

**CITY COUNCIL PROCEEDINGS  
TUESDAY, OCTOBER 23, 2018**

Present: Mayor Ron LaPorte, Councilors: Rob Splane, Karen Thomson, Jack Wittman, Steve Hegedus and

Jason La Fever – Councilors absent: Joe Frontiera

Also Present: City Manager Lynne Ladner, City Attorney Julie Springstead, BioPure Superintendent Paul

Cutter, Energy Dept. Superintendent Mike Schiller, Police Chief Juan Salazar, Main Street Manager Julie Kreilick, Denny Powers, Patrice Martin, Al Martin, Karla Swihart and Gale Goldberg (Dep. Clerk)

Mayor LaPorte called the meeting to order at 7:30 p.m. Following the roll call he opened with the Pledge of Allegiance. The 2<sup>nd</sup> Amended Agenda was approved upon motion by J. Wittman and supported by R. Splane as follows:

Ayes: 6                      Nays: 0                      Absent: 1

The minutes of the October 9, 2018 meeting were approved as presented upon motion by J. Wittman and supported by K. Thomson as follows:

Ayes: 6                      Nays: 0                      Absent: 1

**Public Comments, Correspondence, Events and Presentations**

City Manager J. Ladner conveyed a thank you from the First Baptist Church for use of Hart Commons for the FBC-Fest.

**Department Reports**

Police Dept./Chief J. Salazar – reported that in addition to his written report of recent events, many officers attended training sessions including strangulation investigation and suffocation; Advance Roadside Impaired Driving Enforcement (ARIDE); lien and warrant classes; and Sgt. Skipski on managing the property and evidence room.

BioPure/Supt. P. Cutter – reported on the new entrance/exit for Seneca Foods off of Oceana Drive; Michigan Freeze Pack is running butternut squash, potatoes and carrots and possibly will run carrots till Christmas; Channel Monster is in; Membrane study of 2014 decided to re-place them every 5 years but now we have learned that it will be beneficial to do this every 4 years.

It was noted by J. Wittman that water is running in the street from Cherryman and did we know the reason? It was reported that the water was from a condensing unit that needs to be replaced, and P. Cutter suggested we check w/DPW.

Energy Dept./Supt. M. Schiller – reported the maintenance inspection at the dam was completed and this included the wicket chambers and wicket gates and bearings; installed 15,000 feet of primary underground as part of north distribution circuit; installed 23 new LED decorative lights downtown; doing service shut off's and reconnects and helped install a grinder at the BioPure plant.

Main Street/Mgr. J. Kreilick – reported the Farmers Market season has come to a close; Design Committee working on a new mural with the theme “Oceana at Play” and it will replace the one on La Fiesta which presently is “Oceana at Work”; the Pocket Park plans are submitted to the MEDC for funding review; looking for a downtown space for the Holiday Market Place which will start Thanksgiving weekend and be in conjunction with Small Business Saturday, November 24<sup>th</sup>; Winterfest plans are underway and planning on an antique snowmobile display; Volunteer Recognition Event will be November 17<sup>th</sup> at Lakeside Rehab from 1-3 p.m. and will be family oriented with a Super Hero theme – total volunteer hours the fiscal year 2017-2018 were 1,609, with a value of \$38,592; also 2 new businesses will soon be opening and they are Soup of the Day Café and Cup of Kindness; and considering a local façade program and a Junior Main Street program through the high school.

### **Bills, Claims, Payroll**

City Manager L. Ladner noted the asphalt sealing for 7 patches in town was just under \$8,000 and Freed Management for \$3,250 this month and their contract is expiring soon. K. Thomson made a motion to pay all bills, claims and payroll totaling 202,048.95 with support from R. Splane and was approved as follows:

Ayes: 6

Nays: 0

Absent: 1

### **Action Items**

City Manager L. Ladner presented Resolution 18-83, explaining the roof units can be modified for efficient heat and suggests this be a non-bid item due to not wanting to void the existing warranty on units already in use. Cost to be \$3,853.00 and she recommends approval.

## **RESOLUTION 18-83** ***City of Hart, Michigan***

### **AUTHORIZING PROPOSAL FROM ADAMS TO INSTALL RIDGED GAS PIPE TO ROOF TOP UNITS**

WHEREAS, City Hall including the police department and Council Chamber are still connected to the original boiler furnace system which has needed costly repairs to maintain its operation, and

WHEREAS, When the City replaced the rooftop air conditioning units that serve the same areas of City Hall the units that were installed are capable of both heating and air conditioning through the same duct work, and

WHEREAS, transitioning to a gas furnace from a boiler system furnace would be both more energy and cost efficient, and

WHEREAS, included in that cost efficiency would be to contract with the same company that originally installed the rooftop units to ensure experience with the manufacturer of the units,

NOW THEREFORE BE IT RESOLVED THAT THE CITY COUNCIL

*Accepts the proposal for the installation of ridged gas pipe to the roof top units servicing City Hall from Adams in the amount of \$3,853.00*

Moved by \_\_\_\_\_, supported by \_\_\_\_\_, and thereafter adopted at the regular City of Hart City Council meeting on October 23, 2018.

Ayes:            Nays:            Absent:

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.

