City of Hart, Michigan
CITY COUNCIL AGENDA
August 23, 2022, 7:30 PM
407 State St. – Council Chamber
NOTICE OF PUBLIC MEETING
REGULAR COUNCIL MEETING

1. Call to Order
2. Roll Call – Burillo, Evans, Hodges, Klotz, Rybarz Jr., Trygstad, Platt
3. Pledge of Allegiance
4. Approval of Agenda
5. Public Comments – **Public comment on any matter that is not included on the agenda for a public hearing by the Council. We ask that you please limit your comments to 3 minutes**
    a. Correspondence, Events, Presentations
        i. Review of Utility Financial Solutions proposal and Q&A – Dawn Lund, VP UFS
6. Consent Agenda:
    a. Approval of Minutes from August 9, 2022 Council meeting.
    b. Bills, Claims, Payroll
    c. Reports of Boards, Commissions, and Committees
    d. Department Reports – Police/BioPure/Public Works/Energy/C&E Dvlp.
7. Action Items
    a. Resolution 2022-28 Accept UFS proposal and authorize Hart Energy financial study
    b. Resolution 2022-38 Accept quotes and award work for Hart Energy Building Improvements
8. Discussion Items
    a. Special Event Permit – Gospel Revival, In the street ministries
    b. Special Event Permit – Special Performance, Miss Natalies Haven of Dance
9. City Manager Report
10. Communications from the Mayor and Council (Including board and committee updates.)
11. Adjournment –

Access is provided through the Michigan Relay Service for individuals with speech or hearing impairments. https://hamiltonrelay.com/michigan/index.html

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.

CITY OF HART
407 S. STATE ST.
HART, MI 49420
COUNCIL PROCEEDINGS
August 9th,2022
MINUTES – Draft

PRESENT: Mayor Vicki Platt, Councilors: Catalina Burillo, Jim Evans, Dean Hodges, Amanda Klotz, Fred Rybarz, and Kris Trygstad

ABSENT:

OTHERS PRESENT: City Manager – Rob Splane, City Clerk – Karla Swihart, BioPure Superintendent – Paul Cutter, DPW Superintendent – Brad Whitney, Sharon Hallack, Claudia Ressel, Don Devries (Fleis and Vandenbrink), Larry Hubble (Fleis and Vanderbrink), and Rick Stout (Fleis and Vanderbrink).

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

APPROVAL OF AGENDA:

- F. Rybarz motioned to approve the agenda and was supported by C. Burillo
  - Ayes: 7 Nays: 0 Absent: 0

PUBLIC COMMENTS: NONE

CORRESPONDENCE, EVENTS, PRESENTATIONS:

- Safe Routes to School (SRTS) project presentation – Don Devries and Rick Stout, Fleis and Vandenbrink
  Claudia Chair of Pentwater/Hart trail, wanted to give an overall understanding of just how much it takes to be to the point we are at today. Refer to handout. **1st is a list of all completed meetings.**

CHRONOLOGICAL LIST ALL MEETINGS COMPLETED BEFORE A CONDITIONAL COMMITMENT OF $40,000 WAS RECEIVED FROM MDOT
Safe Routes to School Meeting
Pentwater Hart Trail Project

February 13, 2018	SRTS Mtg Stan Rickard, City of Hart
July 11, 2018	SRTS Webinar
August 1, 2018	SRTS Mtg Mark Platt
September 13, 2018	SRTS Mtg
September 18, 2018	Public Hearing (at request of Oceana City Road Commission) for SRTS & Pentwater Hart Trail
November 15, 2018	SRTS Mtg Mark Platt
November 17, 2018	SRTS Mtg Lynne Ladner
February 12, 2019	SRTS Mtg Hart Township/Cemetery
February 14, 2019	SRTS Mtg with coordinator
March 19, 2019	SRTS Mtg Hart/Hart Township/Cemetery
April 18, 2019	SRTS Mtg
May 10, 2019	SRTS Mtg Walking Audit
August 29, 2019	SRTS Conference Ludington MI
September 17, 2019	SRTS Mtg
November 17, 2019	SRTS Mtg
December 11, 2019	SRTS Mtg Hart Township/Cemetery
January 8, 2020	SRTS Mtg Hart Township/Cemetery
February 16, 2020	SRTS Mtg
March 4, 2020	SRTS Mtg Hart Township/Cemetery
May 12-13, 2020	SRTS Webinars
June 8, 2020	SRTS Mark Timmer
September 18, 2020	SRTS Mtg Hart Township/Cemetery
October 8, 2020	SRTS Mtg Lynne Ladner
October 19, 2020	SRTS Mtg Hart Township/Cemetery
October 28, 2020	SRTS Mtg
November 4, 2020	SRTS Mtg
November 18, 2020	SRTS Mtg Colleen Synk
November 23, 2020	SRTS Mtg
December 4, 2020	SRTS Mtg
January 5, 2021	SRTS Mtg Action Plan
January 13, 2021	SRTS Mtg Hart Township
January 26, 2021	SRTS Mtg Public Hearing
April 30, 2021	SRTS Mtg with City of Hart (Zoom)
May 7, 2021	SRTS Mtg with Mark Platt
June 10, 2021	SRTS Mtg for Final Review & Submission of Grant Application
July 7, 2021	Pending SRTS Grant Award Notice Received
September 14, 2021	Local Agency Program Kick-off Mtg for SRTS
November 29, 2021	SRTS Mtg with the City of Hart
May 6, 2022	SRTS Mtg with Rob Splane
June 2, 2022	SRTS Mtg with F & VB for SRTS
July 1, 2022	Monthly SRTS Mtg with City of Hart – Canceled
August 5, 2022	Monthly SRTS Mtg with City of Hart – Canceled
August 8, 2022	SRTS Mtg with F & VB for mtg on August 9
August 9, 2022	SRTS Mtg with the City of Hart Council Mtg.
August 22, 2022	SRTS rescheduled mtg of July 1

Along with a list of tasks that needed to be completed to make an application for SRTS

LIST OF TASKS THAT WERE COMPLETED FOR SRTS APPLICATION

SRTS Application Completeness Check:

Act 51 Agency: _____

School Name(s): _____

_____

_____

General:

- ☐ At least one grade K-8
- ☐ SRTS Registered
- ☐ Walking and Biking Audit Completed
- ☐ Surveys were administered within the past 12-18 months (contact SRTS grant coordinator if survey results are older than 18 mos.)
- ☐ Projects are prioritized by number
- ☐ Mobilization, Contingency, and Traffic Control are accounted for in the budget
- ☐ Any requests for signs are in compliance with the MMUTCD Part 7

Required Documents for Schools:

- ☐ Map of Student Homes (Contact the SRTS office for assistance in creating a map).
- ☐ Travel Tally Results
- ☐ Student Survey Reports
- ☐ Parent Survey Reports
- ☐ SRTS Action Plan
- ☐ Map of School Enrollment Area
- ☐ School Profile & Demographics*
- ☐ Summary of SRTS Planning Process*
- ☐ Principal Letter of Support*: Applicant school(s) submit a letter conveying formal commitment of the organization responsible for implementing non-infrastructure activities.
- ☐ Post-Test Evaluation Commitment*
- ☐ Non-Infrastructure Project Description*
- ☐ Non-Infrastructure Budget*
- ☐ Non-Infrastructure Letter of Commitment from Fiduciary Organization*
  1. *Did the organization identified as the fiduciary submit a letter conveying formal commitment that acknowledges and agrees to the following:*
     - *That a contract must be in place between a selected applicant (or its designated fiduciary) and the Michigan Fitness Foundation before any expenses are eligible for reimbursement.*
     - *That reimbursement is initiated by the applicant/fiduciary through a reporting process, which includes a progress report, invoice, personnel expense detail, non-personnel expense detail, and all back-up documents and receipts.*
     - *That the reimbursement process can take up to 90 days once an accurate reporting packet is submitted.*
     - *That before the final reimbursement is made, a final progress report must be submitted that addresses intended outcomes, actual outcomes, lessons learned, how others can benefit from your project, and next steps for SR2S.*

Required Documents for Act 51 Agency:

- ☐ Infrastructure Priorities Map
  - *Submit a map that shows: 1) the location of the school(s) and 2) the location of all proposed infrastructure improvements numbered in their priority order*
- ☐ Plan View Sketch
- ☐ Typical Cross Sections for each street (must include ROW and all street elements)
- ☐ Engineers Estimate (Must be in MERL format)
- ☐ Photographs of areas proposed for improvement (labeled)
- ☐ Resolution from Act 51 Agency should include:
  - Name the project
  - Pass with majority vote
  - Specify concurrence of the body in support of the proposed projects
  - The following language:
  1. *Authorizes a specific employee, official, or agent to:*
     - *act as agent/representative on behalf of the applicant agency during project development*
     - *request SRTS funding*
     - *sign a project agreement (contract) upon receipt of a funding award*
  2. *Commit to being responsible for engineering for design and construction, permit fees, administration costs, potential cost overruns, and any non-participating items, etc., and*
  3. *Commit to owning/operating the facility constructed with SRTS funding and funding/implementing a maintenance plan/program in perpetuity or causing operations and maintenance to occur.*
- ☐ Letters of support (If on MDOT trunkline, a TSC letter of support is required)
- ☐ **Infrastructure Project Description*** (complete one for each route proposed for improvement)
- ☐ **Letter to Property Owners Impacted*** by construction & comments, if any (for new sidewalk/path construction only)
- ☐ List of Property Owner Addresses Impacted by Construction

Required Tabs (infrastructure applications)

- ☐ Description
- ☐ Contacts (make sure to include the Chief Elected Official & Chief Administrative Official)
- ☐ Narrative
- ☐ Budget (Infrastructure & non-infrastructure participating items of work are required)
- ☐ Schedule (follow the LAP project planning guide, engineering consultant or road agency can assist)
- ☐ Environment/Community
- ☐ Maintenance (include snow removal policy and efforts)

The last couple of pages is what is happening now.

