



**CITY OF HART
407 S. STATE ST.
HART, MI 49420
COUNCIL PROCEEDINGS
September 28th, 2021
MINUTES – Approved**

PRESENT: Mayor Vicki Platt, Councilors: Catalina Burillo, Jim Evans, Dean Hodges, and Fred Rybarz

ABSENT: Mike Powers and Kris Trygstad

OTHERS PRESENT: City Manager – Rob Splane, City Clerk – Karla Swihart, BioPure Superintendent – Paul Cutter, HEART – Nichole Kleiner, Police Chief – Juan Salazar, Sharon Hallack, Jim Kleiner, Jason LaFever, Amy Trudell, and Cynthia Font

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: None

CORRESPONDENCE, EVENTS, PRESENTATIONS:

- Accept the resignation of councilor Powers per the City Manager's written communication.
 - J. Evans motioned to accept Mike Powers' resignation from Hart City Council and supported by C. Burillo.
 - Ayes: 5 Nays: 0 Absent: 2

PUBLIC HEARING: Sale of Public Property 808 S State Street.

- C. Burillo motioned to open the public hearing and supported by J. Evans
 - Ayes: 5 Nays: 0 Absent: 2
- Request from Hart Area Fire Board as they have approx. \$250,000 capital improvements they would like to do. Currently, the City of Hart owns the property, which was purchased back in the late 1970s. A large portion of the purchase was funded by grant money, and the City of Hart funded the additional amount, which was repaid to the City of Hart thru a lease agreement. The Fire Department currently owns the parcel to the south of them; they would like to grow the department with one continuous building, and the idea of having two properties with two different owners is just poor practice, so they asked that the City of Hart sell them the property so they can continue with their improvements. There is a clause in the deed if the property ever ceases from being used for Fire Department purposes, the City shall have the right to reenter the premises, and the property will revert to the City.

S. Hallack asked The City owns it, and the fire department leases it? "Still," R. Splane answered, the last lease agreement ended in 2008; therefore, the fire department does not own it yet.

P. Cutter asked, If the Fire Department adds on the current building and decides to move to a different location and not be a fire department any more than that part of the building is the City's? The City would only reclaim the current property and the building would be split? R. Splane would get back with the City's lawyer and reword the deed to clarify if the Fire Department were to move both parcels/buildings would revert back to the City.

- F. Rybarz motioned to close the public hearing and supported by C. Burillo
 - Ayes: 5 Nays: 0 Absent: 2

CONSENT AGENDA:

- Approval of minutes from September 14th, 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: 5 Nays: 0 Absent: 2

ACTION ITEMS:

- Resolution 2021-68 Accept Professional services Agreement for Prein and Newhof to provide engineering for Griswold to BioPure force main project and authorize City Manager to sign related documents.
As part of the City of Hart, it has been awarded an \$810,000 grant by the Michigan Economic Development Corporation to assist the City in the replacement of the aging wastewater force main from the Griswold lift station to the BioPure treatment facility, and it is necessary for the City to obtain a qualified engineering entity to properly oversee the design and construction of this critical infrastructure and Prein and Newhof, has helped the City to successfully apply for the grant and is the most highly qualified entity to support the City through this project and in order to secure the benefits of efficient self-government and to promote and protect our common interest and welfare, the City Council hereby declares: Accepts the proposal for engineering services for Prien and Newhof not to exceed \$129,600 to provide professional engineering services to complete the force main replacement from the Griswold lift station to the BioPure plant. The Hart City Council authorizes the City Manager to sign and execute said agreement.
 - F. Rybarz motioned to approve Resolution 2021-68 and supported by J. Evans
 - Ayes: 5 Nays: 0 Absent: 2
- Resolution 2021-69 Designate City Manager and City Treasurer as authorized signers on Shelby State Bank Certificate of Deposit.
The City of Hart has an existing Certificate of Deposit with Shelby State Bank, and the renewal documents require an authorized signer to maintain the deposit and renew as necessary, and the City Manager and City Clerk/Treasurer are the generally accepted individuals as authorized signers and the Shelby State Bank which the City holds its investment requires formal action designating any new account signers. Now there for it be resolved that the Hart City Council designates the City Manager Robert Splane and City Treasurer Karla Swihart as authorized signers on the Shelby State Bank Certificate of Deposit.
 - F. Rybarz motioned to approve Resolution 2021-69 with adding Karla Swihart as City Treasurer and supported C. Burillo
 - Ayes: 5 Nays: 0 Absent: 2
- Resolution 2021-70 Authorize sale of City-owned real estate property.
The City of Hart has partnered with neighboring communities to establish and maintain the Hart Area Fire Department, and the Hart Area Fire Administrative Board has asked that they assume ownership of the physical land on which the fire barn currently resides to proceed with capital improvement plans to enhance and expand the current facility and it is in the best interest of the City to support the transaction to ensure the continued safety of the City and area community members while continuing to promote local efforts of goodwill and in order to secure the benefits of efficient self-government and to promote and protect our common interest and welfare, the Hart City Council declares: Now, therefore, be it resolved that the Hart City Council authorizes the sale of Parcel No 64-020-739-001-30 known as the physical street address 808 South State Street Hart Mi 49420 for the consideration of \$1.00 and allows Honorable Mayor Platt and City Clerk Karla Swihart to sign and execute the Quick Claim Deed attached
 - _____ Motioned to approve Resolution 2021-70 and supported by _____.
Jim Evans motioned to TABLE RESOLUTION 2021-70 DUE TO COUNCIL ASKING FOR MORE INFORMATION REGARDING THE CITY ACQUIRING THE PROPERTY IF IT EVER CEASES TO BE USED FOR FIRE DEPARTMENT and supported by Catalina Burillo.
 - Ayes: 5 Nays: 0 Absent: 2
- Resolution 2021-71 Authorization of 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 future capacity purchasing, the City is able to purchase power at a rate which is anticipated to be lower than what the open market rate would be if future authorization agreements were not completed and in order to secure the benefits of efficient self-government and to promote and protect our common interests and welfare, the Hart City Council hereby declares: Now, therefore, it be resolved that the Hart City Council accepts the recommendation of the MPPA and authorizes entering into the power purchase commitment authorization for the planning year 2025 through 2028 with a maximum commitment of \$78,000

