



**CITY OF HART**  
**407 S. STATE ST.**  
**HART, MI 49420**  
**REGULAR MEETING OF CITY COUNCIL - COUNCIL PROCEEDINGS**  
**June 9<sup>th</sup>, 2026**  
**MINUTES – Approved**

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

**ABSENT:** Dean Hodges

**OTHERS PRESENT:** City Manager – Nichole Kleiner, City Clerk – Karla Swihart, BioPure Superintendent – Paul Cutter, DPW Superintendent – Brad Whitney, Hart Police Officer Jack Hoekstra, Parks and Recs Superintendent – Chris TerHaar, Trey Choilc, Sharon Hallack, Christine Juska, Steve Volpp

**APPROVAL OF AGENDA:**

- C. Burillo motioned to agenda and was supported by K. Thomson
  - Ayes: 6 Nays: 0 Absent: 1

**PUBLIC COMMENTS:**

- None

**CORRESPONDENCE, EVENTS, PRESENTATIONS:**

- Steven Volpp, Permission-Base Presentation, Mr. Volpp who was born and raised in Hart Mi, has moved back to the community and would like to provide the City with Website design, and become ADA compliant. Wanted to share a brief presentation before Council tonight and share a little bit about Permission Base and why we would the best fit for the City's new web designer.

**PUBLIC HEARING:**

▪ **Fiscal Year 2026-2027 Budget**

- A. Mullen motioned to open Public Hearing on FY 26/27 budget at 7:48pm and was supported by C. Burillo
  - Ayes: 6 Nays: 0 Absent: 1

With no public present:

- J. Cunningham motioned to close Public Hearing on FY 26/27 budget at 7:51pm and was supported by B. Root
  - Ayes: 6 Nays: 0 Absent: 1

▪ **Property Tax Levy for Fiscal Year 2026-2027**

- A. Mullen motioned to open Public Hearing on Property Tax Levy FY 26/27 and was supported by C. Burillo
  - Ayes: 6 Nays: 0 Absent: 1

With no Public present:

- J. Cunningham motioned to close the Public Hearing on Property Tax Levy FY 26/27 and was supported by K. Thomson
  - Ayes: 6 Nays: 0 Absent: 1

**CONSENT AGENDA:**

- Approval of minutes from May 26<sup>th</sup>, 2026
- Bills, Claims, Payroll
- Reports of Boards, Commissions, and Committees
- Department Reports – Police/BioPure/Public Works/Energy/C&E Dvlp
- Planning Commission Annual Report

- B. Root motioned to approve the Consent Agenda, and was supported by K. Thomson
  - Ayes: 6 Nays: 0 Absent: 1

**ACTION ITEMS:**

- Resolution 2026-27 Adopt Fiscal Year 2026-2027 Budget  
 WHEREAS, Pursuant to Chapter IX of the Hart City Charter, the City Council is required to conduct a public hearing on and adopt an annual budget on or before the First meeting in June of each year; and  
 WHEREAS, the City Manager and City staff have prepared and submitted a proposed Fiscal Year 2026-2027 budget for review and consideration by the City Council and various City boards and committees; and  
 WHEREAS, the City of Hart has prepared a Ten-Year Capital Improvement Program as a planning and forecasting tool to assess the long-term infrastructure, utility, facility, equipment, and capital needs of the City; and  
 WHEREAS, a public hearing on the proposed Fiscal Year 2026-2027 budget was duly noticed and held on June 9, 2026 providing citizens an opportunity to comment on the proposed budget; and  
 WHEREAS, the City Council has reviewed the proposed budget and finds it to be in the best interest of the City of Hart and its residents; and  
 WHEREAS, the City continues implementation of Deficit Elimination Plans approved by the Michigan Department of Treasury for the Park Fund and Sewer Fund  
 NOW THEREFORE BE IT RESOLVED THAT:

**Section 1. Budget Adoption:**

*The Hart City Council hereby adopts the Fiscal Year 2026-2027 Budget for the fiscal year beginning July 1, 2026, and ending June 30, 2027, summarized as follows:*

