

Consent Agenda

Council Minutes

Public Hearing

DDA Minutes

Planning Commission Minutes

Sheriff Report

Zoning Report

VILLAGE OF ROSCOMMON
Minutes of the September 14, 2023
Regular Council Meeting

President Michael Miller called the Regular Council Meeting to order at 7:00 PM. Members of the Council present: Michael Miller, Dan Fishel, Tony Medina, Angela Cook, Joanne Lederman, Maureen Ruddy, Jennifer Smejkal. Others present - Manager Ron Alden, Clerk Frances Dawson, DPW director, Debbie Emery, Economic Director, Jim Perialas. Public present at the meeting are on the attached Sign In Sheet. The Pledge of Allegiance was recited and an Invocation was given by Trustee Dan Fishel.

CONSENT AGENDA

Motion by Lederman, seconded by Ruddy, to accept the Consent Agenda with bills to be paid in the amount of \$14,457.11. Ayes: Medina, Cook, Fishel, Smejkal, Lederman, Ruddy, Miller. Nays: none. The motion carried.

REGULAR AGENDA

Motion by Lederman, seconded by Cook to approve the Regular Agenda. Ayes: Miller, Fishel, Medina, Lederman, Ruddy, Cook, Smejkal. Nays: None. The motion carried.

MANAGER'S REPORT

Welcome to all.

Roctoberfest is Saturday, October 14th. There are four or five bands scheduled, food trucks, drinks, kids games, etc.

We are in negotiations with the Old Chase Bank Building owners about the back parking lot.

Last months Mornings with the Manager went very well. Lots of new ideas and questions.

The MOM meeting for September will be handled by Jim Perialas as Ron Alden will be gone.

The old Roscommon Motel is all hooked up with inspections done and they are ready to start receiving bills.

The Road Commission has said that they hope to get Tisdale/Ester Court done by the end of September. Hilltop Lane will be started tomorrow 9-12-2023.

Sidewalk repair bids were opened today and awarded to Shepke. The work will be on 4th Street between Brooks and Shelley, and across the street. The work will start tomorrow.

Shepke will be purchasing lots 13 & 14 in the Industrial Park in the next little while. It will be posted in the Houghton Lake Resorter.

The Huron Pines study of the Compost site poisonous weeds was completed and we do not have any of the bad weeds.

We should be hearing the status on the Sparks Grant soon.

The EGLE Grant for new water lines in town and the industrial Park was denied.

COOR ISD has a program that has kids working for the summer here at the Village and they did a wonderful job. They are back to working two days a week for the winter here at the office. They are great kids and are fun to have around.

Food distribution is set for Saturday, September 23 at the bus garage. TEFAP is doing their food distribution the following Monday at the VFW. There is also a food distribution at the Sheriff's Department on Friday the 15th.

PUBLIC ACKNOWLEDEMENT ON AGENDA ITEMS

UNFINISHED BUSINESS

DPW UPDATE – Debbie Emery

The DPW will start flushing hydrants this month.

Banners are up for Fireman's Memorial.

The last of the USDA work on the lift stations will be done shortly.

Andre Janisse, their summer worker, is back in school and greatly missed. The DPW crew was very happy with his work.

The large dump truck will be back from getting refabbed before the end of the month.

ECONOMIC DEVELOPMENT UPDATE –

There is a quilt tour of buildings coming soon.

Five Buds is waiting for inspections from the State of Michigan.

The local school will be painting windows in town for Homecoming. The Homecoming parade is set for October 6, 2023.

The Depot Candle Shop has almost finished their facade grant.

Uncommonly Good is finished with the exterior of their building.

Volunteers are needed for the Roctoberfest. Please contact Ron Alden, Jim Perialas, or Tammy Menghini if you would like to help out.

Perialas will continue to attend housing meetings with investors and the Housing Study Survey.

Motion by Smejkal, seconded by Cook to approve USDA final payment to Elmer's Crane & Dozer of \$27,514.87. Ayes: Miller, Fishel, Medina, Lederman, Ruddy, Cook, Smejkal. Nays: none. Motion carried.

Motion by Cook, seconded by Ruddy to approve the USDA Wastewater payment for Fleis & Vandenbrink for the amount of \$5,416.31 to pay thru July 29, 2023. Ayes: Fishel, Ruddy, Smejkal, Cook, Medina, Miller, Lederman. Nays: none. Motion carried

Motion by Lederman, seconded by Ruddy to approve the USDA Water payment for Fleis & Vandenbrink for \$1,868.97 to pay thru July 29, 2023. Ayes: Medina, Fishel, Miller, Smejkal, Lederman, Cook, Ruddy. Nays: none. Motion carried.

Motion by Cook, seconded by Fishel to approve DWAM Grant Change Order for the sum of \$22,750.00. Ayes: Ruddy, Smejkal, Medina, Miller, Fishel, Laderman, Cook . Nays: none. Motion carried.

NEW BUSINESS

A talk was given by Michelle Ewan and Nancy Smitz from the Roscommon County Literacy Program about helping to improve the reading capabilities of the kids in Roscommon County.

Motion by Ruddy, seconded by Lederman to approve an award to the Roscommon County Literacy Committee the sum of \$2,000, yearly, for the committees book program. Ayes: Medina, Cook, Fishel, Smejkal, Lederman, Ruddy, Miller. Nays: none. Motion carried.

Alden gave an update on the Hiawatha Bids that were submitted. They are still with Fleis & Vandenbrink and the MEDC to be approved. There are meetings every Wednesday morning where they review where they are at in the approval.

