and tear on equipment, longer times on scene and general cleanup is less respectable in appearance.

Third, Noxious weeds and overgrown grass is bad in the city because they create fire hazards, harbor pests and rodents, block drainage, hide trash, reduce property values, and choke out desirable plants, leading to visual blight and negative environmental impacts like reduced biodiversity and poor soil health, prompting additional code enforcement involvement and time to control them for public health and aesthetic reasons.

Fourth, when researching other cities within Genesee County, weed/grass growth Ordinances are typically six (6), no more than seven (7) inches allowable.

Consequently, this administration seeks an amendment to the Ordinance under Section 22-214 (Definitions), Section 22-215(b) and Section 22-216(a) to reduce weeds and grass from ten (10) inches to six (6) inches only. Nothing else in the Ordinance is subject to further changes at this time.

Attached to this memorandum is the four (4) page Article VII Ordinance stating the requested amended change.

Recommendation: City Administrations recommends City Council amend Article VII “Weeds and Grass Ordinance under Section 22-214 (Definitions), Section 22-215(b) and Section 22-216(a) to reduce weeds/grass from ten (10) inches to six (6) inches only.

**CITY OF MONTROSE
ORDINANCE NO. 464**

An ordinance amending Chapter 22, Article VII of the City of Montrose Code of Ordinances, known as “Noxious Weeds and Growth Prohibited”.

SECTION I - AMENDMENT

THE CITY OF MONTROSE ORDAINS THAT:

Sec. 22-214 “Definitions” shall read as follows:

For the purpose of this article, "Noxious weeds" shall include, but not limited to: Canada Thistle (Cirsium Arvense), Dodders (any species of Cuscuta), Mustards (Charlock, Black Mustard and Indian Mustard, species of Brassica or Sinapis), Wild Carrot (Daucus Carota), Bindweed (Convolvulus Arvensis), Perennial Sowthistle (Sonchus Arvensis, Hoary Alyssum) Berteroa (Incana), Ragweed (Ambrosia Elatior 1.) and Poison Ivy (Rhus Toxicodendron), Poison Sumac (Toxicodendron Vernix), common grasses and brush growing in height exceeding six (6) inches, together with all other noxious plants that in the opinion of the city council and coming under the provisions of the Noxious Weeds Act, Public Act 359 of 1941, as amended (MCL 247.61 et seq.), is regarded as a common nuisance..

Sec. 22-215 “Duty of owners,” paragraph (b) shall read as follows:

(b) It shall be the duty of every person who owns any aforementioned subdivided land or land along public streets and roads or improved streets in common usage, for a depth of 125 feet from the center line of the street or the depth of the lot whichever is the lesser, within the corporate limits of the city to cut down on said land all grass, noxious and poisonous weeds growing thereon, at least four times each year, once before the first day of June, July, August and September, to prevent such grass and weeds from going to seed or to blossom, as the case may be and to prevent such dead grass and brush from becoming a fire hazard. No person shall allow any weeds or grass to exceed six, (6) inches in height. No brush or cut limbs shall be placed in ditches or within the curb line of any city streets. Properties that are woodland, forest or wetlands, and which are specially identified in subsection 22-215(f) of this article are exempt from the requirement to cut down and mow grass and weeds to a depth of 125 feet. Instead, said persons shall cut and mow weeds and grass to a depth of 40 feet from the center line of the road.

Sec. 22-216. “Noxious weeds and growth prohibited,” paragraph (a) shall read as follows:

No person owning or occupying any land within the city shall permit or maintain any growth of noxious weeds; or any growth of grass or other rank vegetation to a height greater than six, (6) inches. Improved lots shall be required to cut such growth for a depth of 125 feet or the depth of the lot, whichever is less. Unimproved lots shall cut to a depth of 40 feet from the centerline of the street.

SECTION II - SEVERABILITY

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

Ordinance No. 464

SECTION III - PRIOR ORDINANCES

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

SECTION IV - EFFECTIVE DATE

The ordinance shall be published in a newspaper of general circulation within the City of Montrose, Genesee County, Michigan, and shall become effective upon publication.