<b>Fund</b>	<b>Revenues</b>	<b>Expenditures</b>	<b>Balance</b>
General Fund – 101	\$2,329,522	\$2,213,116	\$116,406
Major Streets – 202	\$1,245,000	\$1,244,800	\$200
Local Streets – 203	\$218,200	\$211,535	\$6,665
Street Mileage – 204	\$119,000	\$50,000	\$69,000
Park Fund – 208	\$323,575	\$235,170	\$88,405
Cemetery Fund – 209	\$32,100	\$32,000	\$100
TIFA Fund – 215	\$325,000	\$698,500	\$(373,500)
Hart Lake Improvement – 241	\$40,500	\$10,500	\$30,000
HEART Fund – 244	\$14,000	\$12,400	\$1,600
Historic District Fund – 702	\$0	\$40,500	\$(40,500)
Electric/Hydro Fund – 580	\$5,573,836	\$5,498,489	\$75,346
Sewer Fund – 590	\$2,500,382	\$1,924,304	\$576,078
Water Fund – 591	\$575,011	\$321,229	\$253,782
<b>Total FY 2026-2027</b>	<b>\$13,296,126</b>	<b>\$12,492,043</b>	<b>\$804,083</b>
<b>Total Prior Year Budget</b>	<b>\$11,797,617</b>	<b>\$11,038,267</b>	<b>\$759,350</b>

**Section 2. Appropriations:**

*The expenditures identified within the adopted Fiscal Year 2026-2027 Budget are hereby appropriated for the purposes specified therein.*

*The City Council establishes budgetary control at the fund level*

**Section 3. Budget Administration:**

*The City Manager is authorized and directed to administer the budget in accordance with the Uniform Budgeting and Accounting Act and applicable City policies.*

*Transfers within a fund may be made administratively as permitted by policy. Any amendment increasing total fund appropriations shall require approval of the City Council.*

**Section 4. Deficit Elimination Plans:**

The Fiscal Year 2026-2027 Budget incorporates the City’s approved Deficit Elimination Plans and financial recovery strategies for the Park Fund and Sewer Fund, and staff is authorized to continue implementation of those plans.

**Section 5. Effective Date:**

This Resolution shall take effect immediately upon adoption.

- J. Cunningham motioned to approve Resolution 2026-27 and was supported by C. Burillo
  - Ayes: 6 Nays: 0 Absent: 1

- Resolution 2026-28 Authorize Property Tax Levy for Fiscal Year 2026-2027  
 WHEREAS, the City of Hart has established a general millage for operating purposes and voted millage for the cemetery and street improvements in 2018 and 2024, respectively; and  
 WHEREAS, the City conducted a “Truth In Taxation” hearing on June 9<sup>th</sup>, 2026, which permits the proposed tax rates to exceed the maximum rates allowed by “Headlee” rules (MCL 211.34); and  
 WHEREAS, the City has determined that for FY 2026 that it is necessary to levy the maximum allowable mill levy;  
 NOW THEREFORE BE IT RESOLVED THAT THE HART CITY COUNCIL:

*Adopts and levies the following tax rates for 2026 as follows:*

<u>PURPOSE</u>	<u>2026 MILLAGE RATE</u>
Operating	11.8589
Streets (Voted November 2024)	1.8702
Cemetery (Voted November 2018)	.4682
<b>TOTAL</b>	<b>14.1973</b>

- B. Root motioned to approve Resolution 2026-28 and was supported by K. Thomson
  - Ayes; 6 Nays: 0 Absent: 1

- Resolution 2026-29 Adoption of Fiscal Year 2026-2027 Utility Rates  
 WHEREAS, the City of Hart owns and operates municipal electric, water, and wastewater utility systems and for residential solid waste collection services contracts  
 WHEREAS, the cost associated with operating, maintaining, repairing, replacing, and improving these systems continue to increase due to inflation, regulatory requirements, capital investment needs, purchased power costs, equipment replacement, contractual obligations, and infrastructure improvements; and  
 Whereas, the City has previously completed utility rate studies and financial analyses including the, 2023 Electric Cost of Service and Rate Study, the 2023 Wastewater financial planning and debt repayment schedule, and the 2026 Water Rate Schedule adopted by council which established recommended multi-year rate adjustments to maintain the financial sustainability of the City’s utility systems; and  
 WHEREAS, the Fiscal Year 2026-2027 Budget has been developed based upon the utility and service rates continued herein; and  
 WHEREAS, the City Council has reviewed the proposed rates and finds them necessary, reasonable, and in the best interest of the City and its utility customers.