- Fred Rybarz motioned to approve Resolution 2021-71 and supported by Catalina Burillo.
 - Ayes: 5 Nays: 0 Absent: 2

DISCUSSION ITEMS:

- Jason LaFever is interested in serving on the Hart Rec Board. Jason approached City Manager and submitted a formal application as there is an open seat on the Hart Rec Board for the City of Hart. The City Council thanked Jason for volunteering to be on the Hart Rec Board.
 - J. Evans motioned to appoint Jason LaFever to be on the Har Rec Board and supported by F. Rybarz.
 - Ayes: 5 Nays: 0 Absent: 2
- Council vacancy appointment. Current vacancy on the Hart City Council. Will post on the City's website and City's bolting boards to allow for open application period where those wanting to fill the open seat can apply as the Council has to fill the vacant seat within 30 days.

CITY MANAGER'S REPORT:

- City Manager R. Splane gave a copy of the Manager's report to all Council members to review.
- The audit is finishing up. The City still has a few items we are working on. Maner-Costerian was impressed with the organization within City Hall.
- I am meeting with West Michigan Shoreline Regional Development Commission, MEDC, and Prein&Newhof Friday to discuss grant opportunities.
- Takeaways from the Michigan Municipal League Conference the Mayor and Myself attended last week
Cyber security – Emergency operations plan needs to be updated and practiced.
One of the biggest challenges in municipal government is capacity – Human Assets are lean, and efficiency is key.

Food + Music + Art brings people together; we can continue to push community partnership by working with our neighbors.

DTE is working with the State on regulatory issues allowing "Biodigesters" to produce methane from waste. BioPure may have an opportunity to join the team. (Paul has been talking about similar efforts for years.)

- Dr. Robbins presentation on inclusion. Takeaway is keep on working to make Hart a better place to live and keep drawing new residents to our City.
- City Hall staff goals for improvement

Large Goals

Update and replace all street signs and add wayfinding signage

Build marina or other boat access to downtown.

Update downtown street scape

Update look of City Hall

Streamline utility reading and billing process

Update Charter

Update Ordinances

Emergency Plans

Small Goals

Cordless phones at City Hall

Suggestion box for public input

More security in place at City buildings

Less paper

City staff and Council apparel

Updated kitchen and public hosting capabilities at City Hall

Enforcement of ordinances

Margarita Friday's

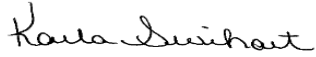
COMMUNICATIONS FROM THE MAYOR AND COUNCIL:

- Mayor Platt wanted to thank the City for allowing her to attend the MML conference last week.
- C. Burillo wanted to thank the Hart Police Department for following up on individual that I indicated living in their car and also thank you to Nichole for the updated signs on the bike trail.

ADJOURN:

- There being no further business to come before the Council, the meeting adjourned at 8:30 pm upon a motion by C. Burillo and supported by J. Evans. The next regularly scheduled meeting will be on October 12th, 2021, at 7:30 pm.

Respectfully Submitted

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

Karla Swihart, City Clerk