

**CITY OF MT. MORRIS
CITY COUNCIL AGENDA
11649 N. Saginaw Street
Mt. Morris, MI 48458
August 11th, 2025
7:00 P.M.**

1. MEETING CALLED TO ORDER: Mayor Sara Dubey

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF AGENDA

5. APPROVAL OF MINUTES

- a. Approval of regular meeting minutes from July 28th, 2025.

6. COMMUNICATIONS:

- a. Office Hours
- b. Website upgrades

7. APPROVAL OF WARRANT: Approval of Warrant #25-16 in the amount of \$62,162.23

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

9. UNFINISHED BUSINESS:

None.

10. NEW BUSINESS:

- a. **RESOLUTION 25-23: DPW roof repairs**
- b. **RESOLUTION 25-24: City-wide rummage/yard sale**
- c. **Homecoming parade request**

11. PUBLIC COMMENT (Five Minute Time Limit).

12. COUNCIL MEMBER AND STAFF COMMENTS

13. ADJOURNMENT

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

CITY OF MT. MORRIS
CITY COUNCIL – REGULAR MEETING
July 28th, 2025

At 7:00 p.m., Mayor Sara Dubey called the Regular Council Meeting to order.

PRESENT: Smith, Withey, Darisaw, Walter, Vance, Templeton and Dubey

ABSENT: None

OTHERS: Police Chief Kevin Mihailoff, City Treasurer April Niedecken, Assistant Fire Chief Mike Kidd
DPW Superintendent Paul Zumbach, and City Attorney Amanda Odette.

The Pledge of Allegiance.

APPROVAL OF AGENDA:

A motion was made by Councilmember Walter, and seconded by Councilmember Vance to approve the agenda.

All ayes.

Motion carried.

APPROVAL OF MINUTES:

A motion was made by Councilmember Withey and seconded by Councilmember Templeton to approve the regular meeting minutes from June 23rd, 2025.

All ayes.

Motion carried.

COMMUNICATIONS:

None.

APPROVAL OF WARRANT:

A motion was made by Councilmember Vance and seconded by Councilmember Smith to approve **Pre-Warrant #25-14 in the amount of \$124,897.04 and Warrant #25-15 in the amount of 136,340.52.**

Roll call: 7 Ayes 0 Nays 0 Absent

Councilmember Walter questioned Police Chief Mihailoff what vehicle was #122?

Police Chief Mihailoff stated it was the old Tahoe.

Councilmember Walter questioned what the \$3,400 cost in tasers were?

Chief Mihailoff stated that it is a leasing program for tasers.

Motion Carried.

PUBLIC COMMENT:

None.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

a. RESOLUTION 25-18: Hose reel repair

A motion was made by Councilmember Walter and seconded by Councilmember Withey to approve resolution 25-18.

Councilmember Vance questioned if this is a repair or a replacement.

DPW Superintendent Paul Zumbach stated that this is a rebuild, the hose is about 20 years old, and all the parts need to be fixed.

Councilmember Vance questioned how much it would be to replace it and how long it will be down for.

DPW Superintendent Paul Zumbach stated that a replacement is about triple the price of a repair and it should be down for about a week.

Roll call: ___7___Ayes ___0___Nays ___0___ Absent

Motion carried.

b. RESOLUTION 25-19: DPW Lawnmower

A motion was made by Councilmember Darisaw and seconded by Councilmember Vance to approve resolution 25-19.

Councilmember Smith questioned if that was replacing another mower?

DPW Superintendent Paul Zumbach stated that it would extend the life of the green tractor and cut down time of mowing.

Mayor Sara Dubey questioned if this was the only quote.

DPW Superintendent Paul Zumbach stated that he got other quotes through state bidding and the John Deere was a leftover 2024 and it was a better price then the state bids and it was an easy decision to go with Tri-County.

Roll call: ___7___Ayes ___0___Nays ___0___ Absent

Motion carried.

c. RESOLUTION 25-20: Sale of Red Maple Dr. Lot

A motion was made by Councilmember Vance and seconded by Councilmember Withey to approve resolution 25-20.

Roll call: ___7___Ayes ___0___Nays ___0___ Absent

Motion carried.

d. RESOLUTION 25-21: Mold and Asbestos abatement for City hall and PD.

A motion was made by Councilmember Walter and seconded by Councilmember Smith to approve resolution 25-21.

Councilmember Vance questioned how often this was done?

Chief Mihailoff stated that this testing has never been done. He stated and pointed out all the spots with mold and asbestos that was on the report.