EFFECTIVE DATE

This Ordinance shall take effect at 12:01 a.m. on the _____ after publication.

Date of Adoption: _____

Date of Publication: _____

ON **MOTION** DULY MADE BY: Council Member _____ and Second by _____

YEAS: _____

NAYS: _____

MADE AND PASSED by the City of Montrose on the _____ by a vote

of ____ yeas and ____ nays.

THOMAS J. BANKS, CITY MAYOR

CHRISTINA M. RUSH, CITY CLERK

CERTIFICATE OF ADOPTION

I, Christina Rush, Clerk for the City of Montrose do hereby certify that the foregoing Ordinance No. 464 was duly adopted at a regular meeting of the City of Montrose held on the ____ day of ____ at the Montrose City Office at 139 S. Saginaw Street, Montrose, Michigan.

CHRISTINA M. RUSH, CITY CLERK

ARTICLE VII. WEEDS AND GRASS¹

Sec. 22-213. Title.

This article shall be known and cited as the Montrose City Noxious Weeds and Grass Ordinance.

(Ord. No. 392, § 1, 6-12-2007)

Sec. 22-214. Definitions.

For the purpose of this article, "Noxious weeds" shall include, but not limited to: Canada Thistle (*Cirsium Arvense*), Dodders (any species of *Cuscuta*), Mustards (Charlock, Black Mustard and Indian Mustard, species of *Brassica* or *Sinapis*), Wild Carrot (*Daucus Carota*), Bindweed (*Convolvulus Arvensis*), Perennial Sowthistle (*Sonchus Arvensis*, Hoary Alyssum) *Berteroa* (*Incana*), Ragweed (*Ambrosia Elatior* 1.) and Poison Ivy (*Rhus Toxicodendron*), Poison Sumac (*Toxicodendron Vernix*), common grasses and brush growing in height exceeding six inches, together with all other noxious plants that in the opinion of the city council and coming under the provisions of the Noxious Weeds Act, Public Act 359 of 1941, as amended (MCL 247.61 et seq.), is regarded as a common nuisance.

(Ord. No. 392, § 2, 6-12-2007)

Sec. 22-215. Duty of owners.

- (a) It shall be the duty of the owner, owners or occupants of land within the city to cut and remove or destroy by lawful means all noxious weeds, grass or other noxious plants as often as may be necessary to prevent such weeds from becoming a detriment to public health.
- (b) It shall be the duty of every person who owns any aforementioned subdivided land or land along public streets and roads or improved streets in common usage, for a depth of 125 feet from the center line of the street or the depth of the lot whichever is the lesser, within the corporate limits of the city to cut down on said land all grass, noxious and poisonous weeds growing thereon, at least four times each year, once before the first day of June, July, August and September, to prevent such grass and weeds from going to seed or to blossom, as the case may be and to prevent such dead grass and brush from becoming a fire hazard. No person shall allow any weeds or grass to exceed six inches in height. No brush or cut limbs shall be placed in ditches or within the curb line of any city streets. Properties that are woodland, forest or wetlands, and which are specially identified in subsection 22-215(f) of this article are exempt from the requirement to cut down and mow grass and weeds to a depth of 125 feet. Instead, said persons shall cut and mow weeds and grass to a depth of 40 feet from the center line of the road.
- (c) Vacant lots which are grown with brush, trees, and weeds, with no water or sewer hook-ups to said property or any type of improvements to the property shall be required to cut down and mow to a depth of 40 feet from the center line of the street for the entire frontage and width of said lot or lots. Vacant lots which are

¹Editor's note(s)—Ord. No. 392, §§ 1—10, adopted June 12, 2007, amended art. VII in its entirety to read as herein set out. Former art. VII, §§ 22-213 and 22-214 pertained to similar subject matter and derived from Ord. No. 135, §§ 1, 2, adopted Dec. 5, 1978; Ord. No. 259, § 3, adopted July 11, 1995; and Ord. No. 381, § 140.001, adopted July 12, 2005.

grown with brush, trees, and weeds with water or sewer hook-ups to said property or where any type of improvements have been made to the property shall be required to be cut down and mowed to a depth of 125 feet from the center line of the road, or the depth of the lot, whichever is the lesser.

