



**CITY OF HART**  
**407 S. STATE ST.**  
**HART, MI 49420**  
**REGULAR MEETING OF CITY COUNCIL - COUNCIL PROCEEDINGS**  
**June 23rd, 2026**  
**MINUTES – Approved**

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

**ABSENT:** Catalina Burillo

**OTHERS PRESENT:** City Manager – Nichole Kleiner, City Clerk – Karla Swihart, BioPure Superintendent – Paul Cutter, Energy Superintendent – Mike Schiller, Hart Police Chief Juan Salazar, Christine Juska, Claire Marshall and several residents attached from the Starting Block

**APPROVAL OF AGENDA:**

- B. Root motioned to agenda and was supported by A. Mullen
  - Ayes: 6 Nays: 0 Absent: 1

**PUBLIC COMMENTS:**

- Several residents' including director of the Starting Block got up and spoke on its behalf regarding the food incubator and success stories that have come about from the Starting Block and how important it is for our community and for businesses just starting out.

**CORRESPONDENCE, EVENTS, PRESENTATIONS:**

- None

**CONSENT AGENDA:**

- Approval of minutes from June 9<sup>th</sup>, 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 B. Root
    - Ayes: 6 Nays: 0 Absent: 1

**ACTION ITEMS:**

- Resolution 2026-33 Great Lakes Franchise Agreement  
WHEREAS, the City Council has reviewed the proposed Franchise Ordinance granting Great Lakes Energy Cooperative a non-exclusive franchise for electric, fiber, broadband, and communication facilities within the portion of the City of Hart located west of US-31; and  
WHEREAS, the Franchise Agreement limits such rights to the area west of US-31 and preserves the City's municipal electric rights elsewhere within the City.  
NOW, THEREFORE BE IT RESOLVED THAT THE HART CITY COUNCIL hereby:  
*Adopts the Franchise Agreement attached hereto and incorporated by reference, and authorizes the Mayor and City Clerk to take all actions necessary to implement the Ordinance.*
  - A. Mullen motioned to approve Resolution 2026-33 and was supported by K. Thomson
    - Ayes: 6 Nays: 0 Absent: 1

- Resolution 2026-34 Employee Handbook Amendments and Authority for Admin Revisions  
 WHEREAS, the City Council has reviewed proposed amendments to Section 2.7 and 7.7 of the City of Hart Employee Handbook; and  
 WHEREAS, the proposed amendments clarify the administration of non-union employee benefits and remove language that is no longer consistent with the City's personnel practices; and  
 WHEREAS, the City Council finds it appropriate to authorize the City Manager to make future administrative revisions to the Employee Handbook:  
 NOW, THEREFORE BE IT RESOLVED THST THE HART CITY COUNCIL hereby:
  1. Approve the amendment to Section 2.7 and removal of Section 7.7 of the Employee Handbook.
  2. Authorizes the City Manager to make administrative, formatting, legal compliance, and other non-substantive revisions to the Employee Handbook without further Council approval.
  3. Requires City Council approval for any future revisions affecting employee compensation, benefits, leave, retirement, disciplinary procedures, employee rights, collective bargaining obligations or matters with a budgetary impact.
    - Upon discussion, B. Root motioned to table Resolution 2026-34 until next scheduled Council meeting and was supported by K. Thomson.
    - Ayes: 6 Nays: 0 Absent: 1
- Resolution 2026-35 Amend Utility Rules and Regulations  
 WHEREAS, The City Council finds it necessary and desirable to update certain provisions to reflect current operational practices, improve administrative efficiency, and clarify ownership and maintenance responsibilities for utility facilities; and  
 NOW, TRHEREFORE BE IT RESOLVED THAT THE HART CITY COUNCIL hereby:
  1. **Section III.A.2.a** is amended to increase the required utility deposit from **\$100.00 to \$200.00**
  2. **Section III.B.9.a(1)** is amended to remove the requirement for in-person contact and to reduce the required notice period from **72 hours to 24 hours prior to termination of service.**
  3. **Section III.B.13** is amended by removing the final two sentences regarding future restoration fee increases and additional deposits following voluntary disconnection.
  4. **Section III.H.4** is amended by deleting the existing section in its entirety and replacing it with the following:  
**Ownership and Maintenance of Facilities**  
 The City shall own, operate, and maintain all electric distribution facilities up to the point of delivery. The point of delivery shall be the revenue meter for metered services and the service connection at the weather head or approved service attachment point for overhead residential and commercial services.  
 All facilities beyond the point of delivery, including transformers, conductors, conduit, meter sockets, and service equipment, shall be owned, maintained, repaired, and replaced by the customer at the customer's expense. The City shall have no responsibility for customer-owned equipment beyond the point of delivery.  
 BE IT FURTHER RESOLVED that all other provisions of the City of Hart Utility Rules and Regulations shall remain in full force and effect  
 BE IT FURTHER RESOLVED that these amendments shall become effective immediately upon adoption
    - A. Mullen motioned to approve Resolution 2026-35 and was supported by B. Root
    - Ayes: 6 Nays: 0 Absent: 1

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

- Elevate Oceana Testimony Day – July 25<sup>th</sup> 1-4pm with rain date of August 1<sup>st</sup>, 2026
  - Ayes: 6 Nays: 0 Absent: 1

#### **DISCUSSION ITEMS:**

- Public Safety Millage Memo  
 Will hold a workshop on July 14<sup>th</sup> at 6pm before the City Council Meeting to discuss.

- Starting Block Facility Review and Assessment Memo

Thank you all for attending the meeting and the amount of support is amazing.

The Starting Block (TSB) has requested that the City transfer ownership of the property located at 1535 Industrial Park Drive in accordance with the ownership provisions contained in the 2008 Lease-Management Agreement, which expired in 2023.

Separately, the City has received interest in the property from another party.

Given the ownership provisions contained within the original lease agreement and the differing interest regarding the property. I believe it is important for Council to understand the City's rights and obligations under the agreement before considering any action related to the future ownership, lease, sale, transfer, or other disposition of the property.

At this time, staff is not recommending any specific action regarding the property until additional guidance is obtained.

**Recommendation:**

1. Refer the 2008 Lease-Management Agreement to the City Attorney for review and an opinion regarding the City's rights and obligations concerning ownership of the property.

**CITY MANAGER'S REPORT:**

- Boy Scout Cabin – there has been a community member that has shown interest in helping restore the Cabin.
- MDOT authorized Safe Routes to School engineered plans – project is now fully funded and will go to bid by late summer to break ground in the spring.
- Huge thanks to City Hall staff all willing to chip in to clean City Hall. Eliminating a cleaning service saves \$15,000 annually.
- Working on Water Tower easement contract
- 3 E Main (Lofts on Main)  
Working with EGLE and developer on application for funding towards environmental assessments  
Council will be presented with an Option to Purchase Agreement in July whereafter the developer will begin site assessments, begin site plan, etc.
- Researching health care plans with HR (Laci) in order to keep rising costs down.
- Had lunch with Pentwater and Shelby Village Managers and County Administrator toured Shelby's new TACC Center that opened yesterday.
- Gave two MEDC reps a tour of Hart on 06/10/2026 thanking them for all their support – planning a ribbon cutting reception with acknowledgement in August with legislators, MEDC, engineers, local leaders, etc. to celebrate completion of the BioPure facility, the Hart Plaza streetscape and highlight up coming projects!
- Ongoing meetings with road commission to coordinate utilities with the 2027 Polk Rd reconstruction project along with the State/Polk intersection.  
Polk Rd from State to Oceana will be under constriction in August with traffic getting re-routed down State through downtown.
- High five to the National Asparagus Board for a successful event June 12-14
- Keep an eye out for Lindsay Brown, our community development coordinator's announcement. More to come.

**Events:**

- 06/25/2026 – Radiant Church Ribbon Cutting @ 5pm
- 06/25/2026 – 6:30-8:30pm Music on the Commons kickoff concert @ Hart Commons
- 06/26 – 06/27/2026 – City-wide Garage Sales
- 06/27/2026 – Tacos & Trek for Trails Fundraiser for the Pentwater – Hart Trail @ 11am
- 07/01/2026 – Ribbon Cutting @ Merchantpunk Trading Co at noon – show your support!
- 07/02/2026 – Hart Sparks, Downtown Hart
- 08/06/2026 – BioPure and Hart Commons Ribbon Cutting Celebration – time TBA

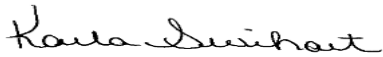
**COMMUNICATION FROM MAYOR AND COUNCIL:**

- A. Mullen, Planning Commission Meeting is canceled for July due to the holiday.
- Mayor Klotz has been attending the Fire Authority meetings. So far assignment of chairs has been done and the next meeting will be held on July 21<sup>st</sup>

**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 July 14<sup>th</sup>, 2026, at 7:30 pm.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Karla Swihart".

Karla Swihart, City Clerk