Motion by Ruddy, seconded by Smejkal to approve the revised DDA Bylaws as written. Ayes: Ruddy, Smejkal, Medina, Miller, Fishel, Lederman, Cook. Nays: none. Motion carried.

Fishel requested a discussion on putting a time limit of 15 to 20 minutes on any proposal or guest speaker to the Council.

Motion by Ruddy, seconded by Cook to approve a three year contract for auditing services from UHYLLP for the amounts of – 2024-#11,275/2025-\$12,000 and 2026-\$12,900. Ayes: Medina, Cook, Fishel, Smejkal, Lederman, Ruddy, Miller. Nays: none. Motion carried.

DISCUSSION ITEMS

PUBLIC ACKNOWLEDGEMENT

COUNCIL COMMENTS

Medina – Thank Dan Fishel for having the Historical Society open every Saturday.

Ruddy – Loves the way the downtown has grown and looks lately.

Fishel – Flowers look better than ever. Shepke building in Industrial Park looks great. Wants people to know about all of the historic buildings that are in town and they should be acknowledged. There is a new house going up on State Street.

Smejkal - Thank you Debbie for water/sewer work. Thank Perialas for housing pursuits. Thank the women on the Literacy Council.

Cook – Thank you ladies from the Literacy Council.

Lederman – Joanne agrees with everyone.

Miller – Thank you to the council, Literacy Program, DPW, etc...

ITEMS FOR THE NEXT AGENDA

Budget, 5 Families Meeting on October 19, 2023, Purchase Order for two lots in the Industrial Park.

ADJOURNMENT

Moved by Cook , seconded by Lederman to adjourn the meeting at 8:35 PM. All in favor.
Hearing no objections, the motion carried.

Michael Miller
Village President

Frances Dawson
Village Clerk



MEETING MINUTES September 18th, 2023

Members Present: CEO Ron Alden, President Thomas O'Brien (4), Vice President Jim Anderson (1), Treasurer Andrea Weiss (4), Secretary Sue Jock (1), Diane Love Suvada (2), Jessie Sharpe (2), Vacant (2), Peggy Kish (Resident) (4), Tom Barber (3), Phil Weiler (3),

Virtual:

Excused: Walker (3),

Absent: Crystal Brabant (2)

Others Present: Jim Perialis, Marcie Dankert, Dan Scow

Motion made by to accept the meeting minutes for August by Tom Barber second by Jesse Sharpe, motion carried.

Treasurer's Report (Thru 9/15/23)

Balance Forward	\$447,222.08
Deposits (\$660.00 Farm Market-\$1700.00 Higgins Twp)	\$2,360.00
Balance	\$449,582.08
<i>Bills Approved Prior Month</i>	
<i>Ck #1342 Void</i>	
<i>Ck #1343 The Uncommon Group LLC</i>	\$5,000.00
<i>Ck #1344 MFMF</i>	\$3,250.00
<i>Ck #1345 Village of Roscommon(Equipment loan –Final)</i>	\$15,251.00
<i>Bills to be Approved</i>	
<i>Ck #1346 Office Impact (Farmer's Market)</i>	\$27.83
<i>Ck #1347 MDA (Membership)</i>	\$200.00
<i>Ck #1348 Dealers Supply(Downtown Walking Guides)</i>	\$181.75
<i>Ck #1349 Marcie Dankert</i>	\$588.60
Ending Balance	\$425,082.90

Future Commitments to Date

AuSable River Center	\$300 Quarterly
Hiawatha Grant	\$50,000.00 approved/no payment schedule approved

Motion by to accept treasurer's report as presented by Phil Weiler, second by Ron Alden, roll call, treasurer's report approved.

CORRESPONDENCE & PUBLIC COMMENT –

None-

COMMITTEE REPORTS

Managers' Report –

- Mornings with the manager, September 21 @ 8:00 w.
- Hiawatha bids were received, 3 contractors bid one \$800,000-1.1 mil. MEDC comparing bids, currently working on permit issues in regards to flood status pending EGLE recommendations.
- Two more lots sold in the industrial park, purchase agreement to go up to planning commission for review today.
- Food distribution Saturday 23rd.
- Blight question: no current update on the administrator position.

Farmers Market:

- Two more weekends, 4 dates for winter market. Keeping vendors reducing direct marketing vendors and keeping farmers market theme.

Economic Administrator

- New business: Special Beginnings Birthing Center
- Quilt Trail: 3rd annual October 9th, Chamber working on securing more "quilts" for the area
- Homecoming: Themed "music" painting of windows return.
- Rocktober Festival: October 14th planning continues
- Firemen's Memorial Event: was this past weekend
- Housing task force: Presentation last week, our first step is we need a housing study. Jim to go to Roscommon Township Association.
- Social District: Some information gathered on new opportunities for economic development
- Walking guides: 500 copies were printed they are popular and utilized
- Roscommon County tied for 1st in low employment and 4th for senior population.

Façade Grants –

- Spruce Lodge new roof, 5,000 / \$11,900 -Paid \$2,500 - Ron walked down there, attempting to get message to Chris. No response.
- Uncommonly Good \$5,000 / \$18,300 – Approved and paid.
- Darrel Hall – 709 Lake Street, 5,000 / \$16,500 - Approved and pending
- Five Buds – Brabant, new metal siding and roof, \$5,000/ \$15,470.80 - Approved and completed. motion to pay by Tom Barber, seconded by Jim Anderson, roll call, motion carried.
- St. Michael Church – exterior paint \$5,000 / \$17,800 – Approved and almost completed.
- Rob McClure – storefront, 805 Lake Street \$5,000 / \$10,600 – Approved final invoices, motion to pay by Tom Barber, second by Jim Anderson, roll call, motion carried.

