



**CITY OF HART
407 S. STATE ST.
HART, MI 49420
COUNCIL PROCEEDINGS
September 14th, 2021
MINUTES – APPROVED**

PRESENT: Mayor Vicki Platt, Councilors: Catalina Burillo, Dean Hodges, Mike Powers, and Fred Rybarz

ABSENT: Jim Evans, Kris Trygstad

OTHERS PRESENT: City Manager – Rob Splane, City Clerk – Karla Swihart, Energy Superintendent – Michael Schiller, DPW Superintendent - Brad Whitney, Police Chief – Juan Salazar, Bill Volpp, Richard Huntington, and 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 C. Burillo

- Ayes: 5 Nays: 0 Absent: 2

PUBLIC COMMENTS: Richard Huntington, Thank you to Paul Cutter for researching 425 zones and DDA money that was out there but, it sounds like it was spent on Comfort drive road. The last concert that was at the commons was rescheduled three times. We got down there thought it started at seven, but it was changed to 6 pm. No one was there, so I talked to the lady at the ice creams shop and found out it was moved to the Historic District. We were still able to catch the very end, but it would have been nice to have the change posted somewhere other than on the internet. Still interested in a lot at the Creeks, and so are several others. The amendment to the original master deed said the City could sell these lots, so not sure why The City needs a lawyer involved when it states in the Master Deed the lots can be sold.

CORRESPONDENCE, EVENTS, PRESENTATIONS:

CONSENT AGENDA:

- Approval of Amended minutes from August 24th, 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 M. Powers
 - Ayes: 5 Nays: 0 Absent: 2

ACTION ITEMS:

- Resolution 2021-67 Accept purchase price of Historic District Building and authorize City Manager to sign related purchase documentation.

The City of Hart owns the Hart Historic District ("DISTRICT") consisting of native and relocated historic buildings; collections; and the City leases the District to the Hart Historic Preservation Group to operate and maintain the premises and the Robert Mudget (Ludington, Mi) owns the Bob Mudget Woodshop situated on property adjacent to the District at Union and Lincoln Street and Bob Mudget was a longtime contributor to the success of the District and worked tirelessly in the Woodshop crafting numerous amenities for the District. The Woodshop property will be a valuable addition to the District. Therefore, to secure the benefits of efficient self-government and to promote and protect our common interests and welfare, the Hart City Council hereby declares.

Approves a "Purchase Agreement for Sale of Real Property" with Robert Mudget for City acquisition of the Bob Mudget Woodshop and property at the cost of \$4,000.00. The City of Hart agrees to also cover closing fees in the amount of \$544.00, plus a \$100.00 reimbursement to City employee Russ Robbins for out-of-pocket deposit costs.

Authorizes and directs the City Manager to sign all closing-related documents on behalf of the City of Hart.

- F. Rybarz motioned to approve Resolution 2021-67 and supported by C. Burillo
 - Ayes: 5 Nays: 0 Absent: 2

DISCUSSION ITEMS: Sale of Fire Department building – for review only – Public Hearing Sept. 28th

- Prince and Monton PLC drafted up a letter I would like to present to The Hart Fire Department to look over and discuss at their meeting on September 23rd, along with the proposed agreement on the sale of the property at 808 S. State St. Hart Mi, Which is where the Fire Department is currently located.

CITY MANAGER'S REPORT:

- City Manager R. Splane gave a copy of the Manager's report to all Council members to review.
- The audit started September 13th – Clerk, Treasurer, and deputies are "all hands on deck."
- Paul Cutter, Prein & Newhof, Baker Tilly, and I met with industry partners to discuss their current output to BioPure. We discussed a brief history on the plant, recent expenditures to increase efficiency, historic loading from our industry, and future planning. We asked that they endorse our seeking of state and federal grant money to help cover the costs of large capital improvement projects coming in the next several years. Our hope was to offer transparency to our processes and to build trust in our public/private partnership.
- As we approach additional infrastructure projects, we will include other public/private partnerships to help facilitate support from our local residents and business communities. Written support is an easy way to show buy-in. It will help us to proceed with applying for grants to assist our tax and ratepayers with Electric, Streets, Internet, Recreation, and other infrastructure improvements. (It takes a community)
- John Gurney Park – Labor Day weekend excitement follow-up.
- Additional Parking for downtown.
- City Council visioning and workshop sessions – Possible dates: Evans and Burillo like Sept 28th – Oct 26th and Nov 9th.

IMMEDIATE GOALS:

- Establish a plan to spur development of the "the Creeks" to begin to provide new housing options.
 - Dozens of hours were spent working on this by HEART director. (On September 1st, this was made the HEART Board of Director's top priority.)
 - 21 buildings planned (53 units) – 1091 sqft basement +/- 1160 sqft main floor
 - 9 lots allowing-single-family dwellings
 - Potential proposal to Creek's subdivision association:
 - Sell 21 building "Sites" at \$10,000 each, allowing the buyer to choose a site and develop on the site to listed square footage and elevation, but not necessarily duplexes, tri, or quad. Option to build on a crawl space will help to spur development.
 - List remaining 7 lots for single-family dwellings through a realtor at market rate with building adhering only to Master Deed specifications.
- Tackle the issues of blight and code enforcement.
 - Working with Code Enforcement officers to implement change starting with most blighted properties – "3 strike approach."
 - Walker property – Prior to applying taxpayer money, would the council allow an RFP to see what potential investors may propose with scoring based on capital reinvestment, economics.
- Review options to plan for sustainable infrastructure maintenance in coming years.
 - Sewer and water in progress – Awaiting Electric Study.

COMMUNICATIONS FROM THE MAYOR AND COUNCIL:

- Are you allowed to live in a camper on the street? "No," not allowed to live permanently within the City. C. Burillo is also concerned someone is living in their car she sees parked around town. Chief Salazar will look into it.
- Board position discussion and affirmation.
Current appointments, Which council member is on which board.
Mayor Platt will discuss with Council Members before the next meeting and confirm which member sits on what board.

ADJOURN:

- There being no further business to come before the Council, the meeting adjourned at 8:16 pm upon a motion by C. Burillo and supported by F. Rybarz. The next regularly scheduled meeting will be on September 28th, 2021, at 7:30 pm.

Respectfully Submitted

A handwritten signature in cursive script that reads "Karla Swihart".

Karla Swihart , City Clerk