SAFE ROUTES TO SCHOOL DOCUMENTS AND TIMELINE JN 213283

Tasks	Task Deadline	Done ✓	Person Responsible	Notes
Matching Funds Certified	February 5, 2022	✓	Claudia & John	Resolution 2021-03, completed but will need to be amended
MDOT Form 5325	May 3			Completion should be 2-6 months prior to GI Package submitted
Quarterly Report Due	April 1	✓	Rob, John	Submitted by Rob
Monthly Meeting	May 6	✓	Rob, Claudia, John	
Monthly Meeting	June 2		Rob, Claudia, John	[illegible]
Walk portions of the trail	June 3		Rob, Claudia, John	Water Street, and Mark Tyler between Plum & 72nd [illegible]
Monthly Meeting	July 1		Rob, Claudia, John	Preparation of quarterly report- August 1 (Mtg might need to be [illegible])
Quarterly Report Due	August 1		Rob, John	
Monthly Meeting	August 5		Rob, Claudia, John	[illegible]
Public Hearing, per NEPA	August 9		Rob	Public Hearing with the regular City Council Meeting
Rescheduled Monthly Meeting	August 22		Rob, Claudia, John	
Complete Utility Notification & Coordination	August 22			
Prepare Section 106 Review & Submit to SHPO	August 22			
Complete all Soil Investigations & geotechnical Study	August 22			For brownfield areas, retaining walls, proposed signal poles, & [illegible] work
Permit & submit necessary permits	August 22			
After all issues are addressed -LAP Staff Engineer will request fund obligation	November 21			
Quarterly Report Due	December 1		Rob, John	
Monthly Meeting	December 2		Rob, Claudia, John	
Right of Way Certified	December 5			
Project listed on Approved TIP/STIP	December 15			
LAP Staff Engineer will send final bid proposal package to the MDOT Spec & Estimates (S & E)	December 26			
Monthly Meeting	January 6, 2023		Rob, Claudia, John	
Monthly Meeting	February 3		Rob, Claudia, John	
Advertisement Start Date	February 3		Rob	
Monthly Meeting	March 3		Rob, Claudia, John	
Construction Letting Date	March 3			
Quarterly Report Due	April 1		Rob, John	
Monthly Meeting	April 7		Rob, Claudia, John	
Monthly Meeting	May 5		Rob, Claudia, John	
Monthly Meeting	June2		Rob, Claudia, John	
Construction Start Date	June 9			
Monthly Meeting	July 7		Rob, Claudia, John	
Quarterly Report Due	August 1		Rob, John	
Monthly Meeting	August 4		Rob, Claudia, John	
Construction End Date	September 1			
Monthly Meeting	September 8		Rob, Claudia, John	
Monthly Meeting	October 6		Rob, Claudia, John	
Monthly Meeting	November 3		Rob, Claudia, John	
Quarterly Report Due	December 1		Rob, John	

It is exciting to have an actually commitment from MDOT (Michigan Department of Transportation) as they just don't hand these out. MDOT is paying $440,000 towards SRTS with City of Hart donating $25,000 and Hart/Pentwater bike trail is matching all funds.

Larry with Fleis and Vanderbrink, touched base on where the bike trail is going. Hart Montague bike trail that ends on Water Street is where the Safe Routes to School trail will start and contine down Water St to Johhson St past the school and will continue a little ways on Apple and works it's way over to Plum St, Tyler to 72nd Ave.

CONSENT AGENDA:

- Approval of minutes from July 26th, 2022.
- 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 K. Trygstad
        - Ayes: 7 Nays: 0 Absent: 0

ACTION ITEMS:

- Resolution 2022-31 Authorize Safe Routes to School (SRTS) Funding
  WHEREAS, the Safe Routes to School program is a federally funded program administered in Michigan by the Michigan Department of Transportation (MDOT); and
  WHEREAS, The City of Hart is partnership with the Hart Public Schools, the Pentwater-Hart Trail Committee and the Oceana County Road Commission, is applying for funds through MDOT for the Safe Routes to School program to construct certain infrastructure projects throughout the City, including multifunctional pedestrian/bicycling pathways and sidewalk, crossing, and signage to enable and encourage children to safely walk and bike to school; and
  WHEREAS, MDOT requires a formal commitment from the public agency that will be receiving these funds and will be implementing and maintaining these infrastructure projects.
  NOW, THEREFORE BE IT RESOLVED THAT THE CITY COUNCIL
  Authorizes Robert Splane, City Manager and Act 51 Street Administrator, to act as agent on behalf of the City seeking Safe Routes to School Funding, to act as the applicant's agent during project development, and sign a project agreement upon receipt of a funding award: and
  The City attests to the existence of, and commits to, providing in collaboration with the Pentwater-Hart Trail Committee and Oceana County the funds necessary to carry out the project ($25,000 from the City of Hart, $440,000in the proposed grant funding and $280,000 from the Pentwater-Hart Trail Committee funds) including engineering design and construction, permit fees, administration costs, cost overruns; and
  The City commits to owning, operating, funding, and implementing a maintenance program over the design life of the facilities constructed with Safe Routes to School Funding.
    - C. Burillo motioned to approve Resolution 2022-31 Approval of potential Safe Routes to School grant participation and funding confirmation and supported by J. Evans
        - Ayes: 7 Nays: 0 Absent: 0
- Resolution 2022-32 Accept Department of Natural Resources Grant Award
  WHEREAS, The City of Hart owns and maintains several parks for community recreation; and
  WHEREAS, in 2017, the City of Hart acquired property adjacent to Veterans Memorial Park for the purpose of expanding the park and adding additional amenities; and
  WHEREAS, in 2019, the City of Hart applied for a Department of Natural Resources Trust Fund Grant in the amount of $300,000 which was subsequently awarded in 2020.
  NOW THEREFORE BE IT RESOLVED THAT THE CITY COUNCIL
  Does hereby accept the terms of the Agreement for Veteran's Memorial Park improvements project number TF20-0134 as received from the Michigan Department of Natural Resources Trust Fund, and that the City of Hart does hereby specifically agree, but not by the way of limitation, as follows;
  1. To appropriate all funds necessary to complete the project during the project period and to provide six hundred and ninety-four thousand dollars ($694,000) to match the grant authorized by the DNR Trust Fund
  2. To maintain satisfactory financial accounts, documents, and records to make them available to the DNR Trust Fund for auditing at reasonable times.
  3. To construct the project and provide such funds, services and materials as may be necessary to satisfy the terms of said Agreement.
  4. To regulate the use of the facility constructed and reserved under this Agreement to assure the use thereof by the public on equal and reasonable terms.
  5. To comply with any and all terms of said Agreement including all terms not specifically set forth in the foregoing portions of this Resolution."

- C. Burillo motioned to approve Resolution 2022-32, Accept department of Natural Resources Grant Award, and supported by J. Evans
  - Ayes: 7 Nays: 0 Absent: 0

- Resolution 2022-33 Accept competitive quotes for leaf vacuum and award purchase
  WHEREAS, the City of Hart Department of Public Works supports residents each autumn by removing leaves raked to the street; and
  WHEREAS, the current leaf vacuum is antiquated and requires constant repairs wasting valuable human resources and time at an increasing cost to the City; and
  WHEREAS, the Fiscal Year 2022 Budget includes the replacement of the leaf vacuum as a budgeted expense; 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
  Authorizes the City Manager to sign and execute all documents related to the proposed purchase of a new ODB self-contained trailer debris collector model 750VE for the lowest quoted price of $93,446.51
  Furthermore, council hereby declares the existing leaf vacuum as obsolete equipment and authorizes the City Manager to work through a public bidding system to sell the obsolete vacuum trailer in "AS-IS condition" and sign sales documents in that pursuit.
  - J. Evans motioned to approve Resolution 2022-33 Accept competitive quotes for leaf vacuum and award purchase, and supported by A. Klotz
    - Ayes: 7 Nays: 0 Absent: 0
- Resolution 2022-34 Tentative award of construction contract for wastewater system improvements – Griswold Gravity Sewer
  WHEREAS, the City of Hart wishes to construct improvements to its existing wastewater treatment and collection system; and
  WHEREAS, the wastewater system improvements project formally adopted on May 25, 2021, will be funded through Michigan's Clean Water Revolving Fund Program; and
  WHEREAS, the City of Hart has sought and received construction bids for the proposed improvements and has received a low bid in the amount of $1,282,282.10 from Hallack Construction, Inc; and
  WHEREAS, the project engineer, Prein&Newhof, has recommended awarding the contract to the low bidder.
  NOW THEREFORE BE IT RESOLVED THAT THE CITY COUNCIL
  Tentatively awards the contract for construction of the proposed wastewater system improvement Contract-1 Griswold Sewer project to Hallack Construction, Inc. contingent upon successful financial agreement with the Clean Water State Revolving Fund (CWSRF) Program.
  - A. Klotz motioned to approve Resolution 2022-34 Tentative award of construction contract for wastewater system improvements – Griswold Gravity Sewer and supported by K Trygstad.
    - Ayes: 7 Nays: 0 Absent: 0
- Resolution 2022-35 Tentative award of construction contract for wastewater system improvements – Riverside and Griswold Lift Stations
- WHEREAS, the City of Hart wishes to construct improvements to its existing wastewater treatment and collection system; and
- WHEREAS, the wastewater system improvements project formally adopted on May 25, 2021, will be funded through Michigan's Clean Water Revolving Fund Program; and
- WHEREAS, the City of Hart has sought and received construction bids for the proposed improvements and has received a low bid in the amount of $393,900.00 from Wadel Stabilization; and
- WHEREAS, the project engineer, Prein&Newhof, has recommended awarding the contract to the low bidder.
- NOW THEREFORE BE IT RESOLVED THAT THE CITY COUNCIL
- Tentatively awards the contract for construction of the proposed wastewater system improvement Contract-2 Riverside & Griswold Lift Station project to Wadel Stabilization, Inc. contingent upon successful financial agreement with the Clean Water State Revolving Fund (CWSRF) Program.

- F. Rybarz motioned to approve Resolution 2022-35 Tentative award of construction contract for wastewater system improvements – Riverside and Griswold Lift Stations
  - Ayes: 7 Nays: 0 Absent: 0

- Resolution 2022-36 Tentative award of construction contract for wastewater system improvements – Storage Lagoon/ Rapid Infiltration Basin Repair
- WHEREAS, the City of Hart wishes to construct improvements to its existing wastewater treatment and collection system; and
- WHEREAS, the wastewater system improvements project formally adopted on May 25, 2021, will be funded through Michigan's Clean Water Revolving Fund Program; and
- WHEREAS, the City of Hart has sought and received construction bids for the proposed improvements and has received a low bid in the amount of $1,177,500.00 from Greenscape General Contracting; and
- WHEREAS, the project engineer, Prein&Newhof, has recommended awarding the contract to the low bidder.
- NOW THEREFORE BE IT RESOLVED THAT THE CITY COUNCIL
- Tentatively awards the contract for construction of the proposed wastewater system improvement Contract-3 Storage Lagoon and Rapid Infiltration Basin Repair project to Greenscape General Contracting. contingent upon successful financial agreement with the Clean Water State Revolving Fund (CWSRF) Program.
  - F. Rybarz motioned to approve Resolution 2022-36 Tentative award construction contract for wastewater system improvements – Storage Lagoon/Rapid Infiltration Basin Repair
    - Ayes: 7 Nays: 0 Absent: 0
- Resolution 2022-37 Approve Clean Water State Revolving Fund (CWSRF) Agreements and Documents in connection with proposed issuance of City sewer system revenue bonds, series 2022 to evidence a state clean water revolving fund loan
- WHEREAS, the City of Hart (the "City") is proposing to sell Sewer System Revenue Bonds, Series 2022 in accordance with Act 94 of the Public Acts of Michigan of 1933, as amended, (the "Bonds") in the maximum amounts of $3,550,000, to evidence a State of Michigan Clean Water Revolving Fund loan (the "CWSRF Loan") to fund improvements to the City Sewer System; and

  WHEREAS, the proposed Bonds are to be sold to the Michigan Finance Authority (the "Authority") in accordance with the terms of a Purchase Contract by and between the City and the Authority (the "Purchase Contract") in substantially the form set forth in Exhibit A attached hereto and a Supplemental Agreement by and between the City, the Authority and the State of Michigan acting through the Department of Environment, Great Lakes and Energy (the "Supplemental Agreement") in substantially the form set forth in Exhibit B attached hereto; and

  WHEREAS, the City will also be required to execute and deliver an Issuer's Certificate (the "Issuer's Certificate") to the Authority in substantially the form set forth in Exhibit C attached hereto; and

  WHEREAS, the Authority may require the City to execute and deliver a Revenue Sharing Pledge Agreement (the "Pledge Agreement") with respect to the Bonds in substantially the form set forth in Exhibit D attached hereto.