- (d) Vacant land that contains acreage adjacent to city streets shall be cut back 40 feet from the street centerline. Property with fields not fully covered in trees or bush shall be cut once a month by a mower or brush hogged the first day of June, July, August and September, for a total of four times a year.
- (e) This article does not prohibit an owner or occupier of land from installing and maintaining a controlled garden with herbs and grasses not otherwise prohibited under section 22-213 of this article.
- (f) For purposes of this section nonconforming properties exist at the following locations and addresses as of the effective date of this article:

249 Robinhood Drive

226 Nanita

285 Nanita

Portions of Erean Street

Portions of Park Street

Portions of Perry Street

Portions of Alfred Street

Portions of Douglas Street

Portions of Leroy Street

(Ord. No. 392, § 3, 6-12-2007)

Sec. 22-216. Noxious weeds and growth prohibited.

- (a) No person owning or occupying any land within the city shall permit or maintain any growth of noxious weeds; or any growth of grass or other rank vegetation to a height greater than six inches. Improved lots shall be required to cut such growth for a depth of 125 feet or the depth of the lot, whichever is less. Unimproved lots shall cut to a depth of 40 feet from the centerline of the street.
- (b) All persons owning or occupying land within the city shall destroy said weeds before they reach a seed bearing stage, and to prevent said weeds from perpetuating themselves and from becoming a detriment to public health.
- (c) It shall be unlawful for any person to intentionally cause grass clippings or tree leaves to be deposited into a public street or right-of-way other than for a time period of three or less hours to account for temporary storage by property owners raking leaves or cutting grass for general yard maintenance purposes with the intention to remove said leaves and/or grass clippings within this time period.

(Ord. No. 392, § 4, 6-12-2007; Ord. No. 415, 4-11-2013; Ord. No. 422, 7-10-2014)

Sec. 22-217. Enforcement.

The city manager, city building official and the city code enforcement officer, if any, are authorized city officials for purposes of enforcing the provisions of this article and issuing notices and citations for violations of this article.

(Ord. No. 392, § 5, 6-12-2007)

Sec. 22-218. Noncompliance; means of eradication by city.

- (a) The city may enforce this ordinance by the issuance of a seven-day notice of correction and thereafter a citation subject to the violator who may shall be subject to penalties as provided for in section 22-219 of this article, together with all expenses, direct and indirect, to which the city has been put in connection with the infraction, including the cost of prosecution, whenever such noxious weeds and grass exceed the standards set forth in this article.
- (b) If the owner and or occupant of any land notified to abate a nuisance resulting from a violation of the provisions of section 22-216 of this article, fails to abate such nuisance within seven days from being put on notice of such violation the city may enter upon such land and destroy by cutting with or without mechanical equipment any such noxious weeds or grass.

(Ord. No. 392, § 6, 6-12-2007)

Sec. 22-219. Costs as a lien; assessment.

That the single lot cost and fees for the cutting, removal and/or destruction of growth of weeds, grass, poisonous or harmful vegetation from lots in violation of the standards established in the City Code of Ordinances, plus related inspections, and any other cost in connection shall be either the actual cost, or a minimum of \$150.00, whichever is greater, and, if not fully paid by May 1 of the following year, shall become a lien upon such property and shall be assessed and collected in the same manner as provided in the Charter of the city, wherein any cost is incurred in connection with a single lot or parcel of land. The city may hire outside contractors to perform the work to be done in this section. A 15 percent administrative fee shall be added to the subcontracting costs on invoices sent to violating property owners over and above the accounted sum of actual costs incurred by the city for the mowing tasks identified in this section.

(Ord. No. 392, § 7, 6-12-2007; Ord. No. 415, 4-11-2013; Ord. No. 422, 7-10-2014)

Sec. 22-220. Notice requirements.

