



**CITY OF HART
407 S. STATE ST.
HART, MI 49420
COUNCIL PROCEEDINGS
MAY 25th 2021
MINUTES – Approved**

PRESENT: Mayor Vicki Platt, Councilors: Mike Powers, Fred Rybarz, and Kris Trygstad.

VIA ZOOM: Dean Hodges and Jim Evans

ABSENT: : Catalina Burillo

OTHERS PRESENT: City Clerk – Karla Swihart, BioPure Superintendent – Paul Cutter, Energy Superintendent – Michael Schiller, DPW Superintendent – Brad Whitney, Police Chief Juan Salazar, Nichole Steel (HEART), Teri Heacock, Barbara Marczak, Sharon Hallack, George Sadler, and Mark Nettleton

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

APPROVAL OF AGENDA: F. Rybarz motioned to approve the agenda and was supported by M. Powers.

- Ayes: 4 Nays: 0 Absent: 1

PUBLIC COMMENTS: Mr. Sadler wanted an update on when the pocket park construction was going to be completed. B. Marczak commented there is a delay with some materials, the project was supposed to be wrapped up May 28th, but now a 30-day extension has been made with hopes of being completed by the end of June.

CORRESPONDENCE, EVENTS, PRESENTATIONS: None

PUBLIC HEARING:

- F. Rybarz motioned to open the public hearing and supported by K. Trygstad

- Ayes: 4 Nays: 0 Absent: 1

- Wastewater system improvements – SRF Project Plan.
Presentation by Prein&Newhof
Description of previous work - We have previously given presentations summarizing the findings of or the Wastewater Asset Management program. The program was developed with a \$2 Million SAW grant. With this grant, we inventoried and mapped the assets of the system: manholes, pipes, pump station, size of sewers, and capacities, and the condition of them. Some findings include:
 - ♦ 23 miles of sanitary sewer pipe in the ground
 - ♦ Approx. 395 manholes
 - ♦ 7 miles of force main
 - ♦ WWTP – Biopure Plant (aerated lagoon and irrigation)
 - ♦ Condition – 47% is over 50 years old
 - ♦ Good News 75% is in good condition, bad news – 25% needs or will need some attention soon
 - ♦ A 10-year capital improvement plan, as well as a financial plan, were developed
 - ♦ Approximately \$18,000,00 worth of improvements over 10 year period were recommended.
 - ♦ The State Revolving Fund (SRF) loan program was recommended to help pay for those improvements.
- Description of Clean Water State Revolving Fund (SRF) Program – The SRF is a low-interest loan program that helps communities to pay for wastewater system improvements. The interest rate has been in the 2.0 percent range for the last several years. Loans normally have a 20 year payback period.
- Applying for a loan under the SRF program – Application for a loan requires the preparation of a Project Plan. The Project Plan is an extensive document that describes the need for the project, identifies public health problems, provides an analysis of alternatives and an evaluation of environmental impacts. The alternatives analysis includes review of the advantages and disadvantages of various alternatives and an analysis of capital cost and life cycle costs. Environmental impacts are also considered. The best alternatives are then selected. Prein&Newhoff has prepared the Project Plan to meet the State’s requirements. A twenty-year system-wide view must be covered because that is the life of the loan.
- Selected Projects – The City’s wastewater collection system is old and has many needs. A series of projects were selected that will replace poor condition sewers, reduce the likelihood of system failures, reduce operation and

maintenance, address capacity issues, and improve the sustainability and resiliency of the system. We identified approximately \$12.5 million worth of wastewater projects to be conducted in phases over a 5 year period. The first-year projects total approximately \$8.4 million.

- ♦ Biopure plant improvements – to improve efficiency and repair/replace again equipment and structures(
 - ♦ Griswold Lift Station – upgrade and repairs
 - ♦ Forcemain from lift station to Biopure plant
 - ♦ Replace a smaller lift station
 - ♦ Replace sewer to the Griswold lift station, which is under capacity
- Financial Impacts – We have previously presented several ways of covering the costs through rates. The SAW financial analysis recommended an approximately \$5.00 per month increase per average residential user. We have previously presented several ways of covering the costs through rates. The City is also seeking grants to cover some costs, which will reduce the costs. Future projects for the five-year period may add another \$2.30 per month.
 - Environmental Impacts – Because these projects are all being done within existing highly urbanized areas and generally in the roadways, there will mainly be temporary construction impacts such as noise, dust, and inconvenience for traffic. There will be some impacts during crossing of streams or wetlands. In these cases, efforts will be made to minimize them, and they will be temporary. Permits from the State will be obtained before any construction. There are several endangered or threatened species in the area. These will be identified before any disturbance, and if needed, the project will go around or mitigation efforts made. Historical records for important sites will also be reviewed prior to work. Again, the projects are in the areas that are already disturbed and so are unlikely.
 - State review of projects – The State scores projects based on factors such as need, impacts to water quality, and population. The projects are due by June 1st this year, and the State determines if the projects qualify for its program. And then ranks each submittal according to determine which projects fall within the available funding range. The program has had a fairly low volume of submittals that last several years, and all projects submitted have been able to be funded.
 - Schedule – The State publishes its list of fundable projects in August or September. It has a 30 day public comment period and then a comment period. The list is finalized, and the money becomes available in October with the start of the State’s fiscal year.

PUBLIC COMMENTS:

- Brad Whitney, DPW Superintendent, asked where the City of Hart would be ranked according to the State in this process? B. Marzak Prein&Newhof “I do not know exactly where The City would be ranked from 1 to 50 projects, but from what I have been told, the State has enough money to fund all the projects that they anticipate coming in this year”.
- Sharon Hallack – wondering if the industry businesses will be paying more than \$5.00, which the residential customers will be paying? Barbara stated the rate structure on Industries is tiered differently and uses a lot more water than your average resident there for their rate will be higher.
- Mayor V. Platt, when does the project begin? Barbara “The state's physical year starts on Oct 1st. By the time you pull permits, do the rate structure. It's likely to be spring of 2022 when the project goes out for bids. The project would start next fall and will take about a year.
- George Sadler asked about the capacity of the system? Barbara, I do not have the exact numbers off the top of my head, but yes, the system is getting close to 90%, which is some of why we are making these improvements. And also, will this project help with the odor problem that we have with the system now? But the smell that you get in the spring is the lagoons are full.

- M. Powers motioned to close the Public Hearing and supported by F. Rybarz.

- Ayes: 4 Nays: 0 Absent: 0

PUBLIC HEARING: CDGB Grant Application

- F. Rybarz motioned to open the public hearing and supported by M. Powers

- Ayes: 4 Nays: 0 Absent: 1

- Barbara Prein&Newhof spoke on behalf of the grant application. The Michigan Economic Development Corporation (MEDC) announced a grant opportunity for low-income communities, which the City of Hart falls

under that category. This grant is for water-related infrastructure. Since we already have a lot of our information for the SRF program, we thought this is an excellent opportunity to go after and what we have proposed is to take a project off the list in the SRF project plan and apply for this grant. The project we choose is the force-main project which goes from the lift station to the Biopure. This is a \$1 million project. The grant is that the City match at 25%, so this would be a 75% grant. The grant came out last month and is due May 31st. With 25% match coming out of the City's Sewer budget.

- M. Powers motioned to close the public hearing and supported by K. Trygstad
 - Ayes: 4 Nays: 0 Absent: 0

CONSENT AGENDA:

- Approval of amended minutes from May 11th, 2021 to Change Candidate B to Robert Splane
- Bills, Claims, Payroll
- Reports of Boards, Commissions, and Committees
- Department Reports – Police/BioPure/Public Works/Energy/C&E Dvlp
 - F. Rybarz motioned to approve Consent Agenda with the correction of minutes and supported by K. Trygstad
 - Ayes: 4 Nays: 0 Absent: 1

ACTION ITEMS:

- Resolution 2021-37 Adopt Final Project Plan for Wastewater System Improvements and designate an Authorized Project representative.
The City of Hart recognizes the need to make improvements to its existing wastewater collection and treatment system. The City of Hart authorized Prein&Newhof to prepare a Project Plan, which recommends the rehabilitation and replacement of sanitary sewers, improvements to the Biopure Wastewater Treatment Facility, and improvements to the City of Hart's lift stations and associated appurtenances to provide a more reliable, efficient and resilient wastewater collection and treatment system, replace aging and structurally deficient wastewater infrastructure, provide accessibility for operation and maintenance, improve system capacity; and improve overall treatment efficiency. The Project Plan was presented at a Public Hearing held on May 25th, 2021, and all public comments at the hearing or written comments submitted during the public comment period have been considered and addressed. The City of Hart formally adopts said Project Plan and agrees to implement the selected FY 2022 projects based on the selected alternatives for those projects. The City Manager is designated as the authorized representative for all activities associated with the project referenced above, including the submittal of said Project Plan as the first step in applying to the State of Michigan for a State Revolving Fund Loan to assist in the implementation of the selected alternative.
 - F. Rybarz motioned to approve Resolution 2021-37 and supported by M. Powers.
 - Ayes: 4 Nays: 0 Absent: 1
- Resolution 2021-38 Authorize application processing for CDGB grant funding.
The Michigan Strategic Fund has invited Units of General Local Government to apply for its Water-Related Infrastructure (WRI) competitive funding round. The City of Hart desires to request \$810,000.00 in CDBG funds to replace the Griswold Lift Station Sanitary Force main pipe from the lift station to the BipPure Treatment Plant. The City of Hart commits local funds from its Sewer Fund in the amount of \$270,000.00. The proposed project is consistent with the local community development plan as described in the application. The proposed project will benefit all residents of the project area, and 65.8% of the residents of the City are low and moderate-income, as determined by census data provided by the U.S Department of Housing, the local funds, and any other funds to be invested in the project, have not been obligated/incurred and will not be obligated/incurred prior to a formal grant award, completion of the environmental review procedures and formal written authorization to obligate/incur a cost from the Michigan Economic Development Corporation. The City of Hart hereby designates the City Manager as the Environmental Review Certifying Office, the person authorized to certify the Michigan CDBG Application, the person authorized to sign the Grant Agreement and payment requests, and the person authorized to execute any additional documents required to carry out and complete the grant.
 - M. Powers motioned to approve Resolution 2021-38 and supported by F. Rybarz
 - Ayes: 4 Nays: 0 Absent: 1
- Resolution 2021-39 Designate City Manager as an authorized signer for MEDC Pocket Park Grant extension filing.

The City of Hart has experienced delays in the completion of the Downtown Pocket Park. The City has understood that Greenstone General Contracting is currently waiting on MEDC approved stone necessary for the completion of the project, delayed due to supply chain issues. The City's engineers, Grant administrator, and City staff may need to extend the Grant period to accommodate current delays. The Hart City Council designates City Manger Robert Splane as an authorized signer for current and future project documents.

- M. Powers motioned to approve Resolution 2021-39 and supported by F. Rybarz
 - Ayes: 4 Nays: 0 Absent: 1
- Resolution 2021-40 Authorize creation of Social District in downtown Hart

The State of Michigan, through PA 124 of 2020, has authorized the creation of Social Districts in communities throughout the state. The ongoing limitations placed on businesses as a result of the COVID-19 pandemic has led communities to be creative in supporting businesses which include passage of regulations permitting the creation of local Social District and the Hart Economic and Redevelopment Team has held a public hearing on May 11th, 2021 discussed creating a Social District with the businesses in the downtown and have found support for a local district. The City Council authorizes the creation and operation of a Social District in the downtown area as authorized by PA 124 of 2020 to be overseen by the Community and Economic Development Director.

 - F. Rybarz motioned to approve Resolution 2021-40 and supported by K. Trygstad
 - Ayes: 4 Nays:0 Absent: 1
- Special Events Permit: Hart Public Schools would like to host a Memorial Day Parade on Monday, May 31st. Route Johnson St to Main St to Cemetery. Will cancel if it rains.
 - M. Powers motioned to approve Hart Public Schools Memorial Day Parade and supported by F. Rybarz
 - Ayes: 4 Nays: 0 Absent: 1

DISCUSSION ITEMS:

- Hart Historic District will be hosting its 1st annual Car show on June 12th, 2021

CITY MANAGER'S REPORT: None

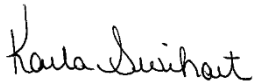
COMMUNICATIONS FROM THE MAYOR AND COUNCIL:

- Mayor V. Platt nominated F. Rybarz for Pro-Tem Mayor.

ADJOURN:

- There being no further business to come before the Council, the meeting adjourned at 8:05 pm upon a motion by M. Powers and supported by K. Trygstad. The next regularly scheduled meeting will be on June 3rd, at 7:30 pm.

Respectfully Submitted



Karla Swihart
City Clerk