City of Hart, Michigan
CITY COUNCIL AGENDA
January 14, 2025, 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. Jordan Smith – Maner Costerisan, 2024 Audit Presentation
6. Consent Agenda:
    a. Approval of Minutes from December 10, 2024
    b. Bills, Claims, Payroll
    c. Reports of Boards, Commissions, and Committees
    d. Department Reports – Police/BioPure/Public Works/Energy/♥C&E Dvlp./Parks & Rec
7. Action Items
    a. Resolution 2025-01 Approve RAP Grant Application – Hart Commons Plaza
8. Discussion Items
    a. AT&T Water Tower Lease Agreement
    b. Mayoral appointment of Maria Rosas to TIFA board
    c. Newly Elected Officials Training, Michigan Municipal League - February 8, 2025
    d. City Council Retreat 2025 March 1, 2025
9. City Manager Report
10. Communications from the Mayor and Council (Including board and committee updates.)
11. Adjournment –

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With advance notice of seven calendar days, the City will provide interpreter services at all public meetings, including language translation and signage for the hearing impaired. Call 231-873-2488. La Ciudad proporcionará servicio de intérprete para esta reunión pública si se pide con siete días de anticipación, lo cual incluye la traducción de idioma y letreros para los con una discapacidad auditiva. Llame al 231-873-2488.

Maner Costerisan

2425 E. Grand River Ave.,
Suite 1, Lansing, MI 48912
517.323.7500
517.323.6346

December 23, 2024

To the Honorable Mayor and
Members of the City Council
City of Hart, Michigan

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Hart (the City), for the year ended June 30, 2024. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, *Government Auditing Standards,* and Uniform Guidance, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated September 13, 2024. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City are described in Note 1 to the financial statements. As described in Note 13 to the financial statements, the City adopted Governmental Accounting Standards Board (GASB) Statement No. 100, *Accounting Changes and Error Corrections,* during the year ended June 30, 2024. Accordingly, the cumulative effect of the accounting change as of the beginning of the year is reported in the financial statements. We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the financial statements were:

Management's calculation of current and noncurrent compensated absence liabilities is based on an estimate of employees' use of compensated absences.

Management's calculation of depreciation expense for the current period is based on an estimate of the useful lives of the capital assets.

Management's calculation of the allowance for uncollectible receivables for the current period is based on the past experience of collections.

Management's calculation of the net other post-employment benefit liability and related deferrals are estimated based upon certain valuation assumptions.

We evaluated the key factors and assumptions used to develop these estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. We did not identify any sensitive disclosures.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. The following material misstatements were detected as result of audit procedures and were corrected by management: capital assets, deferred inflows of resources, other post-employment benefits trust activity, and net position.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated December 23, 2024.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the City's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. Management did engage an outside expert to review the financial statements on their behalf and to provide the skills, knowledge, and experience to ensure our independence under relevant professional standards. To our knowledge, this was the only such consultation with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to the management's discussion and analysis, budgetary comparison information, and OPEB schedules, which are required supplementary information (RSI) that supplement the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the other supplementary information, which accompanies the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

Restriction on Use

This information is intended solely for the use of the City Council and management of the City of Hart and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

Maner Costerisan PC

CITY OF HART
407 S. STATE ST.
HART, MI 49420
REGULAR MEETING OF CITY COUNCIL - COUNCIL PROCEEDINGS
December 10th, 2024
MINUTES – DRAFT

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

ABSENT: Catalina Burillo

OTHERS PRESENT: City Manager – Rob Splane City Clerk – Karla Swihart, BioPure Superintendent – Paul Cutter, DPW Superintendent – Brad Whitney, JGP Superintendent – Chris TerHaar, and Sharon Hallack

APPROVAL OF AGENDA:

- B. Root motioned to approve Amended agenda and was supported by K. Thomson
  - Ayes: 6 Nays: 0 Absent: 1

PUBLIC COMMENTS:

- NONE

CORRESPONDENCE, EVENTS, PRESENTATIONS:

- NONE

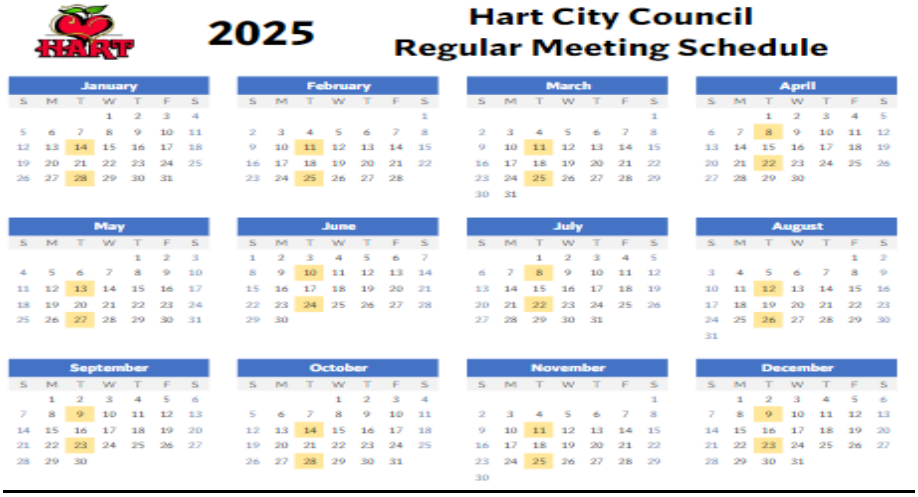
CONSENT AGENDA:

- Approval of minutes from November 26th, 2024
- Bills, Claims, Payroll
- Reports of Boards, Commissions, and Committees
- Department Reports – Police/BioPure/Public Works/Energy/C&E Dvlp
  - J. Cunningham motioned to approve Consent Agenda and supported by B. Root
    - Ayes: 6 Nays: 0 Absent: 1

ACTION ITEMS:

- Resolution 2024-38 Date and Meeting Times of City Council for 2025
  WHEREAS, the City is required to review and designate any changes to the regular schedule of City Council meetings prior to the beginning of the calendar year; and
  WHEREAS, the Council meets on the 2nd and 4th Tuesday of each month unless there is a holiday, or the Council cancels a meeting; and
  WHEREAS, in 2025 there are no conflicts with City Council meetings and designated City holidays;
  NOW THEREFORE BE IT RESOLVED THAT THE CITY COUNCIL:

  The City Council meeting dates for the City of Hart 2025 will be at 7:30pm on the Second and Fourth Tuesday of each month as follows



- A. Mullen motioned to approve Resolution 2024-38 and supported by K. Thomson
  - Ayes: 6 Nays: 0 Absent: 1

