



**CITY OF HART**  
**407 S. STATE ST.**  
**HART, MI 49420**  
**REGULAR MEETING OF CITY COUNCIL - COUNCIL PROCEEDINGS**  
**May 12<sup>th</sup>, 2026**  
**MINUTES – Approved**

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

**ABSENT:** None

**OTHERS PRESENT:** City Manager – Nichole Kleiner, Utility Biller and Economic & Community Development Coordinator – Lindsay Brown, BioPure Superintendent – Paul Cutter, Hart Police Chief – Juan Salazar, Sharon Hallack, Christine Juska, Chris Klotz, and Troy Maloney

**APPROVAL OF AGENDA:**

- B. Root motioned to agenda was supported by C. Burillo
  - Ayes: 7 Nays: 0 Absent: 0

**PUBLIC COMMENTS:**

- City Manager read a letter from Rogelio Miguel-Lopez  
We come here tonight to ask for help please. We need a solution, taxes are increasing every year and as a landlord I cannot keep increasing the rent every year. We have many tenants who rely on government assistance and struggle to make ends meet. This April we even have a tenant who was helped by the church to cover the rent. Imagine in 15-20 years, I might have to pay more in taxes than what I make. It's not fair to the tenants who pay so much for an apartment that stays the same size every year. It is necessary for a solution to this problem. I want to personally invite you to see the apartment and put yourself in the tenant's shoes. If no solution is found, can you help us find someone who will? I will repeat myself again lets say in 15-20 years I will be paying more in taxes than what I make.  
Esta es la direccion de mis a partamentos  
504 s union st hart mi 49420  
514 s Dryden st hart mi 49420  
Asi como yono hablo ingles pago mis impuestos del candado de oceana

**CORRESPONDENCE, EVENTS, PRESENTATIONS:**

- Hart Area Fire Department Joint Agreement Overview, Troy Maloney, Emergency Manager

**CONSENT AGENDA:**

- Approval of minutes from April 28<sup>th</sup>, 2026
- Bills, Claims, Payroll
- Reports of Boards, Commissions, and Committees
- Resolution 2026-13A Correcting the certified street length for Act 51 compliance – no change to the underlying acceptance.
- Department Reports – Police/BioPure/Public Works/Energy/C&E Dvlp
  - B. Root motioned to approve the Consent Agenda, and was supported by K. Thomson
    - Ayes: 7 Nays: 0 Absent: 0

**ORDINANCES:**

SEE PLANNING COMMISSION MINUTES 05/07/2026 FOR ORDINANCE @ [www.cityofhart.org](http://www.cityofhart.org) under Services, Forms and Publications.

- First Reading – Ordinance 1242.07, “Moratorium on Data Centers”
- First Reading – Ordinance 1243.28f – Pervious Surfaces, 1243.22 – Native Vegetation, and 1243.22G -Tree Planting, Maintenance, and Removal
- First Reading – Ordinance 1243.04 Limitations on Lot Splits

**ACTION ITEMS:**

- Resolution 2026-17 Opposing House Bill on Zoning Changes  
 WHEREAS, local governments in Michigan are granted authority under state law to plan and regulate land use in a manner that reflects the unique needs, infrastructure, and character of their communities; and  
 WHEREAS, local officials are best positioned to balance housing needs with infrastructure capacity, public safety, environmental considerations, and long-term community planning goals; and  
 WHEREAS, House Bills 5529-5532 and 5581-5585, currently under consideration in the Michigan Legislature, would impose statewide zoning mandates that preempt local authority on matters including, but no limited to, duplexes, accessory dwelling units (ADU’s), minimum lot sizes, setbacks, and minimum dwelling sizes; and  
 WHEREAS, these bills would limit the City’s ability to implement zoning standards tailored to local conditions and infrastructure capacity; and  
 WHEREAS, while the City of Hart supports efforts to address housing availability and affordability, effective solutions require collaboration with local governments and recognition of community-specific needs; and  
 WHEREAS, one-size fits-all mandates risk undermining thoughtful local planning efforts, infrastructure investments, and community-supported development strategies.

