



**CITY OF HART**  
**407 S. STATE ST.**  
**HART, MI 49420**  
**SPECIAL MEETING OF CITY COUNCIL - COUNCIL PROCEEDINGS**  
**June 27<sup>th</sup>, 2023**  
**MINUTES – Approved**

**PRESENT:** Councilors: Mayor Vicki Platt, Justin Adams, Jim Evans, Dean Hodges, Amanda Klotz, and Kris Trygstad

**ABSENT:** Catalina Burillo

**OTHERS PRESENT:** City Manager – Rob Splane, City Clerk – Karla Swihart, and BioPure Superintendent – Paul Cutter, DPW Superintendent – Brad Whitney, Police Chief – Juan Salazar, Cindy Fout, Sharon Hallack, Dick Huntington, and Ray Ryder

Mayor Platt called the meeting to order; following the roll call, then led the Council in the pledge of allegiance.

**APPROVAL OF AGENDA:**

- A. Klotz motioned to approve the agenda and was supported by J. Evans
  - Ayes: 6 Nays: 0 Absent: 1

**PUBLIC COMMENTS:**

- Dick Huntington, the builder of the condos in the Creeks left lots on the east side all rutted up it would be nice for them to level that out. Also, there is possible talk of a land swap for a bike campground. The HOA is not in favor of that. Last there is talk also regarding the fair ground entrance being moved to Polk Road. That is not a good idea due to the amount of traffic that is on that road just don't feel that is a safe idea.

**CORRESPONDENCE, EVENTS, PRESENTATIONS:**

- Presentation – Andy Campbell and Barbara Marczak to present financial data and recommendations on infrastructure projects.

City of Hart

Estimated Sewer Project Scenarios – 2023 CWSRF Bonds, Series A & B

Assumptions for 2023/24 Fiscal Year

Typical Homeowner’s Bill (assumes 4,500 gallons/month)	\$	37.58
Rate Revenues	\$	1,325,684.00
Surcharges (BOD and TSS)	\$	962,194.00
Other Revenues	\$	64,170.00
Estimated Operations & Maintenance Expenditures	\$	(2,048,551.00)
Estimated Current Debt Service Payments	\$	(193,000.00)
Additional Capital Improvements	\$	( 50,000.00)
Net Cash Flow	\$	60,497.00

**BioPure:**

Base	Base + Headworks	Base + Headworks + Polishing Station
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**Dryden:**

Combined:	Alternate # 1	Alternate # 2	Alternate #1	Alternate #2	Alternate # 1	Alternate # 2
Project Cost:	\$13,131,455.97	\$13,845,644.80	\$16,105,055.97	\$16,819,244.80	\$17,193,655.97	\$17,907,844.80
EDA Grant:	(2,887,000.00)	(2,887,000.00)	(2,887,000.00)	(2,887,000.00)	( 2,887,00.00)	( 2,887,000.00)
ARPA Grant:	(5,115,297.50)	(5,115,297.50)	(5,437,500.00)	(5,437,500.00)	(5,437,500.00)	(5,437,500.00)

Total Borrow Amount	\$5,129,158.47	\$5,843,347.30	\$7,780,555.97	\$8,494,744.80	\$8,869,155.97	\$9,583,344.80
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Annual Debt Service Payments	\$277,000.00	\$258,000.00	\$345,000.00	\$376,000.00	\$391,000.00	\$422,000.00
Two-year step rate increase required (24/25 & 25/26)						
Inflation Increase required for 26&27 and						
	8.00%	9.00%	11.00%	12.00%	13.00%	14.00%
	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
New Typical homeowner’s monthly bill 24/25	\$40.59	\$40.96	\$41.71	\$42.09	\$42.47	\$42.84
New Typical homeowner’s monthly bill 25/26	\$43.83	\$44.65	\$46.30	\$47.14	\$47.99	\$48.84
New Typical homeowner’s monthly bill 26/27	\$46.46	\$47.33	\$49.08	\$49.97	\$50.87	\$51.77

Estimated debt service payments assuming 30-year bond issues for each project with 1.875% interest rates.

**CONSENT AGENDA:**

- Approval of minutes from June 20<sup>th</sup>, 2023.
- Bills, Claims, Payroll
- Reports of Boards, Commissions, and Committees
- Department Reports – Police/BioPure/Public Works/Energy/C&E Dvlp
  - A. Klotz motioned to approve Consent Agenda and supported by J. Evans
    - Ayes: 6 Nays: 0 Absent: 1

**ACTION ITEMS:**

- Resolution 2023-28 Fiscal Year 2023 Final Budget Amendments  
 WHEREAS, the City Council may amend the annual budget to reflect changes in purchasing patterns or revised objectives; and  
 WHEREAS, the City Council desires to secure the benefits of efficient self-governance and to promote and protect our common interests and welfare; and  
 NOW THEREFORE BE IT RESOLVED THAT THE HART CITY COUNCIL:

*Amends the FY2023 Annual Budget as follows:*

Fund	GL Number	Description	Activity	Original Adopted Amount	Amended Budget
General	101.000.000.540.000	State Grant		\$300,000.00	\$0.00
General	101.301.000.702.900	Overtime	\$35,886.53	\$18,000	\$35,890.00
General	101.441.000.740.800	Repairs, Maintenance	\$0.00	\$35,000	\$0.00
General	101.441.000.970.000	Capital Outlay	\$132,321.51	\$86,000.00	\$132,322.00
General	101.775.000.818.000	Contractual Service	\$31,703.58	\$0.00	\$31,704.00
Local Streets	203.970.000.970.223	Lincoln St Imp	\$272,712.20		\$275,713.00
Streets	Fund 202 to fund 203	Trans \$892,000			
Local Streets	203.970.000.970.220		\$962,823.00	\$460,756.00	\$962,823.00
Park Fund	208.000.000.665.000	Interest on Investment	\$5,364.72	\$0.00	\$5,365.00
Park Fund	208.751.000.740.800	Repairs, Maintenance	\$681.75	\$5000,000.00	\$682.00
TIFA	215.000.000.818.000	Contractual Service	\$22,877.10	\$0.00	\$22,878.00
TIFA	215.000.000.880.000	Community Promotion	\$37,532.00	\$2500.00	\$37,532.00
TIFA	215.000.000.970.982	Downtown Renos	\$97,068.39	\$55,000.00	\$97,069.00
TIFA	215.000.000.999.800	Facility Rehabs	\$33,733.17	\$0.00	\$33,734.00

ARPA to Gen	Fund 285 to fund 101	Transfer \$217,323.47			
Sewer	590.527.100.801.000	Professional Service	\$566,680.18	\$80,000.00	\$566,681.00
Sewer	590.527.100.983.200	Sludge Removal	\$805,129.66	\$480,000.00	\$805,130.00
Sewer	590.527.400.801.001	Forcemain rep Griswold	\$35,000.00	\$917,769.77	\$35,000.00
Water	591.547.400.801.002	Drinking WA Asse Mng	\$18,000.00	\$35,063.25	\$18,000.00
Energy	580.537.200.740.800	Dam Repair	\$200,000.00	\$200,000.00	\$0.00

- J. Adams motioned to approve Resolution 2023-28 and supported by A. Klotz
  - Ayes: 6 Nays: 0 Absent: 1

- Resolution 2023-29 Tentative Award of Construction Contract for Wastewater System Improvements  
 WHEREAS, the City of Hart wishes to construct improvements to its existing wastewater treatment and collection system; and  
 WHEREAS, the wastewater system improvements project formally adopted on May 25, 2021, will be funded through Michigan’s Clean Water State Revolving Fund Program; and  
 WHEREAS, the City of Hart has sought and received construction bids for the proposed improvements and has received a low bid in the amount of \$11,304,455 for the Base bid and Alternate 1 from Wadel Stabilization; and  
 WHEREAS, the project engineer, Prein&Newhof has recommended awarding the contract to the low bidder.  
 WHEREAS, the City Council desires to secure the benefits of efficient self-governance and to promote and protect our common interests and welfare; and  
 NOW THEREFORE BE IT RESOLVED THAT THE HART CITY COUNCIL:

*The City of Hart tentatively awards the contract for construction of the proposed wastewater system improvements BioPure Treatment Facility project to Wadel Stabilization, Inc., contingent upon successful financial arrangements with the Clean Water State Revolving Fund (CWSRF) Program and United States Economic Development Administration (USDA).*

- J. Evans motioned to approve Resolution 2023-29 and supported by K. Trygstad
  - Ayes: 6 Nays: 0 Absent: 1

- Resolution 2023-30 Tentative Award of Construction Contract for Dryden Street Area Improvements  
 WHEREAS, the City of Hart wishes to construct improvements to its existing wastewater treatment and collection system; and  
 WHEREAS, the wastewater system improvements project formally adopted on May 25 2021, will be funded through Michigan’s Clean Water Revolving Fund Program; and  
 WHEREAS, the City of Hart has sought and received construction bids for the proposed improvements and has received a low bid in the amount of \$3,378,588.25 for the base bid and Alternate 1 from Hallack Construction; and  
 WHEREAS, the project engineer, Prein&Newhof, has recommended awarding the contract to the low bidder;  
 WHEREAS, the City Council desires to secure the benefits of efficient self-governance and to promote and protect our common interests and welfare; and  
 NOW THEREFORE BE IT RESOLVED THAT THE HART CITY COUNCIL:

*The City of Hart tentatively awards the contract for construction of the proposed wastewater system improvements Street and Utility Improvements – Church, Jefferson, Wood, Hart, and Dryden Street to Hallack Construction, Inc., contingent upon successful financial arrangements with the Clean Water State Revolving Fund (CWSRF) Program.*

- J. Evans motioned to approve Resolution 2023-30 and supported by K. Trygstad
  - Ayes: 6 Nays: 0 Absent: 1

**DISCUSSION ITEMS:**

- None

**CITY MANAGER'S REPORT:****UPDATES:**

- The public information open house on June 22<sup>nd</sup> was well attended with over 30 people present. There was a good representation from the City Council, Planning Commission, TIFA, Hart Economic and Redevelopment team, Power Board, residents, and business owners. We received lots of good public input on the upcoming streetscape project. A community survey is being advertised and will be open for the next several weeks to be taken online. The link is posed on [www.takemetohart.org](http://www.takemetohart.org) where the PowerPoint presentation from the open house can be viewed as well.
- The First Music on the Commons included beautiful weather and a small, but fun crowd. Downtown was busy.
- Website continues to improve with some new pictures, a Spanish website conversion tab and new links to the Starting Block Business Incubator site.
- Hart Sparks 2023 – July 2<sup>nd</sup> events beginning at 6pm, Music at 7pm, Fireworks at dusk.

**Legacy Topics:**

- The Charter review committee has requested a meeting with the City attorney to discuss how aggressively to proceed with additional recommended changes to the charter. The amendments will be processed for ballot approval at the next general election.
- Safe Routes to School trail project – pending state approval projected start date June 2024.

**Upcoming Topics:**

- Adoption of 2022-2026 Park and Rec Master Plan
- Veteran's Memorial Park final design approval
- Water, Wastewater, and Energy rate studies
- Council adoption of code enforcement policies, procedures, and implementation.
- BioPure biosolids hauling contract RFQ
- City IT support consultant RFQ.

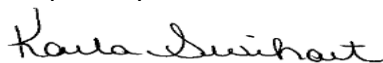
**COMMUNICATIONS FROM THE MAYOR AND COUNCIL:**

- J. Evans, Historic District at their meeting said the City would be cutting down the Japanese knot weeds, The Muskegon County Conservation District received a State grant to treat those kind of weeds which is on their schedule to treat this Summer.
- J. Evans also that preservation group over at the Historic District will soon need some younger blood to help keep the district going in the future, there is a lot of work that needs to be done there and they need support as they do not get the volunteers that are needed, also their music schedule is July 7<sup>th</sup>, 14<sup>th</sup>, 21<sup>st</sup> and 28<sup>th</sup>.
- Mayor Platt commented on how well the Car show was attended and also very organized. Also attended the Circus and joined it as the ring master and was amazing. They had to add a 4<sup>th</sup> show due to the volume of residents attending.

**ADJOURN:**

- There being no further business to come before the Council, the meeting adjourned upon a motion by J. Adams and supported by J. Evans. The next regularly scheduled meeting will be on July 11th, 2023, at 7:30 pm.

Respectfully Submitted



Karla Swihart, City Clerk