- Resolution 2024-39 Adopt John Gurney Park Rules and Policy
  WHEREAS, the City of Hart owns and operates John Gurney Park and Campground and associated recreational functions; and
  WHEREAS, as the City desires to remain attractive in respect to operations, maintenance, and growth when compared to other campgrounds; and
  WHEREAS, as the City identifies the economic benefit of operating a campground stimulating new visitors to Hart and surrounding areas; and
  WHEREAS, a set of basic rules and policies are required to operate the campground with efficiency as well as to set expectations for visitors and guests at the campground; and
  WHEREAS, the City Council desires to secure the benefits of efficient self-government and to promote and protect our common interests and welfare;
  NOW THEREFORE BE IT RESOLVED THAT THE HART CITY COUNCIL:
  Adopts the proposed John Gurney Park Rules and Regulations per council adoption and City Ordinance 1064.01
  - B. Root motioned to approve Resolution 2024-39 and supported by A. Mullen
    - Ayes: 6 Nays: 0 Absent: 1
- Resolution 2024-40 Cancel December 24th Council Meeting
  WHEREAS, the Second December Regular City Council Meeting falls on December 24th, and is a recognized City staff holiday per the adopted employee handbook; and
  WHEREAS, past precedent of Council has been to cancel this meeting due to its close proximity to the City holidays to allow Council members and City staff to enjoy the holiday period with family and friends; and
  WHEREAS, a special meeting may be called at any time by the request of the Mayor or any two Council members as directed in the City Charter to address emergencies or other urgent business; and
  WHEREAS, in order to secure the benefits of efficient self-government and to promote and protect our common interests and welfare, the City Council hereby declares:
  NOW THEREFORE BE IT RESOLVED THAT THE CITY COUNCIL:
  Cancel the City Council regularly scheduled December 24, 2024,
  meeting is canceled unless reinstated by request of two council members or the mayor.
  Or a special meeting is required to conduct City business.
  - J. Cunningham motioned to approve Resolution 2024-40 and supported by K. Thomson
    - Ayes: 6 Nays: 0 Absent: 1

DISCUSSION ITEMS:

- Appointment of Council members to Boards and Commissions
  Mayor Klotz – All Committees/Boards/ Commissions
  Mayor Pro-Tem Cunningham – Board of Review, Planning Commission
  Councilor Burillo – Cemetery, HEART
  Councilor Hodges – BioPure, Board of Review, HEART, Lake Board, Park, Powerboard, TIFA, Zoning Board of Appeals
  Councilor Mullen – BioPure, Cemetery, HEART, Planning Commission
  Councilor Root – BioPure, Personal and Finance, Planning Commission, Zoning Board of Appeals
  Councilor Thomson – Personal and Finance, Power Board
- Library Memo of Understanding
  Memorandum of Understanding (MOU)
  Between the City of Hart and Hart Area Public Library
  Introduction

This Memorandum of Understanding (MOU) is entered into on [DATE], between the City of Hart and the Hart Area Public Library, to outline their collaborative efforts in serving our area communities.

Background

WHEREAS, HART aims to provide critical information and communication resource to its residents, HAPL will collaborate with HART to assist in the delivery of services to, charter members, non- charter members, their residents and visitors. The HAPL board and HART have enjoyed a healthy relationship with multiple points of collaboration including sharing expenses and operations with the Hart Community Center located behind City Hall as well as sharing costs related to parking lot maintenance, digital signage, and other resources.

Scope of MOU

1. Project Components:
    - Identify potential savings by collaboration on various projects
    - Identify where support or mutual aid is beneficial to both parties
    - Develop appropriate compensation for support where necessary

Roles and Responsibilities

1. HART Action Items:
    - Provide municipal services to the City of Hart residents and business owners
2. HAPL Action Items:
    - Provide library services to the City of Hart, Hart Township, and other negotiated area residents.
3. Mutual Understanding:
    - HART shall not use enterprise funds (Public Utilities; Hart Energy, Water, Bio Pure) to cover any expenses not related directly to that fund.
    - HART will continue to use of the contract-negotiated solid waste dumpster, and HAPL will seek additional waste receptacle through a waste management company and discontinue the regular use of the HART dumpster.
    - Ongoing costs involving the Community Center, Community Center Conference Room and the Digital sign will be shared 50/50 between the entities.
    - Any costs realized by HART and HAPL, including grass cutting, lawn care, snow removal, or any other shared efforts, will be split 50/50 unless discussed and agreed upon before the expense is incurred.

Duration and Timeline

The MOU will commence on the date of signing and remain in place until the MOU is terminated by one of the parties or new terms are agreed upon.

Governance and Decision-Making

Decisions related to future agreements or modifications to the MOU will be made jointly by HART City Council members and the HAPL board. Disputes will be resolved through mutual consultation and agreement.

Communication and Reporting

HART City Council and the HAPL board shall communicate through regular public meetings with each entity's leadership tasked to adjust strategies as needed.

Termination or Amendment

This MOU may be terminated by either party or amended by mutual agreement. Notice of termination or proposed amendments shall be provided in writing with a minimum notice period of 90 days.

- 2025 Council Retreat Topics and Proposed Dates

  Topics per Council worksheet feedback

  1. City Department Operations
  2. Current and Future Project Funding
  3. Hart Energy and Hart Lake Temperature Issues
  4. Municipal Budget Process
  5. Master Plan Process and Use
     - Capital Improvement Plan and Why
     - Michigan Planning and Enabling Act

  Potential Dates for Retreat

  Ideas for weeknights = 2-4 nights, 2-3 hours per night

  Saturday's
     - February 8 (Super Bowl Weekend)
     - February 15 (President's Day Weekend)

- February 22
- March 1
- March 8
- March 15 (Saint Patrick's Day Weekend)
- March 22
- March 29 (Hart Spring Break)
- April 5 (Hart Spring Break)

CITY MANAGER'S REPORT:

Updates:

- The Hart BioPure plant 36-inch aeration header has corroded in areas close to the building. About 200-250 feet of ductile pipe need to be replaced, and the repair estimate hovers between $450,000 and $475,000. We currently waiting on our engineers to finalize a change order for State approval. The funds are available in the City's State Revolving Fund loan and are subject to 50% principal forgiveness through a grant the City was awarded in 2023. The change order will be treated as an emergency repair as the work is necessary to continue plant operations.
- The last round of snow and windstorms damaged holiday decorations at the fairgrounds. We plan to see a refund for the damaged items.
- The used plow/salt truck was approved for purchase by the City Council was sold before the City could secure it. Some other options from the same dealer are being considered, and a new search for other options is in progress.
- The City Hall computer server will be replaced next month as part of the approved Hart Energy System study and is an approved budget expense this fiscal year. The server upgrade is part of implementing a new GIS system to help our line workers to troubleshoot the system more efficiently, and document system changes as they occur. The server replacement will require downtime (1-2days), affecting the City's ability to take utility and tax payments. City staff will help to determine an appropriate time for this to occur and communicate those plans to the City Council and the Community ahead of time.

Legacy Topics:

- Safe Routes to School trail project

Upcoming Topics:

- Redevelopment Ready Community re-certification in 2025
  Adoption of 5-year Park and Rec Master Plan
  Reaffirmation of the City Master plan
  TIFA By-Laws
  Zoning Drawings – add to ordinances
  Adopt Zoning Board of Appeals By-Laws
  Review proposal to have council members serve as ZBA
- Council review of rental inspection policies, procedures, and implementation.

COMMUNICATIONS FROM THE MAYOR AND COUNCIL:

- A. Mullen – HEART board is making progress with Hart Historic District.

ADJOURN:

- There being no further business to come before the Council, Mayor Klotz adjourned the meeting at 8:19pm. The next regularly scheduled meeting will be on January 14th, 2025, at 7:30 pm.

Respectfully Submitted

Karla Swihart

Karla Swihart, City Clerk

Payables Date 01.15.2025	Description	Total	General +	DPW	Energy	BPTF	Water
Ace 1 Port-A-Potties	Portable Restroom - Vet's Park	$ 175.00			$ 175.00		
Ace 1 Port-A-Potties	Portable Restroom - JGP Boat Launch	$ 100.00	$ 100.00				
Ace 1 Port-A-Potties	Portable Restroom - Hart Hydro Disc Golf Course	$ 100.00			$ 100.00		
Alta Construction Equipment LLC	Equipment Rental - 11/26/24-12/23/24	$ 1,836.00		$ 1,836.00			
AMSOIL Inc	Parts/Supplies	$ 326.17				$ 326.17	
APX, Inc	MIRECS - Load Based Fee	$ 29.46			$ 29.46		
APX, Inc	MIRECS - Subscription Fee	$ 250.00			$ 250.00		
Blue Cross Blue Shield	Retirees Medical Insurance	$ 3,603.15	$ 2,001.75	$ 400.35	$ 1,201.05		
City of Hart	Utilities	$ 38,619.79	$ 809.96	$ 1,106.51	$ 2,275.24	$ 30,521.90	$ 3,906.18
City Web Central	Annual Renewal Support Services	$ 2,950.00	$ 2,950.00				
City Web Central	Website Hosting Services 2025	$ 565.00	$ 565.00				
Consumer's Energy	Utilities	$ 316.08			$ 316.08		
Custom Tree Service	Misc Tree Trimming/Removing/Stump Grinding - JGP	$ 6,650.00	$ 6,650.00				
Dacott Energy Services	Power Purchase Report	$ 650.00			$ 650.00		
Dave's Party Store	Fuel - Parks & Rec	$ 54.91	$ 54.91				
Dave's Party Store	Fuel - DPW	$ 1,218.63		$ 1,218.63			
DTE Energy	Natural Gas	$ 4,873.20	$ 1,212.52	$ 1,004.94	$ 1,683.83	$ 684.59	$ 287.32
First Net	Police Modems	$ 88.46	$ 88.46				
Fischer LP Gas	Propane - Energy Dept	$ 884.04			$ 884.04		
Frontier	Phone Service - Diesel Plant	$ 126.64			$ 126.64		
Gracon Services	LAN Extra Care Hours	$ 1,760.00	$ 586.68	$ 293.33	$ 293.33	$ 293.33	$ 293.33
Hallack Contracting	Snow Removal - City Parking Lots	$ 3,475.00		$ 3,475.00			
Hart Area Fire Board	2nd Quarter Fiscal Year 2024/2025	$ 13,601.50	$ 13,601.50				
Hart Cemetery Commision	Summer 2024 Tax Disbursement Batch #5	$ 8,377.23	$ 8,377.23				
Hart Cemetery Commision	Summer 2024 Tax Disbursement Batch #6	$ 5,272.85	$ 5,272.85				
Hart Cemetery Commision	Summer 2024 Tax Disbursement Batch #7	$ 276.33	$ 276.33				
Hart Cemetery Commision	Summer 2024 Tax Disbursement Batch #8	$ 160.86	$ 160.86				
Hart Cemetery Commision	Summer 2024 Tax Disbursement Batch #9	$ 2.31	$ 2.31				
Hart Cemetery Commision	Summer 2024 Tax Disbursement Batch #10	$ 67.03	$ 67.03				
Huntington National Bank	Nov 2024 CC Statement - All Depts	$ 5,124.60	$ 1,925.96	$ 1,228.84	$ 1,042.72	$ 927.08	
Hydrocorp	Cross Connection Program	$ 764.00					$ 764.00
Imperial Dade	Parts/Supplies	$ 587.54				$ 587.54	
Imperial Dade	Parts/Supplies	$ 45.49				$ 45.49	
Interstate Billing Service	AIS Construction Operating Supplies	$ 2,752.00			$ 2,752.00		
JR Accounting	Accounting Assistance - Bank Recs	$ 525.00	$ 525.00				
Klotz Auto Parts	Auto Parts/Supplies	$ 1,346.74		$ 791.28		$ 555.46	
Larson's ACE Hardware	Dec 2024 Statement - All Depts	$ 1,905.53	$ 519.54	$ 180.09	$ 928.63	$ 277.27	
LEAF	Police Copier Lease/Insurance Fee	$ 49.61	$ 49.61				
Lighthouse Car Care	Tires - BioPure	$ 900.00				$ 900.00	
Linde Gas & Equipment	Cylinder Rental - DPW	$ 98.85		$ 98.85			
Linde Gas & Equipment	Cylinder Rental - Energy Dept	$ 133.80			$ 133.80		
McKay, Colleen	Utility Deposit Refund	$ 162.88				$ 162.88	
Michigan Association of Municipal Clerks	Associate Member Fee 1/1/25-1/1/26	$ 125.00	$ 125.00				
Mike's Auto Body	Repairs	$ 160.00		$ 160.00			
Miss Dig System	Membership Fees	$ 1,472.73			$ 490.91	$ 490.91	$ 490.91
Model Coverall Service	Uniforms	$ 171.21			$ 69.28	$ 101.93	
MPPA	Purchased Power - 12/24/24	$ 14,378.10			$ 14,378.10		
MPPA	Purchased Power - 12/31/24	$ 11,811.32			$ 11,811.32		
MPPA	Purchased Power - 1/7/25	$ 6,616.71			$ 6,616.71		
Natschke, Kurt	JGP Deposit Refund - Site 38	$ 300.00	$ 300.00				
NCL of Wisconsin	Lab Supplies	$ 396.05				$ 396.05	
Newkirk Electric	Reg Tagged Pole Replacement	$ 13,664.52			$ 13,664.52		
Oceana County	Assessing Services	$ 9,350.00	$ 9,350.00				
Pitney Bowes	Postage Refill - 12/11/24	$ 502.25	$ 125.56		$ 125.57	$ 125.56	$ 125.56
Power Line Supply	Parts/Supplies	$ 617.40			$ 617.40		
Power Line Supply	Parts/Supplies	$ 1,245.73			$ 1,245.73		
Power Line Supply	Parts/Supplies	$ 177.12			$ 177.12		
Power Line Supply	Parts/Supplies	$ 2,644.20			$ 2,644.20		
Power Line Supply	Parts/Supplies	$ 11,008.00			$ 11,008.00		
Power Line Supply	Uniforms	$ 950.00			$ 950.00		
Power Line Supply	Parts/Supplies	$ 82.50			$ 82.50		
Power Line Supply	Parts/Supplies	$ 132.00			$ 132.00		
Power Line Supply	Parts/Supplies	$ 480.00			$ 480.00		
Power Line Supply	Parts/Supplies	$ 883.28			$ 883.28		
Power Line Supply	Parts/Supplies	$ 309.05			$ 309.05		
Prein & Newhof	2200777 Drinking Water Asset Mgmnt	$ 4,296.60					$ 4,296.60
Prein & Newhof	2200777 Drinking Water Asset Mgmnt	$ 541.00					$ 541.00
Prein & Newhof	2221057 SRF Wasterwater Improvement	$ 3,986.25				$ 3,986.25	
Prein & Newhof	2221059 BioPure Facility Construction Phase	$ 23,105.35				$ 23,105.35	
Prein & Newhof	2221070 Dryden & Wood St Reconstruction	$ 4,295.50		$ 4,295.50			
Prein & Newhof	2240473 W Main St Resurfacing	$ 1,507.10		$ 1,507.10			
Republic Services	Garbage Services - Starting Block	$ 193.55			$ 193.55		
Republic Services	Garbage Service - Historic District	$ 766.17	$ 766.17				
Republic Services	Solid Waste Contract	$ 18,026.99		$ 18,026.99			
Republic Services	Garbage Services - Bike Trail	$ 50.00	$ 50.00				
Republic Services	Garbage Services - Washington Parking Lot	$ 113.52		$ 113.52			
Republic Services	Garbage Services - Overage Fees City Hall/Library	$ 286.45	$ 286.45				
Ricoh	Copier Overage Fees	$ 90.32	$ 90.32				
State of Michigan - EGLE	Biosolids Land App Fee/Dry Tons Reported 2025	$ 27,086.64				$ 27,086.64	
Syncwave	Internet Hosting	$ 468.14	$ 107.66	$ 84.27	$ 84.27	$ 191.94	
Tri-Berry	Fabrication Services - BioPure	$ 192.00				$ 192.00	
Tri-Berry	Fabrication Services - JGP	$ 1,112.00	$ 1,112.00				
Tri-Berry	Fabrication Services - Energy	$ 158.00			$ 158.00		
USA Bluebook	Lab Supplies/Parts	$ 6,045.33				$ 6,045.33	
USA Bluebook	Lab Supplies/Parts	$ 121.90				$ 121.90	
Wilson Chemical Solutions	Aqua Ammonia	$ 10,195.90				$ 10,195.90	
Lara	LIEAF Program	$ 934.38			$ 934.38		
Medler Electric Co	Parts/Supplies	$ 113.33			$ 113.33		
Great Lakes Cleaning Services	Dec 2024 Cleaning - City Hall/Comm. Center	$ 1,350.00	$ 1,350.00				
Michigan Municipal Treasurers Association	Winter Workshop - K. Swihart	$ 199.00	$ 199.00				
Wells Fargo Vender	Copier Lease Payment	$ 143.20	$ 143.20				
Absopure Water	Water - Energy Dept	$ 38.75			$ 38.75		
Absopure Water	Water - Energy Dept	$ 15.85			$ 15.85		
Charter	Phone/Internet - Starting Block	$ 174.97			$ 174.97		
	Sub-total	**$ 293,891.04**	**$ 59,802.86**	**$ 35,821.20**	**$ 80,240.61**	**$ 107,321.47**	**$ 10,704.90**
HAND CHECKS/ACH/EFT							
Alerus	City Share 401 Retirement - PR 194	$ -	$ -				
US Postmaster	Postage/Tax Bills						
AFLAC	Insurance Premium	$ -	$ -				
Guardian	Insurance Premium	$	$				
Delta Dental	Insurance Premium	$	$ -				
MWG/Amfirst	Insurance Premium	$ -	$ -				
Blue Cross Blue Shield	Insurance Premium	$ -	$ -				
	TOTAL HAND CHECKS	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Total Regular Bills/Hand Checks		***$ 293,891.04***	***$ 59,802.86***	***$ 35,821.20***	***$ 80,240.61***	***$ 107,321.47***	***$ 10,704.90***
Gross Payroll	PR224	$ 82,267.48					
Gross Payroll							
	Sub-Total	**$ 82,267.48**					
	GRAND TOTAL	***$ 376,158.52***	**$ 59,802.86**	**$ 35,821.20**	**$ 80,240.61**	**$ 107,321.47**	**$ 10,704.90**

Payroll ID: 223

Pay Period End Date: 12/15/2024 Check Post Date: 12/19/2024 Bank ID: GEN

* YTD values reflect values AS OF the check date based on all current adjustments, checks, void checks

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Grand Totals for Payroll:

Pay Code Id	Hours	OT Hours	Cur. Amnt.	YTD Amnt.*
15X	0.00	144.50	8,719.16	53,789.93
225X	0.00	0.00	0.00	17,047.77
2X	0.00	9.75	788.51	24,241.74
BACK PAY	0.00	0.00	0.00	342.35
COMP	9.50	0.00	260.57	25,087.27
ETO	266.50	0.00	9,933.74	174,410.23
ETO BUYOUT	0.00	0.00	0.00	10,869.50
FAIR - POL	0.00	0.00	0.00	487.50
HOL	0.00	0.00	0.00	23,281.37
HOLIDAY	0.00	0.00	0.00	36,471.81
HOLIDAY POLICE	0.00	0.00	0.00	9,080.17
HOLIDAY WORKED	0.00	0.00	0.00	0.00
HOURLY	814.50	0.00	29,789.83	716,753.64
LEAD JOURNEY LW	24.00	0.00	1,416.72	7,786.00
LONG	0.00	0.00	0.00	42,500.00
OPT OUT	0.00	0.00	0.00	82,913.34
SALARY	934.00	0.00	33,787.62	836,604.36
STANDBY	15.00	0.00	600.31	12,545.00
TRAVEL TIME	0.00	0.00	0.00	0.00

Ded/Exp Id	Cur. Amnt.	YTD Amnt.*
AF-ACC	146.17	2,915.00
AF-CANCER	76.70	1,534.00
AF-DENTAL	14.46	289.20
AF-HOSP	24.00	144.00
AF-LIFE	32.96	659.20
AF-PSI	55.37	1,098.04
AF-STD	135.25	2,705.00
ALERUS 401	2,558.61	55,969.93
ALERUS 401 AD	8.00	208.00
ALERUS 457	775.00	20,150.00
ALERUS 457P	1,122.50	30,739.74
ALERUS R 457%	1,797.93	35,986.24
CAR ALLOWANCE	300.00	2,700.00
CELL PHONE	630.00	5,530.00
DENTAL_EE	135.10	2,818.72
DENTAL_ER	540.48	11,125.38
FITW	8,308.38	194,823.00
GAP_EE	505.09	10,192.82
GAP_ER	2,020.22	40,582.52
GUARDIAN_EE	25.24	544.58
GUARDIAN_ER	211.29	4,824.92
LOAN	363.17	9,210.58
MED_EE	2,320.74	45,421.76
MED_ER	9,282.94	179,174.76
MEDICARE_EE	1,189.27	29,131.91
MEDICARE_ER	1,189.27	29,131.91
OVER PAY	32.68	522.88
SITW	3,175.05	74,742.34
SOCSEC_EE	5,085.09	124,563.98
SOCSEC_ER	5,085.09	124,563.98
UNI46	294.40	3,356.16
UNIFM	4.95	128.70
VOL. LIFE	251.20	2,517.00
VOL. LIFE - CH	24.50	294.00
VOL. LIFE - SPO	98.78	1,042.45

Gross Pay This Period	Deduction Refund	Ded. This Period	Net Pay This Period	Gross Pay YTD	Dir. Dep.	Expense This Period
85,296.46	0.00	28,560.59	56,735.87	2,074,967.24	57,216.47	19,259.29

** = Check Adjustment >> = Pre-Tax Deductions capped at Applicable Gross*

Payroll ID: 223

Pay Period End Date: 12/15/2024 Check Post Date: 12/19/2024 Bank ID: GEN

* YTD values reflect values AS OF the check date based on all current adjustments, checks, void checks

Tax Type	State / Loc	App Wages	Prior Ded	Taxable Gross
Social Security		85,296.46	3,278.87	82,017.59
Medicare		85,296.46	3,278.87	82,017.59
Federal		85,296.46	7,734.98	77,561.48
State	MI	85,296.46	7,734.98	77,561.48

Payroll ID: 224

Pay Period End Date: 12/29/2024 Check Post Date: 01/02/2025 Bank ID: GEN

* YTD values reflect values AS OF the check date based on all current adjustments, checks, void checks

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Grand Totals for Payroll:

Pay Code Id	Hours	OT Hours	Cur. Amnt.	YTD Amnt.*
15X	0.00	25.50	1,342.29	1,342.29
225X	0.00	44.00	3,279.98	3,279.98
2X	0.00	16.50	1,316.90	1,316.90
BACK PAY	0.00	0.00	0.00	0.00
COMP	45.00	0.00	1,774.37	1,774.37
ETO	255.50	0.00	9,386.56	9,386.56
ETO BUYOUT	0.00	0.00	0.00	0.00
FAIR - POL	0.00	0.00	0.00	0.00
HOLIDAY	376.00	0.00	14,421.80	14,421.80
HOLIDAY POLICE	0.00	0.00	0.00	0.00
HOLIDAY WORKED	0.00	0.00	0.00	0.00
HOURLY	892.50	0.00	31,339.87	31,339.87
LEAD JOURNEY LW	16.00	0.00	944.48	944.48
LONG	0.00	0.00	0.00	0.00
OPT OUT	0.00	0.00	0.00	0.00
SALARY	479.00	0.00	18,060.99	18,060.99
STANDBY	8.00	0.00	400.24	400.24
TRAVEL TIME	0.00	0.00	0.00	0.00

Ded/Exp Id	Cur. Amnt.	YTD Amnt.*
AF-ACC	146.17	146.17
AF-CANCER	76.70	76.70
AF-DENTAL	14.46	14.46
AF-HOSP	24.00	24.00
AF-LIFE	32.96	32.96
AF-PSI	55.37	55.37
AF-STD	135.25	135.25
ALERUS 401	2,599.58	2,599.58
ALERUS 401 AD	8.00	8.00
ALERUS 457	775.00	775.00
ALERUS 457P	1,162.24	1,162.24
ALERUS R 457%	1,473.73	1,473.73
DENTAL_EE	135.10	135.10
DENTAL_ER	540.48	540.48
FITW	7,620.30	7,620.30
GAP_EE	505.09	505.09
GAP_ER	2,020.22	2,020.22
GUARDIAN_EE	25.24	25.24
GUARDIAN_ER	211.29	211.29
LIFE	18.25	18.25
LOAN	363.17	363.17
LU465	294.40	294.40
MED_EE	2,320.74	2,320.74
MED_ER	9,282.94	9,282.94
MEDICARE_EE	1,145.35	1,145.35
MEDICARE_ER	1,145.35	1,145.35
OVER PAY	32.68	32.68
SITW	3,019.13	3,019.13
SOCSEC_EE	4,897.29	4,897.29
SOCSEC_ER	4,897.29	4,897.29
UNI45	265.00	265.00
UNIFM	4.95	4.95

Gross Pay This Period	Deduction Refund	Ded. This Period	Net Pay This Period	Gross Pay YTD	Dir. Dep.	Expense This Period
82,267.48	0.00	27,150.15	55,117.33	82,267.48	55,117.33	18,097.57

Tax Type	State / Loc	App Wages	Prior Ded	Taxable Gross
Social Security		82,267.48	3,278.87	78,988.61
Medicare		82,267.48	3,278.87	78,988.61
Federal		82,267.48	7,815.69	74,451.79
State	MI	82,267.48	7,815.69	74,451.79

** = Check Adjustment >> = Pre-Tax Deductions capped at Applicable Gross*

Hart Cemetery Commission

Budget meeting minutes

November 18,2024

Not official

Meeting called to order at 7 P.M.

Roll call: Cal Moul, Karen Urick, Sally Veurink, Catalina Burillo all present, Jay McGhan absent.

Motion by Catalina and supported by Karen to approve the minutes of the October 21, 2024, minutes. All ayes, motion carried.

Financial report: as of October 31, 2024
Checking account $55,234.85; savings $72,551.58
CD# 9778 $50,494.17; CD# 8989 $52,951.44. Motion by Karen and supported by Sally to approve the financial report. All ayes, motion carried.

Discussion on the 2025 budget, with the addition of $2500.00 to professional services,for legal services on the FOIA request work for the Safe routes to School project. Motion by Catalina and supported by Karen to approve the total 2025 budget. All ayes, motion carried.

Burials and prepaid income $14,700.00, 44 burials ; graves purchased $6230.00, foundations $2262.52., purchased 5 veteran marker foundations. Transfers $165.00.

Andy presented job descriptions for the cemetery workers. Al Peeraer was made grounds manager for the cemetery. Vacuum motor went out on the leaf vacuum, ordered a new one from Klotz. Cal is searching for a used truck for cemetery use.

Discussion on the Safe Roads to School project. Maps and grave sites on Tyler Road and Plum street will need to be researched. Jay, Cal and Carol spoke with Larry Hummel from Fleis&Vandenbrink, and was told that they wanted information primarily along Tyler Rd and Plum St on plot information. We will contact Attorney Marc Daneman to assist with this.

Estimates for the building repairs from Blackmer Construction to, upgrade electric and replacing windows and doors and MJM plumbing, replace water lines. Motion by Karen and supported by Cal to accept the bids on the cemetery building upgrades. All ayes, motion carried.
Discussion on Township and City representatives, and we need to finalize the board members.

Meeting Adjourned 8:25 P.M.

Respectfully Submitted

Carol Tariske

Hart Cemetery Commission

	Ending 2023	2024 budget	2024 to date	2025 proposed	
Income					
581.000 · Contributions from local units					
581.001 · Hart Township property tax	**38425.61**	40,000.00	54,477.69	40,000.00	
581.002 · Hart Township	**17000.00**	17,000.00	17,000.00	17,000.00	
581.003 · City of Hart property tax	**27956.43**	28,000.00	13,645.76	28,000.00	
581.004 · City of Hart	**17000.00**	17,000.00	17,000.00	17,000.00	
Total 581.000 · Contributions from local units	**100382.04**	102,000.00	102,123.45	**102,000.00**	
642.000 · Charges for services					
642.001 · Foundations	**3450.10**	3,500.00	2,262.52	3,000.00	
642.002 · Graves	**19335.00**	10,000.00	6,230.00	5,000.00	
graves-columbariums		10,000.00	0.00	10,000.00	
642.002 · Graves - Other					
Total 642.002 · Graves	**19335.00**	20,000.00	6,230.00	18,000.00	
642.003 · Burial	**13745.00**	19,000.00	14,675.00	15,000.00	
642.004 · Sales	**924.00**	1,000.00	165.00	1,000.00	
Total 642.000 · Charges for services		43,500.00	23,332.52	16,000.00	
665.000 · Interest income	**13.40**	1,000.00	12.04	500.00	
677.000 · Other					
677.001 · Other income	**52958.02**	650.00	520.26	650.00	
677.002 transfers to other funds	**-52871.98**				
677.004 · Uncategorized income	**40.63**	40.63	0.00	45.00	
677.005 · Donations for trees & shrubs		250.00	50.00	150.00	
677.000 · Other - Other	**126.67**	900.00	149.73	450.00	
Total 677.000 · Other		1,840.63	719.99		
Total Income	**137976.41**	148,340.63	126,188.00	**137,795.00**	

Hart Cemetery Commission

	Ending 2023	2024 budget	2024 to date	2025 proposed	
Expense	2023 ending	Budget	Jan - Dec 24	2025	
701.000 · Payroll					
701.001 · Wages	77798.47	80,000.00	74,583.72	75,000.00	
701.002 · FICA and Medicare	5555.84	6,000.00	5,390.87	6,000.00	
701.003 · FUTA	193.26	1,141.00	0.00	1,200.00	
701.004 · MESC			0.00		
701.005 · Payroll-Board Meeting	100.00	775.00	825.00	775.00	
701.008 · Workers compensation insurance	3066.00	3,100.00	3,044.00	3,100.00	
Total 701.000 · Payroll	86713.57	91,016.00	83,843.59	**86,075.00**	
727.000 · Office supplies	3788.30	3,800.00	3,808.44	3,800.00	
801.000 · Professional services	4588.00	4,600.00	4,400.00	6,500.00	
803.000 · General insurance	5831.00	5,900.00	6,770.00	6,800.00	
		14,300.00	14,978.44	**17,100.00**	
920.000 · Utilities					
920.001 · Electricity	1597.03	1,600.00	1,580.29	1,600.00	
920.002 · Trash collection and snowplowin	2251.40	2,500.00	2,816.66	2,500.00	
920.003 · Telephone	1218.18	1,225.00	1,813.87	1,500.00	
920.004 · Water	2853.30	2,900.00	0.00	2,900.00	
Total 920.000 · Utilities	7919.91	8,225.00	6,210.82	**8,500.00**	
930.000 · Repairs and maintenance					
930.001 · Buildings	896.99	3,000.00	540.87	3,000.00	
930.002 · Equipment	2222.68	3,000.00	2,726.55	3,000.00	
930.003 · Foundation	3590.00	3,500.00	4,048.80	3,500.00	
930.004 · Fuel	3530.82	3,500.00	2,331.40	3,000.00	
930.005 · Grounds	8803.20	8,900.00	19,255.75	10,000.00	
Total 930.000 · Repairs and maintenance	19043.69	21,900.00	28,903.37	**22,500.00**	
955.000 · Miscellaneous					
955.007 · Bank Service Fee	15.00	40.00	0.00	40.00	
955.000 · Miscellaneous - Other	57.89	50.00	1,661.56	50.00	
Total 955.000 · Miscellaneous	72.89	90.00	1,661.56	**90.00**	
971.000 · Capital outlay	34578.27	25,000.00	602.50	**25,000.00**	
Total Expense	162535.63	**160,531.00**	**136,200.28**	**159,265.00**	

Hart Cemetery Commission
Profit & Loss Budget vs. Actual
January through December 2024

	Jan - Dec 24	Budget
Income		
581.000 · Contributions from local units		
581.001 · Hart Township property tax	54,477.69	40,000.00
581.002 · Hart Township	17,000.00	17,000.00
581.003 · City of Hart property tax	13,645.76	28,000.00
581.004 · City of Hart	17,000.00	17,000.00
Total 581.000 · Contributions from local units	102,123.45	102,000.00
642.000 · Charges for services		
642.001 · Foundations	2,262.52	3,500.00
642.002 · Graves		
graves-columbariums	0.00	10,000.00
642.002 · Graves - Other	6,230.00	10,000.00
Total 642.002 · Graves	6,230.00	20,000.00
642.003 · Burial	14,675.00	19,000.00
642.004 · Sales	165.00	1,000.00
Total 642.000 · Charges for services	23,332.52	43,500.00
665.000 · Interest income	12.04	1,000.00
677.000 · Other		
677.001 · Other income	520.26	650.00
677.004 · Uncategorized income	0.00	40.63
677.005 · Donations for trees & shrubs	50.00	250.00
677.000 · Other - Other	149.73	900.00
Total 677.000 · Other	719.99	1,840.63
Total Income	126,188.00	148,340.63
Expense		
701.000 · Payroll		
701.001 · Wages	74,583.72	80,000.00
701.002 · FICA and Medicare	5,390.87	6,000.00
701.003 · FUTA	0.00	1,141.00
701.004 · MESC	0.00	
701.005 · Payroll-Board Meeting	825.00	775.00
701.008 · Workers compensation insurance	3,044.00	3,100.00
701.000 · Payroll - Other	0.00	
Total 701.000 · Payroll	83,843.59	91,016.00
727.000 · Office supplies	3,808.44	3,800.00
801.000 · Professional services	4,400.00	4,600.00
803.000 · General insurance	6,770.00	5,900.00
920.000 · Utilities		
920.001 · Electricity	1,580.29	1,600.00
920.002 · Trash collection and snowplowin	2,816.66	2,500.00
920.003 · Telephone	1,813.87	1,225.00
920.004 · Water	0.00	2,900.00
Total 920.000 · Utilities	6,210.82	8,225.00
930.000 · Repairs and maintenance		
930.001 · Buildings	540.87	3,000.00
930.002 · Equipment	2,726.55	3,000.00
930.003 · Foundation	4,048.80	3,500.00
930.004 · Fuel	2,331.40	3,500.00
930.005 · Grounds	19,255.75	8,900.00
Total 930.000 · Repairs and maintenance	28,903.37	21,900.00
955.000 · Miscellaneous		
955.007 · Bank Service Fee	0.00	40.00
955.000 · Miscellaneous - Other	1,661.56	50.00
Total 955.000 · Miscellaneous	1,661.56	90.00
971.000 · Capital outlay	602.50	25,000.00
Total Expense	136,200.28	160,531.00

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: January 14th, 2025

RECENT EVENTS

rom Thursday, December 5th, 2024, through Wednesday, January 8th, 2025, the Hart Police Department received 142 complaints ranging from Vehicle Violations, Well-Being Checks, Suspicious Situations, Traffic Hazards, Property Damage Crashes, Domestic Assaults, Assist to Other Agencies, Alarms, Medical Assists, Embezzlements, and Larcenies.

On Thursday, December 5th, 2024, the Hart Police Department was dispatched to the 200 block of Lincoln Street, referencing a 43-year-old Hesperia man in the area with a valid/active warrant for his arrest out of the Oceana County Sheriff's Office. The man was located and taken into custody without incident. The man was lodged at the Oceana County Jail.

On Thursday, December 5th, 2024, the Hart Police Department was dispatched to the 10 block of West Main Street, regarding a furnace fire. It should be noted that this residence has five (5) apartments. All occupants of the residence exited the home. The scene was turned over to the Hart Fire Department once they arrived on the scene.

On Monday, December 9th, 2024, the Hart Police Department was dispatched to the 100 block of State Street, referencing a 41-year-old Rothbury man in the area who had a valid/active warrant for his arrest out of the Oceana County Sheriff's Office. The man was located and taken into custody without incident. The man was lodged at the Ocean County Jail.

On Saturday, December 14th, 2024, the Hart Police Department was dispatched to the 600 block of Water Street, referencing a Domestic Assault. A 28-year-old Hart woman alleges to have been struck in the face with a closed fist by a 27-year-old Hart man. The woman had an obvious facial injury, which was bleeding. The woman's clothes were also covered in blood. The officer also noted the home to be in disarray. The man alleges to have been assaulted by the woman first, by being struck in the face with a food plate. The man did not have any injuries to his person. The man was arrested and lodged at the Oceana County Jail.

On Saturday, December 14th, 2024, the Hart Police Department was dispatched to the 4000 block of Polk Road, regarding a retail fraud. A 17-year-old Scottville boy was alleged to have stolen a bottle of alcohol from the store. The boy had left the store as the officers were arriving on the scene. A traffic stop was conducted resulting in an Operating While Intoxicated (Alcohol) investigation. The boy was cited for Operating While Intoxicated and turned over to his parents without incident. A report was referred to the Oceana County Prosecutor's Office and Oceana County Juvenile Court.

On Monday, December 16th, 2024, the Hart Police Department received information that a 46-year-old Montague man was currently in the 4000 block of Polk Road and had a valid/active Felony warrant for his arrest for Criminal Sexual Conduct out of the Michigan State Police, Grand Rapids Post. The man was located and taken into custody without incident. The man was turned over to the Michigan State Police, Grand Rapids Post without incident.

On Friday, December 20th, 2024, the Hart Police Department located a 32-year-old Hart man in the 500 block of Wood Street who had a valid/active warrant for his arrest out of the Michigan State Police, Hart Post, for Driving While License Suspended. The man was arrested and lodged at the Oceana County Jail.

On Monday, December 23rd, 2024, the Hart Police Department began an investigation into an embezzlement in the 4000 block of Polk Road. A 30-year-old Mears woman is alleged to have embezzled over $2,000 from a local business between September and December 2024. An investigation is ongoing.

On Sunday, December 29th, 2024, the Hart Police Department was dispatched to the 400 block of Hart Street, referencing a 16-year-old Hart girl who attempted to overdose by consuming a large number of medications. The girl was transported by LIFE EMS to Trinity Health Hospital in Muskegon for further evaluation.

Prior to the holiday season, Hart Spilter School Students made 778 Christmas cards that were sent to Michigan National Guard soldiers thanks to their connection with Hart Police Officer and National Guard Solider Andrew Moore. Moore belongs to the 210th Military Police Battalion based in Taylor, Michigan, and has served with the National Guard for 9 years. The cards are going to be distributed to part of the battalion who are overseas.





Respectfully,

J. Salazar,
Chief of Police

RESOLUTION 2025-01
City Council
City of Hart, Michigan
Oceana County

APPROVE MICHIGAN ECONOMIC DEVELOPMENT CORPORATION – REVITALIZATION AND PLACEMAKING GRANT APPLICATION

WHEREAS, the Michigan Economic Development Corporation (MEDC) offers grant assistance to qualified organizations in Michigan to revitalize and develop public spaces through the Revitalization and Placemaking (RAP) program; and

WHEREAS, the City of Hart authorized Prein&Newhof to prepare site development and cost estimate documents for the redevelopment of the State Street and Main Street corridors;

WHEREAS, the City Council desires to apply for funding assistance for redevelopment of the State Street and Main Street intersection to provide more pedestrian and event use;

NOW THEREFORE BE IT RESOLVED THAT THE CITY COUNCIL

Approves and authorizes applying for $1,000,000 in grant assistance from MEDC.

Recognizing that local matching funds are available for allocation to the project as follows:

- City of Hart TIFA - $660,000
- Hart Economic And Redevelopment Team - $50,000
- Hart Energy – $80,000 (electric infrastructure)
- Hart Water Department - $45,000 (water infrastructure)
- Hart BioPure - $45,000 (sewer infrastructure)
- Major Streets Fund - $70,000
- Local Streets Fund - $30,000
- City of Hart Parks and Recreation - $20,000

Authorizes and directs the City Manager to prepare, sign and submit the MEDC RAP application on behalf of the City of Hart.

Moved by _____, supported by _____, and thereafter adopted by the Hart City Council at a regular council meeting held on January 14, 2025.

Ayes: __ Nays: __ Absent: __

January 6, 2025

Brad Whitney (key Contact 1/2025)
407 State Street

Hart, MI 49420

Re: Communications Facility located at 3701 Spencer Farm Drive, Hart, MI 49420

Contract #: 111357 / FA#: 10123864

Dear Brad,

As you are aware, AT&T Mobility ("AT&T") has partnered with MD7 to work with you to facilitate certain modifications to the cell site lease on your property. These modifications will allow AT&T to meet current business requirements and enhance your site's value to the network.

Changes in the Wireless Industry
Recent industry developments are changing how wireless telecommunications carriers operate. In the past, carriers focused on rapidly building out their networks in order to provide the best coverage. Today, while consumers are enjoying greater services and better coverage than ever before, operating costs continue to escalate. As a result, the wireless industry is also focusing on operating networks as efficiently as possible.

Eliminating Risk and Increasing Value
AT&T is addressing this shift by reviewing its cell site portfolio. AT&T has partnered with MD7 to offer selected landlords like you the opportunity to minimize the business risks associated with industry uncertainties and to increase the value of your cell site lease.

Criteria for Cellular Site Retention:

Option 1:

- Lump Sum Rent Payment Option: Provide a one-time lump sum payment of **$629,750**. In return, you will grant a **ninety-nine (99)** year easement on your property and assign the lease rights and rental income under your lease with AT&T to MD7 or an affiliate of MD7.

Option 2:

- Lump Sum Rent Payment Option: Provide a one-time lump sum payment of **$621,500**. In return, you will grant a **Forty (40)** year easement on your property and assign the lease rights and rental income under your lease with AT&T to MD7 or an affiliate of MD7.

  It is important for you to know that the pre-payment does not change the ownership or control of the rest of your property in any manner.

Option 3:

AT&T is willing to offer the following option to secure a longer-term lease with you:

- **$2,905.00** per month, commencing **May 1, 2025**
- **12%** rent increase every 5 years, commencing **May 1, 2030**
- Extension of Lease through **October 31, 2053**

In order to maintain its long-term flexibility, AT&T will also require the following lease provisions to address future technological and network changes:

- Expansion of Permitted Use

  "Tenant, its personnel, invitees, contractors, agents, subTenants, or its authorized sublessees, or assigns may use the Premises, at no additional cost or expense, for the transmission and reception of any and all communications signals and to modify, supplement, replace, upgrade, expand, including but not limited to the number and type(s) of antennas, or refurbish the equipment and/or improvements thereon or relocate the same within the Premises at any time during the term of the Agreement for any reason, or in order to be in compliance with any current or future federal, state or local mandated application, including but not limited to emergency 911 communication services, or for any other reason. Landlord shall reasonably cooperate in obtaining governmental and other use permits or approvals necessary or desirable for the foregoing permitted use. If Landlord does not comply with the terms of this section, in addition to any other rights it may have at law, Tenant may terminate the Agreement and shall have no further liability to Landlord. If Landlord does not comply with the terms of this section, Tenant will have the right to exercise any and all rights may available to it under law and equity, including the right to cure Landlord's default and to deduct the costs of such cure from any monies due to Landlord from Tenant."

- Right of First Refusal

  "Notwithstanding any other provisions contained in the Agreement, if at any time after the Effective Date, Landlord receives a bona fide written offer from a third party seeking any sale, conveyance, assignment or transfer, whether in whole or in part, of any property interest in or related to the Premises, including without limitation any offer seeking an assignment or transfer of the Rent payments associated with the Agreement or an offer to purchase an easement with respect to the Premises ("Offer"), Landlord shall immediately furnish Tenant with a copy of the Offer. Tenant shall have the right within ninety (90) days after it receives such copy to match the financial terms of the Offer and agree in writing to match such terms of the Offer. Such writing shall be in the form of a contract substantially similar to the Offer, but Tenant may assign its rights to a third party. If Tenant chooses not to exercise this right or fails to provide written notice to Landlord within the ninety (90) day period, Landlord may sell, convey, assign or transfer such property interest in or related to the Premises pursuant to the Offer, subject to the terms of the Agreement. If Landlord attempts to sell, convey, assign or transfer such property interest in or related to the Premises without complying with this paragraph, the sale, conveyance, assignment or transfer shall be void. Tenant shall not be responsible for any failure to make payments under the Agreement and reserves the right to hold payments due under the Agreement until Landlord complies with this paragraph. Tenant's failure to exercise the right of first refusal shall not be deemed a waiver of the rights contained in this paragraph with respect to any future proposed conveyances as described herein."

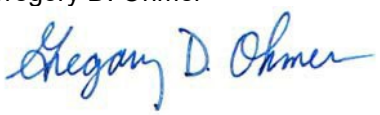
This letter of understanding is subject in all respects to the preparation, execution and delivery of a definitive amendment in form and substance mutually agreeable to each of us. This letter will not be legally binding between us with respect to the proposed business relationship, but instead serves as a statement of our mutual intent to work toward entering into such an amendment.

AT&T values its affiliation with you and hopes to continue a long and mutually profitable relationship in the years to come. After having reviewed these options, please contact me prior to **January 14,2025.**

Thank you for your consideration.

Sincerely,

Gregory D. Ohmer



Director-Network Planning, AT&T Mobility

at&t

cc:

MD7

David Spencer

Lease Consultant

d: (469) 854-3587
a: 950 W Bethany Dr., Suite 700
Allen, TX 75013
e: dspencer@md7.com

Authorized Agent for AT&T Mobility

City of Hart
407 S. State St.
Hart, MI 49420

BOARDS – COMMITTEES - COMMISSIONS
APPLICATION FOR APPOINTMENT - REAPPOINTMENT TO
SERVE ON CITY ADVISORY BOARDS – COMMITTEES - COMMISSIONS

_____Power Board	_____Planning Commission
_____Water/BioPure Board	_____City Council
_____Hart Lake Improvement Board	_____Zoning Board of Appeals
_____Housing Board of Review	_____Neglected Properties Board
_____Park Committee	__X__TIFA
_____Other _____	_____Hart Economic & Redevelopment Team H.E.A.R.T.

PLEASE CHECK OFF THE BOARDS/COMMITTEES/COMMISSIONS YOU ARE INTERESTED IN SERVING ON.

Name: Maria de Jesus Rosas Home Phone: 231-873-4069 ext 2

Home Address: 19 S State Street, Hart, Michigan 49420

Employer Address: 19 S State Street, Hart, Michigan 49420

Work Phone: 231-873-4069 ext 2 Cell Phone: 231-233-5310

Email Address: laprobadita1990@gmail.com

What special experience, education or interest do you have for serving on each of the board(s), committees(s), commissions(s) you selected?

Sucessfully have operated a 27 year old downtown business for the last 15 years.
Owner of 3 TIFA district properites.

What other board(s), committee(s), and commission do you currently serve on or have served on in the past?

Hart Economic & Redvelopment Team, H.E.A.R.T since July 2021

_____ Date: 1/6/2025
Signature

Please return completed application to:

City of Hart
Rob Splane, City Manager
407 S. State St.
Hart, Michigan 49420
Fax: 231-873-0100

City use only:
Date of Approval:_____

Training Seminar

You Won! Now What? Newly Elected Officials Trainings

Our Newly Elected Officials Training aims to educate first-time elected officials and refresh seasoned officials with core topics and basic functions you'll need to hit the ground running in your role as a public official. These trainings cover topics like:

- Introduction to League Services
- Overview of Basic Local Government
- Roles and Responsibilities of Elected Officials
- Open Meetings Act (OMA)
- Freedom of Information Act (FOIA)
- Government Finance
- Elected Officials Academy Ambassador Panel

Virtual and in-person options are available.

About the Speakers
League Staff, Experienced Elected Officials, & Plante Moran

In-Person Cost Per Person $125

Virtual Costs $95

Education Credits Approved For This Program **3 EOA**

In Person and Virtual Training Dates and Times
(only select ONE option per registrant)

Option A: Virtual (Zoom)

Thursday November 21, 2024, 5:30–9 p.m.

Option B: In-Person (Lansing, MI - MML Capital Office)

Thursday December 12, 2024, 5:30–9p.m.

Option C: In-Person (Farmington Hills, MI)

Thursday January 23, 2025 5:30–9 p.m.

Option D: Virtual (Zoom)

Saturday, February 8, 2025, 8:30 a.m.–12 p.m.

You Won! Now What?
Newly Elected Officials Series

Cost:
In-person: $125
Virtual: $95

Name of Municipality or Firm:
Billing Address/State/Zip:
Phone #:

Name	Title	Please select one option per registrant and identify below (A, B, C or D)	Email- Must be unique to the individual. Registration and login info will be sent here.
1.		Select one: Select One	
2.		Select one: Select One	
3.		Select one: Select One	
4.		Select one: Select One	

Payment Info: Cost $ _____ x Quantity ___ = Total Due: $_____

ONLINE To register and pay online, visit the League Portal at my.mml.org. Folow the login instructions then navigate to "Event Registration" in the lefthand menu.

EMAIL Please email the completed registration form to registration@mml.org. Then mail completed form with check payable to: Michigan Municipal League, P.O. Box 7409, Ann Arbor, MI 48107-7409

REGISTRATION QUESTIONS? Call 734-669-6371 or email registration@mml.org. For a full list of the League's registration and cancellation policies, visit www.mml.org