

City of Hart, Michigan
CITY COUNCIL AGENDA – 1st Amendment
June 9, 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. *Steven Volpp, Permission-Base Presentation*
6. Public Hearing – *Fiscal Year 2026-2027 Budget*
 - a. Public Comments
 - b. Close Public Hearing
7. Public Hearing – *Property Tax Levy for Fiscal Year 2026-2027*
 - a. Public Comments
 - b. Close Public Hearing
8. Consent Agenda:
 - a. Approval of Minutes from May 26, 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
 - i. *Planning Commission Annual Report*
9. Action Items
 - a. Resolution 2026-27 Adopt Fiscal Year 2026-2027 Budget
 - b. Resolution 2026-28 Authorize Property Tax Levy for Fiscal Year 2026-2027
 - c. Resolution 2026-29 Adoption of Fiscal Year 2026-2027 Utility Rates
 - d. Resolution 2026-31 Review website provider features and quotes
 - e. Resolution 2026-32 Authorize Negotiations with Everest Infrastructure Partners for a Telecommunications Easement
10. Special Event Permit Requests
 - a. *Hart First Baptist Church Service & Baptism with use of Pavilion at John Gurney Park on July 19, 2026 from 8:30am – 12:30 pm*
 - b. *Music on the Commons – Thursdays June 25 – August 27, 6:30 – 8:30 pm at Hart Commons*
 - c. *Hart Sparks, July 2nd, 6:00 – 10:45pm @ Hart Commons with Road Closures at State/Main St*
11. City Manager Report

12. **Closed Session** – Per Section 8(c) of the Open Meetings Act: for strategy and negotiation sessions connected with the negotiation of a collective bargaining agreement if either party requests a closed hearing.
 - a. **Action:** *Resolution 2026-30 Ratify Union Bargaining Agreement Police & Utility*
13. Communications from the Mayor and Council (Including board and committee updates)
 - a. Appoint a member of council to the proposed West Michigan Fire Authority planning board
14. Adjournment –

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CITY OF HART
407 S. STATE ST.
HART, MI 49420
REGULAR MEETING OF CITY COUNCIL - COUNCIL PROCEEDINGS
May 26th, 2026
MINUTES – Draft

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

ABSENT: None

OTHERS PRESENT: City Manager – Nichole Kleiner, City Clerk – Karla Swihart, BioPure Superintendent – Paul Cutter, Parks and Recs Superintendent – Chris TerHaar, Trey Cholic, Dwight Fehuring, Christine Juska, and Troy Maloney

APPROVAL OF AGENDA:

- J. Cunningham motioned to agenda adding 5a, Troy Maloney West Michigan Fire Authority budgetary info was supported by A. Mullen
 - Ayes: 7 Nays: 0 Absent: 0

PUBLIC COMMENTS:

- Trey Cholic, wanted to introduce myself,

CORRESPONDENCE, EVENTS, PRESENTATIONS:

- Hart Area Fire Department Joint Agreement Overview, Troy Maloney, Emergency Manager
Troy presented City Council with Budget financials for Joint Powers Authority.

CONSENT AGENDA:

- Approval of minutes from May 12th, 2026
- Bills, Claims, Payroll
- Reports of Boards, Commissions, and Committees
- Department Reports – Police/BioPure/Public Works/Energy/C&E Dvlp
 - A. Mullen motioned to approve the Consent Agenda, and was supported by K. Thomson
 - Ayes: 7 Nays: 0 Absent: 0

ORDINANCES:

SEE PLANNING COMMISSION MINUTES 05/07/2026 FOR ORDINANCE @ www.cityofhart.org under Services, Forms and Publications.

- Second Reading and Adoption – Ordinance 2026-01 - 1243.28f – Pervious Surfaces, 1243.22 – Native Vegetation, and 1243.22G -Tree Planting, Maintenance, and Removal
 - B. Root motioned to approve Ordinance 2026-01 and was supported by A. Mullen
 - Ayes: 7 Nays: 0 Absent: 0
- Second Reading and Adoption – Ordinance 2026-02 – 1242.07, “Moratorium on Data Centers”
 - C. Burillo motioned to approve Ordinance 2026-02
 - Ayes: 7 Nays: 0 Absent: 0
- Second Reading and Adoption – Ordinance 2026-03 - 1243.04 Limitations on Lot Splits
 - B. Root motioned to approve Ordinance 2026-03 and was supported by A. Mullen
 - Ayes: 7 Nays: 0 Absent: 0

ACTION ITEMS:

- Resolution 2026-26 Authorize Hart Area Fire Department Budget Contribution
 WHEREAS, the City of Hart is a party to the Hart Area Fire Protection Agreement governing the operation and funding of the Hart Area Fire Department; and
 WHEREAS, pursuant to the Agreement, the Hart Area Fire Administrative Board submits an annual proposed budget to the participating entities for consideration and adoption; and
 WHEREAS, the Hart Area Fire Administrative Board submitted its proposed Fiscal Year 2026-2027 budget request on March 26, 2026, requesting a City of Hart contribution in the amount of \$64,979.00 based on a 1 mill allocation formula; and
 WHEREAS, the current City of Hart General Fund budget includes \$52,000 budgeted for fire protection services; and
 WHEREAS, the City Council has determined it necessary and appropriate to increase the Fire Department budget allocation to fully fund the City’s required share under the proposed Hart Area Fire Department budget; and
 WHEREAS, the Hart Area Fire Protection Agreement provides that annual budget shares shall be allocated proportionate to taxable value and shall not exceed 2 mills, with any increase not to exceed .25 mills in a budget year.

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

Approves increasing the Fiscal Year 2026-2027 General Fund Fire Department budget from \$52,000 to \$64,979.00 for purposes of funding the City’s contribution to the Hart Area Fire Department budget.

BE IT FURTHER RESOLVED THAT the City Manager and City Clerk/Treasurer are authorized to take all actions necessary to implement this budget adjustment and process payment in accordance with the Hart Area Fire Protection Agreement.

- J. Cunningham motioned to approve Resolution 2026-26 and was supported by B. Root
 - Ayes: 7 Nays: 0 Absent: 0

DISCUSSION ITEMS:

- None

CITY MANAGER'S REPORT:

- Welcome Trey Cholic- the Starting Block
- FY 26/27 Budgeted Priorities Key considerations, and Financial Review by Fund

Pursuant to Chapter IX of the City Charter and the Uniform Budgeting and Accounting Act, the proposed FY 2026–2027 budget is respectfully submitted for Council consideration.

The proposed budget reflects continued focus on maintaining core City services, addressing infrastructure and utility system needs, supporting economic development initiatives, and improving long-term financial sustainability.

FY 2026–2027 Budget Priorities

- Seek a public safety millage for long-term sustainability
- Implement a new city website
- Initiation of water infrastructure improvements and lead service line replacements utilizing recommended bond and loan financing strategies
- Downtown redevelopment and housing initiatives
- Safe Routes to School implementation and Plum Street realignment
- Financial stabilization and deficit reduction planning
- Cyber security efforts, technology, and operational improvements
- Repair deck at Hart Commons

- City Hall improvements (boiler repairs, mini-splits, security improvements)
- Demo boy scout cabin and finish/furnish cabins for rental
- Continued planning and funding efforts necessary to complete MDOT-required State Street Turnback improvements by 2030.

Staffing

- Full-Time Employees: 26
- Part-Time Employees: 4
- Proposed Staffing Changes: succession planning and cross-training efforts to support operational continuity and long-term institutional knowledge transfer for utility and public works functions.

Key Considerations

- Inflationary cost increases with health care increasing significantly, continue to impact operations and capital projects
- Ongoing Headlee rollback impacts on property tax revenue growth.
- Utility infrastructure and equipment replacement remain ongoing priorities.
- Existing lead service line replacement mandates currently exceed the City’s available funding and replacement pace
- The City continues to pursue outside grant funding opportunities to reduce local financial impact.

Financial Overview of FY 2026-27 Budget

Fund	Revenues	Expenses	Balance	Current Fund YTD Balance	26-27 Ending Fund Balance
General Fund – 101	\$ 2,329,522	\$ 2,213,116	\$ 116,406	\$ (152,569)	\$ (16,586)
Major Streets – 202	\$ 245,000	\$ 1,344,800	\$ (1,099,800)	\$ 3,511,382	\$ 2,411,582
Local Streets – 203	\$ 218,200	\$ 211,535	\$ 6,665	\$ 303,521	\$ 310,186
Street Mileage - 204	\$ 119,000	\$ 50,000	\$ 69,000	\$ 179,175	\$ 248,175
Park – 208	\$ 323,575	\$ 235,170	\$ 88,405	\$ (239,835)	\$ (151,430)
Cemetery - 209	\$ 32,100	\$ 32,000	\$ 100	\$ 10,486	\$ 10,586
TIFA - 215	\$ 325,000	\$ 698,000	\$ (373,000)	\$ 451,898	\$ 73,398
Hart Lk Board - 241	\$ 40,500	\$ 10,500	\$ 30,000	\$ 53,737	\$ 64,237
HEART – 244	\$ 14,000	\$ 12,400	\$ 1,600	\$ 64,412	\$ 66,012
Historic Dist - 702	\$ -	\$ 40,500	\$ (40,500)	\$ 232,079	\$ 232,079
Electric/Hydro - 580	\$ 5,573,836	\$ 5,331,189	\$ 242,647	\$ 9,820,204	\$ 10,262,472
Sewer – 590	\$ 2,500,382	\$ 1,924,304	\$ 576,078	\$ 8,642,588	\$ 9,720,371
Water - 591	\$ 575,011	\$ 253,782	\$ 321,229	\$ 4,069,153	\$ 4,437,267
Total	\$12,296,126	\$12,356,296	\$ (60,170)		

The proposed FY 2026–2027 budget is balanced and presented for City Council review and adoption at the June 9, 2026 council meeting after notice of public budget hearing is posted.

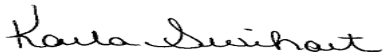
COMMUNICATIONS FROM THE MAYOR AND COUNCIL:

- Motion to enter into Closed Session pursuant to Section 8(a) of the Michigan Open Meetings Act, MCL 15.268(a), to conduct the six-month performance evaluation of the City Manager.
 - A. Mullen motioned to go into closed session at 8:32pm pursuant to Section 8(a) of the Michigan Open Meetings Act, MCL 15.268(a) and was supported by J. Cunningham
· Ayes: 7 Nays: 0 Absent: 0
 - A. Mullen motioned to go back into open session at 8:50pm and was supported by K. Thomson
· Ayes: 7 Nays: 0 Absent: 0

ADJOURN:

- There being no further business to come before the Council, Mayor Klotz adjourned the meeting at 8:51pm. The next regularly scheduled meeting will be on June 9th, 2026, at 7:30 pm.

Respectfully Submitted,



Karla Swihart, City Clerk

Payables Date 06.10.2026	Description	Total	General +	DPW	Energy	BPTF	Water
APEX Software	Assessor Sketching Software Annual Renewal	\$ 583.00	\$ 583.00				
Charter	Internet	\$ 110.00			\$ 110.00		
City of Hart	Utilities	\$ 63,569.91	\$ 2,130.97	\$ 1,117.18	\$ 897.36	\$ 56,156.27	\$ 3,268.13
Dacott	Power Purchase Report	\$ 650.00			\$ 650.00		
DTE Energy	Utilities	\$ 1,621.11	\$ 377.57	\$ 172.63	\$ 188.75	\$ 791.02	\$ 91.14
Echo Publishing	AD Publishing	\$ 1,322.00	\$ 1,251.50		\$ 23.50	\$ 23.50	\$ 23.50
ENTA Supply Co.	Parts/Supplies	\$ 641.47			\$ 641.47		
First Net	Police Modems	\$ 89.46	\$ 89.46				
Fourth Line Power Engineering LLC	Primary Metering Rate Analysis	\$ 1,073.10			\$ 1,073.10		
Gracon Services	Ironscales: DMARC 1 YR Subscription	\$ 179.85	\$ 59.95	\$ 29.97	\$ 29.98	\$ 29.98	\$ 29.97
Hart Cemetery Commission	Disbursement	\$ 3,301.49	\$ 3,301.49				
Hart Cemetery Commission	PILOT 2025	\$ 133.04	\$ 133.04				
Hydrocorp LLC	Commerical CC Program (Annual)	\$ 9,534.50					\$ 9,534.50
Klotz Auto Parts	Auto Parts/Supplies - May 2026 Statement	\$ 216.82		\$ 10.08	\$ 58.94	\$ 147.80	
Larson's ACE Hardware	Parts/Supplies - May 2026 Statement	\$ 620.39	\$ 180.80	\$ 234.82	\$ 71.94	\$ 132.83	
Louis Gelder & Sons Co.	Parts/Supplies	\$ 106.24		\$ 106.24			
Louis Gelder & Sons Co.	Parts/Supplies	\$ 35.12				\$ 35.12	
Maner Costerisan	COA & Budget Allocation Consulting	\$ 2,800.00	\$ 2,800.00				
Mears Service Center	Parks & Rec Mower Repairs/Maintenance	\$ 103.95	\$ 103.95				
Medler Electric	Parts/Supplies	\$ 510.32			\$ 510.32		
Medler Electric	Parts/Supplies	\$ 177.25			\$ 177.25		
Mike's Auto Body	Accident Repairs - Ins. Claim # 2600385	\$ 5,458.72			\$ 5,458.72		
MMRMA	General Annual Policy 1st Installment	\$ 44,696.50	\$ 14,749.84		\$ 19,219.50	\$ 7,151.44	\$ 3,575.72
MMRMA	Retention Annual Policy 1st Installment	\$ 9,000.00	\$ 2,970.00		\$ 3,870.00	\$ 1,440.00	\$ 720.00
Model Coverall Service	Uniforms/Rugs/Rags	\$ 107.92				\$ 107.92	
MPPA	Purchased Power - 5/26	\$ 22,430.56			\$ 22,430.56		
MPPA	Purchased Power - 6/2	\$ 29,031.74			\$ 29,031.74		
MRWA	Annual Dues Water/Wastewater	\$ 875.00				\$ 437.50	\$ 437.50
MWEA	Annual Conference - P. Cutter	\$ 350.00				\$ 350.00	
Napa Auto Parts	Auto Parts/Supplies - May 2026 Statement	\$ 169.04	\$ 33.67	\$ 79.90		\$ 55.47	
Nutrien AG Solutions	Chemicals	\$ 337.40				\$ 337.40	
Nutrien AG Solutions	Chemicals	\$ 68.83				\$ 68.83	
Nutrien AG Solutions	Chemicals	\$ 68.83				\$ 68.83	
Oceana County	Assessing Services (June, July, Aug 2026)	\$ 9,600.00	\$ 9,600.00				
Oomen, Andy	Vehicle Repairs/Maintenance	\$ 1,356.00				\$ 1,356.00	
Pitney Bowes	Postage	\$ 502.25	\$ 125.57		\$ 125.56	\$ 125.56	\$ 125.56
Pitney Bowes	Postage Meter Lease Payment Quarterly	\$ 200.46	\$ 50.12		\$ 50.11	\$ 50.12	\$ 50.11
Power Line Supply	Uniforms	\$ 584.00			\$ 584.00		
Power Line Supply	Parts/Supplies	\$ 1,098.03			\$ 1,098.03		
Power Line Supply	Parts/Supplies	\$ 32.70			\$ 32.70		
Power Line Supply	Parts/Supplies	\$ 72.00			\$ 72.00		
Prein & Newhof	Water Testing - MI Freeze Pack	\$ 100.00					\$ 100.00
Prein & Newhof	2200777 Drinking Water Asset Mgmnt	\$ 33,090.00					\$ 33,090.00
Prein & Newhof	2200777 Drinking Water Asset Mgmnt	\$ 1,543.75					\$ 1,543.75
Prein & Newhof	2221057 SRF Wastewater Improvements	\$ 2,077.00				\$ 2,077.00	
Prein & Newhof	2221070 Dryden & Wood St Reconstruction	\$ 3,408.25		\$ 3,408.25			
Prein & Newhof	2250992 State St Reconstruction	\$ 17,615.04		\$ 17,615.04			
Prein & Newhof	2221059 BioPure Facility Construction	\$ 16,977.25				\$ 16,977.25	
Prein & Newhof	2250631 Downtown Streetscape	\$ 42,514.25	\$ 42,514.25				
Republic Services	Garbage Services - Historic District	\$ 100.00	\$ 100.00				
Republic Services	Garbage Services - Bike Trail	\$ 59.96	\$ 59.96				
Republic Services	Garbage Services - JGP	\$ 1,004.06	\$ 1,004.06				
Republic Services	Garbage Overages - CH	\$ 114.61	\$ 114.61				



City of Hart Police Department

407 State Street

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

Hart, MI 49420-1259

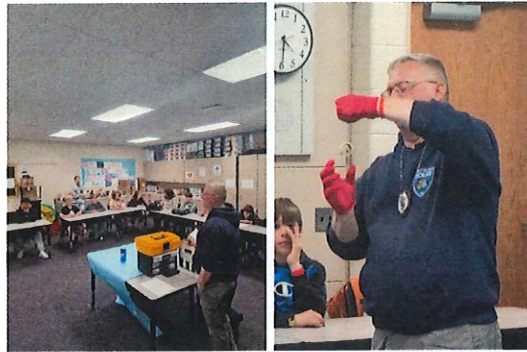
Juan Salazar, Chief

TO: City of Hart Mayor, City Council, and City Manager
FROM: Juan Salazar, Chief of Police
DATE: June 9th, 2026

RECENT EVENTS

From Thursday, May 21st, 2026, through Wednesday, June 3rd, 2026, the Hart Police Department received 89 complaints ranging from Suspicious Situations, Assist to Other Agencies, Motorist Assists, Medical Assists, Disorderly Conducts, Vehicle Violations, Alarms, Property Damage Crashes, Disturbances, Assault & Batteries, Animal Complaints, and a Death Investigation.

On Thursday, May 21st, 2026, Sgt. Skipski instructed a crime scene investigation class for students attending the after-school Project Focus group. D/Sgt. Skipski displayed numerous tools used for investigating crimes, lectured on good practices and techniques, and also demonstrated latent fingerprinting and lifting. A question-and-answer session followed the class.



On Monday, May 25th, 2026, members of the Hart Police Department and the Oceana County Sheriff's Office Reserve Unit assisted with traffic control during the annual Memorial Parade downtown Hart. The parade went without issue.

On Tuesday, May 26th, 2026, the Hart Police Department initiated a traffic stop on Wood Street near Dryden Street, referencing an equipment violation. A 52-year-old Muskegon woman was cited for Operating a Motor Vehicle without a License.

On Wednesday, May 27th, 2026, the Hart Police Department initiated a traffic stop on Griswold Street near Polk Road, regarding the use of a cell phone while driving. A 36-year-old Hart woman was cited for Holding or Using a Mobile Electronic Device While Operating a Motor Vehicle.

On Thursday, May 28th, 2026, the Hart Police Department was dispatched to a Water Emergency in the 100 block of Plum Street. Please see the attached joint press release from the Hart Police Department and Oceana County Sheriff's Office.

On Saturday, May 30th, 2026, the Hart Police Department was dispatched to the 500 block of Griswold Street, referencing an Assault & Battery. A 48-year-old Hart man is alleged to have assaulted a 37-year-old Hart man by striking the man in the arm several times, unprovoked. As the officer was speaking with the 48-year-old Hart man, the man stood up from a standing position and struck the officer in the chest with an open hand. The man was detained and later transported to Trinity Health Mercy Hospital for a mental health evaluation. A report will be submitted to the Oceana County Prosecutor's Office for his review.