\_\_\_\_\_  
Gale Goldberg, Deputy City Clerk

There was a discussion regarding the existing boiler. The city manager advised that it is obsolete and can be drained and removed and sold as scrap. Resolution 18-83 was approved upon motion by R. Splane and supported by J. Wittman as follows:

Ayes: 6                      Nays: 0                      Absent: 1

**Special Events Permit – Goodfellows Paper Sales**

City Manager L. Ladner noted this is an annual event. Upon motion by K. Thomson and supported by J. Wittman the Special Events Permit for the Goodfellows was approved as follows:

Ayes: 6                      Nays: 0                      Absent: 1

Resolution 18-84 was presented and the city manager noted this came from the MPPA and is in conjunction with solar agreements and recommends approval to go forward to purchase this power.

**RESOLUTION 18-84  
City of Hart, Michigan**

October 23 City of Hart

Section 2.      Delivery Point

The delivery point for the solar power will be located at each of the solar facility's interconnection points with the regional transmission organization.

Section 3.      Term

The term of the Power Purchase Commitment will begin upon the declared commercial operation date of each facility, currently estimated to begin January 1, 2021 and continue for 25 years thereafter.

#### Section 4. Amount

The Participant is allocated a percentage of output from each of the facilities as shown below.

Approximate Installed Capacity

1.4MW

Allocation Percentage

1.6%

#### Section 5. Product

Upon commercial operation of each respective solar facility, MPPA will transfer to each Participant the Participant's allocated pro rata share of the output of the solar facilities, as described below.

#### Section 6. Price

Participants will pay to MPPA a maximum rate of \$43.75 per MWh delivered in year I depending on actual generation from each facility. This maximum rate will escalate by 2% each year thereafter.

#### Section 7. Energy Services Agreement

This Authorization for the purchase power commitments is subject to the terms and provisions of the Energy Services Agreement, including the MPPA Energy Risk Management Policy contained in Exhibit 2 thereto. In the event the terms of this Authorization conflict with the Energy Services Agreement, the provisions of the Energy Services Agreement shall control.

#### Section 8. Evidence

Authority of the Participant's Authorized Representative to execute this Authorization is evidenced through the Participant resolution passed appropriately by the Participant's governing body or through the meeting minutes of the Participant's governing body where approval was granted to the Authorized Representative to execute this Authorization.

809 Centennial Way - Lansing, MI 48917 - Phone: 517.323.8919 - Fax: 517,323.8373 - [www.mpower.org](http://www.mpower.org)

Moved by Splane, supported by Thomson, and thereafter adopted at the regular City of Hart City Council meeting on October 23, 2018.

Ayes: 6      Nays: 0      Absent: 1

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.

Gale Goldberg, Deputy City Clerk

## **Discussion Items**

John Gurney Park Management – City Manager L. Ladner explained the camp season of 2018 is coming to an end and the Freed Management contract expires November 14<sup>th</sup>. Options were offered and discussed. Since the council is satisfied with Freed Management, it was agreed for the city manager, mayor and council volunteer K. Thomson to meet with Freed Management and negotiate a contract extension and bring this to the city council in November for approval.

Change Order for State Street Water Main Project – City Manager. L. Ladner referenced her memo of October 19<sup>th</sup>. moreover, wanted to bring the council up to date on the status of this project.

Elections and Board Appointments – In regard to Tax Board of Review, the city manager updated the council on the current situation with no interested persons filed for the November election and no one has filed to be a write-in candidate. Since the Tax Board of Review meets in December, council has 2 options. Option 1 is, after the November election, council can appoint 2 members to serve on the Board of Review until the next election. Option 2 is, council can choose to direct the city manager to draft a charter ordinance transitioning the Board of Review from an elected body to a full appointed board with 3 members, which does or does not include the mayor. After a discussion it was a general consensus to leave it as elected positions and go forward with option 1. It was noted that Mr. Wells and Mr. Powers have served for many years and are very knowledgeable and very respected.

Also, Chapter 7, Section 7 of the charter expressly permits elective or approved officers to hold a position on other city boards if approved by a 2/3 majority of the council. This is brought to the council's attention because Patrice Martin is running for a council opening and also is on TIFA and could be appointed to Main Street.

## **City Manager Report**

The city manager gave a general update on revenue and expenditures. She also explained the need for cleanup, sorting, filing in the room next to the office area and the storage room area behind the community center. She suggested choosing a day in December and a day in January to close city hall to the public so staff could spend the days working to clean up. City Council agreed this would be a good idea.

## **Communication from Mayor or Council**

Appointment of Patrice Martin to Main Street Board – At this time it was recommended to appoint Patrice Martin to the Main Street Board and serve the dual role for TIFA. Motion was made by J. Wittman and supported by K. Thomson and approved as follows:

Ayes: 6      Nays: 0      Absent: 1

Council member J. Wittman questioned if the police department plans to move into the old Hydro building – Police Chief Salazar explained the area was small and would need a lot of work and there is interest in moving into the space next to the office which was used as the accessor's room.

The meeting adjourned at 8:20 p.m. upon motion by K. Thomson and supported by J. Wittman and approved as follows:

Ayes: 6      Nays: 0      Absent: 1