



**CITY OF HART**  
**407 S. STATE ST.**  
**HART, MI 49420**  
**REGULAR MEETING OF CITY COUNCIL - COUNCIL PROCEEDINGS**  
**May 28<sup>th</sup>, 2024**  
**MINUTES – Approved**

**PRESENT:** Mayor Vicki Platt, Councilors Justin Adams, Catalina Burillo, Dean Hodges, Amanda Klotz and Kris Trygstad

**ABSENT:** Jim Evans

**OTHERS PRESENT:** City Manager – Rob Splane, BioPure Superintendent – Paul Cutter, Energy Superintendent – Mike Schiller, Sharon Hallack, Dick Huntington and Larry Launstein Jr.

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

**APPROVAL OF AGENDA:**

- C. Burillo motioned to approve the agenda and was supported by A. Klotz
  - Ayes: 6 Nays: 0 Absent: 1

**PUBLIC COMMENTS:**

- Dick Huntington, 115 Creeks drive, Hart - Still looking for answers it’s been going on 7 months now, a few months ago I thought we had come to a good faith agreement between the sub committee from council and the HOA, as to amendments to the master deed and TO-DATE there has been 0 action taken place. I have been here many times and feel there should be some answers. We have negotiated, accepted, and agreed on a plan, and still no transparency. The HOA would just like to see this finished.

**CORRESPONDENCE, EVENTS, PRESENTATIONS:**

- Truth in Taxation Public Hearing
  - J. Adams motioned to open the Public Hearing on increasing 2024 Property Taxes at 7:35pm and supported by C. Burillo
    - Ayes: 6 Nays: 0 Absent: 1
- No Public Present.
  - J. Adams motioned to close the Public Hearing on increasing 2024 Property Taxes at 7:43pm and supported by C. Burillo
    - Ayes: 6 Nays: 0 Absent: 1
- Fiscal Year 2025 Budget Hearing
  - J. Adams motioned to open the Public Hearing on Fiscal Year 2025 Budget Hearing at 7:44pm and supported by C. Burillo
    - Ayes: 6 Nays: 0 Absent: 1

▪ Fiscal Year 2025 Budget Hearing  
 Public hearing on the budget held to take a few minutes to go over goals for the year.

FY2025 Annual Budget – Draft Goals and Priorities

Department	Goal	Estimated Expenditure	Notes
City Hall	Continued Security Enhancement	\$22,000	In cooperation with the 2022 Hart City Hall threat assessment
Police	New Vehicle	\$40,000	2026
Energy	Line Pulling equipment	\$51,000	For system study improvements
DPW/Energy	Mini Excavator/Ventrac	\$97,000	To be shared between departments
DPW	Dump Truck	\$250,000	Will entertain used/reconditioned model
All Depart	Industrial Vacuum Truck	\$250,000	Uses Jet lines, catch basin,strom drains,hydro excavation

Streets	Construct New Parking Lot #0	\$140,000	Old Walkers site (TIFA board to Fund)
Parks	Veteran's Park Planned Construction	\$800,000	\$300,000 grant + \$500,000 local Match
Parks	John Gurney Park 5 yr plan	\$18,500	2025 work to develop a 5-yr growth plan
Parks	Refresh Disc Golf Course	\$14,000	2025
DPW	Backhoe	?	??
Energy	Backyard Machine	\$120,000	2026 detachable bucket for boom- auger- carries poles
Energy	Refer to GRP CIP	\$950,000	
Energy	New indoor/covered storage	\$100,000	Potential Move of building from ceres property to energy site
BioPure	Gator/Golfcart	\$9,500	
BioPure	Hose for pump and add fittings	\$12,000	Used primarily in Biopure
BioPure	Lawnmower		Replace old handmedown
BioPure	Biosolds application alternative	\$20,000	Consultant/engineer

- J. Adams motioned to close the Public Hearing at on Fiscal Year 2025 Budget Hearing at 8:06pm and supported by A. Klotz
  - Ayes: 6 Nays: 0 Absent: 1

**CONSENT AGENDA:**

- Approval of minutes from May 14<sup>th</sup>, 2024
- Bills, Claims, Payroll
- Reports of Boards, Commissions, and Committees
- Department Reports – Police/BioPure/Public Works/Energy/C&E Dvlp
  - A. Klotz motioned to approve Consent Agenda and supported by J. Adams
    - Ayes: 6 Nays: 0 Absent: 1