NOW THEREFORE BE IT RESOLVED THAT THE HART CITY COUNCIL:

**Section 1. Adoption of Rates.**

The City Council hereby adopts the Electric, Water, Sewer, and Residential Solid Waste Collection Rates attached as **Exhibit A**, effective for services provided on or after **July 1, 2026**.

**Section 2. Power Cost Adjustment.**

The Power Cost Adjustment (PCA) shall continue to be calculated and applied in accordance with City policy and utility billing practices.

**Section 3. Administrative Authority.**

The City Manager, Treasurer, and Utility billing staff are authorized and directed to implement the rates adopted herein and make all necessary administrative adjustments to utility billing records.

**Section 4. Repeal of Conflicting Rates.**

All resolutions, rate schedules, or portions thereof in conflict with this Resolution are hereby repealed to the extent of such conflict.

**Section 5. Effective Date.**

This Resolution shall take effect immediately upon adoption, with rates effective for utility services are provided on or after July 1, 2026.

- A. Mullen motioned to approve Resolution 2026-29 and was supported by K. Thomson  
· Ayes: 6 Nays: 0 Absent: 1

- Resolution 2026-30 Ratify Union Bargaining Agreement Police and Utility  
WHEREAS, the City of Hart has engaged in good-faith collective bargaining with the Police Officers Labor Council (POLC) and the Utility Workers Union of America (UWUA); and  
WHEREAS, the parties have reached successor collective bargaining agreements covering the period of **July 1, 2026 through June 30, 2030**; and  
WHEREAS, the membership of the POLC and UWUA have ratified their respective agreements; and  
WHEREAS, the negotiated agreements include wage adjustments, benefit modifications, operational and scheduling provisions, and other mutually agreed-upon contract language updates intended to support the continued delivery of quality municipal services; and  
WHEREAS, the personnel and finance committee has reviewed the terms of the negotiated agreements and finds them to be in the best interest of the City and its employees:  
NOW THEREFORE BE IT RESOLVED THAT THE HART CITY COUNCIL: hereby ratifies the Collective Bargaining Agreement between the City of Hart and the Police Officers Labor Council (POLC) for the period of July 1, 2026, through June 30, 2030.  
BE IT FURTHER RESOLVED THAT THE HART CITY COUNCIL: hereby ratifies the Collective Bargaining Agreement between the City of Hart and the Utility Workers Union of America \*UWUA) for the period of July 1, 2026, through June 30, 2030.  
BE IT FURHTER RESOLVED THAT THE: Mayor, City Manager, and the members of the Personnel Committee are authorized to execute the agreements on behalf of the City, together with the authorized representatives of the respective labor organizations.

- .J. Cunningham motioned to approve Resolution 2026-30 and was supported by B. Root  
· Ayes: 6 Nays: 0 Absent: 1

- Resolution 2026-31 Review website provider features and quotes  
WHEREAS, the City's current website provider, City Web Central, is retiring and will no longer provide hosting and support services; and  
WHEREAS, the City must comply with ADA Title II website accessibility requirements by 2027; and  
WHEREAS, the City reviewed proposals from Govstack, Revize, and Permission Base for website redesign and hosting services; and  
WHEREAS, the Permission Base proposal includes website redesign, content migration, ADA compliance, staff training, legal compliance documents, and ongoing platform support; and

WHEREAS, the proposal also includes JohnGurneyPark.com, HartHistoricDistrict.com, andTakeMeToHart.org, creating a unified platform for website management, reservations, communications, and related digital services; and

WHEREAS, the City Council finds the Permission Base proposal to be in the best interest of the City due to its functionality, compliance features, consolidation opportunities, and overall value.

NOW THEREFORE BE IT RESOLVED THAT THE HART CITY COUNCIL: hereby authorizes the City Manager to enter into an agreement with Permission Base for the redesign, migration, hosting, and support of CityofHart.org, JohnGurneyPark.com HartHistoricDistrict.com and TakeMeToHart.org in an amount not to exceed \$20,000 for implementation and \$5,100 annually for ongoing platform and reservation system services.

- A. Mullen motioned to approve Resolution 2026-31 and was supported by K. Thomson.
  - Ayes: 6 Nays: 0 Absent: 1

- Resolution 2026-32 Authorize Negotiations with Everest Infrastructure Partners for a Telecommunications Easement.

WHEREAS, the City of Hart has received proposals to acquire a telecommunications easement associated with the City's water tower wireless communications site; and

WHEREAS, City Council has reviewed the proposals and finds that the Everest Infrastructure Partners proposal offers the greatest immediate financial benefit to the City while providing an opportunity for future revenue sharing; and

WHEREAS, City Council desires to further evaluate the proposal through negotiations and legal review.

NOW THEREFORE BE IT RESOLVED THAT THE HART CITY COUNCIL: hereby authorizes the City Manager to negotiate terms with Everest Infrastructure Partners regarding a telecommunications easement and related lease assignment for the water tower site.

BE IT FURTHER RESOLVED that any proposed agreement shall be subject to legal review and returned to the City Council for final approval prior to execution.

- A. Mullen motioned to approve Resolution 2026-32 and was supported by K. Thomson
  - Ayes: 6 Nays: 0 Absent: 1

#### **SPECIAL EVENTS PERMIT REQUESTS:**

- Hart First Baptist Church Service & Baptism with use of Pavilion at John Gurney Park on July 19, 2026, from 8:30am -12:30pm – Approved
  - Ayes: 6 Nays: 0 Absent: 1
- Music on the Commons – Thursday June 25 – August 27, 6:30 – 8:30pm at Hart Commons – Approved
  - Ayes: 6 Nays: 0 Absent: 1
- Hart Sparks, July 2<sup>nd</sup>, 6:00 – 10:45pm at Hart Commons with Road Closures at State/Main St – Approved
  - Ayes: 6 Nays: 0 Absent: 1

#### **DISCUSSION ITEMS:**

- None

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

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

- Hart Plaza Streetscape
  - Huge thanks to Hart Rotary for the \$22,5000 donation toward the community fireplace downtown.
- Starting Block – met with new Director, Trey Choice who is working on a sustainability plan with the following tentative timeline:
  - Present plan to Starting Block Board for direction/input (30-45 days)
  - Present plan to City Council (60 days)

Host a community information session featuring Starting Block entrepreneurs showcasing their products, seek new board members, volunteers, etc and get people excited about the next chapter  
Enter into an agreed upon new lease and terms with City – (end of year)

**Events:**

- 06/11/2026, 1pm – Ribbon Cutting @ Events Boutique (new business) 53 S State St
- 06/11/2026 11a-3p – Road Commission Open House 3501 W Polk Rd
- 06/12/-06/14 2026 – National Asparagus festival
- 06/25/2026 – 6:30-8:30pm Music on the Commons kickoff concert @ Hart Commons
- 06/26 – 06/27/2026 – City-wide Garage Sales
- 07/02/2026 – Hart Sparks, Downtown Hart

**CLOSED SESSION:**

- Motion to enter into Closed Session pursuant to Section 8(a) of the Michigan Open Meetings Act, MCL 15.268(a), to conduct the six-month performance evaluation of the City Manager.
  - A. Mullen motioned to go into closed session at 8:32pm pursuant to Section 8(a) of the Michigan Open Meetings Act, MCL 15.268(a) and was supported by J. Cunningham  
· Ayes: 7 Nays: 0 Absent: 0
  - A. Mullen motioned to go back into open session at 8:50pm and was supported by K. Thomson  
· Ayes: 7 Nays: 0 Absent: 0

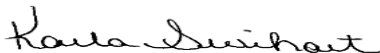
**COMMUNICATION FROM MAYOR AND COUNCIL:**

- National Asparagus Festival kicks off is Friday night  
It starts with a entertainment tent at 6pm followed by a free concert, and annual Queen Crowning
- Thank you to everyone who showed up for annual flower planting on Sunday morning at the Commons, A big thank you to Paul and Jami Cutter for your hard work and dedication and the planning that it takes to make the commons beautiful.
- A. Mullen, HEART meeting Wednesday June 10<sup>th</sup> at 2pm in the Community Center following that meeting will be the Hart Heritage Preservation Group

**ADJOURN:**

- There being no further business to come before the Council, Mayor Klotz adjourned the meeting at 8:55pm. The next regularly scheduled meeting will be on June 23<sup>rd</sup>, 2026, at 7:30 pm.

Respectfully Submitted,



Karla Swihart, City Clerk