Update on Façade Grant budget next month.

Old Business

- Veteran - Thank You for Serving banners - nothing new.
- Sue McFatridge Replacement: NCACU no replacement, will check with Huntington.
- HLRCC Quilt Trail request - pending HLRCC feedback
- Ken's Tire Lot - nothing new the building may be sold.
- Au Sable River Pavilion, Frontier property: Jim Perialis contacted a representative from Frontier with no interest. His second contact the real estate manager is in progress.

New Business:

- 2024 Flowers in the Village - Request bid \$90/basket up \$5, flats same as last year, less flowers but bigger product. Total cost up \$300, request %50 of payment by October 1. The amount of \$4,520, motion by Phil Weiler, second by Diane Suvada, roll call, motion carried.
- Chase Bank parking- According to attorney: Purchase section, put in an agreement license, but if the new owner sells the property they do not have to honor the agreement, or easement agreement that is indefinite and the Village assumes all responsibilities on that section. Current discussion underway with the owners, however DDA discussion verbalized no interest in financially supporting due to low purchase price and the agreement made at time of purchase.
- Five Family Meeting – October 19th: 6:00pm, second public meeting required PA 57.
- Radio License: \$115 for 10 years, motion by Phil Weiler, second by Tom Barber, roll call motion approved.

Future projects: street banner across the street, buck pole or Tank Creek

Liaison Reports:

Next DDA Meeting – October 16th

Cash for Christmas Raffle, \$10 tickets. Ladies Night Out: October 24th. Small business Saturday November 25th. Scarecrow contest: step back in time. Winterfest meetings are started up.

Rocktober – October 14th, Saturday

Motion to adjourn by Jim Anderson, second by Ron Alden, motion carried.

Secretary - Sue Jock

PLANNING COMMISSION MINUTES

9-18-2023

1. Call to Order

Chairperson Dixon called to order the regular meeting of the Planning commission at 5:30 PM at the offices of the Village of Roscommon.

2. Pledge of Allegiance

The Pledge of Allegiance was recited by those present.

3. Roll Call

Roll was taken by Perialas (for Walker). Members Present: Don Dixon, Tim Reilly, Angela Cook, Kris Suvada, Steven Devault. Others Present: Jim Perialas, Ron Alden, Steve Perialas.

4. Approval of Minutes

Motion by Reilly to approve the minutes from 8/21/2023. Supported by Suvada. Motion carried without objection.

5. Public Comment

NONE

6. Old Business

A. Master Plan Update

Denise Kline has added an assistant that will be contacting us soon. Nothing new to report.

B. Capital Improvement Plan

Alden reported that the CIP must be reviewed and approved each year. He mentioned that bridge repair should be added to the plan but would like to elicit other ideas and approve the CIP at the next meeting. Perialas added that the "Planning Commission Annual Report" must also be approved at the next meeting in October.

C. Property Sale Industrial Park Lots #13 & #14

Sale of lots #12 & 13 were approved for \$3,000 per lot. Total of \$6,000. The purchaser is Chase Schepke. Motion by Devault and supported by Cook. Motion approved without objection.

7. New Business

A. Tent Carports

Dixon was concerned about the number of temporary, tent-styled carports that are popping up around the village. His concern was not necessarily with those that are maintained properly and in good condition but inquired if there was any interest in regulating or policing the ones that have become permanent and may be ripped, or in various stages of disrepair. Reilly and Devault expressed their concerns regarding limiting the property owner's rights to own and use them. Item was tabled for more observation and possible discussion at a later date.

B. Five Family Meeting, October 19, 2023 @ 6 PM.

Alden informed the commission that the DDA and Planning Commission must meet by law, twice per year. Dixon will be unable to attend on that date. Tim Reilly will represent the commission at the Five Families meeting on October 19th.

8. Correspondence/Reports

Perialas reported that he is investigating the possibility of a "social district," for the downtown area. He reported that passing such an ordinance would allow people to walk-about the sidewalks with alcoholic beverages served by sponsoring businesses with various types of liquor licenses. He will provide more information in the coming months.

9. Public Comment

Steve Perialas recommended that if the board is looking to restrict or otherwise regulate tent-style carports that any such language should be inserted into the zoning ordinance, rather than by Village Council degree.

10. Adjournment

Motion by Reilly and supported by Suvada. Motion passed. Adjournment at 8:30 PM.

COUNTY of ROSCOMMON

OFFICE of SHERIFF



Edward Stern
Sheriff

Ben Lowe
Undersheriff

Eric Tiepel
Lieutenant
Uniform Services Division

111 S. Second St.
Roscommon, MI 48653
Telephone 989-275-5101 Fax 989-275-5843
Email: roscosheriff@roscommoncounty.net

Angela Ackley
Lieutenant
Investigative Services

Laurie Beck
Lieutenant
Jail Administrator

Village Patrol September Statistics

Mileage	173
Hours	49
Stops	7
Verbal Warnings	11
Citations	0
Criminal Complaints	4
Non-Criminal Complaints	9
Report Writing	4
Accidents	0
Property Checks	45
Contacts	253
Arrests	1 (Warrant Arrest)

Complaint Type

Loitering
Priority 5
Abandoned Vehicle
Found Property
Possible Overdose
EMS Assists x 2

Firemans Light Parade
Firemans Parade

Sep-23 **Additional Village Activity**

Hours	15
Criminal Complaints	2
Non Criminal Complaints	12
Traffic Stops	14
Verbal Warnings	17
Citations	
OWI Arrests	
Other Arrests	3
Accidents	
Assist EMS	2

Other Assignments

Semi Truck Parade

Type of Complaints Handled

Missing Juvenile
Irate Employee
Suspicious Situation x2
Argument x3
Verbal Argument
civil dispute
Suspicious Situation
Injured Dog
Animal Complaint
Assault
Larceny

Arrests

Warrant x 3



702 Lake Street • P.O. Box 236 • Roscommon, Michigan 48653
Telephone (989) 275-5743 • Fax (989) 275-5998

BUILDING AND ZONING REPORT FOR THE MONTH OF SEPTEMBER 2023

9/6/2023: Footing inspection 202 State St.