NOW THEREFORE BE IT RESOLVED THAT:

*The City of Hart hereby opposes House Bills 5529-5532 and 5581-5585 and any similar legislation that would preempt local zoning authority.*

*The City of Hart urges the Michigan Legislature to work collaboratively with local governments to develop housing solutions that respect local planning and infrastructure realities.*

*The City of Hart reaffirms its commitment to supporting housing solutions that are locally driven, Balanced, and responsive to community needs.*

*The City Clerk is directed to transmit a copy of this resolution to the Governor, State Representative Curt VanderWall, State Senator Jon Bumstead, and the Michigan Municipal League.*

- B. Root motioned to approve Resolution 2026-17 and was supported by J. Cunningham
  - Ayes: 5 Nays: 2 Absent: 0

- Resolution 2026-23 Deposit of Unclaimed Funds Held by the Police Department  
 WHEREAS, the Hart Police Department currently holds certain monies in its property room associated with closed or inactive cases in which the funds were found, and no rightful owner has been identified or has come forward to claim them; and  
 WHEREAS, the following case numbers and amounts have been identified for disposition:
  - Case No. 24-0931 - \$5 , Case No. 24-0757 - \$60, Case No. 24-0465 - \$1, Case No 25-1310 - \$60, Case No 25-1088 - \$1, Case No. 24-1030 - \$4, Case No 22-1367 - \$370, for a total of \$501; and
 WHEREAS, an additional amount consisting of approximately 100 pennies is also held in the property room with no associated report or identifiable owner; and  
 WHEREAS, reasonable efforts have been made to identify and locate any rightful owners, and no claims have been made; and  
 WHEREAS, it is in the best interest of the City to authorize the proper disposition of these unclaimed funds.  
 NOW, THEREFORE BE IT RESOLVED THAT the Hart City Council hereby,

*Authorizes the Hart Police Department to release and deposit the above-referenced funds, totaling approximately \$502, into the City's General Fund; and*

BE IT FURTHER RESOLVED THAT the Chief of Police or his/her designee is authorized to complete any necessary documentation to effectuate this transfer.

- A. Mullen motioned to approve Resolution 2026-23 and was supported by C. Burillo
  - Ayes: 7 Nays: 0 Absent: 0

- Resolution 2026-24 Award Timber Harvest Bid for West lever Rd Property

WHEREAS, the City of Hart solicited bids for the harvesting of approximately 479 trees located on the City owned 41-acre parcel off West Lever Road; and

WHEREAS, the City received the following bids:

- Northwest Hardwoods, Inc. - \$31,651.00
- Atwood Timber & Lumber, Inc. - \$27,125.00; and

WHEREAS, Northwest Hardwoods, Inc. submitted the highest responsible bid; and

WHEREAS, the City Council finds it to be in the best interest of the City to authorize the award of the timber harvest bid and deposit the proceeds into the General Fund under "Sale of Property."

NOW THEREFORE BE IT RESOLVED THAT the Hart City Council hereby

*Authorizes the City Manager to award the timber harvest bid to Northwest Hardwoods, Inc. in the amount of \$31,651.00 for the harvesting of trees identified on the City-owned property off West Lever Road.*

BE IT FURTHER RESOLVED that proceeds from the timber harvest shall be deposited into the City's General Fund under "Sale of Property."