General notice. The city clerk shall on or before April 15 of each year give notice of the requirements and provisions of this article by publishing a notice thereof in a newspaper of general circulation in the city and post a printed notice on the information board at City Hall. Said notice shall be substantially in the following form:

TO ANY OWNERS OF LANDS SITUATED IN THE CITY OF MONTROSE, GENESEE COUNTY AND STATE OF MICHIGAN

NOTICE IS HEREBY GIVEN THAT ALL NOXIOUS WEEDS, TALL OR DEAD GRASS, AND BRUSH GROWN ON ANY SUBDIVIDED LAND OR LAND ALONG PUBLIC STREETS OR ROADS OR IMPROVED STREETS, SHALL NOT EXCEED A HEIGHT OF 10 INCHES. IMPROVED LOTS SHALL BE MAINTAINED TO A HEIGHT OF LESS THAN 10 INCHES FOR A DEPTH OF 125 FEET OR THE DEPTH OF THE LOT, WHICHEVER IS LESS. UNIMPROVED LOTS SHALL BE MAINTAINED TO A HEIGHT OF LESS THAN 10 INCHES FOR A DEPTH OF 40 FEET FROM THE CENTERLINE OF THE STREET. FAILURE TO COMPLY WITH THIS NOTICE SHALL MAKE ANY PARTY LIABLE FOR THE COSTS OF CUTTING NOXIOUS WEEDS AND TALL OR DEAD GRASS AND BRUSH BY THE CITY OF MONTROSE, AND THE COST SHALL BE LEVIED AND COLLECTED AGAINST SAID LANDS IN THE SAME MANNER AS OTHER TAXES ARE LEVIED AND COLLECTED, PURSUANT TO THE MONTROSE CITY CHARTER.

(Ord. No. 392, § 8, 6-12-2007; Ord. No. 415, 4-11-2013; Ord. No. 422, 7-10-2014)

Sec. 22-221. Minimum landscaping standards.

All owners or occupiers of land shall meet the following minimum landscaping standards:

- (1) *Installation.* Landscaping shall be installed in a workman like manner, and conform to a reasonable grading plan as approved by the zoning administrator.
- (2) *Material removal.* All materials that are a result of landscaping i.e., dirt piles, branches, debris and dead plants, weeds and grasses are to be removed by the owner or occupier of the land after October 1 of each year or after notice of violation, unless an extension is requested by the property owner and approved by the zoning administrator.
- (3) *Maintenance.* Lawn areas, gardens and plant materials covered by this article shall be kept free from refuse and debris. Lawns, gardens and plant material shall be maintained in a healthy growing condition and be neat and orderly in appearance.

Property owners or occupiers of land shall also comply with all applicable provisions of the City Code.

(Ord. No. 392, § 9, 6-12-2007)

Sec. 22-222. Penalties.

Any person, firm, or corporation who violates any provisions of this article shall be deemed guilty of a misdemeanor and shall be subject to a fine of not more than \$500.00 and/or 90 days in jail. Each day that a violation shall continue, shall constitute a separate offense. The foregoing penalty shall be in addition to the other rights of the city to proceed at law or equity with other appropriate and proper remedies.

(Ord. No. 392, § 10, 6-12-2007)

Ordinance No. 392

ON MOTION DULY MADE BY Council Member _____ and second by council member _____

YEAS:

NAYS:

MADE AND PASSED by the City of Montrose on the ____ day of ___, 2026, by a vote of __ () Ayes and __ () Nays.

THOMAS J. BANKS, CITY MAYOR

CHRISTINA M. RUSH, CITY CLERK

Date of Adoption: _____

Date of Publication: _____

CERTIFICATE OF ADOPTION

I, Christina Rush, Clerk for the City of Montrose, do hereby certify that the foregoing Ordinance No. 461 was duly adopted at a regular meeting of the City of Montrose held on the day of ____ day of ____, 2026 at the Montrose City Office at 139 S. Saginaw Street, Montrose, Michigan.

CHRISTINA M. RUSH, CITY CLERK



CITY OF MONTROSE

MEMORANDUM

Date: January 20, 2026

To: Mayor Banks and Montrose City Council Members

From: Joe Karlichek, City Manager

Subject: Resolution to Appoint City Manager to 911 General Membership Vacancy for Alternate Position

Background: The city of Montrose is required to designate an Alternate to the Genesee County 9-1-1 General Membership in the event the appointed person, this case, Councilman Todd Pangle is unable to attend.

