



CITY OF HART
407 S. STATE ST.
HART, MI 49420
REGULAR MEETING OF CITY COUNCIL - COUNCIL PROCEEDINGS
MARCH 10th, 2026
MINUTES – APPROVED

PRESENT: Mayor Amanda Klotz, Councilors Catalina Burillo, Jim Cunningham, Dean Hodges, Andrew Mullen, Betty Root (Late), and Karen Thomson

ABSENT: None

OTHERS PRESENT: City Manager – Nichole Kleiner, City Clerk/Treasurer – Karla Swihart, BioPure Superintendent – Paul Cutter, DPW Superintendent – Brad Whitney, Hart Police Officer– Sean Robb, Sharon Halack, and Christine Juska

APPROVAL OF AGENDA:

- A. Mullen motioned to approve the Amended Agenda and was supported by C. Burillo
 - Ayes: 6 Nays: 0 Absent: 1

PUBLIC COMMENTS:

- Officer Sean Robb – had the opportunity to attend a church meeting at Shelby Road Baptist to kick off – Oceana County Church Safety Network to discuss Church safety and security, where the Oceana County Sheriff Department out like to be able to share applicable safety and security information as well as offer a training session in September. Also, the days are getting longer and the weather is getting nicer out, kids will be out and busy season will soon be upon us.

CORRESPONDENCE, EVENTS, PRESENTATIONS:

- None

CONSENT AGENDA:

- Approval of minutes from February 24th, 2026
- Bills, Claims, Payroll
- Reports of Boards, Commissions, and Committees
- Department Reports – Police/BioPure/Public Works/Energy/C&E Dvlp
 - J. Cunningham motioned to approve the Consent Agenda, and was supported by K. Thomson
 - Ayes: 6 Nays: 0 Absent: 1

ACTION ITEMS:

- Resolution 2026-08 Authorize Agreement with BS&A Software for Cloud Upgrade .
DUE TO MULTI QUESTIONS FROM COUNCIL RESOLUTION IS TABLED UNTIL NEXT SCHEDULED CITY COUNCIL MEETING.
- Resolution 2026-09 Adopting a Deficit Elimination Plan for the Park Fund & Accepting the FY25-26 Amended Park Fund Budget
WHEREAS, the City of Hart Park Fund has a deficit fund balance of \$175,841 as of June 30th,2025; and WHEREAS, Public Act 140 of 1971 requires that a local unit of government formulate and file a Deficit Elimination Plan with the Michigan Department of Treasury when a deficit exists in a fund; and WHEREAS, the City Council has reviewed the circumstances resulting in the deficit and has determined a plan to eliminate the deficit and restore the Park Fund to financial stability; and WHEREAS, the City Council is also requested to accept the amended Park Fund Budget for Fiscal Year 2025-2026 as presented, which includes a fund balance transfer of \$175,000 from the John Gurney Park checking account to the Park Fund.

NOW THEREFORE BE IT RESOLVED THAT the Hart City Council hereby:

Accepts the amended Park Fund budget for Fiscal Year 2025-2026 as presented.

BE IT FURTHER RESOLVED THAT the Hart City Council hereby:

Adopt the following as the City of Hart Park Fund Deficit Elimination Plan:

	23-24 Actual	24-25 Actual	25-26 Projected	26-27 Projected	27-28 Projected
DESCRIPTION	Audit	Audit	Def Elim Plan	Def Elim Plan	Def Elim Plan
UNRESTRICTED NET POSITION (DEFICIT)	12,326	(57,306)	(175,842)	23,708	84,308
REVENUE					
Camp Store	4,636	11,243	14,000	15,500	17,000
Site Rentals	165,444	174,634	225,000	280,000	300,000
Miscellaneous	-	45			
Pavillion/Hall Rental			4,000	5,000	6,500
TOTAL REVENUE	170,080	185,922	243,000	300,500	323,500

EXPENDITUES					
Wages (Regular Employee)	24,078	54,322	63,000	66,000	69,000
Wages (Part Time)	8,380	37,241	32,000	28,000	30,000
Wages (Workers from Other Depts)	-	-	-	-	-
Wages (Temporary Help)	3,478	-	-	-	-
Leave Days (Combined)	899	11,264	8,750	9,000	12,000
FICA	7,746	8,697	9,500	11,000	12,500
Combined Fringes (no FICA)	487	23,193	6,600	8,000	9,500
Uniforms	528	1,415	1,000	1,000	1,200
Operating Supplies	29,491	32,057	16,400	17,000	18,500
Tools	-	206	2,000	2,200	2,500
Repairs & Maintenance	10,008	3,597	9,000	10,000	12,500
Professional Services	10,869	43,294	10,000	10,000	11,000
Management Fee	41,078	-	-	-	-

