



**CITY OF HART
407 S. STATE ST.
HART, MI 49420
COUNCIL PROCEEDINGS
March 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, HEART Director – Nichole Kleiner, DPW Superintendent – Brad Whitney, Energy Superintendent – Mike Schiller, Hart Police Chief – Juan Salazar and Bill Vlopp.

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: 7 Nays: 0 Absent: 0

PUBLIC COMMENTS: None

CORRESPONDENCE, EVENTS, PRESENTATIONS:

- Chief Fuehring, Hart Fire Department – request for support to purchase emergency rescue tool.
Mayor Platt and Council: The Hart Fire Board is asking its members to help fund the purchase of a rescue tool they believe is essential for our common good.
Attached is a breakdown of how the department funding currently works and what the City of Hart could expect to contribute to the effort. Attached is also a quote of the specific equipment proposed.
Total package price \$48,250 with City of Hart paying 13% = \$6273.00, Weare twp paying 13.5% = \$6514.00 Hart twp paying 23.5% = \$11,339.00 and Golden twp paying 50% = \$24,125.00
 - J. Evans motioned to approve City of Hart's 13% \$6273.00 portion to Hart Fire Department Rescue tool and supported by A. Klotz
 - Ayes: 7 Nays: 0 Absent: 0
- Rob Splane – Water Rate Study presentation
City Manager R. Splane along with BioPure Superintendent Paul Cutter attended the Michigan Rural Water Association's water rate study and found that there was a lot of leg work for the City so Mike Ingalls from Michigan Rural Water came to Hart and spend a couple of days helping us with the City's water rate study. With the water rate study basically what we are looking to do is take the total system cost which includes operating, maintenance as well as future capital improvement projects and look at all of those cost and the rate is dictated by the amount of money it cost to run that service. With a rate increase coming up it will be nice to educate the public as why it is necessary for a rate increase, and the City is not raising rates just to raise rates. The City is raising rates to pay for the system residents are using. I am open to anyone who wants to sit down and go over the study more in depth. The presentation on the screen is to just highlights.
The City has different size water meters and each one is billed a different rate and the reason they are billed a different rate is because the infrastructure to supply a 4inch meter costs more to repair/replace than standard 5/8 residential meter. All residents in the City of Hart currently pays \$7.54 a month for standard 5/8 meter which includes your ready to service charge and includes first 3,000 gallons. Every 1,000 gallons used after 3,000 gallons cost \$1.28. Proposed rate would be base rate of \$6.26 1,000 gallons with \$1.31 per 1,000 gallons after with looking at a 1% increase per year for the next 10 years. Like I said anyone who wants further information on the study is welcome to sit down with City Manager R. Splane to get into details.
With that being said a resolution will be presented to City Council sooner rather than later with proposed rate increase.

CONSENT AGENDA:

- Approval of minutes from February 22nd, 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: 7 Nays: 0 Absent: 0

ACTION ITEMS:

- Resolution 2022-08 Award Brush pile removal work from City property
 The City of Hart owns a 40-acre parcel northwest of town, and this parcel is utilized to store large amounts of snow in the winter and large amounts of brush and other natural debris produced from various City projects to be ground for compost, and the brush pile has grown in size such that the City does not own equipment capable of breaking down the brush pile and grinding it to spread as compost. As minor auxiliary work, this contract will also include the removal of leaves and debris adjacent to the DPW department on State Street and the City has sought local contractors capable of performing the work and received three quotes: Hallack Contracting in the amount of \$12,500, Wadel Stabilization in the amount of \$16,000 and White Lake Excavating in the amount of \$19,000 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:
 Awards the work to low bidder, Hallack Contracting for the amount of \$12,500. Authorizes and directs the City Manager to sign all contract documents for the brush removal work.
 - J. Evans motioned to approve Resolution 2022-08 and supported by C. Burillo
 - Ayes: 7 Nays: 0 Absent: 0
- Resolution 2022-10 Authorization MPPA Power Purchase commitment authorization
 The City of Hart is a member of the Michigan Public Power Authority, and the City relies on the expertise of the staff at MPPA to analyze and identify the City's annual future purchased power requirements and by establishing a hedge plan, the City is able to commit to purchase future power at a rate which is anticipated to be lower than what the open market rate will produce, and the Hart Power Board recommends to the Council that the City of Hart enter into the proposed Power Purchase Commitment Authorization:
 NOW THEREFORE IT BE RESOLVED THAT THE HART CITY COUNCIL:
 Accepts the recommendation of the Power Board; and authorizes entering into the Power Purchase Commitment Authorization for the calendar year of 2024 for a total of 441.6 MWh and a not to exceed price of \$20,509.49.
 - F. Rybarz motioned to approve Resolution 2022-10 and supported by J. Evans
 - Ayes: 7 Nays: 0 Absent: 0
- Resolution 2022-11 Approve alternate date for the March Board of Review
 The General Property Tax Act, MCL 211.30, requires the Board of Review to meet on the second Monday in March to hold its first meeting for taxpayer appeals, and MCL 211.30(2) allows the municipality to authorize, by adoption of an ordinance or resolution, an alternative date in March when the board of review shall meet, which alternative starting dates shall be the Tuesday and Wednesday following the second Monday of March.
 NOW THEREFORE BE IT RESOLVED THAT THE HART CITY COUNCIL:
 March 16th, 2022, the Wednesday following the second Monday of March, has been selected as the first meeting date of the 2022 Board of Review for appeals by the Hart City Council
 - J. Evans motioned to approve Resolution 2022-11 and supported by C. Burillo.
 - Ayes: 7 Nays: 0 Absent: 0
- Resolution 2022-12 Approve 2022 Poverty Exemption Policy and Guidelines

The City of Hart performs property assessments, and the Federal Government prepares poverty guidelines for use in setting poverty exemptions for 2018; and pursuant to MCL 211.7u as amended by PA 390 of 1994 and further amended by PA 620 of 2022; and local governing bodies are required to and the City Assessor and Oceana County Equalization Director have requested that the City of Hart adopt the Federal Poverty Guidelines; and 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 LET IT BE RESOLVED THAT THE HART CITY COUNCIL:

Approves and adopts the attached Poverty Exemption Policy and guidelines and adopts the State of Michigan Department of Treasury poverty guidelines used in the determination of poverty exemptions for 2022:

<i>Size of Family Unit</i>	<i>Poverty Guidelines</i>
1	\$12,880
2	\$17,420
3	\$21,960
4	\$26,500
5	\$31,040
6	\$35,580
7	\$40,120
8	\$44,660
<i>For each additional person</i>	<i>\$4,540</i>

- A. Klotz motioned to approve Resolution 2022-12 and supported by K. Trygstad
 - Ayes: 7 Nays: 0 Absent: 0

- Resolution 2022-13 Authorize City Manager to execute lease agreement for property adjacent to Seneca Foods.

The City of Hart continues to encourage business growth and development and Seneca Foods has committed to building new space to allow for additional storage that will reduce their environmental impact on Set Michigan, and the City of Hart owns property that is not developable due to a utility easement, but would serve the needs of Seneca Foods, and 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;

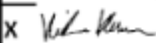
NOW THEREFORE, BE IT RESOLVED THAT THE HART CITY COUNCIL:

Authorizes the City Manager to sign and execute the proposed lease agreement allowing Seneca Foods to utilize approximately one acre of land on the southside of Seneca Foods property under and adjacent to existing power lines for a term of twenty-five (25) years in exchange for two hundred fifty (\$250) per year with the option to extend the lease for five (5) consecutive five (5) year term each at a rate of five hundred (\$500) per year.