9/13/2023: Permit for 420 N. Fifth St

9/20/2023: Site Visit for project at the Lions Den

9/27/2023: Backfill inspection at 202 State St.

Respectfully Submitted,

James R. Letts

Building Official and Zoning Administrator

"This institution is an equal opportunity provider"

TDD (800) 649-3777

ROSCOMMON, MICHIGAN • INC. 1885

Roscommon County Literacy Council
PO Box 320 | Roscommon, MI 48653
989-275-4506



LITERACY FOR ALL AGES!

Roscommon Village Council
c/o Ron Alden, Village Manager

September 22, 2023

To the Roscommon Village Council & Administration:

On behalf of the Roscommon County Literacy Council, we would like to express our thanks for allowing us to present an overview of our work at your monthly council meeting. We truly appreciate your time and the generous support of our literacy-related initiatives in the Village of Roscommon. The funding of Dolly Parton's Imagination Library (DPIL) for area children ages birth through five years old is indeed important work, and we are determined to reach as many local families as possible!

Having books available in the home is a research-proven factor that contributes to increased childhood literacy rates, and that is a major part of our organization's mission. We have been striving to collaborate with other area organizations that promote literacy, and as a result we plan to help keep the "little free library" in Wallace Park stocked with books. This is just one example of an unexpected, yet positive, outcome from the recent meeting that we attended, and we believe that there will be additional opportunities for future partnerships such as this one.

With gratitude,



Michelle Ewald & Nancy Smitz
Roscommon County Literacy Council

UNFINISHED BUSINESS

Fleis&Vandenbrink USDA Wastewater

Fleis&Vandenbrink USDA Water

Street Light Repair

Public Parking Signs

Manager's Change Order Approval

ESTIMATE OF FUNDS NEEDED
FOR
30-Day Period Commencing
08-01-2023

Name of Borrower Village of Roscommon Sewer

Items	Amount of Funds
Development	\$
Contract or Job No.	
Contract or Job No.	
Contract or Job No.	
Land and Rights-of-Way	
Legal Services	
Engineering Fees	6,916.94
Interest	
Equipment	
Contingencies	
Refinancing	
Initial O&M	
Other	
TOTAL	\$ 6,916.94

Prepared by Village of Roscommon

Name of Borrower

By _____

Date _____

Approved by _____

Date _____

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0575-0015. The time required to complete this information collection is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

INVOICE

Ron Alden
 Village of Roscommon
 702 Lake Street
 PO Box 236
 Roscommon, MI 48653

September 6, 2023
 Invoice No: 67011-S
 Project No: 838942

**RE: Village of Roscommon - USDA RD Wastewater Improvements
 Services through August 26, 2023**

	<u>Contract Amount</u>	<u>Billed to Date (Includes this invoice)</u>	<u>Remaining Contract Amount</u>	<u>This Invoice</u>
Professional Services:				
Basic Services - Design, Bidding & Construction Administration	\$584,000.00	\$583,076.26	\$923.74	\$630.48
Resident Project Observation	\$178,900.00	\$178,900.00	\$0.00	\$0.00
Additional Services* - Startup, Record Drawings, Soil Borings, ROW Map, Owner Training, O&M Manuals	<u>\$134,800.00</u>	<u>\$132,697.60</u>	<u>\$2,102.40</u>	<u>\$6,286.46</u>
	\$897,700.00	\$894,673.86	\$3,026.14	
Total amount of this invoice				<u>\$6,916.94</u>

Terms: Net 15 days

Thank you for your business, it is sincerely appreciated.

If there are any questions regarding this invoice or the services provided, please contact us.

via email: manager@roscommonvillage.com / dpwdirector@roscommonvillage.com

Status Update:

- Pump Station 1 improvements substantially complete and punch list ongoing.

ESTIMATE OF FUNDS NEEDED
FOR
30-Day Period Commencing
08-01-2023

FORM APPROVED
OMB NO. 0575-0015

Name of Borrower Village of Roscommon Water

Items	Amount of Funds
Development	\$
Contract or Job No.	
Contract or Job No.	
Contract or Job No.	
Land and Rights-of-Way	
Legal Services	
Engineering Fees	3,143.18
Interest	
Equipment	
Contingencies	
Refinancing	
Initial O&M	
Other	
TOTAL	\$ 3,143.18

Prepared by Village of Roscommon

Name of Borrower

By _____

Date _____

Approved by _____

Date _____

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0575-0015. The time required to complete this information collection is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

INVOICE

Ron Alden
 Village of Roscommon
 702 Lake Street
 PO Box 236
 Roscommon, MI 48653

September 6, 2023
 Invoice No: 67011-W
 Project No: 838946

**RE: Village of Roscommon - USDA RD Water Improvements
 Services through August 26, 2023**

	<u>Contract Amount</u>	<u>Billed to Date (Includes this invoice)</u>	<u>Remaining Contract Amount</u>	<u>This Invoice</u>
Professional Services:				
Basic Services - Design, Bidding & Construction Administration	\$464,700.00	\$464,700.00	\$0.00	\$1,169.72
Resident Project Observation	\$173,000.00	\$172,391.99	\$608.01	\$1,973.46
Additional Services* - Startup, Record Drawings, Soil Borings, ROW Map, Owner Training, O&M Manuals	\$156,150.00	\$156,150.00	\$0.00	\$0.00
	<u>\$793,850.00</u>	<u>\$793,241.99</u>	<u>\$608.01</u>	
Total amount of this invoice				<u>\$3,143.18</u>

Terms: Net 15 days

Thank you for your business, it is sincerely appreciated.

If there are any questions regarding this invoice or the services provided, please contact us.

via email: manager@roscommonvillage.com / dpwdirector@roscommonvillage.com

September 27th, 2023

Dear President Miller,

I would like to have "street light repair" placed on October's regular meeting agenda under old business. I would like the council to consider directing the village manager and/or the DPW director to contract a qualified electrician to repair the 22 burned out street lights in the village.

Some of these lights have been burned out for several years. It does not look good for public image of the village having this many burned out street lights, even Motel 6 leaves the lights on. Also, I know you like to use the word "liability", I feel it is a liability to not have our streets properly illuminated, it is not safe for pedestrians to walk after dark, and also encourages crime.

Furthermore, with the holidays fast approaching, Christmas decorating will soon begin. As you may recall last year, several of the Christmas light decorations placed on the light poles did not work. The village hires a company to put up these decorations, I do not feel it is fiscally responsible of the village to pay to put up Christmas lights that do not work as a result of the burned out street lights.

I have enclosed a list of the location of all 22 burned out street lights.

Any questions or comments, feel free to contact me.

Thank you



Tony Medina
Village of Roscommon Trustee



Cc: Village Manager, DPW director

Enclosures: burned out street light list

Burned out street lights, 05/05/2023

5th street, south east- North west

- **2 between Robinson st & st. Helen st, one on each side of S. 5th st.**
- **3 between George & Lake, North side**
- **1 In front of Greens Tavern**
- **1 in front of Skye high gymnastics**
- **1 at Shelley, fick & son lot**

Alley

- 1 behind Ken's tire & auto**
- 2 between Brooks & Lake st.**

Lake street, North East- South west

- 1 across from catholic church**
- 1 Lake street & S. 5th st**
- 2 Lake street & S. 3rd st., CRAF center**
- 4 N 1st st. To division street**
- 3 in front of library**

22 total

Ron Alden

From: Tony Medina
Sent: Monday, October 2, 2023 9:19 PM
To: Ron Alden
Cc: Mike Miller
Subject: Parking signs

Mr Alden,

A few months ago during my presentation about chase Bank lot I mentioned there are 457 public parking spaces in the village, which includes, but not limited to, the court house lot on the west side of Lake Street, and the public parking along s. 3rd street. It was suggested by trustee Ruddy that some signs be placed to identify that as public parking. I subsequently contacted our county commissioner in regard to placing public parking signs there. It has been determined that those spaces are in deed public parking, but as you may be aware, the county is running on a very tight budget at this time. So public parking signs are not a priority.

Is this something the village could assist the county in? To help improve the downtown parking issue. If it's something you'd be interested in, please feel free to contact county controller, Jodi Valentino.

Thank you

Tony Medina

September 27th, 2023

Dear President Miller,

I would like to have "Manager Change order approval" placed on October's regular meeting agenda under old business. I'm proposing the council considers a motion to allow the Village Manager to approve any further change orders associated with the USDA sewer & water Project. The council has been unanimously approving these change orders at every monthly meeting for the past several years. Allowing the manager to approve the change orders will expedite the meetings and allow the council to focus on making other "tough decisions" for the village.

Thank you,



Tony Medina
Village of Roscommon Trustee

 COPY

Cc: Village Manager

NEW BUSINESS

Hiawatha Update – Alden
Industrial Park Property Sale
Roscommon Road Commission
Water Complaint 604 Brooks Street

AGREEMENT OF SALE

This Purchase Agreement (the "Agreement") is entered into as of _____, 2023 (the "Effective Date") by and between the Village of Roscommon, a Michigan general law village, whose address is 702 Lake Street, P.O. Box 236, Roscommon, MI 48653 ("Seller"), and Chase Schepke, a single man, whose address is 11073 West Shore Drive, Houghton Lake, MI 48629, ("Purchaser") (collectively, the "Parties"). Purchaser hereby agrees to purchase from Seller the real property described below upon the terms and conditions stated herein:

Situated in the Village of Roscommon, County of Roscommon, State of Michigan, to-wit:

Lot 13 and Lot 14, ROSCOMMON AREA INDUSTRIAL PARK, as recorded in the plat thereof, Roscommon County Records; SUBJECT TO the Declarations of Covenants, Conditions and Restrictions, Village of Roscommon Industrial Park, Roscommon, Michigan, recorded at Liber 831, Page 359, Roscommon County Records.

Parcel identification numbers: 055-760-013-0000 and 055-760-014-0000

The property as described above shall include all buildings, if any, located thereon and appurtenances thereto and shall include the right to make zero (0) division(s) under Section 108(2) of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended, and the right to make zero (0) bonus division(s) if the Purchaser qualifies the property for such bonus division(s) under Section 108(3) of the Act.