Contractual Services	15,099	45,162	15,000	12,000	15,000
Motor Operations	3,175	4,641	5,000	5,500	6,000
Community Promotions	85	914	2,500	2,750	3,000
Advertising/Promotion	3,072	807	3,000	1,200	1,500
Printing & Publishing	-	289	-	500	600
Property/Liability/Bonding Ins	850	880	900	1,000	1,150
Utilities	36,157	29,387	34,000	36,000	38,500
Telephones/Pagers	3,372	4,085	3,200	3,500	3,800
Conf/Workshops/Training	-	1,977	-	1,500	1,500
Membership Dues	860	1,442	2,000	1,750	1,750
Capital Outlay	40,000	6,556	-	15,000	17,500
Miscellaneous	-	408	-		
TOTAL EXPENDITURES	239,712	311,833	223,850	242,900	269,000
Annual Net Without Deficit Carryover	(69,632)	(125,911)	19,150	57,600	54,500
NON-OPERATING REVENUE					
Transfer from fund balance	-	-	175,000		
Interest on Investments	-	7,375	5,400	3,000	3,000
TOTAL NON-OPERATING REVENUE	-	7,375	180,400	3,000	3,000
UNRESTRICTED NET POSITION (DEFICIT)	(57,306)	(175,842)	23,708	84,308	141,808

Explanation: 2026 fund balance transfer of \$175,000 to eliminate deficit. Camp site rental revenue increase of 29%. 24% increase in store revenue. Increase hall rental 100%. Decrease professional and contractual services (contractual seasonal workers) by 72%.

BE IT FURTHER RESOLVED THAT the Hart City Manager is authorized and directed to submit the City of Hart Park Fund Deficit Elimination Plan to the Michigan Department of Treasury for certification.

- A. Mullen motioned to approve Resolution 2026-09 and was supported by C. Burillo
 - Ayes: 6 Nays: 0 Absent: 1

- Resolution 2026-10 Adopting a Deficit Elimination Plan for the Sewer Fund

WHEREAS, the City of Hart Sewer Fund has a deficit fund balance of \$7,551 as of June 30, 2026; and

WHEREAS, Public Act 140 of 1971 requires that a local unit of government formulate and file a Deficit Elimination Plan with the Michigan Department of Treasury when a deficit exists in a fund; and WHEREAS, the City Council has reviewed the circumstances resulting in the deficit and has determined a plan to eliminate the deficit and restore the Sewer Fund to financial stability; and NOW THEREFORE BE IT RESOLVED that the Hart City Council

Adopts the following as the City of Hart Sewer Fund Deficit Elimination Plan:

	FY25-26 Projected	FY26-27 Projected	FY27-28 Projected	FY28-29 Projected	FY29-30 Projected
	Def Elim Plan	Def Elim Plan	Def Elim Plan	Def Elim Plan	Def Elim Plan
UNRESTRICTED NET POSITION (DEFICIT)	(7,551.00)	12,207.37	(42,601.68)	(23,218.15)	76,762.25
REVENUE					
SEWER TAPS REVENUE	13,500.00	14,310.00	15,168.60	16,078.72	17,043.44
METERED SALES TO GENERAL CUST	570,000.00	604,200.00	640,452.00	678,879.12	719,611.87
METERED SALES TO INDUSTRIAL	1,600,000.00	1,696,000.00	1,797,760.00	1,905,625.60	2,019,963.14
Penalty(After15th)WhenBilled	6,500.00	6,890.00	7,303.40	7,741.60	8,206.10
SaleOfEquipment/Vehicles	0.00	-	-	-	-
MISCELLANEOUS	0.00	-	-	-	-
ReimburseForLabTests	35,000.00	50,000.00	51,500.00	53,045.00	54,636.35
Fm Septage Haulers	60,000.00	61,800.00	63,654.00	65,563.62	67,530.53
HayContractPayments/LandRenta	8,505.00	8,505.00	8,505.00	8,505.00	8,505.00
	2,293,505.00	2,441,705.00	2,584,343.00	2,735,438.66	2,895,496.42
EXPENDITURES					
WAGE (REG EMPLOYEE)	224,400	231,132.00	238,065.96	245,207.94	252,564.18
STANDBY	13,100	13,493.00	13,897.79	14,314.72	14,744.17
OVERTIME	13,500	13,905.00	14,322.15	14,751.81	15,194.37
Leave Days (Combined)	12,000	12,360.00	12,730.80	13,112.72	13,506.11
FICA	31,000	31,930.00	32,887.90	33,874.54	34,890.77
COMBINED FRINGES (NO FICA)	29,905	30,802.15	31,726.21	32,678.00	33,658.34
UNIFORMS	3,600	3,708.00	3,819.24	3,933.82	4,051.83
OPERATING SUPPLIES	19,800	20,394.00	21,005.82	21,635.99	22,285.07

