



**CITY OF HART
407 S. STATE ST.
HART, MI 49420
COUNCIL PROCEEDINGS
November 8th 2022
MINUTES – Approved**

PRESENT: Mayor Vicki Platt, Councilors: Catalina Burillo, Jim Evans, Dean Hodges, Amanda Klotz, Fred Rybarz, and Kris Trygstad

ABSENT: NONE

OTHERS PRESENT: City Manager – Rob Splane, City Clerk – Karla Swihart, BioPure Superintendent – Paul Cutter, Police Chief – Juan Salazar, HPD Deputy – Ray Ryder, Clair Dennison, Sharon Hallack,

Mayor Platt called the meeting to order; following the roll call, the mayor led the Council in the pledge of allegiance.

APPROVAL OF AGENDA:

- F. Rybarz motioned to approve the agenda and was supported by K. Trygstad
 - Ayes: 7 Nays: 0 Absent: 0

PUBLIC COMMENTS: NONE

CORRESPONDENCE, EVENTS, PRESENTATIONS:

- BipPure Improvements letter October 26, 2022 – Barbara Marczak, Prein and Newhof

RE: SRF FY 2023 #5845-01 – BioPure Improvements

This fall, the BioPure Wastewater Treatment Plant (WWTP) has been receiving even more wastewater than originally projected. In response, we have evaluated the possibility of adding an additional clarifier to better optimize the treatment process.

Estimated costs for adding a clarifier are listed below with a more detailed estimate attached.

- Option 1 – Clarifier inside building addition \$3,320,000
- Option 2 – Clarifier without building \$2,720,000
(Building could be added later)

We have already contacted EGLE and they have indicated that they would allow this addition in the current approved project, but that no additional money is available. Because the City is receiving an EDA grant in addition to the SRF funding, it appears that most of the clarifier cost would be covered by those two sources. A summary of the project costs and the anticipated funding is as follows:

CWSRF approved project:	\$8,010,000
Clarifier Addition – Option 1	<u>\$3,320,000</u>
Total	\$11,330,000
Minus EDA grant:	<u>\$2,887,000</u>
Balance	\$8,443,000 this will be total remaining financing needed
CWSRF approved amount:	\$8,010,000 (50% grant, 50% loan at 1.875%)
Remaining needed:	\$433,000

If the clarifier, option 1 is added, the SRF loan amount would be \$4,005,000 plus \$433,000 needed from an additional source (bank, loan, cash, etc) versus \$2,561,000 without the clarifier

If option 2 chosen, the full amount needed will be covered by the CWSRF grant and loan. The loan amount would be \$3,921,500.

Earlier this year, the City’s financial advisor, Baker Tilly, prepared a plan that projected borrowing \$8,410,000 this year (see attached). If we use the amounts above plus the other planned projects, the total borrowing (Loan) would be as follows:

FY 2022 – Griswold sewer, Lift stations	\$3,070,000
FY 2023 -1 BioPure	\$4,005,000 (with clarifier)
FY 2023 -2	<u>\$1,433,000</u> (\$1,433,000 grant also)
Total	\$8,508,000
Total Grant	\$8,325,000 (\$2,887,000 + \$4,005,000 +\$1,433,000)
Total additional financing needed	\$183,000

This is \$98,000 more than Baker Tilly’s financing estimate (\$8,508,000 - \$8,410,000)

With the award of the \$8,325,000 in grants discussed above, the City is able to accomplish much more in infrastructure projects than originally planned. As always, all costs will be based on final project bids and costs. In addition to the cost implications, there will be a time delay associated with adding a clarifier to prepare additional plans and obtain approval by both SRF and EDA programs. Under the current schedule, bids would be received March 3, 2022 with construction beginning in May or June. The clarifier addition would be pushed that schedule later by about two months.

If any questions, please do not hesitate to ask

Sincerely,

Prein&Newhof

Barbara E. Marczak P.E.

C: Paul Cutter, City of Hart

Andy Campbell, Baker Tilly

Mark Nettleton, Mika Meyers

CONSENT AGENDA:

- Approval of minutes from October 25th, 2022.
- Bills, Claims, Payroll
- Reports of Boards, Commissions, and Committees
- Department Reports – Police/BioPure/Public Works/Energy/C&E Dvlp
 - C. Burillo motioned to approve Consent Agenda and supported by K. Trygstad
 - Ayes: 7 Nays: 0 Absent:

ACTION ITEMS:

