



**CITY OF HART  
407 S. STATE ST.  
HART, MI 49420  
COUNCIL PROCEEDINGS  
February 22<sup>nd</sup>, 2022  
MINUTES – Approved**

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

**ABSENT:** Dean Hodges

**OTHERS PRESENT:** City Manager – Rob Splane, City Clerk – Karla Swihart, HEART Director – Nichole Kleiner, BioPure Superintendent – Paul Cutter, Energy Superintendent – Mike Schiller, Dirk William, and George Sadler.

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 C. Burillo
  - Ayes: 6 Nays: 0 Absent: 1

**PUBLIC COMMENTS:** None

**CORRESPONDENCE, EVENTS, PRESENTATIONS:**

- Nichole Kliener – H.E.A.R.T. two-year activity report

CITY OF HART

## Economic & Community Development

FEB 2020- FEB 2022 ACTIVITY REPORT

MISSION STATEMENT: To develop and implement creative, community-based strategies to enhance economic opportunity through educational partnerships, a career-linked workforce system, regional collaborative business attraction and activities throughout the city and a strong sense of community.

### - TWO-YEAR SNAP SHOT -

<p><b>NEW BUSINESSES</b></p> <ul style="list-style-type: none"> <li>• Stellas</li> <li>• Dogwood Community Development</li> <li>• Trucking Office</li> <li>• 5-Star Realty</li> <li>• Jelico Cosmetic Tattooing</li> <li>• Lakeside Bagel &amp; Smoothie Bar</li> <li>• Tractor Supply</li> <li>• Lavender Hill Lake House Air BNB</li> <li>• Auto Zone</li> <li>• Riggby</li> <li>• Pixel Grafik Studio</li> <li>• Hart Village Market</li> </ul> <p><b>EXPANSIONS - NEW LOCATIONS</b></p> <ul style="list-style-type: none"> <li>• Gray &amp; Co Expansion</li> <li>• Oceana Family Chiropractic PC</li> <li>• Main Street Medical</li> <li>• Oceana Land Title</li> </ul> <p><b>SPECIAL PROJECTS</b></p> <ul style="list-style-type: none"> <li>• Social District</li> <li>• The Hart Project</li> <li>• Thursday's on Main</li> <li>• Discover Oceana</li> <li>• The Cables Development</li> <li>• New TIFA Development Plan</li> <li>• Walkers RFP</li> <li>• Carac Acquisition</li> <li>• Community Events</li> <li>• Certified Redevelopment Ready Community</li> </ul>	<p><b>INCOME GENERATED</b></p> <ul style="list-style-type: none"> <li>• TIFA Property Improvement Grant</li> <li>Investments ..... \$ 55,839</li> <li>• Match on Main Grant Recipient ..... \$ 50,000</li> <li>• Gift Card Incentive ..... \$ 82,800</li> <li>• MCACA Grant for Music on Commons..... \$ 4,000</li> <li>• HEART, John Gurney Park, Historic District Websites ..... \$ 30,000</li> <li>• Discover Oceana Business Directory Website ..... \$ 5,000</li> <li>• Shop Local Video reaching over 41,000 ..... \$ 5,000</li> <li>• First Impression Tourism Grant..... \$ 4,000</li> <li>• Donations ..... \$ 23,000</li> <li>• Carac Acquisition Savings..... \$ 80,000</li> </ul> <p style="text-align: right; font-weight: bold; font-size: small;">TOTAL \$339,639</p> <p><b>ANNUAL SAVINGS (ONGOING)</b></p> <ul style="list-style-type: none"> <li>• Downtown Office Rent &amp; Utilities Savings ..... \$ 7,800</li> <li>• Admin Support to TIFA ..... \$ 45,000</li> <li>• New TIFA Plan (corrected capture calculations) ..... \$150,000</li> </ul> <p style="text-align: right; font-weight: bold; font-size: small;">TOTAL \$202,800</p>
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# \$340K

Income generated since March 2020

# \$203K

Amount saved or generated annually

# 16

New and expanding businesses (including new locations)

**CONSENT AGENDA:**

- Approval of minutes from February 22<sup>nd</sup>, 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 supported by J. Evans
    - Ayes: 6 Nays: 0 Absent: 1

