

City of Hart, Michigan
CITY COUNCIL AGENDA
July 13, 2021, 7:30 PM
407 State St. – Council Chamber
NOTICE OF PUBLIC MEETING
REGULAR COUNCIL MEETING

**THIS NOTICE IS GIVEN AND PUBLISHED PURSUANT TO
MICHIGAN DEPARTMENT OF HEALTH AND HUMAN SERVICES
EMERGENCY ORDER UNDER MCL 333.2253 – GATHERING LIMITATIONS AND MASK
ORDER OF June 1, 2021 AND PA 228 OF 2020 AMENDMENT TO SECTION 3 OF PA 267 OF 1976
OPEN MEETINGS ACT**

1. Call to Order
2. Roll Call – Burillo, Evans, Hodges, Powers, Rybarz Jr., Trygstad, Platt
3. Pledge of Allegiance
4. Approval of Agenda
5. Public Comments – **Public comment on any matter that is not included on the agenda for a public hearing by the Council. We ask that you please limit your comments to 3 minutes**
 - a. Correspondence, Events, Presentations
6. Consent Agenda:
 - a. Approval of Minutes from June 22, 2021 Council meeting.
 - b. Bills, Claims, Payroll
 - c. Reports of Boards, Commissions, and Committees
 - d. Department Reports – Police/BioPure/Public Works/Energy/*C&E Dvlp.
7. Action Items
 - a) Resolution 2021 – 58 Designate Oceana County Drain Commissioner to review development of site plans
 - b) Resolution 2021 – 59 Authorize city inclusion in county brownfield redevelopment authority
8. Discussion Items
 - a. Special Event Permit – inspiReading book distribution
9. City Manager Report
10. Communications from the Mayor and Council
11. Adjournment –

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**CITY OF HART
407 S. STATE ST.
HART, MI 49420
COUNCIL PROCEEDINGS
JUNE 22nd 2021
MINUTES – Draft**

PRESENT: Mayor Vicki Platt, Councilors: Catalina Burillo, Jim Evans, Dean Hodges, Mike Powers, and Kris Trygstad.

ABSENT: Fred Rybarz

OTHERS PRESENT: City Manager – Rob Splane, City Clerk – Karla Swihart, Bio-Pure – Paul Cutter, DPW Superintendent – Brad Whitney, Energy Superintendent – Michael Schiller, Nichole Steel (HEART), Police Chief – Juan Salazer, Dick Huntington, Sharon Hallack, George Sadler, Diane Schindlbeck, and Eric Schidlbeck

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

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

- Ayes: 6 Nays: 0 Absent: 1

PUBLIC COMMENTS: Mr. Huntington wanted to address the Social District he fails to see the advantages of allowing a Social District within the City. Is worried about the open containers in the family-orientated areas. For years with celebrations, the city has hosted activities without alcohol, so why does that need to change now? Also asked if, in the new Pocket Park, would Dale and Gale, the nights they play music, would be able to use the pocket park, and would the residents be able to sit in there and listen to them? Mr. Huntington would also like to talk about purchasing lots in the Creeks.

Nichole Steel (Kleiner) would like to Thank Sharon Hallack for organizing the downtown cleanup, spending her own time getting volunteers, and making our downtown look great.

Diane Schindlebeck wanted to introduce herself. She is senator Bumstead's representative for Oceana and Newaygo Counties, handed out some business cards, wanted to put a name with the face together, and let you know I am an extra set of ears here for the senator.

CORRESPONDENCE, EVENTS, PRESENTATIONS: None

PUBLIC HEARING: Truth and Taxation

- o C. Burillo motioned to open the public hearing on Truth and Taxation and supported by M. Powers

- Ayes: 6 Nays: 0 Absent: 1

- This is a Yearly state-mandated requirement that we report our current tax capture for the City of Hart. Due to the falling housing assessment, we look to increase the millage rate to .1618%. This increase would bring the City \$8089 additional as opposed to if the City did not do an increase.

With no public comments, The Public Hearing was closed.

- o C. Burillo motioned to close the public hearing on Truth and Taxation and supported by K. Trygstad

- Ayes: 6 Nays: 0 Absent: 1

PUBLIC HEARING: FY2022 City of Hart Proposed Budget

- o C. Burillo motioned to open the public hearing on FY2022 City of Hart Proposed Budget and supported by M. Powers

- Ayes: 6 Nays: 0 Absent: 1

- The City stands in a strong cash position. However, our sewer grant rate study that was done last year will need to be reassessed as we look into our 10yr capital improvement plan for sewer and water infrastructure improvements. We are also proposing to do an electrical rate study as well as an electrical capital improvement plan. Which is a review of our current infrastructure, and they give us estimates on how to forecast future years properly. In December, Council passed electric rates based on our auditor's past comments about that fund being underfunded. Due to the nature of some of our big capital improvements projects for infrastructure coming up in the next 3-10 years, we are going to have to work with our local industries to partner with them in a way

we can sustain their growth as well as not put a financial burden on our residents as we continue to make those improvements.