**ACTION ITEMS:**

- Resolution 2024-13 FY2024 Electric, Water, Sewer and Trash Rates  
 WHEREAS, the City of Hart owns and operates electric, water, sewer and wastewater treatment facilities; and contracts for trash hauling services ("services"); and  
 WHEREAS, these services are funded through user rates and should self-fund their operations, maintenance, equipment replacement, and debt service; and  
 WHEREAS, the FY2025 Annual Budget is developed assuming the following electric, water, sewer and trash rates; 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 HART CITY COUNCIL:

*Adopts the rates and changes as identified below for FY2025 effective for utility bills for services after July 1, 2024:*

<u>A</u>	<u>ELECTRIC—RESIDENTIAL – Council adopted 4.7% annual increase per 2023 Study</u>	<u>RATES FY 2025 - RATES FY2024</u>
	<b>Single phase monthly base rate</b>	\$8.90 - \$8.50
	<b>Three phase monthly base rate</b>	\$21.46 - \$20.50
	<b>kWh charge</b>	\$0.08962 - \$0.08560

<b><u>B</u></b>	<b><u>ELECTRIC-- COMMERCIAL-- Council adopted 4.0% annual increase per 2023 Study</u></b>	<b><u>RATES FY 2025 - RATES FY2024</u></b>
	Single phase monthly base rate	\$20.28 - \$19.50
	Three phase monthly base rate	\$22.88 - \$22.00
	kWh charge	\$0.1050 - \$0.1010
<b><u>C</u></b>	<b><u>ELECTRIC--DEMAND CUSTOMER-- Council adopted 2.9% annual increase per 2023 Study</u></b>	<b><u>RATES FY 2025 - RATES FY2024</u></b>
	Monthly base rate	\$92.61 - \$90.00
	Demand charge per KW	\$9.26 - \$9.00
	kWh charge	\$0.06555 - \$0.06370
<b><u>D</u></b>	<b><u>ELECTRIC--INDUSTRIAL CUSTOMER EXCEEDING 2,000,000 KWH ANNUALLY-- Council adopted 2.9% annual increase per 2023 Study</u></b>	<b><u>RATES FY 2025 - RATES FY2024</u></b>
	Monthly base rate	\$154.35 - \$150.00
	Demand charge per KW	\$9.26 - \$9.00
	kWh charge	\$0.06077 - \$0.05906
<b><u>E</u></b>	<b><u>FUEL COST ADJUSTMENT FACTOR (12-MONTH ROLLING AVERAGE)</u></b>	Varies
<b><u>F</u></b>	<b><u>ENERGY OPTIMIZATION</u></b>	<b><u>RATES FY 2025 - RATES FY2024</u></b>
	Residential per kWh	\$0.0013 - \$0.0013
	Commercial per meter	\$4.43 - \$4.43
	Industrial per meter (6)	\$215.24 - \$215.24
<b><u>G</u></b>	<b><u>WATER -- Council planned 1% annual increase per 2022 Water Rate Study</u></b>	<b><u>RATES FY 2025 - RATES FY2024</u></b>
	Base rate per month with: 5/8 inch meter	\$6.38 - \$6.32
	1 inch meter	\$7.99 - \$7.91
	1.5-inch meter	\$11.18 - \$11.07
	2-inch meter	\$19.16 - \$18.97

