



**CITY OF HART
407 S. STATE ST.
HART, MI 49420
COUNCIL PROCEEDINGS
APRIL 9, 2019, 7:30 P.M.**

PRESENT: Mayor Ron LaPorte, Councilors: Joe Frontiera, Patrice Martin, Jason La Fever, Rob Splane, Vicki Platt, and Steve Hegedus.

ABSENT:

OTHERS PRESENT: City Manager – Lynne Ladner, City Attorney – Julie Springstead, DPW Superintendent – Brad Whitney, BioPure Superintendent – Paul Cutter, Energy Superintendent – Mike Schiller, Main Street Manager – Julie Kreilick, and Deputy City Clerk - Cheri Eisenlohr. See attached list for others in attendance.

Mayor LaPorte called the meeting to order at 7:30 p.m., following the roll call, the Mayor lead the Council in the pledge of allegiance.

A motion was made by Mr. La Fever to approve the agenda with additions (Hart Awakens Special Events Permit) and supported by Ms. Martin. The minutes from March 26, 2019, regular meeting, were approved motioned by Mr. Frontiera and supported by Mr. La Fever. All ayes, both motions were carried.

PUBLIC COMMENTS, CORRESPONDENCE, EVENTS, PRESENTATIONS:

- Patty Kersjes and George Sadler presented their request to have their “Hart Awakens” special event permit added to the agenda. Issues were raised over this request as the event was publicized before being approved by the Council. The Mayor voiced concerns over the “Julep Contest,” he would like it removed from the event, and Ms. Martin requested a new application to be submitted listing only the areas of City-owned property that the event would encompass. Mr. Frontiera made a motion to add the special event to the agenda under discussion items as Item 10D; it was supported by Ms. Platt with the above-specified requests.

DEPARTMENT REPORTS:

- ▶ BioPure Superintendent, Paul Cutter:
 - Written report provided.
 - The Mayor asked about PFAS. Mr. Cutter advised that there was a lab in Southern Michigan that could test for this. It is mainly found in shampooed carpets. There have been 38 sites in Southern Michigan that have been quarantined for having this chemical present. Hart tested negative.
 - Mr. Cutter thanked the board for approving the additional funds for the new membranes.
- ▶ Police Chief, Juan Salazar: Absent
- ▶ DPW Superintendent, Brad Whitney:
 - Read water and electric meters.
 - Checks wells and towers.
 - 28 Miss Digs.
 - Multiple water turn-ons.
 - Cold patching.
 - Grade gravel roads – more gravel needed.
 - Checked sewer mains.
 - Haul brush from Bins.

- Over 100 lawn bags picked on last Monday.
- Brush Chipping.
- Street Sweeping.
- Landscaping/Clean-up from winter.
- Drinking fountain ordered for Red Building at JGP/new fixtures and painting bathrooms.
- Repairs to pickleball courts, crack filling needed.
- ▶ Energy Superintendent – Mike Schiller:
 - Miss Dig reports.
 - Lever Road area, 12 new poles placed, trees removed.
 - A new pole was set at Gray & Co.
 - The transformer is due any day for Gray & Co.
 - The Starting Block has all new LED light fixtures.
 - The department is looking at number all the utility poles for location purposes.
 - Repairs were done to the Creeks transformer.
- ▶ Mainstreet Manager, Julie Kreilick: (Ms. Kreilick did have a formal report prepared)

Since our last meeting March 19, a short but productive three weeks have passed including traveling to Seattle Washington for the 2019 National Main Street Conference along with City Manager Lynne Ladner. It was a truly inspirational experience, with a few key takeaways. The work sessions were all interesting and informative, but I felt from a national perspective that Michigan Main Street stands out as having produced an excellent program for all its communities. Areas of focus for me were - Directors Round Table, The Effectiveness of Your Message and Brand Scoring, Entrepreneurship on Main Street, Cultural Tourism, and Economic Development on Main Street, among a few others. I greatly appreciate this opportunity and look forward to using this inspiration for the betterment of our program!

Upon the approval of our 20019-2020 budget will be the launching of our 2019-2020 fundraising campaign. The PR/Org committee met Friday, April 5 and provided a review of last year's documents and approach. The sponsorship presentation seems to improve each year, which shows in the progress and positive outcomes that have been accomplished to earn the continued support of our sponsors and program partners, and by attracting more support.

On April 5, Marie Elliot, business consultant for the West Michigan Region for SBDC met in the Main Street office throughout the day with four downtown Business owners. Her focus and the official launching of the Match on the Main program is open to all Michigan Main Streets was to get the process started for these interested businesses. The Match on Main Program currently is piloting in two communities, Saline and Niles will be open to all of Michigan beginning this summer. The funds available are designed to be incentives to attract businesses to downtowns and to assist the current downtown business to have the financial ability to expand. This program has excellent incentives for prospective business growth, with participants match just 10% of available funding up to \$25,000. In addition, the SBDC is hosting an event at the Starting Block Tues. April 9 for prospective new

businesses. I will be in attendance for the "Starting a Business" course, representing the downtown business district as a potential for business start-ups.