It is vital the city have a voice at 9-1-1 as the General Membership is tasked with voting on critical matters of policy and financial decision. The city manager discussed with the 9-1-1 attorney Mr. Anthoiny Chubb if there was any conflict with appointing myself as an alternate to the Board. There is no conflict. For transparency, I have served on the 9-1-1 General Membership Board and Executive Board Member since 2021 as (then) Mayor of City of Flushing and as District One councilperson for the City of Flushing. I am able to dedicate the time necessary and have vast experience with the Administrative and Operations platform of Genesee County 9-1-1.

Consequently, I am requesting the Mayor and city council authorize the appointment of the city manager to serve as the alternate in the current vacant Genesee County 9-1-1 General Membership position.

Recommendation: It is recommended city council Approve Resolution and Appoint the City Manager to serve as the Alternate to the Genesee County 9-1-1 General Membership Board.

RESOLUTION NO _____
CITY OF MONTROSE, GENESEE COUNTY, MICHIGAN
APPOINTMENT OF GENESEE COUNTY 911 CONSORTIUM COMMISSION
REPRESENTATIVE(S)

WHEREAS, the City of Montrose Genesee County, Michigan does hereby appoint Todd Pangle as their Genesee County 911 Consortium representative.

AND WHEREAS, the Genesee County 911 Consortium has requested that every municipality also appoint an alternate representative that can attend meetings as needed;

NOW, THEREFORE, BE IT RESOLVED that the City Council of City of Montrose hereby appoints Joe Karlichek, City Manager, as the alternate representative for the Genesee County 911 Consortium effective immediately.

A VOTE WAS TAKEN AS FOLLOWS

Ayes: _____

Nays: _____

Absent: _____

RESOLUTION DECLARED ADOPTED, _____

IN WITNES THEREOF, I Christina Rush, the duly appointed City Clerk for City of Montrose do certify that the foregoing is a true and complete copy of the resolution that was adopted by the City of Montrose City Council, Genesee County, Michigan at a regular meeting held on Tuesday, January 27, 2026 at 7:00 P.M. at which a quorum was present.

Thomas J. Banks

Mayor

CITY OF MONTROSE

MEMORANDUM

Date: January 14, 2026

To: Mayor Banks and Montrose City Council Members

From: Joe Karlichek, City Manager

Subject: Board Appointments

Background: At the December 2025 city council meeting the city council received a list of board appointments and vacancies that are set to expire January 31, 2026. In accordance to the City Charter Article V “Boards and Commissions” Section 5-103.

The following individuals provided to city administration a City of Montrose Application for Board Position (see applications accompanied with this memorandum) for the positions of Planning Board and DDA Board. No other notices, communication or applications were received from current expiring members of the Planning Board.

Application received are:

1. David Rosario – Planning Board
2. Nicole Rumbold – Planning Board
3. Ronald Campbell – Planning Board
4. Marsha Stansfield – Planning Board
5. Thomas Larry Leonard – DDA Board

Planning Board Open Positions and Appointments

The following individuals are being asked by the Mayor and supported by Chairman Ray Foust of the Planning Board to replace those whose terms expire:

1. David Rosario – Planning Board
2. Nicole Rumbold – Planning Board
3. Ronald Campbell – Planning Board

In recognition of Ms. Marsha Stansfield and her background, the Mayor and Chairman Foust expressed their desire to hold onto the application and maintain in the event the Planning Board has prospective changes in its roster. If a change in roster does occur City Administration will notify city council and Mayor and seek to fill the vacancy at the regularly scheduled city council meeting.

DDA Board Open Position and Appointment

The following individual is nominated by the Mayor and supported by Chairwoman Machuk of the DDA Board to replace Mr. Steve Gold, DDA Board Member, who resigned in the month of October 2025. Mr. Leonard meets the DDA By-Laws criteria for appointment and his application accompanies this memorandum.

1. Thomas Larry Leonard – DDA Board

**There were no other applications submitted for the DDA Board open position.*

Recommendation: It is recommended city council accept the appointments requested by the Mayor.

RECEIVED

JAN 08 2026

CITY OF MONTROSE

CITY OF MONTROSE
APPLICATION FOR A BOARD POSITION

Board Position Requested: Planning Board

NAME: Javid Rosario

ADDRESS: 280 Helen St Apt 11 Montrose MI 48457

How long have you resided within the City? 2 YRS.

Occupation: Student Success Coordinator Employer: Kuehn Haven Middle School

EDUCATIONAL BACKGROUND:

High School: 4 YRS. Charles D Owen High School

College: 4 YRS. Lancaster Bible College
(Name of School)

Community Service: Currently looking for opportunities to serve my community.

Reason for seeking this position: This would give me an opportunity to invest in a community I have grown to love.

Attendance at all meetings is extremely important to this position. Name any factors that may prohibit your attendance for any reason:

Since the meetings are in the evening, I don't see any issues.

You may be asked to attend training sessions or seminars. Will you be able to attend?

YES X NO

If NO, please explain:

Phone numbers where you can be reached:

Home Phone: 810-332-6338 Work Phone:

Additional Comments:

(Please use the back of this sheet if more space is required)

Sign & Date: Javid Rosario 1/8/26

David Rosario's Personal/Professional Standards

1. Integrity and Ethical Judgment

- Makes impartial decisions based on facts, not personal interests.
- Avoids conflicts of interest and maintains public trust.
- Upholds transparency in all committee discussions and votes.

2. Objectivity and Fairness

- Listens to all sides of an issue without bias.
- Bases decisions on evidence, staff reports, and community input.

3. Strong Communication Skills

- Clearly articulates questions, opinions, and decisions during all parts of collaboration.
- Listens actively and respectfully to all people involved.
- Communicates complex issues in a way people can understand.

5. Collaboration and Teamwork

- Works effectively with fellow coworkers or people alike.
- Contributes to a positive, professional group dynamic.
- Supports consensus while respecting differing views.

6. Community Focus

- Prioritizes the community's long-term vision and livability.
- Values input from diverse residents and stakeholders.
- Promotes development that enhances quality of life, sustainability, and accessibility.

7. Professionalism and Preparedness

- Reviews meeting materials thoroughly before each session.
- Attends meetings consistently and on time.
- Demonstrates respect and decorum in all public settings.

8. Accountability and Transparency

- Explains decisions clearly and documents reasoning when possible.
- Maintains open communication with all parties involved.
- Takes responsibility for decisions and their impact.

CITY OF MONTROSE
APPLICATION FOR A BOARD POSITION

Board Position Requested: Zoning & planning

NAME: Nicole Rumbold

ADDRESS: 217 Feher Dr Montrose

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JAN 07 2026
CITY OF MONTROSE

How long have you resided within the City? 17 YRS.

Occupation: realtor Employer: self employed

EDUCATIONAL BACKGROUND:

High School: Flushing YRS. 4 years

College: 4 YRS. University of Michigan-Flint
(Name of School)

Community Service: volunteer at adopt a pet in
Fenton currently

Reason for seeking this position:

I live in the city & would like to
help

Attendance at all meetings is extremely important to this position. Name any factors that may prohibit your attendance for any reason:

none

You may be asked to attend training sessions or seminars. Will you be able to attend?

YES ☒ NO ☐

If NO, please explain:

Phone numbers where you can be reached:

Home Phone: 810 836 9110 Work Phone: _____

Additional Comments: _____
(Please use the back of this sheet if more space is required)

Sign & Date: Nicole Rumbold 1.7.26

RECEIVED

JAN 05 2026

CITY OF MONTROSE
APPLICATION FOR A BOARD POSITION

CITY OF MONTROSE

Board Position Requested: Planning Commission

NAME: Ronald Campbell

ADDRESS: 257 Orchard St Montrose MI 48457

How long have you resided within the City? 14 YRS.