  NOW THEREFORE, BE IT HEREBY RESOLVED AS FOLLOWS:

  1. The Purchase Contract, the Supplemental Agreement, the Issuer's Certificate, and the Pledge Agreement are hereby each approved in the forms attached hereto as Exhibits A, B, C, and D, respectively. The Mayor and City Clerk/Treasurer are hereby authorized and directed to execute on behalf of the City, and deliver to the Authority, the Purchase Contract, the Supplemental Agreement, and the Issuer's Certificate in substantially the forms approved with such additions and deletions as are consistent with the terms of the Bonds and in the best interest of the City.
  2. To the extent determined to be necessary by the Authority, the Mayor and City Clerk/Treasurer are hereby authorized and directed to execute on behalf of the City, and deliver to the Authority, the Pledge Agreement.
  3. In the absence or disability of the Mayor, the Mayor Pro Tempore shall act in her stead. In the event of the absence or disability of the City Clerk/Treasurer, the Deputy shall act in her stead.
  4. All resolutions or portions thereof inconsistent with the provisions of this resolution are hereby rescinded.

- C. Burillo motioned to approve Resolution 2022-37 Approve Clean Water State Revolving Fund (CWSRF) and supported by J. Evans.
  - Ayes: 7 Nays:0 Absent: 0

- Ordinance 22-04 Bond Ordinance – Sewer System Revenue Bonds
  At a regular meeting of the City Council of the City of Hart, held at the City Hall, 407 S. State Street, Hart Michigan, on Tuesday, the 9th day of August 2022, at 7:30pm. Local time
  Present: Members, Catalina Burillo, Jim Evans, Dean Hodges, Fred Rybarz, Amanda Klotz, Kris Trygstad and Mayor Vicki Platt.
  Absent: None
  It was moved by Amanda Klotz and Seconded by Kris Trygstad that the following Ordinance be adopted under the authority of the Revenue Bond Act of 1933, being Act 94 of the Public Acts of Michigan of 1933, as amended.

  ORDINACE NO. 22-04

  AN ORDIANCE TO AUTHORIZE AND PROVIDE FOR THE CONSTRUCITON OF IMPROVEMENTS TO THE CITY OF HART SEWER SYSTEM, TO PROVIDE FOR THE ISSUANCE OF SEWER SYSTEM REVENUE BONDS, TO PROVIDE FOR THE SECURITY OF THE BONDS HEREIN AUTHORIZED, AND TO PROVIDE FOR OTHER MATTERS RELATIVE TO SAID BONDS.
  Upon roll call vote, the vote upon the motion adopting said Ordinance was as follows:
  AYES: Catalina Burillo, Jim Evans, Dean Hodges, Fred Rybarz, Amanda Klotz, Kris Trygstad and Mayor Vicki Platt
  NAYES: 0
  ABSENT: 0
  The City Clerk/Treasurer declared the Ordinance adopted:
  (SEE FULL ORDIANCE NO. 22-04 on the City of Hart's Website. Cityofhart.org)

DISCUSSION ITEMS:

- Timing of City Council Meetings.
  City Charter would need to be amended, the City Council wishes to propose time change to 6 or 6:30 meeting which in doing so would hopefully bring out more of the City Residents to attend the City Council meetings. City Manager will have resolution to amend the City Charter and present at next meeting August 23rd to City Council.

CITY MANAGER'S REPORT:

- Hanson Road Construction in process next to Department of Public Works building
- Payroll and benefits process streamlining
- City of Hart now has representation on the Oceana County Economic Alliance
- City Manager attending the MPPA board meeting Wednesday morning
- Downtown street scape design consulting bids close later this month, the TIFA board will review the submissions in September
- Wayfinding signage project bids close later this month. Submissions will be reviewed, and recommendations will be made to City Council
- Several contractors were approached to bid the demolition of the building at 227 E. Main St, and no submissions were received. (This is likely due to the City's desired timeline to completion.) We are working to identify why the project was not desirable and will be pursuing that work as soon as possible.
- A grant was received to install distributed audio in our downtown business district. The company that supplies the proposed audio equipment is no longer filling orders. New research is being done to find a similar product, but none has been found at this point.
- Made aware Monday morning that there maybe a letter to the Editor in this week's paper regarding the conditions Veterans Park. Which just had a meeting with the Veterans group and many concerns which is the board walk and the bricks which as of July 1st the renovations to Veterans Park are fully funded.
- Sidewalk project is set to release for public for biding this week.

C. Burillo asked what they are bidding on? Splane explained there are several sidewalks that are in need of repair and the City along with TIFA are going to start repairing some of the worst ones completed before winter within the City limits.

- J. Evans questioned the Boy Scout cabin at john gurney park that needs some sort of urgency, so no one gets hurt. Also, would like an update on what the progress is with The Creeks Property, City Manager Splane happy to announce the City Closed on the property Friday for the 1st duplex and have also received a couple of offers on a couple of the single family lots offered for sale as well. J. Evans also asked for an update on the Code Enforcement Officer where is the City at on the hiring process? Splane said still waiting on a firm agreement with Shelby Village and Township partnering with the City of Hart, Plan B would be to hire a part time officer or look to contract that service, if Council wants to give some direction on how long the City should wait before moving forward on our own. Also asked about TextMyGov how is that system working out and does the City get a lot of text issues. Splane said we have a little over 600 residents signed up to receive text messages from the City and everyone seems to be happy with the updates they receive.

COMMUNICATIONS FROM THE MAYOR AND COUNCIL:

- Mayor Platt thanked the department heads for their reports and also to Nichole (HEART) for the behind the scenes work she puts in, as she has done a lot of grant writing which has helped the City with a lot of projects. Grand opening at the new grocery store Hart Village Market, also thank you to those for attending the meeting for Veterans Park, based upon a letter received from a John Gurney Park camper there should be a meeting held regarding issues going on there. Hart Rotary club sent a very nice letter offered to help fund projects in the City and feel it would be worth talking to them. And lastly the city just received another donation of $5,000 towards the Tinman.
- C. Burillo asked about the Fire Hydrants as it was brought to my attention after the fire downtown that some of the hydrants where not working. How often do the hydrants get checked and if there is an issue how do those get addressed, is there a record of the checkups and maintenance? The City has been in several conversations with the Fire Board regarding, the fire hydrants are all checked each fall, the City also checks the hydrants when it is brought to their attention they are not working and they get tagged for repairs. The Fire board did approach the City regarding the tags they apply as they are difficult to see especially at night also the City is going to put in place checking the hydrants on a more consistence bases. One last question Cat wanted to know why there are no sidewalks on State St and Polk Rd along the fairgrounds? State Street and Polk Road are both considered State Roads.
- K. Trygstad said thank you for fixing the hole in the road that was in front of her home.
- F. Rybarz also wanted to thank City Staff for all their hard work and being available to talk to during the day when there are questions to be answered.
- Appoint City of Hart Fire Board representative – John Williams
  John has been a lifelong resident of the County and was a member of the Hart Area Fire Department for 25 years. Now would like to represent the Hart Fire Command Board. All Council members agreed he should represent the City of Hart.

ADJOURN:

- There being no further business to come before the Council, the meeting adjourned at upon a motion by C. Burillo and supported by J. Evans. The next regularly scheduled meeting will be on August 23rd, 2022, at 7:30 pm.

Respectfully Submitted

Karla Swihart

Karla Swihart, City Clerk

ACCOUNTS PAYABLE

Payables Date: 08/23/2022	Description	Total	General +	DPW	Energy	BPTF	Water
BS&A Software	Utility Module Training	$ 2,610.00	$ 2,610.00				
Charter	Starting Block	$ 169.97			$ 169.97		
Charter	Hart Commons - Internet	$ 114.99			$ 114.99		
Election Source	Full Service Testing for ICP	$ 465.00	$ 465.00				
Fish Window Service	CH Window Cleaning Svc	$ 105.00	$ 105.00				
Fishbeck	Griswold WW Force Main Review	$ 260.15				$ 260.15	
Fleis & VanDenBrink	SRTS Project	$ 370.00	$ 370.00				
Fleis & VanDenBrink	Veteran's Park	$ 4,480.70			$ 4,480.70		
Freed Mgmt	#9 JGP Mgrs	$ 3,570.00	$ 3,570.00				
Frontier	Dam - Auto Dialer	$ 83.15			$ 83.15		
Frontier	JGP	$ 112.09	$ 112.09				
GRP Engineering	System Study & 5-Year Plan	$ 4,000.00			$ 4,000.00		
HACH	Lab Supplies	$ 216.32				$ 216.32	
Hart Cemetery Commission	2022 Summer Taxes Dispursement	$ 3,406.12	$ 3,406.12				
Jons to Go	Portable Restrooms - JGP	$ 560.00	$ 560.00				
Jons to Go	Portable Restrooms	$ 210.00			$ 210.00		
Lawson-Fisher	FERC Licensing Requirements	$ 8,443.59			$ 8,443.59		
LEAF	Police Copier Lease Fee	$ 39.00	$ 39.00				
Michigan Downtown Association	City of Hart Membership Dues	$ 125.00	$ 125.00				
MPPA	Purchased Power	$ 106,265.89			$ 106,265.89		
MPPA	Purchased Power	$ 134,314.79			$ 134,314.79		
MPPA	Purchased Power	$ 47,050.00			$ 47,050.00		
Office Machines	Police Copier Overage Fees	$ 33.90	$ 33.90				
Oudbier Instrument	Troubleshooting Valve	$ 463.80					$ 463.80
Pixel Grafix	Budget Printing/Binding	$ 622.25	$ 622.25				
Power Line Supply	Parts/Supplies	$ 25.00			$ 25.00		
Power Line Supply	Parts/Supplies	$ 163.86			$ 163.86		
Power Line Supply	Credit Memo - Cable	$ (2,445.30)			$ (2,445.30)		
Pranger Property Mgmt	CH/CC/HC Cleaning Svcs	$ 204.00	$ 204.00				
Quill	Office/Kitchen Supplies	$ 188.43	$ 188.43				
Republic	Overage Fee	$ 43.13		$ 43.13			
S&P Global	Sewer System Rev. Bonds	$ 16,500.00				$ 16,500.00	
UIS Scada	Troubleshooting Booster	$ 624.00				$ 624.00	
Verizon	Cell Phones	$ 934.47	$ 52.19	$ 438.58	$ 263.96	$ 179.74	
Verizon	Office Phones	$ 447.69	$ 360.09	$ 29.20	$ 29.20	$ 29.20	
		$ -					
		$ -					
		$ -					
		$ -					
		$ -					
		$ -					
		$ -					
		$ -					
		$ -					
		$ -					
		$ -					
		$ -					
		$ -					
		$ -					
		$ -					
	Subtotal	$ 334,776.99	$ 12,823.07	$ 510.91	$ 303,169.80	$ 17,809.41	$ 463.80
HAND CHECKS/ACH/EFT							
Alerus	City Share 401 Retirement	$ 4,357.08	$ 4,357.08				
US Postmaster	Postage	$ -					
Guardian	Insurance Premium	$ -					
Delta Dental	Insurance Premium	$ -					
United Group	Insurance Premium	$ -					
Blue Cross Blue Shield	Insurance Premium	$ -					
	TOTAL HAND CHECKS	$ 4,357.08	$ 4,357.08	$ -	$ -	$ -	$ -
	Sub-Total Regular Bills/Hand Checks	*$ 339,134.07*	*$ 17,180.15*	*$ 510.91*	*$ 303,169.80*	*$ 17,809.41*	*$ 463.80*
Gross Payroll	542	$ 76,659.93					