Roll call: ___7___Ayes ___0___Nays ___0___ Absent

Motion carried.

e. RESOLUTION 25-22: Charitable gaming license for FAAQG.

A motion was made by Councilmember Darisaw and seconded by Councilmember Walter to approve resolution 25-22.

Roll call: ___7___Ayes ___0___Nays ___0___ Absent

Motion carried.

f. MML Workers' compensation fund election.

A motion was made by Councilmember Walter and seconded by Councilmember Templeton to approve the election ballot for MML Workers' compensation fund election.

All ayes.

Motion carried

g. Discussion on city wide garage-yard sales.

Mayor Dubey stated that she put an idea out on Facebook to get some dates together. She stated that the city council can approve up to 4 days with no fees. She wants to come up with a date around the end of August to give everyone enough notice.

Councilmember Walter suggested Labor Day weekend.

Councilmember Darisaw suggested doing a Thursday – Sunday sale.

Councilmember Templeton suggested the weekend before Labor Day, Thursday – Sunday.

Councilmember Dubey stated they will do the resolution at the next meeting for August 21st – 24th, Thursday through Sunday.

PUBLIC COMMENT:

None.

COUNCIL MEMBER AND STAFF COMMENTS:

City Attorney Amanda Odette stated that the courts are pushing back dates to close the office.

Councilmember Walter, Darisaw, and Templeton thanked everyone for coming in tonight.

Councilmember Vance stated that he wants the city office to be open on Fridays and wants to see it on the next agenda.

DPW Supeintendent Paul Zumbach made everyone aware of the mold and asbestos conditions in the DPW building and that it needs to be fixed as well.

Councilmember Darisaw questioned if there were any quotes for the DPW building on the mold and asbestos removal.

DPW Superindendent Paul Zumbach stated that there wasn't a quote, but the roof is leaking and needs to look into fixing that first.

Councilmember Vance questioned what roofing companies have been looked into.

DPW Paul Zumbach stated that he got 3 quotes and no action has been taken on it.

Councilmember Templeton questioned when Washington Ave. will be finished.

DPW Superintendent Paul Zumbach stated they are planning on it being done next week,

Councilmember Vance stated he wanted the estimates for the roof and wants it on the next agenda.

Assistant Fire Chief Michael Kidd stated that they had 2 probationary pass there test and are certified.

Councilmember Templeton asked if they were fully staffed.

Assistant Fire Chief Michael Kidd stated they are at 14 personal.

Councilmember Vance questioned how many personal were first shift?

Assistant Fire Chief Michael Kidd stated that it was mainly himself that is first shift but sometimes he maybe could get 2-4 more people, but mainly himself.

Councilmember Walter asked if the fire department were having and issues with back up or mutal aid.

Assistant Fire Chief Michael Kidd stated that everything has been going well.

Councilmember Walter questioned what was going on at the Benson Rd. location?

Assistant Fire Chief Michael Kidd stated that he talked to Don and the property is turned over to the family.

Councilmember Darisaw questioned if they were still having training prop issues.

Assistant Fire Chief Michael Kidd stated that the training props were moved to DPW and Genesee Fire Chief said to Paul to get rid of them.

Police Chief Kevin Mihailoff stated they lost a full timer, Jody Grant. Stated that he left because of stability of the police station. He also stated they are trying to figure out if they are going to be in the process of looking for a new full timer by August 6th. He stated that he has adjusted his schedule to be able to come in and help out on the road. He also stated that overtime is going to go through the roof.

Councilmember Vance stated he wants to find out what is going on with the old carpet place.

City Treasurer April Niedecken stated that the landbank owns that property and after talking to someone from the landbank, they were going to fix it up and sell it.

Councilmember Vance questioned why it wasn't brought to city council.

City Treasurer April Niedecken and City attorney Amanda Odette both stated that it does not have to go through the City council.

Mayor Sara Dubey stated that the last food truck is coming up and hopes to see everyone there and thanks for coming to the meeting.

