



**CITY OF HART
407 S. STATE ST.
HART, MI 49420
COUNCIL PROCEEDINGS
SEPT. 12, 2017, 7:30 P.M.**

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

ABSENT: Rob Splane

OTHERS PRESENT: City Manager – Stan Rickard, City Attorney – Julie Springstead, Police Chief – Juan Salazar, BioPure Superintendent – Brad Whitney, Hydro Superintendent – Bob Dodds, Hart Main Street Manager – Julie Kreilick and Deputy Clerk - Cheri Eisenlohr. See attached attendance list for others present.

Mayor LaPorte called the meeting to order at 7:30 p.m., following roll call, he then opened with the Pledge of Allegiance.

A motion was made by Mr. Hegedus to approve the 1st amended agenda and supported by Mr. La Fever. The minutes from August 22, 2017, regular meeting were approved as printed, motioned by Mr. Hegedus and supported by Mr. Wittman. All ayes, both motions were carried.

PUBLIC COMMENTS, CORRESPONDENCE, EVENTS, PRESENTATIONS:

- National/State Main Street Conference, September 20 and 21, 2017 – Julie Kreilick reminded the Council of the Main Street Conference and requested that they attend the meetings if at all possible. There will be a new strategy presented for the next 3 – 5 years game plan. A schedule was given to the Council with the agenda of the conference.
- Community Survey Report – Williams and Works has provided a written report from the data that was collected during the recent open house.
- Marlene Frontiera addressed the Council in regards to noisy dogs and feral cats in her neighborhood. The Council advised that in regards to the cats, there is not much that can be done as there are no ordinances in effect for this issue. Oceana County Animal Control will not deal with feral/stray cats. There is no quick answer to take care of this situation. Mr. Wittman suggested that she contact local vets to see if they know of facilities that will take them if she can “live” trap them. The noisy dog issue has to be addressed by the Police Department.

DEPARTMENT REPORTS:

- BioPure Superintendent, Paul Cutter: Absent
- Police Chief, Juan Salazar:
 - Good fair week, reports of missing kids, lost/stolen property, assault.
 - Aug. 30, an ALICE refresher course was held for the Hart Public School staff.
- DPW Superintendent, Brad Whitney:
 - The parking lot is back open. Plantings need to be completed yet.
 - Rebuilt the rail-trail sign by Polk Road.
 - Leaf vac is being serviced for the upcoming season.
 - Grading and repairing roads.
 - Disc Golf Course work is being completed. Baskets are in place, no cement in place yet.
- Hydro Superintendent, Bob Dodds:
 - Mr. Dodds introduced his replacement to the Council, Mike Schiller. Mr. Schiller will be taking over from Mr. Dodds in January after he retires. Mr. Schiller gave his background information to the Council.
 - 88th Sub-Station – starting the upgrade.
 - Poles are set on Tyler Road; they are getting ready to string wire.
 - New Apartment complex – power to three of the new units.
 - Grinding trees and stumps.

- Main Street Manager, Julie Kreilick:
 - Thanks to Brad Whitney for the Rail Trail sign – joint effort between Main Street and the Chamber of Commerce.
 - Vista employee started today, Rachael
 - Music on the Commons is finished for the season. Feedback would be appreciated.
 - Market Place retail project is also finished for the season. Reports are being worked on to show how well the store did.
 - Whatever Floats Your Boat Regatta was a success.
 - Labor Day 5K was also successful.
 - Two more farmers markets yet this season
 - Planning Small Business Saturday
 - February will be the Winter Fest
 - A reminder of the National and State Main Street representatives being in town on September 20 and 21.

REPORTS OF BOARDS, COMMISSIONS, AND COMMITTEES:

None

BILLS, CLAIMS, PAYROLL:

Mr. Rickard discussed the following invoices in detail:

\$8,009.00 – Resco

\$84,630.68 – McCormick Sand

\$49,327.99 – Shelby State Bank

\$5,000.00 – Spring Brook

\$259,196.31 - MPPA

Bills totaled: **\$529,871.96**

A motion was made by Ms. Thomson and supported by Mr. La Fever to approve the payables and payroll in the amount stated.

Ayes: 6 Nay: 0 Absent: 1

Discussion: Mr. Frontiera asked for clarification on the Ludington Daily News, MMEA and Networkfleet invoices.

ACTION ITEMS:

City Manager, Stan Rickard presented the following:

**RESOLUTION 17-69
Hart City Council
City of Hart, Michigan**

RENEWABLE ENERGY PURCHASE AUTHORIZATION

WHEREAS, the City of Hart owns and operates a hydroelectric generation and electric distribution system;
and

WHEREAS, Hart Hydro-Electric purchases its electric energy and capacity from the Michigan Public Power Agency (MPPA); and on August 9, 2017 the MPPA Board of Directors approved a 20-year power purchase commitment (PPC) from the proposed 'Pegasus Wind' energy project in Tuscola County, Michigan replacing the abandoned 'Huron Wind' project in Huron County, Michigan; and

WHEREAS, the MPPA Energy Services Manager recommends a renewable energy purchase for Hart Hydro-Electric for a 2.32% share (about 1.4 MW) of an approximately 61 MW wind energy project; and

WHEREAS, on September 11, 2017, the Hart Power Board recommended this purchase authorization to Hart City Council; and

WHEREAS, in order to secure the benefits of efficient self-government and to promote and protect our common interests and welfare, the City Council hereby declares:

NOW THEREFORE BE IT RESOLVED THAT THE CITY COUNCIL:

Accepts and approves the August 9, 2017, MPPA and September 11, 2017, Hart Power Board recommendations to acquire renewable wind energy from the MPPA as follows:

<i>Term</i>	<i>Project Share</i>
<i>20 Year PPC</i>	<i>2.32%</i>

Authorizes and directs the City Manager to sign the August 7, 2017, letter of authorization on behalf of Hart City.

Moved by Mr. Frontiera, supported by Mr. Hegedus, and thereafter adopted by the Hart City Council at a regular council meeting held on September 12, 2017.

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.

Cheryl Rabe, City Clerk

Discussion:
None

**RESOLUTION 17-70
Hart City Council
City of Hart, Michigan**

CITY WEBSITE REDESIGN

WHEREAS, the City of Hart owns and maintains an internet website www.ci.hart.mi.us; and

WHEREAS, due to technology improvements in recent years the website should be redesigned to improve performance to better communicate with residents and entities seeking information about the City; and

WHEREAS, City staff researched ten (10) website designers and requested proposals from the four (4) most qualified designers: Gaslight Media (Petoskey, MI), CivicPlus (Manhattan, KS); City Web Central (Rockford, MI); and Revize (Troy, MI); and

WHEREAS, City staff recommends City Web Central (Rockford, MI) to perform the City website redesign project; and

WHEREAS, in order to secure the benefits of efficient self-government and to promote and protect our common interests and welfare, the City Council hereby declares:

NOW THEREFORE BE IT RESOLVED THAT THE CITY COUNCIL:

Accepts and approves the City Web Central proposal to perform the City website redesign project.

Authorizes and directs the City Manager to implement the website redesign project on behalf of Hart City.

Moved by Ms. Thomson, supported by Mr. La Fever, and thereafter adopted by the Hart City Council at a regular council meeting held on September 12, 2017.

Ayes: 6 Nays: 0 Absent: 1

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Cheryl Rabe, City Clerk

Discussion:

Mr. Chickering of City Web Central gave a brief overview of his vision for a new website for the City. Mr. Frontiera asked if the website would have a visitor counter, Mr. Chickering advised that it would, and he would be able to generate various reports for the City of the activity. The website would also have a high level of security.

RESOLUTION 17-71 *amended*
Hart City Council
City of Hart, Michigan

NOTICE TO ABATE
DANGEROUS, UNSANITARY OR UNSIGHTLY CONDITIONS

WHEREAS, the City of Hart regulates dangerous, unsanitary and unsightly conditions on private property pursuant to Ordinance 670.01; and

WHEREAS, the City has determined that properties located at 117 N. Apple Street and 607 S. Courtland Street are in violation of Ordinance 670.01; and

WHEREAS, pursuant to Ordinance 670.01 (c) (1) Hart City Council is authorized to serve notice to abate violations; and

WHEREAS, in order to secure the benefits of efficient self-government and to promote and protect our common interests and welfare, the City Council hereby declares:

NOW THEREFORE BE IT RESOLVED THAT THE CITY COUNCIL:

Orders abatement of dangerous, unsanitary and unsightly conditions as follows:

Address & Owner	Legal Description	Condition	Order	Abate No Later Than
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117 N. Apple St - Marilyn Fiolle	Prop # 64-020-570-007-00; RIVERVIEW ESTATES LOT 7 & N 40' of LOT 6	Unightly excessive high grass & weeds; and trees encroaching adjacent properties	Cut and remove all excessive high grass, weeds and tree limbs encroaching adjacent properties	September 22, 2017, 5 PM
603 S. Courtland – Gary Zarkowski, Zarkowski Properties LLC	Prop # 64-020-738-001-00; WIGTON SECOND ADDITION N 8 RDS OF PART OF LOT 1 LYING E OF C & O RY EX E 4 RDS FOR STREET PURPOSES & EX THE W 8 RDS OF N 8 RDS – BLK 38	Dangerous & unsightly unsupported walls on west side of building; <i>down tree; debris.</i>	Remove and dispose unsupported walls, <i>down tree and debris</i>	September 29, 2017, 5 PM

Moved by Mr. La Fever, supported by Mr. Wittman, and thereafter adopted by the Hart City Council at a regular council meeting held on September 12, 2017.

Ayes: 6 Nays: 0 Absent: 1

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Cheryl Rabe, City

Discussion: None

SPECIAL EVENTS PERMIT:

None

DISCUSSION ITEMS:

Mr. Rickard reported on:

- Creeks Sub-Division: The City is now the owner of this sub-division, moving forward the City needs to decide how to proceed and develop the project. There are 62 units within the property boundaries that are available. There is a location in Kansas that gave away the lots to new residents. The City may need outside services to assist in the development of this land. This will be discussed further in future meetings.
- City Council Compensation: A spreadsheet was presented to the Council showing the potential cost of increases for Council and payments to residents who participate on a board/commission/committee. Mayor LaPorte stated that this was discussed at the Finance meeting before the Council meeting and he asked the council to use the spreadsheet as a worksheet for their input, and it will be further discussed at the next session.

CITY MANAGER REPORT:

None

CITY ATTORNEY REPORT:

None

COMMUNICATIONS FROM THE MAYOR AND COUNCIL:

- Mayor LaPorte asked what could be done about the cattails growing along the lake, Mr. Rickard stated that the City could spray them without interference from the State. He will be addressing this issue. Mayor LaPorte also suggested that the bamboo be treated again.
- Mr. Wittman asked that the docks at John Gurney Park need to be addressed and repaired/replaced. Mayor LaPorte has talked to the Freed's, and they will be taking care of this issue.
- Mr. Wittman asked who owns the property across from the fair grounds by the State Farm office. This was used for paid parking during the week of the fair. He wants to know what the City did about this; he was told that the man did not come to City Hall for a permit and that the area was zoned B2 and could be used for parking as long as the landowner gave permission.
- Mr. Frontiera brought up how nice the area was looking behind Dale & Gail's business. He brought up how bad the pole building was looking behind this area and how it was a safety hazard, and it was suggested to him that the City buy this building and remove it. This suggestion has already been made to the City, and it will also be discussed by TIFA at their next meeting, it is worth exploring further.

ADJOURNMENT:

There being no further business to come before the Council, the meeting adjourned at 8:44 p.m., upon motion by Mr. Hegedus and supported by Mr. La Fever. The next meeting is Sept. 26, 2017, at 7:30 p.m.