



**CITY OF HART**  
**407 S. STATE ST.**  
**HART, MI 49420**  
**REGULAR MEETING OF CITY COUNCIL - COUNCIL PROCEEDINGS**  
**SEPTEMBER 9<sup>th</sup>, 2025**  
**MINUTES – Approved**

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

**ABSENT:** None

**OTHERS PRESENT:** Interim City Manager Nichole Kleiner, Clerk/Treasurer – Karla Swihart, Hart Police Chief – Juan Salazar, Claire Marshall, Rolando Salgado and Emily Sigler

**APPROVAL OF AGENDA:**

- J. Cunningham motioned to approve the Agenda and was supported by K. Thomson
  - Ayes: 6 Nays: 0 Absent: 1

**PUBLIC COMMENTS:**

- None

**CORRESPONDENCE, EVENTS, PRESENTATIONS:**

- Preliminary Governance Letter from Auditors, Maner Costerisan. Audit scheduled for week of September 15<sup>th</sup>, 2025.

**CONSENT AGENDA:**

- Approval of minutes from August 26<sup>th</sup>, 2025
- Bills, Claims, Payroll
- Reports of Boards, Commissions, and Committees
- Department Reports – Police/BioPure/Public Works/Energy/C&E Dvlp
  - B. Root motioned to approve Consent Agenda and supported by K. Thomson
    - Ayes: 6 Nays: 0 Absent: 1

**ACTION ITEMS:**

- None

**DISCUSSION ITEMS:**

- Special Events Permit – Fall ArtWalk / Hart prize - APPROVED

**INTERIM CITY MANAGER'S REPORT:**

- City Hall Water Damage Update – September 3<sup>rd</sup>, City Hall flooded after a cleanout plug from a roof drainpipe located near the floor in the police department failed. The temporary plug came loose causing a tremendous amount of water in the police department, city offices, and lobby. City Hall was forced to close for 3 days while ServPro attempted to dry the carpet. There were approx. 20 large fans throughout City Hall for 5 days. The carpet started to delaminate, an odor was present, and the decision was made to remove the carpet. Mold testing confirmed there are no risks. Insurance adjuster should be confirming coverage amount soon so new flooring can be ordered.

**Status of ongoing projects:**

- Hart Plaza Streetscape Project – verifying founding allocations in budget
- Revised Industrial Park Covenants – pending signatures from owners, emails sent
- New locations for chalets, as stipulated by TIFA are being considered
- Water Tower easement docs with JSJ Corp (GHSP) for AT&T cell tower lease – ongoing
- Veterans Park – met with Fishbeck to review project cost, pending budget allocation verification
- Redevelopment Ready Certification pending items:
  - Show that ordinances have been reviewed to ensure they align with goals of master plan

Adopt a green infrastructure ordinance

Two additional housing options

Provide documentation of all zoning/planning projects

- Ceres Solution – anticipating a resolution to present at 9/23/2025 meeting to review TIFA recommendation to sell to S. Hegg Real Estate. MEDC rep Daniel Leonard will present his recommended “next Steps”

**Staffing changes, policy updates, internal improvements**

- Positions to consider shared service maintenance staff for lawn mowing, snow removal mechanic work on vehicles. Community and Economic Development, Human Resources.

**Financial items to keep on Council’s radar:**

- DPW dump truck, review updated capital improvement plan & determine 5-year funding sources.

**Looking Ahead:**

- Adoption of reinstated Parks & Recs Plan, water rate study, License agreement with West Shore Community College (IGA) for encroachment on east side of building, City Manager recruitment package.

**Events:**

- MML Community Excellence Awards – Hart presents at Amway Grand Ambassador Ballroom between 2-4pm on Wednesday, September 17<sup>th</sup>.
- Artwalk – October 4<sup>th</sup> (call for artist is open)

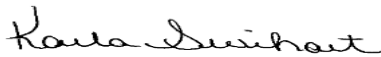
**COMMUNICATIONS FROM THE MAYOR AND COUNCIL:**

- C. Burillo – Taco Truck located by old IGA building would like to inquire about a Sign.
- A. Mullen – Planning Commission met on Sept. 4<sup>th</sup> discussed ordinances sent back from City Council. Discussions have been made and will move forward with draft and public hearing
- HEART board meeting is Wed. Sept 10<sup>th</sup> at 2pm

**ADJOURN:**

- There being no further business to come before the Council, Mayor Klotz adjourned the meeting at 7:45pm. The next regularly scheduled meeting will be on September 23<sup>rd</sup>, 2025, at 7:30 pm.

Respectfully Submitted



Karla Swihart, City Clerk