ADJOURNMENT:

With no further business, the council meeting was adjourned at **7:30 p.m.**

April Niedecken, City Treasurer

BOTH OPEN AND PAID
WARRANT 25-16

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 101 General					
Dept 000	DEPOSITS PAYABLE	HEATHER VANFLEET	COMM. ROOM DEPOSIT REFUND	75.00	
101-000-256.000	DEPOSITS PAYABLE	MARK & STORMIE BRUCE	COMM. ROOM DEPOSIT REFUND	75.00	
101-000-256.000		Total For Dept 000		150.00	
Dept 215 ADMINISTRATION					
101-215-740.000	OPERATING EXPENSE	HUNTINGTON NATIONAL BANK	OFFICE SUPPLIES/KEY CARDS	138.64	
101-215-850.000	COMMUNICATIONS	COMCAST	INTERNET/FAX	89.52	
101-215-991.000	COPIER	US BANK EQUIPMENT FINANC	COPIER	90.39	
101-215-991.000		Total For Dept 215 ADMINISTRATION		318.55	
Dept 266 ATTORNEY					
101-266-801.000	PROFESSIONAL SERVICES	AMANDA ODETTE	ATTORNEY JULY 2025	2,220.00	
101-266-801.000		Total For Dept 266 ATTORNEY		2,220.00	
Dept 305 POLICE DEPARTMENT					
101-305-740.000	OPERATING EXPENSE	HUNTINGTON NATIONAL BANK	OFFICE SUPPLIES/KEY CARDS	27.72	
101-305-740.000	OPERATING EXPENSE	MAPLE TOWNE PRINTING	NOTE PADS FOR PATROL OFFICERS	100.00	
101-305-745.000	GAS & FUEL	WEBSTER & GARNER	UNLEADED GAS	604.49	
101-305-759.000	UNIFORMS	NVE UNIFORM COMPANY	SHIPPING COSTS FOR CLASS A DRESS HATS	8.09	
101-305-850.000	COMMUNICATIONS	COMCAST	INTERNET/FAX	51.16	
101-305-850.000	COMMUNICATIONS	VERIZON	PHONES	81.34	
101-305-932.000	REPAIR & MAINTENANCE - VEHICL	LETAVIS ENTERPRISES, INC	PD CAR WASHES	7.00	
101-305-932.000	REPAIR & MAINTENANCE - VEHICL	LOUIE'S TOWING & AUTO RE	OIL CHANGE DURANGO #103	62.00	
101-305-958.000	INSERVICE TRAINING	JOHN NEWCOMER	MILEAGE FOR TRAINING	109.55	
101-305-958.000		Total For Dept 305 POLICE DEPARTMENT		1,051.35	
Dept 336 FIRE DEPARTMENT					
101-336-740.000	OPERATING EXPENSE	HUNTINGTON NATIONAL BANK	OFFICE SUPPLIES/KEY CARDS	27.72	
101-336-745.000	GAS & FUEL	WEBSTER & GARNER	UNLEADED GAS	29.03	
101-336-850.000	COMMUNICATIONS	COMCAST	INTERNET/FAX	25.57	
101-336-850.000	COMMUNICATIONS	VERIZON	PHONES	40.67	
101-336-850.000		Total For Dept 336 FIRE DEPARTMENT		122.99	
Dept 441 PUBLIC WORKS					
101-441-740.000	OPERATING EXPENSE	AUTO - WARES GROUP	ELECTRIC SWITCH #30	8.49	
101-441-740.000	OPERATING EXPENSE	AUTO - WARES GROUP	THREADLOCKER	24.49	
101-441-740.000	OPERATING EXPENSE	GILL-ROY'S HARDWARE	SUPPLIES	0.40	
101-441-850.000	COMMUNICATIONS	COMCAST	INTERNET/FAX DPW	75.85	
101-441-850.000	COMMUNICATIONS	VERIZON	PHONES	36.70	
101-441-922.000	STREET LIGHTING	CONSUMERS ENERGY	LED LIGHTS	2,912.01	
101-441-922.000	STREET LIGHTING	CONSUMERS ENERGY	STREET LIGHTS	637.54	
101-441-922.000		Total For Dept 441 PUBLIC WORKS		3,695.48	
Dept 528 TRASH COLLECTION					
101-528-801.000	PROFESSIONAL SERVICES	WM CORPORATE SERVICES, I	GARBAGE AUGUST 2025	19,250.40	
101-528-801.000		Total For Dept 528 TRASH COLLECTION		19,250.40	
Dept 529 WEED & BRUSH CONTROL					
101-529-801.000	PROFESSIONAL SERVICES	TAMMY'S LANDSCAPING	LIBRARY AND PROP. MOWING JULY 2025	4,400.00	
101-529-801.000		Total For Dept 529 WEED & BRUSH CONTROL		4,400.00	
Dept 567 CEMETERY					
101-567-801.000	PROFESSIONAL SERVICES	TAMMY'S LANDSCAPING	LIBRARY AND PROP. MOWING JULY 2025	3,900.00	