Purchase Price

The total purchase price for the property shall be SIX THOUSAND and 00/100 DOLLARS (\$6,000.00), which the Purchaser shall pay to Seller in accordance with the following terms: cash or certified funds at closing.

Contingencies

This agreement is subject to the following contingencies and if the contingencies occur or fail to occur, as the case may be, this agreement shall terminate with the refund of any earnest money deposit, to-wit: a title commitment showing marketable title and inspection reports relating to the premises which would be satisfactory to a reasonably prudent purchaser (if purchaser in his discretion elects to have such inspections done).

Consideration Deposit

Purchaser paid consideration under an Option to Purchase Agreement dated _____, 2023 to Seller or Seller's agent of FOUR HUNDRED and 00/100 DOLLARS (\$400.00) which shall be applied to the purchase price when the sale is closed. In the event of the failure of Purchaser to perform the terms of this agreement, the consideration deposit shall be forfeited and may be treated by Seller as liquidated damages and applied by the Seller in payment of his losses, or at Seller's election in the event that the actual damages exceed the sum deposited, may pursue such other legal and equitable remedies as Seller may have against Purchaser. The Purchaser acknowledges that the consideration deposit is a reasonable sum to be forfeited as liquidated damages in the event that Purchaser does not perform as required by this agreement and that this amount does not constitute a penalty.

Closing Documents

The Parties shall execute the following documents at closing, to-wit: a warranty deed, and such other documents deemed necessary by the closing agent to complete the transaction.

Time and Manner of Closing

This sale shall be closed within thirty (30) days after the submission to Purchaser of a Title Commitment showing merchantable title in the Seller.

Evidence of Title

Seller at its sole expense shall furnish to Purchaser as soon as possible, a policy of title insurance in an amount of not less than the purchase price with a commitment bearing a date later than this Sales Agreement and guaranteeing the title as merchantable.

Seller's' Default

In the event of default by Seller, Purchaser may, at his option, elect to enforce the terms hereof or demand and be entitled to an immediate refund of the entire earnest money deposit in full termination of this agreement.

Title Objections

If objection to the title is made based upon a written opinion of Purchaser's attorney that title is not marketable or if a title commitment discloses unmarketable title, the Seller shall have thirty (30) days from the date he is notified in writing of the particular defects claimed either to 1) remedy the title, or 2) obtain title insurance as required above, or 3) refund the deposit in full termination of this agreement. If the Seller remedies the title or obtains such title policy within the time specified, the Purchaser agrees to complete the sale within ten (10) days of written notification thereof. If Seller is unable to remedy the title or obtain title insurance within the time specified, the deposit shall be returned forthwith in full termination of this agreement.

Real Property Taxes

Because the property was owned by the Village, there are no taxes to prorate. However, the Parties hereby agree that Purchaser shall be responsible for all taxes on the property after the date of the closing.

Personal Property

The following items of personal property are part of this transaction and shall be transferred to Purchaser as of closing, to-wit: None.

Possession

Purchaser shall be given possession of the premises upon closing.

Warranties

The Purchaser acknowledges that he has had an opportunity to examine the premises or to have it examined, is satisfied with the condition of the premises, and accepts the premises "as is" (including, but not limited to environmental conditions) with no warranties whatsoever. Seller shall have no liability, including environmental, to Purchaser regarding the property.

Environmental Issues

Purchaser shall have the right to have an environmental assessment or inspection of the premises. Purchaser may elect to terminate this purchase agreement, if the environmental assessment would not be satisfactory to a reasonably prudent purchaser. Purchaser shall order the environmental assessment within ten (10) days from the execution of the purchase agreement or this contingency shall be eliminated from the agreement and waived as to Purchaser. Purchaser shall restore the Premises to the condition it was in before any inspection by Purchaser.

Miscellaneous

- 1) The pronouns and relative words used in this agreement are written in the masculine and singular only. If more than one join in the execution hereof, either Seller or Purchaser, if either be of the feminine sex or a corporation or limited liability company, such words shall be read as if written in plural, feminine or neuter respectively. This agreement shall bind the heirs, personal representatives or successors of the Parties. The terms, conditions and obligations expressed in this agreement shall survive the closing of this transaction.
- 2) This is a legal document and both Purchaser and Seller are advised to consult an attorney to protect their interest in this transaction.

IN WITNESS WHEREOF, the Parties affix their signatures to be effective on the date first stated.

SELLER:

VILLAGE OF ROSCOMMON, a Michigan general
law village, Seller

Dated: _____

By: _____
Michael Miller

Its: President

PURCHASER:

Dated: _____

Chase Schepke

Prepared by:
Bryan E. Graham (P35708)
Young, Graham & Wendling, P.C.
P.O. Box 398
Bellaire, Michigan 49615
(231) 533-8635



Ron Alden <aldenron77@gmail.com>

(no subject)