Occupation: House Frammer Employer: Retired

EDUCATIONAL BACKGROUND:

High School: 12 YRS. Elisabeth Ann Johnson High School
(Name of School)

College: _____ YRS. _____
(Name of School)

Community Service:

Reason for seeking this position: To help serve my community

Attendance at all meetings is extremely important to this position. Name any factors that may prohibit your attendance for any reason:

None

You may be asked to attend training sessions or seminars. Will you be able to attend?

YES X NO _____

If NO, please explain:

Phone numbers where you can be reached:

Home Phone: 810-965-3571 Work Phone: _____

Additional Comments: _____

(Please use the back of this sheet if more space is required)

Sign & Date: Ronald Campbell 1/5/26

Ronald Campbell

257 Orchard St. Montrose MI 48457 (810) 965-3571 Alt:

roncampbell112331@gmail.com

SUMMARY HIGHLIGHT

I have worked all my life. I would never turn down work. I'm always willing to learn. I worked for the railroad for 12 years. I would get work done to the T, following guidelines and getting everything done to satisfy customers' expectations.

EDUCATION

1978

Elisabeth Ann Johnson High School

Mt Morris, MI 48458

WORK EXPERIENCE

Barn Pros LLC

Foreman

2000-2024

Built homes, pole barns. Worked with Covert's Crew (Custom Building). Worked with Inspector's- (Travis and Keith).

CXS Railroad

1979-1985

I was a trackman with the labor foreman. Then went to be a switchman. Then I went back to linemen.

Got laid off.

Ron's Roofing and Siding

1985-2005

Owner. I helped these companies: Halls. JB's supplies. DMW supplies. Did inspections for them, to make sure their coworkers are doing their jobs correctly. I still do this job on the side.

Work Skills

*Qualified

*Guidelines are up to date

*Check in with the city to see what they approve

*Permit guidelines

*Communication

*Works good with others

REFERENCES

Available on Request

RECEIVED

JAN 06 2026

CITY OF MONTROSE

CITY OF MONTROSE
APPLICATION FOR A BOARD POSITION

Board Position Requested: DDA

NAME: Thomas Larry Leonard JR

ADDRESS: 14048 Nichols Rd Montrose

How long have you resided within the City? _____ YRS.

Occupation: Retired Employer: _____

EDUCATIONAL BACKGROUND:

High School: 4 YRS. Hill McLoey
(Name of School)

College: _____ YRS. _____
(Name of School)

Community Service:
MASON - church

Reason for seeking this position:

To help Montrose Grow & Develop

Attendance at all meetings is extremely important to this position. Name any factors that may prohibit your attendance for any reason:

None

You may be asked to attend training sessions or seminars. Will you be able to attend?

YES X NO _____

If NO, please explain:

Phone numbers where you can be reached:

Home Phone: cell 810-252-5429 Work Phone: _____

Additional Comments: _____

(Please use the back of this sheet if more space is required)

Sign & Date: [Signature] 1-6-26

CITY OF MONTROSE
APPLICATION FOR A BOARD POSITION

RECEIVED

DEC 17 2025

Board Position Requested: Planning Board Committee CITY OF MONTROSE

NAME: Marsha Stansfield

ADDRESS: 349 W State St

How long have you resided within the City? 50 YRS.

Occupation: State Employee Employer: State of Michigan

EDUCATIONAL BACKGROUND:

High School: 4 YRS. Hill McCloy High School
(Name of School)

College: 4 YRS. Olivet College (now University of Olivet)
(Name of School)

Community Service: A lot of differad things through out the years.

Reason for seeking this position: I was requested to sit on the Committee.

Attendance at all meetings is extremely important to this position. Name any factors that may prohibit your attendance for any reason:

The only thing that would be in conflict of meetings is work, vacation or illness

You may be asked to attend training sessions or seminars. Will you be able to attend?

YES _____ NO _____ Depends

If NO, please explain:

Availability to attend trainings depend on when and where trainings are held.

Phone numbers where you can be reached:

Home Phone: 810-287-9348 Work Phone: _____

Additional Comments: stansfieldmk@yahoo.com
(Please use the back of this sheet if more space is required)

Sign & Date: Marsha Stansfield 12-17-2025