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 101 General Dept 567 CEMETERY					
		Total For Dept 567 CEMETERY		3,900.00	
Dept 701 PLANNING COMMISSION 101-701-740.000	OPERATING EXPENSE	GENESEE COUNTY HERALD	PUBLIC HEARING NOTICE - PLANNING CO.	78.90	
		Total For Dept 701 PLANNING COMMISSION		78.90	
Dept 790 LIBRARY 101-790-801.000	PROFESSIONAL SERVICES	SHERWOOD PROFESSIONAL CL	LIBRARY CLEANING JULY 2025	240.00	
		Total For Dept 790 LIBRARY		240.00	
		Total For Fund 101 General		35,427.67	
Fund 202 Major Street Dept 463 STREET ROUTINE MAINTENANCE 202-463-740.000	OPERATING EXPENSE	VERIZON	PHONES	73.42	
		Total For Dept 463 STREET ROUTINE MAINTENANCE		73.42	
Dept 474 TRAFFIC SERVICES 202-474-740.000 202-474-920.000	OPERATING EXPENSE PUBLIC UTILITIES	ACTION MUNICIPAL SUPPLY CONSUMERS ENERGY	TRAFFIC/UTILITY PAINT TRAFFIC LIGHTS	285.00 210.73	
		Total For Dept 474 TRAFFIC SERVICES		495.73	
		Total For Fund 202 Major Street		569.15	
Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY Dept 103 AUTHORITY BOARD 248-103-740.000	OPERATING EXPENSE	VIC'S PARTY RENTAL, LLC	JULY 2025 FOOD TRUCK EVENT	790.00	
		Total For Dept 103 AUTHORITY BOARD		790.00	
		Total For Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY		790.00	
Fund 590 SEWER FUND Dept 215 ADMINISTRATION 590-215-740.000 590-215-850.000 590-215-850.000 590-215-850.000 590-215-991.000	OPERATING EXPENSE COMMUNICATIONS COMMUNICATIONS COMMUNICATIONS COPIER	PRINTING SYSTEMS COMCAST COMCAST VERIZON US BANK EQUIPMENT FINANC	SHUT OFF WINDOW ENVELOPES INTERNET/FAX DPW INTERNET/FAX PHONES COPIER	92.70 75.86 38.37 36.71 90.39	
		Total For Dept 215 ADMINISTRATION		334.03	
Dept 536 SEWER DISTRIBUTION 590-536-740.000 590-536-921.000	OPERATING EXPENSE COST OF SEWER	ACTION MUNICIPAL SUPPLY GENESEE COUNTY DRAIN COM	TRAFFIC/UTILITY PAINT JUNE 2025 SEWER	57.50 24,061.45	
		Total For Dept 536 SEWER DISTRIBUTION		24,118.95	
		Total For Fund 590 SEWER FUND		24,452.98	
Fund 591 Water Fund Dept 215 ADMINISTRATION 591-215-740.000 591-215-850.000 591-215-850.000 591-215-850.000 591-215-957.000	OPERATING EXPENSE COMMUNICATIONS COMMUNICATIONS COMMUNICATIONS CONFERENCES AND WORKSHOPS	PRINTING SYSTEMS COMCAST COMCAST VERIZON MICHIGAN RURAL WATER ASS	SHUT OFF WINDOW ENVELOPES INTERNET/FAX DPW INTERNET/FAX PHONES AUG. 14, 2025 TRAINING CHRIS CRUMP	92.70 75.86 51.16 36.70 165.00	

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 591 Water Fund					
Dept 215 ADMINISTRATION					
591-215-991.000	COPIER	US BANK EQUIPMENT FINANC	COPIER	90.39	
		Total For Dept 215 ADMINISTRATION		511.81	
Dept 537 WATER DISTRIBUTION					
591-537-725.000	FRINGE BENEFIT-NON PAYROLL	CINTAS CORP	UNIFORMS	48.03	
591-537-725.000	FRINGE BENEFIT-NON PAYROLL	CINTAS CORP	UNIFORMS	47.65	
591-537-740.000	OPERATING EXPENSE	ACTION MUNICIPAL SUPPLY	TRAFFIC/UTILITY PAINT	57.50	
591-537-745.000	GAS & FUEL	WEBSTER & GARNER	UNLEADED GAS	220.28	
591-537-932.000	REPAIR & MAINTENANCE - VEHICL	AUTO - WARES GROUP	TURN SIGNAL/WIPER SWITCH #47	37.16	
		Total For Dept 537 WATER DISTRIBUTION		410.62	
		Total For Fund 591 Water Fund		922.43	