We have received word that we have been awarded two more grants for our program this spring/summer. Again this year the HFOC, Healthy Families of Oceana County Committee affiliated with the Dist. 10 Health Dept. included HMS for the annual grant to support healthy lifestyles and have been awarded a bike repair station with a value of \$1341.57. It will be exciting to see this new feature installed at Hart Commons this summer! The second grant was received from the Community Foundation for \$1654, for the printing and installation of the Hart at Play Mural.

The next grant we are applying for is through the Sister Simone Courtade and Mercy Health Missions, due April 22. As I shared last month, the Power of Produce Program, POP, will be modeled after New Era and Muskegon Farmers Markets. We are applying for \$3000 to fund this program for the 2019.

Farmers Market Season. The POP has two groups, Kids and Seniors. The Kid's POP is inviting children from 3-13 to come to the market and earn \$2 to spend on their own produce, the Senior POP invites Seniors 60 and over to spend \$4 on produce. There are no income requirements for this program, which eliminates that complication. Members of POP simply register and then the activity is tracked to record the programs outcomes. The goal for us is to increase the activity at the market. Since this grant cannot go into effect until July, we have additionally reached out to the Hart Rotary Club and Hart Lions Club with the ask to support the June markets for the POP program. After Rachel attending the April 3 Rotary Club meeting presenting a PowerPoint she produced about the program, and I attended the April 4 Loins Club meeting presenting the same, I am happy to report that both clubs have offered \$400, the amount needed to cover June so we can launch the program at the start of the Farmers Market season.

WE HAVE A SIGN! The Pocket Park project looks official! The feedback I am receiving so far is very positive! I am so pleased to see this great development happen for our downtown.

This week I am attending the first 2019 Leadership Learning Lab with eleven other leaders from Oceana and Manistee Counties. Funded mostly through scholarships from the Community Foundation of Oceana County and the Northern Michigan Community Foundation, the program runs April through December. The networking opportunities among others will be a great benefit.

*Thank you all for the leadership and hard work you give to your downtown
I Respectfully,*

Julie Kreilick, Manager

REPORTS OF BOARDS, COMMISSIONS, AND COMMITTEES:

None

BILLS, CLAIMS, PAYROLL:

Bills totaled: \$293,852.56 Payroll totaled: \$57,860.95 Grand Total: \$351,713,51

A motion was made by Mr. Splane and supported by Ms. Platt to approve bills, claims and payroll in the amount stated.

Ayes: 7 Nay: 0 Absent: 0

ACTION ITEMS:

City Manager, Lynne Ladner presented the following:

Memo

To: Mayor and City Council
From: Lynne Ladner
Date: 4/5/19
Re: Replacement of loss of renewable energy: Pegasus Project

The MPPA has determined that the Pegasus Wind project that was expected to provide 150MW of renewable wind energy is not going to be able to provide more than 100MW due to issues with the construction of turbines near the Caro Airport. The MPPA is recommending that the loss of renewable wind energy be replaced by solar energy from the Assembly Solar Facility. Authorization from the Council is needed to move forward and take advantage of preferred pricing on Assembly phase 2. This authorization will place the City’s participation in phase 2 at 2.32% of the 40 MW expansion providing 885 RECs ensuring compliance with legislative mandates

It is my recommendation that the council adopts Resolution 19-23 authorizing the replacement of renewable energy loss from the Pegasus project with additional renewable energy from Assembly Solar phase 2.

Lynne

**RESOLUTION 19-23
City Council
City of Hart, Michigan
Oceana County**

RESOLUTION AUTHORIZING REPLACEMENT OF PEGASUS PROJECT RENEWABLE ENERGY WITH ASSEMBLY SOLAR PHASE II RENEWABLE ENERGY

WHEREAS, the City of Hart owns, operates and maintains a municipal electric utility; and

WHEREAS, the utility has legislative mandates to utilize a percentage of our electric generation through renewable energy; and

WHEREAS, due to challenges with the construction of the Pegasus Project reducing the amount of megawatts produced has necessitated that the City along with the MPPA identify other sources of renewable energy;

NOW THEREFORE BE IT RESOLVED THAT THE CITY COUNCIL:

That the City authorize the MPPA to negotiate with Assembly Solar Phase II to replace the lost renewable energy production from the Pegasus Project.

Moved by Ms. Martin, supported by Ms. Platt, and thereafter adopted at the regular City of Hart City Council meeting on April 9, 2019.

Ayes: 7 Nays: 0 Absent: 0

I hereby certify this to be a true and correct copy of the document on file with the office of the City of Hart Clerk.



Cheri Eisenlohr, Deputy City Clerk

SPECIAL EVENTS PERMIT:

- Shakespeare on the Commons:
 - A motion was made by Ms. Martin to approve this event, supported by Mr. Splane. All ayes, motion carried. Mr. Moul will need to discuss with Mr. Whitney his request to close traffic off from the area.
- 46th Annual National Asparagus Festival:
 - Ms. Platt made a motion to approve this event; it was supported by Mr. Hegedus, all ayes, motion carried.
- Hart Awakens:
 - A motion was made by Ms. Martin to approve the permit with the condition of receiving a new written application strictly listing only the City-owned property that is to be used. Mr. La Fever supported the motion, all ayes, the motion was carried.

