

*City of Hart, Michigan*  
CITY COUNCIL AGENDA  
**February 10, 2026, 7:30 PM**  
*407 State St. – Council Chamber*  
NOTICE OF PUBLIC MEETING  
REGULAR COUNCIL MEETING

1. Call to Order
2. Roll Call – Burillo, Cunningham, Hodges, Mullen, Root, Thomson, Klotz
3. Pledge of Allegiance
4. Approval of Agenda
5. Public Comments – **Public comment on any matter other than a scheduled public hearing. We ask that you please limit your comments to 3 minutes.**
  - a. Correspondence, Events, Presentations
    - i. *O’Nealya Gronstal, Executive Director of the Lakeshore Food Club*
6. Consent Agenda:
  - a. Approval of Minutes from January 27, 2026
  - b. Bills, Claims, Payroll
  - c. Reports of Boards, Commissions, and Committees
  - d. Department Reports – Police/BioPure/Public Works/Energy/♥C&E Dvlp./Parks & Rec
7. Action Items
  - a. Permits
    - i. Hart Hill Bike Race Special Event Permit Application
  - b. Budget
    - i. Authorize Proposed Budget Amendments
8. Discussion Items
  - a. Council Retreat
  - b. Direct Congressional Spending Request Update
9. City Manager Report
10. Communications from the Mayor and Council (Including board and committee updates)
11. Adjournment –

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**CITY OF HART**  
**407 S. STATE ST.**  
**HART, MI 49420**  
**REGULAR MEETING OF CITY COUNCIL - COUNCIL PROCEEDINGS**  
**JANUARY 27<sup>th</sup>, 2026**  
**MINUTES – Draft**

**PRESENT:** Mayor Amanda Klotz, Councilors Jim Cunningham, Dean Hodges, Andrew Mullen, Betty Root, and Karen Thomson

**ABSENT:** Catalina Burillo

**OTHERS PRESENT:** City Manager – Nichole Kleiner, City Clerk/Treasurer – Karla Swihart, BioPure Superintendent – Paul Cutter, DPW Superintendent – Brad Whitney, Energy Superintendent – Mike Schiller, Hart Police Officer – Jack Hoekstra, Andy Campbell, Matt Hulst (prein newhoff), Christine Juska, Claire Marshall, and Barbara Marzack (prein newhoff)

**APPROVAL OF AGENDA:**

- A. Mullen motioned to approve the Agenda and was supported by K. Thomson
  - Ayes: 6 Nays: 0 Absent: 1

**PUBLIC COMMENTS:**

- None

**CORRESPONDENCE, EVENTS, PRESENTATIONS:**

- Asset Management and Capital Improvement Plan Presentation by Prein & Newhoff

**What is Asset Management?**

From the MI Safe Drinking Water Act (SWDA):

Asset Management program means a program that identifies the desired level of service at the lowest life-cycle cost for rehabilitating, repairing, or replacing the assets associated with the waterworks system.

**Why are we doing this?**

It is required for all water systems that serve more than 1,000 people. Hart completed the first one in 2017; these are supposed to be implemented and updated regularly. Systems are aging, and repair/replacement is not keeping up with the rate of degradation. EPA estimates that the nationwide need for Drinking Water System improvements is over \$625 Billion (2025 survey). Asset management should guide decisions for where and when to spend money best.

**5 Principles of Asset Management**

Inventory of Assets, Criticality Assessment, Level of Service Goals, Capital Improvement Plan, and Funding Structure and Rate Methodology.

Asset Inventory includes: 7 Production Wells (2 wells no longer used), 20 Miles of Distribution Pipe, 2 Elevated Storage Tanks (300MG and 500MG), 1 Booster Station and 279 valves, 170 hydrants.

**Criticality of Assets**

**Criticality = Risk of Failure x Consequence of Failure.** Serves as a guide to priority for rehab or replacement

**Risk of Failure – ratings 1 to 5.** How likely to fail or not perform? Consider age, break history, and low-flow areas.

**Consequence of Failure – ratings 1-5.** How big is the impact? How many people affected? How long to repair? Impacts to retail, industrial, and medical customers.

**Level of Service Goals:** Provide safe, clean drinking water meeting all regulatory requirements. Provide reliable fire protection, Minimize water loss, Replace lead/galvanized Minimize life cycle costs ( keep unplanned repairs to minimum).

**Capital Improvement Plan.** Develop 5 year and 20 year improvement plan. Consider other improvements – streets, sanitary sewer, etc. Does not establish an enforceable schedule for completion. Allows the City to be ready for funding opportunities.

**Lead Service Lines will be Significant Expense.** City has about 906 total water services, required to replace about 690 service (lead or galvanized lines connected to lead goosenecks). City is required to replace all lead/galvanized from the watermain into the house. EPA is requiring that all lead services to be replaced by 2037 @ \$8,000 each = \$504,000 per year!!

**Project Selection:** Lead service line replacements until 2037. Focused on areas with old small diameter watermains. Areas also with poor sewers. Areas with known upcoming road funding.

**CONSENT AGENDA:**

- Approval of minutes from January 13<sup>th</sup>, 2026
- Bills, Claims, Payroll
- Reports of Boards, Commissions, and Committees
- Department Reports – Police/BioPure/Public Works/Energy/C&E Dvlp
  - B. Root motioned to approve the Consent Agenda, and was supported by K. Thomson
    - Ayes: 6 Nays: 0 Absent: 1

**ACTION ITEMS:**

- Mayoral re-appointment of Penny Burillo to serve on the Hart Library Board for another 3-year term
  - Ayes: 6 Nays: 0 Absent: 1
- Resolution 2026-04 Power Purchase Commitments with MPPA  
WHEREAS, the City of Hart Energy (the “City”) is a member of the Michigan Public Power Agency (“MPPA”) and is party to an Energy Services Agreement with MPPA; and  
WHEREAS, MPPA provides wholesale electric power supply and related energy services to its member communities, including the City of Hart; and  
WHEREAS, MPPA has presented a Power Purchase Commitment Authorization dated January 15, 2026, outlining proposed purchases of financially-firm energy with physical delivery to the MISO Michigan Hub in the Day-Ahead Market for future delivery years; and  
WHEREAS, the proposed power purchase commitments are intended to hedge a portion of the City’s forecasted electric load and manage long-term price risk while maintaining compliance with MPPA’s volume and dollar approval limits; and  
WHEREAS, the proposed transactions collectively represent a maximum not-to-exceed financial commitment of \$1,548,894.20 for energy delivery years 2028-2031, as detailed in the authorization; and  
WHEREAS, execution of these transactions requires formal authorization by the City’s governing body and the designation of a Member Authorized Representative to execute the Power Purchase Commitment Authorization on behalf of the City.

NOW THEREFORE BE IT RESOLVED THAT THE HART CITY COUNCIL hereby

Authorizes MPPA to purchase energy on behalf of the City in accordance with the terms,  
Quantities, delivery periods, and not-to-exceed dollar limits set forth in the January 15, 2026  
Power Purchase Commitment Authorization, including but not limited to:

- Financially firm energy with physical delivery to the MISO Michigan Hub;
- Delivery periods covering calendar years 2028,2029,2030, and 2031; and
- A total aggregate commitment not to exceed \$1,548,894.20.

BE IT FURTHER RESOLVED THAT THE HART CITY COUNCIL;

Designates the City Manager (or designee) as the City’s Member Authorized Representative for purposes of executing the Power Purchase Commitment Authorization and any related confirmations or documentation required by MPPA, consistent with this resolution and the Energy Services Agreement.

BE IT FURTHER RESOLVED THAT THIS AUTHORIZATION is intended to support prudent long-term power supply planning and price stability for the City’s electric utility customers and does not obligate the City beyond the not-to-exceed limits approved herein.

BE OT FURTHER RESOLVED that this resolution shall take effect immediately upon adoption.

- A. Mullen motioned to approve Resolution 2026-04 and was supported by K. Thomson
  - Ayes: 6 Nays: 0 Absent: 1

- Resolution 2026-05 Approve & Authorize Execution of Easement Agreement for Access to City Water Tower in the Industrial Park

WHEREAS, the City of Hart (the “City”) owns, operates, and maintains a water tower (the “Water Tower”) as part of the City’s potable water supply system; and

WHEREAS, the Water Tower is located upon lots 6 and 7 of the Industrial Park Plat within the City (the “Property”); and

WHEREAS, the City previously conveyed the Property to JSJ Corporation (the “Property Owner”); and

WHEREAS, it is necessary and in the best interest of the City to obtain a formal easement from the Property Owner on, over, and across the Property for the Water Tower and access to and from the Water Tower; and

WHEREAS, the proposed easement agreement ( the “Easement Agreement”) has been prepared in the form on file with the City Clerk to provide the City with access to and rights for the Water Tower.

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. The City hereby determines that it is necessary and in the best interest of the City to enter into the Easement Agreement, in the form on file with the City Clerk, and to accept the grant of the easements to the Property in favor of the City as set forth in the Easement Agreement.
2. The Easement Agreement, in the form on file with the City Clerk, is hereby approved and accepted by the City with such modifications or revisions to the Easement Agreement as are deemed necessary and in the best interests of the City by the City Manager and the City Clerk in consultation with the City Attorney.
3. The City Manager and Clerk are hereby authorized and directed to: (a) execute and deliver the Easement Agreement on behalf of the City, (b) execute and deliver any and all documents on behalf of the City that are necessary to effectuate the Easement Agreement, (c) take such actions, including payment to the Property Owner of any consideration set forth in the Easement Agreement, payment of recording fees, and payment of costs to obtain necessary surveys and legal descriptions for the Easement Agreement as are necessary to facilitate the execution and delivery of the Easement Agreement, and (d) record the executed Easement Agreement with the Oceana County Register of Deeds.
4. All resolutions and parts of resolutions in conflict herewith shall be, and the same are hereby rescinded.

- A. Mullen motioned to approve Resolution 2026-05 and was supported by J. Cunningham
  - Ayes: 6 Nays: 0 Absent: 1

- Resolution 2026-03 Authorize a Temporary Grading Easement at Hart Cemetery for Safe Routes to School Project

WHEREAS, the City of Hart is undertaking the Safe Routes to School (SRTS) Pathway Project in cooperation with MDOT and Friends of the Pentwater Hart Trail; and

WHEREAS, the project requires a temporary grading easement affecting cemetery property located at 513 Water Street (Tax ID No. 020-350-002-00); and

WHEREAS, the cemetery property is jointly owned by the City of Hart and Hart Township, and the Cemetery Commission does not have authority to convey property interests; and

WHEREAS, a 4,918-square-foot (0.113-acre) Temporary Grading Easement expiring upon project completion or December 31, 2030, whichever occurs first:

NOW THEREFORE BE IT RESOLVED THAT THE HART CITY COUNCIL hereby,

Approves the Temporary Grading Easement for cemetery property located at 513 Water Street in support of the Safe Routes to School Pathway Project.

BE IT FURTHER RESOLVED THAT THE MAYOR and CITY CLERK are authorized to execute the Temporary Grading Easement and related documents on behalf of the City of Hart, subject to coordination with Hart Township and compliance with the easement terms.

- J. Cunningham motioned to approve Resolution 2026-03 and was supported by K. Thomson
  - Ayes: 6 Nays: 0 Absent: 1
- Authorize Permit Application for Pyrotecnico to launch fireworks display from Veterans Park on July 2<sup>nd</sup>, 2026
  - Ayes: 6 Nays: 0 Absent: 1

**DISCUSSION ITEMS:**

- None

**CITY MANAGER'S REPORT:**

**Status of ongoing projects:**

- Hart Plaza Streetscape Project – No Change
- Safe Routes to School Trail – Plum Street Notice to Bidders going out Feb 3<sup>rd</sup>
- Water Tower ATT antenna project – With Council approval, GHSP will sign the easement agreement, and AT&T can proceed.
- Ceres Solution Request for Proposals are due Feb 27<sup>th</sup>. TIFA will select its top submissions, and the chosen developer(s) will be invited to present proposals to the TIFA Board at an evening meeting where the public is invited to attend.
- Diesel plant emission controls and automations upgrades are going well, on track for February completion goal.

**What's New:**

- I attended the Michigan Municipal Executive Conference last week. I attended several budgeting and financial planning courses. Great networking, learning, and connections made.
- Paul Cutter attended the Wastewater Admin Conference last week.
- The cold weather resulted in a broken main at Johnson St. – the DPW had it resolved in a few hours with minimal outages.
- Council Retreat scheduled for March 7<sup>th</sup> – doors open at 8:30 am, first session starts at 9 am. More info will be provided at the following council meeting on Feb 10<sup>th</sup>

**Winterfest Events:**

- January 31 @ 2pm, - Frozen Tin Man Golf Outing at the BioPure Irrigation Property
- February 7<sup>th</sup> @ 8:00am – 4:00pm Winterfest
  - Vintage Snowmobile Show 8a-3p
  - State Street Mile Fun Run/Walk 11a
  - Soup Walk (10 stops) 12-2p
  - Kids Scavenger Hunt 12-2p
  - Corn Hole Tourney 2:30p-?
  - Book and Bake Sale 9a-4p

**CORRESPONDENCE, EVENTS, PRESENTATIONS**

- Water Rate Study Results – Andy Campbell, CPA
  - Presentation to go over current water rates and upcoming projects. Based upon the scope of projects needing to be done to aging infrastructure, there is no way around it other than to raise rates to cover the cost of replacement of water lines and lead service lines. With over 21 million dollars (cost now) water rates are going to have to go up 25% or more.

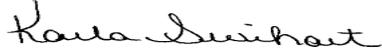
**COMMUNICATIONS FROM THE MAYOR AND COUNCIL:**

- A. Mullen – recapped on Cemetery meeting, they are concerned about the Milage that is up this year, also looking for a truck to buy

**ADJOURN:**

- There being no further business to come before the Council, Mayor Klotz adjourned the meeting at 9:12 pm. The next regularly scheduled meeting will be on February 10th, 2026, at 7:30 pm.

Respectfully Submitted



Karla Swihart, City Clerk

Payables Date 02.11.2026	Description	Total	General +	DPW	Energy	BPTF	Water
ACE 1 Port-A-Potties	Portable Restroom - Vets Park	\$ 175.00			\$ 175.00		
ACE 1 Port-A-Potties	Portable Restroom - JGP Boat Launch	\$ 100.00	\$ 100.00				
Arquette, Shannon	Utility Deposit Refund	\$ 69.57			\$ 69.57		
BS&A	2026 Annual Service/Support	\$ 6,420.00	\$ 2,835.75		\$ 1,194.75	\$ 1,194.75	\$ 1,194.75
City of Hart	Utility Bills	\$ 32,424.36	\$ 877.63	\$ 1,157.95	\$ 1,762.11	\$ 25,748.37	\$ 2,878.30
Corewell Health West Occupational Health	Drug/Alcohol Screening	\$ 98.00			\$ 98.00		
Custom Tree Service	Tree Removal/Clean Up - JGP	\$ 13,475.00	\$ 13,475.00				
Echo Publishing	ECD Director Job Posting AD	\$ 166.00	\$ 166.00				
Edenburn, Casey	Utility Deposit Refund	\$ 169.40			\$ 169.40		
Electrocycle Inc	Computer/Electronics Recycling	\$ 205.00	\$ 205.00				
Evans, David	Utility Deposit Refund	\$ 108.15			\$ 108.15		
Fischer LP Gas	Propane	\$ 634.23			\$ 634.23		
Gracon Services	Microsoft Subscription License - 1 YR	\$ 15,782.28	\$ 5,260.76	\$ 2,630.38	\$ 2,630.38	\$ 2,630.38	\$ 2,630.38
Great Lakes Engineering Group	Underwater Bridge Inspection 2025	\$ 6,700.00		\$ 6,700.00			
Hach Company	Chemicals	\$ 9,646.14				\$ 9,646.14	
Hallack Contracting	Dryden & Wood St Reconstruction - Application 9	\$ 98,920.50		\$ 98,920.50			
Hart Cemetery Commission	2025 Summer/Winter Tax Disbursement 13/Batch 15	\$ 14.88	\$ 14.88				
Huntington National Bank	Jan 2026 CC Statement	\$ 7,873.17	\$ 4,508.32	\$ 877.02	\$ 956.60	\$ 1,171.23	\$ 360.00
Hydrocorp	Cross Connection Control Program	\$ 764.00					\$ 764.00
Klotz Auto Parts	Parts/Supplies/Services	\$ 598.29		\$ 163.22	\$ 435.07		
Lara	LIEAF Payment	\$ 1,342.50			\$ 1,342.50		
LEAF	Police Copier	\$ 103.69	\$ 103.69				
Linde Gas & Equipment Inc	Cylinder Rental	\$ 89.91		\$ 89.91			
Linde Gas & Equipment Inc	Cylinder Pick-Up/Cancel Service	\$ 72.33		\$ 72.33			
Maner Costerisan	2025 Audit Services	\$ 11,000.00	\$ 4,400.00		\$ 2,200.00	\$ 2,200.00	\$ 2,200.00
Medler Electric	Part/Supplies	\$ 35.67					\$ 35.67
Mika Meyers	Legal Services	\$ 1,130.40	\$ 1,130.40				
Mika Meyers	Legal Services	\$ 2,380.50	\$ 2,380.50				
Mika Meyers	Legal Services	\$ 34.25	\$ 34.25				
Model Coverall Service	Uniforms/Rugs/Rags	\$ 104.90				\$ 104.90	
MPPA	Purchased Power - 1/27	\$ 30,583.92			\$ 30,583.92		
MPPA	Purchased Power - 2/3	\$ 27,152.26			\$ 27,152.26		
Munoz Sr., Juan	Utility Deposit Refund	\$ 106.66			\$ 106.66		
Power Line Supply	Parts/Supplies	\$ 27.25			\$ 27.25		
Power Line Supply	Uniforms	\$ 35.00			\$ 35.00		
Power Line Supply	Uniforms	\$ 35.00			\$ 35.00		
Power Line Supply	Uniforms	\$ 25.00			\$ 25.00		
Power Line Supply	Uniforms	\$ 44.75			\$ 44.75		
Republic Services	Garbage Services - BioPure Dumpster	\$ 261.69				\$ 261.69	
Republic Services	Solid Waste Contract	\$ 19,497.99		\$ 19,497.99			
Republic Services	Garbage Services - Bike Trail	\$ 64.96	\$ 64.96				
Republic Services	Garbage Services - Washington Lot Dumpster	\$ 143.57		\$ 143.57			
Republic Services	Garbage Services - CH Dumpster Overages	\$ 108.80	\$ 108.80				
Ricoh	Copier Overage Fees	\$ 94.42	\$ 94.42				
Schweitzer Engineering Laboratories	Parts/Supplies - Diesel Plant	\$ 587.01			\$ 587.01		
Schweitzer Engineering Laboratories	Parts/Supplies - Diesel Plant	\$ 209.38			\$ 209.38		
Schweitzer Engineering Laboratories	Parts/Supplies - Diesel Plant	\$ 209.38			\$ 209.38		
State of Michigan	2026 Groundwater Annual Permit Fee	\$ 7,372.22				\$ 7,372.22	
Steve's Auto & Truck	PD Cruiser - Oil Change/Services/Repairs	\$ 250.49	\$ 250.49				
Synwave	Internet	\$ 301.71		\$ 91.75		\$ 209.96	
Trace Analytical Labs	Water Testing	\$ 422.05				\$ 422.05	
UIS Scada	Troubleshoot Well Pump Motor	\$ 537.00					\$ 537.00
USA BlueBook	Parts/Supplies	\$ 220.25				\$ 220.25	
USA BlueBook	Parts/Supplies	\$ 376.31				\$ 376.31	
Vital Records Control/Vital Shred	Shredding/Recycling Services	\$ 121.63	\$ 121.63				
Wadel Stabilization	Wastewater System Improvements - Application 5	\$ 1,970,274.15				\$ 1,970,274.15	
	<b>Sub-total</b>	<b>\$ 2,269,700.97</b>	<b>\$ 36,132.48</b>	<b>\$ 130,344.62</b>	<b>\$ 70,791.37</b>	<b>\$ 2,021,832.40</b>	<b>\$ 10,600.10</b>
<b>HAND CHECKS/ACH/EFT</b>							
	<b>Sub-Total Regular Bills/Hand Checks</b>	<b>\$ 2,269,700.97</b>	<b>\$ 36,132.48</b>	<b>\$ 130,344.62</b>	<b>\$ 70,791.37</b>	<b>\$ 2,021,832.40</b>	<b>\$ 10,600.10</b>
	<b>Gross Payroll</b>	<b>\$ 82,798.18</b>					
	<b>Gross Payroll</b>	<b>\$ 93,229.39</b>					
	<b>Gross Payroll</b>						
	<b>Sub-Total</b>	<b>\$ 176,027.57</b>					
	<b>GRAND TOTAL</b>	<b>\$ 2,445,728.54</b>	<b>\$ 36,132.48</b>	<b>\$ 130,344.62</b>	<b>\$ 70,791.37</b>	<b>\$ 2,021,832.40</b>	<b>\$ 10,600.10</b>

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

**HART AREA PUBLIC LIBRARY  
REGULAR BOARD MEETING MINUTES  
January 12, 2026**

Minutes taken by Susie Gray, Assistant Director

CALL TO ORDER: 5:59 p.m.

ROLL CALL: Nancy Sterk, Todd Metzler, Penny Burillo, Amanda Klotz, Mary Sloan, Director Kathleen Rash, Assistant Director Susie Gray. Absent: Juan Cortes

APPROVAL OF AGENDA: Motion by Burillo to approve the agenda as amended to add MML Insurance Premium. Support by Metzler. Motion carried.

PUBLIC COMMENT: Bill Kolenda present from Golden Township

APPROVAL OF MINUTES: Motion by Burillo to approve the minutes of December 8, 2025. Support by Klotz. Motion carried.

SECRETARY'S REPORT: No secretary present. No report.

TREASURER'S REPORT: Nothing other than the Director's printed materials.

APPROVAL OF BILLS AND PAYMENTS: Motion by Klotz to approve the bills and payments for December, 2025. Support by Burillo. Motion Carried.

ACCEPT FINANCIAL REPORTS: Motion by Klotz to accept financial reports for December, 2025. Support by Sloan. Motion carried.

DIRECTOR'S REPORT: Written report presented.

CITY REPORT: Nothing to report.

TOWNSHIP REPORT: No report.

UNFINISHED BUSINESS:

1. Golden Township Contract: Motion by Metzler to set a fee of \$6,250 for the remainder of the current fiscal year based on 3 months prorated at an annual \$25,000 amount, with an increase of \$1000 per year beginning

April 1, 2026 through the fiscal year ending March 31, 2029. Support by Burillo. Discussion. Roll call vote: Sloan-no, Metzler-yes, Klotz-no, Burillo-yes, Sterk-no. Motion defeated.

2. Golden Township Contract: Motion by Klotz to offer Golden Township a pro-rated fee of \$4,170 to reinstate services beginning February 1, 2026, and offer a new contract of \$25,000 for the fiscal year beginning April 1, 2026 and increasing by \$2,500 each fiscal year through March 31, 2029. Though not articulated in the contract, the board will have the expectation that a millage would be put on the ballot to take effect when the contract expires. Support by Sloan. Roll call vote: Sloan-yes, Metzler-yes, Klotz-yes, Burillo-yes, Sterk-yes. Motion carried.
3. CLOSED Session Director's Evaluation—Motion by Metzler to go into closed session at 6:49. Support by Sloan. Motion carried.

#### NEW BUSINESS:

1. Proposed FY26/27 Budget. Discussion.
2. Resolution 2026-1 Budget Hearing: Motion by Burillo to adopt budget resolution. Support by Klotz. Roll-call vote: Sloan-yes, Metzler-yes, Klotz-yes, Burillo-yes, Sterk-yes. Motion carried.
3. Contracted Township Rates: Motion by Burillo to increase per resident rate of Weare, Elbridge, and Crystal Townships by \$1.00 every year indefinitely. Support by Klotz. Roll-call vote: Sloan-yes, Metzler-yes, Klotz-yes, Burillo-yes, Sterk-yes. Motion carried.
4. Board Members' Terms: Penny Burillo and Nancy Sterk will be finishing their terms at the end of March. Burillo is willing to continue, pending reappointment by the city. Sterk indicated she will be stepping down effective March 31, 2026. Director Rash reports that she has been in contact with Kendra Larios-Mendez who was a candidate for the previous Township appointment and who is still very interested. The board, by consensus, appoints Metzler to ask the township board to appoint Larios-Mendez to replace Sterk.
5. Approve MML Insurance Annual Premium: Motion by Burillo to approve the MML Insurance Annual Premium of \$7,080 plus the \$225 Annual Associate Member Fee. Support by Sloan. Roll call vote: Sloan-yes, Metzler-yes, Klotz-yes, Burillo-yes, Sterk-yes. Motion carried.

Motion by Klotz to adjourn. Support by Metzler. Motion carried. The meeting was adjourned at 7:39 p.m.

## HART AREA FIRE

### ADMINISTRATIVE BOARD

#### Meeting Minutes - January 22, 2026

The Hart Area Fire Administrative Board Meeting was called to order by Chairman Gary Beggs at 7:00PM. Others present for the meeting were, Jerry Schaner, Mike , Larry Doran, Bill Kolenda, Mike Powers, Jake Whelpley, and John Williams Chief Fuehring and Undersigned.

Also present for the meeting was Assistant Chief Tim Tubbs.

Absent from the meeting was Vice Chairman Jay McGhan, and Mike Potter.

Motion was made by Doran and supported by Schaner to approve the agenda as presented. Voice Vote, all yes. Motion carried.

Motion was made by Schaner and supported by Kolenda to approve the minutes of the January 5, 2026 meeting as presented. Voice Vote, All Yes. Motion Carried.

Treasurer advised the we had total bills of \$29,968.82 for the month including the audit bill of \$2,175.00 for the second half of the audit. A total of fund balance of \$819,680.37 as of 1/21/2026. Motion was made by Powers and supported by Whelpley to pay the bills and accept the Treasurers report. Roll call vote, All yes. Motion carried.

Chief reported that the fire department has responded to 17 fire calls and 18 rescue runs in 2026.

The tracs are on 181 and it is back from service at Leaders. It will have to go back for some new doors in the near future.

Chief advised he wants to have 4 to 6 guys go to the FDIC Conference in St Louise which is in May. The county was denied on the grant submitted for new SCBA Units. There are several different makers out there and it would be nice to check them all out and also try to coordinate with the other departments in the county for what type and make we get.

Also Whelen is interested in taking 181 to FDIC for a display. Whelen designed the emergency lights for 181. Andy is trying to get some tickets out of Whelen for FDIC. Also will be working with Pentwater on a place to stay for three days which will save some dollars.

Chief explained the box alarm system that has recently been put in place in out county.

Chief advised that he and Wayne Tye recently completed the testing for Medical First Responders.

Treasurer advised the audit was returned and copies are distributed to the present members. There were no surprises or concerns in the audit.

Chairman Beggs requested the board members look the Audit over along with the Annual Report for 2025 and bring any questions to the next meeting.

There being no further business the meeting was adjourned at 7:19PM.

Respectfully Submitted,

Daniel Leimback, Sec/Treasurer

# HART AREA FIRE DEPARTMENT

Bills for approval on January 22, 2026

Google	work station	Debit	\$16.80
Wex Bank	Marathon Fleet	Fuel	\$327.44
Lake Michigan CPA Services ,PLC	Audit	Second Half	\$2,175.00
Larson and Son Hardware	Moto Mix/Laundry Detergent/Shelving/Impact		\$596.01
Leaders RPM	Service on 181		\$37.20
Leaders RPM	Service on 181		\$2,006.05
Staples	File Box, Report Covers	Debit	\$63.03
Mears Service Center	142	Brakes	\$460.17
Mears Service Center	173	Starter Issues	\$503.68
Hansen Foods	Ship Flashlight in for repairs		\$21.40
Xerox	Rent for Copier/Tax		\$28.27
Spectrum Business	Telephone/Internet		\$170.53
State of Michigan			\$1,592.86
United State Treasury	941 12-2025		\$21,216.28

Bills for approval	\$29,214.72
Pre - Approved Bills	\$ 694.10
Total	\$29,968.82

Michigan Class General Fund as of	1/21/2026	\$400,702.21
Michigan Class Capital Improvement as of	1/19/2026	\$254,309.31

Checking Account	as of	1/21/2026	\$160,205.85
Debit	as of	1/21/2026	\$ 4,463.00
		Total	\$ 819,680.37



## CITY OF HART

407 S. STATE ST.

HART, MI 49420

### Hart Economic and Redevelopment Team (H.E.A.R.T.)

January 14th, 2026

#### 1) Call to Order

Andrew called the meeting to order at 2:00 pm.

##### a) Roll Call

- **Members present:** Andrew Mullen, Sue Payne (Late), Scott Beal, Maria Rosas, Hannah Juhl
- **Members Absent:** Catalina Burillo, Dean Hodges
- **Also Present:** Lindsay Brown, Lloyd Miller, Nichole Kleiner, Russ Robbins, Sharon Hallack

#### 2) Approval of Agenda – Motion by Noble supported by Maria to approve the agenda. All in favor. Motion carried.

#### 3) Public Comments – None

#### 4) Member Comments-

Scott announced ribbon cutting ceremony for Oceana Soap Co on Friday February 6<sup>th</sup>. Sue thinks the real estate business is going to continue to stay busy, two of the last two Creeks houses are now under contract for sale. Andrew said on the IT side of things expect things to get more expensive as all the new data centers are eating up all memory, storage etc. before it gets to consumer level. Memory & SSD prices are expected to double or triple. Noble said January is the slow month in floral businesses, but February will be a busy month. Wedding industry is expected to increase; new venue already had 12 bookings for 2026 and touring for 2027 events. First event will be in April. Hannah reported they have been busy this month and haven't seen the normal drop in sales. They will be closed in Feb for a remodel inside the store. Working on a breaking ground ceremony for the new location. Maria said La Probadita will be closed until March 11<sup>th</sup> for a much-needed break and updates to the store. Not sure what to expect this year with migrant workers due to the drop in hourly pay but she does not think it will affect the area much.

#### 5) December Minutes – Per Andrew file as presented.

#### 6) December Financials – Per Andrew file as presented.

#### 7) Action Items –

i.) Lindsay looking for approval to spend funds on downtown banners. Nichole recommended picking 3 and have the public vote on their favorite. Cost should be around \$3500.00 for 40 poles. Motion by Scott to authorize the City to spend \$3500.00 of HEART funds to purchase new banners for spring. Seconded by Hannah. All in favor. Motion carries.

ii.) New idea was to move the cabins to JGP as cabins to be rented out. They would fit a queen bed, dresser etc. They would still belong to the city and would be making money. Per DPW we should only move chalets once to make sure we don't damage them. Money would come from JGP to move chalets. Energy department has already removed electricity from all chalets. Second option was to move to historic district, and third option was to just sell as is. Board questioned if we are just giving them to JGP or getting some funds for them. They were bought with a grant, but the board did put in funds to finish the chalets on the inside. Per Nichole we can discuss terms later. All the board agreed to recommend to the City Council to move chalets to JGP.

#### 8) Updates/Discussion Items

a) Position has been posted and there has been an interview. Posting will remain open until Jan 22<sup>nd</sup>. Posted internally for 2 weeks then posted to the public. Hoping to have someone in the position by March.

b) Work on deciding dates and picking which committees everyone wants to be a part of. Lindsay added fundraising to the discussion as the city will not be able to keep paying for the fireworks for Hart Sparks every year due to budgeting. Hart Main Street used to pay for all the fireworks. Noble brought up donation boxes at all City events to start fundraising. Andrew asked about Zeffy to digitally donate, we do already have an account set up for HEART that Lindsay uses for events. Noble asked how much fireworks cost.

Our contract is for 2026 \$16,500.00, 2027 \$1700.00, 2028 \$17500.00. After discussion Board decided on two subcommittees: Development & Business Support and Marketing & Talent Promotion which will also include fundraising and the Christmas committee. Andrew will go through and split up initiatives again and have each group focus on the top three for the year. Open committees up to the public, Lindsay will put out a post/announcement welcoming volunteers. Development committee meets on the 3<sup>rd</sup> Wednesday of month at 2PM, Marketing committee meets on the 4<sup>th</sup> Wednesday of the month at 2 PM. Meetings will start in February. Scott brought up the media videos Just Us Media created for us. He has used them to promote businesses for the Chamber. Talked about Art in Hart and picking it back up with new Coordinator is selected. Revisit with new Director.

- c) Update on Ceres property. Sue brought in the post cards created to send out to developers. List of developers is small. List is only limited to Michigan. Talked about expanding to surrounding states. List is from MEDC and Lindsay doing research. Sue digging into Crane website she became a member of. Do we do a follow up once we send out postcards? Do we follow up with invitation to tour property? Scott will ask Curtis for his list of developers and send it over to Lindsay, Sue and Maria. Postcard is ready to go out once list is finalized. Add date / time proposals are due to postcard before sending.

## 9) Events

a) Frozen Tin man Gold Outing January 31<sup>st</sup>, Winterfest February 7<sup>th</sup>, and Hart Lake Clean up with Hart Rotary May 2<sup>nd</sup>.

**10) Staff Report-** Updates from Lindsay on tasks from prior meeting. Contacted Rena from the Veterans Coalition and let them know the HEART Board voted to cover 50% of the cost for replacement of existing bricks at Vet Park. She will move onto the next phase of the project and once she has a total Laci will cut them a check from HEART. Volunteers needed to block traffic for State Street Mile if anyone would like to volunteer contact Lindsay. HEART Memberships had died down and put on the back burner. Lindsay would like to take on the project of growing it back. State Farm did sign up for membership this year. Asked if anything should be adjusted on meeting packet going forward. Scott let Lindsay know if she uses Teams for recording meeting it takes notes for you.

**11) Member Comments-** Noble brought up that July 2<sup>nd</sup> is on a Thursday this year and asked if Music on the commons would happen. We do not normally plan a concert that Thursday as there is music already for Hart Sparks. We normally have band for Hart Sparks but we are going to try a DJ this year as it has rained the last few years and the band's equipment sits on the ground.

**12) Next Regular Meeting** Wednesday, February 11<sup>th</sup> at 2pm.

**13) Motion** by Hannah to adjourn meeting. Seconded by Noble. Meeting adjourned at 2:56 PM.

Respectfully Submitted,  
Lindsay Brown

# City Of Hart

407 S. State St

Hart, Mi 49420

Planning Commission

Thursday, January 8<sup>th</sup>, 2026

Minutes

**MEMBERS PRESENT:** Lisa Clark, Jim Cunningham, Jim Evans, Cynitha Fout, Diane LaPorte, Andrew Mullen, and Betty Root

**ABSENT:**

**OTHERS PRESENT:** City Manager Nichole Kleiner, City Clerk – Karla Swihart, Catalina Burillo, and Lauren Dematteo

- C. Fout called the meeting to order at 4:00 pm.

## **APPROVAL OF AGENDA:**

- B. Root motioned to amend the agenda to add the election of officers, and was supported by A. Mullen
  - Ayes: 7 Nays: 0 Absent: 0
- A. Mullen motioned to approve the amended agenda and was supported by J. Evans
  - Ayes: 7 Nays: 0 Absent: 0

## **ELECTION OF OFFICERS:**

- J. Cunningham nominated Cynitha Fout for Chair, and was supported by J. Evans
  - J. Cunningham nominated Diane LaPorte for Vice Chair and was supported by J. Evans
- No other nominations
- Ayes: 7 Nays: 0 Absent: 0

## **APPROVAL OF MINUTES:**

- J. Cunningham motioned to approve the minutes from December 4<sup>th</sup>, 2025, and was supported by B. Root
  - Ayes: 7 Nays: 0 Absent: 0

## **PUBLIC COMMENTS ON AGENDA ITEMS:**

- NONE

## **PUBLIC HEARING:**

- None

## **ACTION ITEMS:**

- None

## **DISCUSSION ITEMS:**

- Parcels Entering the City Upon Expiration of Act 425 Agreement  
Upon expiration of the 1996 Conditional Transfer Agreement between the City of Hart and Hart Township, and to outline recommended steps for updating zoning and the zoning map once the parcels come fully into the City.  
The Act 425 Agreement, executed March 15, 1996, conditionally transferred certain territory from Hart Township to the City for a term of 30 years for the purpose of providing water, sewer, and other governmental services. Under Article IV, Section 4.1, the term of the Agreement is 30 years. Under Section 4.3, the Agreement provides that upon termination after the initial 30—year term, the Transferred Area will automatically, unconditionally, and for all purposes be within the sole, complete, and permanent jurisdiction of the City.

Upon expiration of the Agreement:

- All parcels identified in the Transferred Area become fully and permanently part of the City's jurisdiction.
- The temporary governance structure created under the Agreement ends.
- Zoning and land use authority transitions entirely to the City, under the City's zoning ordinance, Planning Commission, and Zoning Board of Appeals.

### **Recommendation for Updating Zoning and Zoning Map**

Once the parcels are fully incorporated into the City, the Planning Commission will need to ensure they are assigned an appropriate City zoning classification and shown correctly on the official zoning map. To accomplish this, the recommendation is as follows

1. Review Existing Township Zoning Classifications  
Compile the current Hart Township zoning designations for all parcels in the Transferred Area so the Commission understands how the properties are presently regulated.
2. Evaluate Appropriate City Zoning Districts  
Compare the existing uses, parcel configurations, utilities, and surrounding development patterns with the City's zoning districts to determine which City classifications best align with the Master Plan and land use goals.
3. Prepare a Zoning Map Amendment (Rezoning) Proposal  
Because these parcels are not currently assigned to a City zoning district, a rezoning is required. This should take the form of a comprehensive zoning map amendment affecting all parcels in the Transferred Area.
4. Conduct Public Hearing  
As required by the Michigan Zoning Enable Act, the Planning Commission will hold a public hearing on the proposed zoning map amendment, followed by a recommendation to City Council.
5. City Council Adoption  
City Council will consider and act on the Planning Commission's recommendation to formally amend the zoning map and assign zoning districts to the parcels.
6. Update the Official Zoning Map  
Once adopted, update the City's official zoning map and make it available on the City's website and in print.

These steps will ensure a smooth transition from Township zoning to City zoning and will provide clarity to property owners, developers, and the public regarding future land use regulations in the area.

- **WILL BE ON AGENDA FOR NEXT PLANNING COMMISSION MEETING.**

- Sign Ordinance Gap for M-1 Medical/Institutional District

### **PURPOSE**

City's Sign Ordinance as it relates to the M-1 Medical/Institutional Zoning District. Chapter 1259 (Signs) does not include sign standards that clearly apply to the M-1 district, creating uncertainty for applications and staff.

### **BACKGROUND**

The Sign Ordinance establishes standards by zoning category (residential, commercial, and industrial). The M-1 Medical/Institutional District is not expressly addressed in those sections. As a result, there are no clear regulations governing permitted sign types, size, height, illumination, or placement within this district.

### **DISCUSSION TOPICS**

The Planning Commission is asked to consider:

1. Whether the M-q District should have standalone sign standards or be aligned with an existing district (e.g., commercial or industrial).
2. Whether medical and institutional uses warrant unique sign allowances or limitations.
3. What approach best balances visibility, functionality, and neighborhood compatibility?

## RECOMMENDED NEXT STEPS

1. Planning Commission discussion and direction on how to address the omission.
2. Staff preparation of draft ordinance language consistent with Commission guidance.
3. Planning Commission review and recommendation following a public hearing.
  - D. LaPorte motioned to add M-1 Medical/Institutional District to Chapter 1259 (signs) and was supported by A. Mullen
    - Ayes: 7 Nays: 0 Absent: 0

### ▪ Data Center Land Use and Community Impacts

This agenda item is intended to introduce data center development as an emerging land use and to begin a policy-level discussion about potential community impacts. This is not a review of a specific proposal, but a proactive conversation to assess whether the City's current zoning and land-use framework is adequate.

## OVERVIEW

Data centers are increasingly locating in small communities due to available land and access to power and fiber infrastructure. While these facilities can add taxable value, they often involve high utility demands and limited on-site employment. Communities without clear standards may face pressure to make land-use decisions without adequate policy guidance.

## KEY DISCUSSION AREAS

- Zoning and land-use compatibility
- Electrical, water, and infrastructure capacity impacts
- Fiscal impacts versus public costs
- Noise, lighting, buffering, and visual impacts
- Public safety and emergency service considerations

## POTENTIAL NEXT STEPS

Depending on the discussion direction, next steps may include:

- Defining data centers in zoning ordinance
- Identifying appropriate zoning districts or standards
- Requiring utility or infrastructure impact analysis
- Scheduling a future study session or coordinating with City Council

## CONCLUSION

This discussion will help determine whether proactive planning measures are needed to ensure future data center development aligns with the City's long-term goals.

- C. Fout recommended working with the surrounding districts to get a plan/recommendation. Get a moderator together and bring it back to the February Planning meeting.
- Review of Housing Rental Code Ordinance and Enforcement Discussion  
The City of Hart has been in communication with Shelby Township and the Village of Shelby in partnering/shared services for the Rental Code Enforcement officer. It was recommended by the Planning Commission to get together a fee schedule. The Ordinance would need to be rewritten, maybe form a committee to start working on recommendations, and possibly invite the public to a working group.
- Review of Dangerous Building Ordinance and Enforcement Discussion  
There is a resident in the City that burnt in July of 2024 and is still not taken care of, which, according to the City's ordinance, is in violation. The community has been inquiring what the City is going to do about the property.  
Upon recommendation from the Planning Commission, the City Manager will serve the property owner with a notice.

## **OTHER BUSINESS and COMMUNICATION FROM COMMISSION MEMBERS:**

- None

**PUBLIC COMMENTS GENERAL:**

- NONE

**ADJOURN:**

- There being no further business to come before the Planning Commission, the meeting adjourned upon a motion by A. Mullen and supported by B. Root. The next meeting scheduled will be held on February 5<sup>th</sup>, 2026

*Karla Swihart*

Karla Swihart  
City Clerk



## MINUTES

**Call to Order:** Deborah Windell called the meeting to order at 1:00 pm. Voice rollcall was taken.

**Members Present:** B. Hegg, S. Hegg, Maria Rosas, Mayor Klotz, Tracey Lipps, Hannah Juhl, Deborah Windell

**Absent:** Caleb Griffis

**Others Present:** Lindsay Brown

**Approval of Agenda:** Motion by Mayor Klotz, supported by Maria Rosas to accept the agenda. Motion carried.

**Public Comment:** none

**Approval of Nov 18 & 19, 2025 Minutes:** Motion by S. Hegg, supported by Tracey Lipps to approve minutes. Motion carries.

**Approval of Nov & Dec 2025 Financials:** Motion by S, Hegg, supported by Mayor Klotz to approve financials. Motion carries.

**Action Items:** None

### Discussion Items:

- a) Board supports funds being released to Studio 49 to replace 2<sup>nd</sup> window & door as it is still within the original amount approved.
- b) Ceres Property Submission Review Process: Board discussed process for once submissions are received and agreed on staff looking at proposals and noting if anything is missing from requirements decided by TIFA board for all submissions. They would like a note or stamp on submitted proposals with the date and time submitted. Board would all like hard copies of each submitted proposal with staff notes by Wednesday March 4<sup>th</sup>. Each member will review submissions and have questions prepared for developers about their proposal. Agreed on a March 11<sup>th</sup> meeting at 6PM open to the public for developers to go over their submissions and answer any questions from Board members. Board requested 7 minute limits for developers to speak and saw no need to separate developers for presentations. Board will make a final decision on submitted proposals at the March 17<sup>th</sup> meeting. Board decided no need to follow up with developers who do not get selected other than a thank you for your submission. Board would like a scoring matrix made up to go over and discuss at the next meeting February 17<sup>th</sup>.

**Public Comments:** None

**Member Comment:** Maria will not be able to attend the next meeting as she will be out of town.

**Adjournment:** Meeting adjourned at 1:24 pm.

Respectfully submitted by Lindsay Brown, Deputy Clerk



# City of Hart Police Department

407 State Street

Ph. (231)873-2488 Fax (231)873-0100

Hart, MI 49420-1259

*Juan Salazar, Chief*

**TO:** City of Hart Mayor, City Council, and City Manager  
**FROM:** Juan Salazar, Chief of Police  
**DATE:** February 10<sup>th</sup>, 2026

## RECENT EVENTS

From Thursday, January 22nd, 2026, through Wednesday, February 4th, 2026, the Hart Police Department received 55 complaints ranging from Property Damage Crashes, Open Burning Complaints, Noise Complaints, Assist to Other Agencies, Motorist Assists, Well-Being Checks, Vehicle Violations, Medical Assists, Juvenile Complaints, Malicious Destruction of Properties, and Disturbances.

On Monday, January 26th, 2026, the Hart Police Department was dispatched to the 300 block of Johnson Street, regarding a Careless Driving complaint. A 32-year-old Hart woman reported that after completing a child exchange with a 36-year-old Hart man, the man began doing "donuts" in the parking lot of the exchange while the woman and child were still in the parking lot. The officer was able to view surveillance footage of this incident. The man was located and cited for careless driving.

On Wednesday, January 28th, 2026, the Hart Police Department was dispatched to the 100 block of Lincoln Street, referencing a 42-year-old New Era man who was present in the area and had a valid mental health order to be evaluated at Trinity Health Mercy Hospital in Muskegon. The man was located and taken into protective custody. The man was transported to the hospital without incident.

On Tuesday, January 27th, 2026, Officer Schoedel and Chief Salazar attended Responding to and Investigating Bomb Threats and Swatting Hoaxes training presented by FBI Boston and the Massachusetts State Police. The training consisted of an overview of the realities of bomb threats and swatting hoaxes, and included a detailed review of statistics and current trends seen across the country. The training also covered the characteristics of hoax calls, law enforcement best practices for assessment and response, and the decision-making process for evacuation or sheltering in place.

On Tuesday, January 27th, 2026, D/Sgt. Skipski commenced the annual TEAM educational classes for the Hart Middle School 5th-grade students. The TEAM program will present lessons on safety for the next 12 weeks and will be culminated by a TEAM graduation.

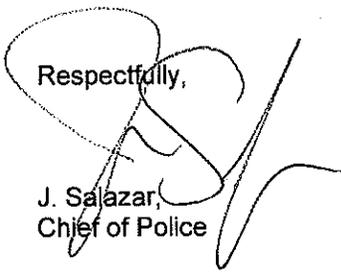
On Friday, January 30th, 2026, the Hart Police Department was dispatched to the 600 block of East Main Street, referencing a Felonious Assault. A 32-year-old Muskegon woman alleges that her foot was run over by a 31-year-old Walkerville woman after a disagreement involving a child custody exchange. The Muskegon woman was evaluated by LIFE EMS at the scene. A report will be submitted to the Oceana County Prosecutor's Office for his review.

On Friday, January 30th, 2026, the Hart Police Department was dispatched to the area of Griswold Street near Union Street, regarding a Careless Driving complaint. A 71-year-old Hart man attempted to enter a closed roadway, striking a pole and damaging his vehicle. During the investigation, the man admitted to not seeing well and could not explain to the officer why he had attempted to enter a closed roadway. The man was cited for Careless Driving, and a State of Michigan Re-evaluation form was completed and submitted to the Secretary of State's Office.

On Tuesday, February 3rd, 2026, Sgt. Skipski attended the Hart Middle School wrestling meet. D/Sgt. Skipski spoke with and monitored patrons, spoke with athletes, and reassured a safe and secure environment for all those in attendance.

Respectfully,

J. Salazar,  
Chief of Police





**CITY OF HART**  
 407 S. State St., Hart, MI 49420  
 Ph: 231-873-2488 Fax: 231-873-0100  
**SPECIAL EVENTS PERMIT**



THE CITY IS NOT RESPONSIBLE FOR BY-STANDERS AT YOUR EVENT.

DATE OF APPLICATION: \_\_\_\_\_

NAME OF EVENT: \_\_\_\_\_

DATE OF EVENT: \_\_\_\_\_ TIME: \_\_\_\_\_ TO \_\_\_\_\_

RAIN DATE OF EVENT: **MUST PROVIDE**

LOCATION AND/OR ROUTE OF EVENT: \_\_\_\_\_

\_\_\_\_\_

DESCRIPTION OF EVENT: \_\_\_\_\_

\_\_\_\_\_

SPECIAL NEEDS: \_\_\_\_\_

NAME OF ORGANIZATION OR SPONSOR: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CONTACT PERSON: \_\_\_\_\_

PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

EMAIL: \_\_\_\_\_

X *Raymond Passchier*

SIGNATURE OF EVENT COORDINATOR/SPONSOR \_\_\_\_\_ DATE \_\_\_\_\_

**ALL CURRENT COVID-19 STATE MANDATED RESTRICTIONS MUST BE ADHERED TO. IT IS YOUR RESPONSIBILITY TO SCHEDULE THE LOGISTICS MEETING WITH THE CITY DEPARTMENTS INDICATED IF YOUR APPROVED PERMIT INDICATES THAT A MEETING IS NEEDED. PLEASE NOTE THAT A 7 - 10 DAY ADVANCE NOTICE WILL BE NEEDED TO SCHEDULE THE MEETING.**

**POLICE: 873-2488, DPW: 873-3100, HYDRO: 873-5367, EMS: 873-8240**

**SECTIONS BELOW TO BE COMPLETED BY THE CITY**

PROOF OF LIABILITY INSURANCE FOR STREET SOLICITATION: YES OR NO

LOGISTICS MEETING NEEDED: YES OR NO

DEPT. ATTENDING: DPW POLICE EMS HYDRO

PERMIT NUMBER: \_\_\_\_\_ APPROVED BY CITY COUNCIL/CITY MANAGER \_\_\_\_\_

DATE OF APPROVAL/DENIAL: YES OR NO

CONDITIONS: \_\_\_\_\_

CITY REPRESENTATIVE'S SIGNATURE: \_\_\_\_\_

**City of Hart FY25-26 Budget Amendment 02.10.26**

<b>Fund</b>	<b>GL Number</b>	<b>DESCRIPTION</b>	<b>Activity to Date</b>	<b>Original Budget</b>	<b>Amended Budget</b>	<b>Justification</b>
<b>GENERAL FUND</b>						
<p>\$375k in revenue was over-budgeted. \$48k for Starting Block roof and \$65k for dump truck were committed but not budgeted. To offset, purchase of patrol car was delayed, ED Director and code officer positions not filled. 2 city lots sold. Unexpected expenses: city hall flooring from flood, city mgr search, &amp; taxes owed to county.  <b>General Fund balance: -\$94,180. Offset with deposit of \$285k CD bringing YTD General Fund balance up to \$190,820</b></p>						
Gen Revenue	101-000-000-540-000	State Grant	\$ -	\$ 300,000	\$0	Should have had a corresponding expenditure
Gen Revenue	101-000-000-665-000	INTEREST on Investments	\$ 20,412	\$ 105,000	\$30,000	Anticipated interest was over budgeted
Gen Revenue	101-000-000-673-100	Sale of Land/Property	\$ 24,236	\$ -	\$35,000	Lot in Creeks, Dryden St lot
Gen Expenses	101-172-000-801-000	Professional Services	\$ 34,818	\$ 34,000	\$45,000	Double Haul (city manager search)
Gen Expenses	101-265-000-740-800	Building Repairs & Maintenance	\$ 26,779	\$ 11,500	\$35,000	Additional flooring and furniture - flood
Gen Expenses	101-172-000-992-002	Tax Chargebacks	\$ 2,951	\$ 100	\$4,000	Taxes owed to county after adjustments
Gen Police	101-301-000-970-000	Police Capital Outlay	\$ -	\$ 65,000	\$0	Police vehicle - delaying purchase to FY27-28
Gen Pub Wks	101-441-000-818-661	Motor Operations	\$ 16,056	\$ 85,500	\$22,000	Assuming this was budgeted for chevy and/or dump truck, moving funds to capital outlay
Gen Pub Wks	101-441-000-970-000	Public Works Capital Outlay	\$ 113,354	\$ 2,500	\$115,000	Dump Truck \$71k and Chevy Truck \$42k
Gen Pub Wks	101-441-000-970-440	Frontend Loader Lease	\$ 14,248	\$ 18,720	\$25,000	Payment schedule miscalculated, and March payment \$7k wasn't paid until July 2025
Gen C&E Dvpt	101-728-000-702-220	Economic Developer Wages	\$ 5,677	\$ 46,000	\$12,000	Position vacant since May
Gen C&E Dvpt	101-728-000-818-218	Code Enforcement Officer	\$ -	\$ 26,000	\$0	Position vacant
Gen C&E Dvpt	101-728-000-999-850	Starting Block	\$ 47,899	\$ 14,000	\$50,000	Unbudgeted roof at Starting Block
<b>MAJOR STREETS</b> [budgeted ending fund balance: \$124,000] [amended ending fund balance: \$108,000]						
MJR Streets	202-463-000-818-000	Contractual Services	\$ -	\$ 64,000	\$80,000	Streetscape \$70k + \$7k bridge inspection
<b>PARKS &amp; REC</b> [budgeted ending fund balance: \$30,000] [amended ending fund balance: \$1,500]						
Parks & Rec		Camp Store	\$ 6,516	\$ 26,500	\$10,000	Don't anticipate budgeted store revenue
Parks & Rec		Contractual Services	\$ 26,304	\$ 10,000	\$55,000	TNT + Streetscape

<b>HEART</b> [budgeted ending fund balance: \$5,000] [amended ending fund balance: <b>-\$47,000</b> ]						
HEART		<i>Hart Project Revenue</i>	\$ 3,840	\$ 8,000	\$4,000	Not active
HEART		<i>Donations</i>	\$ 750	\$ 9,000	\$1,500	no director to pursue
HEART		<i>Contractual Services</i>	\$ -	\$ 9,500	\$50,000	streetscape commitment
<b>ENERGY</b> [budgeted ending fund balance: <b>-\$226,829</b> ] [amended ending fund balance: <b>-\$163,204</b> ]						
Energy		<i>CD Revenue Cash Out</i>	\$ 215,000	\$ -	\$215,000	
Energy		<i>State Grant</i>	\$ 208,625	\$ 330,000	\$208,625	EGLE Reimbursement
Energy		<i>Capital Outlay</i>	\$ 225,215	\$ 520,000	\$550,000	\$80k streetscape unbudgeted
<b>SEWER</b> [budget ending fund balance TBD after WWTP improvements are reconciled]						
Sewer		<i>Repairs &amp; maintenance</i>	\$ -	\$ 3,500	\$35,000	pump replacement
Sewer		<i>Sludge Removal</i>	\$ 175,593	\$ 480,000	\$200,000	
<b>WATER</b> [budgeted ending fund balance: \$131,000] [amended ending fund balance: \$34,500]						
Water		<i>Professional Services</i>	\$ 5,229	\$ 2,500	\$7,500	not enough budgeted
Water		<i>Capital Outlay</i>	\$ 64,467	\$ -	\$75,000	South Valley Well Replacement & Church St water line replacement
Water		<i>Contractual Services</i>	\$ 7,300	\$ 51,000	\$60,000	Streetscape \$45k unbudgeted
Water		<i>Meter Read Technology</i>	\$ 9,644	\$ 2,500	\$10,000	Yukon Annual Subscription - underbudgeted
<b>HISTORIC DISTRICT</b> [budgeted ending fund balance: \$12,000] [amended ending fund balance: \$0]						
HHD		<i>Part time employee</i>	\$ -	\$ 12,000	\$0	move to parks & rec wages \$12000



WIELAND

# WSSC – Hart Building Renovation

JAN 2026 - PROGRESS REPORT

1-31-2026



## MONTH IN REVIEW – JAN

- **Completed Items**

- WIELAND Mobilization
  - Temp Fence installed
  - Trailer delivered
  - Temp Power
  - Temp Heat
- MEPF Cut & Caps
- Asbestos Abatement completed

- **In-Progress Item**

- Demolition – interior & exterior
- Masonry demolition
- Temporary Enclosures



## NEXT MONTH LOOK-AHEAD – FEB

- MEPF Rough-Ins
- MEPF Layouts
- Framing Layouts
- Underground MEPs



## SCHEDULE UPDATES/DELAYS

- Start Date: 1/5/2026
- Projected Completion Date: 10/29/2026
- No current delays



# Project Financials

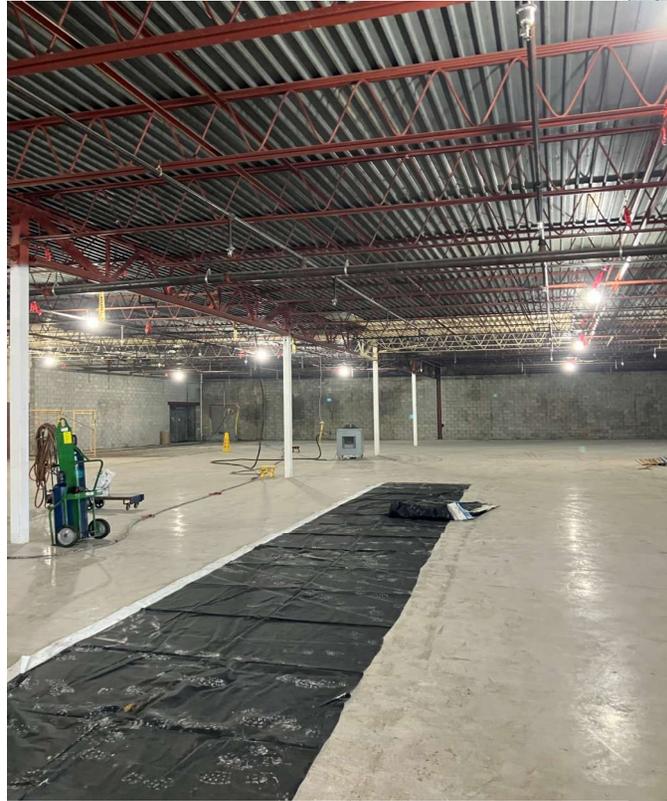
- Outstanding Change Orders
  - No open Change Orders
- Payment Applications
  - No current pay apps



# Document Control

- RFI status:
  - None
- Submittal Status:
  - 15 open submittals
- Current Drawing Set:
  - Uploaded & Published to Procore
  - Dated: 11/24/2025 w/ Addendum 1

# Photos





A PRESENTATION BY WIELAND