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund Totals:					
			Fund 101 General	35,427.67	
			Fund 202 Major Street	569.15	
			Fund 248 DOWNTOWN DEVE	790.00	
			Fund 590 SEWER FUND	24,452.98	
			Fund 591 Water Fund	922.43	
			Total For All Funds:	62,162.23	

**CITY OF MT. MORRIS
RESOLUTION 25-23**

WHEREAS: The Superintendent of Public Works recommends repairs be done to the DPW office/garage roof; and,

WHEREAS: Pursuant thereto, quotes were received as follows:

COMPANY:	AMOUNT:
Sweers Roofing	\$23,250.00
National Roofing & Sheet Metal Co., Inc.	\$ 3,500.00
Cardinal Roofing	\$32,472.00

WHEREAS: The said quotes have been reviewed by the Superintendent of Public Works and the manager and all have been found to be from responsible contractors and that the proposed work is pursuant to specifications; and,

WHEREAS: The cost of the services to be performed from the low bidder is \$3,500.00. Total cost will be appropriated from the General fund.

WHEREAS: Based upon the above, staff recommends that the low quote, to wit: National Roofing and Sheet Metal Co., Inc., be awarded the job;

NOW THEREFORE, BE IT RESOLVED,

That this Council does hereby accept the quote of National Roofing and Sheet Metal Co., Inc. after inspection of all of the quotes submitted; does determine that the said quote is in accordance with specifications; and does hereby award the job to National Roofing and Sheet Metal Co., Inc., and does direct the manager and staff to prepare an appropriate memorandum incorporating this award.

Moved by Council member _____, seconded by Council member _____, and thereafter adopted by the City Council of the City of Mt. Morris at a regular meeting held Monday, August 11, 2025 at 7:00 p.m.

_____ Yea

_____ Nay

_____ Absent

Sara Dubey, Mayor

Spencer Lewis, City Clerk



National Roofing & Sheet Metal Co., Inc.

G-4130 Flint Asphalt Drive

Burton, MI 48529

Ph. (810) 742-7373

Fax (810) 742-8726

Mount Morris DPW
720 Hughes St.
Mount Morris, 48456

May 6, 2025

Scope of work as follows: Metal Roof repairs

- Dispatch to the above address.
- Locate leaks inside of the building.
- Locate the leak areas on the roof section.
- Clean and prep leak areas and apply a coating to the fasteners in this area to see if this will stop the leaks.
- Make sure work areas are clean and disposed of in a legal manner.

Price: \$3,500.00 (Not to exceed)

Customer will be charged by time and materials not to exceed the above amount.

If more money is needed, the customer will be given a proposal for the remainder of repairs.

This proposal is good for thirty days from the above date.

All repairs made will come with a one-year workmanship warranty.



National Roofing & Sheet Metal Co., Inc.

We at National Roofing appreciate the opportunity to provide this repair quote and look forward to scheduling this project at your earliest convenience.

**Payment Terms:
Upon Receipt**

Purchase Order Number: _____ Date: _____

Accepted By:

Company: _____ Date: _____

Print Name: _____ Signature: _____

This proposal is good for thirty days from the above date.

Thank you,
Patrick Casey
Patrick Casey
Service Manager
(248)520-2906



Southwest roof section approx. 4155 sq.ft

#0001027

From: Sweers Roofing

Sweers Roofing 6165 East Atherton Rd., Burton, MI 48519

Amount:

\$23,250.00

Bill To: City of Mount Morris

11649 N. Saginaw St

Date of Issue:

5/21/2025

Expiration Date:

6/21/2025

Item	Rate (excl. tax)	Quantity	Total
Install 2x4 wood edging	\$0.00	1	\$0.00
Install 1 layer of 1.5" Poly ISO over existing roof	\$0.00	1	\$0.00
Install a .050 mil Duro-Last heat welded roofing system	\$0.00	1	\$0.00
Flash all walls, pipe extrusions, metal flashing and curbs In the new roof area with Duro-Last material	\$0.00	1	\$0.00
Install new 24 ga. colored metal trim flashing with a Kynar finish	\$0.00	1	\$0.00
Clean & remove all debris from working area	\$23,250.00	1	\$23,250.00
Subtotal			\$23,250.00
Total			\$23,250.00



TPO RETRO-FIT ROOF ESTIMATE

APR 30, 2025

CITY OF MT. MORRIS

720 Hughes St.
Mount Morris, MI
48458

cardinalroofingroger@gmail.com
8109558459



ENSURING A PERFECT PLAN AND PROCESS.

Hi City Of Mount Morris

Thank you for considering us for the repairs to your building. Below you will find the estimate for the project, along with some optional upgrade options for potential improvements.