DISCUSSION ITEMS:

- Review proposals for electric utility rate study:

City of Hart

Memo

To: Mayor and City Council

From: Lynne Ladner

Date: 4/5/19

Re: Electric Utility Rate Studies

As the council is aware solicitations were received for the completion of a cost of service rate study for the electric utility. These proposals came in significantly higher than what I have previously experienced with utility rate studies (although I have never requested an electric utility study) and while I believe that it is still an important process to engage in for the long-term operation and planning of our utility it is not a cost that can be absorbed in the fiscal year 2019. I am requesting permission from the council to reach out to the organization that submitted the lowest cost proposal and negotiate the same cost but for the study to be completed (and budgeted for) in FY 2020. The lowest cost proposal is from UFS out of Holland, MI for a base cost of \$18,500 with an optional presentation to council fee of \$1,200.

Lynne

- Review proposals for City Attorney Legal Services:

Memo

To: Mayor and City Council
 From: Lynne Ladner
 Date: 4/3/19
 Re: Review of City Attorney legal service proposals

The Finance and Personnel committee met on April 2nd to review the proposals submitted to the City to provide City Attorney legal services to the City of Hart. Proposals were requested after a request from the current City Attorney for an increase in monthly retainer fees. The RFP was sent to local attorneys, attorneys that the City has previously worked with for specialized legal issues and was placed on the City's website available to the public.

Five proposals were received, and after discussion by the committee, it was decided to present information from four of the proposals to the full Council for review and discussion. The committee also determined that they did not feel that it was necessary to interview the individuals/firm proposing services for the Council to discuss the provided information.

The firms that the committee recommended to be presented to the Council will be informed that the Council will be discussing the proposals at the April 9th Council meeting. As this is a public meeting, this will provide the firms an opportunity if they so choose to have a representative available to answer questions any questions that the Council may have regarding services, availability, and fees.

Enclosed is a spreadsheet that provides a synopsis of the RFP information for each firm for better comparison. Additionally, I am providing you with information related to the hourly cost spent for legal services that were gathered from the Michigan City Managers list serve question posed by Grand Haven recently and a spreadsheet that shows what the City has paid for specialized legal services and to whom over the past five years.

Lynne

- Companies that have submitted proposals are:
 - Dickinson-Wright
 - Mika Meyers
 - Rosati, Schultz, Joppich & Amtsbuechler
 - Springstead Law
- Each company had a representative present to discuss what they could offer the City.
- No decision is being made tonight regarding new legal services. The proposals will be looked over and discussed further at the next City Council meeting.
- Department Head Attendance:
 - The Mayor is leaving it up to the superintendents to decide if they want to attend both meetings, one meeting or supply a written report. It is not necessary to be at all meetings unless something is on the agenda that directly affects their department. This topic will be discussed further at the next meeting.
- City Attorney Attendance at Council Meetings:
 - This item was proposed and will be discussed further later.

CITY MANAGER REPORT:

- Silver Lake will have another meeting soon to discuss their sewer issues. The outcome could affect the City's BioPure facility.
- City Office's will be closed on Friday, April 19 in observance of Good Friday.
- There will be two more meetings to discuss the Pentwater and Hart bike trail. Ms. Ladner will update as needed.

- Ms. Platt, Ms. Ladner, and Chief Salazar will be attending a conference on active assailant training later this month.
- Bids have been coming in on liability & property insurance. The outcome will be discussed at the next Council meeting.
- The City budget is on track.
- Amendments will soon be presented for changes to the budget.

CITY ATTORNEY'S REPORT:

- None

COMMUNICATIONS FROM THE MAYOR AND COUNCIL:

- Ms. Platt was recently at a Library Board meeting, and it was brought to her attention that the Library's roof still had snow/ice issues and they asked her to talk to Mr. Whitney about solving. He advised her that the City is not responsible for repairs to the Library's roof. Heated sidewalks were also discussed by the Library board. Ms. Ladner stated that she would attend the next Library meeting. Ms. Platt also stated that Kay Williams, the library director, is being honored by the United Way on April 25.
- Ms. Martin is attending the Michigan Small Town and Rural Development in Crystal Mountain; good information comes out of these meetings for small communities. Shelby and Pentwater will be doing a pitch at this event. She will share what she learns at a future meeting. She will also be attending the Building Michigan Communities Conference – a housing and community development meeting.
- Mr. La Fever stated that he had been approached about the City having another "Citywide Clean Up" day. Ms. Ladner will discuss this with Republic Waste and advise the cost at the next City Council meeting.
- Rob Splane will be attending financial training on the east side of the State that is done monthly and is free. Mr. Splane will be attending the training in Muskegon this coming December.

There being no further business to come before the Council, the meeting adjourned at 9:04 p.m., upon motion by Mr. Frontiera and supported by Mr. La Fever. The next regular meeting is April 23, 2019, at 7:30 p.m.

Respectfully Submitted



Deputy City Clerk