- A. Klotz motioned to approve Resolution 2022-13 and supported by F. Rybarz
 - Ayes: 7 Nays: 0 Absent: 0

DISCUSSION ITEMS:

- Special event permit – Hart Economic and Redevelopment Team – Thursdays on Main

THE CITY IS NOT RESPONSIBLE FOR BY-STANDERS AT YOUR EVENT.	
DATE OF APPLICATION: <u>02/21/2022</u>	
NAME OF EVENT: THURSDAYS ON MAIN including Music on the Commons & Vendors	
DATE OF EVENT: <u>06/16/22 - 08/25/22</u> Thursdays TIME: <u>4:00 pm</u> TO <u>9:30 pm</u>	
RAIN DATE OF EVENT: MUST PROVIDE <u>no rain date - will be canceled in the event of rain</u>	
LOCATION AND/OR ROUTE OF EVENT: Hart Commons, Portion of Parking Lot #2, section of E Main Street from State St to public bathrooms parking lot #1 will be fully accessible.	
DESCRIPTION OF EVENT: Vendors with hand-crafted items & demonstrations, yard games in street, live music in Commons	
SPECIAL NEEDS: DPW road closure signs on side of road on Thursdays for volunteers to pull out at 7pm	
NAME OF ORGANIZATION OR SPONSOR: Hart Economic & Redevelopment Team	
ADDRESS: 407 State St, Hart, MI 49420	
CONTACT PERSON: Erin Stotler or Nichole Kleiner	
PHONE: 231-873-2488	FAX:
EMAIL: events@cityofhart.org	
X 	
SIGNATURE OF EVENT COORDINATOR/SPONSOR	DATE <u>02/21/22</u>

- o F. Rybarz motioned to approve Special Events Permit and supported by A. Klotz
 - Ayes: 7 Nays: 0 Absent: 0

CITY MANAGER'S REPORT:

- City Manager R. Splane gave copy of manager’s report to City Council
- Take away from last week’s Michigan Government Finance Officials Association (MFGOA) workshop:
 - o Creation of a budget calendar to help staff and council members to be available when important budget items will be discussed
 - o Implementation of multi-year budgeting and trend analysis.
 - o Train Department superintendents on the use of BS&A to engage in continuous budgeting cycle.
 - o Push to avoid Krispy Kreme presentations...” when the eyes glaze over”.
- During Sunday’s windstorm, there were no reported outages through Hart Energy. This is a testament to the benefits of our on-going tree trimming project.
- City event schedule for 2022 includes many new ideas and concepts. The City’s event coordinator is working to expand to new offerings that will parallel economic development efforts.

IMMEDIATE GOALS - update

- Establish a plan to spur development of the “the Creeks” to begin to provide new housing options.
 - o Awaiting the developer’s engineering plans for review. Hoping to break ground in late spring.
- Tackle the issues of blight and code enforcement.
 - o Working to finalize proposed plan with the Village of Shelby and Shelby Township to share a code enforcement department. The department will supply our communities with rental inspections and property maintenance enforcement services. This will be included in the upcoming years fiscal budget.
 - o Walker Property – Request for Proposal has been submitted to the Michigan Economic Development Corporation, they will post it to the State site seeking potential investors to redevelop the property. We will also be posting it locally hoping to court proposals both locally and regionally.
- Review options to plan for sustainable infrastructure maintenance in coming years.

- Continued focus to create and maintain Capital Improvement Plans.
- Perform rate study on an annual basis to ensure fees will cover both operations and improvements.
- Implementation of budget forecasting tool in an effort to cash flow future projects.

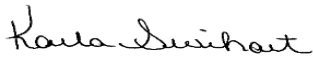
COMMUNICATIONS FROM THE MAYOR AND COUNCIL:

- F. Rybarz – Thank you to our City Employees for being at the Council meetings.
- Mayor V. Platt – Big thanks for Paul Cutter for making the floors shine in City Hall.
Thank you to Hegg furniture for staging City Hall. Looks great
Thank you to Nichole for being actively involved and also for Art to H.E.A.R.T, it's been a great kick off so far.
- C. Burillo would like a copy of the scheduled meetings each Council member is attending.

ADJOURN:

- There being no further business to come before the Council, the meeting adjourned at 9:09pm upon a motion by C. Burillo and supported by J. Evans. The next regularly scheduled meeting will be on March 22nd, 2022, at 7:30 pm.

Respectfully Submitted



Karla Swihart, City Clerk