The estimate includes the following:

1. Removal and disposal of old materials
2. Supply and installation of new materials
3. Complete cleanup of the work area
4. Full safety setup and compliance with property requirements
5. Assigned Project Manager dedicated to your project
6. Manufacturer's audit of all completed work
7. 10 to 20-year warranty on full replacement or full coating projects

We prioritize safety and want to ensure you are not personally liable in case of any worker injuries. That's why we maintain a rigorous safety program, provide workers' compensation coverage for all employees, and carry \$2 million in liability insurance.

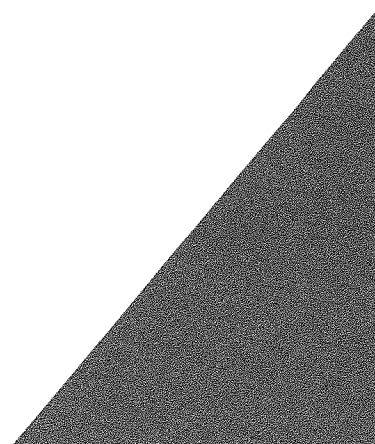
Once the job is finished, your Project Manager, along with a qualified commercial roofing inspector from the manufacturer, will conduct a thorough quality control audit. This ensures that your project meets our strict standards and is eligible for warranty approval. Rest assured; we will also ensure that the site is left thoroughly cleaned.

We also offer financing through Hearth - Let Roger Dillon know if you'd like a digital application.

If you have any questions, please don't hesitate to give me a call. We always strive to provide the best value to our clients. If our estimate is outside of your budget, please let me know, and we will do our best to accommodate your needs.

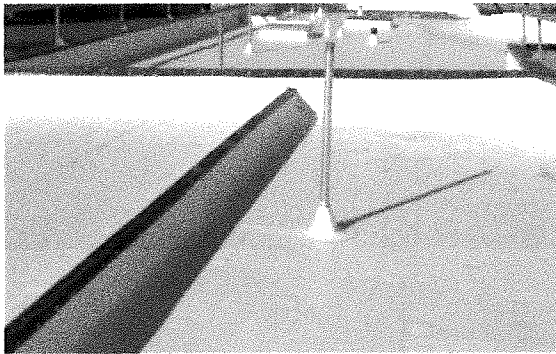
Kind regards,

Roger Dillon
cardinalroofingroger@gmail.com
810-955-8459





TPO ROOFING SYSTEMS

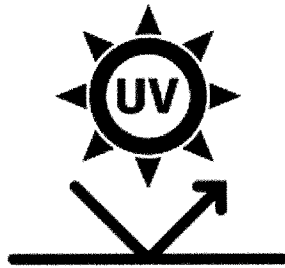


Short for thermoplastic polyolefin, TPO is a single-ply roofing membrane that offers excellent performance at a cost-effective price. Heat-welded seams provide superior strength. TPO's long-term heat, UV, and natural fungal resistance, plus flexibility without need for plasticizers also make TPO a reliable low-slope roofing system.



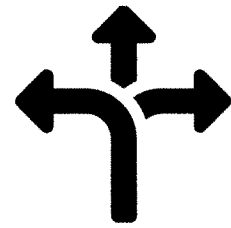
Environmentally Conscious.

As more and more home- and business-owners begin seeking environmentally-friendly construction materials, TPO becomes more and more popular.



UV Resistance.

TPO can stand up to ultraviolet (UV) damage and chemical exposure, extending its lifespan. This quality can also help dramatically lower your HVAC costs in hot weather.



Flexibility.

A TPO roofing membrane is highly flexible, making it more resistant to tears, punctures, and damage from the building moving and settling.

TPO COMMERCIAL ROOF SYSTEM

Description

Commercial (Roofing) - TPO Roof System

TPO 60 MIL ROOF SYSTEM

- Excellent performance at a cost-effective price
- High reflectivity and UV resistance lead to better energy efficiency
- Environmentally conscious
- TPO roofing membranes are highly flexible, making it more resistant to tears and punctures
- Heat-welded seams provide superior strength

Safety Requirements and Building Code Compliance

SAFETY FLAGS AND EQUIPMENT ROOF LOAD

Setup all Safety flags and load onto roof all equipment needed to perform the roof system installation

FALL PROTECTION

Setup all proper fall protection and restraints per OSHA standards

BUILDING CODE COMPLIANCE

All roof work will be preformed in compliance with local city and International building codes specifications

SAFETY REQUIREMENTS

Crews will maintain safety requirements at all times during the construction process and are licensed and insured

Details of roof system installation is as follows:

ROOF DECK PREPARATION

Clear roof deck of debris, thoroughly clean and ensure that the substrate is in good condition. Address any damage that needs to be repaired before roof system installation

INSULATION

Install 1.5 "Poly ISO Cyanurate insulation to the roof deck, making sure to leave room for mechanical units and roof penetrations

LAY OUT AND FASTEN MEMBRANE

Mechanically attach the Versico .60 mil TPO membrane, securing it to the roof deck using appropriate fasteners or adhesive.