	<b>3-inch meter</b>	\$28.73 - \$28.45
	<b>4-inch meter</b>	\$28.73 - \$28.45
	<b>Rate per 1000 gallons (1-13,000 gallons per month)</b>	\$1.33 - \$1.32
	<b>Rate per 1000 gallons (over 13,000 per month)</b>	\$1.14 - \$1.13
<b><u>H</u></b>	<b><u>WASTEWATER – Council planned 11% increase per 2023 debit payment schedule</u></b>	<b><u>RATES FY 2025 - RATES FY2024</u></b>
	<b>Base rate per month including up to 3,000 gallons per month</b>	\$35.75 - \$32.21
	<b>Volume rate per 1000 gallons per month over 3,000 gallons</b>	\$3.97 - \$3.58
	<b>Volume rate per 1000 gallons per month over 3,000 gallons (contracts)</b>	3.97 - \$3.58
	<b>BOD Surcharge per pound</b>	\$0.237 - \$0.220
	<b>TSS Surcharge per pound</b>	\$0.174 - \$0.162
<b><u>I</u></b>	<b><u>CUSTOMER CHARGE</u></b>	
	<b>Gray &amp; Company</b>	\$3414.98 - \$2,995.60/month
	<b>Michigan Freeze Pack</b>	\$3414.98 - \$2,995.60/month
	<b>Indian Summer</b>	\$973.44 - \$936.00month
<b><u>J</u></b>	<b>MONTHLY RESIDENTIAL TRASH COLLECTION FEE</b>	\$24.61 - \$23.92
	<b>MONTHLY RESIDENTIAL CLEAN UP FEE</b>	\$1.00
	<b>Monthly residential trash collection fees increase annually at 2.9% per contractual agreement with Republic Services</b>	

- J. Adams motioned to approve Resolution 2024-13 and supported by K. Trygstad
  - Ayes: 6 Nays: 0 Absent: 1

- Resolution 2024-14 Adoption of 2024 Millage Rates & Levy

WHEREAS, the City of Hart has established a general millage for operating proposes and voted millage for the cemetery and street improvements in 2018 and 2020, respectively; and  
WHEREAS, the City conducted a “Truth In Taxation” hearing on May 28<sup>th</sup>, 2024 which permits the proposed tax rates to exceed the maximum rates allowed by “Headlee” rules (MCL 211.34); and

WHEREAS, the City has determined that for FY 2025 that it is necessary to levy the maximum allowable mill levy;  
 NOW THEREFORE BE IT RESOLVED THAT HART CITY COUNCIL:

*Adopts and levies the following tax rates for 2024 as follows:*

<b><u>Purpose</u></b>	<b><u>2024 Millage Rate</u></b>
Operating	12.4733
Street (voted March 2020)	1.9672
Cemetery (voted November 2018)	.4925
<b>Total</b>	<b>14.9330</b>

- C. Burillo motioned to approve Resolution 2024-14 and supported by J. Adams

- Ayes: 6 Nays: 0 Absent: 1

**DISCUSSION ITEMS:**

- Special Events Permit – Community Wide Garage Sale
- Street Milage renewal  
 Will be up after this tax season, looking to set up a workshop to go over where funds can be used for future projects before deciding to let the funds laps.

**CITY MANAGER'S REPORT:**

**Updates:**

- The Starting Block Board is meeting again in June to continue work on a Strategic Plan once developed, this will be shared with Council for review and comment.
- A meeting is being set with EGLE in Lansing regarding the City's Administrative Consent Order and an EGLE request to update planned projects to lower Hart Lake temperatures.
- Asparagus Festival June 8<sup>th</sup> and 9<sup>th</sup>, Council members are encouraged to attend and enjoy the festivities with music starting after the parade and into the evening.

**Legacy Topics:**

- Safe Routes to School trail project – pending State Approval projected bid spring 2024.

**Upcoming Topics:**

- Adoption of 5-year Park and Rec Master Plan (Currently back and forth negotiation with MDOT)
- Council review of rental inspection policies, procedures, and implementation. Chief Salazar is delayed due to 2 employee resignations and 2 employees parental leave)

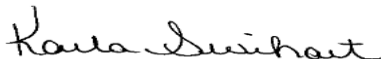
**COMMUNICATIONS FROM THE MAYOR AND COUNCIL:**

- D. Hodges, Regarding the creeks, one of the holdups was a drawing. R- Splane, the City is waiting on the City Attorney and now engineering team to get the drawing which is required by the State for subdivisions, when reaching out the City should hear something back within the next week.
- Congrats to Deb Windell on earning top 50 business in the State of Michigan.

**ADJOURN:**

- There being no further business to come before the Council, the meeting adjourned upon a motion by A. Klotz and supported by K. Trygstad. The next regularly scheduled meeting will be on June 11<sup>th</sup>, 2024, at 7:30 pm.

Respectfully Submitted



Karla Swihart, City Clerk