



**CITY OF HART
407 S. STATE ST.
HART, MI 49420
REGULAR MEETING OF CITY COUNCIL - COUNCIL PROCEEDINGS
OCTOBER 13th, 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, City Clerk – Karla Swihart, BioPure Superintendent – Paul Cutter, DPW Superintendent – Brad Whitney, Hart Police Chief – Juan Salazar, Sharon Hallack and Lynnette Kraklan

APPROVAL OF AGENDA:

- B. Root moved to approve the agenda - supported by C. Burillo
 - Ayes: 7 Nays: 0 Absent: 0

PUBLIC COMMENTS:

- None

CORRESPONDENCE, EVENTS, PRESENTATIONS:

- None

CONSENT AGENDA:

- Approval of Amended minutes from September 22nd, 2026
- Bills, Claims, Payroll
- Reports of Boards, Commissions, and Committees
- Department Reports – Police/BioPure/Public Works/Energy/C&E Dvlp
 - J. Cunningham moved to approve the Consent Agenda, and was supported by C. Burillo
 - Ayes: 7 Nays: 0 Absent: 0

ORDINANCES:

- None

ACTION ITEMS:

- Resolution 2026-47 Award Diesel Plant Roof Replacement and Authorize Energy Fund Budget Amendment
WHEREAS, the City of Hart received bids for replacement of the Diesel Plant Roof; and
WHEREAS, Versatile Roofing Systems, Inc. submitted a bid of \$36,800, plus \$3,400 for Alternate #1 providing R-30 insulation, for a total project cost of \$40,200; and
WHEREAS, staff recommends Versatile Roofing Systems, Inc. based on price, roofing system, insulation, and the included 20-year warranty.
NOW, THEREFORE BE IT RESOLVED THAT THE HART CITY COUNCIL,
Awards the Diesel Plant Roof Replacement Project to Versatile Roofing Systems, Inc. for \$40,200, including Alternate #1, and authorizes the City Manager to execute the necessary documents.
BE IT FURTHER RESOLVED, that Council approves increasing GL 580-537-200-970-000 to \$45,000, funded by transferring \$15,000 from GL 580-537-200-801-000 and utilizing \$30,000 of FY2026-27 net revenues, leaving an estimated net revenue balance of \$45,347.
 - A. Mullen moved to approve Resolution 2026-47 and was supported by K. Thomson
 - Ayes: 7 Nays: 0 Absent: 0

- Resolution 2026-48 Award Plum Street Road Realignment
WHEREAS, the City of Hart solicited bids for the South Plum Street Realignment Project; and
WHEREAS, Wadel Stabilization, Inc. submitted the lowest bid at \$21,375, with topsoil/seed at \$1,500 if needed and additional aggregate at \$50 per cubic yard.
NOW, THEREFORE, BE IT RESOLVED THAT THE HART CITY COUNCIL
Awards the South Plum Street Road Realignment Project to Wadel Stabilization, Inc., based on its \$21,375 base bid and submitted unit pricing, and authorizes the City Manager to execute the necessary documents.
BE IT FURTHER RESOLVED, that the project shall be funded as a budget expenditure from GL 204-000-000-818-000, Street Improvement Fund.
 - C. Burillo motioned to approve Resolution 2026-48 and was supported by A. Mullen
 - Ayes: 7 Nays: 0 Absent: 0

- Resolution 2026-49 Approval of Prein & Newhof Proposal – USDA Rural Development Preliminary Engineering Services
WHEREAS, the City of Hart is pursuing USDA Rural Development financing opportunities to support planned water, sewer, and related infrastructure improvements, as outlined in the capital improvement presentation provided by Prein & Newhof; and
WHEREAS, Prein & Newhof has submitted a proposal dated October 9, 2026, to prepare the required preliminary engineering and environmental reports and assist with the USDA Rural Development application process for a lump sum fee of \$24,000
NOW< THEREFORE BE IT RESOLVED THAT THE HART CITY COUNCIL;
Approves the proposal from Prein & Newhof in the amount of \$24,000 and authorizes the City Manager to execute the necessary agreement
This approval is limited to preliminary engineering and application services and does not authorize project construction or financing.
 - A. Mullen motioned to approve Resolution 2026-48 and was supported by J. Cunningham
 - Ayes: 7 Nays: 0 Absent: 0

SPECIAL EVENTS PERMIT REQUESTS:

- None

DISCUSSION ITEMS:

- FY 2026/27 First Quarter Financial Report



CITY MANAGER'S REPORT:

- Mayor Klotz and I attended the Michigan Municipal League annual convention last week. Key takeaways:
 - Implement an AI Policy
 - Continue to review zoning ordinances to ensure there are no unnecessary housing development restrictions.
 - Establish minimum fund balance policies and other budgetary/financial planning tips
 - Start researching health care options months before open enrollment begins
 - USDA Rural Development funding and support
- The Starting Block Update from board chair Bill Small:
 - Board has requested an extension until November 30th, 2026, to allow legal counsel additional time to review the proposed lease agreement before providing a formal response. The Board also indicated it is moving forward with onboarding a new executive director to provide leadership and stability for the organization.
- Update from Ceres Developer:
 - Phase I environmental is complete, starting phase II and BEA (Baseline Environmental Assessment) which will be used to apply for EGLE demo and remediation funding in hopes of starting demo in early 2027.
- Interviewed 7 candidates for a shared service Utility Technician to support DPW, Water, Sewer, and Electric Department. We're reviewing costs and union contract considerations before bringing a final recommendation to council.
- Hart Heritage Preservation Group held a well-attended community update meeting in September, followed by the first meeting of its newly established Board of Directors last night. At the next Council meeting, Council will be asked to consider awarding the Five-Year Parks and Recreation Plan and Historic District Community Visioning project to the lowest bidder.
- The Planning Commission is working to establish a definition for data centers and determine appropriate zoning districts and development standards. An extension of the current moratorium will be requested to allow sufficient time for the required public notices, hearings, and consideration of proposed ordinance amendments.
- Artwalk was a huge success, great weather, great attendance, amazing artists and performers showcased. Of the 600 tiles available to paint on to participate in the community mural, only 40 remain! Thank you, Oceana County Community Foundation's Electric Forrest Fund, for awarding the \$5000 grant towards the project – Big reveal coming soon.....

Open Request for Proposals:

- Well #2 Rehab & Pump Overhaul
- Parks & Rec 5-yr Plan Proposal

Events:

- Trick or treating starts with downtown businesses on the 31st from 3-5p, followed by citywide trick-or-treating from 6-8p
- JOIN US: City Council Members are invited to attend the West Shore Community Collage Ribbon Cutting event on Friday, November 6, 2026, at 10:00Am

COMMUNICATION FROM MAYOR AND COUNCIL:

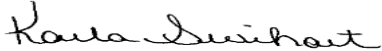
- Cemetery Board Meeting is on Monday October 19th at 7pm.
- Mayor Klotz, MML Conference was very informative, it's always nice to network with other communities and know we all share similar situations.

- C. Burillo – just a comment how it would be nice if we could get more students involved in leadership rolls, Mayor Klotz or myself could reach out to the government class and invite them to a meeting or some members of Council could go to the classroom and talk to the students about official rolls and duties.
- A. Mullen – Host next month a community engagement meeting for the Heritage Preservation Group thinking of also offering it virtual for those who could not attend in person.

ADJOURN:

- There being no further business to come before the Council, Mayor Klotz adjourned the meeting at 8:15pm. The next regularly scheduled meeting, October 27th, 2026, at 7:30 pm.

Respectfully Submitted,

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

Karla Swihart, City Clerk