**ACTION ITEMS:**

- Resolution 2022-06 Accept bids for Hanson and Wigton Street construction project and award contract.  
The City of Hart owns, operates, and maintains a municipal water supply and distribution system, municipal wastewater collection system and local public street system, and the City collects a property tax levy for the improvement of our local street system, and allocates funds from the water and wastewater system revenues for improvement projects, and City Engineer Prein & Newhof has prepared plans and specifications for construction of new water main, a new wastewater main, improvements to Hanson Street, and Wigton Street from State Street to Dryden. The City invited well-qualified construction contractors to submit bids, on February 16<sup>th</sup>, 2022, the City received three (3) bids for the aforementioned project, and City Engineer Prein & Newhof reviewed the bid and recommends project award to Hallack Contracting, and 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 HART CITY COUNCIL:  
Approves and accepts the bid from Hallack Contracting in the amount of \$787,578.50.  
Authorizes and directs the City Manager to sign all contact documents for the Hanson and Wigton Street Construction Project.
  - C. Burillo motioned to approve resolution 2022-06 and supported by J. Evans
    - Ayes: 6 Nays: 0 Absent: 1
- Resolution 2022-07 Accept bids for Hydro-Electric Dam Embankment reconstruction and award contract  
The City of Hart owns, operates and maintains a hydro-electric dam and electric distribution system, and the City receives from the sale of electricity, and allocates funds from the Hart Energy revenues for improvement projects, and City Engineer Prein & Newhof has prepared plans and specifications for the replacement of the Hart dam stairway, the remediation of erosion of the eastern embankment and replacement of the grouted rip-rap to the west of the dam. The City invited well-qualified construction contractors to submit bids, and on February 16<sup>th</sup>, 2022 the City received two (2) bids for the aforementioned project, and City Engineer Prein & Newhof reviewed the bid and recommends project award to Wadel Stabilization, and 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 HART CITY COUNCIL:  
Approves and accepts the bid from Wadel Stabilization in the amount of \$277,275.00.  
Authorizes and directs the City Manager to sign all contract documents for the Hart Dam stairway and erosion repair project.
  - C. Burlillo motioned to approve Resolution 2022-07 and supported by J. Evans
    - Ayes: 6 Nays: 0 Absent: 1
- Resolution 2022-08 Award brush pile removal work from City property  
TABLED due to more information needed
  - C. Burillo motioned to Table Resolution 2022-08 until meeting March 8<sup>th</sup>, 2022 and supported by J. Evans.
    - Ayes: 6 Nays: 0 Absent: 1

- Resolution 2022-09 Approve continuing 1% administrative processing fee on Summer and Winter taxes. The City of Hart collects Winter and Summer tax payments from property owners, and per the State statute general property tax act under 211.44, the City is permitted to collect a 1% admin fee to cover the cost of the annual Summer and Winter collection, and the City has historically collected this fee to the benefit of civic operations, and 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 HART CITY COUNCIL:  
A 1% fee will be charged on Summer and Winter tax bills.  
This resolution will satisfy requirements of the general property tax act under 211.4 number 3.
  - F. Rybarz motioned to approve Resolution 2022-09 and supported by A. Klotz
    - Ayes: 6 Nays: 0 Absent: 1

**DISCUSSION ITEMS:** None

**CITY MANAGER'S REPORT:**


- City Manager R. Splane gave copy of manager's report to City Council
- Text My Gov is now up and running. Residents can simply text the word "hi" to 231-721-2777 to ask questions about City services, report issues, or sign up for City notifications including utility issues/updates, trash removal/recycling reminders, or event information. More information is available on the City's website.
- Request for proposal has been sent to the Michigan Economic Development Corporation for review. Pending any final tweaks, this will be advertised both locally and through the MEDC as a property available for redevelopment proposals. We anticipate working with a developer soon to revision this property bringing more economic vitality to Main Street.
- Last week monthly WMOM radio interview produced a fun pledge from WMOM to help the City of Hart with its H-ART Project initiative. The station is going to give \$1,000 to support a Hart Art Scavenger Hunt. More information will be forthcoming once details and logistics are worked out.
- Special Event Permits for the City summer events are ready to be reviewed by Council in March. They will include dozens of events coming to the City of Hart this summer to continue to build community pride. Some new and unique offerings will add value to being a City of Hart resident and introduce new opportunities for our community and its neighbors.
- Working with our City financial advisors, engineers, and legal staff continues on our course to implement our State Revolving Fund loan and seek available grant money to help us implement the most critical of our infrastructure maintenance issues.
- The City Manager will be out of the office on Thursday and Friday this week to attend the 2022 Risk Management Workshop sponsored by the City's liability insurance provider, The Michigan Municipal Risk Management Authority. The 2022 workshop will have several sessions that include: State economic forecast, Cybersecurity threat and mitigation, Inclusive and diversity leadership, and a key-note speaker with a session titled: Is too much technology making us stupid?

**COMMUNICATIONS FROM THE MAYOR AND COUNCIL:** None

**ADJOURN:**

- There being no further business to come before the Council, the meeting adjourned at 7:57pm upon a motion by C. Burillo and supported by J. Evans. The next regularly scheduled meeting will be on March 8th, 2022, at 7:30 pm.

Respectfully Submitted



Karla Swihart, City Clerk