1 message

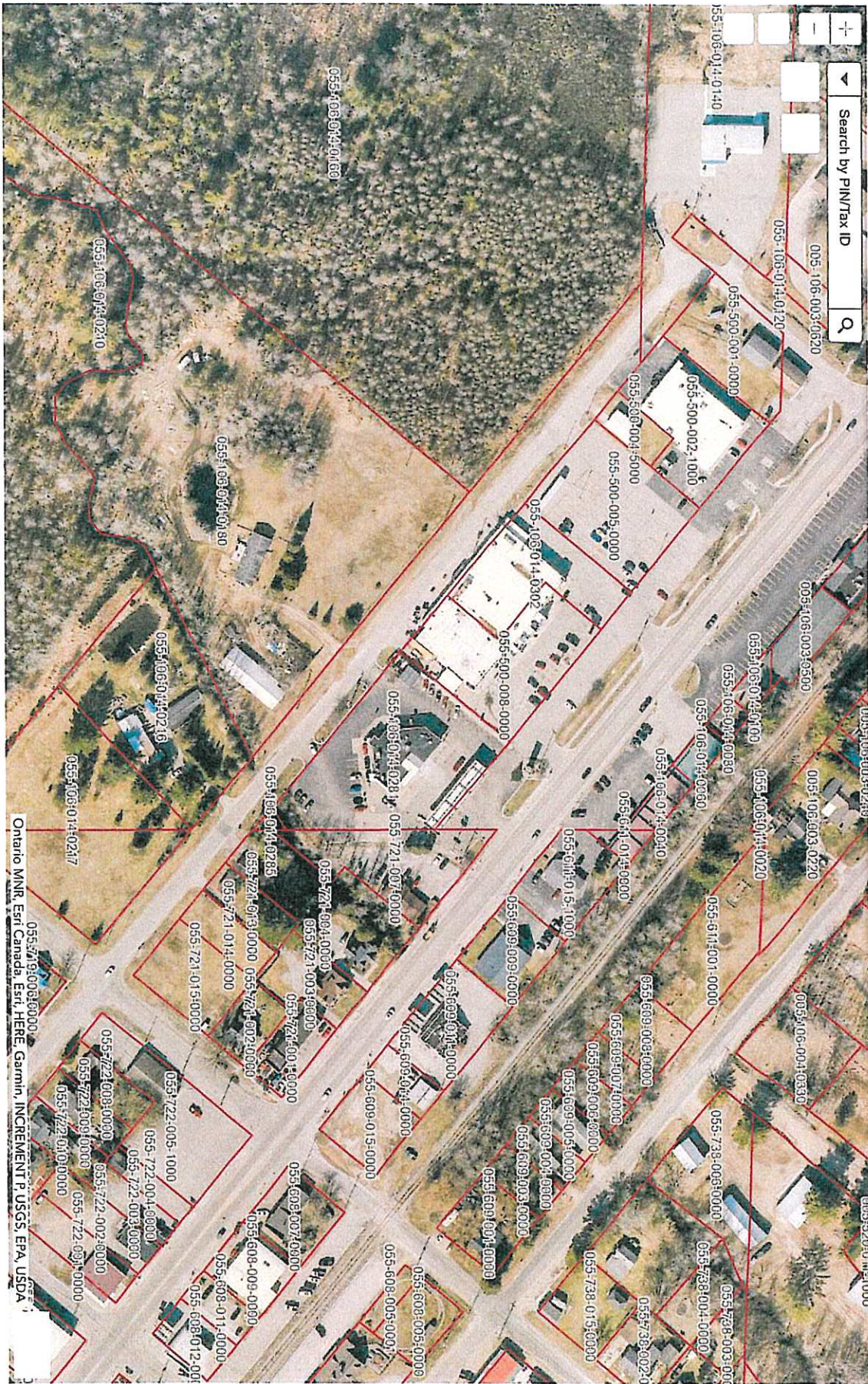
Ron Alden <aldenron77@gmail.com>

Thu, Oct 5, 2023 at 2:41 PM

To: Ron Alden <aldenron77@gmail.com>

Hey Ron, we are thinking worst case we can do that Culvert for \$15,000. The water is going to be the toughest part. If you are good with that just send over an email saying you are good to move forward with the tank creek culvert not to exceed \$15k and we will go from there! Any questions, just let me know

Roscommon Parcels



September 27th 2023

Dear President Miller,

I would like to have "Residential Water issue" placed on October's regular meeting agenda under New Business.

I was contacted by one of our constituents who has been experiencing an excessively large water bill for several months. It has since been determined the excessive water use was the result of a leaking water meter.

The water meter has been leaking for quite some time and has caused significant damage to the underside of the water customer's home, not to mention the extremely high bill which she has been struggling to pay.

The water customer was forced to pay \$175 for a new water meter to be installed. I have enclosed an excerpt from the village water ordinance which states, that upon presentation of damages, **The Council** shall determine if the water customer is to pay for a new meter, if it is determined that the broken water meter was caused by carelessness or neglect of the tenant.

I have enclosed several photos of the broken water meter and the damage the water has caused to the water customer's home. As you will see in the photos, the water pipes under the home appear to be properly insulated, so freezing should not have occurred. The water appears to have been leaking from the outlet pipe of the meter. You will also see in the photos the mold and water damage the leaking meter has caused to the home.

This is the third water meter that I know of, since the installation of the new meters, that has broken and the water customer forced to purchase a new one, without any consent from the council.

I have enclosed an article I found online published by Burns Home Construction which describes the most common problems associated with Sensus water meters. Leaks are one of the most common issues. I do not believe this issue was caused by negligence of the water customer, but just a faulty meter.

I would like the council to decide how to compensate this water customer for the excessive water bills as well as damages to her home.

Lastly, any other cases of broken meters in the past should be reviewed and proper presentation of damages be made to council so we can make a determination.

Any questions or comments, feel free to contact me. I would also encourage you to personally visit this water customer prior to the meeting to help you better understand the situation so you can provide guidance to council on how to proceed with this issue.