- A. Mullen motioned to approve Resolution 2026-24 and was supported by K. Thomson
  - Ayes: 7 Nays: 0 Absent: 0

- Resolution 2026-25 Approve Transfer of Surplus Vehicle to Hart Cemetery

WHEREAS, the City of Hart Department of Public Works currently owns a 2008 Ford F250 XL Super Duty, VIN 1FTNF215X8ED66038, with approximately 67,225 miles; and

WHEREAS, the vehicle is no longer needed for City operations and has been determined to be surplus property; and

WHEREAS, the estimated fair market value of the vehicle is approximately \$3,445 according to Kelley Blue Book, however the vehicle is no considered suitable for regular road driving and will be transferred in as-is condition with no warranties expressed or implied; and

WHEREAS, Councilmember Mullen, who serves on the Hart Cemetery Board, shared that the Hart Cemetery needs a vehicle for maintenance and work on the cemetery property; and

WHEREAS, the City Council finds that transferring the vehicle to the Hart Cemetery Board for continued public use and maintenance purposes serves a valid public purpose and is in the best interest of the community;

NOW THEREFORE BE IT RESOLVED THAT THE HART CITY COUNCIL hereby:

*Declares the following vehicle surplus property:*

*2008 Ford F250 XL Super Duty*

*VIN: 1FTNF215X8ED66038*

BE IT FURTHER RESOLVED that the Hart City Council approves the transfer of the vehicle to the Hart Cemetery Board for nominal consideration of \$1.00, in as-is condition, with no warranties expressed or implied.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are authorized to execute all documents necessary to complete the transfer of ownership

- C. Burillo motioned to approve Resolution 2026-25 and was supported by A. Mullen
  - Ayes: 7 Nays: 0 Absent: 0

#### **DISCUSSION ITEMS:**

- Memo to Council Regarding the Starting Block

The Starting Block was established in 2008 as one of Michigan's first shared-use commercial kitchen incubators intended to support entrepreneurship, food-based business development, and job creation. The City acquired the building at 1535 Industrial Park Drive for approximately \$400,000 using MEDC/CDBG and federal grant funding totaling approximately \$500,000

Under the ordinal lease-management agreement, the Starting Block was expected to maintain operations, fulfill grant obligations, create jobs, maintain and governing board and manage succession planning, and ultimately become self-sustaining. The agreement also contemplated transfer of ownership after 15 years contingent upon fulfillment of obligations and remaining in good standing. The lease expired approximately two years ago and has not been renewed.

While The Starting Block continues to provide value as one of only a small number of USDA-certified shared use-commercial kitchens in Michigan and currently houses several small businesses, the organization is currently facing several challenges including:

- Inability to replace its director,
- Lack of a long-term operational plan,
- Board frustration regarding organizational needs,

Financial statements provided by the organization indicate approximately \$125,000 cash reserves, which allow operations to continue in the short term. However, the City remains responsible for publicly owned building with ongoing maintenance and capital needs and there is currently no active lease agreement governing expectations between the parties.

Given the City's long-term financial involvement and ownership responsibilities, I am requesting Council direction regarding potential next steps. Discussion options may include:

- Requiring the Starting Block Board to submit a long-term operational sustainability plan within a defined timeframe,
- Evaluating the fair market value and future redevelopment potential of the property,
- Holding a public informational meeting regarding the status and future of The Starting Block,
- Creating a stakeholder or advisory group to explore restructuring or preservation efforts,
- Negotiating a new lease agreement with defined operational expectations,
- Or discussing long-term transition or exit strategies.

At this time, I am seeking Council feedback regarding the City's desired role moving forward and whether continued public support of the current model aligns with Council priorities and community expectations.

#### **CITY MANAGER'S REPORT:**

##### **Status of ongoing projects:**

##### **I GOT THE WATER TOWER EASEMENT AGREEMENT SIGNED!**

##### **Events**

- Thrift and Gift Crawl May 15-16 throughout Hart and Pentwater

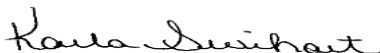
#### **COMMUNICATIONS FROM THE MAYOR AND COUNCIL:**

- Mayor Klotz reminded council to complete city manager 6 month review forms and return to city hall by 5/19/26

#### **ADJOURN:**

- There being no further business to come before the Council, Mayor Klotz adjourned the meeting at 8:54pm. The next regularly scheduled meeting will be on May 26<sup>th</sup>, 2026, at 7:30 pm.

Respectfully Submitted,



Karla Swihart, City Clerk