--OVER--

Payables Date: 08/23/2022	Description	Total	General +	DPW	Energy	BPTF	Water
	Sub-Total	$ 76,659.93					
	GRAND TOTAL	$ 415,794.00	$ 17,180.15	$ 510.91	$ 303,169.80	$ 17,809.41	$ 463.80

Payroll ID: 155

Pay Period End Date: 08/14/2022 Check Post Date: 08/18/2022 Bank ID: GEN

Grand Totals for Payroll:

	Pay Code Id	Hours	OT Hours	Cur. Amnt.	YTD Amnt.
**	15X	0.00	6.00	378.84	
**	HOURLY	17.42	0.00	505.28	
**	SALARY	26.40	0.00	705.42	
	15X	0.00	28.00	1,348.50	14,843.90
	2X	0.00	6.50	534.80	3,449.92
	COMP	16.00	0.00	460.76	2,487.43
	ETO	204.00	0.00	7,776.05	58,580.49
	HOL	19.00	0.00	511.51	3,344.13
	HOURLY	1,299.50	0.00	41,543.32	569,466.03
	SALARY	553.50	0.00	22,511.90	219,384.83
	STANDBY	8.00	0.00	336.72	336.72

	Ded/Exp Id	Cur. Amnt.	YTD Amnt.
**	DENTAL_EE	102.21	
**	DENTAL_ER	408.63	
**	GAP_EE	232.85	
**	GAP_ER	931.42	
**	GUARDIAN_ER	6.68	
**	MED_EE	1,010.42	
	ALERUS 401	2,178.54	27,809.96
	ALERUS 401 AD	8.00	136.00
	ALERUS 457	1,000.00	16,500.00
	ALERUS 457%	1,098.74	4,419.08
	ALERUS 457P	1,850.48	35,042.25
	DENTAL_EE	106.84	1,357.51
	DENTAL_ER	427.31	5,427.46
	FITW	8,815.16	130,538.42
	GAP_EE	354.44	4,582.76
	GAP_ER	1,301.28	18,215.10
	GUARDIAN _EE	18.71	233.94
	GUARDIAN_ER	214.13	2,540.85
	LOAN	159.86	2,717.62
	MED_EE	1,404.66	15,513.11
	MED_ER	5,618.54	66,931.95
	MEDICARE_EE	1,110.85	17,546.23
	MEDICARE_ER	1,110.85	17,546.23
	SITW	3,030.78	46,924.02
	SOCSEC_EE	4,750.03	75,025.33
	SOCSEC_ER	4,750.03	75,025.33
	UNI46	309.32	2,277.72
	UNIFM	20.80	353.60
	VOL. LIFE	156.75	156.75
	VOL. LIFE - CH	19.25	19.25
	VOL. LIFE - SPO	59.65	59.65

Gross Pay This Period	Deduction Refund	Ded. This Period	Net Pay This Period	Gross Pay YTD	Dir. Dep.	Expense This Period
76,659.93	46.83	27,798.34	48,814.76	1,220,887.09	46,253.31	14,768.87

* = Check Adjustment

City Of Hart

407 S. State St
Hart, Mi 49420
Planning Commission
Thursday, August 4th, 2022
Minutes

MEMBERS PRESENT: Betty Root, Jim Cunningham, Gale Goldberg, Diane LaPorte, Jack Wittman, and Peggy Wittman
ABSENT: Jim Evans
OTHERS PRESENT: City Manager – Rob Splane, and City Clerk – Karla Swihart

B. Root called the meeting to order at 4:00 pm.

APPROVAL OF AGENDA: D. Laporte moved to approve the agenda and supported by J. Wittman
Ayes: 6 Nays: 0 Absent: 1

APPROVAL OF MINUTES: J. Cunningham moved to approve minutes from May 5th, 2022, and supported by G. Goldberg
Ayes: 6 Nays: 0 Absent: 1

PUBLIC COMMENTS, CORRESPONDENCE, EVENTS, PRESENTATIONS: None

ACTION ITEMS: None

DISCUSSION ITEMS:

- Review Horizon Community Planning memo regarding Mobile Food Units

Overview

The topic of mobile food unit regulation has recently arisen. Sometimes known as "food trucks," a mobile food unit is defined as a motor vehicle, such as a van or truck, or trailer that can be attached to a motor vehicle, which is used for the preparation, sales, and service of food and beverages. Food preparation and service occur within the motor vehicle or alongside or inside the trailer.

In general, there are three placement scenarios for mobile food truck sales. Mobile food units can be placed in a single location permanently or seasonally, placed temporarily in a parking lot, or placed temporarily within the public right-of-way. In any of these scenarios, it is important to consider the pros and cons and potential implications.

It should be noted that owners of established restaurants are sometimes resistant to mobile food units as they create competition to serve a limited number of patrons in the market area. Other criticism sometimes relates to property taxes that are not paid by mobile food unit owners. However, mobile food units can serve as an incubator for new businesses and can even supplement the operations of existing restaurant owners.

Regulation

The three scenarios mentioned earlier in this report should be discussed by the Planning Commission.

1. Mobile food units as a permanent fixture on a site. In this case, the mobile food unit would essentially be comparable to a principal or accessory building, and all development regulations would remain applicable (lighting, landscaping, signs, utilities, parking, setbacks, etc.)

2. Mobile food unit as an accessory use in a parking lot or yard area. Where mobile food units are an accessory use, typical regulations include the following topics:
    a) Zoning District/location
    b) Timeframe and hours of operation
    c) Number of mobile food units
    d) Corner sight clearance
    e) Maintenance of required parking spaces for principal use
    f) Setbacks
    g) Temporary displays and signs
    h) Maintaining clear areas for pedestrian and vehicle travel
    i) Waste management
3. Mobile food units in the public right-of-way. In some cities, mobile food units are allowed to park in the public right-of-way, adjacent to sidewalks, for example. This scenario typically accommodates pedestrians in a downtown atmosphere. Since zoning does not regulate the public right-of-way, a separate ordinance would need to address this scenario.

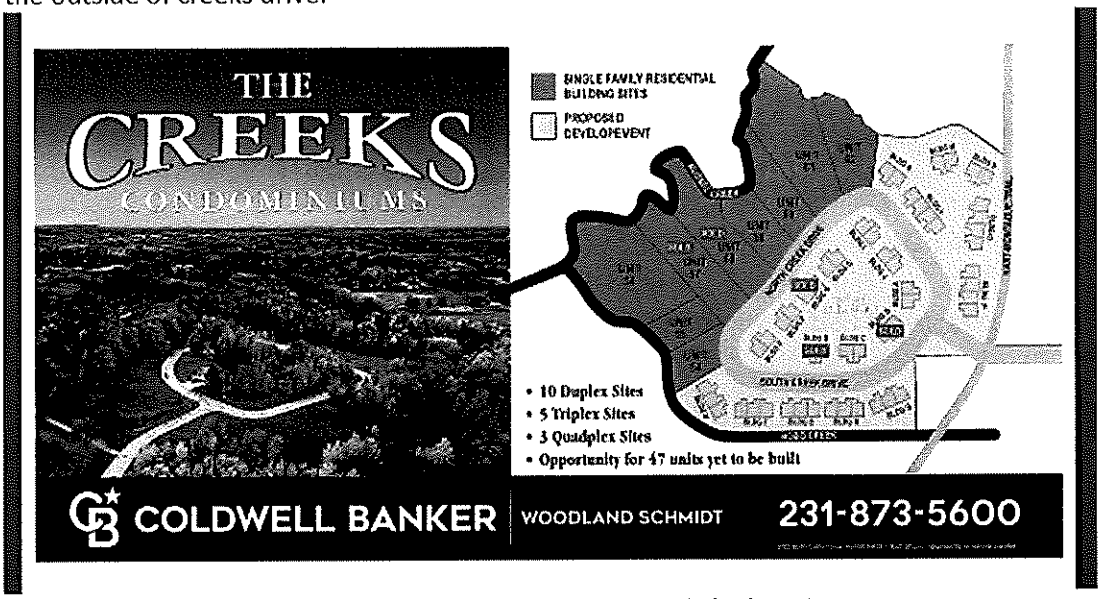
Next Steps

The Planning Commission should discuss whether mobile food units are a desirable option for food service in the City of Hart.