Lab Supplies & Contractual	36,500	37,595.00	38,722.85	39,884.54	41,081.07
Chemicals	35,800	36,874.00	37,980.22	39,119.63	40,293.22
TOOLS	1,000	1,030.00	1,060.90	1,092.73	1,125.51
REPAIRS AND MAINTENANCE	3,500	3,605.00	3,713.15	3,824.54	3,939.28
PROFESSIONAL SERVICES	75,000	77,250.00	79,567.50	81,954.53	84,413.16
Lab Testing Services	11,000	11,330.00	11,669.90	12,020.00	12,380.60
Fees	2,000	2,060.00	2,121.80	2,185.45	2,251.02
License Fees	24,000	24,720.00	25,461.60	26,225.45	27,012.21
CONTRACTURAL SERVICE	2,500	2,575.00	2,652.25	2,731.82	2,813.77
Motor Operations	18,000	18,540.00	19,096.20	19,669.09	20,259.16
UTILITIES(HEAT,WATER,ELECT,SE	4,400	4,532.00	4,667.96	4,808.00	4,952.24
ELECTRICITY	350,000	360,500.00	371,315.00	382,454.45	393,928.08
TELEPHONE/PAGERS	5,000	5,150.00	5,304.50	5,463.64	5,627.54
CONF/WKSHOPS/TRAINING	1,200	1,236.00	1,273.08	1,311.27	1,350.61
Sludge Removal	200000	206,000.00	212,180.00	218,545.40	225,101.76
MISCELLANEOUS	1,500	1,545.00	1,591.35	1,639.09	1,688.26
WAGE (REG EMPLOYEE)	4,800	4,944.00	5,092.32	5,245.09	5,402.44
OVERTIME	1,800	1,854.00	1,909.62	1,966.91	2,025.92
FICA	1,500	1,545.00	1,591.35	1,639.09	1,688.26
COMBINED FRINGES (NO FICA)	2,400	2,472.00	2,546.16	2,622.54	2,701.22
REPAIRS & MAINTENANCE	4,500	4,635.00	4,774.05	4,917.27	5,064.79
CONTRACTURAL SERVICE	25,000	25,750.00	26,522.50	27,318.18	28,137.72
UTILITIES(HEAT,WATER,ELECT,SE	1,400	1,442.00	1,485.26	1,529.82	1,575.71
ELECTRICITY	28,000	28,840.00	29,705.20	30,596.36	31,514.25
TELEPHONE/PAGERS	2,450.00	2,523.50	2,599.21	2,677.18	2,757.50
Capital Outlay	3,150.00	3,244.50	3,341.84	3,442.09	3,545.35