NOTE: TPO membrane is available in three different color options. White, Tan and Gray

HEAT WELDING

Weld the TPO seams together to create a seamless, watertight surface

CURB FLASHING

Apply TPO Membrane flashing to all roof curbs

PARAPET WALLS

Apply TPO curb flashing to parapet walls

PIPES AND PENETRATIONS

Install new plumbing pipe flashings, boots, sealant pockets and to all roof pipes and penetrations according to manufactures specifications

TERMINATION BARS

Furnish and install 303 lineal feet of new pressure treated wooden nailers.

Furnish and install 303 lineal feet of new 24 gauge Kynar coated edge metal and strip into new roof system using TPO coverstrip

FLASHINGS

Apply all necessary TPO flashings to all roof drains, overflow scuppers and under parapet wall metal copings

CLEAN UP AND DISPOSAL

Clean up all debris after each work day and dispose into the dumpster we provide onsite

Provide building owner with a 20 Year Material Warranty and a 10 Year Workmanship Warranty

NOTE: Price includes all permits, dumpster rentals and dump fee's

Estimate subtotal	\$32,472.00
Total	\$32,472.00

AUTHORIZATION PAGE

TPO Commercial Roof System

\$32,472.00

Name:

City of Mt. Morris

Address:

720 Hughes St., Mount Morris, MI

Estimates valid for 30 days from date of estimate / A 50% deposit is required before any project begins

Customer Comments / Notes

City of Mt. Morris:

Date:

TERMS AND CONDITIONS

I understand that if roof rot is discovered during tear-off OUR COMPANY reserves the right to replace sheathing and bill me up to \$200 in addition to the estimated cost below without notifying me in advance. OUR COMPANY will call me for authorization if wood replacement exceeds \$200.

I understand that I must remove items from the interior walls of my home that may be damaged or fall due to vibrations from the loading/installation of shingles onto my roof (if applicable), or installation of siding. OUR COMPANY is not liable for such damages.

I understand that minor stucco damage may result when the roof is torn off areas where stucco meets my roof's surface, especially where improperly applied. OUR COMPANY is not liable for repairing said damage.

I understand that any warranty for material used during the project is provided by the material manufacturer. Unless agreed upon otherwise, OUR COMPANY provides a 5-year Workmanship Warranty on portions of the project in which OUR COMPANY fully replaced any existing products. Roofing workmanship warranties will be reduced to one year when homeowners have requested that full synthetic underlayment not be installed. Full warranty details available by request.

I understand that, unless agreed upon. This does not apply to products, some of which may deteriorate more rapidly (ie. sealants) and should be inspected on a regular basis and am not responsible for material shortage and have no claim to material surpluses.

I certify that I am the registered owner of the above project property or have the legal permission to authorize OUR COMPANY to perform the work as stated and agree to pay the total project price.

I understand that any insurance claims are subject to the specific terms and conditions outlined by my insurance company and may be subject to insurance company approval.

I understand that payment in full is due upon completion of work as stated in contract. All invoices not paid in full after 15 days will be subject to a 2% per month interest charge.

I understand the contract agreement termination policy. Once signed City of Mt. Morris has 3 days to cancel this contract. In the event of termination of this Contract with Cardinal Roofing Corp beyond the 3 day wait period, City of Mt. Morris shall be liable for a cancellation fee of 25% of the total quoted contract cost. In the event of termination of this Agreement by City of Mt. Morris following the commencement of work under this Contract, City of Mt. Morris shall be liable for a cancellation fee of 40% of the total quoted contract cost, plus all actual costs incurred by Cardinal Roofing Corp for materials purchased for execution of the work described in the Contract.

I acknowledge that I have read and understand this page. Initials:



WARRANTY

This document warrants that should a defect in workmanship, related to the work completed by COMPANY NAME, occur within 5 years of the project, COMPANY NAME will complete repairs within the original project's scope of work at no charge to the customer. This warranty does not cover normal wear and tear, hail damage, wind damage, sun damage, intentional or accidental damage by any person, or acts of God that may or may not merit an insurance claim. This warranty only applies to portions of the project in which COMPANY NAME fully replaced any existing products, and does not cover repairs or service done to another contractor's work. Defects in the building materials used to complete work do not fall under the scope of this workmanship warranty; any building products installed will instead be covered by the product's original manufacturer warranty.

Customer

City of Mt. Morris

Project address

720 Hughes St., Mount Morris, MI

Date Project Completed

-

Thank you again for choosing COMPANY NAME to complete work on your property. We trust you had a great customer experience!

**CITY OF MT. MORRIS
RESOLUTION 25-24**

WHEREAS: The City of Mt. Morris City Council has declared the time for a city-wide yard/rummage sale, according to Chapter 18, Article IV, section 18-83, on the dates of Thursday, August 21, 2025, through Sunday, August 24, 2025; and

WHEREAS: All regulations pertaining to garage-yard-rummage sales shall apply for the period of time designated by the city council; and

NOW THEREFORE, BE IT RESOLVED:

That this Council does hereby agree to participate in this community effort and declare a time for a city-wide yard/rummage sale, starting on Thursday, August 21, 2025, and going through Sunday, August 24, 2025. This council does hereby agree to waive the permit fee as required in section 18-82(5).

Moved by Council member _____, seconded by Council member _____, and thereafter adopted by the City Council of the City of Mt. Morris at a regular meeting held Monday, August 11, 2025 at 7:00 p.m.

_____ Yea

_____ Nay

_____ Absent

Sara Dubey, Mayor

Spencer Lewis, City Clerk

August 5, 2025

Mt Morris City Council,

This letter is to inform you of this year's plan and to request permission for the annual Mt Morris Consolidated Schools Homecoming Parade.

The date for the Homecoming Parade has been set for Friday, September 26, 2025. We will begin lining up for the parade on Walter Street at 5:00 pm. The parade will start at 5:45 pm. It will follow the usual route, which starts at the middle school on Walter Street. From there, the parade will travel south to Mt Morris Rd, then west through town, crossing Neff Road, and will end in the parking lot of Elisabeth Ann Johnson High School.

We respectfully request your assistance in blocking the roads from traffic during the duration of the parade. This plan is similar to those in the past. It is our sincere hope that this plan will be approved and our Homecoming parade will proceed accordingly.

Please feel free to contact me with any questions or concerns.

Thank you in advance,

Kelly King
Homecoming Parade Coordinator
810-591-4798
kking@mtmorrischools.org
Cell 810-577-6249

2025 – 2026 Mt. Morris Homecoming Parade 5:45 – 6:30



PARADE ROUTE DIRECTIONS

- 1. START:** Turn left onto Walter St – Travel for 0.3 mi.
- 2.** Turn right onto E. Mt. Morris Rd. – Travel for 1.2 mi.
- 3. END:** Travel past Neff Rd 300 ft. and turn right into the EAJ Bus loop off of Mt. Morris Rd.

NOTE: Block off Neff Rd. Entrance to EAJ Staff Parking Lot

The Mt. Morris Homecoming Parade will begin at 5:45 on Friday, September 26, 2025, leaving from Mt. Morris Middle School and travelling westbound along Mt. Morris Rd. to the high school. During the parade, **NO TRAFFIC** will be allowed through the parade route. Local traffic can navigate around the parade by using the alternate routes.

For Visiting Guests and Non Parade Participants

Due to the parade route, the intersection of Neff and Mt. Morris Rd. will be closed for the duration of the parade. If you are planning on arriving at this time, please plan to use Frances Rd. North of the school to head South on Neff Rd. and enter the northernmost parking lot. The Parade will be turning right from Mt. Morris into the EAJ bus loop/front parking lot. As a result, the front lot will be inaccessible from Mt. Morris Rd. prior to the game.

ALTERNATE ROUTES:

Coming From the North: Utilize France Rd. East to Dort Hwy or West to Clio Rd. You can take either road south past Mt. Morris Rd.

Coming From the South: Utilize Stanley Rd. East to Dort Hwy or West to Clio Rd. You can take either road North Past Mt. Morris Rd.

Coming From the West: Utilize Clio Rd. to head North or South. The next main cross roads are Frances Rd. to the North or Stanley Rd. to the South. Both roads run East to West around the city of Mt. Morris.

Coming From the EAST: Utilize Dort Hwy. to head North or South. The next main cross roads are Frances Rd. to the North or Stanley Rd. to the South. Both roads run East to West around the city of Mt. Morris.