Thank you



Tony Medina
Village of Roscommon Trustee



Cc: Village Manager, DPW director, 

Enclosures: photos of broken meter & damage, customer's most recent bill, water ordinance excerpt, burns home improvement article







604 BROOKS ST (Property Address)

Map It



Print



Location ID: BROO-000604-0000-01

UB Customer Name: [REDACTED]

Summary Information

> Utility Billing information found

[Back To Utility Billing Page](#)

Current Bill

Current As Of 09/26/2023

Amount Due **\$660.14**

Bill From **08/01/2023**

Due Date **09/20/2023**

Bill To **08/31/2023**

Billing Item	Previous Amount	Current Amount	Penalties & Interest	Balance
SEWER	\$399.27	\$0.00	\$39.93	\$439.20
WATER	\$200.85	\$0.00	\$20.09	\$220.94
	\$600.12	\$0.00	\$60.02	\$660.14

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Section 11. METERS

All connections with the water main must be prepared for the use of water through a meter and no water shall be supplied to any building except through a meter approved and installed by the Village or installed by contractors authorized by the Village. Water servicees, requiring meters in excess of 5/8-inch meters, shall be furnished larger meters only upon payment by the property owner of the increased cost thereof.

All meters must be set in a clean, dry and sanitary place easily accessible. Meters will not be allowed in closets or other places that are kept locked or in any place difficult to access.

When it is impracticable to place the meter within the building it shall be placed in a meter pit located approximately in the property line. The meter pit shall be constructed of brick, concrete, or vitrified crock of sufficient size to allow access to the meter and shall be constructed in accordance with the plans furnished by the Village. The cover shall be of cast iron of approved design. The cost of construction of meter pit shall be borne by the consumer and the manner of making payment shall be determined by the Council.

The consumer will be held responsible for care and protection of the meter from freezing or damage by hot water and from injury by any person or persons and any damage which may occur to any water meter due to carelessness or neglect of the tenant, owner or agent of the property on which said meter is placed, shall be paid for by such person upon presentation of a statement of damages and in the manner determined by the Council.

In case the consumer shall discover any defect or damage to the meter, they shall immediately notify the Director of Public Works who shall make the proper disposition to place the same in good condition.

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Water Meter Sensus
820 EEC

Common Sensus Water Meter Problems

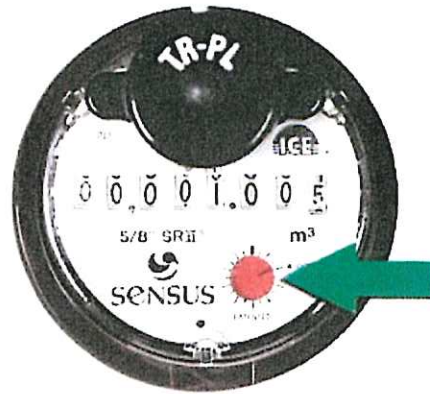
Many houses' water meter malfunction proves that water meter problems can be costly if they do not address the problems as quickly as possible. When you have seen this kind of problem with your water meter, try to fix them as fast as possible. Here are the three most common water meter problems shown by the sensus water meter problems.

Leakage

The water meter leakage problem can happen if the installation is wrong or incorrect, a fracture on the pipe, or a damaged water meter. Like most water meters, sensus water meter has a leak testing device. The device will help you locate the leak.



machine, or shower. Mark the
if you have no leak or few
found. If the position moved, that indicated that you have to check for all pipes, taps, and hose connections because the leak
can happen anywhere.



Inaccurate Water Meter Reading

Knowing the correct way to read the water meter is very important. But not all people are aware of the right way to read the water meter. Knowing how to read the water meter correctly can help you locate the leaks, save your water and monitor the water usage.

Air Valve Problem

The air valve helps to prevent air from traveling through the pipe towards the water meter. Air, which flows into the water meter, can cause damage to the components inside and raise the water meter reading. The air will replace the water in the pipeline. When the water refills the pipeline, the air will be forced through the water meter causing the impeller to rotate and gears very fast.

Installation Problem

When installing the water meter doesn't follow the procedure written in the guidelines, it will trigger the problems like leakage, incorrect reading, and other inconveniences.

Those are the three most common problems found in sensus water meter problems.

Related posts:

How to Fix
Clogged Pipes



Do Coffee
Grounds



How to
Fix

Cracked
Frame



Clearing the Way: How to Fix Clogged Water Pipes in House

Do Coffee Grounds Clog Drains? The Truth About Coffee Grounds and Drain Clogs

DIY Guide: How to Fix Cracked Door Frame

Posted in Home Tips

Home Tips

HomeTips is an experienced author and expert technician. With years of practical experience in the field authored several informative articles on various aspects related to home improvement, including installation, maintenance, and repair.

Village of Roscommon
Excessive Water Use Policy
No. 2013-3

PURPOSE

This policy controls situations when the water usage of a residential water customer is excessive because of a break in a service line between the curb stop and the house or within the house that is not the fault of the Village.

REQUIREMENTS

1. The customer's monthly water bill must be at least three times the normal amount.
2. The excessive usage must be due to a break in a water service line.
3. The customer must produce evidence that the requirements are met.
4. Before the bill is due to be paid, the customer must request that the adjustment be made to the bill.

POSSIBLE ADJUSTMENTS

1. If the water from the break did not enter the Village sanitary sewer system, the customer is entitled to an adjustment for the sewer portion for that water.
2. The Village Council may grant a credit of up to 50% of the remaining bill.

LIMITATIONS

1. Adjustments made by the Village Council are limited to one per billing address.
2. Nothing in this policy is intended to provide a credit for water that a customer actually used.
3. Rental properties will only be afforded this provision once and it is to be requested by the property owner and not the tenant.

APPROVED 09/23/13

REVISED 12/08/14