



**CITY OF HART**  
**407 S. STATE ST.**  
**HART, MI 49420**  
**COUNCIL PROCEEDINGS**  
**SEPTEMBER 11, 2018, 7:30 P.M.**

**PRESENT:** Mayor Ron LaPorte, Councilors: Rob Splane, Jason La Fever, Joe Frontiera, Steve Hegedus, Jack Wittman, and Karen Thomson.

**ABSENT:** None

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

Mayor LaPorte called the meeting to order at 7:30 p.m., following roll call, he then opened with the Pledge of Allegiance. A moment of silence followed in memory of the 9-11 disaster, 17 years ago.

A motion was made by Mr. Splane to approve the agenda and supported by Ms. Thomson. The minutes from August 28, 2018, regular meeting, were approved with noted corrections, motioned by Mr. Wittman and supported by Ms. Thomson. All ayes, both motions were carried. A motion was made by Mr. Wittman and supported by Ms. Thomson to approve the amended August 14<sup>th</sup> minutes, all ayes, the motion was carried.

**PUBLIC COMMENTS, CORRESPONDENCE, EVENTS, PRESENTATIONS:**

- ▶ No public Comment.
- ▶ City Manager Ladner reported that an email had been received from the State regarding the grant application for the Veteran’s Memorial Park. They have an open window for more documentation to be submitted to beef up the grant application. The deadline for the additional papers is October 1, 2018.

**DEPARTMENT REPORTS:**

- ▶ BioPure Superintendent, Paul Cutter:
  - Nothing to report, he will speak in regards to action item # 12, b – BioPure Blower Upgrades.
- ▶ Police Chief, Juan Salazar:
  - The T.E.A.M. golf outing is on September 16 at the Benona Shores Golf Course. All are welcome to attend.
  - On August 28<sup>th</sup> an Active Assailant training course was conducted at the Hart High School. It was beneficial for all who attended.
  - An EO Tech Thermal imager was given to the Police Department from the Oceana County EMS via funds from the Department of Homeland Security.
  - DPW Superintendent, Brad Whitney:
    - Meter Readings
    - Yearly water samples
    - Lawn/Leaf bag pickup
    - 37 Miss Dig reports
    - Cold patching – material is difficult to get at this time of year, so the City purchased the product in bulk from Rieth-Reilly while they still had the material available.
    - Sewer repair at E. Main Street, near OCCOA.
    - Graded dirt City roads.
    - Trimming trees
    - City-wide smoke testing of the sewer system.
    - While DTE repaired a gas leak on Washington; they discovered an unknown water service that went nowhere.

- The Block Party and the FBC Outreach events both went off without any difficulty. The Hispanic Celebration will be next weekend.
- ▶ Energy Superintendent – Mike Schiller: Absent
- ▶ Mainstreet Manager, Julie Kreilick:
  - Three new businesses have opened or will open soon in the downtown area. Reflections (antique store), a resale shop (where Vintage Rose was), and Soup and a Sandwich Café.
  - Prein & Newhof met with Ms. Kreilick in regards to the Pocket Pack design.
  - There are three remaining Farmer’s Markets scheduled for this season.
  - There is an upcoming scarecrow contest for the downtown area.
  - The Paddlefest and Regatta went off without a hitch.
  - The Rich Tompkins 5k memorial run was successful with 83 racers of which 8 were hand cyclists. This event may be moved to Memorial Day next year.
  - The State and National Main Street representatives will be in town on September 19, to evaluate how the program is doing.

**REPORTS OF BOARDS, COMMISSIONS, AND COMMITTEES:**

None

**BILLS, CLAIMS, PAYROLL:**

Ms. Ladner pointed out the following invoices to the attention of the Council:

\$185,349.78 Prein&Newhof

\$7,703.15 Gracon

Bills totaled: \$446,785.91

A motion was made by Mr. Splane and supported by Ms. Thomson 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:

**RESOLUTION 18-74  
Hart City Council  
City of Hart, Michigan**

***CONTRACT FOR ASSESSING SERVICES  
WITH OCEANA COUNTY EQUALIZATION***

WHEREAS, the City of Hart is responsible for the evaluation and assessment of property parcels for the valuation and determination of the equalized valuation; and

WHEREAS, the assessor who has worked for the City of Hart for several years has retired effective September 4, 2018; and

WHEREAS, the State of Michigan is currently re-evaluating the qualifications and training necessary in order to be the designated Assessor for a taxing jurisdiction; and

WHEREAS, the City needs to fill the position quickly with a qualified individual or organization to assure that the necessary processes and procedures are completed so as to ensure proper certification of the tax roll:

NOW THEREFORE BE IT RESOLVED THAT THE CITY COUNCIL:

*Acknowledges that contracting with Oceana County Equalization meets the statutory and necessary standards as laid out by the State of Michigan, and*

*Recognizes the potential for cost savings for the City by outsourcing Assessing duties; and*

*Authorizes and directs the Mayor and City Clerk to sign the agreed upon contract with Oceana County Equalization.*

Moved by Mr. Splane supported by Mr. Wittman and thereafter adopted by the Hart City Council at a regular council meeting held on September 11, 2018.

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.