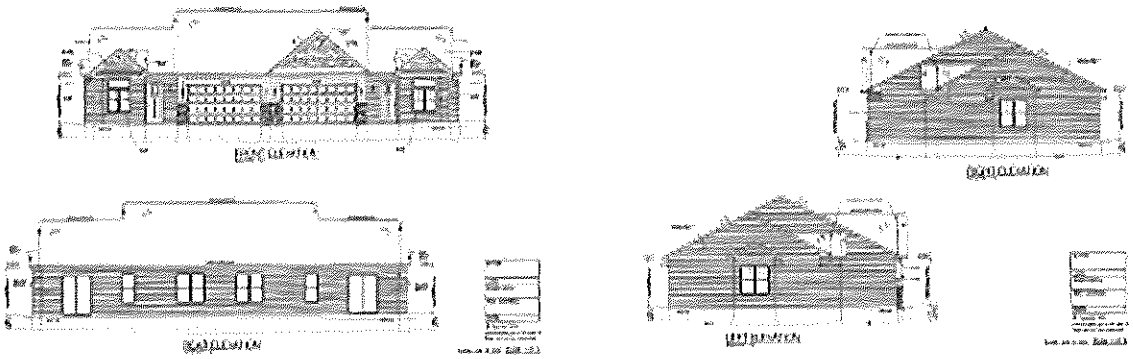
- City Manager R. Splane reached out to local business owners regarding the presence of food trucks. What I found was almost 50/50. Several restaurant owners are versed to the idea of food trucks, but with that being said, I also had business owners with the same concern regarding mobile food trucks competing with local businesses who pay taxes and buy City services. That seemed to be the biggest concern.
  Depending on how the planning commission and City Council feels, Maybe the Planning Commission should draft up an ordinance and write some language allowing for temporary food trucks with verbiage in place saying it's just for specific events that way it gives the City the ability to have a food truck rally, and also allow mobile food trucks when there are events and parades.
  At one point the City was approached by a food truck owner who wants to buy a lot on Comfort drive for placement of food trucks which would be on a permeant installation which would have City services and pay taxes.
  D. Laporte asked if that would be considered vacant property and they would be paying taxes on a vacant land, or would it be considered improvement property? City Manager Splane, once there are City services connected that would be considered improved property.
  J. Wittman asked if it doesn't have a building on it would that be considered seasonal? Splane answered once it's an improved property, the property would be assessed as, and property taxes would be based on property improvements.
  G. Goldberg, if an existing business wanted to bring in a Mobile Food Unit would that be handled differently? Splane answered, in a different Village they have mobile food units, and, in that case, each mobile food unit would have its own certification from the Health Department, but the Village does have verbiage in their ordinance that allows that use.
  Would the City like to allow Mobile Food Units? And if so what kind and where? Suggestion from the Planning Commission is draft up a proposed ordinance to review at September's meeting.
    - J. Cunningham motioned to allow City Manager to further investigate allowing Mobile Food Units and supported by D. Laporte
        - Ayes: 5 Nays: 1 Absent: 1

- Creeks Subdivision development status and discussion.
  City Council awarded Coldwell Banker Woodland Schmidt as realtor for the Creeks Subdivision and there was only one developer (MWH Investments LLC) who submitted to develop the Creeks site, whom the City entered into a contract with. In working with the developer on the site plan, they identified the fact that the original site plan from the deed, also concerns

regarding the market for multifamily homes (triplex, and quadplex) are not as marketable nowadays as they where 20 years ago when the plan was developed. What the developer would like to do is continue to develop condos inside of creeks drive which there is currently three duplexes, so the developer would continue to build duplexes per the original site plan, but then he would like to amend the PUD (Planned Unit Development) and put single family homes on the outside of creeks drive.



Duplex building plan, front, rear elevation and right, left elevation



This is in front of Planning Commission today simply to review the PUD site plan as there is a zoning code Ordinance which states what a PUD will allow and not allow. This will help the Planning Commission on amending the existing PUD (Planned Unit Development).

- Planning Consultant Services RFP



CITY OF HART

REQUEST FOR PROPOSALS

FOR

PLANNING SERVICES

The City of Hart last bid out Planning Services 8 years ago. It is best practice to get bids every few years and also currently there is no contract with existing consultant. City Manager R.

Splane is looking for approval from the Planning Commission to send out an RFP proposal for Planning Consultant Services.

- G. Goldberg motioned to send out RFP for Planning Consultant Services and supported by J. Cunningham.
  - Ayes: 6 Nays: 0 Absent: 1

OTHER BUSINESS AND COMMUNICATIONS FROM THE COMMISSION MEMBERS:

- J. Cunningham asked what is going on with the Ceres Property? As of right now they are still using it. Also, the TIFA board has entered into negotiations with them to purchase the property. TIFA has an interest in the property because there is potential environmental contamination on site. Which governmental entities have resources for redevelopment or site remediation if there is contamination which with TIFA can help get it cleaned up as well as work with a developer to envision a site plan/redevelopment of the property.
  Jim also asked if there has been any discussion on the old funeral home that recently had a fire. There has been a "rumor" that there has been an offer made on the building from a local men's group who renovate the building and turn it into a men's community center.
- D. Laporte wanted to let everyone know there is a Young Eagle's Program being offered at the Shelby Airport on September 10th, at 9am where the kids get to go and fly for free. It is being offered to kids ages 7-17

ADJOURN:

- There being no further business to come before the Planning Commission, the meeting adjourned at 4:44 pm upon a motion by D. Laporte and supported by J. Cunningham, the next scheduled meeting will be held on September 1st,2022

Karla Swihart

Karla Swihart
City Clerk

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: August 23rd, 2022

RECENT EVENTS

From Thursday, August 4th, 2022, through Wednesday, August 17th, 2022, the Hart Police Department received 73 ranging from Motorist Assists, Larcenies, Medical Assists, Well-Being Checks, Alarms, Property Damage Crashes, Suspicious Situations, Assault & Batteries, Animal Complaints, Mental Health Complaints and Disturbances.

On Thursday, August 4th, 2022, the Hart Police Department was dispatched to the 100 block of Washington Street, referencing a Larceny complaint. A 59-year-old Hart man claims a friend, only known as "Matt," had taken/stolen a $50.00 bill from the man's wallet as the man slept. The man believes the bill was taken between Tuesday, August 2nd, 2022, and Thursday, August 4th, 2022. An investigation is ongoing.

On Thursday, August 4th, 2022, the Hart Police Department was dispatched to the 10 block of Water Street regarding a suspected Breaking & Entering. A 41-year-old Hart woman arrived at her residence after leaving the residence for approximately 20 minutes and located a moped on the property and the front door of her home to be open. Officers searched the home's interior and exterior and could not locate anyone in the residence. It was later determined that the moped belonged to the woman's boyfriend, and no entry had been made into her home.

On Thursday, August 4th, 2022, the Hart Police Department was dispatched to East Main Street and State Street intersection about a fight in progress. A witness noted two (2) 31-year-old Hart men fighting in the middle of the roadway. The men had left the scene before the officer's arrival. Both men were located and interviewed regarding this matter. A report will be submitted to the Oceana County Prosecutor's Office for his review.

On Sunday, August 7th, 2022, the Hart Police Department was dispatched to the 600 block of State Street regarding a medical assist. A 48-year-old Hart man was located unresponsive in his home by family. LIFE EMS and officers arrived on the scene and evaluated the patient. Narcan (naloxone) was administered to the patient. The patient regained consciousness and was transported to Trinity Health Lakeshore Campus for further evaluation.

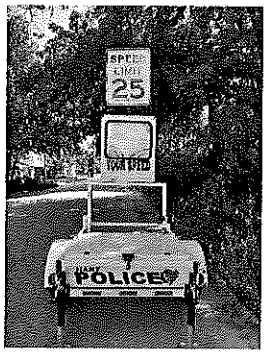
On Tuesday, August 9th, 2022, D/Sgt. Skipski conducted a bicycle rodeo for approximately 50 youth during the Kids Camp 2022 event. The class consisted of a lecture on safe bicycling and equipment and culminated in a bicycle rodeo involving an obstacle course for riders. Additionally, safety items were handed out to participating youth.

On Tuesday, August 9th, 2022, the Hart Police Department received an order for mental health treatment from the Oceana County Community Mental Health for a 43-year-old Hart woman. The woman was located at her home. The woman was transported to Trinity Health Hospital in Muskegon for a mental health evaluation.

On Monday, August 15th, 2022, the Hart Police Department was dispatched to the 700 block of State Street referencing a Domestic Assault. A 26-year-old Hart man alleges a 22-year-old Hart woman had assaulted him by striking the man in the face with a closed fist. Obvious injuries were noted to the man's nose/lip area. The woman was uncooperative with officers and stated no assault had taken place. The man wished not to pursue criminal prosecution regarding this complaint. The parties were separated for the remainder of the night to avoid further issues. A report will be submitted to the Oceana County Prosecutor's Office for his review.

On Tuesday, August 16th, 2022, the Hart Police Department was dispatched to Oceana Drive near Tyler Road regarding a Property Damage Injury accident. A 20-year-old Scottville man was operating a vehicle and trailer traveling Northbound on Oceana Drive. While traveling down the road, the trailer began to sway side to side, causing the man to lose control of his vehicle with the vehicle and trailer ultimately overturning. The man sustained minor injuries as a result of this accident.

On behalf of the Hart Police Department, I would like to thank the Manistee City Police Department for providing/donating a speed trailer for the citizens of the City of Hart for additional traffic safety and enforcement. Thank you to the Manistee Police Department for keeping our department in mind when searching for an agency to relocate this equipment. This much-needed traffic safety equipment will be used to assist with speeding issues around the city. This traffic safety equipment will immediately be used to assist with traffic safety.





Respectfully,

J. Salazar
Chief of Police

RESOLUTION 2022-28
Hart City Council
City of Hart, Michigan

ACCCEPT UFS PROPOSAL AND AUTHORIZE HART ENERGY FINANCIAL STUDY

WHEREAS, the City of Hart owns and operates an electric distribution system; and

WHEREAS, previous electric system financial planning documents are antiquated and in need of updating; and

WHEREAS, Utility Financial Solutions has prepared a proposal to begin financial planning work to include future financial projections; and

WHEREAS, the Hart Energy Superintendent and Power Board recommend moving forward with the proposed budgeted project; 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:

Accepts and approves the recommendation to proceed with UFS Financial Projection project.

Authorizes and directs the City Manager to sign and execute the proposal for an estimated fee of $12,500, 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 August 23rd, 2022.

Ayes: __ Nays: __ Absent: __

City of Hart

City of Hart, MI

Hart Energy

PROPOSAL FOR FINANCIAL PROJECTION

June 29, 2022

UFS UTILITY FINANCIAL SOLUTIONS, LLC

Utility Financial Solutions, LLC
PO Box 582
Leland, MI 49654

Submitted Respectfully by:
Dawn Lund, Vice-President
Utility Financial Solutions, LLC
dlund@ufsweb.com
(231) 218-9664

FINANCIAL PROJECTION AND RATE TRACK PROPOSAL

UFS UTILITY FINANCIAL SOLUTIONS, LLC

June 29, 2022

Mr. Mike Schiller
Hart Energy
407 State St. Map
Hart, Michigan 49420

Dear Mr. Schiller:

Utility Financial Solutions, LLC (UFS) is pleased to submit a proposal to provide a comprehensive financial projection and rate track for the City of Hart (Hart Energy).

