City of Hart, Michigan
CITY COUNCIL AGENDA
June 11, 2024, 7:30 PM
407 State St. – Council Chamber
NOTICE OF PUBLIC MEETING
REGULAR COUNCIL MEETING

1. Call to Order
2. Roll Call – Adams, Burillo, Evans, Hodges, Klotz, Trygstad, Platt
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. CLANCI award presentation – Leigh Furgason, Hart Heritage Preservation Group
6. Consent Agenda:
    a. Approval of Minutes from May 28, 2023
    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 2024-15 Adopt Proposed Fiscal Year 2025 Budget
    b. Ordinance 24-01 Rezone 3 East Main and adjacent parcels from B-2 to PUD Planned Unit Development (1st Reading)
8. Discussion Items
9. City Manager Report
10. Communications from the Mayor and Council (Including board and committee updates.)
11. Adjournment –

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CITY OF HART
407 S. STATE ST.
HART, MI 49420
REGULAR MEETING OF CITY COUNCIL - COUNCIL PROCEEDINGS
May 28th, 2024
MINUTES – Draft

PRESENT: Mayor Vicki Platt, Councilors Justin Adams, Catalina Burillo, Dean Hodges, Amanda Klotz and Kris Trygstad
ABSENT: Jim Evans
OTHERS PRESENT: City Manager – Rob Splane, BIoPure Superintendent – Paul Cutter, Energy Superintendent – Mike Schiller, Sharon Hallack, Dick Huntington and Larry Launstein Jr.

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

APPROVAL OF AGENDA:

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

PUBLIC COMMENTS:

- Dick Huntington, 115 Creeks drive, Hart - Still looking for answers it's been going on 7 months now, a few months ago I thought we had come to a good faith agreement between the sub committee from council and the HOA, as to amendments to the master deed and TO-DATE there has been 0 action taken place. I have been here many times and feel there should be some answers. We have negotiated, accepted, and agreed on a plan, and still no transparency. The HOA would just like to see this finished.

CORRESPONDENCE, EVENTS, PRESENTATIONS:

- Truth in Taxation Public Hearing
  - J. Adams motioned to open the Public Hearing on increasing 2024 Property Taxes at 7:35pm and supported by C. Burillo
    - Ayes: 6 Nays: 0 Absent: 1
- No Public Present.
  - J. Adams motionted to close the Public Hearing on increasing 2024 Property Taxes at 7:43pm and supported by C. Burillo
    - Ayes: 6 Nays: 0 Absent: 1
- Fiscal Year 2025 Budget Hearing
  - J. Adams motioned to open the Public Hearing on Fiscal Year 2025 Budget Hearing at 7:44pm and supported by C. Burillo
    - Ayes: 6 Nays: 0 Absent: 1
- Fiscal Year 2025 Budget Hearing
  Public hearing on the budget held to take a few minutes to go over goals for the year.
  FY2025 Annual Budget – Draft Goals and Priorities

Department	Goal	Estimated Expenditure	Notes
City Hall	Continued Security Enhancement	$22,000	In cooperation with the 2022 Hart City Hall threat assessment
Police	New Vehicle	$40,000	2026
Energy	Line Pulling equipment	$51,000	For system study improvements
DPW/Energy	Mini Excavator/Ventrac	$97,000	To be shared between departments
DPW	Dump Truck	$250,000	Will entertain used/reconditioned model
All Depart	Industrial Vacuum Truck	$250,000	Uses Jet lines, catch basin,strom drains,hydro excavation

Streets	Construct New Parking Lot #0	$140,000	Old Walkers site (TIFA board to Fund)
Parks	Veteran's Park Planned Construction	$800,000	$300,000 grant + $500,000 local Match
Parks	John Gurney Park 5 yr plan	$18,500	2025 work to develop a 5-yr growth plan
Parks	Refresh Disc Golf Course	$14,000	2025
DPW	Backhoe	?	??
Energy	Backyard Machine	$120,000	2026 detachable bucket for boom- auger- carries poles
Energy	Refer to GRP CIP	$950,000	
Energy	New indoor/covered storage	$100,000	Potential Move of building from ceres property to energy site
BioPure	Gator/Golfcart	$9,500	
BioPure	Hose for pump and add fittings	$12,000	Used primarily in Biopure
BioPure	Lawnmower		Replace old handmedown
BioPure	Biosoilds application alternative	$20,000	Consultant/engineer

- J. Adams motioned to close the Public Hearing at on Fiscal Year 2025 Budget Hearing at 8:06pm and supported by A. Klotz
  - Ayes: 6 Nays: 0 Absent: 1

CONSENT AGENDA:

- Approval of minutes from May 14th, 2024
- Bills, Claims, Payroll
- Reports of Boards, Commissions, and Committees
- Department Reports – Police/BioPure/Public Works/Energy/C&E Dvlp
  - A. Klotz motioned to approve Consent Agenda and supported by J. Adams
    - Ayes: 6 Nays: 0 Absent: 1

ACTION ITEMS:

- Resolution 2024-13 FY2024 Electric, Water, Sewer and Trash Rates

WHEREAS, the City of Hart owns and operates electric, water, sewer and wastewater treatment facilities; and contracts for trash hauling services ("services"); and

WHEREAS, these services are funded through user rates and should self-fund their operations, maintenance, equipment replacement, and debt service; and

WHEREAS, the FY2025 Annual Budget is developed assuming the following electric, water, sewer and trash rates; 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 HART CITY COUNCIL:

Adopts the rates and changes as identified below for FY2025 effective for utility bills for services after July 1, 2024:

A	ELECTRIC—RESIDENTIAL – Council adopted 4.7% annual increase per 2023 Study	RATES FY 2025 - RATES FY2024
	Single phase monthly base rate	$8.90 - $8.50
	Three phase monthly base rate	$21.46 - $20.50
	kWh charge	$0.08962 - $0.08560

B	**ELECTRIC-- COMMERCIAL– Council adopted 4.0% annual increase per 2023 Study**	**RATES FY 2025 - RATES FY2024**
	Single phase monthly base rate	$20.28 - $19.50
	Three phase monthly base rate	$22.88 - $22.00
	kWh charge	$0.1050 - $0.1010
C	**ELECTRIC--DEMAND CUSTOMER– Council adopted 2.9% annual increase per 2023 Study**	**RATES FY 2025 - RATES FY2024**
	Monthly base rate	$92.61 - $90.00
	Demand charge per KW	$9.26 - $9.00
	kWh charge	$0.06555 - $0.06370
D	**ELECTRIC—INDUSTRIAL CUSTOMER EXCEDING 2,000,000 KWH ANNUALLY– Council adopted 2.9% annual increase per 2023 Study**	**RATES FY 2025 - RATES FY2024**
	Monthly base rate	$154.35 - $150.00
	Demand charge per KW	$9.26 - $9.00
	kWh charge	$0.06077 - $0.05906
E	**FUEL COST ADJUSTMENT FACTOR (12-MONTH ROLLING AVERAGE)**	Varies
F	**ENERGY OPTIMIZATION**	**RATES FY 2025 - RATES FY2024**
	Residential per kWh	$0.0013 - $0.0013
	Commercial per meter	$4.43 - $4.43
	Industrial per meter (6)	$215.24 - $215.24
G	**WATER – Council planned 1% annual increase per 2022 Water Rate Study**	**RATES FY 2025 - RATES FY2024**
	Base rate per month with: 5/8 inch meter	$6.38 - $6.32
	1 inch meter	$7.99 - $7.91
	1.5-inch meter	$11.18 - $11.07
	2-inch meter	$19.16 - $18.97

	3-inch meter **4-inch meter**	\$28.73 - \$28.45 \$28.73 - \$28.45
	Rate per 1000 gallons (1-13,000 gallons per month)	\$1.33 - \$1.32
	Rate per 1000 gallons (over 13,000 per month)	\$1.14 - \$1.13
H	**WASTEWATER – Council planned 11% increase per 2023 debit payment schedule**	**RATES FY 2025 - RATES FY2024**
	Base rate per month including up to 3,000 gallons per month	\$35.75 - \$32.21
	Volume rate per 1000 gallons per month over 3,000 gallons	\$3.97 - \$3.58
	Volume rate per 1000 gallons per month over 3,000 gallons (contracts)	3.97 - \$3.58
	BOD Surcharge per pound	\$0.237 - \$0.220
	TSS Surcharge per pound	\$0.174 - \$0.162
I	**CUSTOMER CHARGE** **Gray & Company** **Michigan Freeze Pack** **Indian Summer**	 \$3414.98 - \$2,995.60/month \$3414.98 - \$2,995.60/month \$973.44 - \$936.00month
J	**MONTHLY RESIDENTIAL TRASH COLLECTION FEE**	\$24.61 - \$23.92
	MONTHLY RESIDENTIAL CLEAN UP FEE	\$1.00
	Monthly residential trash collection fees increase annually at 2.9% per contractual agreement with Republic Services	

- J. Adams motioned to approve Resolution 2024-13 and supported by K. Trygstad
  - Ayes: 6 Nays: 0 Absent: 1

- Resolution 2024-14 Adoption of 2024 Millage Rates & Levy
  WHEREAS, the City of Hart has established a general millage for operating proposes and voted millage for the cemetery and street improvements in 2018 and 2020, respectively; and
  WHEREAS, the City conducted a "Truth In Taxation" hearing on May 28th, 2024 which permits the proposed tax rates to exceed the maximum rates allowed by "Headlee" rules (MCL 211.34); and

WHEREAS, the City has determined that for FY 2025 that it is necessary to levy the maximum allowable mill levy;
NOW THEREFORE BE IT RESOLVED THAT HART CITY COUNCIL:

Adopts and levies the following tax rates for 2024 as follows:

Purpose	**2024 Millage Rate**
Operating	12.4733
Street (voted March 2020)	1.9672
Cemetery (voted November 2018	.4925
Total	**14.9330**

- C. Burillo motioned to approve Resolution 2024-14 and supported by J. Adams
  - Ayes: 6 Nays: 0 Absent: 1

DISCUSSION ITEMS:

- Special Events Permit – Community Wide Garage Sale
- Street Milage renewal
  Will be up after this tax season, looking to set up a workshop to go over where funds can be used for future projects before deciding to let the funds laps.

CITY MANAGER'S REPORT:

Updates:

- The Starting Block Board is meeting again in June to continue work on a Strategic Plan once developed, this will be shared with Council for review and comment.
- A meeting is being set with EGLE in Lansing regarding the City's Administrative Consent Order and an EGLE request to update planned projects to lower Hart Lake temperatures.
- Asparagus Festival June 8th and 9th, Council members are encouraged to attend and enjoy the festivities with music starting after the parade and into the evening.

Legacy Topics:

- Safe Routes to School trail project – pending State Approval projected bid spring 2024.

Upcoming Topics:

- Adoption of 5-year Park and Rec Master Plan (Currently back and forth negotiation with MDOT)
- Council review of rental inspection policies, procedures, and implementation. Chief Salazar is delayed due to 2 employee resignations and 2 employees parental leave)

COMMUNICATIONS FROM THE MAYOR AND COUNCIL:

- D. Hodges, Regarding the creeks, one of the holdups was a drawing. R- Splane, the City is waiting on the City Attorney and now engineering team to get the drawing which is required by the State for subdivisions, when reaching out the City should hear something back within the next week.
- Congrats to Deb Windell on earning top 50 business in the State of Michigan.

ADJOURN:

- There being no further business to come before the Council, the meeting adjourned upon a motion by A. Klotz and supported by K. Trygstad. The next regularly scheduled meeting will be on June 11th, 2024, at 7:30 pm.

Respectfully Submitted

Karla Swihart

Karla Swihart, City Clerk

Payables Date 06.11.2024	Description	Total	General +	DPW	Energy	BPTF	Water
Axon Enterprise Inc	Axon Taser/Battery Packs	$ 348.80	$ 348.80				
Baxter-Evans, Jessie	Cleaning - JGP/Commons Bathrooms	$ 750.00	$ 750.00				
Charter/Spectrum	CH/Police Fax	$ 97.49	$ 97.49				
Cintas	JGP Bathroom Supplies	$ 76.04	$ 76.04				
CMP Distributions	Armor Dress Vest - M. Garza	$ 1,056.00	$ 1,056.00				
CMP Distributions	Armor Dress Vests - Schoedel, Skipski, Robb	$ 2,940.00	$ 2,940.00				
Consumers Energy	Utilities - Energy Dept	$ 193.88			$ 193.88		
Dacott	Purchase Power	$ 650.00			$ 650.00		
Dave's Party Store	Fuel - JGP & DPW	$ 1,452.24	$ 475.05	$ 977.19			
Etna Supply Co.	Repair clamps 2/12/24	$ 546.00		$ 546.00			
Etna Supply Co.	Repair clamps 3/1/24	$ 2,614.00		$ 2,614.00			
Etna Supply Co.	Couplings	$ 270.00		$ 270.00			
Frontier	Phone -Dam	$ 125.15			$ 125.15		
Great Lakes Cleaning Services	May 2024 Statement	$ 1,350.00	$ 1,350.00				
Hammersmith Equipment	Refelective Cones	$ 1,251.63		$ 625.82	$ 625.81		
Hydrocorp	Water Meter Replacement Program -Labor	$ 435.00					$ 435.00
Hydrocorp	Water Meter Replacement March Invoice	$ 56,405.00					$ 56,405.00
Interstate Billing Service	AIS Construction Supplies - Conduit	$ 4,650.00			$ 4,650.00		
Klotz Auto Parts	Parts/Supplies	$ 224.69		$ 7.45	$ 217.24		
LEAF	Police Copier Lease Fee	$ 39.00	$ 39.00				
LexisNexis	Citation Support/Main. For 2 Devices Police	$ 286.20	$ 286.20				
Lighthouse Car Care	Oil Filter - Energy	$ 62.00			$ 62.00		
Louis Gelder & Sons	Credit Memo	$ (6.44)				$ (6.44)	
Ludington Daily News	Printing/Publishing	$ 235.90	$ 235.90				
Mika Meyers	Legal Services- Creeks	$ 265.50	$ 265.50				
Mika Meyers	Legal Services - Prosecution Matters	$ 165.00	$ 165.00				
Model Coverall Services	Uniforms/Cleaning May Stmnt	$ 241.06			$ 105.75	$ 135.31	
Moore, Andrew	Reimbursement for cups for TEAM	$ 26.50	$ 26.50				
MPPA	Purchased Power	$ 36,447.19			$ 36,447.19		
MRWA	Water/Wastewater Annual Dues	$ 825.00				$ 412.50	$ 412.50
Napa Auto Parts	Battery - DPW	$ 144.81		$ 144.81			
Napa Auto Parts	Antifreeze - BioPure	$ 23.45				$ 23.45	
Nautic Bound	Hart Commons Entertainment	$ 1,000.00	$ 1,000.00				
NCL of Wisconsin INC	Lab Supplies	$ 1,252.05				$ 1,252.05	
Nutrien AG Solutions	Chemicals	$ 106.26				$ 106.26	
NYE Uniform Co.	Uniforms K. Skipski	$ 81.97	$ 81.97				
Oceana County Administrator	Assessing Services	$ 9,100.00	$ 9,100.00				
Power Line Supply	Parts/Supplies	$ 1,401.79			$ 1,401.79		
Power Line Supply	Parts/Supplies	$ 534.21			$ 534.21		
Power Line Supply	Parts/Supplies	$ 1,122.87			$ 1,122.87		
Power Line Supply	Parts/Supplies	$ 96.22			$ 96.22		
Power Line Supply	Parts/Supplies	$ 341.05			$ 341.05		
Profit Makers	Campstore Supplies - JGP	$ 125.00	$ 125.00				
Republic Services	Garbage - Washington Parking Lot	$ 88.00		$ 88.00			
Republic Services	Garbage - Starting Block	$ 198.48			$ 198.48		
Ricoh	Copy Overage Fees	$ 131.37	$ 131.37				
Rotary Club of Hart	Rob's 3rd & 4th Quarterly Dues/Lunches	$ 360.00	$ 360.00				
Sylo Heating & Cooling	Mini-Split for Energy Dept. 1/2 payment	$ 1,624.00			$ 1,624.00		
Syncwave	Internet	$ 468.14	$ 107.66	$ 84.27	$ 84.27	$ 191.94	
Trace Analytical	Lab Supplies	$ 1,010.05				$ 1,010.05	
Tractor Supply	Parts/Supplies JGP	$ 95.39	$ 95.39				
Vanguard Fire & Security	Inspection	$ 988.80				$ 988.80	
West Michigan Drain Solutions	Service PocketPark Storm Drain	$ 1,340.00				$ 1,340.00	
West Michigan Drain Solutions	Service Sewer Back Up on Griswold St	$ 377.50				$ 377.50	
Woodland Farm Market	Cookies for TEAM	$ 125.00	$ 125.00				
	Sub-total	**$ 136,159.24**	**$ 19,237.87**	**$ 5,357.54**	**$ 48,479.91**	**$ 5,831.42**	**$ 57,252.50**
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	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
	Sub-Total Regular Bills/Hand Checks	***$ 136,159.24***	***$ 19,237.87***	***$ 5,357.54***	***$ 48,479.91***	***$ 5,831.42***	***$ 57,252.50***
Gross Payroll	PR 203	$ 75,848.78					
	Sub-Total	**$ 75,848.78**					
	GRAND TOTAL	***$ 212,008.02***	**$ 19,237.87**	**$ 5,357.54**	**$ 48,479.91**	**$ 5,831.42**	**$ 57,252.50**

Payroll ID: 205

Pay Period End Date: 06/02/2024 Check Post Date: 06/06/2024 Bank ID: GEN

ETO BUYOUT	0.00	0.00	0.00	0.00	ALERUS 401	1,969.43	23,254.28
FAIR - POL	0.00	0.00	0.00	0.00	ALERUS 401 AD	8.00	96.00
HOL	0.00	0.00	0.00	23,281.37	ALERUS 457	775.00	9,300.00
HOLIDAY	128.00	0.00	4,809.50	8,852.65	ALERUS 457P	1,113.58	15,131.53
HOLIDAY POLICE	40.00	0.00	1,335.31	2,670.62	ALERUS R 457%	1,392.43	16,456.65
HOLIDAY WORKED	0.00	0.00	0.00	0.00	DENTAL_EE	135.45	1,136.35
HOURLY	977.15	0.00	30,385.42	297,189.41	FITW	7,601.33	90,116.93
LEAD JOURNEY LW	0.00	0.00	0.00	230.16	GAP_EE	431.43	4,055.35
LONG	0.00	0.00	0.00	0.00	GUARDIAN_EE	24.85	225.11
OPT OUT	0.00	0.00	0.00	82,913.34	LIFE	18.25	109.50
SALARY	1,124.00	0.00	36,825.19	382,408.59	LOAN	363.17	4,126.20
STANDBY	19.00	0.00	757.70	5,309.28	LU465	294.40	1,648.64
TRAVEL TIME	0.00	0.00	0.00	0.00	MED_EE	2,044.22	17,781.40
					MEDICARE_EE	1,212.19	12,917.94
					OVER PAY	32.68	98.04
					SITW	3,188.38	34,246.12
					SOCSEC_EE	5,183.10	55,235.27
					UNI45	318.00	1,615.50
					UNIFM	4.95	59.40

Gross Pay This Period	Deduction Refund	Ded. This Period	Net Pay This Period	Gross Pay YTD	Dir. Dep.
83,813.97	0.00	26,571.75	57,242.22	917,249.55	52,784.72

** = Check Adjustment*

RESOLUTION 2024-15

City Council
City of Hart, Michigan

FY2025 ANNUAL BUDGET ADOPTION

WHEREAS, 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

WHEREAS, the City of Hart conducted a Truth in Taxation public hearing on May 28, 2024, formalizing revenue included in the annual budget; and

WHEREAS, the City of Hart has prepared a 10-Year Capital Improvement Program, a planning, and forecasting tool to assess the long-term infrastructure needs of the City; 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 Annual Budget for FY2025 (July 1, 2024 – June 30, 2025) and 10-Year Capital Improvement Program is adopted as follows:

GENERAL OPERATING FUNDS			
	REVENUES	**EXPENDITURES**	
General - 101	$2,458,727	$2,198,555	
	Balance	***$260,172***	
Major Streets - 202	$175,400	$256,000	
	Balance	***($80,600)***	
Local Streets - 203	$88,000	$79,058	
	Balance	**$8,942**	
Street Improvements - 204	$106,500	$98,000	
	Balance	***$8,500***	
Park - 208	$517,460	$494,325	
	Balance	***$23,135***	

Tax Increment Financing - 215	$217,400	$176,205	
	Balance	***$41,195***	
HEART - 244	$61,000	$30,300	
	Balance	***$30,700***	
Historic District - 702	$57,460	$50,600	
	Balance	**$6,860**	
ENTERPRISE FUNDS			
Hydroelectric - 580	$5,755,400	$6,519,980	
	Balance	***($764,580)***	
BioPure - 590	$9,341,750	$8,091,895	
	Balance	***$1,249,855***	
Water - 591	$550,903	$290,960	
	Balance	***$259,943***	
SPECIAL FUNDS			
Library Debt Service - 301	**Retired**	**Retired**	
	Balance	***$0***	
Hart Lake Board - 241	**$27,604**	**$32,003**	
	Balance	***($5,199)***	
GRAND TOTAL FY 2023	**REVENUES**	**EXPENDITURES**	
	$22,800,169	**$21,315,182**	
	Includes use of cash reserves	Includes interfund transfers	

PRIOR YEAR BUDGETED FY2022	**$14,832,169**	**$14,659,317**	

Moved by Justin Adams, supported by Kris Trygstad and thereafter adopted at the regular City of Hart City Council meeting on June 20, 2023

Ayes: 6 Nays: 0 Absent: 1

Karla Swihart City Clerk

City of Hart
Hart, Michigan

June 11, 2024

Honorable Mayor Vicki Platt
Amanda Klotz, Mayor Pro Tem
Justin Adams, Council
Catalina Burillo, Council
Jim Evans, Council
Dean Hodges, Council
Kris Trygstad, Council

CITY OF HART
HART, MICHIGAN

SUBJECT: FY2025 ANNUAL BUDGET - DRAFT

In accordance with Chapter IX of the City Charter, here is the proposed annual budget for FY2025 (July 1, 2024 – June 30, 2025) for the City of Hart, Michigan. I would like to thank the Mayor, City Council, Committees, Boards, Clerk-Treasurer, and City staff for their invaluable assistance in the preparation of this document. I would like to begin by reviewing the FY2024 accomplishments and proposed goals for FY2025.

FY2024 ACCOMPLISHMENTS

Constructed six new housing units at The Creeks Development and are in process to complete a Master Deed amendment that will allow for more duplexes to be constructed.

Provide new fencing, insulation, and siding at Hart Energy site as an efficiency and security measure.

Continued BS&A software training to streamline office processes resulting in time savings, data accuracy, and paper resource wastes.

Completed Hart Energy financial study.

Replaced dozens of utility poles at end-of-life as directed by pole inspection results.

Continued tree trimming to minimize Hart Energy power outages.

Infrastructure upgrades and construction of portions of Dryden, Hart, Wood, Jefferson, and Johnson Streets.

Initiated SRF (State Revolving Fund) loan to construct planned water, wastewater, and road projects. SRF loan was awarded 50% principal forgiveness relieving a substantial future debt from city water and sewer rate payers.

On going work with city staff, engineers, and stakeholder support to seek out and apply for available grants.

Continuing implementation of Drinking Water Asset Management Grant (DWAM) to study and assist with replacement planning of city water supply lines per state mandate.

FY2025 GOALS

Complete infrastructure upgrades and construction of portions of Dryden street area project and the Hart BioPure plant expansion efforts.

Utilize DNR grant award of $300,000 to improve Veteran's Memorial Park.

Implement property maintenance code enforcement and rental inspection program utilizing Hart Police Department Staff

Ongoing work with city staff, engineers, and stakeholder support to seek out and apply for available grants.

Remediation of Boy Scout Cabin and enhancements to utilize it for additional public benefit.

Research Diesel Power Plant improvements for generation and other potential strategies.

Continue risk management assessments and emergency planning with Hart Police Department. Projects include surveillance of critical infrastructure/assets, access control, and staff training.

Work with City Treasurer to further enhance budgetary reporting.

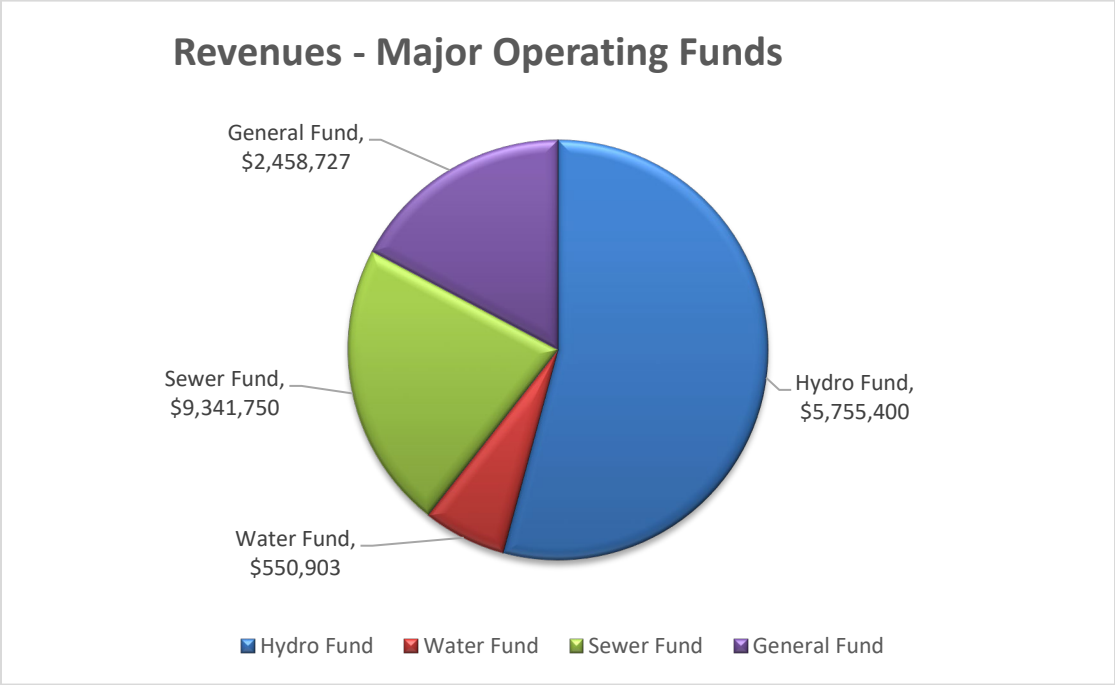
The City of Hart will likely receive an award of $448,523 in funding from the Safe Routes To Schools program. It will allow for the construction of an extension of our Bike Trail from Wood and Water Street north to Johnson, west to Plumb Street, North to Tyler and west to the mobile home park at 72nd and Tyler. This is a welcome addition to our existing outdoor recreational opportunities, providing additional safety to our students, and continuing development of National Bike Route 35 (BR35)

Specific Departmental Goals are listed here:

FY 2025 Goals and Priorities Department	Goal	Estimated Expenditure	Notes
City Hall	Continued Security Enhancement	$22,000	In cooperation with the 2022 Hart City Hall threat assessment
Police	New Vehicle	$40,000	2026
Energy	Line Pulling equipment	$51,000	For system study improvements
DPW/Energy	Mini Excavator/Ventrac	$97,000	To be shared between departments
DPW	Dump Truck	$250,000	Will entertain used/reconditioned model
All Depart	Industrial Vacuum Truck	$250,000	Uses Jet lines, catch basin, Storm drains, hydro excavation (2027?)
Streets	Construct New Parking Lot #0	$140,000	Old Walkers site (TIFA board to Fund)
Parks	Veteran's Park Planned Construction	$800,000	$300,000 grant + $500,000 local Match
Parks	John Gurney Park 5 yr plan and year 1 improvements	$38,500	2025 work to develop a 5-yr growth plan
Parks	Refresh Disc Golf Course	$14,000	2025
DPW	Backhoe	$175,000	2026
Energy	Backyard Machine	$120,000	2026 detachable bucket for boom- auger- carries poles
Energy	Refer to GRP CIP	$950,000	
Energy	New indoor/covered storage	$100,000	Potential Move of building from ceres property to energy site
BioPure	Gator/Golfcart	$9,500	
BioPure	Hose for pump and add fittings	$12,000	Used primarily in Biopure
BioPure	Lawnmower	$9,500	Replace old hand-me-down
BioPure	Biosoilds application alternative	$20,000	Consultant/engineer

REVENUES

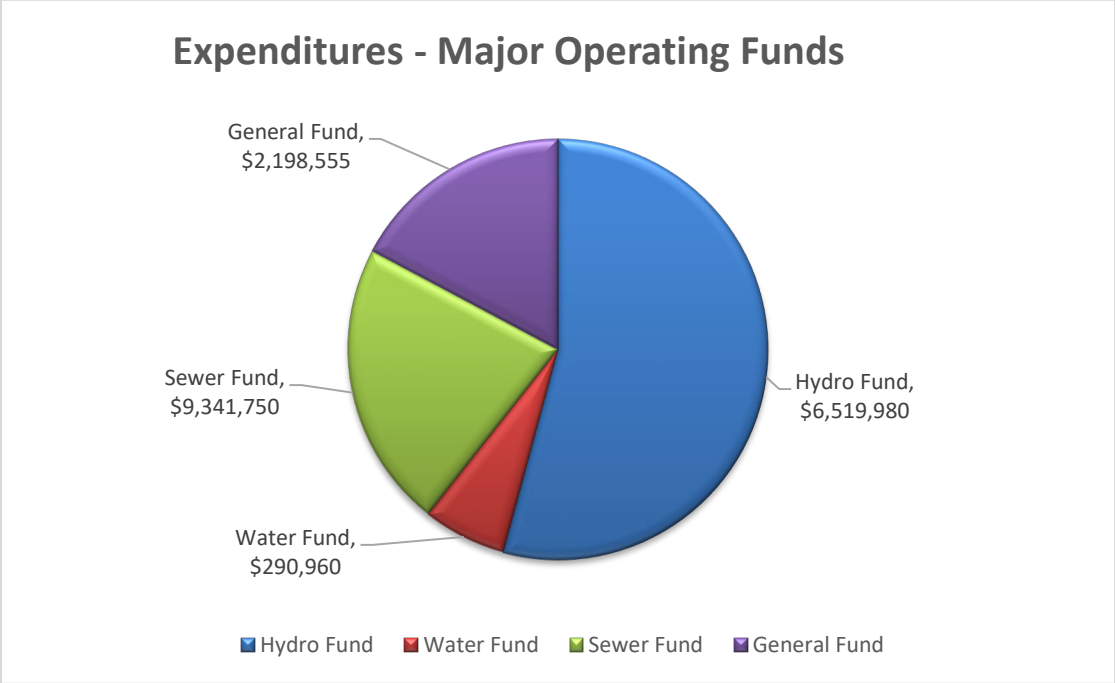
The annual budget contains statements of revenues and expenditures for the fiscal year July 1, 2024 – June 30, 2025. It is also a planning document in that identifies projects and programs the city will undertake during the year. Here are the major operating funds with corresponding revenues totaling $ 18,038,531:



The General Fund has a mix of funding sources. Property taxes are increasing slightly and constitute the largest funding source. Several new properties are coming onto the tax rolls, helping to increase annual tax revenue. These properties include Seneca Foods expansion and subsequent parcel annexation into the city, 26 properties that were identified in the 1997 425 agreement with Hart Township (but never transferred), and the newly developed sites in the creek's subdivision. These additions will bring an additional $50,000 in revenue to the city annually beginning with next year's tax roll adoption. Payments in-lieu of taxes (PILOT) from City utility operating revenues have plateaued partially attributable to mandatory energy efficiency projects implemented since State adoption of PA 295. State revenue sharing has increased slightly due to new state and federal funds. General Fund revenues total $2,459,177.

EXPENDITURES

This chart shows the major fund expense categories and includes the use of cash reserves totaling $17,101,390. The city supports Hart Cemetery, Hart Area Fire Board, Hart Economic and Redevelopment Team, Hart Area Recreation, Starting Block Kitchen Incubator and Hart Historic District. The FY2025 Major Operating Fund expenditure overview is as follows:



STAFFING

FY2025 Staffing Levels		
Department	**Full-time**	**Part-time**
City Hall	5	1
Police	5	1
HEART		2 & Volunteers
Public Works	4	1
Parks and Recreation	1	3
Hart Energy	5	0
Wastewater	3	0
Historic District	0	2 & Volunteers
TOTAL	**23**	**10**

SUMMARY

Utility Rates and Fees – This year continues to implement our Water and Sewer rate increases (As planned with council in March of 2022). Following the electric rate assessment, the city may need to consider raising electric rates to continue to support our aging infrastructure in a planned and forecasted manner.

Taxes – Millage rates are proposed to remain consistent with prior year rates.

Grants – The City has applied for a U.S. Economic Development Corporation $2,887,000 grant to help cover some of the cost of proposed $9,500,000 wastewater, water, and road infrastructure projects. The State awarded principle forgiveness of 50% (up to $4,250,000) to support the wastewater system improvements. A DNR Trust Fund Grant of $300,000(awarded in 2021) will help to cover the cost of Veteran's Park renovations.

Debt – An $9,500,000 SRF loan will allow the necessary reconstruction of several proposed Water, Wastewater, and Road projects.

Staffing –. Goals included in 2024 include an efficiency measure to digitize archived paper records to reduce the amount of storage space needed for city records and add the ability to easily find old documents. A temporary part-time position will be created to have a staff member available to focus on this effort. No other new positions are planned.

RECOMMENDATION

Here is the grand total budget including Major and Minor fund activity, transfers, and inter-fund payments:

	REVENUES	EXPENDITURES
GRAND TOTAL FY2025	**$22,800,169**	**$21,315,182**

Respectfully,



Robert Splane
City Manager

July 1, 2024-June 30, 2025 **FISCAL YEAR 2025 BUDGET**

GL NUMBER	DESCRIPTION	2024-25 ADOPTED BUDGET
ESTIMATED REVENUES		
Dept 000.000		
101-000.000-402.000	CURRENT PROPERTY TAXES	630,702
101-000.000-405.100	PAYMENT IN LIEU OF TAXES WATE	15,490
101-000.000-405.200	PAYMENT IN LIEU OF TAXES HYDR	196,250
101-000.000-405.300	Payment In Lieu of Taxes-Sewe	65,280
101-000.000-446.000	TAX ADMINISTRATIVE FEE	31,700
101-000.000-477.100	EscrowAccts(Zoning)	2,000
101-000.000-540.000	STATE GRANT	300,000
101-000.000-573.000	LOCAL COMMUNITY STABILIZATION	69,629
101-000.000-575.200	StRevSharing (Constitutional)	226,240
101-000.000-575.210	EVIP-CVTRS(StRev)	47,547
101-000.000-575.800	Justice Training Funds (Pol)	1,400
101-000.000-575.900	LIQUOR LICENSE FEES	3,400
101-000.000-608.000	POLICE REPORTS	800
101-000.000-643.101	Garbage Fees Billed	222,000
101-000.000-646.050	Penalty(After15th)WhenBilled	3,645
101-000.000-652.000	PARKING FINES	700
101-000.000-652.100	Restitutions-AlcoholConvictio	400
101-000.000-665.000	INTEREST ON INVESTMENTS	84,000
101-000.000-667.200	RENTAL FROM UNITS	222,380
101-000.000-673.200	SaleOfEquipment/Vehicles	5,000
101-000.000-677.000	REIMBURSEMENTS	2,050
101-000.000-677.040	ECONOMIC DEV CONTRIBUTIONS	44,000
101-000.000-677.100	TEAM program (donations)	7,200
101-000.000-677.226	Bulky/ApplianceStickerSales	1,000
101-000.000-694.001	CharterCommFranchiseFee	23,836
101-000.000-694.002	HART SOLOR PARTNERS EASEMENT LEASE	3,000
101-000.000-694.003	Frontier Annual Pole Rent	850
101-000.000-694.005	CharterPoleRent(Annual)	1,875
101-000.000-699.101	Tf Fm Gen Fd #101	221,353
101-000.000-699.215	Reimb. from TIFA	25,000
Totals for dept 000.000 -		2,458,727
TOTAL ESTIMATED REVENUES		2,458,727

APPROPRIATIONS

Dept 101.000 - COUNCIL		
101-101.000-702.100	CITY COUNCIL	5,600
101-101.000-715.000	FICA	450
101-101.000-880.000	COMMUNITY PROMOTIONS	4,200
101-101.000-956.100	CONF/WKSHOPS/TRAINING	10,000
101-101.000-956.200	MEMBERSHIPS/DUES	1,000
Totals for dept 101.000 - COUNCIL		21,250
Dept 172.000 - ADMINISTRATIVE		
101-172.000-702.200	CITY MANAGER	8,200
101-172.000-702.300	CLERICAL	42,000
101-172.000-702.805	Part Time Employee	5,000
101-172.000-702.820	TEMPORARY HELP	9,500
101-172.000-715.000	FICA	6,000
101-172.000-715.210	Med/Dent/Vis InsRetirees	13,250
101-172.000-715.900	COMBINED FRINGES (NO FICA)	18,500
101-172.000-727.000	OFFICE SUPPLIES	9,000
101-172.000-727.100	POSTAGE	2,000
101-172.000-801.000	PROFESSIONAL SERVICES	32,000
101-172.000-818.000	CONTRACTURAL SERVICE	2,000
101-172.000-818.160	Office Equip Repair/Maint	6,000
101-172.000-818.661	Motor Operations	3,300
101-172.000-880.000	COMMUNITY PROMOTIONS	3,500
101-172.000-900.000	PRINTING AND PUBLISHING	9,880
101-172.000-910.800	Property/Liability/BondingIns	30,000
101-172.000-920.500	TELEPHONE/PAGERS	6,300
101-172.000-956.100	CONF/WKSHOPS/TRAINING	8,500
101-172.000-956.200	MEMBERSHIPS/DUES	4,500
101-172.000-970.005	ComputerUpgrading/Networking	5,500
101-172.000-992.002	Tax Chargebacks	100
101-172.000-998.000	MISCELLANEOUS	100
101-172.000-999.286	HartTwp425RevShare	6,845
Totals for dept 172.000 - ADMINISTRATIVE		231,975
Dept 191.000 - ELECTIONS		
101-191.000-702.500	ELECTION WORKERS	2,500
101-191.000-727.000	OFFICE SUPPLIES	1,150
101-191.000-801.000	PROFESSIONAL SERVICES	3,500
101-191.000-900.000	PRINTING AND PUBLISHING	1,000
Totals for dept 191.000 - ELECTIONS		8,150
Dept 209.000 - ASSESSOR		
101-209.000-702.410	BOARD OF REVIEW	1,200

101-209.000-727.000	OFFICE SUPPLIES	1,200
101-209.000-801.000	PROFESSIONAL SERVICES	1,000
101-209.000-818.000	CONTRACTURAL SERVICE	37,000
101-209.000-900.000	PRINTING AND PUBLISHING	1,400
Totals for dept 209.000 - ASSESSOR		41,800

Dept 210.000 - CITY ATTORNEY

101-210.000-801.172	City Attorney - Adm	62,000
Totals for dept 210.000 - CITY ATTORNEY		62,000

Dept 265.000 - BUILDINGS AND GROUNDS

101-265.000-702.800	WAGE (REG EMPLOYEE)	1,000
101-265.000-715.000	FICA	180
101-265.000-740.000	OPERATING SUPPLIES	6,500
101-265.000-740.800	REPAIRS & MAINTENANCE	16,500
101-265.000-801.000	PROFESSIONAL SERVICES	5,000
101-265.000-818.100	CUSTODIAL SERVICES -CITY HALL	8,000
101-265.000-920.000	UTILITIES(HEAT,WATER,ELECT,SEW	11,000
Totals for dept 265.000 - BUILDINGS AND GROUNDS		48,180

Dept 301.000 - POLICE

101-301.000-702.800	WAGE (REG EMPLOYEE)	352,800
101-301.000-702.805	Part Time Employee	6,000
101-301.000-702.900	OVERTIME	40,000
101-301.000-711.000	Leave Days (Combined)	44,680
101-301.000-711.400	LONGEVITY PAY	14,000
101-301.000-715.000	FICA	84,000
101-301.000-715.210	MED/DENT/VIS INSRETIREES	1,100
101-301.000-715.900	COMBINED FRINGES (NO FICA)	30,000
101-301.000-716.000	UNIFORMS	5,200
101-301.000-727.000	OFFICE SUPPLIES	1,000
101-301.000-740.000	OPERATING SUPPLIES	6,000
101-301.000-801.000	PROFESSIONAL SERVICES	7,000
101-301.000-818.151	EQUIPMENT REPAIR	1,000
101-301.000-818.661	Motor Operations	32,000
101-301.000-880.310	TEAM Expenses	5,000
101-301.000-900.000	PRINTING AND PUBLISHING	400
101-301.000-920.500	TELEPHONE/PAGERS	6,200
101-301.000-956.100	CONF/WKSHOPS/TRAINING	2,500
101-301.000-956.115	Training (St Just Fd)	200
101-301.000-956.200	MEMBERSHIPS/DUES	2,000
101-301.000-970.000	Capital Outlay	2,200
101-301.000-999.206	TRANSFER TO AREA FIRE BOARD	52,000
Totals for dept 301.000 - POLICE		695,280

Dept 441.000 - PUBLIC WORKS

101-441.000-702.800	WAGE (REG EMPLOYEE)	231,000
101-441.000-702.801	WAGE EQUIP MAINT DPW	12,000
101-441.000-702.805	Part Time Employee	16,000
101-441.000-702.810	STANDBY	12,500
101-441.000-702.900	OVERTIME	14,000
101-441.000-711.000	Leave Days (Combined)	37,300
101-441.000-711.400	LONGEVITY PAY	9,450
101-441.000-715.000	FICA	42,800
101-441.000-715.210	Med/Dent/Vis InsRetirees	950
101-441.000-715.900	COMBINED FRINGES (NO FICA)	21,320
101-441.000-716.000	UNIFORMS	3,200
101-441.000-740.000	OPERATING SUPPLIES	25,000
101-441.000-740.800	REPAIRS & MAINTENANCE	12,000
101-441.000-801.000	PROFESSIONAL SERVICES	6,500
101-441.000-801.100	License Fees	100
101-441.000-818.000	CONTRACTURAL SERVICE	8,500
101-441.000-818.661	Motor Operations	36,000
101-441.000-920.000	UTILITIES(HEAT,WATER,ELECT,SE	7,000
101-441.000-920.500	TELEPHONE/PAGERS	6,850
101-441.000-956.100	CONF/WKSHOPS/TRAINING	1,500
101-441.000-956.200	MEMBERSHIPS/DUES	250
101-441.000-970.000	Capital Outlay	15,000
101-441.000-970.001	LEASE PAYMENT STREET SWEEPER 2021	69,600
101-441.000-970.440	FRONTENDLOADER	18,000
101-441.000-970.662	Mowing Equipment	12,000
101-441.000-999.209	Disburse to Cemetery	17,000
101-441.000-999.219	STREET LIGHTING	11,000
101-441.000-999.226	AlliedWaste Bulky/Appliance T	2,400
101-441.000-999.227	SOLID WASTE CONTRACT	220,800
Totals for dept 441.000 - PUBLIC WORKS		870,020

Dept 728.000 - Community&Economic Development

101-728.000-702.220	Main Street Mgr Wage	46,000
101-728.000-715.000	FICA	4,600
101-728.000-801.000	PROFESSIONAL SERVICES	6,000
101-728.000-818.218	Property/RentalCodeEnforcemen	25,000
101-728.000-999.541	PLANNING COMMISSION	8,000
101-728.000-999.840	HEART PROGRAM	6,000
101-728.000-999.850	Starting Block Incubator	14,000
Totals for dept 728.000 - Community&Economic Development		109,600

Dept 756.000 - Recreation

101-756.000-999.585	COMMUNITY RECREATION	22,500
Totals for dept 756.000 - Recreation		22,500
Dept 775.000 - Recreation & Culture		
101-775.000-801.000	PROFESSIONAL SERVICES	10,000
101-775.000-818.000	CONTRACTURAL SERVICE	18,500
101-775.000-970.000	Capital Outlay	28,000
101-775.000-999.549	Hart Historic District	9,800
101-775.000-999.585	COMMUNITY RECREATION	21,500
Totals for dept 775.000 - Recreation & Culture		87,800
TOTAL APPROPRIATIONS		2,198,555
NET OF REVENUES/APPROPRIATIONS - FUND 101		260,172
BEGINNING FUND BALANCE		
ENDING FUND BALANCE		
Fund 202 - MAJOR STREETS FUND		
ESTIMATED REVENUES		
Dept 000.000		
202-000.000-577.100	ST. SHARED REV-GAS/WGHT TAX	175,400
Totals for dept 000.000 -		175,400
TOTAL ESTIMATED REVENUES		175,400
APPROPRIATIONS		
Dept 463.000 - ROUTINE MAINTENANCE (STS)		
202-463.000-702.900	OVERTIME	650
202-463.000-715.000	FICA	100
202-463.000-740.000	OPERATING SUPPLIES	2,500
202-463.000-818.000	CONTRACTURAL SERVICE	225,000
Totals for dept 463.000 - ROUTINE MAINTENANCE (STS)		228,250
Dept 478.000 - WINTER MAINTENANCE(STS)		
202-478.000-702.900	OVERTIME	4,500
202-478.000-715.000	FICA	750
202-478.000-740.000	OPERATING SUPPLIES	2,500
Totals for dept 478.000 - WINTER MAINTENANCE(STS)		7,750
Dept 478.100 - Non-MotorizedTransportationFac		
202-478.100-999.245	Sidewalk Replacement	5,000
Totals for dept 478.100 - Non-MotorizedTransportationFac		5,000

Dept 483.000 - ADM/ENGR/RECORD KEEPING (STS)		
202-483.000-801.000	PROFESSIONAL SERVICES	15,000
Totals for dept 483.000 - ADM/ENGR/RECORD KEEPING (STS)		15,000
TOTAL APPROPRIATIONS		256,000
NET OF REVENUES/APPROPRIATIONS - FUND 202		(80,600)
BEGINNING FUND BALANCE		
ENDING FUND BALANCE		
Fund 203 - LOCAL STREETS FUND		
ESTIMATED REVENUES		
Dept 000.000		
203-000.000-577.100	ST. SHARED REV-GAS/WGHT TAX	88,000
Totals for dept 000.000 -		88,000
TOTAL ESTIMATED REVENUES		88,000
APPROPRIATIONS		
Dept 463.000 - ROUTINE MAINTENANCE (STS)		
203-463.000-715.000	FICA	8
203-463.000-740.000	OPERATING SUPPLIES	2,500
203-463.000-818.000	CONTRACTURAL SERVICE	2,500
Totals for dept 463.000 - ROUTINE MAINTENANCE (STS)		5,008
Dept 478.000 - WINTER MAINTENANCE(STS)		
203-478.000-702.900	OVERTIME	4,500
203-478.000-715.000	FICA	800
203-478.000-740.000	OPERATING SUPPLIES	3,000
Totals for dept 478.000 - WINTER MAINTENANCE(STS)		8,300
Dept 478.100 - Non-MotorizedTransportationFac		
203-478.100-999.245	Sidewalk Replacement	25,000
Totals for dept 478.100 - Non-MotorizedTransportationFac		25,000
Dept 970.000 - CAPITAL OUTLAY		
203-970.000-801.000	PROFESSIONAL SERVICES	18,250
203-970.000-818.000	CONTRACTURAL SERVICE	22,500
Totals for dept 970.000 - CAPITAL OUTLAY		40,750
TOTAL APPROPRIATIONS		79,058

NET OF REVENUES/APPROPRIATIONS - FUND 203		8,942
BEGINNING FUND BALANCE		
ENDING FUND BALANCE		

Fund 204 - STREET IMPROVEMENT 2 MILL FUND

ESTIMATED REVENUES		
Dept 000.000		
204-000.000-402.000	CURRENT PROPERTY TAXES	98,000
204-000.000-573.000	LOCAL COMMUNITY STABILIZATION	8,500
Totals for dept 000.000 -		106,500
TOTAL ESTIMATED REVENUES		106,500

APPROPRIATIONS		
Dept 000.000		
204-000.000-801.010	Prof Services - Engineering	30,000
204-000.000-818.000	CONTRACTURAL SERVICE	68,000
Totals for dept 000.000 -		98,000
TOTAL APPROPRIATIONS		98,000
NET OF REVENUES/APPROPRIATIONS - FUND 204		8,500
BEGINNING FUND BALANCE		
ENDING FUND BALANCE		

Fund 208 - PARK FUND

ESTIMATED REVENUES		
Dept 000.000		
208-000.000-540.000	STATE GRANT	300,000
208-000.000-665.000	INTEREST ON INVESTMENTS	5,200
208-000.000-667.240	JGP CAMP STORE	10,760
208-000.000-667.250	PARK SITE RENTS	195,000
208-000.000-667.260	PARK PAVILION RENTAL	4,500
208-000.000-667.280	WinterStorage	2,000
Totals for dept 000.000 -		517,460
TOTAL ESTIMATED REVENUES		517,460

APPROPRIATIONS

Dept 000.000		
208-000.000-998.005	Bank Fee Charges	125
Totals for dept 000.000 -		125
Dept 751.000 - PARKS		
208-751.000-702.800	WAGE (REG EMPLOYEE)	84,000
208-751.000-702.808	Wage (Workers Fm Other Depts)	4,000
208-751.000-702.820	TEMPORARY HELP	11,200
208-751.000-702.830	Host Campers	7,800
208-751.000-715.000	FICA	5,200
208-751.000-715.900	COMBINED FRINGES (NO FICA)	1,100
208-751.000-740.000	OPERATING SUPPLIES	14,500
208-751.000-740.800	REPAIRS & MAINTENANCE	14,000
208-751.000-801.000	PROFESSIONAL SERVICES	22,500
208-751.000-818.000	CONTRACTURAL SERVICE	7,500
208-751.000-880.000	COMMUNITY PROMOTIONS	8,000
208-751.000-880.010	Advertizing/Promotion	3,000
208-751.000-910.800	Property/Liability/BondingIns	900
208-751.000-920.000	UTILITIES(HEAT,WATER,ELECT,SE	3,800
208-751.000-920.500	TELEPHONE/PAGERS	3,200
208-751.000-943.000	EQUIPMENT RENTAL	1,500
208-751.000-956.200	MEMBERSHIPS/DUES	2,000
208-751.000-970.000	Capital Outlay	300,000
Totals for dept 751.000 - PARKS		494,200
TOTAL APPROPRIATIONS		494,325
NET OF REVENUES/APPROPRIATIONS - FUND 208		23,135
BEGINNING FUND BALANCE		
ENDING FUND BALANCE		
Fund 209 - Cemetery Fund		
ESTIMATED REVENUES		
Dept 000.000		
209-000.000-402.000	CURRENT PROPERTY TAXES	26,500
209-000.000-573.000	LOCAL COMMUNITY STABILIZATION	6,000
Totals for dept 000.000 -		32,500
TOTAL ESTIMATED REVENUES		32,500
APPROPRIATIONS		
Dept 000.000		

209-000.000-999.209	Disburse to Cemetery	28,500
Totals for dept 000.000 -		28,500
TOTAL APPROPRIATIONS		28,500
NET OF REVENUES/APPROPRIATIONS - FUND 209		4,000
BEGINNING FUND BALANCE		
ENDING FUND BALANCE		

Fund 215 - TIFA

ESTIMATED REVENUES

Dept 000.000		
215-000.000-402.000	CURRENT PROPERTY TAXES	209,000
215-000.000-694.000	MISCELLANEOUS	8,400
Totals for dept 000.000 -		217,400
TOTAL ESTIMATED REVENUES		217,400

APPROPRIATIONS

Dept 000.000		
215-000.000-801.000	PROFESSIONAL SERVICES	2,200
215-000.000-801.209	Assessing Services	2,200
215-000.000-818.000	CONTRACTURAL SERVICE	28,000
215-000.000-880.000	COMMUNITY PROMOTIONS	45,000
215-000.000-900.000	PRINTING AND PUBLISHING	500
215-000.000-920.000	UTILITIES(HEAT,WATER,ELECT,SEW	4,800
215-000.000-970.982	DowntownRevitalization	28,000
215-000.000-998.000	MISCELLANEOUS	5,000
215-000.000-998.005	BANK FEES	5
215-000.000-999.245	Sidewalk Replacement	25,000
215-000.000-999.540	BEAUTIFICATION COMMISSION	1,000
215-000.000-999.545	2221113 DWN ST SCAPE & PARKING LOT PLAN	5,500
215-000.000-999.800	FACILITY REHABILITATION PROPERTY IMPROVE	20,000
215-000.000-999.840	HEART PROGRAM	9,000
Totals for dept 000.000 -		176,205
TOTAL APPROPRIATIONS		176,205
NET OF REVENUES/APPROPRIATIONS - FUND 215		41,195
BEGINNING FUND BALANCE		
ENDING FUND BALANCE		

Fund 241 - Hart Lake Improvement Bd SAD

ESTIMATED REVENUES		
Dept 000.000		
241-000.000-665.000	INTEREST ON INVESTMENTS	4
241-000.000-672.250	HartLakeImprovement SAD	22,000
241-000.000-676.580	Transfer Fm Hydro Fund	5,600
Totals for dept 000.000 -		27,604
TOTAL ESTIMATED REVENUES		27,604
APPROPRIATIONS		
Dept 000.000		
241-000.000-801.000	PROFESSIONAL SERVICES	16,000
241-000.000-818.000	CONTRACTURAL SERVICE	16,000
241-000.000-900.000	PRINTING AND PUBLISHING	800
241-000.000-998.005	Bank Fee Charges	3
Totals for dept 000.000 -		32,803
TOTAL APPROPRIATIONS		32,803
NET OF REVENUES/APPROPRIATIONS - FUND 241		(5,199)
BEGINNING FUND BALANCE		
ENDING FUND BALANCE		

Fund 244 - HART ECONOMIC AND RE-DEVELOPMENT TEAM

ESTIMATED REVENUES		
Dept 000.000		
244-000.000-540.080	THE HART PROJECT	16,000
244-000.000-540.085	DONATIONS	20,000
244-000.000-540.090	MAIN STREET MARKET	2,800
244-000.000-676.215	CONTRIBUTION FROM TIFA	9,000
244-000.000-676.500	FmElectric,Water,SewerFunds	12,000
244-000.000-694.702	Events,Rentals,Fees,Membership	1,200
Totals for dept 000.000 -		61,000
TOTAL ESTIMATED REVENUES		61,000
APPROPRIATIONS		
Dept 728.000 - Community&Economic Development		
244-728.000-801.000	PROFESSIONAL SERVICES	2,500

244-728.000-818.000	CONTRACTURAL SERVICE	4,800
244-728.000-880.000	COMMUNITY PROMOTIONS	18,000
244-728.000-880.010	Advertizing/Promotion	1,000
244-728.000-900.000	PRINTING AND PUBLISHING	1,000
244-728.000-956.100	CONF/WKSHOPS/TRAINING	1,500
244-728.000-956.200	MEMBERSHIPS/DUES	1,000
244-728.000-998.000	MISCELLANEOUS	500
Totals for dept 728.000 - Community&Economic Development		30,300
TOTAL APPROPRIATIONS		30,300
NET OF REVENUES/APPROPRIATIONS - FUND 244		30,700
BEGINNING FUND BALANCE		
ENDING FUND BALANCE		

Fund 580 - HYDRO OPERATING FUND

ESTIMATED REVENUES

Dept 000.000

580-000.000-643.000	METERED SALES TO GENERAL CUST	5,650,000
580-000.000-643.100	FLAT RATE SALES (STREETLIGHTS	12,000
580-000.000-643.310	ENERGY OPTIMIZATION CHRGS	12,050
580-000.000-643.312	E.O. 2 Charges	16,500
580-000.000-643.314	E.O 3 Charges	17,500
580-000.000-646.000	PENALTY ON UTILITY BILLS	150
580-000.000-646.050	Penalty(After15th)WhenBilled	24,000
580-000.000-646.100	Reconnects/CkReturnFee/Other	4,500
580-000.000-665.000	INTEREST ON INVESTMENTS	12,000
580-000.000-665.010	INTEREST (RESTRICTED)	3,500
580-000.000-694.000	MISCELLANEOUS	3,200
Totals for dept 000.000 -		5,755,400
TOTAL ESTIMATED REVENUES		5,755,400

APPROPRIATIONS

Dept 537.100 - PRODUCTION - HYDRO (DAM)

580-537.100-702.800	WAGE (REG EMPLOYEE)	12,000
580-537.100-702.802	WAGE MECHANIC	28,800
580-537.100-702.900	OVERTIME	1,200
580-537.100-715.000	FICA	6,200
580-537.100-715.900	COMBINED FRINGES (NO FICA)	2,200
580-537.100-740.000	OPERATING SUPPLIES	8,000
580-537.100-801.000	PROFESSIONAL SERVICES	20,000

580-537.100-801.537	Hart Dam Relicensing	49,500
580-537.100-818.000	CONTRACTURAL SERVICE	2,000
580-537.100-818.151	EQUIPMENT REPAIR	250
580-537.100-920.000	UTILITIES(HEAT,WATER,ELECT,SE	3,800
580-537.100-920.500	TELEPHONE/PAGERS	2,500
580-537.100-970.000	Capital Outlay	15,000
580-537.100-970.115	WeedControlHartLake	16,000
580-537.100-998.580	Recreation (FERC)	25,000
Totals for dept 537.100 - PRODUCTION - HYDRO (DAM)		192,450

Dept 537.200 - PRODUCTION - DIESEL

580-537.200-702.800	WAGE (REG EMPLOYEE)	38,500
580-537.200-715.000	FICA	3,600
580-537.200-715.900	COMBINED FRINGES (NO FICA)	2,600
580-537.200-740.000	OPERATING SUPPLIES	3,800
580-537.200-801.000	PROFESSIONAL SERVICES	15,000
580-537.200-801.100	License Fees	500
580-537.200-818.000	CONTRACTURAL SERVICE	3,000
580-537.200-818.151	EQUIPMENT REPAIR	5,000
580-537.200-818.200	BUILDING REPAIR	5,000
580-537.200-920.000	UTILITIES(HEAT,WATER,ELECT,SE	5,000
580-537.200-920.500	TELEPHONE/PAGERS	2,900
Totals for dept 537.200 - PRODUCTION - DIESEL		84,900

Dept 537.210 - PURCHASED POWER

580-537.210-740.522	MPPA Power Contracts	3,427,680
580-537.210-740.526	MISO,ITC,MIRECS,OTHER	1,000
Totals for dept 537.210 - PURCHASED POWER		3,428,680

Dept 537.300 - DISTRIBUTION (ELECTRICAL DEPT)

580-537.300-702.800	WAGE (REG EMPLOYEE)	455,000
580-537.300-702.810	STANDBY	26,000
580-537.300-702.900	OVERTIME	22,000
580-537.300-711.400	LONGEVITY PAY	2,500
580-537.300-715.000	FICA	96,000
580-537.300-715.900	COMBINED FRINGES (NO FICA)	36,000
580-537.300-716.000	UNIFORMS	4,850
580-537.300-740.000	OPERATING SUPPLIES	205,000
580-537.300-740.200	TOOLS	2,500
580-537.300-801.000	PROFESSIONAL SERVICES	20,000
580-537.300-818.000	CONTRACTURAL SERVICE	15,000
580-537.300-818.500	Tree Trimming Contractural	40,000
580-537.300-818.661	Motor Operations	25,000
580-537.300-920.000	UTILITIES(HEAT,WATER,ELECT,SE	6,500

580-537.300-920.500	TELEPHONE/PAGERS	3,500
580-537.300-970.000	Capital Outlay	950,000
Totals for dept 537.300 - DISTRIBUTION (ELECTRICAL DEPT)		1,909,850
Dept 537.500 - ACCOUNTING & COLLECTION (ELECT		
580-537.500-702.300	CLERICAL	80,500
580-537.500-702.350	METER READING	1,000
580-537.500-715.000	FICA	6,500
580-537.500-715.900	COMBINED FRINGES (NO FICA)	8,500
580-537.500-727.000	OFFICE SUPPLIES	1,000
580-537.500-727.100	POSTAGE	4,100
580-537.500-801.000	PROFESSIONAL SERVICES	1,500
580-537.500-956.100	CONF/WKSHOPS/TRAINING	1,000
580-537.500-999.600	TF TO CITY HALL FUND	144,600
Totals for dept 537.500 - ACCOUNTING & COLLECTION (ELECT		248,700
Dept 537.600 - ADMINISTRATION (ELECTRICAL DEP		
580-537.600-702.200	CITY MANAGER	46,500
580-537.600-711.000	Leave Days (Combined)	91,000
580-537.600-711.400	LONGEVITY PAY	10,250
580-537.600-715.000	FICA	29,500
580-537.600-715.210	Med/Dent/Vis InsRetirees	6,200
580-537.600-715.900	COMBINED FRINGES (NO FICA)	16,500
580-537.600-727.000	OFFICE SUPPLIES	1,500
580-537.600-727.100	POSTAGE	1,500
580-537.600-740.536	EnergyOptimizationExpenditure	15,500
580-537.600-740.537	LIEAF PROGRAM	11,000
580-537.600-801.000	PROFESSIONAL SERVICES	31,500
580-537.600-880.300	Community Promotion/Projects	4,000
580-537.600-900.000	PRINTING AND PUBLISHING	1,000
580-537.600-910.800	Property/Liability/BondingIns	38,000
580-537.600-920.000	UTILITIES(HEAT,WATER,ELECT,SE	26,000
580-537.600-920.500	TELEPHONE/PAGERS	1,400
580-537.600-920.800	Miss Dig	1,000
580-537.600-956.100	CONF/WKSHOPS/TRAINING	18,000
580-537.600-956.200	MEMBERSHIPS/DUES	12,000
580-537.600-970.005	ComputerUpgrading/Networking	5,000
580-537.600-998.001	Tree Replacement Project	2,500
580-537.600-998.702	Tf to Hart Historic District	30,990
580-537.600-999.700	(EXPENSE) PAY IN LIEU OF TAX	196,250
580-537.600-999.840	HEART PROGRAM	12,000
580-537.600-999.860	Economic/Community Developmen	41,310
Totals for dept 537.600 - ADMINISTRATION (ELECTRICAL DEP		650,400

Dept 970.000 - CAPITAL OUTLAY		
580-970.000-970.620	Recreation Improvements	2,500
580-970.000-970.990	ELECTRIC METER UPGRADE-WIRELESS	2,500
Totals for dept 970.000 - CAPITAL OUTLAY		5,000
TOTAL APPROPRIATIONS		6,519,980
NET OF REVENUES/APPROPRIATIONS - FUND 580		(764,580)
BEGINNING FUND BALANCE		
ENDING FUND BALANCE		
Fund 590 - SEWER FUND		
ESTIMATED REVENUES		
Dept 000.000		
590-000.000-631.000	SEWER TAPS REVENUE	5,500
590-000.000-643.000	METERED SALES TO GENERAL CUST	505,000
590-000.000-643.200	METERED SALES TO INDUSTRIAL	1,804,000
590-000.000-646.050	Penalty(After15th)WhenBilled	6,500
590-000.000-694.100	Loan Proceeds	6,950,000
590-000.000-694.300	ReimburseForLabTests	27,500
590-000.000-694.420	Fm Septage Haulers	36,950
590-000.000-694.590	HayContractPayments/LandRenta	6,300
Totals for dept 000.000 -		9,341,750
TOTAL ESTIMATED REVENUES		9,341,750
APPROPRIATIONS		
Dept 527.100 - SEWER - PUMPING & TREATMENT		
590-527.100-702.800	WAGE (REG EMPLOYEE)	211,500
590-527.100-702.810	STANDBY	10,400
590-527.100-702.900	OVERTIME	13,500
590-527.100-711.000	Leave Days (Combined)	12,000
590-527.100-715.000	FICA	31,000
590-527.100-715.900	COMBINED FRINGES (NO FICA)	14,000
590-527.100-716.000	UNIFORMS	3,500
590-527.100-740.000	OPERATING SUPPLIES	35,750
590-527.100-740.010	Lab Supplies & Contractual	31,200
590-527.100-740.020	Chemicals	85,750
590-527.100-740.200	TOOLS	2,500
590-527.100-740.800	REPAIRS AND MAINTENANCE	3,500
590-527.100-801.000	PROFESSIONAL SERVICES	75,000
590-527.100-801.020	Lab Testing Services	8,900

590-527.100-801.100	License Fees	24,000
590-527.100-818.000	CONTRACTURAL SERVICE	2,500
590-527.100-818.151	EQUIPMENT REPAIR	20,000
590-527.100-818.661	Motor Operations	14,000
590-527.100-920.000	UTILITIES(HEAT,WATER,ELECT,SE	4,400
590-527.100-920.200	ELECTRICITY	429,250
590-527.100-920.500	TELEPHONE/PAGERS	3,220
590-527.100-956.100	CONF/WKSHOPS/TRAINING	1,200
590-527.100-983.200	Sludge Removal	480,000
590-527.100-998.000	MISCELLANEOUS	1,500
Totals for dept 527.100 - SEWER - PUMPING & TREATMENT		1,518,570

Dept 527.200 - SEWER - PUMP & TRT LIFT STATIO

590-527.200-702.800	WAGE (REG EMPLOYEE)	4,800
590-527.200-702.900	OVERTIME	1,500
590-527.200-715.000	FICA	1,500
590-527.200-715.900	COMBINED FRINGES (NO FICA)	1,200
590-527.200-740.800	REPAIRS & MAINTENANCE	4,500
590-527.200-818.000	CONTRACTURAL SERVICE	25,000
590-527.200-920.000	UTILITIES(HEAT,WATER,ELECT,SE	1,400
590-527.200-920.200	ELECTRICITY	28,000
590-527.200-920.500	TELEPHONE/PAGERS	3,450
Totals for dept 527.200 - SEWER - PUMP & TRT LIFT STATIO		71,350

Dept 527.300 - SEWER- COLLECTION/TRANSMISSION

590-527.300-702.800	WAGE (REG EMPLOYEE)	6,700
590-527.300-702.900	OVERTIME	1,200
590-527.300-715.000	FICA	1,200
590-527.300-715.900	COMBINED FRINGES (NO FICA)	1,400
590-527.300-801.000	PROFESSIONAL SERVICES	7,500
590-527.300-818.000	CONTRACTURAL SERVICE	1,200
Totals for dept 527.300 - SEWER- COLLECTION/TRANSMISSION		19,200

Dept 527.400 - SEWER- ADMINISTRATIVE

590-527.400-702.200	CITY MANAGER	18,650
590-527.400-702.300	CLERICAL	27,500
590-527.400-711.000	Leave Days (Combined)	19,000
590-527.400-711.400	LONGEVITY PAY	2,500
590-527.400-715.000	FICA	14,500
590-527.400-715.900	COMBINED FRINGES (NO FICA)	11,000
590-527.400-727.000	OFFICE SUPPLIES	2,200
590-527.400-727.100	POSTAGE	3,400
590-527.400-801.000	PROFESSIONAL SERVICES	20,000
590-527.400-801.100	License Fees	5,200

590-527.400-910.800	Property/Liability/BondingIns	15,500
590-527.400-920.800	Miss Dig	500
590-527.400-956.100	CONF/WKSHOPS/TRAINING	2,200
590-527.400-956.200	MEMBERSHIPS/DUES	295
590-527.400-970.000	Capital Outlay	45,000
590-527.400-998.702	Tf to Hart Historic District	14,220
590-527.400-999.600	TF TO CITY HALL FUND	66,370
590-527.400-999.700	(EXPENSE) PAY IN LIEU OF TAX	65,280
590-527.400-999.860	Economic/Community Developmen	18,960
Totals for dept 527.400 - SEWER- ADMINISTRATIVE		352,275
Dept 970.000 - CAPITAL OUTLAY		
590-970.000-970.596	Wastewater System Imp.	6,130,500
Totals for dept 970.000 - CAPITAL OUTLAY		6,130,500
TOTAL APPROPRIATIONS		8,091,895
NET OF REVENUES/APPROPRIATIONS - FUND 590		1,249,855
BEGINNING FUND BALANCE		
ENDING FUND BALANCE		
Fund 591 - WATER FUND		
ESTIMATED REVENUES		
Dept 000.000		
591-000.000-540.000	STATE GRANT	16,240
591-000.000-642.000	WF - Water Taps	2,500
591-000.000-643.000	METERED SALES TO GENERAL CUST	492,000
591-000.000-645.001	WF - PENALTIES/RECONNECTS	100
591-000.000-646.050	Penalty(After15th)WhenBilled	2,000
591-000.000-694.020	Water Tower Leases	38,063
Totals for dept 000.000 -		550,903
TOTAL ESTIMATED REVENUES		550,903
APPROPRIATIONS		
Dept 547.100 - WATER FUND - PRODUCTION		
591-547.100-702.800	WAGE (REG EMPLOYEE)	11,500
591-547.100-702.900	OVERTIME	500
591-547.100-715.000	FICA	1,000
591-547.100-715.900	COMBINED FRINGES (NO FICA)	2,100
591-547.100-740.000	OPERATING SUPPLIES	5,000
591-547.100-740.800	REPAIRS & MAINTENANCE	7,500

591-547.100-801.000	PROFESSIONAL SERVICES	2,500
591-547.100-818.000	CONTRACTURAL SERVICE	4,500
591-547.100-920.200	ELECTRICITY	47,750
Totals for dept 547.100 - WATER FUND - PRODUCTION		82,350
Dept 547.300 - WF-TRANSMISSION/DISTRIBUTION		
591-547.300-702.800	WAGE (REG EMPLOYEE)	19,000
591-547.300-702.900	OVERTIME	2,250
591-547.300-715.000	FICA	4,000
591-547.300-715.900	COMBINED FRINGES (NO FICA)	1,500
591-547.300-801.000	PROFESSIONAL SERVICES	2,500
591-547.300-818.000	CONTRACTURAL SERVICE	15,000
591-547.300-920.000	UTILITIES(HEAT,WATER,ELECT,SE	1,500
591-547.300-920.200	ELECTRICITY	2,800
Totals for dept 547.300 - WF-TRANSMISSION/DISTRIBUTION		48,550
Dept 547.400		
591-547.400-702.200	CITY MANAGER	18,150
591-547.400-702.300	CLERICAL	25,350
591-547.400-702.350	METER READING	2,500
591-547.400-715.000	FICA	8,000
591-547.400-715.900	COMBINED FRINGES (NO FICA)	6,950
591-547.400-727.100	POSTAGE	2,000
591-547.400-801.000	PROFESSIONAL SERVICES	25,000
591-547.400-801.002	2200777 DRINKING WATER ASSET	20,000
591-547.400-818.000	CONTRACTURAL SERVICE	2,500
591-547.400-910.800	Property/Liability/BondingIns	7,000
591-547.400-920.000	UTILITIES(HEAT,WATER,ELECT,SE	1,000
591-547.400-920.800	Miss Dig	500
591-547.400-956.100	CONF/WKSHOPS/TRAINING	2,500
591-547.400-956.200	MEMBERSHIPS/DUES	3,500
591-547.400-998.702	Tf to Hart Historic District	2,450
591-547.400-999.600	TF TO CITY HALL FUND	11,410
591-547.400-999.700	(EXPENSE) PAY IN LIEU OF TAX	15,490
591-547.400-999.860	Economic/Community Developmen	3,260
Totals for dept 547.400 -		157,560
Dept 970.000 - CAPITAL OUTLAY		
591-970.000-970.595	METER READING TECHNOLOGY	2,500
Totals for dept 970.000 - CAPITAL OUTLAY		2,500
TOTAL APPROPRIATIONS		290,960
NET OF REVENUES/APPROPRIATIONS - FUND 591		259,943

BEGINNING FUND BALANCE		
ENDING FUND BALANCE		

Fund 702 - Historic District

ESTIMATED REVENUES		
Dept 000.000		
702-000.000-676.101	Transfer From General Fund	9,800
702-000.000-676.500	FmElectric,Water,SewerFunds	47,660
Totals for dept 000.000 -		57,460
TOTAL ESTIMATED REVENUES		57,460

APPROPRIATIONS		
Dept 000.000		
702-000.000-702.805	Part Time Employee	26,000
702-000.000-715.000	FICA	1,600
702-000.000-740.000	OPERATING SUPPLIES	10,500
702-000.000-801.000	PROFESSIONAL SERVICES	6,000
702-000.000-818.000	CONTRACTURAL SERVICE	6,500
Totals for dept 000.000 -		50,600
TOTAL APPROPRIATIONS		50,600
NET OF REVENUES/APPROPRIATIONS - FUND 702		6,860
BEGINNING FUND BALANCE		
ENDING FUND BALANCE		

Fund 710 - PROPERTY TAX FUND

ESTIMATED REVENUES		
Dept 000.000		
710-000.000-402.000	CURRENT PROPERTY TAXES	3,410,065
Totals for dept 000.000 -		3,410,065
TOTAL ESTIMATED REVENUES		3,410,065

APPROPRIATIONS		
Dept 000.000		
710-000.000-998.005	Bank Fee Charges	1
710-000.000-999.612	DisburseToMultiUnits	2,968,000
Totals for dept 000.000 -		2,968,001

TOTAL APPROPRIATIONS	2,968,001
NET OF REVENUES/APPROPRIATIONS - FUND 710	442,064
BEGINNING FUND BALANCE	
ENDING FUND BALANCE	
ESTIMATED REVENUES - ALL FUNDS	22,800,169
APPROPRIATIONS - ALL FUNDS	21,315,182
NET OF REVENUES/APPROPRIATIONS - ALL FUNDS	1,484,987
BEGINNING FUND BALANCE - ALL FUNDS	
ENDING FUND BALANCE - ALL FUNDS	

CITY OF HART
ORDINANCE NO. 2024-01

AN ORDINANCE TO RE-ZONE 020-207-001-00 FROM B-2 GENERAL BUSINESS TO PUD – PLANNED UNIT DEVELOPMENT

First Reading:	06/11/2024
Second Reading & Adoption:	07/09/2024
Publication:	07/18/2024
Effective Date:	Ten days after publication

THE CITY OF HART ORDAINS:

The rezoning of 3 East Main Street parcel ID #020-207-001-00, 020-207-004-00, 020-207-004-50, 020-207-008-00, 020-207-005-00, and 020-207-008-00 with from B-2 General Business District to PUD Planned Unit Development. The property proposed for rezoning is legally described as follows:

CITY OF HART: LOT 1, LOT 2 EXC S 1 RD OF E 4 RDS THERE OF, W 1 RD OF LOT 3 EXC S 1 RD THOF, W 76 FT OF LOT 6, W 86 FT OF LOT 7 & ALL OF LOTS 11 & 12 - BLK 7. QCD 2017/18423. WD978072 QC-L2011P3320, E 1/2 OF LOT 4 EX S 1 RD BLK 7. QCD 2017/18423. WD-L2001P5520 QC-L2011P3320. 1978 INCLS 207-002 & 011-00. W 1/2 OF LOT 4 EX S 1 RD & E 3 RDS OF LOT 3 EX S 1 RD BLK 7. QCD 2017/18423 WD978072 QC-L2011P3320. LOT 5 & S 1 RD OF LOTS 2, 3 & 4 EX W 10 FT OF LOT 2 & E 1/2 OF LOT 6 EX W 10 FT BLK 7. QCD 2017/18423. WD-L2001P19858 QC-L2011P3320 QCD 2020/426. LOT 8 & E 1/2 OF LOT 7 EX 20 FT OF W SIDE OF E 1/2 OF LOT 7 BLK 7. WD 2017/9144 & DC FOR STEVEN JAY BRUCE 2017/9144. WD922409 QC-L2011P25345

STATE OF MICHIGAN)) SS.

COUNTY OF OCEANA)

I, the undersigned, the duly qualified City Clerk of the City of Hart, Oceana County, Michigan, do hereby certify that the foregoing Ordinance amendment was adopted by City of Hart at a regular City Council meeting duly held on the ____ day of _____, 20__; and that the meeting with held in compliance with notice provisions and all other requirements of Act 267 of the Public Acts of 1976, as amended, I hereby certify that I published the Ordinance amendments and additions in the _____ on the ___ day of _____, 20__.

Karla Swihart
Hart City Clerk

City of Hart
407 State Street
Hart, MI 49420

April 26, 2024

Planning Commission Members,

I am including this communication in the May 2nd Planning Commission Packet to help explain the nature of the rezoning request for 3 East Main Street the site of the former Ceres Solutions / Farmers Co-Op Property.

In 2023, the City of Hart TIFA was able to acquire the site in an effort to perform environmental due diligence and remediate the property as necessary to seek redevelopment to a new or higher community use. TIFA is working with a redevelopment planning company named the Smith Group to design a plan that we can use to make the property attractive to a developer. They hope to have a couple of proposals for our community, planning commission, and city council review in a few months. The Smith Group has indicated that due to current city zoning this redevelopment will require the site to be a PUD to allow for zoning flexibility.

Rezoning a property in the City of Hart requires both a public hearing and planning commission approval as well as two readings by the city council before the new zoning can take effect following the publication waiting period. The Smith Group has asked that the Planning Commission recommend rezoning to the city council using the base language in the PUD agreement included in this packet. Once the Smith Group produces their suggestions, the planning commission can then make a PUD amendment and the site can proceed with finding a developer and deploying the concept.

We can discuss this workflow more on Thursday, I just wanted to explain impetus for this effort at this time.

Thank you,



~Rob Splane
City Manager
City of Hart
231-873-3546-office
www.cityofhart.org

MCKENNA

April 4, 2024

City of Hart Planning Commission
407 State St.
Hart, MI 49420

Subject: City of Hart: Planned Unit Development Agreement

THIS PLANNED UNIT DEVELOPMENT AGREEMENT (the "Agreement") is made effective as of this day of April 4, 2024, between City of Hart, a Michigan general law City (referred to as the "City"), with offices at 407 S. State St. #1, Hart, Michigan 49420; and a future Development (referred to as "The Development"), occupying most of the block located at 3 Main St. Hart, MI 49420 and states the following:

Recitals

WHEREAS, the Zoning Ordinance of the City allows for a Planned Unit Development (PUD) zoning classification as an optional method of development whereby regulations may be provided for the conservation of natural resources and features, encourage innovation in land use planning, to enhance housing, employment, shopping, traffic circulation, and to ensure the compatibility of design and use between neighboring properties and encourage development that is consistent and compatible with the City's Master Plan; and

WHEREAS, the City and The Developer wish to enter into this Agreement consistent with the applicable codes, ordinances, and regulations; and

WHEREAS, the City and The Developer each represent and warrant it has the requisite approvals and authority to enter into this Agreement to be bound accordingly;

WHEREAS, the Development, located at approximately 3 Main St., under this Agreement shall be consistent with the terms of the Agreement and any violations may result in an immediate reversion of land back to the underlying zoning district, with all provisions of this agreement voided.

NOW, THEREFORE, in consideration of the mutual covenants and considerations herein contained and based on the approval of the Planned Unit Development (sometimes referred to as the "Project") and the City of Hart Zoning Ordinance, the parties to the Agreement hereby agree as follows:

1. The Development site is made up of five individual parcels. The parent property with parcel number 020-207-001-00, is at the intersection of Main St., N. Water St., and S. Courtland St., which is situated in City of Hart, Oceana County, Michigan, and is described in Exhibit A, hereinafter as "Project Site." All of the parcels in the development are listed below. All other provisions and requirements of the Planned Unit

GRAND RAPIDS
124 East Fulton Street
6th Floor, Suite B
Grand Rapids, Michigan 49503
O 616.226.6375
F 248.596.0930
MCKA.COM

Development (PUD) zoning district shall apply to the Project Site unless otherwise stated in this Agreement or unless otherwise set forth by this Agreement.

Parcels included in the development:

- E. Main St. - 64-020-207-001-00 (Parent)
- E. Main St. - 64-020-207-004-50
- E. Main St. - 64-020-207-004-00
- S. Courtland Street - 64-020-207-005-00
- S. Courtland Street - 64-020-207-008-00

2. The land uses permitted by right on the Project Site are those presented in Exhibit A, and shall be residential and commercial uses, as defined in Chapter 1245 of the Hart Zoning Ordinance. Permitted uses include the following:

    a. Multi-Family Dwellings.

    b. Commercial Business Uses.

3. Additional land uses may be permitted, subject to a determination by the Planning Commission (by majority vote) that they meet the requirements of the Zoning Ordinance. An amendment to this agreement shall be required to add a new permitted land use.

4. There shall be no uses permitted by Special Land Use on the project site.

5. The Development shall be built out, as shown in Exhibit A (the approved Site Plan). This provision shall supersede any contradictory provision in the Zoning Ordinance.

6. The approved Site Plan in Exhibit A shall be the governing Site Plan for the site. Exhibit A may be amended, if approved by a majority vote of the Planning Commission. An amendment to this Agreement shall be required in order to amend Exhibit A. This provision shall supersede any contradictory Zoning Ordinance.

7. For any zoning-related issue not specifically addressed in this agreement, the relevant provisions of the Zoning Ordinance shall apply.

8. The Developer shall obtain all required City, State, and other governmental reviews, approvals, and permits, including but not limited to Site Plan Approval from the City and approvals by the Building Official, Fire Chief, and all County agencies with jurisdiction. All relevant Building codes shall be met prior to a Certificate of Occupancy being issued by the City.

9. The provisions of this Agreement shall be considered interdependent such that invalidation of any one or more of these covenants by judgment or decree or order of any court results in the invalidation of this entire Agreement unless the parties agree otherwise in writing. The covenants herein contained shall be binding upon the parties hereto and their respective successors and assigns and shall run with the title to the land, unless and until amended, altered or terminated pursuant to the Agreement between the City, The Developer, and its successors or assigns.

10. This Agreement shall be deemed to be mutually drafted and shall be construed under Michigan Law.

11. This Agreement is a fully integrated contract for all purposes under Michigan Law. This is the entire Agreement and supersedes any prior discussions or oral Agreements.

12. Each party herein reserves all legal rights, equitable and otherwise, to enforce the terms of this Agreement.

Signed:

_____

City of Hart by vote at a Planning Commission meeting on May 2, 2024

_____ by its _____ on _____

Developer

MCKENNA

May 3, 2024

City of Hart Planning Commission
407 State St.
Hart, MI 49420

Subject: City of Hart: Planned Unit Development Agreement

THIS PLANNED UNIT DEVELOPMENT AGREEMENT (the "Agreement") is made effective as of this day of April 4, 2024, between City of Hart, a Michigan general law City (referred to as the "City"), with offices at 407 S. State St. #1, Hart, Michigan 49420; and a future Development (referred to as "The Development"), occupying the block located at 3 Main St. Hart, MI 49420 and states the following:

Recitals

WHEREAS, the Zoning Ordinance of the City allows for a Planned Unit Development (PUD) zoning classification as an optional method of development whereby regulations may be provided for the conservation of natural resources and features, encourage innovation in land use planning, to enhance housing, employment, shopping, traffic circulation, and to ensure the compatibility of design and use between neighboring properties and encourage development that is consistent and compatible with the City's Master Plan; and

WHEREAS, the City and The Developer wish to enter into this Agreement consistent with the applicable codes, ordinances, and regulations; and

WHEREAS, the City and The Developer each represent and warrant it has the requisite approvals and authority to enter into this Agreement to be bound accordingly;

WHEREAS, the Development, located at 3 Main St., under this Agreement shall be consistent with the terms of the Agreement and any violations may result in an immediate reversion of land back to the underlying zoning district, with all provisions of this agreement voided.

NOW, THEREFORE, in consideration of the mutual covenants and considerations herein contained and based on the approval of the Planned Unit Development (sometimes referred to as the "Project") and the City of Hart Zoning Ordinance, the parties to the Agreement hereby agree as follows:

1. The Development site is made up of five individual parcels. The parent property with parcel number 020-207-001-00, is at the intersection of Main St., N. Water St., and S. Courtland St., which is situated in City of Hart, Oceana County, Michigan, and is described in Exhibit A, hereinafter as "Project Site." All of the parcels in the development are listed below. All other provisions and requirements of the Planned Unit

GRAND RAPIDS
124 East Fulton Street
6th Floor, Suite B
Grand Rapids, Michigan 49503
O 616.226.6375
F 248.596.0930
MCKA.COM

Development (PUD) zoning district shall apply to the Project Site unless otherwise stated in this Agreement or unless otherwise set forth by this Agreement.

Parcels included in the development:

- E. Main St. - 64-020-207-001-00 (Parent)
- E. Main St. - 64-020-207-004-50
- E. Main St. - 64-020-207-004-00
- S. Courtland Street - 64-020-207-005-00
- S. Courtland Street - 64-020-207-008-00

2. The land uses permitted by right on the Project Site are those presented in Exhibit A, and shall be residential and commercial uses, as defined in Chapter 1245 of the Hart Zoning Ordinance. Permitted uses include the following:

    a. Multi-Family Dwellings.

    b. Commercial Business Uses.

3. Additional land uses may be permitted, subject to a determination by the Planning Commission (by majority vote) that they meet the requirements of the Zoning Ordinance. An amendment to this agreement shall be required to add a new permitted land use.

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6. The approved Site Plan in Exhibit A shall be the governing Site Plan for the site. Exhibit A may be amended, if approved by a majority vote of the Planning Commission. An amendment to this Agreement shall be required in order to amend Exhibit A. This provision shall supersede any contradictory Zoning Ordinance.

7. For any zoning-related issue not specifically addressed in this agreement, the relevant provisions of the Zoning Ordinance shall apply.

8. The Developer shall obtain all required City, State, and other governmental reviews, approvals, and permits, including but not limited to Site Plan Approval from the City and approvals by the Building Official, Fire Chief, and all County agencies with jurisdiction. All relevant Building codes shall be met prior to a Certificate of Occupancy being issued by the City.

9. The provisions of this Agreement shall be considered interdependent such that invalidation of any one or more of these covenants by judgment or decree or order of any court results in the invalidation of this entire Agreement unless the parties agree otherwise in writing. The covenants herein contained shall be binding upon the parties hereto and their respective successors and assigns and shall run with the title to the land, unless and until amended, altered or terminated pursuant to the Agreement between the City, The Developer, and its successors or assigns.

10. This Agreement shall be deemed to be mutually drafted and shall be construed under Michigan Law.

11. This Agreement is a fully integrated contract for all purposes under Michigan Law. This is the entire Agreement and supersedes any prior discussions or oral Agreements.

12. Each party herein reserves all legal rights, equitable and otherwise, to enforce the terms of this Agreement.

Signed:

_____

City of Hart by vote at a Planning Commission meeting on June 6, 2024

_____ by its _____ on _____

Developer