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Cheri Eisenlohr, Dep. City Clerk

**RESOLUTION 18-75  
Hart City Council  
City of Hart, Michigan**

***CONTRACT FOR VENDOR MANAGED INVENTORY ALLIANCE  
WITH POWER LINE SUPPLY***

WHEREAS, the City of Hart had determined that it is in the best interest of the City and the customers that are served by Hart Energy; and

WHEREAS, a managed inventory alliance provides the City with the best and most cost-effective method of assuring that parts are available when needed to reduce power outages; and

WHEREAS, the City already utilizes Power Line Supply as their primary vendor for replacement and new parts for the energy system;

NOW THEREFORE BE IT RESOLVED THAT THE CITY COUNCIL:

*Authorizes and directs the City Manager to sign the agreed upon Vendor Managed Inventory Alliance with Power Line Supply*

Moved by Ms. Thomson supported by Mr. Wittman and thereafter adopted by the Hart City Council at a regular council meeting held on September 11, 2018.

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.

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Cheri Eisenlohr, Dep. City Clerk

**RESOLUTION 18-76  
Hart City Council  
City of Hart, Michigan**

***PLANNING SERVICES AGREEMENT WITH  
HORIZON COMMUNITY PLANNING***

WHEREAS, the City of Hart has worked extensively in the past with David Jirousek for the communities planning needs; and

WHEREAS, David Jirousek has recently parted company with Williams and Works and started his own company Horizon Community Planning; and

WHEREAS, David Jirousek’s services were the only services the City received from Williams and Works and his experience and depth of knowledge regarding the City’s past planning decisions;

NOW THEREFORE BE IT RESOLVED THAT THE CITY COUNCIL:

*Authorizes and directs the City Manager to sign the agreed upon Planning Services Agreement with Horizon Community Planning*

Moved by Mr. Frontiera supported by Mr. Wittman and thereafter adopted by the Hart City Council at a regular council meeting held on September 11, 2018.

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.

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Cheri Eisenlohr, Dep. City Clerk

**RESOLUTION 18-77  
Hart City Council  
City of Hart, Michigan**

***POLE ATTACHMENT LICENSE AGREEMENT***

WHEREAS, the City of Hart recognizes and supports the use and expansion of renewable energy sources to provide power resources; and

WHEREAS, Hart Solar Partners is seeking to partner with the City of Hart while distributing and transmitting power generated from solar resources; and

WHEREAS, it is in the best interest of the community to limit the need for additional utility poles in the right of way and the community by having the City of Hart and Hart Solar Partners share utility supply space on poles;

NOW THEREFORE BE IT RESOLVED THAT THE CITY COUNCIL:

*Agrees to enter into the Standard Pole Attachment License Agreement with Hart Solar Partners and authorizes and directs the City Manager to sign the agreed upon Standard Pole Attachment License Agreement.*

Moved by Mr. Splane supported by Ms. Thomson and thereafter adopted by the Hart City Council at a regular council meeting held on September 11, 2018.

Ayes: 6      Nays: 1 (Frontiera)      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.

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Cheri Eisenlohr, Dep. City Clerk

**SPECIAL EVENTS PERMIT:**

- ▶ None

**DISCUSSION ITEMS:**

- ▶ Downtown Street Trees/New Decorative Street Lights
  - The 26 new street lamps have arrived, but before installing them, the trees need to be properly trimmed. The Energy Dept. usually takes care of this, but the trees are in need of some professional trimming. The Forester at Conservation District will be consulted for his/her opinion before a professional is contacted. Removing the trees would also be an option to pursue, dwarf trees could be planted in their place.
- ▶ BioPure Blower Upgrades
  - Prein & Newhof presented a document detailing the cost and preparation that would need to be done to install two new blowers at the BioPure facility. They estimate a cost of \$1,000,040.00 (of which 30% is their fee).
- ▶ Pocket Park design and cost estimate
  - Prein & Newhof presented a conceptual drawing and cost estimate of a pocket park for the downtown area. The projected price is \$352,062.50 which includes 15% engineering costs. \$50,000.00 has been budgeted for the park this year. A representative from the MEDC is feeling positive about the project and will take the information to her management team at the end of this month. Other grants and funding opportunities will be applied for to help offset the cost of this project. City Manager Ladner spoke at this time to voice her concerns of the percentage fees quoted by the engineers and that they may be estimating high on this and other projects that they have worked on for the City, she will be researching other engineers for future endeavors.

**CITY MANAGER REPORT:**

- ▶ Ms. Ladner had a conference call with Syncwave to discuss the wireless infrastructure improvements at John Gurney Park. She would like to have a meeting with Syncwave, Gracon, and Merit in the near future to cover all of the City's wireless/networking needs.
- ▶ There is an MMEA conference in Escanaba this week that Ms. Ladner will not be able to attend, but has representation attending. The MPPA also has a meeting this week which Ms. Ladner will be in on the conference call.
- ▶ Ms. Ladner accepted a position on the board of the new Economic Development Non-profit board of the Oceana County Economic Alliance, which replaced the former Economic Development Corporation.
- ▶ Ms. Ladner will present a resolution to support a lawsuit against the DEQ. The suit is being filed by The Great Lakes Water Authority and pertains to the new lead/copper pipe regulations that are being instituted by the State. Superintendent Whitney stated that the City would be financially responsible for finding and replacing all residential lead/copper pipes by 2025 due to these new regulations.
- ▶ The State and National Main Street representatives will be in town on September 19; it would be appreciated if the Council will be able to meet with them at 5:15 pm.
- ▶ Ms. Ladner will be attending the MML conference in Grand Rapids next week from Thursday – Saturday but will be reachable by email while out of the office.
- ▶ The 2-Month budget report: Revenue and expenses are on track.

**CITY ATTORNEY REPORT:**

- ▶ None

**COMMUNICATIONS FROM THE MAYOR AND COUNCIL:**

- ▶ None

There being no further business to come before the Council, the meeting adjourned at 8:41 p.m., upon motion by Mr. Hegedus and supported by Mr. Frontiera. The next regular meeting is September 25, 2018, at 7:30 p.m.