WAGE (REG EMPLOYEE)	6,700.00	6,901.00	7,108.03	7,321.27	7,540.91
OVERTIME	1,200.00	1,236.00	1,273.08	1,311.27	1,350.61
FICA	1,200.00	1,236.00	1,273.08	1,311.27	1,350.61
COMBINED FRINGES (NO FICA)	1,400.00	1,442.00	1,485.26	1,529.82	1,575.71
UNIFORMS	500.00	515.00	530.45	546.36	562.75
OPERATING SUPPLIES	7,500.00	7,725.00	7,956.75	8,195.45	8,441.32
TOOLS	1,950.00	2,008.50	2,068.76	2,130.82	2,194.74
CITY MANAGER	18,950.00	19,518.50	20,104.06	20,707.18	21,328.39
CLERICAL	27,500.00	28,325.00	29,174.75	30,049.99	30,951.49
Leave Days (Combined)	19,000.00	19,570.00	20,157.10	20,761.81	21,384.67
LONGEVITY PAY	2,500.00	2,575.00	2,652.25	2,731.82	2,813.77
FICA	6,580.00	6,777.40	6,980.72	7,190.14	7,405.85
COMBINED FRINGES (NO FICA)	14,500.00	14,935.00	15,383.05	15,844.54	16,319.88
OFFICE SUPPLIES	2,800.00	2,884.00	2,970.52	3,059.64	3,151.42
POSTAGE	3,400.00	3,502.00	3,607.06	3,715.27	3,826.73
OPERATING SUPPLIES	3,500.00	3,605.00	3,713.15	3,824.54	3,939.28
PROFESSIONAL SERVICES	20,000.00	20,600.00	21,218.00	21,854.54	22,510.18
License Fees	4,000.00	4,120.00	4,243.60	4,370.91	4,502.04
PRINTING AND PUBLISHING	400.00	412.00	424.36	437.09	450.20
Property/Liability/Bonding/Ins	15,000.00	15,450.00	15,913.50	16,390.91	16,882.63
TELEPHONE/PAGERS	100.00	103.00	106.09	109.27	112.55
Miss Dig	520.00	535.60	551.67	568.22	585.26
CONF/WKSHOPS/TRAINING	2,200.00	2,266.00	2,333.98	2,404.00	2,476.12
MEMBERSHIPS/DUES	1,200.00	1,236.00	1,273.08	1,311.27	1,350.61
DEPRECIATION EXPENSE	688,000.00	708,640.00	729,899.20	751,796.18	774,350.06
Capital Outlay	3,500.00	3,605.00	3,713.15	3,824.54	3,939.28

ComputerUpgrading/Networking	500.00	2,500.00	2,575.00	2,652.25	2,731.82
SEWERSYSTEMIMPROVEMENTS/SRF REPAYMENT	100,000.00	220,000.00	220,000.00	220,000.00	220,000.00
Tf to Hart Historic District	14,220.00	14,646.60	15,086.00	15,538.58	16,004.74
TF TO CITY HALL FUND	66,370.00	68,361.10	70,411.93	72,524.29	74,700.02
(EXPENSE) PAY IN LIEU OF TAX	65,280.00	67,238.40	69,255.55	71,333.22	73,473.22
Economic/Community Developmen	18,960.00	19,528.80	20,114.66	20,718.10	21,339.65
TOTAL EXPENDITURES	2,313,135.00	2,501,514.05	2,569,959.47	2,640,458.26	2,713,072.00
Annual New Without Deficit Carryover	(19,630.00)	(59,809.05)	14,383.53	94,980.40	182,424.42
NON-OPERATING REVENUE					
Transfer from Fund Balance	0.00	-	-	-	-
Interest of Investments	39,388.37	5,000.00	5,000.00	5,000.00	5,000.00
TOTAL NON-OPERATING REVENUE	39,388.37	5,000.00	5,000.00	5,000.00	5,000.00
UNRESTRICTED NET POSITION (DEFICIT)	12,207.37	(42,601.68)	(23,218.15)	76,762.25	264,186.67

BE IT FURTHER RESOLVED That the City Manager is authorized and directed to submit the City of Hart Sewer Fund Deficit Elimination Plan to the Michigan Department of Treasury for certification.

- C. Burillo motioned to approve Resolution 2026-10 and was supported by K. Thomson
 - Ayes: 6 Nays: 0 Absent: 1

- Resolution 2026-11 Approve 5-yr Internet Service Agreement with Merit Network
 WHEREAS, Merit Network, Inc. is a Michigan-based nonprofit organization governed by Michigan’s public universities that provides high-speed internet, network services, and cybersecurity support to public sector organizations including municipalities, schools, libraries, and universities; and
 WHEREAS, the City of Hart currently receives internet services through a shared agreement originally established with the Oceana County Building; and
 Whereas, the proposed renewal agreement separates the City of Hart into its own account, providing greater control and scalability of services; and
 WHEREAS, the proposed agreement provides a five (5) year service term at an annual cost of \$7,950, reduced from the city’s current annual cost of \$15,390, while increasing available bandwidth capacity to up to 100 Gbps; and
 WHEREAS, the proposal reflects an annual recurring total of \$7,950 for Merit Internet service.
 NOW THEREFORE BE IT RESOLVED THAT the Hart City Council

Approves the five-year Internet Service Agreement with Merit Network, Inc. and authorizes the City Manager to execute the agreement on behalf of the City.

- A. Mullen motioned to approve Resolution 2026-11 and was supported by J. Cunningham.
 - Ayes: 6 Nays: 0 Absent: 1

- Resolution 2026-12 Street Add Certification for State Street from Polk to Johnson
 WHEREAS, the City of Hart did on June 15, 2025, acquire title to State Street; and
 WHEREAS, it is necessary to furnish certain information to the State of Michigan to place this street within the
 City Street System for the purpose of obtaining funds under Act 51, P.A. 1951, as amended.
 NOW THEREFORE BE IT RESOLVED THAT the Hart City Council:
 1. That the centerline of said street is described as:
 US-31 BR/State St. from US-31 BR/Polk Rd to Johnson St, as distance of approximately 0.72 miles in Control
 Section 64016.
 2. That said street is located within City right-of-way and is under the control of the City of Hart
 3. That said street is a public street and is for public street purpose.
 4. That said street is accepted into the municipal street system and is open to the public for public use on or
 before December 31, 2025
 - C. Burillo motioned to approve Resolution 2026-12 and supported by K. Thomson
 · Ayes: 7 Nays: 0 Absent: 0

- Resolution 2026-13 Street Add Certification for Comfort Drive from Polk to End of Road
 WHEREAS, the City of Hart did, before December 31, 2025, acquire title to Comfort Drive; and
 WHEREAS, it is necessary to furnish certain information to the State of Michigan to place this street within the
 City Street System for the purpose of obtaining funds under Act 51, P.A. 1951, as amended
 NOW THEREFORE BE IT RESOLVED that the Hart City Council
 1. That the centerline of said street is described as:
 Comfort Drive, from US-31 BR/Polk Rd to end of road (cul-de-sac), a distance of approximately 2,300 feet.
 2. That said street is located within the City right-of-way and is under the control of the City of Hart.
 3. That said street is a public street and is for public street purposes.
 4. That said street is accepted into the municipal street system and is open to the public for public use on or
 before December 31, 2025.
 - A. Mullen motioned to approve Resolution 2026-13 and was supported by B. Root
 · Ayes: 7 Nays: 0 Absent: 0

DISCUSSION ITEMS:

- BS&A Software Cloud Upgrade Follow-Up
 CM followed up with BS&A rep regarding cloud conversion Council requested at previous meeting. A summary
 was sent to all council members for review. Also, CM is working with Michigan Department of Treasury to
 determine if funding assistance may be available to offset part of the expense.
- Ceres Proposals
 TIFA is holding a closed session meeting to go over the proposals submitted, Hopes are to narrow down to final
 two and invite to TIFA meeting on March 17th for in-person questions.
- Match on Main Grant
 Is open for local Business submissions, due by March 16th by 5pm
- Council Retreat Rescheduled
 Will get together some dates looking into May, would prefer during the day rather than a weekend.

CITY MANAGER'S REPORT:

Status of ongoing projects:

- Hart Plaza Streetscape Project – No change
- Safe Routes to School Trail – trail modifications to avoid encroachment on school property have been completed
 and submitted to MDOT for final review in hopes of soliciting bids by the end of the month.

- Water Tower ATT antenna project – no change – still pursuing signature on easement.
- Ceres Solution Request for Proposals
 - March 11, 5-6pm TIFA meets to select top two proposals
 - March 17, 1-2pm TIFA regular meeting – hoping developers are available for in-person questions
 - March 24, City Council presented TIFA’s development recommendation.

What’s New:

- Date incident update with forensics team scheduled for tomorrow
- Welcome back Chris TerHaar, Parks & Rec Superintendent, after extended leave
- Lindsay Brown has taken on the role of Economic Development “Coordinator” after expressing interest in the Director position by applying internally. Lindsay will help fill the void of that position while we pause the search for a director until we’re more comfortable with the budget projections.

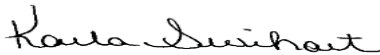
COMMUNICATIONS FROM THE MAYOR AND COUNCIL:

- J. Cunningham – Board of Review meeting Wednesday March 11th from 1pm -7pm and Thursday March 12th from 1pm – 7pm
- A. Mullen HEART board meeting March 11th at 2pm.
- Mayor Klotz – Long time Library board member Nancy Stark has retired from the board, leaving big shoes to fill in that role, Congratulations Nancy.
- C. Burillo – Thank you to Nichole and Karla for your hard work on getting the budget straightened out.

ADJOURN:

- There being no further business to come before the Council, Mayor Klotz adjourned the meeting at 8:41 pm. The next regularly scheduled meeting will be on March 24th, 2026, at 7:30 pm.

Respectfully Submitted



Karla Swihart, City Clerk