2021 accomplishments the City did successfully navigate the pandemic. In addition, the City worked with our staff and schedules to ensure the city did not suffer any hardship. We did upgrades to our Hydro escape system, replaced blowers at BioPure, emergency repairs to Griswold lift station; due to covid last year, we had to skip BioPure solid hauling but was able to resume this Spring, Finished the Hart Solar Power agreement that officially brings a solar farm that brings renewable energy to Hart, Sackrider Church at the Historic District got a new roof, submitted a grant application for the safe routes to school that would help extend the bike trail from the current trail over to 72nd and Tyler. In addition, HEART working through the pandemic, was successful with offering two gift card programs that brought several thousand dollars to local businesses and redesigned the take me to hart website to increase business and economic redevelopment opportunities. Finally, we sponsored the Pitch North competition, and last, The City is proud to announce the completion of the Pocket Park by the end of June.

This coming year we applied to receive money from The State Revolving Fund, which will allow us to reconstruct the force main from the Griswold Lift station to the BioPure facility, also applied for CBG funding, grant funding, construction will be starting for Hanson and Dryden St, Will continue to replace water and sewer lines per state mandate, Power comprehensive study as well as a utility rate study, looking to upgrade some equipment for our departments.

C. Burillo asked if any of the Hart Boards separately review the annual budget before presenting it to the City Council? City Mayor R. Splane stated historically, the superintendents will communicate their departmental needs to the City Manager. Then, the City Manager will work those numbers into the proposed budget to present before Council.

- o C. Burillo motioned to close The public hearing on FY2022 City of Hart Proposed Budget and supported by J. Evans
 - Ayes: 6 Nays: 0 Absent: 1

CONSENT AGENDA:

- Approval of *Amended* minutes from June 8th, 2021
- Bills, Claims, Payroll
- Reports of Boards, Commissions, and Committees
- Department Reports – Police/BioPure/Public Works/Energy/C&E Dvlp
 - o C. Burillo motioned to approve Consent Agenda with the correction of minutes and supported by J. Evans
 - Ayes: 6 Nays: 0 Absent: 1

ACTION ITEMS:

- Resolution 2021-50 Authorize MPPA Energy Services Project Power Purchase Commitment Authorization
The MPPA acts on behalf of the City and other members to purchase power from the marketplace at different points to ensure load capacity to utility customers, and the MPPA board has recommended that the City of Hart commit to purchasing 2% of the MPPA negotiated offtake of Hart Solor Partners Facility to be located in Oceana County and the City of Hart commits to a 20-year agreement at a forecasted financial commitment of \$1,653,228 with the actual commitment to be determined by the City's pro-rata portion of actual MHH's generated and delivered, therefore be it resolved that the City Council authorizes the power purchase commitment to the Hart Solar Energy service project per the Michigan Public Power Agency's recommendation of 2% Pro Rata Portion for a term of 20 years beginning upon the declared Commercial Operation Data.
 - o M. Powers motioned to approve Resolution 2021-50 and supported by K. Trygstad.
 - Ayes: 6 Nays: 0 Absent: 1
- Resolution 2021-51 Adoption of 2021 Millage Rates and Levy
The City of Hart has established a general millage for operation purposes and voted millage for the cemetery and street improvements in 2018 and 2020, respectively, and the City conducted a "Truth in Taxation" hearing on June 22nd, 2021, which permits the proposed tax rates to exceed the maximum rates allowed by "Headlee" rules (MCL 211.34); and the City has determined that for FY 22 that it is necessary to levy the maximum allowable mill levy; now, therefore, be it resolved that The City of Hart Council adopts and levies the following

tax rates for 2021 as follows: Operating 2021 Millage Rate 12.6567, Streets Millage Rate 1.9962, Cemetery Millage Rate 0.4998, Total 15.1527.

- C. Burillo motioned to approve Resolution 2021-51 and supported by J. Evans
 - Ayes: 6 Nays: 0 Absent: 1
- Resolution 2021-52 Authorize City Staff to Approve Social District Permit Application and Sign Local Government Unit Approval Form- K&G Management

The State of Michigan through PA 124 of 2020 has authorized the creation of Social districts in communities throughout the state, and the ongoing limitations placed on businesses as a result of the COVID-19 pandemic has led communities to be creative in supporting businesses which includes passage of regulations permitting the creation of a local Social District, and the City Council must approve a Social District Permit for each licensee to engage in participating in social district business activities per MLCC direction. Therefore be it resolved that the Hart City Council authorizes City staff to approve City of Hart Social District Permit Application and sign the Michigan Department of Licensing and Regulatory Affairs Liquor Control Commission Local Governmental Unit Approval For Social District Permit form, pending K&G Management DBA: Kristi's Pour House submitting proper Downtown Hart Social District Permit Application Paperwork.

 - C. Burillo motioned to approve Resolution 2021-52 and supported by M. Powers
 - Ayes: 5 Nays: 1 Absent: 1
- Resolution 2021-53 Authorize City Staff to Approve Social District Permit Application and Sign Local Government Unit Approval Form- H.P. LLC

The State of Michigan through PA 124 of 2020 has authorized the creation of Social districts in communities throughout the state, and the ongoing limitations placed on businesses as a result of the COVID-19 pandemic has led communities to be creative in supporting businesses which includes passage of regulations permitting the creation of a local Social District, and the City Council must approve a Social District Permit for each licensee to engage in participating in social district business activities per MLCC direction. Therefore be it resolved that the Hart City Council authorizes City staff to approve City of Hart Social District Permit Application and sign the Michigan Department of Licensing and Regulatory Affairs Liquor Control Commission Local Governmental Unit Approval For Social District Permit form, pending H.P. LLC DBA: Hart Pizza submitting proper Downtown Hart Social District Permit Application Paperwork.

 - C. Burillo motioned to approve Resolution 2021-53 and supported by K. Trygstad
 - Ayes: 5 Nays: 1 Absent: 1
- Resolution 2021-54 Part-Time Police Officer Wage

The City of Hart maintains a municipal police department, and the Hart Police Department retains part-time police officers to fill work shifts when full-time officers are not available due to scheduled time off, training, court appearances, or unscheduled circumstances, and other area police agencies also recruit from a limited pool of part-time officers and Chief Salazar recommended that part-time officer hourly wages be competitive with other agencies and the Hart City Council desires to secure the benefits of efficient self-government and to promote and protect our common interest and welfare, Therefore be it resolved that the Hart City Council accepts Chief Salazar's recommendation to

 1. Field training Observation part-time employees will be paid \$10.00 an hour until successful completion of the FTO period. After a successful end to the FTO period, part-time officers would be moved to \$16.00 an hour.
 2. After one (1) year of service, with a minimum of 120 hours worked, the officer will receive a wage increase of \$1.00/hr, bringing the officer's wage to \$17.00/hr. After two (2) years of service, with min, 120 hours worked, the officer will receive a wage increase of \$1.00/hr, bringing the officer's wage to \$18.00/hr. After three (3) years of service with a minimum of 120 hours worked, the officer will receive a wage increase of \$1.00/hr, bringing the officer's wage to \$19.00.
 3. Authorizes and directs the City Manager to implement the aforementioned wage rate effective July 1, 2021.
 - C. Burillo motioned to approve Resolution 2021-54 and supported by J. Evans
 - Ayes: 6 Nays: 0 Absent: 1
- Resolution 2021-55 Budget Amendment

	FUND	Description	GL Number	ADOPTED BUDGET	AMENDED BUDGET	JUSTIFICATION
	General Fund					
1	Administrative	Sale of Vehicle	101-000.000-673.200	\$0	-\$6,364	Sale of surplus vehicle
2	Administrative	Computer Upgrading	101-172.000-970.005	\$5,000	\$14,547	device purchases - COVID related
3	Administrative	Printing & Publishing	101-172.000-900.000	\$5,000	\$10,500	City Council Handbook
		<i>Total</i>			\$18,683	
4	Elections	Printing & Publishing	101-191.000-900.000	\$500	\$1,386	voting activity - unscheduled
		<i>Total</i>			\$1,386	
5	Board of Review	Meeting	101-209.000-702.410	\$500	\$1,145	Incurred Expenses
		<i>Total</i>			\$1,145	
6	City Attorney - Adm	Legal fees incurred	101-210.000-801.172	\$50,000	\$60,000	Federal Lawsuit - City Manager Search
7	Part Time Employee	Wages Zoning	101-301.000-702.805	\$18,500	\$30,000	Code Enforcement
8	CONF/WKSHOPS/TRAINING	City staff Training	101-301.000-956.100	\$1,600	\$292	Training/Education cancelled due to COVID
9	HEART PROGRAM	Program operations	101-728.000-999.840	\$0	\$11,275	Operational costs - not budgeted
10	WAGES ZONING ENFORCEMENT	Code Enforcement	101-728.000-702.230	\$26,000	\$1,060	Code Enforcement role was replaced with PD
11	Part Time Employee	Wages-staff	101-441.000-702.805	\$24,960	\$0	Position was not filled
		<i>Total</i>			\$102,627	
	Major/Local Street Fund					
12	Sidewalk Replacement	On going maintenance	202-478.100-999.245	\$5,000	\$1,062	Delayed due to COVID
13	Sidewalk Replacement	Reconstruction	203-478.100-999.245	\$25,000	\$672	Delayed due to COVID
14	Routine Maintenance	Prof. Svs	203-463.000801.000	\$0	\$238	not budgeted
		<i>Total</i>			\$1,972	
	Street Improvements					
15	Expenditures	Prof. Svs	204-000.000-801.010	\$0	\$1,267	not budgeted
		<i>Total</i>			\$1,267	
	Hydro					
16	Accounting & Collec	Clerical	580-537.500-702.300	\$67,205	\$72,250	employee wages additional time spent
17		Meter reading	580-537.500-702.350	\$2,500	\$250	efficiency savings
		<i>Total</i>			\$72,500	
		<i>Adopted/Amended:</i>		\$231,765	\$199,580	
		Final Total			\$199,580	

The Hart City Council may amend the annual budget to reflect changes in purchasing patterns or revised objectives, and the Hart City Council desires to secure the benefits of efficient self-government and to promote and protect our common interests and welfare, Therefore be it resolved that they Hart City Council amends the FY2021 Annual Budget as follows:

- C. Burillo motioned to approve Resolution 2021-55 and supported by M. Powers
 - Ayes: 6 Nays: 0 Absent: 1
- Resolution 2021-56 FY2022 Annual Budget Adoption

The City of Hart, pursuant to Chapter IX of the Hart City Charter, is required to conduct a public hearing for and adopt an annual budget on or before the first meeting in June each year, and City staff has prepared and submitted a budget for review by various committees and boards, and the City of Hart conducted a Truth in Taxation public hearing on June 22, 2021, regarding the annual budget and the City of Hart has prepared a 10-Year Capital Improvement Program, planning, and forecasting tool to assess the long-term infrastructure needs of the City and to secure the benefits of efficient self-government and to promote and protect our common interests and welfare, the Hart City Council hereby declares, Therefore be it resolved that the Annual Budget for FY 2022 (July 1, 2021-June 30,2022 and 10-Year Capital Improvement Program is adopted as follows:

GENERAL OPERATING FUNDS		
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	<u>REVENUES</u>	<u>EXPENDITURES</u>	
General - 101	\$2,001,643		
Total	\$2,001,643	\$2,000,898	
	<i>Balance</i>	<i>\$745</i>	
Major Streets - 202	\$144,593	\$39,320	
	<i>Balance</i>	<i>\$105,273</i>	
Local Streets - 203	\$175,916	\$175,624	
	<i>Balance</i>	<i>\$292</i>	
Street Improvements - 204	\$99,255	\$98,300	
	<i>Balance</i>	<i>\$955</i>	
Park - 208	\$167,000	\$131,020	
	<i>Balance</i>	<i>\$35,980</i>	
Tax Increment Financing - 215	\$110,595	\$88,700	
	<i>Balance</i>	<i>\$21,895</i>	
HEART	\$43,331	\$29,600	
	<i>Balance</i>	<i>\$13,731</i>	
Historic Commission - 701	\$50	\$0	
	<i>Balance</i>	<i>\$50</i>	
Historic District - 702	\$67,260	\$29,760	
	<i>Balance</i>	<i>\$37,500</i>	
<u>ENTERPRISE FUNDS</u>			
Hydroelectric - 580	\$5,579,329		
Total	\$5,646,329	\$5,645,703	
	<i>Balance</i>	<i>\$626</i>	
BioPure - 590	\$10,378,992		
Water - 591	\$440,300		
Total	\$10,819,292	\$9,826,779	
	<i>Balance</i>	<i>\$992,513</i>	

<u>SPECIAL FUNDS</u>			
Library Debt Service - 301	\$75,760	\$75,750	
	<i>Balance</i>	<i>\$10</i>	
Hart Lake Board - 241	\$44,840	\$29,050	
	<i>Balance</i>	<i>\$15,790</i>	
Rail Trail - 284	\$8,010	\$8,000	
	<i>Balance</i>	<i>\$10</i>	
GRAND TOTAL FY 2022	<u>REVENUES</u>	<u>EXPENDITURES</u>	
	\$19,366,425	\$18,181,445	
	Includes use of cash reserves	Includes interfund transfers	
PRIOR YEAR BUDGETED FY2021	\$10,697,261	\$10,375,315	

- M. Powers motioned to approve Resolution 2021-56 and supported by C. Burillo
 - Ayes: 6 Nays: 0 Absent: 1
 - Resolution 2021-57 City Manager and Mayor Pro-Tem as authorized signers on City Bank Accounts
The majority of the City's bank accounts require at least two signers for all checks, and the highest elected official, the mayor pro-tem, city manager, and city clerk/treasurer are the generally accepted individuals as authorized signers and the banks which the City conducts business with require formal action designating any new account signers. Therefore be it resolved that the Hart City Council designates the City Manager Rob Splane and Mayor Pro-Tem Fred Rybarz as authorized signers on City Bank Accounts.
 - C. Burillo motioned to approve Resolution 2021-57 and supported by J. Evans
 - Ayes: 6 Nays: 0 Absent: 1

DISCUSSION ITEMS:

- Special Events permit for inspiReading book distribution on 6/28/2021 location Hart Commons.
 - M. Powers motioned to approve Special Events Permit for InsprReading book Distribution and supported by C. Burillo
 - Ayes: 6 Nays: 0 Absent: 1

CITY MANAGER'S REPORT:

- R. Splane was happy to announce the completion of the Pocket Park is on schedule for the end of June.
- Emergency repairs on the 88th substation but communicating back to M. Schiller from the company, stated they ran into some issues. It will be about \$14,000 higher than the original quote of \$9000. They got digging into the project, and there is a lot more involved than they anticipated, so M. Schiller has a call into the Company's owner and is waiting on a callback, hoping to have more information on this, but as this is a project that needs to be done he is looking for guidance from the Council. J. Evans stated that in the future on bids, maybe we should look at a cost-plus?

- DPW Superintendent brought to R. Splane's attention that on Wigton St between Dryden and State St, there is a sewer issue. We have reached out to our engineers to find the proper course of action in getting this adequately repaired.

COMMUNICATIONS FROM THE MAYOR AND COUNCIL:

- Mayor Platt has the kindest thoughts for every person in the room that has brought something to the attention of The City that has either needed to be fixed or that is looking good. Everyone is doing a good job. Thank you to the council for everything they have done in the last few months.

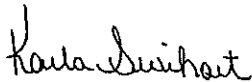
CLOSED SESSION: As permitted under section 8 (e) of the Open Meetings Act, to consult with our attorney regarding proposed settlement in Wittman V. City of Hart et all.

- C. Burillo motioned to go into closed session and supported by J. Evans
 - Ayes: 6 Nays: 0 Absent: 1
- M. Powers motioned to authorize The City's attorney on behalf of the City of Hart to enter into the consent judgment and supported by C. Burillo
 - Ayes: 6 Nays: 0 Absent: 1

ADJOURN:

- There being no further business to come before the Council, the meeting adjourned at 9:00 pm upon a motion by C. Burillo and supported by J. Evans. The next regularly scheduled meeting will be on July 13th, 2021, at 7:30 pm.

Respectfully Submitted



Karla Swihart
City Clerk

PAYROLL AMOUNTS					
Pay 513					
06/24/21		GROSS PAY	OVERTIME	ETO BUY BACK	BASE PAY
Employee Code	Dept.		PAY		
FULL-TIME					
DCC	Office	\$1,695.45	\$0.00	\$0.00	\$1,695.45
DCC	Office	\$1,423.53	\$0.00	\$0.00	\$1,423.53
IMGR.	Office	\$3,543.11	\$0.00	\$0.00	\$3,543.11
DCC	Office	\$1,825.04	\$0.00	\$0.00	\$1,825.04
PO	Police	\$2,573.06	-\$409.26	\$0.00	\$2,163.80
PO	Police	\$268.80	\$0.00	\$0.00	\$268.80
PO	Police	\$2,609.75	-\$443.08	\$0.00	\$2,166.67
PC	Police	\$5,597.86	\$0.00	-\$3,065.16	\$2,532.70
DS	Police	\$2,213.87	\$0.00	\$0.00	\$2,213.87
DPW1	DPW	\$2,022.48	\$0.00	\$0.00	\$2,022.48
DPW2	DPW	\$2,299.90	-\$75.66	\$0.00	\$2,224.24
DPW3	DPW	\$2,261.04	\$0.00	\$0.00	\$2,261.04
DPWS	DPW	\$3,667.07	\$0.00	-\$1,224.99	\$2,442.08
BIOS	WW	\$7,257.24	\$0.00	\$4,363.64	\$11,620.88
BIOS	WW	\$2,224.24	\$0.00	\$0.00	\$2,224.24
BIOS	WW	\$2,418.09	-\$157.05	\$0.00	\$2,261.04
ENERGY1	Energy	\$7,780.22	-\$361.62	-\$4,116.00	\$3,302.60
ENERGY2	Energy	\$3,463.32	\$0.00	\$0.00	\$3,463.32
ENERGYS	Energy	\$3,869.68	\$0.00	\$0.00	\$3,869.68
ENERGY3	Energy	\$3,903.52	-\$361.44	\$0.00	\$3,542.08
ENERGY4	Energy	\$3,587.12	-\$296.25	-\$1,131.19	\$2,159.68
DIR.	HD	\$2,014.64	\$0.00	\$0.00	\$2,014.64
TOTAL		\$68,519.03	-\$2,104.36	-\$5,173.70	\$61,240.97
COUNCIL					
CC1		\$180.00	\$0.00	\$0.00	\$0.00
CC5		\$180.00	\$0.00	\$0.00	\$0.00
CC6		\$180.00	\$0.00	\$0.00	\$0.00
CC7		\$300.00	\$0.00	\$0.00	\$0.00
CC9		\$180.00	\$0.00	\$0.00	\$0.00
CC10		\$0.00	\$0.00	\$0.00	\$0.00
CC11		\$180.00	\$0.00	\$0.00	\$0.00
TOTAL		\$1,200.00	\$0.00	\$0.00	\$1,200.00
PART-TIME					
MGR.	HHD	\$526.35	\$0.00	\$0.00	\$526.35
ASSIST.	HHD	\$264.00	\$0.00	\$0.00	\$264.00
DPW	DPW-PT	\$969.00	\$0.00	\$0.00	\$969.00
PPO	POL-PT	\$456.00	\$0.00	\$0.00	\$456.00
PPO	POL-PT	\$114.00	\$0.00	\$0.00	\$114.00
PPO	POL-PT	\$267.00	\$0.00	\$0.00	\$267.00
TOTAL		\$2,596.35	\$0.00	\$0.00	\$2,596.35
TOTAL PAYROLL		\$72,315.38	-\$2,104.36	-\$5,173.70	\$65,037.32

For Payroll ID: 126

For Selected Pay Code(s): 15X, 225X, 2X

Pay Code ID	Distribution	Sup Hours	Reg Hours	Reg Gross	Ot Hours	OT Gross	Gross	Check Date
85HED 15X	101-301.000-702.900	0.00	0.00	0.00	10.00	409.26	409.26	07/08/2021
Employee Totals:		0.00	0.00	0.00	10.00	409.26	409.26	
23HYD 15X	580-537.300-702.900	0.00	0.00	0.00	6.00	361.62	361.62	07/08/2021
Employee Totals:		0.00	0.00	0.00	6.00	361.62	361.62	
41DPW 15X	590-527.300-702.900	0.00	0.00	0.00	2.00	75.66	75.66	07/08/2021
Employee Totals:		0.00	0.00	0.00	2.00	75.66	75.66	
46DPW 15X 2X	590-527.100-702.900	0.00	0.00	0.00	1.75	67.31	67.31	07/08/2021
Employee Totals:		0.00	0.00	0.00	1.75	89.74	89.74	07/08/2021
113HPD 15X	101-301.000-702.900	0.00	0.00	0.00	11.00	443.08	443.08	07/08/2021
Employee Totals:		0.00	0.00	0.00	11.00	443.08	443.08	
21HYD 15X	580-537.300-702.900	0.00	0.00	0.00	6.00	361.44	361.44	07/08/2021
Employee Totals:		0.00	0.00	0.00	6.00	361.44	361.44	
25HYD 15X 15X 2X	580-537.300-702.900	0.00	0.00	0.00	1.50	60.60	60.60	07/08/2021
Employee Totals:		0.00	0.00	0.00	2.50	101.00	101.00	07/08/2021
Employee Totals:		0.00	0.00	0.00	2.50	134.65	134.65	07/08/2021
Employee Totals:		0.00	0.00	0.00	6.50	296.25	296.25	
Grand Totals:		0.00	0.00	0.00	45.00	2,104.36	2,104.36	

DPW REPORT

July 13, 2021

- Grass Cutting Daily
- John Gurney Park, Storm Drain Project, Do in The Fall After Campers are Gone.
- Sewer “Main” on Church St, Has Been Repaired.
- Checked 5 Sewer Mains, No Plugged Mains
- Check Wells/Towers/Booster Pump Weekly
- Read Water & Electric Meters
- Monthly Water Samples
- 67 Miss Digs in Two Weeks, A Lot of Work Being Done Around Town
- Empty Garbage Cans Daily
- Clean Hart Commons and Pocket Park Daily
- Inspect and Clean Playgrounds Daily
- Cold Patch Roads
- Grade Gravel Roads
- Landscaping Multiple Projects
- Sanisweep Inc. Had Two Trucks in Town Again the Last Week of June. They Did a Very Good Job Sweeping Streets
- Weeding Flower Beds
- 4 Residents Installing Irrigation Systems, We Supply a Separate Water Meter.
- We Are Running out of Water Meters. They are Reliant on a Chip System Which is Not Available Right Now, Just Like Cars and Trucks.



HEART DIRECTOR'S REPORT
July 13, 2021

Updates

- Kicked off Music on the Commons including press releases, a billboard, banner, posters and social media promotions.
- Social District was approved through Liquor Control Commission – waiting on application from eligible licensees before continuing with logo, signage, etc and creating a webpage on HEART's site with information, rules, maps, etc
- Supporting establishment of a Brownfield Authority in Oceana County, commissioners vote on 07/08/21.
- Launched new websites for the Hart Economic Development, Hart Historic District and John Gurney Park - refreshing look of city website to match.
- Submitted \$25,000 grant disbursement request to MEDC for Stella's Coffee House.
- Executed 4th of July activities, logistics, cleanup, etc.
- The Creeks development, Ceres Solution Property... ongoing.
- Ongoing development leads and economic development assistance as needed
- Attending weekly Michigan Economic Development Corporation's Economic Development enrichment courses.
- New citywide Wayfinding Designs – working with HEART board and TIFA on funding
- Serving on the Historic District Board and assisting with promotional efforts.

Respectfully Submitted,

Nichole Steel
Economic & Community Development Director

RESOLUTION 2021-58
Hart City Council
City of Hart, Michigan

**Designate Oceana County Drain Commissioner to review
development of site plans**

WHEREAS, the Oceana County Drain Commissioner ("Drain Commissioner") is qualified and capable of conducting the review of stormwater issues arising in connection with site plans submitted for approval under the Hart City Zoning Ordinance, and the Drain Commissioner has agreed to provide such reviews on behalf of the City, pursuant to the Drain Commissioner's schedule of fees for such reviews; and

WHEREAS, the City Council determines that it is within the best interest of the public health, safety, and welfare to authorize the Drain Commissioner to provide such reviews on behalf of the City in connection with the stormwater issues arising under any site plans submitted for approval under the Hart City Zoning Ordinance.

NOW THEREFORE BE IT RESOLVED THAT THE CITY COUNCIL

- 1. The City Council hereby requires that all developments and redevelopments subject to site plan review under the Hart City Zoning Ordinance shall be submitted by the applicant for review by the Drain Commissioner for all stormwater issues arising in connection with the development or redevelopment. No site plan shall be approved by the City Planning Commission until such review has been conducted by the Drain Commissioner and a report of such review has been provided to the Planning Commission. The Drain Commissioner's review shall be consistent with the Oceana County Drain Commissioner Subdivision Drainage Rules and Storm Water Design Criteria in place at the time of the review.*
- 2. All prior resolutions and parts of prior resolutions insofar as they conflict with the provisions of this resolution are hereby rescinded.*

Moved by _____, supported by _____ and thereafter adopted by the Hart City Council at a regular council meeting held on July 13th, 2021.

Ayes: ___ Nays: ___ Absent: ___



Oceana County Drain Commissioner

100 State Street, Suite M-11

Hart, MI 49420

Phone: (231) 873-3887

Fax: (231) 873-9218

Michelle L. Martin
Drain Commissioner
Soil Erosion Officer
mmartin@oceana.mi.us

John K. Warner, P.E.
Deputy Drain Commissioner
Soil Erosion Officer
jwarner@oceana.mi.us

June 4, 2021

To: Township Supervisors, Zoning Administrators, Village, City, & Township Planning Commissions:

The following letter of intent was presented in 2004 by Calvin Ackley, who was the Drain Commissioner at that time.

"The Land Division Act, formerly known as the Subdivision Control Act (Act 288 of the Public Acts of Michigan of 1967, as amended by Act 591 of the Public Acts of 1996), requires the County Drain Commissioner to publish rules governing the internal drainage of proposed subdivision and outlets for drainage. The rules are intended to assist land developers by providing uniform procedures to be followed in the processing of preliminary and final plats, construction drawings, and establishments of county drains and their branches within and without of these subdivisions.

A resolution acknowledging and recognizing the Oceana County Drain Commissioner Subdivision Drainage Rules and Storm Water Design Criteria promulgated and published by the Oceana County Drain Commissioner, and to authorize the fee schedule set forth therein pursuant to the authority granted in the Land Division Act (then the Subdivision Control Act) was adapted by the Oceana County Board of Commissioners on October 1, 2004.

IT IS HEREBY ORDERED that the Oceana County Drain Commissioner Subdivision Drainage Rules and Storm Water Design Criteria promulgated pursuant to Section 105 of Act 288 of the Public Acts of Michigan of 1967, as amended by Act 591 of the Public Acts of 1996, are hereby adopted and shall be followed in the processing of all subdivision plats, and all other land developments (such as condominiums, planned unit developments [PUDs], manufactured housing communities, and other residential, commercial, industrial, or institutional developments) which impact established county or intercounty drains, or for which the Oceana County Drain Commissioner provides support to other state, county, or local reviewing agencies.

IT IS HEREBY FURTHER ORDERED that the effective dates of the following rules shall be the 1st day of October 2004."

The Drain Commissioner's Office is currently using the same guidelines today that were adopted then. The underlined portion above is what I would like to address. When a commercial development, multi-family housing development, etc is planned, the developer will submit the stormwater plan for approval. A deposit is received by the developer and the plans are reviewed in the drain office. They are also sent to a third party engineer. The third party engineer reviews the plans for consistency with the County's adopted stormwater design criteria to insure that there will not be any adverse effects from stormwater runoff. Each site is different due to topography, use, access to existing stormwater pipes, and location. The third party engineer also checks for adequate pipe or culvert sizing, retention or detention basin size (if needed) public safety, basin outlets, etc. Once the stormwater plans are approved by our office we issue a Soil Erosion and Sedimentation Control permit and excavation can begin. Some sites may require a detention or retention basin to be incorporated into the site. When controls are designed and built which require future maintenance, a stormwater

maintenance agreement is signed between the owner and the drain office and then recorded with the Register of Deeds.

Some developers (mostly local) do not submit a stormwater plan because they are unaware of this process. Also, because it is not known by the local planning commissions as members change every few years. This letter is to inform you that this service is available by our office to assist zoning and planning commissions prior to development approval by township, village, or city resolution. We have had a few instances in recent years where we receive a Soil Erosion & Sedimentation Control (SESC) permit application without any stormwater design plans. This causes a delay in the development process, as the developer feels that all approvals were already granted months before.

In regards to the resolution, it was conveyed that this office received resolutions from all entities within the county in 2004 and 2005. However, there is only one township resolution on file in the drain office at this time. To our knowledge, no village or city resolution is on file either. We cannot force a developer to adhere to the design criteria without the backing of a resolution. If a township, village, or city approves a development without the stormwater review, it could result in excess water running into the streets, neighboring properties flooding during a rain event, oil leaks from vehicles entering into storm drains which empty into creeks or streams or a multitude of other potential problems.

Please find included, a sample resolution for your consideration. If you have any questions or need clarification, please feel free to call my office. If you prefer I address your township board, village or city council, or planning commission please call me to schedule a time. Providing this service is not mandatory for your township or municipality but can be protection from liability, and an insurance policy for a valid design. It also ensures public health, avoids property damage, and protects the environment. A copy of the Subdivision Drainage Rules & Stormwater Design Criteria can be found on our website at <https://oceana.mi.us/government/departments/drain-office/subdivision-drainage-rules-stormwater-design-criteria/> under Important Documents.

Kind Regards,

Michelle Martin

Michelle Martin

.cc Vince Greiner, Oceana County Planning Commission Chair

RESOLUTION 2021-59
Hart City Council
City of Hart, Michigan

Authorize city inclusion in county brownfield redevelopment authority

WHEREAS, the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act"), authorizes the County of Oceana (the "County") to establish a Brownfield Redevelopment Authority; and

WHEREAS, the Board of County Commissioners has determined that it is in the best interest of the County to establish and provide for the operation of a Brownfield Redevelopment Authority ("Authority") pursuant to the Act; and

WHEREAS, subject to changes that may hereafter be made pursuant to the Act, the Authority may exercise its power over property located within the boundaries of the County, provided that the Authority does not exercise its power over property located within a city, village or township located in the County unless such city, village or township has adopted a resolution concurring with the inclusion of such property; and,

WHEREAS, the Local Unit has determined that it is in the best interest of the Local Unit to join the Authority, so it permits property located within its municipal boundaries to be included in the Brownfield Redevelopment Authority of the County of Oceana.

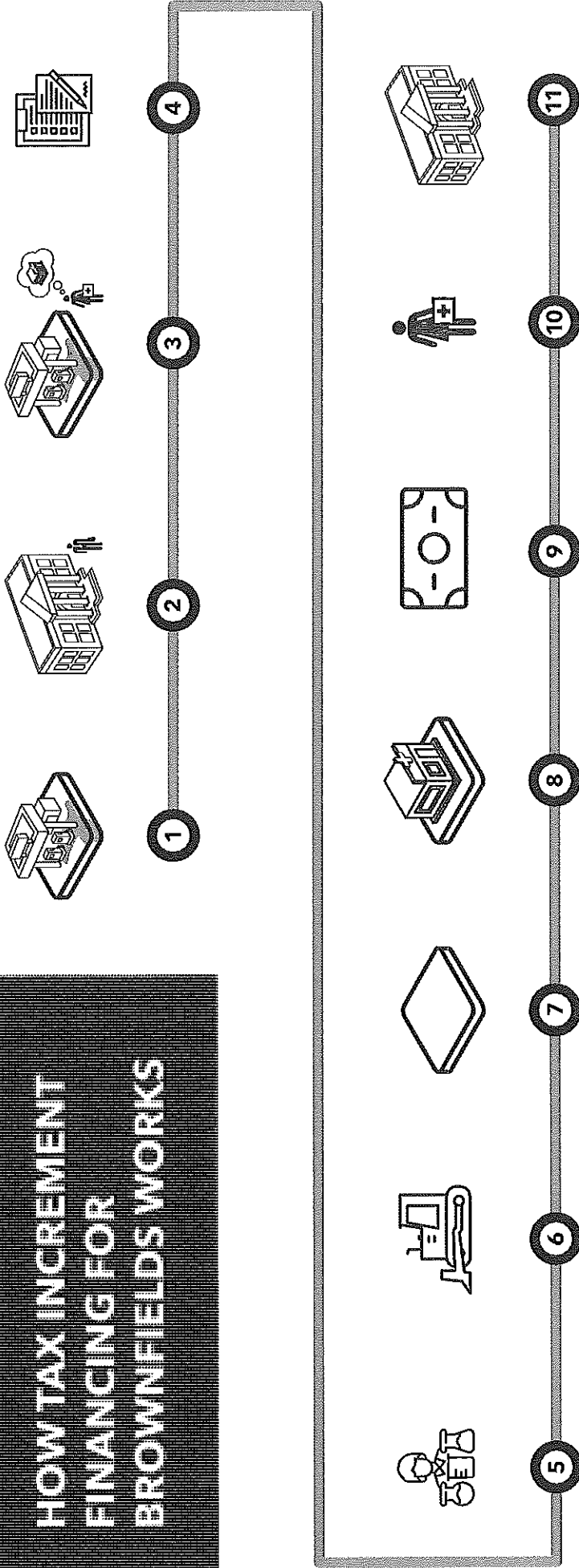
NOW THEREFORE BE IT RESOLVED THAT THE CITY COUNCIL

- 1. The Local Unit hereby agrees to opt into the Authority so that all property located within its municipal boundaries shall be included under the Brownfield Redevelopment Authority of the County of Oceana.*
- 2. The City of Hart Clerk shall promptly file a certified copy of this Resolution with the Oceana County Clerk.*
- 3. All resolution and parts of resolutions insofar as they conflict with the provisions of this Resolution are hereby rescinded.*

Moved by _____, supported by _____ and thereafter adopted by the Hart City Council at a regular council meeting held on July 13th, 2021.

Ayes: ___ Nays: ___ Absent: ___

HOW TAX INCREMENT FINANCING FOR BROWNFIELDS WORKS



1 This ugly, contaminated gas station is a **brownfield**.

2 The owner pays \$1,000 a year in property taxes. That \$1,000 is the **tax baseline**.

3 Dr. Julie wants to buy the contaminated brownfield and build a new medical office.

4 Dr. Julie talks to her local Brownfield Redevelopment Authority (BRA). The BRA approves a plan to reimburse Dr. Julie for some costs to redevelop the contaminated brownfield.

5 Dr. Julie hires an environmental consultant to test the soil and groundwater...

6 ...and dig out the contamination. These are Dr. Julie's **eligible costs**.

7 Dr. Julie spends \$7,500 on eligible costs. The ugly, contaminated brownfield is gone. Now it's safe to build her medical office. Dr. Julie hires more staff.

8 The property's value goes up and Dr. Julie pays \$2,500 a year in property taxes – a \$1,500 increase! That's the **tax increment**.

9 Every year for five years, the BRA returns the \$1,500 tax increment to Dr. Julie to repay her eligible costs. The BRA keeps the original \$1,000 tax baseline to pay for schools and public services.

10 After five years, Dr. Julie's eligible costs have been reimbursed from her taxes (\$1,500 tax increment x five years = \$7,500 in cleanup costs).

11 When her eligible costs are reimbursed, Dr. Julie's future taxes stay in city and state budgets for schools and public services.



Engineers | Architects | Scientists | Constructors



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: 6/14/21

NAME OF EVENT: inspiREading book distribution

DATE OF EVENT: 7/26/21

TIME: 11:00 AM TO 1:00 PM

RAIN DATE OF EVENT: MUST PROVIDE NONE

LOCATION AND/OR ROUTE OF EVENT: HART COMMONS

DESCRIPTION OF EVENT: We will be distributing free books for children ages birth - 5th grade to inspire reading throughout the community

SPECIAL NEEDS:

NAME OF ORGANIZATION OR SPONSOR: West Shore ESD inspiREading

ADDRESS: 2130 W. U.S. 10
Ludington MI 49431

CONTACT PERSON: Jaynie Manier

PHONE: 231 690-5923 or 231 898-1547 FAX:

EMAIL: jmanier@wscsd.org

X Jaynie Manier

6/14/21

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: