



**CITY OF HART
407 S. STATE ST.
HART, MI 49420
COUNCIL PROCEEDINGS
JULY 13th 2021
MINUTES – Approved**

PRESENT: Mayor Vicki Platt, Councilors: Catalina Burillo, Jim Evans, Dean Hodges, Mike Powers, Fred Rybarz, and Kris Trygstad.

ABSENT: NONE

OTHERS PRESENT: City Manager – Rob Splane, City Clerk – Karla Swihart, Bio-Pure – Paul Cutter, DPW Superintendent – Brad Whitney, Energy Superintendent – Michael Schiller, Nichole Kleiner (HEART), Police Chief – Juan Salazar, Sharon Hallack, Bill Volpp, Cynthia Fout, and Gail Miller

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

APPROVAL OF AGENDA: M. Powers motioned to approve the agenda and was supported by J. Evans
• Ayes: 7 Nays: 0 Absent: 0

PUBLIC COMMENTS: NONE

CORRESPONDENCE, EVENTS, PRESENTATIONS: None

CONSENT AGENDA:

- Approval of *Amended* minutes from June 22nd, 2021
- 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 2021-58 Designate Oceana County Drain Commissioner to review development of site plans. The Oceana County Drain Commissioner (“Drain Commissioner”) is qualified and capable of conducting the review of stormwater issues arising in connection with site plans submitted for approval under the Hart City Zoning Ordinance, and the Drain Commissioner has agreed to provide such reviews on behalf of the City, pursuant to the Drain Commissioner’s schedule of fees for such reviews; and the City Council determines that it is within the best interest of the public health, safety, and welfare to authorize the Drain Commissioner to provide such reviews on behalf of the City in connection with the stormwater issues arising under any site plans submitted for approval under the Hart City Zoning Ordinance. Therefore be it resolved that the Hart City Council
 1. The City Council hereby requires that all developments and redevelopments subject to site plan review under the Hart City Zoning Ordinance shall be submitted by the applicant for review by the Drain Commissioner for all stormwater issues arising in connection with development or redevelopment. No site plan shall be approved by the City Planning Commission until such review has been conducted by the Drain Commissioner, and a report of such review has been provided to the Planning Commission. The Drain Commissioner’s review shall be consistent with the Oceana County Drain Commissioner Subdivision Drainage Rules and Storm Water Design Criteria in place at the time of the review.
 2. All prior resolutions and parts of prior resolutions insofar as they conflict with the provisions of this resolution are hereby rescinded.
 - F. Rybarz motioned to approve Resolution 2021-58 and supported by J. Evans.
 - Ayes: 7 Nays: 0 Absent: 0
- Resolution 2021-59 Authorize City Inclusion in County Brownfield Redevelopment Authority The Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the “Act”), authorizes the County of Oceana (the “County”) to establish a Brownfield Redevelopment Authority; and the Board of County Commissioners has determined that it is in the best interest

of the County to establish and provide for the operation of a Brownfield Redevelopment Authority ("Authority") pursuant to the Act; and subject to change that may hereafter be made pursuant to the Act, the Authority may exercise its power over property located within the boundaries of the County, provided that the Authority does not exercise its power over property located within a city, village or township located in the County unless such city, village or township has adopted a resolution concurring with the inclusion of such property; and the Local Unit has determined that it is in the best interest of the Local Unit to join the Authority, so it permits property located within its municipal boundaries to be included in the Brownfield Redevelopment Authority of the County of Oceana.

Therefore be it resolved that the Hart City Council

1. The Local Unit hereby agrees to opt into the Authority so that all property located within its municipal boundaries shall be included under the Brownfield Redevelopment Authority of the County of Oceana.
2. The City of Hart Clerk shall promptly file a certified copy of this Resolution with the Oceana County Clerk
3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this Resolution are hereby rescinded.
 - J. Evans motioned to approve Resolution 2021-59 and supported by M. Powers
 - Ayes: 7 Nays: 0 Absent: 0

DISCUSSION ITEMS:

- Special Events permit for inspiReading book distribution on 07/26/2021 location Hart Commons.
 - J. Evans motioned to approve Special Events Permit for InsprReading book Distribution and supported by C. Burillo
 - Ayes: 7 Nays: 0 Absent: 0

CITY MANAGER'S REPORT:

- City Manager R. Splane gave a copy of the Manager's report to all Council members to review. A few items he touched base on
- American Rescue Plan Funds, Meeting scheduled July 14th in the AM to discuss disbursement of funds and discussion between local government officials on community needs and possible collaborations. The City of Hart is already registered for the funding and will be receiving \$216,455. Beginning funding is planned to be available by the end of July 2021, with these funds must be allocated by 2025 and used by 2027. Direction from the state is that these funds should be allocated carefully to maximize their benefit.
- Community outreach and communication is something I have continued to research and would like to update our already in place Facebook page that allows the general public to comment on posts but cannot create posts. Id likes to propose a 2nd Facebook page– City of Hart Community members to ask questions or share community-related information. Page rules would stipulate a code of conduct, which could be regularly monitored by City staff and Council.
- Our Line-workers/Utility employees have currently addressed there is a significant wage disparity. Union Contracts are negotiated every three years; our journey/linemen are currently making just over \$40.00 hr. Right now, Great Lakes Energy is making 48.50 hr ("Currently Hiring"), and Consumer Energy is moving their workers up to \$60.00 hr this fall ("Currently Hiring"). Our employees are happy working for the City of Hart, but I'd hate for it to come down to where they could make a substantially higher amount of money going somewhere else. City Manager R. Splane asked the Council to think on this and if there should be some kind of an emergency raise for them or possibly open contract negotiations early, but there will be an action item on the agenda for the next council meeting.
- Hart Motel was purchased by an entity that is affiliated with Peterson Farms. However, they did hire a management company to run it, and right now, they are doing some upgrades around the property and still plan to run it as a motel going forward.
- Pocket Park is near completion, just working on a few warranty issues.
- City of Hart is working on upgrades to our network and will like to implement devices to all boards, so everyone is working under the City's network and license.

COMMUNICATIONS FROM THE MAYOR AND COUNCIL:

- J. Evans wanted to bring up a few items

I received a few complaints from residents regarding the WIFI at Hart Commons, and is it possible that we have someone look into the strength of the WIFI there. Also, I invited one of my neighbors, Gail Miller would like to speak.

Gail Miller moved to the area last October. She loves the area but has noticed the lack of advertisement for the events that take place within the City of Hart. Being someone new to the community just wanted to bring it to the attention that the City of Hart could draw in more people with advertisement.

- C. Burillo asked about the DPW building and if there are plans on updating it.
- Mayor V. Platt wanted to thank everyone who made it possible for the Vietnam Wall to come to the City of Hart. It was such an honor for the community to be able to go and pay tribute. Special thank you to Gina Mead and Paul Erickson for all your hard work.

ADJOURN:

- There being no further business to come before the Council, the meeting adjourned at 8:06 pm upon a motion by C. Burillo and supported by J. Evans. The next regularly scheduled meeting will be on July 27th, 2021, at 7:30 pm.

Respectfully Submitted



Karla Swihart , City Clerk