- Resolution 2022-51 Accept BioPure improvements proposal and authorize professional services
 WHEREAS, the City of Hart is responsible for the maintenance and operation of water, wastewater, and storm water sewer systems including roadway above those systems; and
 WHEREAS, the City of Hart has been awarded 50% principal loan forgiveness through the State of Michigan Clean Water State Revolving Fund to assist the City in the replacement of the aging wastewater system components as outlined in the Project Plan adopted by the City Council in 2021; and
 WHEREAS, it is necessary for the City to obtain a qualified engineering entity to properly oversee the design, construction, and financial reporting of this critical infrastructure; and
 WHEREAS, Prein and Newhof, has assisted the City in the creation of the Project Plan and coordinated the successful campaign to fund these necessary projects; and
 WHEREAS, in order to secure the benefits of efficient self-government and to promote and protect our common interests and welfare, the City Council hereby declares:
 NOW THEREFORE BE IT RESOLVED THAT THE CITY COUNCIL:
Accepts the proposal for professional services and authorizes executing the agreement amendment from Prein and Newhof not to exceed \$1,405,000 to provide ongoing professional engineering services and construction phase support for the following projects:
 - *Redesign of Rapid Infiltration Basins to allow autosampling as required by the Department of Environment, Great Lakes, and Energy (EGLE)*
 - *Design surface drainage improvements around lab and irrigation pump station.*
 - *Design upgrade to control Return Activated Sludge pumps and throttle flow control for Waste Activated Sludge pumps.*

- *EDA and SRF Coordination and bid services*
- *Design and construction phase services through 2024*
Council authorizes the City Manager to sign and execute related contractual agreement.
 - C. Burillo motioned to approve Resolution 2022-51 and supported by J. Evans
 - Ayes: 7 Nays: 0 Absent: 0

- Resolution 2022-52 Accept demolition bids for 227 E Main and award work
 WHEREAS, the City of Hart owns parcel 020-209-005-00 located at 227 East Main Street formerly Walkers restaurant; and
 WHEREAS, the structure currently exists in an unsightly and blighted condition; and
 WHEREAS, the City has successfully been awarded a USDA grant to help fund the demolition of the property and remediate the site for future City use; and
 WHEREAS, competitive public bids sought resulted in four qualified sealed responses; and
 WHEREAS, in order to secure the benefits of efficient self-government and to promote and protect our common interests and welfare, the City Council hereby declares:
 NOW THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL:

Accepts the bids from the four qualified firms below:

<i>BIDDER NAME</i>	<i>PROPOSED COST</i>	<i>INSURANCE</i>	<i>INCLUDES RETAINING WALL, ASBESTOS & DEMO</i>
<i>ASI</i>	<i>\$73,250</i>	<i>Y</i>	<i>Yes</i>
<i>Greenscape</i>	<i>\$179,000</i>	<i>Y</i>	<i>Yes</i>
<i>Ken Adams</i>	<i>\$114,975-\$159,900</i>	<i>Y</i>	<i>Yes</i>
<i>Hallack</i>	<i>\$60,383</i>	<i>N</i>	<i>Demo/Asbestos Only</i>

Council hereby awards demolition and site remediation work to low bidder ASI Environmental Technologies in the amount of \$73,250.

- J. Evans motioned to approve Resolution 2022-52 and supported by C. Burillo
 - Ayes: 7 Nays: 0 Absent: 0

DISCUSSION ITEMS:

- Policy discussion regarding response to public comments
- City employee community promotion

CITY MANAGER'S REPORT:

UPDATES:

- Starting Block held its last board of director's meeting last week and had lots of positive things to report. 12 active clients, fully rented office space, several additional clients in conversations about start up businesses. Working with West Shore Community College about careers in the food industry. Cathy Martin used the facility for filming a new food safety video. New website: www.startingblock.biz They would like to host a council meeting at their location to offer tours before/after the meeting and arrange to meet some of the local business owners that use the facility.
- The Hart Historic Preservation Board is seeking input and ideas for future projects and public engagement opportunities. The board is recessed for the winter to meet again in March.
- Merit Broadband Summit was November 3ed. The County is working to bring fiber broadband access to underserved portions of the County. The City of Hart is investigating collaboration with that effort if it makes sense for the City.
- BS&A was on-site last week to consult on implementing new efficiency measures. Efficiency efforts will reduce labor time, streamline processes, and help to keep information properly filed for easy accessibility ultimately saving the City funds.
- Planning Commission meeting on November 3rd welcomed the City of Hart's new new planning consultant firm. Discussion regarding adopting food truck regulations produced the direction to engage the general public and local business owners in a public information event with appropriate follow up with a steering committee.
- Safe Routes to School on track for summer construction.
- Looking for potential council retreat meeting dates.

Legacy Topics:

- Working to have communities review intergovernmental operational agreement for property code enforcement department – Adoption of that agreement is pending – New planning consultant agency to help with the adoption of International Property Maintenance Code standards.
- Grant Funded 227 East Main property demolition pending. Site reconstruction to take place in the spring.
- The Charter review committee has a timeline established for the review process and anticipates presenting it to Council in late November.

Upcoming Topics:

- Adoption of 2022-2026 Park and Rec Master Plan

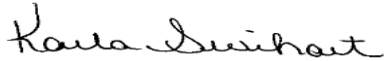
COMMUNICATIONS FROM THE MAYOR AND COUNCIL:

- Consider appointment of Hanna Juhl to HEART Board

ADJOURN:

- There being no further business to come before the Council, the meeting adjourned at upon a motion by F. Rybarz and supported by K. Trygstad. The next regularly scheduled meeting will be on November 22nd, 2022, at 7:30 pm.

Respectfully Submitted



Karla Swihart, City Clerk