On Sunday, May 31st, 2026, the Hart Police Department was dispatched to the area of Wood Street near Union Street, referencing a 24-year-old Hart man lying in the roadway, injured, as a result of a single-vehicle crash involving an e-bicycle. The officer arrived on scene and noted a man in the roadway with injuries to his face and arms. LIFE EMS arrived and continued patient care. While conducting patient care, an odor of intoxicants was detected emitting from the man's person. The man was transported by LIFE EMS to Trinity Health Lakeshore Hospital for further evaluation. An investigation into Operating While Intoxicated (Alcohol) is ongoing.

On Monday, June 1st, 2026, the Hart Police Department was dispatched to the 10 block of Orchard Street, regarding a Felonious Assault. A 21-year-old homeless man and a 20-year-old New Era woman allege that an 18-year-old Hart man, during an argument, retrieved a handgun from his backpack, laid the handgun in his lap, and asked the man and woman to leave the home. The man and woman left the home and contacted law enforcement. The man and a witness were interviewed and denied the allegations. A report will be submitted to the Oceana County Prosecutor's Office for his review.

On Monday, June 1st, 2026, Sgt. Skipski presented three separate classes to Mr. Gilbert's Hart High School students regarding Miranda V. Arizona. The class involved topics such as when Law Enforcement officers are required to read Miranda Rights and how Miranda Rights actually came into existence. The class was followed up with a question-and-answer session.

Respectfully,

J. Salazar,
Chief of Police





MEDIA RELEASE

Incident Date: 5/28/2026

Incident Location: Hart Lake, City of Hart

Approved by: Undersheriff Ryan Schiller and Chief Juan Salazar

FOR IMMEDIATE RELEASE FROM: HART POLICE DEPARTMENT & OCEANA COUNTY SHERIFF

On Thursday, May 28, 2026 at 5:26pm Mason-Oceana 911 received a call reporting a capsized boat on Hart Lake and a man struggling to stay afloat. An eighty-two-year-old Hart man, identified as Ronald Robbins died at the scene. When the 911 call was made dispatchers immediately initiated the *water emergency response plan*. This plan notifies Police, Fire and EMS agencies simultaneously and puts several things in motion, initiating a response from numerous agencies.

We were told by friends and family that Mr. Robbins was fishing in preparation for a fish fry on the bank for dinner that night. The incident occurred about one hundred feet off shore from the residence at 112 N Plum Street.

The caller to 911 reported seeing a boat that capsized in front of their house and a man in the water. The caller to 911 and her husband went to their pontoon boat and rescued Mr. Robbins from the water and brought him to shore where they started CPR. Exhaustive resuscitative efforts were made at the scene but were unfortunately not successful and he was pronounced dead at the scene. Mr. Robbins was not wearing a lifejacket at the time he fell into the water.

We are thankful for the eyewitnesses who saw what was occurring, called 911 and ultimately were able to rescue Mr. Robbins. This incident did not end well, but could have been so much worse. We could have been dealing with a missing person in the water for long period of time.

The Sheriff's Office marine division responded and were able to get his boat righted and back to shore. A stern anchor was found attached to the boat. It is unknown if he was attempting to bring in the anchor when the boat capsized or not. Mr. Robbins boat was a fourteen-foot aluminum row boat, that he docked a short distance from where the incident occurred.

This is the first drowning incident in Oceana County in 2026. We have responded to several water related emergencies already this year. We encourage everyone to wear their life jackets when enjoying all of the great bodies of water we have in our area. The Hart Police and Oceana County Sheriff's Office extend our condolences to the Robbins family and all of the people involved in the incident yesterday.

Life EMS, Hart Area Fire, Oceana Sheriff Marine Division, Hart Police Department, Michigan State Police – Hart Post, and the Michigan DNR all responded to the call.



HART AREA FIRE

ADMINISTRATIVE BOARD

Meeting Minutes - May 28, 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, Jake Whelpley, John Williams, Mike Powers, Bill Kolenda, Chief Fuehring and Undersigned.

Also present for the meeting was Assistant Chief Tim Tubbs, and FF Ben Russell

Absent from the meeting was Jay McGhan and Mike Potter.

A motion was made by Doren and supported by Powers to approve the agenda, Voice vote, All Yes, Motion Carried.

There were no comments from the audience members.

A motion was made by Whelpley and supported by Schaner to approve the minutes of the April 23, 2026 meeting as presented. Voice Vote, All Yes. Motion Carried.

Treasurer advised the we had total bills of \$8,787.77 for the month. A total of fund balance of \$918,514.26 for all accounts. Treasurer advised some of the items will be discussed later in the meeting. Motion was made by Powers and supported by Doren to pay the bills and accept the Treasurers report. Roll call vote, All yes. Motion carried.

Chairman Beggs advised the Chief was on a call at this time so he advised he wanted to talk about the the need to revise the Credit/Debit card policy. The current policy does not reflect that the Chief is the only one that can spend funds up to \$2,500.00. There was discussion on having a paper trail or using Text to give authoriztion for someone other then the Chief to use the Credit/Debit card. He also wanted to have a policy on the gasing up of the vehicles so if there is a violation it can be addressed with disaplne. He is just saying someone may figure out a way to by pass the safeguards in place and it needs to be addressed. It was decided the Chief, Treasurer and Chairman will have two seperate policy for the boardf to consider for the next meeting.

Following discussion it was decided there will be no reimbursement for FDIC

Chief completed the call he was on and arrived at the meeting. He advised we are at approximately 160 rescue calls and about 97 fire calls so far for the year. He indicated he and Assistant Chief Tubbs had a discussion with one of the members about the Debit card use. He is expected to fully reimburse the

department for the charges on the debit card and will be written up and the card was turned over to the Chief. There was discussion but no board action on this.

Chairman Beggs advised he wants to do a Employee review. He advised one was done for Chief Jack White and would like to look at what was sat up for Jack and follow that some procedure again.

There was discussion on the possibility of the merger of Hart Fire Department and Pentwater Fire Departments. This is not someont this board gets involved in as it is each of the entities that must get together to make it happen. There is a lot of the details that need to be worked out once it is decided the merger is going to take place and other areas are looking at what this may look like. The next meeting for the possible merger discussion is scheduled for June 18.

Treasurer advised the next meeting is set for June 25 and that will be the 6 months payroll.

There being no further business the meeting was adjourned at 7:55PM.

Respectfully Submitted,

Daniel Leimback, Sec/Treasurer

HART AREA FIRE DEPARTMENT

Bills for approval on May 28, 2026

Google	work station	Debit	\$16.80
Hansen Food		Debit Meeting at the Dept.	\$11.38
Indianapolis Convention		Debit	\$6.54
Indianapolis Convention		Debit	\$6.54
Indiana Convention Center		Debit	\$17.55
Indianapolis Convention Center		Debit	\$13.08
Weber Grill Restaurant		Debit	\$599.48
Amazon Crown Shades tent		Debit	\$118.99
Amazon	Crown Shades	Debit Sand Bags	\$21.98
Windridge	Tee Shirts	Debit	\$147.05
Wex Bank	Marathon		\$691.66
Larson and Son Hardware		Batterys and Hose and Nozle	\$114.21
DTE	Utilities		\$105.01
Oceana County Firefighters Training Committee		Supplies	\$922.28
Klotz Auto Parts		Cart Starter Solenoid	\$30.54
Anson Welding		Truck 173	\$2,185.00
Intuit Quickbooks		Debit	\$2,342.60

Bills for approval	\$7,359.64
Pre - Approved Bills	\$1,437.13
Total	\$8,787.77

Michigan Class General Fund as of	5/27/2026	\$405,928.63
Michigan Class Capital Improvement as of	5/27/2026	\$358,782.27
Checking Account	as of 5/27/2026	\$151,683.24
Debit	as of 5/27/2026	\$2,120.12
	Total	\$918,514.26

**HART AREA PUBLIC LIBRARY
REGULAR BOARD MEETING MINUTES
May 11, 2026**

Minutes taken by Susie Gray, Assistant Director

CALL TO ORDER: 6:00 p.m.

ROLL CALL: Todd Metzler, Amanda Klotz, Mary Sloan, Penny Burillo, Kendra Larios-Mendez, Director Kathleen Rash, Assistant Director Susie Gray. Absent: Juan Cortes.

APPROVAL OF AGENDA: Motion by Klotz to approve the agenda as presented.. Support by Metzler. Motion carried.

PUBLIC COMMENT: None

APPROVAL OF MINUTES: Motion by Metzler to approve the minutes of April 13, 2026. Support by Klotz. Motion carried.

SECRETARY'S REPORT: 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 April, 2026. Support by Sloan. Motion Carried.

ACCEPT FINANCIAL REPORTS: Motion by Klotz to accept financial reports for April, 2026. Support by Larios-Mendez. Motion carried.

DIRECTOR'S REPORT: Written report presented and discussed. Director Rash also stated the signatures on the financial accounts have been updated. Former Chair's name has been removed and in order to update the names on the Family Financial Credit Union account, Burillo, Metzler, and Klotz will need to meet together at the bank to sign the appropriate documents. Director Rash will have copies of board minutes and financial policy prepared.

CITY REPORT: Downtown construction is ongoing.

TOWNSHIP REPORT: Nothing to report.

UNFINISHED BUSINESS:

1. Township Contracts: Discussion of changes to the Library's legal service area in Weare Township. Discussion of the letter of clarification from Clare Membiela at the Library of Michigan stating that we have 495 people in our service area. Motion by Metzler to end services for the Library's legal service area in Weare Township on August 1, 2026 if no signed contract is received. Support by Klotz. Motion carried.

NEW BUSINESS:

The meeting was adjourned at 6:23 p.m.

NEXT MEETING: July 13, 2026 at 6:00 p.m.

Approved at meeting on: _____

Secretary

President

City Of Hart

407 S. State St
Hart, Mi 49420
Planning Commission
Thursday, May 7th, 2026
Minutes, Draft

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

ABSENT: None

OTHERS PRESENT: City Manager Nichole Kleiner, City Clerk/Treasurer Karla Swihart

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

APPROVAL OF AGENDA:

- J. Cunningham motioned to approve the agenda and was supported by B. Root
 - Ayes: 7 Nays: 0 Absent: 0

APPROVAL OF MINUTES:

- L. Clark motioned to approve the minutes from April 2nd, 2026, and was supported by D. LaPorte
 - Ayes: 7 Nays: 0 Absent: 0

PUBLIC COMMENTS ON AGENDA ITEMS:

- NONE

PUBLIC HEARINGS:

- D. LaPorte motioned to open the Public Hearing @4:02pm for Section 1242.07 “Moratorium on Data Centers” and was supported by J. Evans
 - Ayes: 7 Nays: 0 Absent: 0

Draft Ordinance Amendment: Moratorium on Data Centers (Section 1242.07)

Approve Draft and Authorize Public Hearing Notice for May 7, 2026

ORDINANCE NO. 26-

AN ORDINANCE TO AMEND CHAPTER 1242 OF TITLE FOUR OF PART TWELVE ON THE CODIFIED ORDINANCES OF THE CITY OF HART, MICHIGAN TO PLACE A TEMPORARY MORATORIUM ON CERTAIN USES AND DEVELOPMENTS, AND TO PROVIDE FOR SEVERABILITY PROVISIONS, REPEAL PROVISIONS, AND AN EFFECTIVE DATE OF THIS ORDINANCE.

THE CITY OF HART ORDAINS:

Section 1. Amendment of Section 1242.07. A new section, Section 1242.07 of Chapter 1242 of Title Four of Part Twelve of the Code of Ordinances of the City of Hart (the “City Code”), is hereby added to the City Code, which shall read in its entirety as follows:

1242.07 TEMPORARY MORATORIUM ON DATA CENTERS AND DIGITAL MINING USES.

A temporary moratorium on City consideration of applications for data centers and/or digital mining uses is hereby adopted under the following terms, conditions and limitations:

- (a) For purposes of this section, data centers are defined as secure buildings filled with computer servers that store, process and transmit data in support of internet functions and other digital services, and which are typically accompanied by networking equipment, water-fueled cooling systems (to prevent overheating), backup power systems and security systems, and which typically have minimal on-site staffing, limited customer visitation, and no retail activity. In addition, digital mining, also commonly known as cryptocurrency mining, is defined as a use involving a building or structure that is primarily occupied by computers used to mine digital currency, such as Bitcoin or cryptocurrency.

- (b) During the temporary moratorium, no City official, employee, agent, contractor, board, agency or commission shall receive, consider, review, approve, deny, or hold public hearings or an zoning or building applications for the use of any land, building or structure for a data center and/or digital mining use.
- (c) The temporary moratorium is effective as to all applications for data centers and/or digital mining uses received in the City on or after ____,2026.
- (d) The temporary moratorium shall remain in effect for six months and terminate on ____,2026, unless previously terminated, extended, or otherwise altered by the City Council. In addition, if the City adopts amendments to the Code of Ordinances of the City of Hart addressing data centers and/or digital mining use, the moratorium shall automatically terminate upon the effective date of the amending ordinance, unless otherwise extended by the City Council.
- (e) The provision of this section automatically expire and have no further effect after ____, 2026, the date of expiration, unless altered by the City Council.

Section 2. Severability. The provisions of this ordinance are hereby declared to be severable. Should any provision, section or part of this ordinance be declared to be invalid by any court of competent jurisdiction, such decision shall affect only that provision, section or part thereof, and shall not affect or invalidate the remainder of the ordinance, which shall nevertheless continue to be in full force and effect.

Section 3. Publication and Effective Date. This Ordinance shall become effective ten (10) days after its publication or ten (10) days after publication of a summary of its provisions in a local newspaper of general circulation in the City of Hart. This Ordinance or a summary of its provisions shall be published within fifteen (15) days of adoption.

- **NO** Public present, B. Root motioned to close the Public Hearing at 4:03pm and was supported by J. Evans
 - Ayes: 7 Nays: 0 Absent: 0
- J. Cunningham motioned to recommend to City Council for approval and was supported by J. Evans
 - Ayes: 7 Nays: 0 Absent: 0
- L. Clark motioned to open the Public Hearing @4:06pm for Section 1243.28F and Section 1243.22G and was supported by A. Mullen
 - Ayes: 7 Nays: 0 Absent: 0

Draft Ordinance Amendments: (Green Infrastructure) Pervious Surfaces (Section 1243.28.F), Native Vegetation (Section 1243.22), and Tree Planting, Maintenance, and Removal (Section 1243.22.G)

Approve Draft and Authorize Public Hearing Notice for May 7, 2026

McKenna has compiled three options for green infrastructure based upon the Redevelopment Ready Community Guidelines. These options include the implementation of permeable pavers, native vegetation as a more common lawncare practice increases infiltration of water into the ground, decreasing the pressure on stormwater systems. Tree planting, removal, and maintenance standards support proper care and long-term management of green infrastructure. These three options appear to be the most easily implementable and administrable of the options outlined in RRC’s Guidelines and will meet RRC Certified Expectations for Green Infrastructure.

PROPOSED SECTION 1243.28 PERVIOUS SURFACES

A. Definitions.

- Pervious Durable Surface. A surface covering the ground that allows the infiltration of water into the ground and provides stormwater treatment and storage without a surface outlet. Also referred to as “permeable” or “porous”

B. Intent. The use of pervious surfaces in site and street design mimics natural ground water infiltration, decreases the amount of post-construction stormwater runoff, and implements Low Impact Development (LID).

C. Pervious Durable Surface types. City approved pervious paving materials are listed below:

- Grass Pavers: Used for areas with occasional parking. Not permitted for high-use areas.

- Permeable interlocking Concrete Pavers
- Permeable Pavement
- Permeable Clay Brick Pavers: Used for areas with pedestrian and vehicular traffic.
- Any type not listed but approved by the Department of Public Works Superintendent and the Approving Authority.

D. Benefits of Pervious Durable Surfaces (Source: 'Introduction to Green Infrastructure Techniques and Opportunities', Drummed Carpenter, PLLC):

- Eliminates or minimizes runoff.
- Recharges groundwater
- Traps suspended solids and pollutants.
- Melting water seeps through the pavement instead of freezing to increase slip and fall protection.
- Reduces surface temperatures and, therefore, the heat island effect.
- Eliminates the need for retention basins and water collection areas.
- Eliminates costs for retention basins, curbs, gutters, and other water collection installations
- In winter conditions, typically requires much less salt or other de-icing products than traditional pavement types.
- Lower installation costs (no underground piping, storm drains, or sloping/grading needed).
- Low life-cycle costs with an equal life expectancy to that of regular concrete (20 to 40 years when correctly installed).

PROPOSED SECTION 1243.22. F NATIVE VEGETATION

- A. The following unifying elements should be a part of every development within the A, A-1, A-2, B-1, and B-2 districts.
1. Existing natural features, such as wetlands, woodlands, landmark trees, and scenic vistas, should be preserved and incorporated into the development or redevelopment.
 2. To screen uses from the roadway, undulating landforms and combination of trees, shrubs, perennials and grasses should be used instead of rigid berms and rows of evergreen trees.
 3. Building setbacks and landscape buffers should be designed as naturalized green spaces, incorporating sustainable storm water management features and creative use of vegetation.
 4. At least 60 percent of the landscape proposed should be composed of materials that are native (For a listing of species native to Lower Michigan, see MICHIGAN FLORA ONLINE at www.michiganflora.net) and hardy in both rural and suburban settings, inspire rural images and vistas, maintain a healthy condition in a street side environment and provide visual interest to highlight the rural character of the City.
- B. Low impact Development (LID) best practices shall be used in the development of any site or development within the districts listed above. The design of stormwater management systems shall respond to the natural drainage patterns on of the areas.
- C. All development shall be designed to incorporate and/or promote the preservation of the site's natural features and unique physical characteristics. A natural features preservation plan shall be submitted. This shall include an inventory of existing conditions. Green space enhancement plans for land area along public roads abutting the commercial development shall also be provided.

PROPOSED SECTION 1243.22. G TREE PLANTING, AND REMOVAL

Tree Planting.

- A. Prohibited trees.** The owner of property abutting any street may, upon obtaining prior written permission from the Department of Public Works, plant trees in the curblawn and street right-of-way after which they shall become a City tree. The following species shall not be planted in the aforementioned locations: Populus Spp., (White Poplar or Aspen); Acer Negunda, (Box Elder); Ailanthus Altissima, (Tree of Heaven); Pyrus Calleryana, (Callery Pear); Acer Saccharinum, (Silver Maple); Catalpa, (Catalpa); Ulmus, (American, Winged, Slippery, Rock, Cedar, and Siberian elm); Juglans, (English Walnut, Butternut, Black Walnut); Robinia

Pseudoacacia, (Black Locust); Salix Alba, (Willow); Alnus (Alder); Taxus, (Yew); Thuja, (Cedar); Sassafras Albidum, (Sassafras); Elaeagnus Andustifolia, (Russian-Olive); Morus Alba, (Mullberry); Prunus Serotina, (Black Cherry); Ginkgo Biloba, (Ginkgo or Maidenhair-female sex).

- B. Spacing.** No trees shall be planted closer together than the following: small trees ,20 feet; medium trees, 30 feet; and large trees, 40 feet. Special landscape plantings may be excepted from this provision upon written approval by the Department of Public Works.
- C. Utilities.** No street trees other than those species listed as small or medium trees may be planted under or within 10 lateral feet of any overhead primary electric wire.
- D. Distance from curb and sidewalk.** No trees may be planted any closer to any curb or sidewalk than the following distances: small trees, two (2) feet; medium trees, three (3) feet; and large trees, four (4) feet.
- E. Exempt trees.** Trees planted prior to the enactment of this chapter are exempt from the spacing provisions of this section.

Trees and Shrub Maintenance.

A. City Trees.

1. All maintenance performed on trees located in public places, curb lawns and street right-of-way will be performed by the City of its agent unless an exemption is made in writing by the Department of Public Works Superintendent. Pruning will be conducted according to the National Arborist Association's Pruning Standards for Shade Trees, revised 1988. Future revisions to the National Association's Pruning standards will be accepted as the current revised standard.
2. The minimum clearance of any overhanging portion thereof shall be eight (8) feet over sidewalks and 15 feet over all streets except major thoroughfares which shall have a clearance of 16 feet.

B. Street corner clearance and other visual obstructions.

1. No property owner shall maintain on their property any tree, shrub, hedge or other vegetation at a height greater than three feet above the surface of the street within a distance of 25 feet from the street right-of-way line or as otherwise determined by the Department of Public Works Superintendent or any designee thereof at an intersection corner. No person shall maintain any tree, shrub, hedge or other vegetation anywhere on his/her property which interferes with the clear view or traffic of drivers approaching an intersection.
2. Failure to prune trees, shrubs, hedges or other plantings as required in Subsection B (1) above may result in a written notice to comply from the Department of Public Works Superintendent.
3. The written notice to comply shall be served by certified mail to the last known address of the property owner.
4. The property owner shall have 21 days from receipt of the notice to comply. Prosecutions for violations of this section may be commenced by issuance of an appearance ticket. The Department of Public Works Superintendent or his/her designee is authorized to issue and serve such appearance tickets.
5. Any tree, shrub, or other planting planted on private property by physically obstructing by overhang or other means the public right-of-way, public street or sidewalk or obstructing streetlights, traffic signs or the vision of vehicular traffic shall be pruned by the City in accordance with this section.

C. Abuse or mutilation of trees. Unless specifically authorized by the Director of Public Works, or by ordinance, no person, firm, or corporation shall damage, cut, carve, transplant or remove any City tree or street tree nor attach any rope, wire, nails, advertising poster or other contrivance, nor set fire, nor permit any fire to injure such trees.

D. Overhead tree pruning by utility companies.

1. All line clearance tree trimming or other construction work requiring tree trimming to trees located in public places, curb lawns or street right-of-way by any utility shall be conducted in accordance with the standards set forth in this ordinance. Acts of God, the

loss of utilities services due to weather and like emergencies constitute an exception to this subsection.

2. For nonemergency trimming of trees by a utility company, the utility shall provide written notice to the Department of Public Works Superintendent at least 15 days in advance of the tree trimming. Said notice shall provide the exact location of the proposed trimming. Trimming shall be conducted in accordance with this section and the direction of the Department of Public Works Superintendent.
 3. Utility companies shall provide notice to adjacent house addresses of residents prior to curblawn tree pruning activities for nonemergency trimming.
- E. **Topping.** No Person, utility or other party may top any street tree, City tree or tree located at a public place. Trees severely damaged by storms or other causes, or certain trees under utility wires or other obstructions where other pruning practices are impractical may be exempted from this subsection at the determination of the Department of Public Works Superintendent.

Tree Removal.

- A. Only the City or its agent may remove street trees or City trees. Any other person requesting to remove street trees or City trees must obtain a permit from the Department of Public Works. City trees and street trees may be removed from the following reasons only:
1. Where the tree is at least 90% dead;
 2. Where the tree constitutes a public hazard;
 3. Where the tree is diseased;
 4. Where the trees are planted too closely together, or;
 5. Where necessary for the installation of public streets, infrastructure improvements or driveways after review by the Department of Public Works Superintendent.

ALTERNATIVE OPTION

Should the City not prefer all of the above options, an alternative is listed below regarding tree replacement requirements. These tree replacement standards would require developers to replace removed trees at a ratio of one (1) replacement for every five (5) removed trees. This alternative option may be added to Section 1243 as the City sees fit.

Tree Replacement Requirements

Trees shall either be replaced onsite at a ratio of one (1) replacement tree per five (5) removed trees, or a Payment in Lieu of Trees shall be made.

- A. Replacement trees shall comply with the following:
1. Deciduous replacement trees shall be a minimum three (3) inches DBH at planting
 2. Coniferous replacement trees shall be a minimum 10 feet in height
 3. Prohibited species listed in Section 1243 shall not be used as replacement trees.
 4. Replacement trees may be counted as required trees to meet other requirements of this section.
 5. Replacement trees shall be indicated on the Site Plan and planted in locations that, in the opinion of the Approving Authority, would have the greatest impact on reducing urban heat islands to make the City more resilient.
- B. Payment in Lieu of Trees. In lieu of planting trees on site, the applicant may pay a replacement fee per tree to the City of Hart to plant trees elsewhere within the City. The fee per tree shall be \$300 per tree.
- **NO** public present D. LaPorte motioned to close the Public Hearing at 4:07pm and was supported by B. Root
 - Ayes: 7 Nays: 0 Absent: 0
 - D. LaPorte motioned to recommend to City Council for adoption and was supported by B. Root
 - Ayes: 7 Nays: 0 Absent: 0
- D. LaPorte motioned to open the Public Hearing @4:09pm for Section 1243.04 and was supported by A. Mullen
 - Ayes: 7 Nays: 0 Absent: 0

- Draft Ordinance Amendments: Land Division Act (Section 1243.04).
As of December 23, 2025, Governor Whitmer approved Senate Bill N. 23, which includes amendments to Section 560.108 of the Michigan Land Division Act. This amended Section 560.108 of the Land Division Act shall become effective 91 days after adoption, which is currently dated March 24, 2026. Below, we have copied the amended text of this Section for your convenience. The amended text is highlighted in **bold**.
****560.108 amended. THIS AMENDED SECTION IS EFFECTIVE MARCH 24, 2026. ****
560.108. amended Parent parcel or Parent tract; number of parcels resulting from division; limitations; requirements.
Sec. 108.
 - (1) A division is not subject to the platting requirements of this act.
 - (2) Subject to subsection (3), the division, together with any previous divisions of the same parent parcel or parent tract, shall result in a number of parcels not more than the sum of the following, as applicable:
 - (a) For the first 10 acres or fraction thereof in the parent parcel or parent tract, the following number of parcels:
 - (i) **Beginning on the effective date of the amendatory act that added subsection (6). Until 1 year after that date, and subject to subsection (6), 4 parcels**
 - (ii) **Beginning 1 year after the effective date of the amendatory act that added subsection (6), 10 parcels.**
 - (b) For each whole 10 acres in excess of the first 10 acres in the parent parcel or parent tract, 1 additional parcel, for up to a maximum of 11 additional parcels.
 - (c) For each whole 40 acres in excess of the first 120 acres in the parent parcel or parent tract, 1 additional parcel.
 - (3) For a parent parcel or tract parcel of not less than 20 acres, the division may result in a total of 2 parcels in addition to those permitted by subsection (2) if 1 or both of the following apply:
 - (a) Because of the establishment of 1 or more new roads, no new driveway accesses to an existing public road for any of the resulting parcels under subsection (2) or this subsection are created or required.
 - (b) One of the resulting parcels under subsection (2) and this subsection comprises not less than 60% of the area of the parent parcel or parent tract.
 - (4) A parcel of 40 acres or more created by the division of a parent parcel or parent tract shall not be counted toward the number of parcels permitted under subsections (2) and (3) and is not subject to section 109, if the parcel is accessible.
 - (5) A parcel or tract created by an exempt split or a division is not a new parent parcel or parent tract and may be further partitioned or split without being subject to the platting requirements of this act if all of the following requirements are met:
 - (a) Not less than 10 years have elapsed since the parcel or tract was recorded.
 - (b) The partitioning or splitting results in not more than the following number of parcels, whichever is less:
 - (i) Two parcels for the first 10 acres or fraction thereof in the parcel or tract plus 1 additional parcel for each whole 10 acres in excess of the first 10 acres in the parcel or tract.
 - (ii) Seven parcels or 10 parcels if one of the resulting parcels under this subsection comprises not less than 60% of the area of the parcel or tract being partitioned or split.
 - (c) The partitioning or splitting satisfies the requirements of section 109.
 - (6) **Beginning on the effective date of the amendatory act that added this subsection, a parcel or tract may be partitioned or split at any time into a greater number of parcels or tracts than otherwise authorized by this section if the partitioning or splitting is authorized by and complies with standards set forth in an ordinance of the municipality or county having authority to approve or disapprove a division under section 109 (1).**

- (7) A parcel or tract created under the provisions of subsection (5) or of an ordinance described in subsection (6) may not be further partitioned or split without being subject to the platting requirements of this act, except in accordance with the provisions of subsection (5) or of an ordinance described in subsection (6).

WHAT DOES THIS MEAN?

One year after the effective date of an amendment, on March 24th, 2027, this amendment will increase the number of times a single parcel may be split for the first 10 acres, up from 4 parcels to 10 parcels. This means that a lot that is at least 10 acres large may be split into up to 10 different without going through the plat or site condominium process. The rates at which parcel splits are granted for whole parcels larger than 10 acres remain unchanged in the amendment.

In addition, a new subsection (6) was added to grant the authority to local communities that ability to grant even more land divisions per parcel than what the above regulations allow, so long as the proposed lot splits would still comply with local regulations. This grants local governments the ability to approve more land divisions than the maximums otherwise allowed by the State.

McKenna is concerned that the wording of Subsection 6 means that communities that have not proactively established their own cap on the number of splits have inadvertently triggered Subsection 6.

Hart does not have any cap on the number of splits, except for the minimum lot size in each district.

PROPOSED AMENDMENT

To address any concerns or unforeseen issues brought about by these amendments, McKenna proposes the following language to be added in Section 1243.04 of the City of Hart's Zoning Ordinance. Changes are highlighted in red.

1243.04 LIMITATIONS ON LOT SPLITS.

a) No lot, yard, parking area or other space shall be so divided, altered or reduced as to make it less than the minimum required under Zoning Code. If already less than the minimum required, it shall not be further divided or reduced. The Zoning Administrator may waive this provision to avoid legal action where the purpose of the conveyances is to make the property descriptions correspond to the actual occupancy of the property.

b) The City of Hart hereby elects to opt out of Section 108(6) of PA 58 of 2025, amending the Land Division Act (PA 288 of 1967), and shall not authorize land divisions beyond those otherwise permitted under the Act.

- **NO** public present, B. Root motioned to close the Public Hearing at 4:09pm and was supported by J. Evans
 - Ayes: 7 Nays: 0 Absent: 0
- J. Evans motioned to recommend to City Council for adoption and was supported by L. Clark
 - Ayes: 7 Nays: 0 Absent: 0

ACTION ITEMS:

- Resolution PC2026-01 Opposing House Bills 5529-5532 and 5581-5585
- WHEREAS, the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended) grants local governments the authority to plan and regulate land use in a manner that reflects the unique needs, infrastructure, and character of their communities; and
WHEREAS, the City of Hart Planning Commission is charged with guiding land use planning and zoning in a manner that balances housing needs with infrastructure capacity, public safety, environmental considerations, and long-term community development goals; and
WHEREAS, House Bills 5529–5532 and 5581–5585, currently under consideration in the Michigan Legislature, would impose statewide zoning mandates that preempt local authority on matters including, but not limited to, duplexes, accessory dwelling units (ADUs), minimum lot sizes, setbacks, and minimum dwelling sizes; and
WHEREAS, such legislation would limit the City's ability to implement zoning standards tailored to local conditions, infrastructure capacity, and community-supported planning efforts; and

WHEREAS, while the City of Hart supports efforts to address housing availability and affordability, effective solutions require collaboration with local governments and recognition of community-specific needs; and

WHEREAS, one-size-fits-all mandates risk undermining thoughtful local planning, infrastructure investments, and locally driven development strategies.

NOW, THEREFORE, BE IT RESOLVED THAT, the City of Hart Planning Commission hereby expresses its opposition to House Bills 5529–5532 and 5581–5585, and any similar legislation that would preempt local zoning authority; and

BE IT FURTHER RESOLVED THAT, the Planning Commission recommends that the Hart City Council adopt a similar resolution formally opposing such legislation; and

BE IT FURTHER RESOLVED THAT, the Planning Commission encourages the Michigan Legislature to work collaboratively with local governments to develop housing solutions that respect local planning authority and infrastructure realities; and

BE IT FURTHER RESOLVED THAT, upon adoption by the City Council, a copy of such resolution be transmitted to the Governor, State Representative Curt VanderWall, State Senator Jon Bumstead, and the Michigan Municipal League.

- B. Root motioned to approve Resolution PC2026-01 and was supported by J. Evans
 - Ayes: 7 Nays: 0 Absent: 0

DISCUSSION ITEMS:

- Lofts on Main Development Next Steps
Development agreement terms
Planned Unit Development (PUD) Agreement Terms

OTHER BUSINESS and COMMUNICATION FROM COMMISSION MEMBERS:

- Update that Nick Knitter’s request for lot in Industrial Park for composting fell through
- Update on Dark Water Coffee Roasters a purchase agreement has been signed – 60 days to close with 3 years to build or lot reverts back to the City
- Update on Easement to Water Tower in Industrial Park is still not signed
- D. LaPorte reminder the AirPort Breakfast is June more details to come
- J. Cunningham said this year the Car Show will fall in behind the Asparagus parade

PUBLIC COMMENTS GENERAL:

- NONE

ADJOURN:

- There being no further business to come before the Planning Commission, the meeting adjourned upon a motion by D. LaPorte and supported by J. Evans. The next meeting scheduled will be held on June 4th, 2026



Karla Swihart
City Clerk



CITY OF HART – ENERGY DEPARTMENT
SPECIAL POWERBOARD At CITY HALL
407 STATE STREET, HART, MICHIGAN
MONDAY APRIL 13th, 2026
8:30 am – MINUTES –DRAFT



Present: Members: Jim Evans, Gayle Forner, Mike Powers, Bill Volpp, and Nick Wadel

Absent: Dean Hodges and Karen Thomson

Others present: Energy Superintendent – Mike Schiller, City Manager – Nichole Kleiner, City Clerk – Karla Swihart

Call to Order: Mr. Powers called the meeting to order at 8:30 am.

Agenda/Minutes:

- Mr. Volpp motioned to accept the current agenda, and was supported by Mr. Forner
- Mr. Volpp motioned to accept the minutes of February 2nd, 2026, and was supported by Mr. Wadel

Public Comment, Events, Correspondence:

- None

Superintendent Mike Schiller's Report:

- Diesel Plant operations, Emissions passed so moving forward, waiting on the metering to be able to report to MPPA which should be here this week and Newkirk will install.
- There are issues with the cell router at powers substation Newkirk will also be replacing those devices.
- Farbee Mechanical will be back on the 1st of May to start the automation side of the project at the diesel plant.
- The Dam is challenging right now with all the rain, UIS is coming in to adjust the computers to dump the water out faster.
- Spring projects – Plum Street transposer components to get rid of.

Action Items:

- Authorize Superintendent Schiller to conduct a cost of service study with Utility Financial Services (UFS)
The board authorizes Schiller to engage with UFS for a cost of service study
· Ayes: 5 Nays: 0 Absent: 2
- Authorize Superintendent Schiller to hire Utility Financial Services (UFS) for a Pole Attachment Study
The board authorizes Schiller to hire UFS not to exceed \$7500.00 for a Pole Attachment Study.
· Ayes: 5 Nays: 0 Absent: 2

City Managers Report

- Date Centers – The City Manager provided updates regarding data center developments and related infrastructure considerations.

Discussion Items:

- Pole Attachment cleanup notifications sent – Frontier is asking the City for a right-of-way permit, before the City would issue one, there are several communication lines around the City that need to be cleaned up. Notification was sent to Frontier along with address of lines, and issues that need to be addressed before the City would issue a right-of-way permit.
- MPPA Credit Risk Assessments – Discussion was held regarding the Michigan Public Power Assessment and its implications for the Utility's operations and financial standing.

Comments from the Power Board:

- None

Adjournment:

- Mr. Powers has motioned to adjourn the meeting at 9:10am. All Ayes

Next Meeting:

- May 4th, 2026 at 8:30am

Respectfully Submitted,

Karla Swihart, City Clerk



SPECIAL MEETING MINUTES

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

Members Present: Mayor Klotz, Maria Rosas, Deborah Windell, Hannah Juhl, Caleb Griffis, Bill Hegg, S. Hegg

Absent: Justin Adams, Tracey Lipps

Others Present: Cindy-Beth Davis Dykema, Members of the Hart Christian Fellowship Congregation, Kay Butcher, Austin Bechtel

Approval of Agenda: Motion by Mayor Klotz, supported by H. Juhl to accept the agenda. Motion carried.

Public Comment: Cindy-Beth Davis Dykema provided an update on the yoga studio at the 408 S State St sharing a new schedule of events and expanded classes. A member of HCF read a statement regarding the impact of the church on the community requesting that the board consider continuing the lease agreement another 6 months. Pastor Hambright requested an extension and there was discussion regarding the events that have taken place since first signing a lease with HCF.

Approval of Feb & Mar 2026 Minutes: Motion by Juhl, supported by Mayor Klotz to accept the minutes. Motion carried.

Approval of Feb & Mar 2026 Financial: Motion by Windell, supported by S Hegg to accept the March minutes as presented and to table the February minutes. Nichole noted that the unknown \$24 charge from January was from a personal purchase she made after purchasing Christmas décor online for TIFA and the \$147.07 charge in March should have been deducted from the HEART account – that will get reversed. Regarding the \$2000 payment to event coordinator, Rosas asked to see the event coordinator/economic and community development coordinator contract so they can understand how payouts are taking place for events.

Action Items:

- a. **Extend Hart Christian Fellowship's lease 6 months as requested by tenants.** Motion by Juhl to extend lease through January 2, 2026 with no further extension, supported by Rosas.
- b. **Property Improvement Grant Application for 311 E Main** – Hart Barber Shop requested \$10,704 reimbursement grant towards sidewalk and parking lot repairs. Motion by S Hegg, supported by B Hegg to approve grant request.

Discussion Items

- a. Nichole reported that the only applicant for the Match on Main grant was Cindy Beth Davis Dykema for improvements at the church, the garage, and the house at 408 S State towards expanding classes and converting the church to a community theater was submitted and that Lindsay had applied on their behalf to the MEDC requesting \$25,000.
- b. Streetscape and fireplace usage discussion was tabled until May meeting when board would be able to review FY26-27 budget.
- c. Nichole reported that chalets had been removed from parking lot downtown as a stipulation of TIFA's financial contribution to the streetscape. City is requesting financial support towards setting them up as cabins to be rented at John Gurney Park – further discussion will take place in May during budget review. Pedestrian safety around the tin man also took place – Nichole offered to present a drawing at the May meeting.

- d. 3 E Main – next steps in the development of three 20-unit apartments will be to meet with developer and enter into a development agreement.

Public Comments: None

Member Comment: Bill Hegg stated that he would like to see the city try to help remove the debris at the blacksmith shop that burned. Nichole stated that although the shop is outside the TIFA area, the city intends to begin enforcement of a dangerous building, requesting the owner clean up the site. Hannah Juhl stated she would love to see something done at the vacant flower shop downtown as well asking if there were any ordinances that address the situation. Nichole added that the food truck near the laundry mat needs to be addressed as well for zoning violations.

Adjournment: Meeting adjourned at 2:10 pm.

Respectfully submitted by Nichole Kleiner, City Manager

Memorandum

To: City of Hart Planning Commission
Date: June 2, 2026
From: Nichole Kleiner, City Manager/Zoning Administrator
RE: Planning Commission Annual Report

Overview

The Michigan Planning Enabling Act requires the Planning Commission to provide an annual written report to the City Council concerning its operations and the status of planning activities, recommendations, and goals. Please find the following summary information for FY25-26 and potential goals for FY2026-27.

Action Summary Table

Type	2022	2023	2024	2025	2026
Meetings	4	2	5	6	9
Text Amendments	2	0	0	0	6
Site Plans	0	0	1	0	3
Special Land Uses	0	1	0	0	1
Plats	0	0	1	0	0
Site Condos	0	0	0	0	0
Rezoning	0	2	1	0	0

2026 Attendance

Month	Cynthia Fout, Chair	Jim Cunningham Councilor	Diane LaPorte Member	Betty Root Councilor	Clark (Goldberg) Member	Jim Evans Member	Andrew Mullen Councilor
Meetings	9/9	9/9	9/9	9/9	9/9	8/9	8/9

2026 Reviews

Date	Application	Decision	Vote
11-6-25	Special Land Use (Drive-Thru) West Shore College 710 State St	Approved	6-0-1
11-6-25	Site Plan Review – West Shore Community College 710 State St	Approved	6-0-1
11-6-25	Site Plan Review – Spot on Pho and Boba Tea	Approved with Conditions	6-0-1

FY2025-2026 Discussions

1. Supported sale of Industrial Park lots to Dark Water Coffee.
2. Finalization of Industrial Park Covenant revisions.
3. Tiny home discussion and ordinance amendment recommendation to city council (not accepted)
4. Ordinance text amendment to allow for 3 & 4 dwelling units in the A-1 Residential District
5. Adoption of a Food Truck Ordinance
6. Interpretation of dog grooming/boarding in the B-2 District
7. Review of expiration of Act 425 Agreement and zoning impacts of parcels coming into the city
8. Addition of M-1 Medical/Institutional District to Chapter 1259 (signs)
9. Rental Code Enforcement Discussions took place with the item being tabled until the city has more capacity to administer
10. Opposition to House Bills affecting local zoning authority.
11. Adoption of Green Infrastructure Standards
12. Moratorium on Data Centers

FY 2026-2027 Goals

1. Continuing work on Redevelopment Ready Community Initiatives
2. Find funding to support a new Master Plan
3. Get signatures from land owners in order to record the revised Industrial Park Covenants.
4. Continue regular review of all existing ordinances and suggest updates as necessary
5. Update City Charter
6. Continue working on rental housing code enforcement program implementation
7. Industrial Park Water Tower land ownership
8. Explore annexation opportunities
9. Data center ordinance language

NOTICE OF PUBLIC HEARING

FY2027 ANNUAL BUDGET CITY OF HART

Hart City Council will conduct a public hearing Tuesday, June 9th at 7:30 PM during the city council meeting at, 407 State Street, Hart, MI for the proposed FY2027 (July 1, 2026-June 30, 2027) Annual Budget. A copy is available for review at City Hall 407 State Street, Hart.

City of Hart
407 State Street
Hart, MI 49420



CITY OF HART

FY 2026–2027 BUDGET MESSAGE

Mayor and City Council:

Pursuant to Chapter IX of the City Charter and the Uniform Budgeting and Accounting Act, the proposed FY 2026–2027 budget is respectfully submitted for Council consideration.

The proposed budget reflects continued focus on maintaining core City services, addressing infrastructure and utility system needs, supporting economic development initiatives, and improving long-term financial sustainability.

FY 2026–2027 Budget Priorities

- Seek a public safety millage for long-term sustainability
- Implement a new city website
- Initiation of water infrastructure improvements and lead service line replacements utilizing recommended bond and loan financing strategies
- Downtown redevelopment and housing initiatives
- Safe Routes to School implementation and Plum Street realignment
- Financial stabilization and deficit reduction planning
- Cyber security efforts, technology, and operational improvements
- Repair deck at Hart Commons
- City Hall improvements (boiler repairs, mini-splits, security improvements)
- Demo boy scout cabin and finish/furnish cabins for rental
- Continued planning and funding efforts necessary to complete MDOT-required State Street Turnback improvements by 2030.

Staffing

- Full-Time Employees: 26
- Part-Time Employees: 4
- Proposed Staffing Changes: succession planning and cross-training efforts to support operational continuity and long-term institutional knowledge transfer for utility and public works functions.

Key Considerations

- Inflationary cost increases with health care increasing significantly, continue to impact operations and capital projects
- Ongoing Headlee rollback impacts on property tax revenue growth.
- Utility infrastructure and equipment replacement remain ongoing priorities.

- Existing lead service line replacement mandates currently exceed the City’s available funding and replacement pace
- The City continues to pursue outside grant funding opportunities to reduce local financial impact.

Financial Overview of FY 2026-27 Budget

Fund	Revenues	Expenses	Balance
General Fund – 101	\$ 2,329,522	\$ 2,213,116	\$ 116,406
Major Streets – 202	\$ 1,245,000	\$ 1,244,800	\$ 200
Local Streets – 203	\$ 218,200	\$ 211,535	\$ 6,665
Street Mileage - 204	\$ 119,000	\$ 50,000	\$ 69,000
Park – 208	\$ 323,575	\$ 235,170	\$ 88,405
Cemetery - 209	\$ 32,100	\$ 32,000	\$ 100
TIFA - 215	\$ 325,000	\$ 698,500	\$ (373,500)
Hart Lk Board - 241	\$ 40,500	\$ 10,500	\$ 30,000
HEART – 244	\$ 14,000	\$ 12,400	\$ 1,600
Historic Dist - 702	\$ -	\$ 40,500	\$ (40,500)
Electric/Hydro - 580	\$ 5,573,836	\$ 5,498,489	\$ 75,347
Sewer – 590	\$ 2,500,382	\$ 1,924,304	\$ 576,078
Water - 591	\$ 575,011	\$ 321,229	\$ 253,712
Total	\$13,296,126	\$12,492,543	\$ 804,083

The proposed FY 2026–2027 budget is balanced and presented for City Council review and adoption at the June 9, 2026 council meeting after notice of public budget hearing is posted.

Respectfully submitted,

Nichole Kleiner
City Manager

BUDGET REPORT FOR CITY OF HART

GL NUMBER DESCRIPTION	2023-24 ACTIVITY	2024-25 ACTIVITY	2025-26 ACTIVITY YTD	2025-26 AMENDED BUDGET	2026-27 PROPOSED BUDGET	% CHANGE
Fund: GENERAL FUND 101						
ESTIMATED REVENUES						
Totals for dept 000.000 -	2,053,638	2,269,106	1,927,494	2,153,410	2,306,279	7.1
Totals for dept 172.000 - ADMINISTRATIVE			-219			
Totals for dept 191.000 - ELECTIONS		2,553	1,234			
Totals for dept 301.000 - POLICE	4,623	112,082	109,562	90,925	21,743	-76.09
Totals for dept 441.000 - PUBLIC WORKS		2,955	-265	2,000	1,500	-25
TOTAL ESTIMATED REVENUES	2,058,261	2,386,696	2,037,806	2,246,335	2,329,522	3.7
APPROPRIATIONS						
Totals for dept 000.000 -		9,453	1,101	750	500	-33.33
Totals for dept 101.000 - COUNCIL	24,276	10,425	8,231	22,790	16,050	-29.57
Totals for dept 172.000 - ADMINISTRATIVE	255,040	212,799	267,102	248,520	268,700	8.12
Totals for dept 191.000 - ELECTIONS	4,535	5,349	1,317	6,350	6,350	
Totals for dept 209.000 - ASSESSOR	41,495	41,750	32,674	45,700	45,050	-1.42
Totals for dept 210.000 - CITY ATTORNEY	57,620	25,230	34,422	35,000	25,000	-28.57
Totals for dept 265.000 - BUILDINGS AND GROUNDS	25,121	38,683	56,307	66,200	91,000	37.46
Totals for dept 301.000 - POLICE	773,839	778,109	753,338	698,887	814,857	16.59
Totals for dept 441.000 - PUBLIC WORKS	824,914	1,050,783	836,335	909,070	917,609	0.94
Totals for dept 728.000 - Community&Economic Deve	67,384	67,386	68,332	80,840	18,000	-77.73
Totals for dept 756.000 - Recreation	118	2,384	4,429	18,500	10,000	-45.95
Totals for dept 775.000 - Recreation & Culture	25,126	44,402	197,740	89,800		-100
TOTAL APPROPRIATIONS	2,099,468	2,286,753	2,261,328	2,222,407	2,213,116	-0.42
NET OF REVENUES/APPROPRIATIONS - FUND 101	-41,207	99,943	-223,522	23,928	116,406	386.48
	-2.00%	4.19%	-10.97%	1.07%	5.00%	386.48
BEGINNING FUND BALANCE	13,261	50,205	105,864	105,864	-117,658	-211.14
FUND BALANCE ADJUSTMENTS	78,150	-44,286				386.48
ENDING FUND BALANCE	50,204	105,862	-117,658	129,792	-1,252	-100.96

Fund: 202 MAJOR STREETS FUND

ESTIMATED REVENUES						
Totals for dept 000.000 -	297,572	465,012	2,734,261	206,200	1,245,000	503.78
TOTAL ESTIMATED REVENUES	297,572	465,012	2,734,261	206,200	1,245,000	503.78
APPROPRIATIONS						
Totals for dept 463.000 - ROUTINE MAINTENANCE (ST	84,091	11,419	39,537	83,250	75,000	-9.91
Totals for dept 478.000 - WINTER MAINTENANCE(STS	4,608	7,989	26,629	9,250	14,800	60
Totals for dept 478.100 - Non-MotorizedTransportationFac		232,156		5,000	25,000	400
Totals for dept 483.000 - ADM/ENGR/RECORD KEEPIN	1,100	231				
Totals for dept 537.000 - NEW CONSTRUCTION (ST FL	108,000	113,800	40,000		1,130,000	
Totals for dept 970.000 - CAPITAL OUTLAY		328,884				

TOTAL APPROPRIATIONS	197,799	694,479	106,166	97,500	1,244,800	1,176.72
NET OF REVENUES/APPROPRIATIONS - FUND 202	99,773	-229,467	2,628,095	108,700	200	-99.82
	33.53%	-49.35%	96.12%	52.72%	0.02%	-99.82
BEGINNING FUND BALANCE	1,042,039	1,141,813	912,347	912,347	3,540,442	288.06
ENDING FUND BALANCE	1,141,812	912,346	3,540,442	1,021,047	3,540,642	246.77

Fund: 203 LOCAL STREETS FUND

ESTIMATED REVENUES						
Totals for dept 000.000 -	412,076	484,603	117,871	128,280	218,200	70.1
TOTAL ESTIMATED REVENUES	412,076	484,603	117,871	128,280	218,200	70.1
APPROPRIATIONS						
Totals for dept 463.000 - ROUTINE MAINTENANCE (ST	4,437	15,832	1,623	5,700	200,560	3,418.60
Totals for dept 478.000 - WINTER MAINTENANCE(STS	3,468	7,154	6,177	5,800	5,975	3.02
Totals for dept 478.100 - Non-MotorizedTransportationFac			773	15,000	5,000	-66.67
Totals for dept 970.000 - CAPITAL OUTLAY	420,288	442,719	-126,588	41,480		-100
TOTAL APPROPRIATIONS	428,193	465,705	-118,015	67,980	211,535	211.17
NET OF REVENUES/APPROPRIATIONS - FUND 203	-16,117	18,898	235,886	60,300	6,665	-88.95
	-3.91%	3.90%	200.12%	47.01%	3.05%	-88.95
BEGINNING FUND BALANCE	73,257	57,140	76,038	76,038	311,924	310.22
ENDING FUND BALANCE	57,140	76,038	311,924	136,338	318,589	133.68

Fund: 204 STREET IMPROVEMENT 2 MILL FUND

ESTIMATED REVENUES						
Totals for dept 000.000 -	104,821	117,477	121,726	105,100	119,000	13.23
TOTAL ESTIMATED REVENUES	104,821	117,477	121,726	105,100	119,000	13.23
APPROPRIATIONS						
Totals for dept 000.000 -	53,916	98,000		21,500	50,000	132.56
TOTAL APPROPRIATIONS	53,916	98,000		21,500	50,000	132.56
NET OF REVENUES/APPROPRIATIONS - FUND 204	50,905	19,477	121,726	83,600	69,000	-17.46
	48.56%	16.58%	100.00%	79.54%	57.98%	-17.46
BEGINNING FUND BALANCE	1,154	52,059	71,536	71,536	193,262	170.16
ENDING FUND BALANCE	52,059	71,536	193,262	155,136	262,262	69.05

Fund: 208 PARK FUND

ESTIMATED REVENUES						
Totals for dept 000.000 -	170,080	193,297	182,862	244,900	323,575	32.13
TOTAL ESTIMATED REVENUES	170,080	193,297	182,862	244,900	323,575	32.13
APPROPRIATIONS						
Totals for dept 000.000 -			1,306			
Totals for dept 400.000 - GurneyPkBathhouseGrant	2,550	2,000				
Totals for dept 751.000 - PARKS	237,162	315,698	240,309	275,850	235,170	-14.75
TOTAL APPROPRIATIONS	239,712	317,698	241,615	275,850	235,170	-14.75

NET OF REVENUES/APPROPRIATIONS - FUND 208	-69,632	-124,401	-58,753	-30,950	88,405	-385.64
	-40.94%	-64.36%	-32.13%	-12.64%	27.32%	-385.64
BEGINNING FUND BALANCE	12,326	-57,306	-181,707	-181,707	-240,460	32.33
ENDING FUND BALANCE	-57,306	-181,707	-240,460	-212,657	-152,055	-28.5

Fund: 209 Cemetery Fund

ESTIMATED REVENUES						
Totals for dept 000.000 -	26,243	29,409	31,845	31,732	32,100	1.16
TOTAL ESTIMATED REVENUES	26,243	29,409	31,845	31,732	32,100	1.16
APPROPRIATIONS						
Totals for dept 000.000 -	21,412	30,381	24,165	31,536	32,000	1.47
TOTAL APPROPRIATIONS	21,412	30,381	24,165	31,536	32,000	1.47
NET OF REVENUES/APPROPRIATIONS - FUND 209	4,831	-972	7,680	196	100	-48.98
	18.41%	-3.31%	24.12%	0.62%	0.31%	-48.98
BEGINNING FUND BALANCE	3,847	8,678	7,706	7,706	15,386	99.66
ENDING FUND BALANCE	8,678	7,706	15,386	7,902	15,486	95.98

Fund: 215 TIFA

ESTIMATED REVENUES						
Totals for dept 000.000 -	330,901	317,630	334,534	299,200	325,000	8.62
TOTAL ESTIMATED REVENUES	330,901	317,630	334,534	299,200	325,000	8.62
APPROPRIATIONS						
Totals for dept 000.000 -	147,906	248,451	89,812	200,185	686,000	242.68
Totals for dept 728.000 - Community&Economic Development					12,500	
Totals for dept 999.000 -		183,683				
TOTAL APPROPRIATIONS	147,906	432,134	89,812	200,185	698,500	248.93
NET OF REVENUES/APPROPRIATIONS - FUND 215	182,995	-114,504	244,722	99,015	-373,500	-477.22
	55.30%	-36.05%	73.15%	33.09%	-114.92%	-477.22
BEGINNING FUND BALANCE	166,244	321,776	207,273	207,273	451,995	118.07
FUND BALANCE ADJUSTMENTS	-27,464					-477.22
ENDING FUND BALANCE	321,775	207,272	451,995	306,288	78,495	-74.37

Fund: 241 Hart Lake Improvement Bd SAD

ESTIMATED REVENUES						
Totals for dept 000.000 -	27,484	27,863	27,787	37,400	40,500	8.29
TOTAL ESTIMATED REVENUES	27,484	27,863	27,787	37,400	40,500	8.29
APPROPRIATIONS						
Totals for dept 000.000 -	12,152	31,130	42,922	25,303	30,000	18.56
TOTAL APPROPRIATIONS	12,152	31,130	42,922	25,303	30,000	18.56

NET OF REVENUES/APPROPRIATIONS - FUND 241	15,332	-3,267	-15,135	12,097	10,500	-13.2
	55.79%	-11.73%	-54.47%	32.34%	25.93%	-13.2
BEGINNING FUND BALANCE	63,082	72,225	68,957	68,957	53,822	-21.95
FUND BALANCE ADJUSTMENTS	-6,188					-13.2
ENDING FUND BALANCE	72,226	68,958	53,822	81,054	64,322	-20.64

Fund: 244 HART ECONOMIC AND RE-DEVELOPMENT TEAM

ESTIMATED REVENUES						
Totals for dept 000.000 -	70,463	68,803	54,363	32,300	14,000	-56.66
TOTAL ESTIMATED REVENUES	70,463	68,803	54,363	32,300	14,000	-56.66
APPROPRIATIONS						
Totals for dept 728.000 - Community&Economic Deve	60,927	65,247	88,343	79,300	12,400	-84.36
TOTAL APPROPRIATIONS	60,927	65,247	88,343	79,300	12,400	-84.36
NET OF REVENUES/APPROPRIATIONS - FUND 244	9,536	3,556	-33,980	-47,000	1,600	-103.4
	13.53%	5.17%	-62.51%	-145.51%	11.43%	-103.4
BEGINNING FUND BALANCE	84,773	94,308	97,864	97,864	63,884	-34.72
ENDING FUND BALANCE	94,309	97,864	63,884	50,864	65,484	28.74

Fund: 580 HYDRO OPERATING FUND

ESTIMATED REVENUES						
Totals for dept 000.000 -	5,308,254	5,506,548	5,568,121	5,333,825	5,573,836	4.5
TOTAL ESTIMATED REVENUES	5,308,254	5,506,548	5,568,121	5,333,825	5,573,836	4.5
APPROPRIATIONS						
Totals for dept 537.100 - PRODUCTION - HYDRO (DAM	152,607	523,050	194,777	158,289	205,035	29.53
Totals for dept 537.200 - PRODUCTION - DIESEL	61,333	8,985	66,277	107,800	47,600	-55.84
Totals for dept 537.210 - PURCHASED POWER	3,039,267	3,085,452	3,004,653	2,894,283	3,300,500	14.04
Totals for dept 537.300 - DISTRIBUTION (ELECTRICAL	953,367	1,314,443	1,504,913	1,631,182	1,153,464	-29.29
Totals for dept 537.500 - ACCOUNTING & COLLECTIC	226,436	251,603	254,569	253,280	268,842	6.14
Totals for dept 537.600 - ADMINISTRATION (ELECTRIC	986,257	983,400	587,975	654,695	513,048	-21.64
Totals for dept 970.000 - CAPITAL OUTLAY	8,315	3,538	13,025	12,500	10,000	-20
TOTAL APPROPRIATIONS	5,427,582	6,170,471	5,626,189	5,712,029	5,498,489	-3.74
NET OF REVENUES/APPROPRIATIONS - FUND 580	-119,328	-663,923	-58,068	-378,204	75,347	-119.92
	-2.25%	-12.06%	-1.04%	-7.09%	1.35%	-119.92
BEGINNING FUND BALANCE	10,520,894	10,524,386	9,820,204	9,820,204	9,762,136	-0.59
FUND BALANCE ADJUSTMENTS	122,817	-40,260				-119.92
ENDING FUND BALANCE	10,524,383	9,820,203	9,762,136	9,442,000	9,837,483	4.19

Fund: 590 SEWER FUND

ESTIMATED REVENUES						
Totals for dept 000.000 -	2,814,273	6,789,224	5,878,593	2,183,505	2,500,382	14.51
TOTAL ESTIMATED REVENUES	2,814,273	6,789,224	5,878,593	2,183,505	2,500,382	14.51
APPROPRIATIONS						

Totals for dept 000.000 -		310,441					
Totals for dept 527.100 - SEWER - PUMPING & TREATM	1,696,257	1,688,222	1,366,566	1,204,955	1,355,431	12.49	
Totals for dept 527.200 - SEWER - PUMP & TRT LIFT ST	65,811	67,378	50,541	104,350	60,925	-41.61	
Totals for dept 527.300 - SEWER- COLLECTION/TRAN	14,211	28,325	13,838	20,450	14,432	-29.43	
Totals for dept 527.400 - SEWER- ADMINISTRATIVE	1,061,313	887,228	572,857	531,480	493,516	-7.14	
Totals for dept 970.000 - CAPITAL OUTLAY		-77,911	6,565,301				
TOTAL APPROPRIATIONS	2,837,592	2,903,683	8,569,103	1,861,235	1,924,304	3.39	
NET OF REVENUES/APPROPRIATIONS - FUND 590	-23,319	3,885,541	-2,690,510	322,270	576,078	78.76	
	-0.83%	57.23%	-45.77%	14.76%	23.04%	78.76	
BEGINNING FUND BALANCE	7,975,702	7,706,652	11,428,703	11,428,703	8,738,193	-23.54	
FUND BALANCE ADJUSTMENTS	-245,732	-163,486				78.76	
ENDING FUND BALANCE	7,706,651	11,428,707	8,738,193	11,750,973	9,314,271	-20.74	
Fund: 591 WATER FUND							
ESTIMATED REVENUES							
Totals for dept 000.000 -	1,300,865	533,356	1,015,788	888,880	575,011	-35.31	
TOTAL ESTIMATED REVENUES	1,300,865	533,356	1,015,788	888,880	575,011	-35.31	
APPROPRIATIONS							
Totals for dept 547.100 - WATER FUND - PRODUCTIOI	174,828	63,323	138,761	156,882	77,079	-50.87	
Totals for dept 547.300 - WF-TRANSMISSION/DISTRIB	225,996	120,419	56,078	98,350	64,837	-34.08	
Totals for dept 547.400 -	263,992	285,762	229,781	161,010	161,313	0.19	
Totals for dept 970.000 - CAPITAL OUTLAY			15,933	10,000	18,000	80	
TOTAL APPROPRIATIONS	664,816	469,504	440,553	426,242	321,229	-24.64	
NET OF REVENUES/APPROPRIATIONS - FUND 591	636,049	63,852	575,235	462,638	253,782	-45.14	
	48.89%	11.97%	56.63%	52.05%	44.14%	-45.14	
BEGINNING FUND BALANCE	2,305,363	3,462,664	3,521,055	3,521,055	4,096,290	16.34	
FUND BALANCE ADJUSTMENTS	521,251	-5,458				-45.14	
ENDING FUND BALANCE	3,462,663	3,521,058	4,096,290	3,983,693	4,350,072	9.2	
Fund: 702 Historic District							
ESTIMATED REVENUES							
Totals for dept 000.000 -	57,160	59,904	59,910	59,960		-100	
TOTAL ESTIMATED REVENUES	57,160	59,904	59,910	59,960		-100	
APPROPRIATIONS							
Totals for dept 000.000 -	28,685	22,055	16,008	17,200	40,500	135.47	
TOTAL APPROPRIATIONS	28,685	22,055	16,008	17,200	40,500	135.47	
NET OF REVENUES/APPROPRIATIONS - FUND 702	28,475	37,849	43,902	42,760	-40,500	-194.71	
	49.82%	63.18%	73.28%	71.31%	0.00%	-194.71	
BEGINNING FUND BALANCE	122,871	151,345	189,195	189,195	233,097	23.2	
ENDING FUND BALANCE	151,346	189,194	233,097	231,955	192,597	-16.97	
ESTIMATED REVENUES - ALL FUNDS	12,978,453	16,979,822	18,165,467	11,797,617	13,296,126	-386.48	
APPROPRIATIONS - ALL FUNDS	12,220,160	13,987,240	17,388,189	11,038,267	12,512,043	386.48	
NET OF REVENUES/APPROPRIATIONS - ALL FUNDS	758,293	2,992,582	777,278	759,350	784,083		

	5.84%	17.62%	4.28%	6.44%	5.90%	
BEGINNING FUND BALANCE - ALL FUNDS	22,384,812	23,585,945	26,325,036	26,325,036	27,102,314	2.95
FUND BALANCE ADJUSTMENTS - ALL FUNDS	442,834	-253,490				-194.71
ENDING FUND BALANCE - ALL FUNDS	23,585,939	26,325,037	27,102,314	27,084,386	27,886,397	2.96

RESOLUTION 2026-27
City Council
City of Hart, Michigan
Oceana County

RESOLUTION ADOPTING THE FISCAL YEAR 2026-2027 ANNUAL BUDGET

At a regular meeting of the Hart City Council held on June 9, 2026, at Hart City Hall, Hart, Michigan.

WHEREAS, Pursuant to Chapter IX of the Hart City Charter, the City Council is required to conduct a public hearing on and adopt an annual budget on or before the first meeting in June of each year; and

WHEREAS, The City Manager and City staff have prepared and submitted a proposed Fiscal Year 2026-2027 budget for review and consideration by the City Council and various City boards and committees; and

WHEREAS, The City of Hart has prepared a Ten-Year Capital Improvement Program as a planning and forecasting tool to assess the long-term infrastructure, utility, facility, equipment, and capital needs of the City; and

WHEREAS, A public hearing on the proposed Fiscal Year 2026-2027 budget was duly noticed and held on June 9, 2026, providing citizens an opportunity to comment on the proposed budget; and

WHEREAS, The City Council has reviewed the proposed budget and finds it to be in the best interest of the City of Hart and its residents; and

WHEREAS, The City continues implementation of Deficit Elimination Plans approved by the Michigan Department of Treasury for the Park Fund and Sewer Fund.

NOW, THEREFORE, BE IT RESOLVED THAT:

Section 1. Budget Adoption

The Hart City Council hereby adopts the Fiscal Year 2026-2027 Budget for the fiscal year beginning July 1, 2026, and ending June 30, 2027, summarized as follows:

Fund	Revenues	Expenditures	Balance
General Fund – 101	\$2,329,522	\$2,213,116	\$116,406
Major Streets – 202	\$1,245,000	\$1,244,800	\$200
Local Streets – 203	\$218,200	\$211,535	\$6,665

Fund	Revenues	Expenditures	Balance
Street Mileage – 204	\$119,000	\$50,000	\$69,000
Park Fund – 208	\$323,575	\$235,170	\$88,405
Cemetery Fund – 209	\$32,100	\$32,000	\$100
TIFA Fund – 215	\$325,000	\$698,500	(\$373,500)
Hart Lake Improvement Board – 241	\$40,500	\$10,500	\$30,000
HEART Fund – 244	\$14,000	\$12,400	\$1,600
Historic District Fund – 702	\$0	\$40,500	(\$40,500)
Electric/Hydro Fund – 580	\$5,573,836	\$5,498,489	\$75,346
Sewer Fund – 590	\$2,500,382	\$1,924,304	\$576,078
Water Fund – 591	\$575,011	\$321,229	\$253,782
Total FY 2026-2027	\$13,296,126	\$12,492,043	\$804,083
Total Prior Year Budgeted	\$11,797,617	\$11,038,267	\$759,350

Section 2. Appropriations

The expenditures identified within the adopted Fiscal Year 2026-2027 Budget are hereby appropriated for the purposes specified therein.

The City Council establishes budgetary control at the **fund level**.

Section 3. Budget Administration

The City Manager is authorized and directed to administer the budget in accordance with the Uniform Budgeting and Accounting Act and applicable City policies.

Transfers within a fund may be made administratively as permitted by policy. Any amendment increasing total fund appropriations shall require approval of the City Council.

Section 4. Deficit Elimination Plans

The Fiscal Year 2026-2027 Budget incorporates the City's approved Deficit Elimination Plans and financial recovery strategies for the Park Fund and Sewer Fund, and staff is authorized to continue implementation of those plans.

Section 5. Effective Date

This Resolution shall take effect immediately upon adoption.

Moved by _____, supported by _____, and thereafter adopted by the Hart City Council at a regular meeting held on _____, 2026

Ayes: _____ Nays: _____ Absent: _____

Karla Swihart, City Clerk

INCLUDING MILLAGE REDUCTION FRACTION CALCULATIONS NOT SPECIFICALLY ASSIGNED TO THE COUNTY EQUALIZATION DIRECTOR BY LAW

OCEANA COUNTY TAXING JURISDICTION: 6420 HART CITY

2025 Unit Total Taxable Value	(Prior TV)	64,465,127
2026 Losses to prior Taxable Value (MCL 211.34d)	(Losses TV)	1,078,207
2026 Additions (MCL211.34d)	(Additions TV)	4,768,954
2026 Unit Total Final Taxable Value (based on S.E.V.)	(Current TV)	72,119,879
2026 Unit Total Taxable Value based on Assessed Valuation	(AV based TV)	72,119,879
2026 Unit Total Taxable Value based on C.E.V.	(CEV based TV)	72,119,879
2025 Inflation Rate (for 2026 Calculations)	(2025 CPI)	1.027

1. Section 211.34d, M.C.L., "Headlee" (for each unit of local government)
 See STC Bulletins 3 of 1995 and 3 of 1997 regarding the calculation of additions and losses.

$$\begin{array}{r}
 (\text{2025 Total T.V.} - \text{2026 Losses}) \times \text{CPI} \\
 (\text{64,465,127} - \text{1,078,207}) \times 1.027 = \frac{65,098,367}{67,350,925} = \boxed{0.9666} \\
 (\text{2026 Total T.V.} - \text{2026 Additions}) \\
 \text{ACTUAL} \quad 0.9666
 \end{array}$$

2026 Millage Reduction Fraction (Headlee)
 Round to 4 decimal places in the conventional manner.

- 2a. Section 211.34, M.C.L., "Truth in Assessing" (for cities and townships if S.E.V. exceeds A.V. f 2026 only)

$$\begin{array}{r}
 \frac{\text{2026 Unit Total Taxable Value based on AV}}{\text{2026 Unit Total Final Taxable Value (based on S.E.V.)}} = \frac{72,119,879}{72,119,879} = \boxed{1.0000} \\
 \text{ACTUAL} \quad 1.0000
 \end{array}$$

2026 Rollback Fraction (Truth in Assessing)
 Round to 4 decimal places in the conventional manner.

See STC Bulletin No. 6 of 2026 for more information regarding this calculation.

- 2b. Section 211.34, M.C.L., "Truth in County Equalization" (for villages, counties and authorities if S.E.V. exceeds C.E.V. for 2026 only)

$$\begin{array}{r}
 \frac{\text{2026 Unit Total Taxable Value based on C.E.V.}}{\text{2026 Unit Total Final Taxable Value (based on S.E.V.)}} = \frac{72,119,879}{72,119,879} = \boxed{1.0000} \\
 \text{ACTUAL} \quad 1.0000
 \end{array}$$

2026 Rollback Fraction (Truth in County Equalization)
 Round to 4 decimal places in the conventional manner.

See STC Bulletin No. 6 of 2026 for more information regarding this calculation.

3. Section 211.24e, M.C.L., "Truth in Taxation" (for each taxing jurisdiction that levied more than 1 mill for operating purposes in 2025 only)

$$\begin{array}{r}
 (\text{2,025 Total T.V.} - \text{2026 Losses}) \\
 (\text{64,465,127} - \text{1,078,207}) \\
 (\text{72,119,879} - \text{4,768,954}) \\
 (\text{2026 Total T.V.} - \text{2026 Additions})
 \end{array}
 = \frac{63,386,920}{67,350,925} = \boxed{0.9411}$$

2026 Base Tax Rate Fraction (Truth in Taxation)
 Round to 4 decimal places in the conventional manner.

Use the same amounts for additions and losses as were used for the 211.34d ("Headlee") rollback.

NOTE: The truth in taxation BTRF is independent from the cumulative millage reductions provided by MCL sections 211.34d and 211.34. The Base Tax Rate equals the BTRF X last year's Operating Rate levied.

HEADLEE & MCL 211.34ROLLBACK COMPUTATIONS

SOURCE AND PURPOSE OF OPERATING ONLY MILLAGE	PRIOR YEAR'S PERM REDUCED or REDUCED NEWLY VOTED MILLAGE see MCL 211.34d(9)	CURRENT MILLAGE REDUCTION FRACTION	CURRENT PERM. REDUCED MILLAGE *	TRUTH IN ASSESSING or TRUTH IN EQUALIZATION FRACTION	CURRENT MAXIMUM ALLOWABLE MILLAGE RATE
Post debt & specials to L-4029.	Last year's L-4029 col. (7)	L-4029 col. (6)	L-4029 col. (7)	L-4029 col. (8)	L-4029 col. (9)
ALLOCATED OPERATI	12.2687	X <u>0.9666</u>	= 11.8589	X <u>1.0000</u>	= <u>11.8589</u>
Was the above millage approved since this May 31? Y = YES					
EXTRA VOTED ROADS	1.9349	X <u>0.9666</u>	= 1.8702	X <u>1.0000</u>	= <u>1.8702</u>
Was the above millage approved since this May 31? Y = YES					
EXTRA VOTED CEMETERY	0.4844	X <u>0.9666</u>	= 0.4682	X <u>1.0000</u>	= <u>0.4682</u>
Was the above millage approved since this May 31? Y = YES					
		X <u>0.9666</u>	= 0.0000	X <u>1.0000</u>	= <u>0.0000</u>
Was the above millage approved since this May 31? Y = YES					
		X <u>0.9666</u>	= 0.0000	X <u>1.0000</u>	= <u>0.0000</u>
Was the above millage approved since this May 31? Y = YES					
		X <u>0.9666</u>	= 0.0000	X <u>1.0000</u>	= <u>0.0000</u>
Was the above millage approved since this May 31? Y = YES					
Total of newly voted & last year's perm reduced millage.	<u>14.6880</u>		<u>14.1973</u>		<u>14.1973</u>
		2026	MAXIMUM ALLOWABLE OPERATING MILLAGE UNDER HEADLEE & MCL 211.34 =		<u>14.1973</u>

NOTE: The only way to levy more than your maximum millage due to the Headlee rollback is to have voters approve additional millage.

TRUTH IN TAXATION COMPUTATIONS

2026 BASE TAX RATE FRACTION:	(from L-4034)	<u>0.9411</u>	(1)
2025 OPERATING MILLAGE RATE:	(actually levied)	<u>14.6880</u>	(2)
2026 BASE TAX RATE:	(w/out hearing)	<u>13.8228</u>	(1) x (2) = (3)
2026 MAX. ALLOWABLE OPERATING MILLAGE RATE:		<u>14.1973</u>	(from above) = (4)
MINUS 2026 BASE TAX RATE:	(B.T.R.)	<u>13.8228</u>	(3) = (5)
MILLAGE INCREASE:	(with a hearing)	<u>0.3745</u>	(4) - (5) = (6) or
			(7) - (5) = (6)

If you plan to levy more than the B.T.R. but less than the Max. Allowable, enter the amount here.

<u>MILLAGE INCREASE</u>	<u>0.3745</u>	-
2026 BASE TAX RATE	13.8228	= <u>2.71%</u>
		MILLAGE INCREASE FROM HEARING*

<u>2026 TV x .001 x MILLAGE INCREASE</u>	= <u>\$ 27,009</u>
	REVENUE INCREASE FROM HEARING

(2026 TV x 2026 BASE RATE)	-1	<u>996,899</u>
(2025 TV x 2025 ACTUAL OPER RATE)	=	<u>946,864</u> = <u>5.28%</u>
	2026	REVENUE INCREASE WITHOUT HEARING

*Must be published in notice of public hearing on increasing property taxes. Your current year's millage cannot exceed your maximum under Truth in Taxation unless authorized by the governing body at the hearing. Your current year's millage cannot exceed your Headlee maximum without a millage election.

**HART CITY
TRUTH IN TAXATION REVENUE GAIN CALCULATION**

<u>PURPOSE AND SOURCE OF MILLAGE</u>	<u>HEADLEE MAXIMUM AMOUNT</u>	<u>MILLAGE GAIN WITH TRUTH IN TAXATION</u>	<u>UNIT'S TAXABLE VALUE</u>	<u>TRUTH IN TAXATION REVENUE GAINED</u>
<u>ALLOCATED</u> <u>OPERATING</u>	<u>11.8589</u>	■ <u>0.3128</u> x	72,119,879	= \$ <u>22,559</u>
<u>EXTRA VOTED</u> <u>ROADS</u>	<u>1.8702</u>	■ <u>0.0493</u> x	72,119,879	= \$ <u>3,556</u>
<u>EXTRA VOTED</u> <u>CEMETERY</u>	<u>0.4682</u>	■ <u>0.0124</u> x	72,119,879	= \$ <u>894</u>
- -	<u>0.0000</u>	■ <u>0.0000</u> x	-	= \$ <u>-</u>
- -	<u>0.0000</u>	■ <u>0.0000</u> x	-	= \$ <u>-</u>
- -	<u>0.0000</u>	■ <u>0.0000</u> x	-	= \$ <u>-</u>
	<u>14.1973</u>	<u>0.3745</u>		= \$ <u>27,009</u>
		BALANCES		BALANCES
		0.3745		\$ 27,009

**MAXIMUM ALLOWABLE MILLAGES WITHOUT
TRUTH IN TAXATION HEARING**

<u>PURPOSE AND SOURCE OF MILLAGE</u>	<u>HEADLEE MAXIMUM AMOUNT</u>	<u>MULTIPLIER WITHOUT TR. IN TAX.</u>	<u>MAXIMUM MILLAGE WITHOUT TR. IN TAX.</u>	<u>MAXIMUM REVENUE WITHOUT TR. IN TAX.</u>
<u>ALLOCATED</u> <u>OPERATING</u>	<u>11.8589</u>	x 0.9736217 =	<u>11.5461</u>	\$ <u>832,703</u>
<u>EXTRA VOTED</u> <u>ROADS</u>	<u>1.8702</u>	x 0.9736217 =	<u>1.8209</u>	\$ <u>131,323</u>
<u>EXTRA VOTED</u> <u>CEMETERY</u>	<u>0.4682</u>	x 0.9736217 =	<u>0.4558</u>	\$ <u>32,872</u>
- -	<u>0.0000</u>	x 0.9736217 =	<u>0</u>	\$ <u>-</u>
- -	<u>0.0000</u>	x 0.9736217 =	<u>0</u>	\$ <u>-</u>
- -	<u>0.0000</u>	x 0.9736217 =	<u>0</u>	\$ <u>-</u>
<u>TOTALS</u>	<u>14.1973</u>		<u>13.8228</u>	\$ <u>996,899</u>
			BALANCES	BALANCES
			13.8228	996,899

Notice of Public Hearing on Increasing Property Taxes

The City Council of the Hart City will hold a public hearing on a proposed increase of 0.3745 mills in the operating tax millage rate to be levied on property in 2026.

The hearing will be held on Tuesday, June 9, 2026 at 7:30 p.m. at Hart City Hall - Council Chambers, 407 S. State Street, Hart, MI 49420.

The date and location of the meeting to take action on the proposed additional millage will be announced at this public meeting.

If adopted, the proposed additional millage will increase operating revenues from ad valorem property taxes 2.71% over such revenues generated by levies permitted without holding a hearing. If the proposed additional millage rate is not approved the operating revenue will increase by 5.28% over the preceding year's operating revenue.

The taxing unit publishing this notice, and identified below, has complete authority to establish the number of mills to be levied from within its authorized millage rate.

This notice is published by:

**HART CITY
407 S. State Street
Hart, MI 49420
(231) 873-2488**

RESOLUTION 2026-28
City Council
City of Hart, Michigan
Oceana County

***ADOPTION OF 2026 MILLAGE RATES & LEVY FOR FISCAL
YEAR 2026-2027***

WHEREAS, the City of Hart has established a general millage for operating purposes and voted millage for the cemetery and street improvements in 2018 and 2024, respectively; and

WHEREAS, the City conducted a “Truth In Taxation” hearing on June 9th 2026, which permits the proposed tax rates to exceed the maximum rates allowed by “Headlee” rules (MCL 211.34); and

WHEREAS, the City has determined that for 2026 it is necessary to levy the maximum allowable mill levy;

NOW THEREFORE BE IT RESOLVED THAT THE HART CITY COUNCIL:

Adopts and levies the following tax rates for 2026 as follows:

<u>PURPOSE</u>	<u>2026 MILLAGE RATE</u>
Operating	11.8589
Streets (Voted November 2024)	1.8702
Cemetery (Voted November, 2018)	0.4682
TOTAL	14.1973

Moved by _____, and supported by _____, and thereafter adopted by the City of Hart, Michigan City Council at a regularly scheduled meeting held on Tuesday, June 9, 2026.

Ayes: Nays: Absent:

Karla Swihart, City Clerk

RESOLUTION 2026-29

City Council

City of Hart, Michigan

Oceana County

ADOPT FISCAL YEAR 2026-2027 ELECTRIC, WATER, SEWER, AND SOLID WASTE RATES

At a regular meeting of the Hart City Council held on June 9, 2026, at Hart City Hall, Hart, Michigan.

WHEREAS, The City of Hart owns and operates municipal electric, water, and wastewater utility systems and contracts for residential solid waste collection services; and

WHEREAS, The costs associated with operating, maintaining, repairing, replacing, and improving these systems continue to increase due to inflation, regulatory requirements, capital investment needs, purchased power costs, equipment replacement, contractual obligations, and infrastructure improvements; and

WHEREAS, The City has previously completed utility rate studies and financial analyses, including the 2022 Water Rate Study, the 2023 Electric Cost of Service and Rate Study, the 2023 Wastewater financial planning and debt repayment schedule, and the 2026 Water Rate Schedule adopted by council which established recommended multi-year rate adjustments to maintain the financial sustainability of the City's utility systems; and

WHEREAS, The Fiscal Year 2026-2027 Budget has been developed based upon the utility and service rates contained herein; and

WHEREAS, The City Council has reviewed the proposed rates and finds them necessary, reasonable, and in the best interest of the City and its utility customers.

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

Section 1. Adoption of Rates

*The City Council hereby adopts the Electric, Water, Sewer, and Residential Solid Waste Collection Rates attached as **Exhibit A**, effective for services provided on or after **July 1, 2026**.*

Section 2. Power Cost Adjustment

The Power Cost Adjustment (PCA) shall continue to be calculated and applied in accordance with City policy and utility billing practices.

Section 3. Administrative Authority

The City Manager, Treasurer, and utility billing staff are authorized and directed to implement the rates adopted herein and make all necessary administrative adjustments to utility billing records.

Section 4. Repeal of Conflicting Rates

All resolutions, rate schedules, or portions thereof in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 5. Effective Date

This Resolution shall take effect immediately upon adoption, with rates effective for utility services provided on or after July 1, 2026.

Moved by _____, supported by _____, and thereafter adopted by the Hart City Council at a regular meeting held on _____, 2026

Ayes: _____ Nays: _____ Absent: _____

Karla Swihart, City Clerk

EXHIBIT A - FY 2026-2027 Utility Rate Schedule

A. ELECTRIC – RESIDENTIAL (reflects annual adjustment from 2023 Electric Cost of Service and Rate Study)

Rate Component	FY 2025-26	FY 2026-27	Change
Single Phase Monthly Base Rate	\$9.32	\$9.76	4.7%
Three-Phase Monthly Base Rate	\$22.47	\$23.53	4.7%
Energy Charge (kWh)	\$0.09383	\$0.09824	4.7%

B. ELECTRIC – COMMERCIAL (reflects annual adjustment from 2023 Electric Cost of Service and Rate Study)

Rate Component	FY 2025-26	FY 2026-27	Change
Single Phase Monthly Base Rate	\$21.09	\$21.93	4.0%
Three Phase Monthly Base Rate	\$23.80	\$24.75	4.0%
Energy Charge (kWh)	\$0.10920	\$0.11357	4.0%

C. ELECTRIC – DEMAND CUSTOMERS (reflects annual adjustment from 2023 Electric Cost of Service and Rate Study)

Rate Component	FY 2025-26	FY 2026-27	Change
Monthly Base Rate	\$95.30	\$98.06	2.9%
Demand Charge per kW	\$9.53	\$9.81	2.9%
Energy Charge (kWh)	\$0.06745	\$0.06941	2.9%

D. ELECTRIC – INDUSTRIAL CUSTOMERS (>2,000,000 kWh) (reflects annual adjustment from 2023 Electric Cost of Service and Rate Study)

Rate Component	FY 2025-26	FY 2026-27	Change
Monthly Base Rate	\$158.83	\$163.44	2.9%
Demand Charge per kW	\$9.53	\$9.81	2.9%
Energy Charge (kWh)	\$0.06253	\$0.06434	2.9%

E. ENERGY OPTIMIZATION SURCHARGE

Rate Component	FY 2025-26	FY 2026-27	Change
Residential per kWh	\$0.0013	\$0.0013	0%
Commercial per Meter	\$4.43	\$4.43	0%
Industrial per Meter	\$215.24	\$215.24	0%

F. WATER RATES (reflects the adopted annual adjustments from the 2026 Water Rate Study)

Rate Component	FY 2025-26	FY 2026-27	Change
5/8" Meter Base Rate	\$6.44	\$8.05	25%
1" Meter Base Rate	\$8.07	\$10.09	25%
1.5" Meter Base Rate	\$11.29	\$14.11	25%
2" Meter Base Rate	\$19.35	\$24.19	25%
3" Meter Base Rate	\$29.02	\$36.28	25%
4" Meter Base Rate	\$29.02	\$36.28	25%
Usage Rate (1-13,000 gallons)	\$1.34	\$1.68	25%
Usage Rate (Over 13,000 gallons)	\$1.15	\$1.44	25%

G. WASTEWATER RATES (reflects the adopted sewer financing and debt repayment schedule from 2022)

Rate Component	FY 2025-26	FY 2026-27	Change
Base Rate per Month	\$39.68	\$42.06	6%
Volume Rate per 1,000 Gallons	\$4.41	\$4.67	6%
Industrial Volume Rate per 1,000 Gallons	\$4.41	\$4.67	6%
BOD Surcharge per Pound	\$0.254	\$0.254	0%
TSS Surcharge per Pound	\$0.187	\$0.187	0%

H. INDUSTRIAL CUSTOMER CHARGES (reflects the adopted sewer financing & debt repayment schedule from 2022)

Customer	FY 2025-26	FY 2026-27	Change
Gray & Company	\$3,690.87/month	\$3,912.32	6%
Michigan Freeze Pack	\$3,690.87/month	\$3,912.32	6%
Indian Summer	\$1,109.72/month	\$1,176.30	6%

I. RESIDENTIAL SOLID WASTE COLLECTION (adjusted pursuant to the City's contractual agreement with Republic Services that increases 2.9% YOY)

Rate Component	FY 2025-26	FY 2026-27	Change
Monthly Trash Collection Fee	\$25.32	\$26.05	2.9%
Monthly Clean-Up Fee	\$1.00	\$1.00	0%

MEMORANDUM

To: Mayor and City Council

From: Nichole Kleiner, City Manager

Date: June 9, 2026

Subject: Website and Digital Platform Evaluation

The City is currently evaluating website and digital platform options due to two significant factors: 1) the U.S. Department of Justice has adopted new web accessibility requirements that will require local government websites to meet accessibility standards by 2027. Our current website is not ADA compliant and will require substantial updates to comply, 2) City Web Central, the City's current website provider, is retiring and will no longer be able to host or support our website moving forward.

Staff has reviewed proposals from Govstack, Revize, and Permission Base.

Vendor	Scope	Initial Cost	Annual Cost
<i>City Web Central</i>	<i>Current provider</i>		\$3,653
Govstack	City website	\$19,735	\$7,520 (ADA compliance unknown)
Revize	City website	\$11,650	\$3,500
Permission Base	City website	\$10,000	\$3,900

For an apples-to-apples comparison, Permission Base's proposal for **cityofhart.org** is \$10,000 and includes content migration, ADA compliance, Privacy Policies, Terms of Use, CCPA/GDPR/CAN-SPAM compliance, staff training, and local post-launch support.

Permission Base also offers the option to incorporate John Gurney Park, Hart Historic District, and Take Me To Hart into the same platform for an additional \$10,000. A reservation system for John Gurney Park would add approximately \$1,200 annually.

Permission Base offers the potential to consolidate or eliminate several existing software subscriptions and service fees currently paid across various City-affiliated organizations, including Mailchimp, FareHarbor, CampLife (\$1,200 annually + \$3.50 per reservation), Wix hosting (\$348 annually), polling and survey software (\$99 annually), online store fees, WebCentral hosting (\$3,653 annually), ADA compliance services (approximately \$300 per month), and Privacy Policy and Terms of Service services.

Beyond website hosting, the platform includes reservations, payments, event ticketing, email marketing, surveys, compliance tools, and other features that are currently provided through multiple vendors.

Staff recommends approval of **Resolution No. 2026-31** authorizing the City Manager to enter into an agreement with Permission Base for website redesign, hosting, and support to bring 4 city websites into one platform. The proposed platform addresses ADA compliance requirements, replaces the City's retiring website provider, and offers opportunities to consolidate services and reduce ongoing software and hosting costs.

Part 4 PRODUCTS & SERVICES

Products & Services

	Name	Billing Frequency	Quantity	Unit Price	Total
1	Govstack CMS Starter - Implementation	One-Time	1	\$13,190.00	\$13,190.00
2	Govstack CMS Starter - Subscription	Annually	1	\$4,697.00 / year	\$4,697.00 / year
3	OPTIONAL: Govstack Services - Sitemap Development	One-Time	1	\$4,786.00	\$4,786.00
4	OPTIONAL: Govstack Forms Standard - Implementation	One-Time	1	\$1,759.00	\$1,759.00
5	OPTIONAL: Govstack Forms Standard - Subscription	Annually	1	\$1,392.00 / year	\$1,392.00 / year
6	OPTIONAL: Govstack CMS - Media Manager - Subscription	Annually	1	\$1,431.00 / year	\$1,431.00 / year
				Annual subtotal	\$7,520.00
				One-time subtotal	\$19,735.00
				Total	\$27,255.00

Customer: City of Hart, Michigan

Contact: Nichole Kleiner, City Manager, nkleiner@cityofhart.org, 12318732488

Address: 407 State St , Hart Michigan, United States 49420

License Term: 36 months

Payment Terms: Net 30 days, USD*Applicable taxes and annual increase the greater of 5% and Inflationary Index not included

Quote Expiry Date: May 31, 2026

Additional Terms:

OPTIONAL ITEMS:

- Govstack Services - Sitemap Development (**highly recommended**)
- Forms Implementation
- Forms Subscription
- Media Manager

Option 2: Spread One-time Implementation over 5 years

- One-time Fee: N/A
- Annual Fee (Years 1-5): \$11,467
- Annual Fee (Years 6+): \$7,520

Option 3: No Optional Items

- One-time Fee: \$13,190
- Annual Fee: \$4,697

Option 4: No Optional Items, Spread Implementation Fee

- One-time Fee: N/A
- Annual Fee (Years 1-5): \$7,335
- Annual Fee (Years 6+): \$4,697

Questions? Contact me



Isaac Walker

Account Executive

isaac.walker@ghd.com

+15193403822

Statement of Work

1. Govstack Starter Plan (CMS + Events)

o Implementation:

This service provides the implementation of a new Govstack website with Content Management System (CMS) and Events functionality, based on the selected theme's default layout.

Scope:

Installation and Configuration: Installation and basic configuration of a new Govstack website utilizing the default layout of the client's chosen theme.

Local Identity Management: Configuration of Govstack's local identity management system for user accounts, providing single sign-on access to all Govstack applications. (Note: Azure AD integration for SSO is available as a separate AddOn.)

Delivery Coordination: Includes a kickoff meeting, a post-training meeting, and a closeout meeting to facilitate communication and project management.

Sample Sitemap and Navigation Tips: Provision of a sample sitemap from a similar organization and a tip sheet outlining best practices for site navigation.

Pre-recorded Training Video: Access to a pre-recorded "Writing for the Web" training video.

Training Webinars: Unlimited registration for regularly scheduled Govstack training webinars for users within the client's organization domain.

Knowledge Base Access: Access to the Govstack online Knowledge Base, containing product documentation and resources.

Go Live Activities: Support for go-live activities, with the website launch scheduled within four (4) months of the project kickoff meeting.

Exclusions:

Custom design or layout modifications beyond the selected theme's default.

Content creation or migration for the website.

Integration with third-party systems (except for optional Azure AD SSO).

On-site training or support (all training is virtual or via the Learning Centre).

Customization of the training webinars.

Go-live activities occurring beyond four (4) months of the kickoff meeting.

Deliverables:

A new Govstack website with CMS and Events functionality, based on the selected theme's default layout.

Configured local identity management system.

Sample sitemap and site navigation tip sheet.

Access to the pre-recorded "Writing for the Web" training video.

Access to regularly scheduled Govstack training webinars.

Access to the Govstack online Learning Centre.

Support for go-live activities within the specified timeframe.

Assumptions:

The client will select a website theme from the available Govstack options.

The client will provide necessary information for website setup and configuration.

The client will manage their own content creation and migration.

The client will utilize the provided training resources.

The client will be ready for go-live within four months of the kickoff meeting.

Note: This implementation plan provides a foundational Govstack website with CMS and Events capabilities, leveraging a theme-based approach and offering comprehensive training resources to get you started.

2. Govstack Starter Platform:

- Use of GHD Govstack SSO for user accounts, enabling single identity access to all Govstack applications. (Azure AD integration for Single Sign-On (SSO) is available as an add-on service.)
- Maximum of 20 MAU (Monthly Active Users)
- 50GB of storage (shared across all applications)
 - Restrictions may apply to compatible add-ons with this subscription tier.

CMS:

- Website Theme
- Content Management
- Site Builder
- Google Search (3rd party fees apply)
- News & Subscriptions

Events:

- 2 Calendars
- Available Views: Events, Council, and Tourism
- Public Submission with approvals
- Event email notifications

Govstack Enterprise Hosting:

- Govstack is hosted in Microsoft Azure with Geographic Zones
- Azure SQL Database
- Disaster Recovery
- High Availability Infrastructure
- Resource scaling
- Microsoft Defender for Cloud
- Traffic Management and DDoS Protection with Azure Front Door
- GHD issued SSL/TLS certificates Included through Azure Managed Certificates
- All products use GHD managed certificates with 256-bit encryption. GHD does not support customer issued certificates.
- Hosting Infrastructure Certifications: ISO 27001 and PCI-DSS

Basic Support Includes:

- Up to two (2) authorized support contacts.
- Access to Knowledge Base online and ticket portal: <https://support.govstack.com/>
- 24/7 Emergency Phone Support for Priority 1 Incidents after hours

Upgrade to Premium Support for: 6 support contacts, live phone support, priority incident escalation and resolution, dedicated Account Manager & more.

3. Govstack Services

- Sitemap Development:

This service provides expert information architecture services to design an effective and user-friendly sitemap for your website. GHD's experienced Information Architect will create an initial draft sitemap based on a comprehensive review of your website analytics, your existing website structure, and established best practices in website navigation and user experience (UX). This process ensures that your website is organized logically, making it easy for users to find the information they need.

Scope:

Analytics Review: Analysis of your website analytics data to understand user behavior, popular content, and potential navigation pain points.

Existing Website Review: Examination of your current website structure and content organization.

Navigation and UX Best Practices: Application of industry-leading best practices in website navigation, information hierarchy, labeling, and overall user experience to inform the sitemap design.

First Draft Sitemap Creation: Development of an initial draft sitemap outlining the proposed structure and organization of your website content.

Staff Presentation: One (1) virtual presentation to your staff to present the draft sitemap, including an overview of the key principles of effective website navigation and user experience that underpin the proposed structure.

Sitemap Revisions: Collaboration with you to refine the draft sitemap. GHD's Information Architect will work through your feedback and implement revisions, with up to three (3) rounds of revisions included to reach a final, approved sitemap.

4. Govstack Forms Standard

- Implementation:

This service provides the implementation of the Govstack Forms Standard module for your organization.

Scope:

Setup and Configuration: Installation and basic configuration of the Govstack Forms Standard module within your Govstack environment.

Project Management: Coordination and management of the implementation process, including communication and progress tracking.

Training Webinars: Unlimited registration for regularly scheduled Govstack training webinars for users within your organization's domain, focusing on the Govstack Forms Standard module.

Go Live Activities: Support for the initial launch and deployment of the Govstack Forms Standard module.

Exclusions:

Custom form design or development beyond the standard features of Govstack Forms.

Integration with third-party systems (unless explicitly specified and quoted separately).

Data migration or import into Govstack Forms.

On-site training or support (all training is virtual via webinars).

Customization of the training webinars.

Ongoing support and maintenance of the Govstack Forms module (this is typically covered under a separate support agreement).

Deliverables:

A functional Govstack Forms Standard module within your Govstack environment.
Project management and coordination throughout the implementation process.
Access to regularly scheduled Govstack training webinars for Forms.
Support for initial go-live activities of the Forms module.

Assumptions:

Your organization has an existing Govstack environment or is implementing one concurrently.
Your team will participate in the training webinars.
Your organization will manage the design and creation of your specific forms.
Go-live readiness will be determined collaboratively.

Note: This implementation service provides the foundational setup and launch of the Govstack Forms Standard module, empowering your organization to begin creating and managing online forms with access to comprehensive training resources.

5. Govstack Forms Standard

- o Subscription:

This service provides a subscription to the Govstack Forms Standard module, offering a range of features for creating and managing online forms.

Scope:

Forms: Ability to create and manage up to fifty (50) individual forms.

Submissions: Allowance for up to twenty thousand (20,000) total form submissions per year across all active forms.

Reports: Access to reporting features for analyzing form submission data.

Workflow Automation: Functionality to automate processes based on form submissions.

Status Tracking: Tools for tracking the status of form submissions.

Exclusions:

Creation or design of the 50 included forms (this is managed by the subscriber).

Submission volume exceeding 20,000 per year (additional submission bundles may be available).

Custom report generation or integration with external reporting tools (beyond standard reporting features).

Advanced workflow automation requiring custom development.

Integration with third-party systems (unless explicitly specified and potentially available as add-ons).

Ongoing support and maintenance of the Govstack Forms module (this is typically covered under a separate support agreement).

Deliverables:

Subscription access to the Govstack Forms Standard module with the specified limits and features.

Assumptions:

Your organization has an existing Govstack environment or is implementing one concurrently.
Your team will be responsible for creating and managing the forms within the 50-form limit.
The annual submission volume will remain within the 20,000 limit.

The standard reporting and workflow automation features will meet your needs.

Note: This subscription provides a robust platform for managing online forms, suitable for organizations with a

moderate volume of forms and submissions, offering essential features for data collection and process automation.

6. Govstack CMS Media Manager Add-on:

This service provides the implementation and configuration of the Media Manager add-on for the Govstack CMS, enabling enhanced control and organization of media files (documents, images, videos, etc.).

Scope:

Installation and configuration of the Media Manager add-on within the client's Govstack CMS environment.

Configuration of custom meta information fields for media files, allowing for detailed descriptions and categorization.

Setup of media file categories for improved organization and discoverability.

Implementation of media listings, providing easy access to important files and information on designated website pages.

Exclusions:

Migration of existing media files or metadata.

Custom development or modification of the Media Manager add-on beyond the standard configuration.

Integration with external media storage or management systems.

Content creation or editing of media files.

Deliverables:

Installed and configured Media Manager add-on within the Govstack CMS.

Configured custom meta information fields and media file categories.

Implementation of media listings on designated website pages.

Assumptions:

The client has an existing Govstack CMS environment.

The client will provide information on desired meta information fields and media file categories.

The client will designate the pages where media listings should be implemented.

Note: This service focuses on the setup and configuration of the Media Manager add-on, empowering the client to better organize and manage their website's media files.

Revize Custom Design (4-6 months delivery)

Ex. <https://daltonmi.gov/> <https://www.hagartownship.gov/> <https://www.weesawtownship.net/>

Migration First 400 pages/docs are Free (\$3 per Webpage Page & PDF)	\$0	One-time fee
Custom Design with Included Standard Features and Apps	\$8,800*	One-time fee
Hosting/Security/Support Easy to use content management system	\$2,000	Annually

Custom Design Standard Payment Schedule

Year 1 = \$ (0 + 8,800 + 2,000) = **\$10,800**

Year 2 = \$2,000

Year 3 = \$2,000

Year 4 = \$2,000 (plus a Free Redesign after YR4)

Year 5 = \$2,000

-or-

Custom Design Five Year Payment Plan(*flexible payments, can be spread out over five years)(plus a Free Redesign after YR4)

Y1-Y5 = **\$3,760/yr**

Year 6 = \$2,000

2. Ready to Go Design Option (Choose from 5 website templates, we add your colors/logos & content)(5-8 weeks delivery)

Here are the 5 website templates you can choose from

<https://cms4.revize.com/revize/webgens/index.php>

Ex. <https://www.tyronetownship.org/>

<https://www.granttownship.org/>

<https://www.pmtwp.org/> <https://sheridanchartertownship.com/>

<https://www.watervliettownship.org/>

Migration (\$3 per Page) @150 pages	\$0	One-time fee
Ready to Go Design with Included Standard Features and Apps	\$3,800	One-time fee
Hosting/Security/Support Easy to use content management system	\$2,000	Annually

Template Design Standard Payment Schedule

Year 1 = \$ (0 + 3,800 + 2,000) = **\$ 5,800**

Year 2 = \$2,000

Year 3 = \$2,000

Year 4 = \$2,000

-or-

Template Design Four Year Payment Plan(*flexible payments, can be spread out over four years)

Y1-Y4 = **\$2,950/yr**

Year 5+ = \$2,000

Standard Features & Apps Included with Custom Design

Online Payment: <https://www.orienttownship.org/> shortcut button in middle of homepage

Home Page Alert/Announcement: <https://www.co.cottonwood.mn.us/> - black pop up box in lower right corner, you can edit to say anything you'd like.

Webpage Fillable Forms: https://www.grossepointecity.org/departments/public_safety/vacation_home_check.php

Public Document Center: https://www.pershingcountynv.gov/document_center/index.php

Agenda/Minutes Center: https://northogdencity.gov/government/city_council/agendas_minutes.php

FAQ: [https://troy.mi.gov/how_do_i_\(faqs\)/index.php](https://troy.mi.gov/how_do_i_(faqs)/index.php)

Revize Interactive

Calendar: <https://www.cityofsancarlos.org/calendar.php?view=month&month=02&day=01&year=2025&calendar>

Contact Us/Citizens Request Center: https://www.cityofmarysville.mi.com/citizen_request_center/index.php

Staff Directory: https://www.scottsbuff.org/government/staff_directory.php

Homepage News Center: <https://www.co.cottonwood.mn.us/> - recent news section in middle of homepage

Job Posting

App: [https://www.co.wabasha.mn.us/how_do_i/apply_for_obtain/employment_with_the_county/current_listings_\(emp\).php](https://www.co.wabasha.mn.us/how_do_i/apply_for_obtain/employment_with_the_county/current_listings_(emp).php)

RFP,RFQ & Bids Template: https://www.muskogeeonline.org/departments/purchasing/rfp_rfq_and_bids.php

Translates 95 Language & Shareable internal pages: https://www.largo.com/connect/living_in_largo/index.php

Optional Add-Ons

E-Notify App: <https://www.penfield.org/enotify/index.php> Email/Text Alerts (+\$950 onetime, +\$990 additional annually)

Revize Interactive Fillable Forms App: <https://southogden.rja.revize.com/forms> - click any form link to view the full page digital form (+\$1,950 onetime, +\$900 annually)

Revize Reservation System: <https://revize.rja.revize.com/app/bookable-groups/conference> (+\$900 onetime, +600 annually)



CONFIDENTIAL PROPOSAL — CITY OF HART, MICHIGAN

One Platform. Four Sites. Zero Data Sold. Full Compliance.

An independent audit of the City of Hart's digital infrastructure — covering compliance gaps, data exposure, fragmented tools, and a clear path to a unified, ADA-compliant platform that puts Hart's data back in Hart's hands.

PREPARED FOR

City of Hart, Michigan

PREPARED BY

Permission Base — getpermissionbase.com

DATE

June 2026

Michigan-Owned · American-Built · No Data Sold. Ever.

A LETTER TO THE CITY OF HART

Dear City of Hart Leadership,

Thank you for allowing us the opportunity to present this proposal. We have spent considerable time studying the City of Hart's digital presence — all four of your sites — and what we found is both urgent and fixable.

Hart is doing something remarkable. You are investing in your community, your history, your parks, your entrepreneurs, and your future. The effort that has gone into *johngurneypark.com*, *harthistoricdistrict.com*, *takemetohart.org*, and *cityofhart.org* is visible and real. **The problem is not effort. The problem is the infrastructure underneath it.**

Every one of your six sites is currently built on platforms — Wix, Squarespace, a legacy CMS — that are actively harvesting your visitors' data and feeding it to Facebook, Google, and their own advertising networks. And every one of your four sites is missing the three legal documents that government entities and organizations of your size are required to publish: a Privacy Policy, Terms of Service, and an ADA-accessible experience meeting WCAG 2.1 Level AA.

This is not a technology problem. This is a sovereignty problem. Hart is fighting to keep residents shopping locally, visiting the park, booking the historic hall, eating at local restaurants. Meanwhile, every visit to your own city websites is feeding the exact data that Amazon, DoorDash, and big-box advertisers use to pull those same residents away from Hart's economy.

Permission Base was built to solve exactly this. We are a Michigan LLC. We do not sell data. We do not share data. We never have and we never will. Our platform replaces every vendor you are currently paying — Wix, Squarespace, FareHarbor, CampLife, and Mailchimp — with one unified system that gives Hart complete ownership of its digital infrastructure, its customer data, and its community.

This proposal walks you through exactly what we found, exactly what is at risk, and exactly how we fix it — site by site, problem by problem.

We are honored to be here.

Respectfully,

The Permission Base Team

getpermissionbase.com · support@getpermissionbase.com

Michigan LLC — Founded in Hart's backyard

Hart's Own Digital Presence Is Being Used Against It

Every Hart business and city entity is active on Facebook and social media — which is exactly right. But there is a hidden mechanism underneath that social media activity that is systematically redirecting Hart's customers to Amazon and online competitors. It is happening right now, invisibly, and every day it continues it costs the local economy real dollars.

A resident visits takemetohart.org to find a local event or restaurant. Facebook collects that visit. Now they know that person is interested in Hart businesses and dining. Within hours, that resident sees DoorDash ads, Amazon promotions, and chain restaurant advertising — all targeted using data collected from a site whose entire stated purpose is to keep spending local.

The same trap is set every time a Hart business posts on Facebook. Here is exactly how it works:

- 1 A Hart business posts on Facebook**

The shoe store, the restaurant, the boutique — they post new products, events, specials. They are doing everything right. Building an audience. Staying visible. Doing the work.
- 2 Facebook's algorithm builds a profile**

Facebook records every like, follow, and engagement — building a precise profile of exactly who in Hart is interested in buying shoes, eating out, or visiting the park. The business owner has no idea this is happening.
- 3 Amazon and online competitors buy that audience**

Any advertiser — including Amazon, DoorDash, and national chains — can legally purchase ads targeting the followers of any local business's Facebook page. The Hart business's own audience becomes the competitor's ad audience.
- 4 Amazon closes the sale inside Facebook**

Since 2023, Amazon and Meta are official partners. Hart residents now see Amazon product listings with Prime pricing directly in their Facebook and Instagram feeds — and can purchase without ever leaving the app. Hart did the marketing. Amazon got the sale.

The local business did all the marketing. Amazon got the sale. The business owner never sees the Amazon ad. They never know why foot traffic is down or why sales are soft. They blame the economy. They blame the weather. They do not blame the platform that set the trap using their own social media content — because no one has told them.

78%

of Americans discover retail products via Facebook

90%

of independent retailers say Amazon hurts their revenue

4x

more local economic activity from a local purchase vs. Amazon

365

days Facebook retargets anyone who engaged with a local business post

OFFICIAL AMAZON + META PARTNERSHIP — 2023

Facebook and Instagram users can now shop Amazon products directly in their social feeds — seeing real-time Prime pricing and completing purchases without leaving the app. One digital marketing expert called it a **“true closed loop performance engine.”** For Hart’s businesses, it is the mechanism quietly draining their customer base.

What We Found Across All Four Hart Sites

Every site was reviewed for platform, active third-party data trackers, legal compliance documents, ADA accessibility, booking and scheduling tools, and email infrastructure. The findings are consistent and serious across all four properties.

City of Hart cityofhart.org

LEGACY CMS

- ✗ No Privacy Policy
- ✗ No Terms of Service
- ✗ No Cookie Consent Banner
- ✗ ADA Non-Compliant
- ✗ Facebook tracker active
- ✗ No online payments or forms
- ⚠ Aging CMS with no update path

John Gurney Park johngurneypark.com

WIX

- ✗ No Privacy Policy
- ✗ No Terms of Service
- ✗ No Cookie Consent Banner
- ✗ ADA Non-Compliant
- ✗ Wix shares visitor data (Israeli servers)
- ✗ CampLife collects reservation data off-site
- ✗ Facebook & Google trackers active
- ✗ No integrated payments

Hart Historic District harthistoricdistrict.com

WIX

- ✗ No Privacy Policy
- ✗ No Terms of Service
- ✗ No Cookie Consent Banner
- ✗ ADA Non-Compliant
- ✗ Wix shares visitor data (Israeli servers)
- ✗ FareHarbor collects all booking data off-site
- ✗ Facebook & Google trackers active
- ✗ No integrated payments on-site

Take Me To Hart takemetohart.org

WIX

- ✗ No Privacy Policy
- ✗ No Terms of Service
- ✗ No Cookie Consent Banner
- ✗ ADA Non-Compliant
- ✗ Wix shares visitor data (Israeli servers)
- ✗ Facebook & Google trackers active
- ✗ Mailchimp newsletter sign-up (off-platform)
- ✗ No integrated event ticketing

THE SOLUTION

One Platform. Every Site. Every Problem Solved.

Rather than four separate proposals for four separate sites, the answer is one unified Permission Base implementation serving the entire City of Hart digital ecosystem — with shared infrastructure, shared data ownership, and a single ADA-compliant framework applied across everything. One login. One price. One platform that works for Hart.

This also means Hart eliminates its dependency on every third-party vendor currently fragmenting its digital operations:

<p>Gone</p> <p>Wix — 4 sites on Israeli-owned servers sharing your data</p>	<p>Gone</p> <p>Squarespace — data-sharing + revenue percentage on every sale</p>	<p>Gone</p> <p>FareHarbor — all booking & reservation data leaving the site</p>	<p>Gone</p> <p>CampLife + Mailchimp — off-platform data you no longer own</p>
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Transform the county business directory from a static Wix listing page into an active commerce hub where local businesses can list, post events, and connect directly with customers — with zero data sent to Facebook, Google, or Wix. The “Keep it local” mission finally has infrastructure that actually backs it up.

- REPLACES WIX
- COMMUNITY EVENTS
- EMAIL MARKETING
- ADA COMPLIANT
- BUSINESS DIRECTORY
- ZERO FB/GOOGLE TRACKERS
- REPLACES MAILCHIMP



Every Problem. Solved. Across Every Site.

ISSUE / FEATURE	BEFORE (CURRENT)	AFTER (PERMISSION BASE)
LEGAL COMPLIANCE		
ADA / WCAG 2.1 Level AA	X None — all 6 sites	✓ Built in — all sites
Privacy Policy published	X None — all 6 sites	✓ Included — all sites
Terms of Service published	X None — all 6 sites	✓ Included — all sites
Cookie Consent / Opt-Out	X None — all 6 sites	✓ Built in — all sites
CCPA Compliance	X Exposed	✓ Compliant
GDPR Readiness	X Exposed	✓ Ready
DATA & PRIVACY		
Facebook tracker sending visitor data	X Active — all 6 sites	✓ Zero trackers
Google tracker sending visitor data	X Active — 5 of 6 sites	✓ Zero trackers
Platform data sharing with 3rd parties	X Wix + Squarespace share	✓ Never — guaranteed
Visitor data owned by Hart	X Owned by Wix / SS / vendors	✓ 100% owned by Hart
Booking data stays on-site	X FareHarbor + CampLife	✓ Fully on-platform
Email list owned by Hart	X Mailchimp owns it	✓ Hart owns it
Platform owned in USA	X Israel (Wix) / mixed	✓ Michigan, USA
BOOKINGS, COMMERCE & TOOLS		
Native campsite reservations	X CampLife (off-site)	✓ On-platform, Hart owned
Hall & venue bookings	X FareHarbor (off-site)	✓ On-platform, Hart owned
Integrated payments	X None / fragmented	✓ Stripe, PayPal, Apple Pay, Venmo
Event ticketing (on-site)	X None	✓ All sites

ISSUE / FEATURE	BEFORE (CURRENT)	AFTER (PERMISSION BASE)
Platform commission on sales	X Squarespace takes %	✓ Zero commission
COMMUNITY & ENGAGEMENT		
Email marketing (on-platform)	X Mailchimp (off-platform)	✓ Full suite — all sites
Polls & resident surveys	X None	✓ Hart.org + TMTM
Community forums	X None	✓ TMTM
Loyalty & rewards program	X None	✓ Park, Museum
Membership / subscription tiers	X None	✓ Historic District +
Social media sync	X Manual only	✓ All sites — FB, IG, X, YouTube
QuickBooks integration	X None	✓ Native, all sites

WHY PERMISSION BASE

Michigan-Owned. American-Built. Built for Exactly This.

Permission Base is a Michigan LLC. Our platform was built specifically for communities and businesses that want to own their digital presence, own their customer data, and stop paying foreign-owned corporations to host their community's identity online.

Michigan Owned & Operated

We are a Michigan LLC. Your data stays in the United States, on infrastructure that is accountable to Michigan law and to your community — not to corporate entities in Israel or California.

Independent & Self-Funded

No investors pulling strings. No VC board pushing growth-at-any-cost. No pressure to monetize your customers' data to hit a quarterly number. We answer to you and only to you.

One Platform, Not Four Vendors

The City of Hart doesn't need Wix, Squarespace, FareHarbor, CampLife, and Mailchimp — four separate vendors, four contracts, four data exposures. One Permission Base implementation handles all of it.

Compliance Built In

ADA, Privacy Policy, Terms of Service, Cookie Consent, CCPA, GDPR — all of it is built into the platform and maintained as standards evolve. Not an add-on. Not a separate cost. Built in.

Hart's data. Hart's community. Hart's economy. All on a platform that works for Hart — not against it. Every booking, every reservation, every email sign-up, every resident survey — owned by Hart, staying in Hart, building Hart's future.

NEXT STEPS

Ready When You Are

We are ready to begin the moment Hart is. Here is how the process works:

1

Review & Approve This Proposal

Share this proposal with your team and stakeholders. We are happy to present it in person or via call to answer any questions.

2

Kickoff Call & Discovery

We schedule a kickoff session to review all four sites in detail — content, branding, existing data migration, and any specific requirements for each entity.

3

Platform Build & Migration

We build, migrate, and configure all four sites on the Permission Base platform. ADA compliance, Privacy Policy, Terms of Service, and Cookie Consent are deployed across all sites on day one.

4

Review, Approve & Launch

Hart reviews and approves every site before anything goes live. We migrate all domains and launch. Wix, Squarespace, FareHarbor, CampLife, and Mailchimp are decommissioned.

5

Ongoing Support & Maintenance

Permission Base provides ongoing platform support, compliance updates as ADA and privacy standards evolve, and a support team that actually responds — no ticket queue, no chatbot.

To move forward or to ask any questions, contact us:

Email: support@getpermissionbase.com

Phone: (231) 843-0622

Website: getpermissionbase.com

COMMUNITY FEATURES

The HART of Community

Right now, Hart's community lives on Facebook. That means every conversation, every event announcement, every local connection is happening on a platform that owns the relationship, controls the algorithm, and sells the data. Permission Base gives Hart something no other platform in this space offers — a full social community platform, owned by Hart, living on Hart's own domain, feeding Hart's own economy.

When you build your community on Facebook, the platform owns the relationship. They can limit your reach, change the algorithm, suspend your account, and sell your audience's data to your competitors. Permission Base gives Hart every social tool Facebook has — but Hart owns all of it. The data, the connections, the conversations. Forever.

Imagine a single destination — **takemetohart.org** — where Hart residents, visitors, and business owners don't just browse a static webpage, but belong to a living, breathing community hub. Here is what that looks like on Permission Base:

Profiles & Friending

Residents, visitors, and business owners build real profiles and connect with each other — a genuine social graph on Hart's own platform, not Facebook's.

Forums & Discussions

Threaded community discussions about Hart events, local news, business recommendations, and neighborhood topics — all on a platform Hart controls.

Groups

Sub-communities for Hart neighborhoods, interest clusters, business owners, park regulars, local entrepreneurs — the community self-organizes around what matters.

Polls & Surveys

The City of Hart can poll residents directly — on streetscape designs, park improvements, event preferences — without routing that civic data through a foreign-owned platform.

Photos, Video & Albums

Community members share photos from Hart events, park visits, and local businesses — user-generated content that makes Hart feel alive, hosted on Hart's platform.

Location Check-In & Rewards

Residents and visitors earn Reward points by checking in at John Gurney Park, the Historic District, local businesses — bridging digital community with Hart's physical presence.

And because Permission Base integrates everything under one roof, the community hub connects directly to every other part of Hart's digital ecosystem:

A resident joins the Hart community platform → They see an upcoming ArtWalk event → They buy a ticket without leaving the site → They check in at the event and earn Rewards points → They get an email from the city about the next event → They post photos in the community forum → Their friends join. The entire loop happens on Hart's platform. Not Facebook's. Not Amazon's. Hart's.

No Algorithm. No Suppression.

Facebook decides who sees your posts. On Permission Base, every community member sees what Hart publishes — no paid boosting required, no reach throttled to sell ads.

No Suspension Risk

Facebook can suspend a page without warning or explanation. Hart's community platform is on Hart's domain. It cannot be taken away, throttled, or shut down by a third party.

Every Interaction Builds Hart's Data

Every post, comment, poll response, and check-in builds a first-party data profile that belongs to Hart — not to Facebook's advertising machine. Hart learns what its community cares about.

No Other Platform Does This

Shopify, Squarespace, and Wix offer zero community features. Permission Base is the only all-in-one platform that gives Hart a living, breathing community hub — fully integrated with commerce, events, and email.

Our Commitment to Hart — In Writing

Permission Base backs its platform with a formal, published Service Level Agreement. This is not a handshake promise. It is a documented, legally binding commitment that covers uptime, response times, data security, and your rights as a client. Here is what Hart is guaranteed from day one.



99.9% Uptime Guarantee

- ✓ 99.9% monthly uptime committed in writing
- ✓ Service credits issued automatically if SLA is missed
- ✓ 10% credit at 99.0-99.89% uptime
- ✓ 25% credit at 95.0-98.99% uptime
- ✓ 50% credit below 95.0% uptime
- ✓ Status page with real-time incident reporting

1-Hour Response. Every Time.

- ✓ 1-hour maximum response — 24 hours a day
- ✓ 7 days a week, 365 days a year
- ✓ Not limited to business hours — ever
- ✓ Applies to every client on every plan
- ✓ SEV-1 critical issues resolved within 4 hours
- ✓ Status updates every 2 hours on active incidents

The one-hour response commitment is a maximum, not a target average. We aim to respond far faster — but we will never let an hour pass without acknowledging your issue and assigning it to a team member. No ticket queue. No chatbot. A real person from the Permission Base team.

Our SLA also defines four severity levels with clear resolution commitments:

SEVERITY	DEFINITION	RESPONSE	RESOLUTION TARGET
SEV-1 Critical	Complete platform outage affecting all users	≤ 1 hour	≤ 4 hours
SEV-2 High	Critical function degraded (payments, bookings) with no workaround	≤ 1 hour	≤ 8 hours
SEV-3 Medium	Feature impairment with partial workaround available	≤ 1 hour	≤ 48 hours
SEV-4 Low	Minor issues, documentation, general how-to questions	≤ 1 hour	≤ 24 hours

The SLA also includes formal data and security commitments:

Data Ownership

All client data — customer records, transaction history, email lists, media files — is owned exclusively by Hart. Permission Base holds no ownership interest and will never monetize, license, or share it.

No Data Selling — Unconditional

Permission Base does not sell client or customer data to any third party, advertising network, data broker, or affiliate. Under any circumstances. This is an unconditional, written commitment in the SLA.

Daily Backups & 30-Day Retention

Client data is backed up automatically every day. Full backups are retained for a minimum of 30 days. Data lost due to a Permission Base infrastructure failure is restored at no charge.

Data Portability & Export

Hart may request a full export of all data at any time, delivered in standard formats (CSV, JSON) within 5 business days. You are never locked in. Your data leaves with you.

The full Permission Base Service Level Agreement is available upon request. The SLA is governed by the laws of the State of Michigan, with disputes resolved in the courts of Oceana County. For government entities requiring a separately executed agreement, contact us at support@getpermissionbase.com.

INVESTMENT & TIMELINE

Investment & Timeline

Project Scope	Complete website rebuild on Permission Base platform — all pages, all features, ADA compliance, legal documents, migration from all existing platforms
<hr/>	
Project Investment	
<hr/>	
johngurneypark.com	\$2,500
<hr/>	
harthistoricdistrict.com	\$2,500
<hr/>	
takemetohart.org	\$5,000
<hr/>	
cityofhart.org	\$10,000
<hr/>	
Monthly Platform Fee	\$425.00
<hr/>	
Payment Terms	50% deposit (\$10,000) to begin. Balance of \$10,000 due upon completion.
<hr/>	
Timeline	Completed within 120 days of receipt of 50% deposit
<hr/>	
Includes	Full content migration, ADA compliance, Terms of Use, Privacy Policy, CCPA/GDPR/CAN-SPAM compliance, staff training, and 30-day post-launch support



AGREEMENT & AUTHORIZATION

Signatures

By signing below, both parties agree to the terms outlined in this proposal and authorize Permission Base to begin the project upon receipt of the deposit.

CITY OF HART, MICHIGAN

PERMISSION BASE

Authorized Signature

Authorized Signature

Printed Name & Title

Printed Name & Title

Date

Date

Permission Base Confidential — Prepared for the City of Hart, Michigan
getpermissionbase.com

MEMORANDUM

To: Hart City Council

From: Nichole Kleiner, City Manager

Date: June 9, 2026

Re: Telecommunications Easement Purchase Proposals – Water Tower

The City has received two unsolicited offers to purchase a telecommunications easement and acquire the City's interest in the existing AT&T lease located on the water tower.

Offer Summary

Everest Infrastructure Partners

- Lump sum payment: **\$700,000**.
- 55-year easement.
- Everest receives AT&T lease revenue.
- City receives **60% of rents from future wireless tenants** added to the tower.

WC1

- Lump sum payment: **\$585,000**.
- Perpetual easement (or terminates five years after the site becomes vacant).
- WC1 receives AT&T lease revenue.
- City receives **50% of rents from future collocation tenants**.
- Seller is responsible for applicable transfer taxes, while WC1's proposal requires substantial due diligence before closing.

Staff Recommendation

The current AT&T lease at \$3500/mo with a 3% increase per year is projected to generate approximately \$625,000 through its expiration in 2038. However, the City is currently facing significant General Fund budget pressures and has limited opportunities to generate new revenue.

Of the proposals received, Everest provides the highest upfront value, exceeds the projected remaining lease revenue, offers a higher future revenue-sharing percentage, and avoids the perpetual easement structure proposed by WC1.

Accordingly, staff recommends Council authorize further negotiations with **Everest Infrastructure Partners**, subject to legal review, satisfactory easement terms, and preservation of the City's operational control of the water tower and public utility functions.



Letter of Intent

Date: June 1, 2026

City of Hart
Attention: Nichole Kleiner

Dear Nichole,

WC1 (including its affiliates and assigns, the “Buyer”) offers to acquire a telecommunications easement including the communication site located at 3701 Spencer Farm Drive Hart MI 49420, together with all related access and utility routes, improvements, and associated rights. This acquisition includes the assignment of all interests in the **AT&T** wireless lease, together with any associated access, easement, or lease rights currently held by **City of Hart** (the “Seller”). The Buyer intends to complete the transaction pursuant to the terms outlined in this Letter of Intent. The basic terms of the transaction are as follows:

Summary of Terms:

Purchase Price: \$585,000

Term Length: Perpetual (or surrendered 5 years after cell site becomes vacant)

Easement Area: The easement area is the leased premises as defined by the water tower. Seller will receive 50% of any rent generated from tenants collocating on available space across the rooftop outside of the existing leased area.

Transaction Conditions and Legal Disclaimers: Buyer will be responsible for all due diligence expenses, title insurance premiums, and standard closing costs. Seller will be responsible for any applicable transfer taxes. The purchase price shall be the gross purchase price from which the prorated rent for the remainder of the month of closing plus the next 2 months to account for the time it takes to recognize new payee.

The transaction is further conditioned upon the mortgage lender’s approval of a Subordination, Non-Disturbance, and Attornment (SNDA) agreement, if required. This LOI is non-binding and contingent upon the parties entering into a mutually acceptable closing agreement.

Exclusivity and Confidentiality: Upon execution of this LOI, and for a period of 45 days following (i) confirmation of clear title, (ii) receipt of all required due diligence items, and (iii) satisfaction of all applicable contingencies, you agree not to solicit or entertain any other offers related to your Lease. You further agree to promptly notify us if any third-party initiates discussions concerning the Lease and to work in good faith with us to complete the Transaction. The terms of this LOI are confidential and may not be disclosed except to representatives directly involved in evaluating the Transaction on your behalf.

Expiration of Offer: 6/15/2026

WC1

(Landlord Name)

Ryan Renfro

By: Ryan Renfro

Title: Director of Acquisitions

Site ID: [Site ID]

By:

Title:

Date:



Everest Infrastructure Partners
Two Allegheny Center
Nova Tower 2 | Suite 1002
Pittsburgh, PA 15212
(412) 482-3420

June 4, 2026

Dear City of Hart:

Everest Infrastructure Partners, Inc. (“Everest”) is pleased to present to you (“Owner”) this offer letter (“Offer”) for Everest to acquire an easement to the water tank space you own and lease for wireless communications (“Property”) in Hart, Michigan.

1. **Current Lease.** The Offer is based on the following terms of the current lease for the cell site operated on the Property:

Current Tenants:	<u>AT&T</u>
Current Rent:	<u>\$3,500.05 / month</u>
Rent Escalator:	<u>3% / year</u>
Next Escalation:	<u>November 1, 2026</u>
Final Lease Expiration:	<u>October 31, 2038</u>

2. **Payment to Owner.** Everest will pay to Owner the sum of Seven Hundred Thousand and No/100 Dollars (**\$700,000.00**) at closing. Everest shall be entitled to all rents generated by the Property.

Additionally, Everest shall have the exclusive rights to market the Property for additional wireless communications tenants. Owner shall receive Sixty Percent (**60%**) of all rents generated from any new wireless tenants added to the Property.

3. **Easement.** In exchange for the consideration above, Everest will be granted a Fifty-Five (**55**) year general easement to the Property currently leased for wireless telecom use, and shall include access and utility easements thereto.
4. **Transaction Documents.** The parties will enter into mutually agreeable documents customary for the granting of an easement.
5. **Due Diligence.** Everest shall have the right to perform any due diligence investigations Everest deems prudent, including due diligence investigations of the Property, agreements affecting the Property and payments related to the Current Lease.
6. **Closing.** The transaction will close promptly upon Everest’s satisfaction with the due diligence investigations. Provided the due diligence investigations proceed smoothly and do not reveal any unsatisfactory issues, Everest anticipates closing the transaction within sixty (60) days of agreement on the transaction documents.
7. **Confidentiality.** This Offer is made on a strictly private and confidential basis. Neither the existence of this Offer or any of its terms may be disclosed without the prior written consent of Everest, except that disclosure may be made to Owner’s employees, advisors, attorneys and other representatives as appropriate to evaluate and pursue the transaction contemplated in this Offer.

8. **Contact Information.** All communications in regards to this offer should be directed to:

Mark Cogley
Everest Infrastructure Partners, Inc.
Phone: (412) 758-6894
Email: mark.cogley@everestinfrastructure.com

Except for the confidentiality obligations set forth above and Exclusivity Period as set forth below, this Offer and the terms set forth herein are not legally binding and do not constitute an obligation on the part of any party. The terms of our agreement shall only be binding upon signature of the transaction documents.

Everest appreciates this opportunity and is prepared to devote all available resources toward completing the transaction quickly and efficiently.

Very truly yours,



Dominic Nardone
Vice President of Acquisitions
Everest Infrastructure Partners, Inc.

Owner recognizes that Everest will incur costs and expenses in performing the due diligence activities set forth above, and as such, Owner hereby provides Everest Infrastructure Partners, Inc. with a 90-day period of exclusivity (“Exclusivity Period”) from the dates of the Owner’s execution below to evaluate and close on the transaction contemplated herein. During the Exclusivity Period, neither Owner nor their representatives will, directly or indirectly, solicit any offers to acquire an interest in the Property.

By: _____

Name: _____

Title: _____

Date: _____

RESOLUTION 2026-32
City Council
City of Hart, Michigan
Oceana County

**AUTHORIZE NEGOTIATIONS WITH EVEREST INFRASTRUCTURE PARTNERS
FOR A TELECOMMUNICATIONS EASEMENT**

WHEREAS, the City of Hart has received proposals to acquire a telecommunications easement associated with the City's water tower wireless communications site; and

WHEREAS, City Council has reviewed the proposals and finds that the Everest Infrastructure Partners proposal offers the greatest immediate financial benefit to the City while providing an opportunity for future revenue sharing; and

WHEREAS, City Council desires to further evaluate the proposal through negotiations and legal review.

NOW, THEREFORE, BE IT RESOLVED that the Hart City Council authorizes the City Manager to negotiate terms with Everest Infrastructure Partners regarding a telecommunications easement and related lease assignment for the water tower site.

BE IT FURTHER RESOLVED that any proposed agreement shall be subject to legal review and returned to the City Council for final approval prior to execution.

Moved by _____, supported by _____, and thereafter adopted by the Hart City Council at a regular meeting held on _____, 2026

Ayes: _____ Nays: _____ Absent: _____

Karla Swihart, City Clerk

RESOLUTION 2026-31

City Council

City of Hart, Michigan

Oceana County

AUTHORIZE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH PERMISSION BASE FOR WEBSITE REDESIGN, HOSTING, AND SUPPORT SERVICES

WHEREAS, the City's current website provider, City Web Central, is retiring and will no longer provide hosting and support services; and

WHEREAS, the City must comply with ADA Title II website accessibility requirements by 2027; and

WHEREAS, the City reviewed proposals from Govstack, Revize, and Permission Base for website redesign and hosting services; and

WHEREAS, the Permission Base proposal includes website redesign, content migration, ADA compliance, staff training, legal compliance documents, and ongoing platform support; and

WHEREAS, the proposal also includes JohnGurneyPark.com, HartHistoricDistrict.com, and TakeMeToHart.org, creating a unified platform for website management, reservations, communications, and related digital services; and

WHEREAS, the City Council finds the Permission Base proposal to be in the best interest of the City due to its functionality, compliance features, consolidation opportunities, and overall value.

NOW, THEREFORE, BE IT RESOLVED that the Hart City Council hereby authorizes the City Manager to enter into an agreement with Permission Base for the redesign, migration, hosting, and support of CityofHart.org, JohnGurneyPark.com, HartHistoricDistrict.com, and TakeMeToHart.org in an amount not to exceed \$20,000 for implementation and \$5,100 annually for ongoing platform and reservation system services.

Moved by _____, supported by _____, and thereafter adopted by the Hart City Council at a regular meeting held on _____, 2026

Ayes: _____ Nays: _____ Absent: _____

Karla Swihart, City Clerk



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: 6-1-26

NAME OF EVENT: Hart First Baptist Church Service & Baptism

DATE OF EVENT: 7-19-26 TIME: 8:30 am TO 12:30 pm

RAIN DATE OF EVENT: **MUST PROVIDE** None - would move event to Hart FBC

LOCATION AND/OR ROUTE OF EVENT:
Walter front & Pavilion at John Gurney Park

DESCRIPTION OF EVENT: Hart First Baptist Church morning outdoor service and baptism

SPECIAL NEEDS: chair unlocked by boy scout cabin - Chris Terhoun did this last yr for us.

NAME OF ORGANIZATION OR SPONSOR: Hart First Baptist Church

ADDRESS: 3258 N. 72nd Ave
Hart, MI 49420

CONTACT PERSON: Ryan Vander Zwaag

PHONE: 231-923-9531 FAX:

EMAIL: ryanz@gofbchart.org

X Ryan Vander Zwaag

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
 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: 6/3/26

NAME OF EVENT: music on the commons

DATE OF EVENT: Thursdays 6/25 - 8/27 TIME: 6:30 TO 8:30 pm

RAIN DATE OF EVENT: MUST PROVIDE N/A

LOCATION AND/OR ROUTE OF EVENT:

Hart Commons

DESCRIPTION OF EVENT:

Summer concert series and one featured food truck

SPECIAL NEEDS:

Parking spot for food truck

NAME OF ORGANIZATION OR SPONSOR: City of Hart

ADDRESS: 407 S State St

CONTACT PERSON: Lindsay Brown

PHONE: 231-290-1196

FAX:

EMAIL: lbrown@cityofhart.org

X

SIGNATURE OF EVENT COORDINATOR/SPONSOR [Signature]

DATE 6/3/26

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
 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: 6/3/26

NAME OF EVENT: Hart Sparks

DATE OF EVENT: 7/2/26 TIME: 6:00 TO 10:45 pm

RAIN DATE OF EVENT: MUST PROVIDE

LOCATION AND/OR ROUTE OF EVENT:
Downtown Hart surrounding Hart Commons

DESCRIPTION OF EVENT: Annual 4th of July celebration for city of Hart

SPECIAL NEEDS: Road closures & parking lot closures @ 5:00 pm day of event. (will coordinate w/DPW)

NAME OF ORGANIZATION OR SPONSOR: City of Hart

ADDRESS: 407 S State St

CONTACT PERSON: Lindsay Brown

PHONE: 231-290-1696 FAX:

EMAIL: lbrown@cityofhart.org

X [Signature] 6/3/26

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:

RESOLUTION 2026-30

*City Council
City of Hart, Michigan
Oceana County*

RESOLUTION RATIFYING COLLECTIVE BARGAINING AGREEMENTS WITH THE POLICE OFFICERS LABOR COUNCIL (POLC) AND THE UTILITY WORKERS UNION OF AMERICA (UWUA)

At a regular meeting of the Hart City Council held on June 9, 2026, the following resolution was offered:

WHEREAS, the City of Hart has engaged in good-faith collective bargaining with the Police Officers Labor Council (POLC) and the Utility Workers Union of America (UWUA); and

WHEREAS, the parties have reached successor collective bargaining agreements covering the period of **July 1, 2026 through June 30, 2030**; and

WHEREAS, the memberships of the POLC and UWUA have ratified their respective agreements; and

WHEREAS, the negotiated agreements include wage adjustments, benefit modifications, operational and scheduling provisions, and other mutually agreed-upon contract language updates intended to support the continued delivery of quality municipal services; and

WHEREAS, the personnel and finance committee has reviewed the terms of the negotiated agreements and finds them to be in the best interest of the City and its employees.

NOW, THEREFORE, BE IT RESOLVED that the Hart City Council hereby ratifies the Collective Bargaining Agreement between the City of Hart and the Police Officers Labor Council (POLC) for the period of July 1, 2026 through June 30, 2030.

BE IT FURTHER RESOLVED that the Hart City Council hereby ratifies the Collective Bargaining Agreement between the City of Hart and the Utility Workers Union of America (UWUA) for the period of July 1, 2026 through June 30, 2030.

BE IT FURTHER RESOLVED that the Mayor, City Manager, and the members of the Personnel Committee are authorized to execute the agreements on behalf of the City, together with the authorized representatives of the respective labor organizations.

Moved by _____, supported by _____, and thereafter adopted by the Hart City Council at a regular meeting held on _____, 2026

Ayes: _____ Nays: _____ Absent: _____

Karla Swihart, City Clerk