UFS is an internationally known firm with a long-standing relationship and history of assisting municipalities with financial analysis and are recognized experts in the utility field. Our group and the project team assigned to this engagement are composed of highly qualified, experienced, and knowledgeable professionals who remain current on issues facing municipal utilities. We are regularly requested speakers at seminars at the regional and national level for the American Public Power Association, American Water Works Association and the Institute of Public Utilities.

UFS will provide you with the highest quality service within an agreed-upon timeframe and has the personnel available to meet your needs. We would like to be a resource to you for your financial assessment needs. Our success is dependent on the quality and timeliness of the services provided to you and we are committed to the utility's complete satisfaction. Our experience in providing the requested services allows us to conduct a cost efficient study.

We appreciate the opportunity to submit this proposal and look forward to discussing it with you. If you have questions or need additional information, please contact me at 231-218-9664.

Sincerely,

Dawn Lund, Vice-President
Utility Financial Solutions, LLC
PO Box 582
Leland, MI 49654

dlund@ufsweb.ocom
(231) 218-9664

Financial Projection

A financial projection is a tool used to determine where a utility is financially today and over the forecast period typically 5 to 10 years. In each year, the projected financial statements are compared to key financial targets developed as part of the analysis. The key financial targets include revenue requirements, recommended minimum cash reserves, debt coverage ratio and any necessary bonding requirements to fund capital improvements. The long-term projection identifies the rate adjustments needed to work towards or maintain the financial health of the utility.

This is a key financial tool used when different capital, expense or revenue scenarios need to be analyzed to determine the rate impact to customers. For example, if a large capital improvement is planned, the model can be used to determine its impact on the key targets, the rate adjustments and bonding requirements – or a combination thereof. It is a powerful tool to run "what-if" scenarios and its financial impact to customers. This allows the utility to incorporate grant funding, capital improvements, various back up scenarios, and identify the bonding requirements.

Financial Projection and Rate Design Scope of Services

- Financial Projection and long-term rate track
    a. Development of five-year financial projection
    b. Identification of rate adjustments
    c. Identification of projected debt coverage ratios
    d. Minimum cash reserve for the utility to maintain
    e. Identification of target operating income
- Rate Design for one year at current rate structure (additional years upon request at out of scope pricing)
    a. Impact of rate designs at various usage levels within each class
- Detailed report for Management
    a. Identifying process and results of study
- Presentation to Management and the Board of Directors/City Council
    a. Presentation of results via Webex included (on-site optional)

Firm Qualifications

Qualifications Introduction

UFS has a long-standing relationship and over 20 years of history in assisting municipalities with cost of service and financial analysis for municipal utilities and are recognized experts in the utility field. Our group and the project team assigned to this engagement is composed of highly qualified, experienced, and knowledgeable professionals who remain current on all issues facing utilities. UFS' reputation has resulted in an industry leading status shown by our frequent request to instruct classes and speak at conferences around the nation, the number of rate studies we have completed.

UFS provides consulting services to assist publicly-owned utilities in meeting their strategic and financial objectives. Services are designed to ensure complete client satisfaction and a commitment that:

- Services will be completed in the agreed upon timeframe
- Services are delivered within budget for services requested
- Services provided will meet or exceed client expectations
- Services will be unbiased and independent recommendations provided to the utility

Name and title of primary contact person

Dawn Lund
Vice-President, Utility Financial Solutions, LLC
E-mail – dlund@ufsweb.com
Cell - (231) 218-9664

Date firm established - UFS was established in September, 2001

Proposed service team including titles and responsibilities

Mark Beauchamp, President
Dawn Lund – Vice President
Dan Kasbohm – Manager
Mike Johnson – Manager
Chris Lund – Business and Technology Manager
Joan Bakenhus – Senior Financial Analyst
Jilllian Jurczyk – Financial Analyst
Robert Blank – Financial Analyst

Resumes

The next section consists of resumes of the team members assigned to this engagement.

FINANCIAL PROJECTION AND RATE TRACK PROPOSAL

UFS UTILITY FINANCIAL SOLUTIONS, LLC



Mark Beauchamp, CPA, CMA, MBA

President, Utility Financial Solutions, LLC

Email: mbeauchamp@ufsweb.com

Cellular: 616.403.5450

Location: Holland, MI

Education

- AAS Water Purification Technology
- ABA Business Administration
- BBA Major – Accounting
- MBA Master's Degree in Business

Course Instructor

American Public Power Association (APPA)

- Advanced Cost of Service Course (Cash Basis & Utility Basis of Ratemaking)
- Intermediate Cost of Service (Cash Basis & Utility Basis of Ratemaking)
- Basic Cost of Service (Cash Basis and Utility Basis of Ratemaking)
- Financial Planning for Municipal Utilities
- Financial Planning for Board & Councils
- Financial Planning and Rate Setting for Managers (Part of Managers Certificate Program)

American Municipal Power (AMP)

- Financial Planning and Rate Designs for Electric Utilities

Expert Witness Service

- Detroit Edison vs. Ameritech – Provided expert witness services for Detroit Edison on development of Pole Attachment Rates for Ameritech
- Nebraska State Unicameral – Served as an expert witness before the state of Nebraska Unicameral on Proper rate setting and credits to provide customer installed renewable generation
- Dayton Power & Light – Provided expert witness services on pole attachment rates. Case was resolved prior to Court appearance
- Coldwater Board of Public Works – Provide expert witness services on rate challenge by large industrial customer. Case was dropped after deposition was provided
- Smethport PA – Provided deposition and responses to Pennsylvania Public Service Commission on Rate Filing for Smethport

License and Qualifications

- Class "A" license in wastewater treatment from the State of Michigan
- (CPA) Certified Public Accountant – Wisconsin
- (CMA) Certified Management Accountant – Institute Certified Management Accountants

Course Instructor

Michigan State University

- Advanced Issues in Cost Allocation (Utility Basis of Rate Making)
- Retail Costing and Pricing of Electricity
- Wholesale Costing and Pricing of Electricity

Southwest American Water Works Association

Michigan Rural Water Association

- Cost of Service & Rate Making for Water Utilities

Michigan Finance Government Officers Association

- Cost of Service & Rate Making for Water & Wastewater Utilities

Industry Involvement

- Member of the American Public Power Association
- Member of the American Water Works Association
- Member of the Institute of Management Accountants
- Speaker at national conferences on Financial Planning for Municipal Utilities, Pricing for Water Utilities, Pricing Fiber Optic backbone systems, Unbundling Electric Rates, and Ways to Attract and Retain Customers
- Author of articles appearing in national magazines and newsletters regarding pricing fiber optics, unbundling electric rates, and designing water rates

Dawn Lund

Vice-President, Utility Financial Solutions, LLC



Dawn has over 25 years experience pricing and marketing utility services for electric, water and wastewater. Dawn has worked with UFS for over 15 years and previously worked with a large utility and held positions as Cost and Rate Specialist and Marketing and Communications Specialist. Dawn works with utilities across the country teaching financial concepts and is also the instructor for Financial Planning courses for the American Public Power Association. She is also a regularly requested speaker for various regional and national organizations. Dawn has the following experience:

Email: dlund@ufsweb.com

Cellular: 231.218.9664

Location: Traverse City, MI

Cost of Service (COS)

- Completed electric water and wastewater cost of service and rate design studies for utilities across the country, Guam, the Caribbean and Canada
- Determining appropriate allocations of overhead costs between utility services

Long-term financial analysis

- Development of long-term sales and expense projections for electric, water, and wastewater utilities
- Development of long-term financial plan and rate track for electric, water, and wastewater

Presentation/Training

- Presentations to City Councils and Boards for approval of utility rates and proposed rate tracks
- Instructor for APPA's Financial Planning and Basic Cost of Services courses
- Monthly presentations to various organizations on topics such as: cost of Service, financial planning, Key financial targets, cash policies and how to explain rate increases to the end user, cost of services challenges/solutions, and Introduction to allocation studies

Rate Design

- Development of equitable rates between inside-city and outside-city customers
- Development of wholesale contract rates,
- Development of special rates; Economic and Time of Use
- Development of Connection Fees
- Development of rate designs to meet financial objectives of utility

Other Professional Involvement

- Member of AWWA Finance, Accounting, Management and Controls Committee
- Member of AWWA Rates and Charges Committee
- Member of MI-AWWA Education Committee
- Helping to developing MI-AWWA Water Academy for Cost of Service, Financial Planning
- Developed the Basic Cost of Service and Financial Planning courses for APPA
- Preferred Consulting firm for Hometown Connections Financial Planning, Cost of Service and Rate Design

Mike Johnson

Manager, Utility Financial Solutions, LLC



Mike joined Utility Financial Solutions in 2011 and has over 20 years' experience assisting utilities. He has a Higher National Diploma in Mechatronics (Combined Electrical/Mechanical Engineering). Mike is experienced in cost of service, rate making, financial/operational modeling, automation, electric utility operations, and power supply.

E-mail: mjohnson@ufsweb.com

Cellular: 608.230.5849

Location: Madison, WI

Cost of Service

- Development of cost of service studies for electric, communication, gas, water and Wastewater utilities
- Forecasts utility revenue requirements
- Cost allocation model development

Rate Design

- Provides cost of services class allocations and rate making
- Designs time of use rates
- Identify effects for different usage patterns within the same class
- Development of rates for alternative fuels and vehicles
- Evaluate marginal costs and development of line extension policies and economic development rates

Expert Witness Services

- Prepared and testified on filings to Public Utility Commission

Long Term Financial Analysis

- Develops utility financial analysis models
- Identifies growth and load forecasting
- Models rate and revenue effect for customer change within utilities (loss of customers/additional load)
- Develops target metrics for utilities including cash policies, operating income, debt coverage

Other Utility Tools

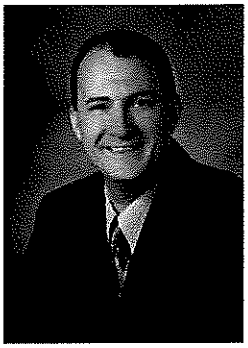
- Computes cost functionalization and allocation systems for designing and managing complex changes
- Evaluates data and system integration issues associated with new software implementations
- Provides market analysis, bidding and settlement processes analysis
- Identification and valuation of fixed assets
- Assessment of utility value for sales/purchase
- Development of risk mitigation tools, power/fuel cost adjustment mechanisms

FINANCIAL PROJECTION AND RATE TRACK PROPOSAL

UFS UTILITY FINANCIAL SOLUTIONS, LLC

Dan Kasbohm

Manager, Utility Financial Solutions, LLC



Dan joined Utility Financial Solutions in 2007 and has experience in conducting cost of service and financial analysis for electric, water, wastewater and cable utilities around the nation. He has a Bachelor of Science degree in Engineering and was employed in the automotive industry for 16 years. Dan is a co-instructor for the Basic and Intermediate Cost of Service courses for the American Public Power Association and has the following experience:

E-mail: dkasbohm@mail.ufsweb.com

Cellular: 616.402.7045

Location: Grand Haven, MI

Cost of Service (COS)

- Identification of fixed/variable costs related to:
  - Customer availability to be served
  - Commodity based costs
  - Demand based costs
- Identification of class to class subsidization
- Utility cost breakdown by function
- Detailed cost unbundling

Long-term financial analysis & identification of:

- Utility revenue requirements (utility and cash based methods)
- Debt Coverage conformance
- Minimum cash requirements
- Optimal operating income targets
- Optional rate adjustments in projected years

Presentation/Training

- Presenting study results to management and governing body of utility
- Provide utility training on use of projection & COS models
- Co-Instructor for the American Public Power Association Academy
  - Basic & Intermediate Cost of Service

Rate Design

- Current Utility rate structure updates
  - Utility revenue impact
  - Customer bill impacts at various usage levels
  - Identify revenue stability of rates
  - Rate survey analysis
- Development of new rates including:
  - Time of Use (seasonal, daily, hourly)
  - Power Cost Adjustment (PCA)
  - Coincidental-Peak Rates
  - Economic Development rates
  - Street lighting rates

Other Utility Tools

- Power Cost Adjustment mechanisms based on utility cash position, objectives and dispatch profile
- Street Light Cost of Service by light and pole types
- Load Profile Analysis to identify utility and customer usage patterns
- Power supply forecasting
- Implementation of a justified minimum cash policy
- Calculation of fees for standard utility work
- Development of line extension policies

Joan Bakenhus

Senior Financial Analyst, Utility Financial Solutions, LLC



Joan has 16 years' experience working with municipal utilities and has a degree in Business Administration. Joan has worked as a Rate Analyst for one of the largest public power systems in the nation (Lincoln Electric System) and for Utility Financial Solutions since 2006. Joan is experienced in development of long-term financial plans, rate design models and cost of service studies for electric, Water utilities. Joan's experience includes:

E-mail: jbakenhus@ufsweb.com

Cellular: 402.483.2542

Location: Nebraska

Cost of Service (COS)

- Working with Utilities to identify information requirements to complete cost of service and financial plans
- Set up and develop utility revenue requirements, cost of service program and utility revenue proof
- Balancing and set up of models for development of cost of service for water, wastewater and electric utilities to determine commodity and customer charges
- Responsible for analysis, preparation and updating cost of service models for a number of electric, Water utilities

Long Term Financial Analysis

- Development of long-term financial forecasts for water, wastewater, and electric utilities to determine the amount and timing of rate adjustments

Rate Design

- Balancing and set up of models for development rate design for water, wastewater and electric utilities to determine commodity and customer charges
- Development of rate design models for electric, Water utilities
- Development of rate surveys

Other Utility Tools

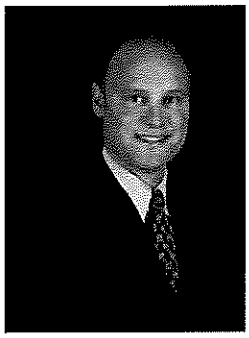
- Balancing of sales with revenue to help ensure proper billing statistics are used in cost of service models

FINANCIAL PROJECTION AND RATE TRACK PROPOSAL

UFS UTILITY FINANCIAL SOLUTIONS, LLC

Chris Lund

Business & Technology Manager, Utility Financial Solutions, LLC



Chris has a bachelor's degree in Business Administration with concentration in Computer Science and Speech Communications. He has been a technology and management consultant for over 20 years. Chris is an employee of UFS and has also sub-consulted on a variety of technology projects for UFS since 2003. A few of the highlights are below:

E-mail: clund@ufsweb.com

Cellular: 231.342.9798

Location: Traverse City, MI

Financial Consulting

- Completed cost of service and rate design studies for electric, water, wastewater, telecommunications and refuse utilities
- Designed, wrote and implemented long term financial projection model including revenue requirements and rate track
- Determined avoided cost for solar (photovoltaic - PV) and wind for renewable energy rates
- Lead consultant for electric vehicle (EV) rates and service study
- Conducted multiple fiber optic cost of service and rate design studies
- Presentations to City Councils and Boards for approval of utility rates and proposed rate tracks

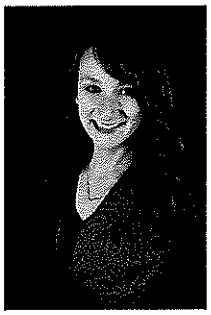
Data Analytics

- Data mining and analysis specialist for electric load data research
- Specialist with data mining, data conversion and custom reporting
- Experienced with various ODBC (database connectivity)
- Implemented job costing solution for manufacturing companies
- Designed, written, implemented, supported multiple, custom bar coding and data collection systems for wholesale distribution and manufacturing organizations
- Data collection systems pushed data to payroll for time and attendance, automated inventory tracking and job costing

Technology Experience

- Experienced in Microsoft Excel automation – including payroll data, job costing and automated billing (office automation)
- Experienced in Microsoft Access custom database, programming and reporting – including electronic data interchange (EDI) mapping using Microsoft VBA
- Lead consultant for multiple mission critical, corporate wide enterprise resource planning (ERP) technology solutions
- Implemented, trained and supported multiple telecommunications projects
- Implemented and supported some of the first voice over internet protocol (VOIP) telecommuting systems
- Guide management with technology related strategy and business integration
- Modification and complete custom program solutions on midrange and PC
- Wrote automated bill of material (BOM) purchasing forecasting system
- Specify, install and maintain mission critical PC network infrastructure, servers, workstation and related software
- Experienced in network security and virtual private network (VPN) technology
- Implemented and supported web storefronts integrated with corporate backend database solution for inventory management, order processing, billing and account status

FINANCIAL PROJECTION AND RATE TRACK PROPOSAL



Jillian Beauchamp, MEc.

Financial Analyst, Utility Financial Solutions, LLC

E-mail: jbeauchamp@ufsweb.com

Cellular: 616.283.8502

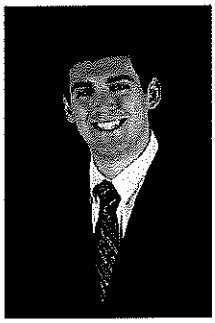
Location: Holland, MI

Jill has been with UFS since 2013. She has a Bachelor's degree in Mathematics and a Master's degree in Applied Economics from Johns Hopkins University. Jill has populated and analyzed cost of service models, developed long-term financial projections, and designed rates for utilities. Jill specializes in econometric modeling and statistical analysis to project sales and usage. She has worked with a variety of econometric software packages and is competent in handling seasonality, trend, heteroscedasticity, and other economic inefficiencies that arise in data analysis. Jill is skilled in the following:

- Forecasting Utility revenue requirements
- Projecting revenues and expenses, asset depreciation, and net book value
- Designing rates based on Cost of Service results
- Analyzing rate payer impacts and sensitivities
- Working with Utility Staff to identify study goals and understand organization
- Keeping up to date on the current economic impacts of renewable energy, the relationship to the Clean Power Plan legislation, and potential effects on the Electric Industry

FINANCIAL PROJECTION AND RATE TRACK PROPOSAL

UFS UTILITY FINANCIAL SOLUTIONS, LLC



Robert Blank

Financial Analyst, Utility Financial Solutions, LLC

E-mail: bblank@ufsweb.com

Cellular: 616.403.9926

Location: Holland, MI

Robert has been working for Utility Financial Solutions since May of 2014 and has a Bachelor's of Business Administration with a major in Finance from Davenport University. Over his time at UFS he has conducted Utility rate surveys as well as developed rate designs. Robert has experience with long term financial projections and cost of service studies for Electric, Water, Wastewater, and Gas utilities. Robert's experiences include:

- Developing rate design models for electric utilities
- Conducting Rate Surveys
- Responsible for analysis of financial statements and preparation of cost of service models
- Working with utilities to identify the information needed to conduct an accurate cost of service study
- Calculating Minimum Cash Reserve levels, Target Operating Income, and Debt Coverage Ratios

FINANCIAL PROJECTION AND RATE TRACK PROPOSAL

UFS UTILITY FINANCIAL SOLUTIONS, LLC

Project Fees

Proposed Professional Services Agreement

Prices, terms, and conditions are good for a period of 90 days from the proposal date. Payment will be made through submission of invoices at progressive billings.

Electric Financial projection, five-year rate track, one-year rate design $12,500 Rate Design

Anticipated Meetings (Conference Call or Webex)

- Initial meeting –to clarify scope of services, expectations of management and preliminary information request
- Fieldwork – verify data provided
- Draft Report with management
- Final Report with management

Deliverables PDF Format:

1. Financial Projection "Executive Summary" Report
2. Revenue proof of proposed rates
3. Minimum cash reserve determination
4. Target operating income (ROR) determination
5. Debt Coverage Ratio determination
6. Rate design and revenue proof for one-year

Out of Scope Pricing Hourly Rates. All onsite meetings are optional and at out of Scope pricing.

Mark Beauchamp	$ 330.00
Dawn Lund	$ 290.00
Dan Kasbohm	$ 255.00
Mike Johnson	$ 255.00
Chris Lund	$ 255.00
Joan Bakenhus	$ 155.00
Support Staff	$ 120.00 – 155.00

We look forward to exceeding your expectations. Please sign, date, and return to clund@ufsweb.com at your earliest convenience.

Sincerely,

Dawn Lund, Vice-President
Utility Financial Solutions, LLC

Date: _____

Accepted By: _____

RESOLUTION 2022 - 38
City Council
City of Hart, Michigan
Oceana County

ACCEPT COMPETITIVE QUOTES AND AWARD WORK FOR HART ENERGY BUILDING IMPROVEMENTS

WHEREAS, the City of Hart operates a municiapal electric utility; and

WHEREAS, Hart Energy requires a secure and efficient building to store equipment and provide as a base of operations; and

WHEREAS, it is in the best interest of the City to provide continual maintenance of city property including projects that identify efficiency measures that may include a return on investment to the city and rate paying customers; 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

> *Accepts competitive quotes to perform insulation and siding construction from Blackmer Construction in the amount of $47,756 and Stovall Construction in the amount of $80,655. Council awards the work to low-bidder Blackmer Construction and directs the city manager to sign and execute all related documentation.*

Moved by _____, supported by _____, and thereafter adopted by the Hart City Council at a regularly scheduled meeting held on August 23, 2022

Ayes: __ Nays: __ Absent: __

BLACKMER CONSTRUCTION
A Division of MIKE BLACKMER ELECTRIC, INC.
3910 W. MONROE RD
HART, MI 49420-8485

(231) 873-4361

Estimate

DATE	ESTIMATE #
8/8/2022	6712

NAME / ADDRESS:

HART ENERGY

JOB NAME

DESCRIPTION	TOTAL
LABOR AND MATERIAL ESTIMATE FOR THE FOLLOWING SCOPE OF WORK NEW STEEL ON WALLS OF BUILDING ON OCEANA DRIVE REMOVE EXISTING STEEL, HAUL AWAY, DISPOSE OF SPRAY 2" OF CLOSED CELL INSULATION ON EAST, NORTH, AND SOUTH WALLS AFTER STEEL IS REMOVED INSTALL NEW MCELROY STEEL SIDING WITH KYNAR PAINT FINISH WALL STEEL TO HAVE WAYNS COT 36" HIGH	47,756.00

TOTAL **$47,756.00**

Stovall Construction Inc.
PO Box 28
Shelby, MI 49455
231-861-2652

Proposal Submitted To:

City of Hart
Mike Shiller
3907 N Oceana Drive
Hart, MI 49420
231-578-3962

Description: Remove and Replace Steel Siding

Breakdown

Demo

1. Remove existing siding
2. Remove existing trim
3. Scrap siding and trim
4. Clean up debris as needed

Insulation

5. Install 2" of closed cell spray foam from the exterior side
6. Spray foam to be installed against existing board on the inside
7. Average to be a minimum of 2 inches in depth
8. Foam to top of wall plate (nothing in attic area)

Framing

9. Repair rotted areas as needed
10. Install framing nailers or additional purlins
11. 16-man hours allotted @ 55.00 per hour ($880.00 labor)
12. Material allowance is $ 800.00

Note: This is an allowance and will be billed Time and Material as needed.

Steel & Accessories

13. McElroy Max Rib II 29 Gauge Steel
14. Polyester Paint Finish
15. Steel Rat Guard
16. Steel J-channel
17. Steel Door Trim

18. Steel Outside corners
19. 1 ½" Pole Barn Screw
20. 2 Week Man Lift Rental included
21. 20 Yard Dumpster Included

City of Hart Electic

Demo Labor	7425
Dumpster	550
Man Lift Rental	2000
2" Closed Cell Spray Foam	26000
Steel and Accessories	18000
Misc Framing Material Allowance	1680
Labor to insall steel & trim	18000
profit & overhead	7000
	80655

Stovall Construction Inc.

Change of Work Orders

Any Alteration or deviation from the above specifications, including but not limited to any such alteration or deviation involving additional material/or labor costs will be executed only upon written change orders. These Change Orders must be signed by the owners and returned to Stovall Construction before the changes will be performed. In addition, these Change Orders will be added to the original contract price. Payment for these Change Orders is expected upon completion. If changes become too costly Stovall Construction reserves the right to collect half up front.

Payments

A Payment Schedule will be submitted to the customer prior to the start of construction. Stovall Construction will not be limited to the number of payments/draws that they may request on any one job. If payments are not made when due, Stovall Construction may suspend work on the job until such times as all payments owed have been made. Failure to make a payment for a period of time in excess for five business days from the due date shall be deemed a material breach of this contract.

In Addition to the following provisions apply:

1. All work shall be complete in a workman like manner and in compliance with all building codes and other applicable laws.
2. To the extent required by law all work shall be performed by individuals duly licensed and authorized by law to perform said work.
3. Stovall Construction at its discretion may engage subcontractors to perform work hereunder, provided Stovall Construction shall fully pay said subcontractors and in all instances remain responsible for the proper completion of this contract.
4. Stovall Construction shall furnish the owner with appropriate releases or waivers of lien for all work performed or material provided upon being paid in full.
5. All change orders shall be in writing signed by both parties, and become part of this contract. Payment terms will be stated on the Change of Work Order.

6. Stovall Construction warrants it is adequately insured for injury to its employees and other incurring loss or injury as a result of the acts of Stovall Construction.
7. Stovall Construction will pull all permits for the described work to be performed. Unless otherwise stated up front.
8. Stovall Construction agrees to remove all debris and leave the premises in a broom clean condition.
9. In the event the Owner shall fail to pay a periodic or installment payment due hereunder, Stovall Construction may cease work without a breach of contract pending payment or resolution of any dispute.
10. Stovall Construction shall not be liable for any delay in construction due to circumstances beyond its control including, strikes, casualty, unavailability of materials, or inclement weather.
11. Stovall Construction will be allowed 2 make up days for every day lost to any item in # 10. Inclement weather is described as rain days, or days where the temperature is below 20 Degrees Fahrenheit.
12. Stovall Construction warrants its work performed for a period of 18 months following completion.
13. Stovall Construction will not be held responsible for any concealed conditions that require additional work or repairs. Any unforeseen items will be repaired or replaced at the owner's expense and will be handled with a Change of Work Order.
14. Permission is being granted to Stovall Construction to access the building site with all means and equipment necessary to complete the project at hand.
15. All fees and easements needed for the installation of the utilities are the responsibility of the property owners unless otherwise negotiated up front.
16. Stovall Construction shall not be held responsible for an increase in material cost due to conditions out of our control. Any unforeseen rise in cost will be handled with a Change of Work Order.
17. The owners are to be responsible to pay for all utility cost, temporary heat cost, and any improvements need for access of the site.
18. It is the responsibility of the owners to work within the stated allowances. In the event that the allowance doesn't cover the amounts owed the remaining balance will be handled with a Change of Work Order and the amount owed will become due upon completion.
19. We (the owners) have reviewed and approved this contract and its contents. By signing this the owners are acknowledging that they have been made aware of the conditions that surround construction. The owners accept the risks involved in building and are agree to pay for all cost involved in completing this project.
20. Stovall Construction Inc. Builders License Number is 2102194267

All Material and labor are guaranteed to be a specified for the sum of: $ 80,655.00 Eighty Thousand Six Hundred Fifty-Five Dollars and 0/100

Payment Terms: $ 10,000.00 Deposit, $40,000.00 Upon Starting Job, $30,655.00 Balance upon completion!

I/We_____ agree to the terms of this Contract. I /We fully understand its extent and are in agreement to the terms listed. I/We are fully aware of the circumstances that surround this contract and agree to pay for any amount over the quoted price due to oversights that Stovall Construction could not foresee. Upon singing this document I/We understand that it becomes a legal contract between Stovall Construction and Us/Me.

Respectfully Submitted_____ Date 8/4/22

Acceptance_____ Date_____

Acceptance_____ Date_____

CITY OF HART

407 S. State St., Hart, MI 49420
Ph: 231-873-2488 Fax: 231-873-0100

SPECIAL EVENTS PERMIT

THE CITY IS NOT RESPONSIBLE FOR BY-STANDERS AT YOUR EVENT.

DATE OF APPLICATION: 08/17/2022

NAME OF EVENT: Gospel Revival Non-Profit

DATE OF EVENT: Next Year 6/19/2023 TIME: 12:00 Pm TO 4:00 Pm

RAIN DATE OF EVENT: MUST PROVIDE

LOCATION AND/OR ROUTE OF EVENT: At the Commons

DESCRIPTION OF EVENT: Winning Souls for christ, Reaching out to the homeless, addicts, ~~[illegible]~~ alcoholics, and prostitutes. Non Profit

SPECIAL NEEDS: None

NAME OF ORGANIZATION OR SPONSOR: In the Street ministries

ADDRESS: 418 Union apt#4,
Hart, MI 49420

CONTACT PERSON: Howard Crowley

PHONE: (231)-375-3953 FAX:

EMAIL: HowardCrowley04@gmail.com

X [signature] 08/17/2022

SIGNATURE OF EVENT COORDINATOR/SPONSOR DATE

ALL CURRENT COVID-19 STATE MANDATED RESTRICTIONS MUST BE ADHERED TO. IT IS YOUR RESPONSIBLITY TO SCHEDULE THE LOGISTICS MEETING WITH THE CITY DEPARTMENTS INDICATED IF YOUR APPROVED PERMIT INDICATES THAT A MEETING IS NEEDED. PLEASE NOTE THAT A 7 - 10 DAY ADVANCE NOTICE WILL BE NEEDED TO SCHEDULE THE MEETING.

POLICE: 873-2488, DPW: 873-3100, HYDRO: 873-5367, EMS: 873-8240

SECTIONS BELOW TO BE COMPLETED BY THE CITY

PROOF OF LIABILITY INSURANCE FOR STREET SOLICITATION: YES OR NO

LOGISTICS MEETING NEEDED: YES OR NO

DEPT. ATTENDING: DPW POLICE EMS HYDRO

PERMIT NUMBER: APPROVED BY CITY COUNCIL/CITY MANAGER

DATE OF APPROVAL/DENIAL: YES OR NO

CONDITIONS:

CITY REPRESENTATIVE'S SIGNATURE:

CITY OF HART

407 S. State St., Hart, MI 49420

Ph: 231-873-2488 Fax: 231-873-0100

SPECIAL EVENTS PERMIT

THE CITY IS NOT RESPONSIBLE FOR BY-STANDERS AT YOUR EVENT.

DATE OF APPLICATION: 8/18/22

NAME OF EVENT: Special Performance

DATE OF EVENT: 9/2/22 TIME: 5:00? TO 7:00 p.m.

RAIN DATE OF EVENT: MUST PROVIDE —

LOCATION AND/OR ROUTE OF EVENT: Hart Commons

DESCRIPTION OF EVENT: Dance Troupe

SPECIAL NEEDS: 120V

NAME OF ORGANIZATION OR SPONSOR: Miss Natalie's Haven of Dance.

ADDRESS: 1274 West Baseline Rd.

CONTACT PERSON: Natalie Adams

PHONE: 231-638-8139 FAX:

EMAIL: robertwadams1954@gmail.com

X _____ 8/18/22

SIGNATURE OF EVENT COORDINATOR/SPONSOR **DATE**

ALL CURRENT COVID-19 STATE MANDATED RESTRICTIONS MUST BE ADHERED TO. IT IS YOUR RESPONSIBLITY TO SCHEDULE THE LOGISTICS MEETING WITH THE CITY DEPARTMENTS INDICATED IF YOUR APPROVED PERMIT INDICATES THAT A MEETING IS NEEDED. PLEASE NOTE THAT A 7 - 10 DAY ADVANCE NOTICE WILL BE NEEDED TO SCHEDULE THE MEETING.

POLICE: 873-2488, DPW: 873-3100, HYDRO: 873-5367, EMS: 873-8240

SECTIONS BELOW TO BE COMPLETED BY THE CITY

PROOF OF LIABILITY INSURANCE FOR STREET SOLICITATION: YES OR NO

LOGISTICS MEETING NEEDED: YES OR NO

DEPT. ATTENDING: DPW POLICE EMS HYDRO

PERMIT NUMBER: APPROVED BY CITY COUNCIL/CITY MANAGER

DATE OF APPROVAL/DENIAL: YES OR NO

CONDITIONS:

CITY REPRESENTATIVE'S SIGNATURE: