



**CITY OF HART
407 S. STATE ST.
HART, MI 49420
REGULAR MEETING OF CITY COUNCIL - COUNCIL PROCEEDINGS
JULY 8th, 2025
MINUTES – APPROVED**

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

ABSENT: None

OTHERS PRESENT: City Manager – Rob Splane, Clerk/Treasurer – Karla Swihart, BioPure Superintendent – Paul Cutter, DPW Superintendent – Brad Whitney, Energy Superintendent – Mike Schiller, Hart Police Officer – Andrew Moore, Natalie Adams, Karen Antrim, Lisa Buckingham, Sue Casey, Cindy Beth Davis Dykema, Rob Eschbach, Frank Galante, Elizabeth Hill, Cristina Juska, Wayne and Laura Moll, Leo Padot, Rolando Salgado, Rolando James Salgado and Emily Sigler

APPROVAL OF AGENDA:

- B. Root motioned to approve the Agenda and was supported by A. Mullen
- C. Burillo motioned to Amend the Agenda to add the option for City Council to go into a closed session per Section 8(h) of the Open Meetings Act consider written privileged legal opinion from counsel concerning personnel policies and related issues which is exempt from disclosure under Section 13(1)(g) of Michigan’s Freedom of Information Act. And propose that we do that at the end of the meeting under item #10 communications from the Mayor and Council and supported by J. Cunningham
 - Ayes: 7 Nays: 0 Absent: 0

PUBLIC COMMENTS:

- Wayne Moll – JGP seasonal, Here representing 30+ seasonal campers at JGP that have pulled out of JGP plus another 4 left two weeks ago and 9 more are going to be leaving. We want to know why we are being forced out of the campground. For example, making seasonals pull their trailers at the end of the year, no more decks or sheds. There are people that don’t have any means for pulling their trailers out. No one can give us answers on why this is happening. We hear a lot of rumors but other than that all we are asking is let us keep our decks and sheds.
- Cindi Beth Davis Dykema, Several supporters got up and spoke regarding the Monarch in Hart and how much it will benefit the City of Hart.

CORRESPONDENCE, EVENTS, PRESENTATIONS:

- Cindy Beth Davis Dykema – The Monarch in Hart
Proposal for Hart City Council, submitted by Cindy Beth Davis-Dykema, as the winning developer for Hart TIFA’s Pitch for Parcel, with the visionary plan: The Monarch in Hart, a community-focused campus featuring plans for three businesses at the three buildings on site of the 140 year old Congregational Church.
At 408 State Street, the Church and future yoga and preschool dance studio (former daycare) are the priority businesses for redevelopment, followed by the house at 412 State Street as soon as funding has been secured. The following business goals are in the works at the three-site venue, and an LLC is being formed which will encompass all three properties, once purchased by Davis-Dykema.
At 408 State Street, businesses will be houses at two of the structures:
 - The Sanctuary at the Church (Est. 1885): A stained-glass venue for weddings, theatre performances, and a large-scale community events (up to 150 guests)
 - The Studio (Est 1956): A glass-encased, year-round yoga studio and hub for Oceana County yoga community and preschool theatre and dance classes.

At 412 State Street, the structure is not livable and will require significant rehabilitation before any of the business plans for the site could offset expenses.

- The Parsonage House (Est. 1895-1899): A shared space for wellness providers, administrative offices, and future plans for a green grocer and flower bar, and AirBnB. This lodging will be tied to full site wedding rentals and various retreats at the Church.
- Davis-Dykema has the opportunity to purchase the property for \$1-“contingent upon her commitment to meaningful redevelopment. “ Efforts are well underway on this complex and exciting business redevelopment, and a Monarch Community Interest form has begun circulating to solicit consumer and community feedback on the types of theatre arts, wellness, family and children’s, cultural and community programming that will best serve Oceana County. The response has been amazing!
- Davis-Dykema would like to respectfully request the following from the City Council in order to help support her efforts to raise the funds necessary to offset the \$45,000 estimated in annual operating costs at all three sites, (insurance, taxes, utilities) so she can properly invest in rehabilitation and open her doors quickly.
 1. A temporary variance in the commercial zoning be made to allow for a tradesperson to stay onsite at 412 State Street (Parsonage), offsetting their lodging with trade work. This could be made for one year, and renewed for another one year term, if needed, depending on the rehabilitation timeline.
 2. A 6-year tax abatement at both 408 and 412 State Street (the Monarch site) to allow Davis-Dykema the chance to raise funds necessary for rehabilitation, historic preservation and restoration, as she rebuilds these community landmarks into thriving businesses, (without the obstacle of \$12,500 in annual taxes looming during the first several years of rehabilitation and operation.)

I’d be happy to share my business plans, collaborating partners, and speak in person. As one final supporting thought to my request, the site (408 & 412 State Street) has never generated taxes as it was built as a nonprofit church in 1895.

My request is that this continue to be the case only long enough to establish a strong foundation for my community-centered business goals, so that with fortune and hard work, our businesses will enjoy a long life of generating taxes after then.

Thank you for taking the time to consider my humble request.

CONSENT AGENDA:

- Approval of minutes from June 24th, 2025
- Bills, Claims, Payroll
- Reports of Boards, Commissions, and Committees
- Department Reports – Police/BioPure/Public Works/Energy/C&E Dvlp
 - B. Root motioned to approve Consent Agenda and supported by Karen Thomson
 - Ayes: 7 Nays: 0 Absent: 0

ACTION ITEMS:

- NONE

DISCUSSION ITEMS:

- Michigan Municipal League Conference 2025 is September 17-19 at Amway Grand Plaza in Grand Rapids. And brings local officials, city managers, mayors, council members, municipal attorneys, and others for a three-day conference, giving them an opportunity to connect and learn about how Michigan’s communities can become forward-looking, thriving places through new measures of what matters.
- Michigan Municipal Electric Association 2025 Conference is September 23-25 at VanDyk Convention Center in Muskegon. With topics related to Municipal Energy.
- Fiscal Year 2025 Investment Review.

Major Fund Budgeted vs. Activity Revenues (unaudited)

Fund	Budgeted	Activity	%
101-General	\$2,508,932.00	\$2,048,624.00	82%
580-Energy	\$5,755,400.00	\$5,194,312.00	90%

590-Sewer	\$2,341,750.00	\$2,158,477.00	92%
591-Water	\$550,903.00	\$561,964.00	102%

Major Fund vs. Activity Expenditures (unaudited)

Fund	Budgeted	Activity	%
101-General	\$2198,555.00	\$1,910,331.00	87%
580-Energy	\$6,519,980.00	\$6,141,742.00	94%
590-Sewer	\$8,091,895.00	\$6,757,205.00	84%
591-Water	\$290,960.00	\$384,980.00	132%

Investment Summary

Bank	Description	Beginning Balance	Ending Balance	Income Earned YTD	YTD Return %
Mi Class	Investment Pool	\$2,077,930.90	\$212,778.42	\$84,847.52	4.08
SSB	Cert of Deposit	\$206,760.40	\$215,248.08	\$8,487.68	4.10
Huntington	Liquidity Portal Heart	\$72,000.00	\$73,337.19	\$1,337.19	1.85
Huntington	Liquidity Portal JGP	\$250,000.00	\$255,805.26	\$5,805.26	2.32
Cetera	Money Market	\$259,414.05	\$260,598.22	\$1,184.17	0.45

Total Annual Investment Return to date: \$101,661.82

- Water Tower Antenna Lease Update, Working with JSJ in regard to the property that the water tower sits on. Updates soon to come.
- Property Maintenance Code Enforcement and Rental inspection Program
Looking at SAFEbuilt, a rental program and code enforcement services who offer Commercial and Residential Code Enforcement (Blight) to include a mutually agreed upon days-per-week cadence, covering 8 hours per week each, within Hart City and Shelby Township and 5 hours weekly within Shelby village, field inspection activity: \$82.00/hour NOTE: Adoption of the IPMC is required
Commercial and Residential Code Enforcement to include a mutually agreed upon days-per-week cadence, covering 2-3 days per week field inspection activity, covering all 3 communities.
Rental Code Enforcement compensation is scaled by the following: 2-year cycles at 95% of program fees, 1-year cycles at 90% of program fees. NOTE: In consideration of shared services, all 3 communities must come together collectively, enforcing the same cycle frequency.
Community Rental Program fees must be agreed upon by both parties (SAFEbuilt and Community) prior to entering into a contractual agreement.
Administrative support provided by SAFEbuilt, 5 days-per-week and is included within the percentage of fees (Rental) and hourly (Code Enforcement) rates as referenced above.

Current State:

- Several meetings with Hart City, Shelby Village and Shelby Township
- Vision of rental enforcement and Blight enforcement are aligned with three units of government
- Third party presentation outlining contract services and cost. 86k per year for 20 hours a week work
- 62k per year (including benefits) for a full-time Oceana County employee versus utilizing an agency
- Intergovernmental agreement sharing the financial burden. 40% Village, 40% City and 20% Township. Exploration if ARPA dollars can be used as the above is tied to economic development.
- Employee to be housed in Hart City. Hart should receive an additional 10k per year for administration support services and cost of office supplies etc...
- Blight and rental ordinances will match for all three units of government
- Once up and running the group to invite other townships and villages to join

- Great opportunity for the three units of government to show that we can all work together for the common good of the community.

CITY MANAGER'S REPORT:

Updates:

- Daupler Communications System went live today. That launch will be seamless in how our customers and residents notify the City of utility issues. All phone numbers remain the same, with Daupler fielding calls and triaging them to our on-call personnel. More information will be distributed soon.
- Hart Sparks was a great success, even with rainy weather in the evening – thanks to all City staff who helped make the event a success. It took a team working together to make the town look good before the event, with several staying late to clean up the mess afterwards. Special thanks to Lindsay Brown, who is doing great work for the City in her new role while also supporting City events.
- Thursdays on main continues through August with concerts at Hart Commons beginning at 6pm
- Friday night concerts at the Hart Historic District begin this Friday at 6pm and continue through August 8th.

Legacy Topics:

- Safe Routes to School trail project – some easement work is still left to be completed by construction in 2026 is hopeful.

Upcoming Topics:

- Redevelopment Ready Community re-certification in 2025
Adopt Zoning Board of Appeals By-Laws (Pending Legal work)
Adopt two new ordinances (July 22, 2025)
- Council review of rental inspection policies, procedures, and implementation.

COMMUNICATIONS FROM THE MAYOR AND COUNCIL:

▪ Closed Session per Sec. 8

Motion by C. Burillo, supported by J. Cunningham, to meet in a closed session pursuant to Section 8 (h) of the Open Meetings Act to consider a written privileged legal opinion from counsel concerning contracting authority under the City Charter, personnel policies and related issues and agreements which are exempt from disclosure under Section 13(1) (g) of Michigan's Freedom of Information Act.

ROLL CALL VOTE REQUIRED. MOTION MUST BE ADOPTED BY 2/3 VOTE OF ALL MEMBERS APPOINTED OR ELECTED TO THE PUBLIC BODY

YEAS: Members: C. Burillo, J. Cunningham, D. Hodges, A. Mullen, B. Root, K. Thomson and Mayor A. Klotz

NAYS: None

ABSENT: None

APPROVED by the City Council of the City of Hart at a regular meeting at 7:30pm, local time, on July 8, 2025. The closed session commenced at approximately 8:40p.m. and ended at approximately 9:20p.m.

Motion by C. Burillo, supported by B. Root to return to the open session at 9:25p.m. local time, on July 8, 2025

YEAS: C. Burillo, B. Root, K. Thomson, J. Cunningham, D. Hodges, A. Mullen and Mayor A. Klotz

NAYS: None

ABSENT: NONE

APPROVED by the City Council of the City of Hart at a regular meeting on July 8th, 2025

▪ Resolution Re City Manager

Motion by A. Mullen, supported by B. Root to accept Rob Splane's resignation effective August 1, 2025, subject to 1) Mr. Splane assisting with the transition of his duties (e.g. outstanding projects such as ordinance review and Zoning Board of Appeals Bylaws) as directed by the Mayor and Clerk, 2) turning in his keys, pass cards, user IDs and passwords, laptop and any other property of the City by Friday of this week, 3) providing personal contact information (address, cell phone and email) by the end of the week and 4) returning by the end of the week all physical and electronically stored records of the City.

ROLL CALL VOTE REQUIRED. MOTION MUST BE ADOPTED BY A MAJORITY

YEAS: A. Mullen, B. Root, K. Thomson, C. Burillo, J. Cunningham, D. Hodges and Mayor A. Klotz

NAYS: None

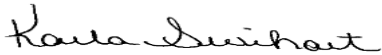
ABSENT: None

APPROVED by the City Council of the City of Hart at a regular meeting at 7:30pm local time, on July 8, 2025. The closed session commenced at approximately 8:40pm. And ended at approximately 9:20pm.

ADJOURN:

- There being no further business to come before the Council, Mayor Klotz adjourned the meeting at 9:33pm. The next regularly scheduled meeting will be on July 22nd, 2025, at 7:30 pm.

Respectfully Submitted

A handwritten signature in cursive script, appearing to read "Karla Swihart".

Karla Swihart, City Clerk