City of Hart, Michigan
CITY COUNCIL AGENDA
November 24, 2026, 7:30 PM
407 State St. – Council Chamber
NOTICE OF PUBLIC MEETING
REGULAR COUNCIL MEETING

1. Call to Order
2. Roll Call – Burillo, Cunningham, Hodges, Mullen, Root, Thomson, Klotz
3. Pledge of Allegiance
4. Approval of Agenda
5. **Public Comments** – *Public comment on any matter other than a scheduled public hearing. We ask that you please limit your comments to 3 minutes.*
    a. **New city website presentation –** *Steven Volpp, Permission Base New Website Launch*
6. **Consent Agenda**:
    a. Approval of Minutes from November 10, 2026
    b. Bills, Claims, Payroll
    c. Reports of Boards, Commissions, and Committees
    d. Department Reports
7. **Ordinances**
    a. 2nd Reading: Ordinance Amendment 2026-05 – ***Animal Grooming, Boarding & Kennels***
        i. Motion to approve 2nd reading and adopt changes
    b. 2nd Reading: Ordinance Amendment 2026-07 - ***Authorize Re-Zoning of 301 S State St and Amend the Official Zoning Map***
        i. Motion to approve 2nd reading and amend official zoning map
8. **Action Items**
    a. Resolution 2026-57 *Approve Service Agreement with Eden Lakes*
    b. Resolution 2026-58 *Authorize Transfer of Electrical Equipment (Transformers) to Michigan Freeze Pack*
9. **Discussion Items**
    a. Starting Block
10. **City Manager Report**
11. **Communications from the Mayor and Council** (Including board and committee updates)
    a. Recognition of Service: Councilmembers **Andrew Mullen & Betty Root**
12. **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
REGULAR MEETING OF CITY COUNCIL - COUNCIL PROCEEDINGS
NOVEMBER 10th, 2026
MINUTES – Draft

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

ABSENT: None

OTHERS PRESENT: City Manager – Nichole Kleiner, City Clerk – Karla Swihart, BioPure Superintendent – Paul Cutter, Hart PD Chief – Juan Salazar, Jim Evans Sharon Hallack, Christine Juska, and Tim Kersjes.

APPROVAL OF AGENDA:

- B. Root motioned to approve the Amended agenda and was supported by C. Burillo
  - Ayes: 7 Nays: 0 Absent: 0

PUBLIC COMMENTS:

- Sharon Hallack – Wow what a fabulous grand opening Friday for West Shore Community Collage what a great opportunity for the City of Hart.
- Juan Salazar Hart PD Chief – I want to extend my sincere gratitude to all City of Hart voters who came out to support the public safety millage last week. When the YES vote came in, it was more than just a successful election – it was a tremendous show of trust and support for our department, our staff, and the safety of our community. Your investment in our community's safety means everything to us. On behalf of the Hart Police Department, thank you for your confidence and trust in our agency.

CORRESPONDENCE, EVENTS, PRESENTATIONS:

- None

CONSENT AGENDA:

- Approval of Amended minutes from October 27th, 2026
- Bills, Claims, Payroll
- Reports of Boards, Commissions, and Committees
- Department Reports – Police/BioPure/Public Works/Energy/C&E Dvlp
  - Andrew Mullen motioned to approve the Consent Agenda, and was supported by J. Cunningham
    - Ayes: 7 Nays: 0 Absent: 0

ORDINANCES:

- **Ordinance Amendment 2026-05 Animal Grooming, Boarding & Kennels, 1st reading**
  An Ordinance to amend the City of Hart Zoning Code to regulate Animal Grooming, Daycare, Boarding and Kennel Facilities
  Section 1. Definitions
  Section 1241.01 of the City of Hart Zoning Code is amended to add or revise the following definitions:
  Animal Grooming Establishment. A commercial establishment primarily engaged in bathing, trimming, grooming, or similar care of domestic animals. An animal grooming establishment does not include overnight boarding unless separately approved as an animal boarding facility.
  Animal Boarding Facility. Pet Daycare. A commercial establishment where K-9, feline, or other domestic animals belonging to persons other than the owner or operator are temporarily cared for, supervised, housed, boarded, or kept for compensation, whether during daytime hours or overnight. This term includes commercial kennels and

per daycare facilities but does not include veterinary hospitals or animal grooming establishments where animals are kept only for the time necessary to provide grooming services.
Kennel. A premises used for the commercial boarding, breeding, training, daycare, or keeping of K-9 or feline for compensation. The keeping of household pets as an accessory residential use shall not constitute a kennel.

Section 2. B-2 General Business District

Section 1250.03, Special Uses, is amended to add:
(f) Animal boarding facilities, pet daycare facilities, and commercial kennels, subject to the requirements of Section 1256.16

Section 3. Special Land Use Standards

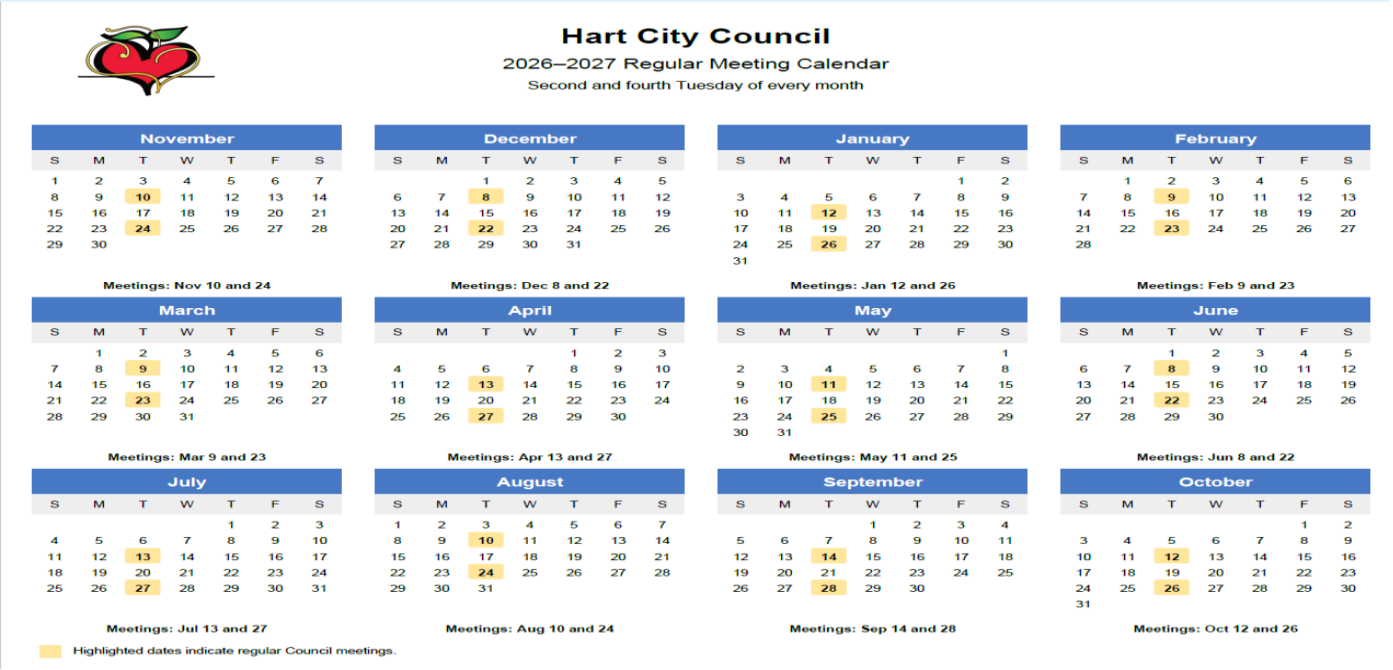
Chapter 1256 is amended to add Section 1256.16, as follows:
1256.16 Animal Boarding Facilities, Pet Daycare Facilities and Commercial Kennels.
Animal boarding facilities, pet daycare facilities, and commercial kennels may be approved as a special land use in districts where specifically authorized, subject to the general special land use standards of this Chapter and the following requirements:
(a) Maximum number of animals,
The Planning Commission shall establish the maximum number of animals permitted on the premises based upon the size of the property and building, proximity to neighboring properties, available outdoor area, parking, sanitation facilities, and potential impacts on surrounding property.
(b) Enclosed building.
Animals kept overnight shall be housed within a completely enclosed building.
(c) Outdoor areas.
Outdoor exercise, relief or play area shall:
Be securely fenced;
Not be located within a required front yard;
Be maintained in a clean and sanitary condition; and
Be designed and operated to minimize noise, odor, drainage, and other impacts on adjoining properties.
(d) Setbacks.
Buildings used for animal boarding shall be located at least twenty-five (25) feet from a residentially used or zoned property. Outdoor animal areas shall be located at least fifty (50) feet from a residentially used or zoned property. The Planning Commission may require a greater setback where necessary to protect adjoining properties.
(e) Overnight outdoor activity.
Animals shall be kept indoors between 9:00p.m. and 7:00 a.m., except for brief supervised relief periods.
(f) Noise.
The facility shall be operated so that barking and other animal noise does not create an unreasonable disturbance to surrounding properties. The Planning Commission may require sound attenuation measures where necessary.
(g) Sanitation and waste.
Animal waste shall be collected regularly and stored and disposed of in a manner that prevents odor, insects, rodents, runoff, or other nuisance conditions.
(h) Drainage.
Outdoor animal areas and indoor wash or kennel areas shall be designed so that animal waste, wash water, or contaminated runoff does not discharge onto adjoining property or into a storm drain expect as lawfully permitted.
(i) Screening.
The Planning Commission may require landscaping, fencing, or other screening where outdoor animal areas are visible from adjoining residential property or public right-of-way.
(j) Parking and circulation.
Adequate off-street parking, customer drop-off and pickup areas, and circulation shall be provided so that vehicles associated with the facility do not create unsafe conditions or routinely obstruct adjoining streets.
(k) Additional conditions.
The Planning Commission may impose reasonable conditions relating to hours of operation, number of animals, outdoor activity, screening, noise control, sanitation, or similar operational characteristics when necessary to ensure compatibility with surrounding properties.

Section 4. Conflict and Severability
All ordinances or portions of ordinances inconsistent with this Ordinance are repealed only to the extent necessary to give this Ordinance full force and effect. If any provision of this Ordinance is determined by court of competent jurisdiction to be invalid, the remaining provisions shall remain in full force and effect.
Section 5. Effective Date.
This Ordinance shall become effective following adoption and publication as required by law.

- **Authorize Re-Zoning of 301 S State St and Amend the Official Zoning Map 1st Reading**
  Ordinance 2026-07 Amendment to the Official Zoning Map
  Section 1. Zoning Map Amendment
  The Official Zoning Map of the City of Hart is hereby amended to rezone the following property from A – Residential to B-2 – General Business.
  Property Address: 301 S. State Street, Hart Mi 49420
  Parcel Number: 64-020-721-003-50
  Legal Description:
  CITY OF HART CORBIN-WIGTON ADDITIONAL LOTS 3 & 4 EXC 48 FT E & W BY 99.5 N & S IN NW COR OF LOT 3 & ALSO ESMT OF 10 FT FOR DRIVE ALGE & S BDY'S OF EXCEPTION BLK 21
  Section 2. Official Zoning Map
  The Official Map shall be updated to reflect this amendment
  Section 3. Effective Date
  This ordinance shall take effect following adoption and publication as required by law.

ACTION ITEMS:

- Resolution 2026-55 Establish of Regular Council Meeting Minutes
  WHEREAS, Section 3.7 of the City of Hart Charter requires City Council to establish by resolution (at its first meeting following the annual City elections), the day and time for holding regular meetings of the Council;
  NOW, THEREFORE BE IT RESOLVED THAT THE HART CITY COUNCIL, hereby
  Adopts the regular meeting schedule for November 2026 through October 2027, with meetings held on the second and fourth Tuesday of each month at 7:30pm at Hart City Hall, as outlined in the attached meeting calendar.



  - B. Root motioned to approve Resolution 2026-55 and was supported by K. Thomson
    - Ayes: 7 Nays: 0 Absent: 0

- Resolution 2026-56 Bio Solid Hauling Contract Renewal
  WHEREAS, the City of Hart contracts with C&D Fuehring Farms for the removal, transportation, land application, and agronomic management of biosolids generated at the BioPure Wastewater Treatment Facility; and
  WHEREAS, recent improvements at BioPure, including the installation of a new clarifier and the Eden Lakes treatment unit, have significantly reduced the volume of biosolids requiring hauling and disposal; and
  WHEREAS, the Eden Lakes PrO2 system is a new part of the facility's wastewater treatment improvements, helping reduce the amount of solids requiring off-site management; and
  WHEREAS, these operational changes have altered the City's biosolids management needs, making historical hauling volumes less representative of future service requirements; and
  WHEREAS, continuing services with the existing contractor for three additional years will allow the City to establish a reliable baseline of biosolids production, hauling frequency, and associated costs before developing updated competitive bid specifications:
  NOW, THEREFORE BE IT RESOLVED THAT THE HART CITY COUNCIL, hereby
  Authorizes the renewal of its biosolids hauling and land application services agreement with C&D Fuehring Farms for a period of three (3) years, subject to mutually agreed terms and conditions and review by the City Attorney.
  BE IT FURTHER RESOLVED, that the City Manager is authorized to execute the agreement on behalf of the City.
    - A. Mullen motioned to approve Resolution 2026-56 and supported by C. Burillo
      - Ayes: 7 Nays: 0 Absent: 0

SPECIAL EVENTS PERMIT REQUESTS:

- None

DISCUSSION ITEMS:

- Data Center Zoning Ordinance Work Group Memo
  At November 5, 2026, the Planning Commission held a public hearing on proposed zoning ordinance amendments to regulate data centers and digital mining facilities.
  Following public comments and discussion regarding potential impacts on the community, the Planning Commission voted to establish a work group to further research the uses, evaluate community concerns, and review the proposed ordinance language.
  The work group will consider issues such as water and electricity consumption, noise, environmental impacts, and compatibility with surrounding properties. Its goal will be to prepare a revised draft ordinance for the Planning Commission's review and consideration.
  Council members interested in participating in the work group are encouraged to do so. This is an opportunity to contribute to the discussion and help develop regulations that address the community's concerns while providing clear standards for potential future development.
- Contract Proposal for Eden Lakes PrO2 Advanced Oxygenation System to be Presented on November 24th, 2026.
- Starting Block – deadline to respond to lease agreement is Nov 30th,2026
- New Website set to launch at the next City Council meeting Nov 24th, 2026

CITY MANAGER'S REPORT:

- Congrats Mayor Klotz and Council Member Burillo on your re-elections, and welcome Council Members Kersjes & Evans
- 2015 FOIA Policy was updated – The **City's Freedom of Information Act (FOIA) policy** was last updated in 2015. I revised the policy to reflect current statutory requirements, clarify procedures for processing requests, and simplify the language to make it more user-friendly. The revised policy and required public summary is available on the City's website.

- We're developing **updated electric service connection and easement policies** to clarify installation requirements, customer costs, and the City's right to maintain utility infrastructure on private property.
- Human Resource Manager Laci McAuliffe is working on a **new employee handbook** to present to the personnel & finance committee
- Voters approved the City's proposed 2.0 Mil **Public Safety Millage** at November 3 election. This will provide approximately $129,600 annually in dedicated funding for police, fire, and emergency medical services beginning in 2027. We appreciate the community's participation in the election and will work to ensure these funds are used responsibly and transparently.
- Bid awarded to Fleis & VanderBrink **for Parks/Recreation and Historic District Plan development**. Kick off meeting set for the 16th at 10am – any council member interested in attending let me know
- Bid awarded to Versatile for the **diesel plant roof replacement** and to Peerless Midwest for **Well No. 2 Rehabilitation** and Wadel Stabilization for the **Plum Street Realignment**. Work cannot begin until the City receives performance bonds, insurance, executes the agreement and issues a written Notice to Proceed.
- Completed **interviews for John Gurney Park** full-time seasonal manager for the 2027 season. Working with a couple for Indiana who have spent the last 3 years managing a similar-sized municipal campground in Gilbert Minnesota. They increased revenue by $37,000 (15%) over the 3-year and already have 198 reservations for the 2027 season.
- Great turnout for the **grand opening of the West Shore Community College Hart Campus**. Food Club will have a separate ribbon-cutting along with Stella's Coffee House.
- Discussions continue with **Seneca Foods** regarding water infrastructure improvements needed for its **fire suppression system**. The City is evaluating financing options while balancing this project against other critical infrastructure priorities.

COMMUNICATION FROM MAYOR AND COUNCIL:

- A. Mullen – HEART board meeting Thursday 12th @ 1:30pm
- Cemetery Board Meeting Nov 3rd at the township hall
- C. Burillo – asked about lofts on main regarding the zoning map – which will be updated when re-zoning is updated, food club is having a membership drive, and also wanted to know about the street light replacement on the corner of water and main.

ADJOURN:

- There being no further business to come before the Council, Mayor Klotz adjourned the meeting at 7:58pm. The next regularly scheduled meeting, November 24th, 2026, at 7:30 pm.

Respectfully Submitted,

Karla Swihart

Karla Swihart, City Clerk

Payables Date 11.25.2026	Description	Total	General +	DPW	Energy	BPTF	Water
Brickley Delong	Assit with Accouting /Bookkeeping	$ 440.00	$ 440.00				
Brown, Lindsay	Reimbursement for Milage - Training	$ 272.08	$ 272.08				
Charter Communications	Internet - Hart Commons	$ 125.00	$ 125.00				
Corporate Technologies LLC	Sophos MDR- Install on Office Laptops	$ 330.00					
Crossroads Mobile Maintenance	Repairs/Maintence - 2023 Freightliner M2	$ 429.88			$ 429.88		
DTE Energy	Utilities	$ 1,105.29	$ 505.96	$ 79.22		$ 441.68	$ 78.43
FirstNet	Dept Hotspots	$ 313.18	$ 44.74		$ 178.96	$ 44.74	$ 44.74
Great Lakes Energy	BioPure Electric	$ 74.06				$ 74.06	
KS State Bank	Frontloader Payment	$ 7,124.13		$ 7,124.13			
Kushner & Company	COBRA Services	$ 80.00	$ 32.00		$ 16.00	$ 16.00	$ 16.00
Lawson-Fisher Associates	2026 Dam Licensing Requirements	$ 865.91			$ 865.91		
Lawson-Fisher Associates	2026 WQ Monitoring	$ 6,459.54			$ 6,459.54		
MacQueen	Street Sweeper parts	$ 1,335.81		$ 1,335.81			
Maner Costerisan	Financial Audit Servicers June 30-2026	$ 8,800.00	$ 3,520.00		$ 1,760.00	$ 1,760.00	$ 1,760.00
Medler electric Co	Parts/Supplies DPW	$ 610.06		$ 610.06			
Medler electric Co	Parts/Supplies - DPW	$ 20.40		$ 20.40			
Medler electric Co	Parts/Supplies - Energy	$ 147.06			$ 147.06		
Medler electric Co	Parts/Supplies - Energy	$ 371.98			$ 371.98		
Michigan Association of Municipal Clerks	Annual Membership - Karla	$ 100.00	$ 100.00				
Mika Meyers	Legal Services	$ 140.00	$ 140.00				
MMTA ToolKit- Karla	Training	$ 69.00	$ 69.00				
MPPA	Purchased Power 11/16	$ 90,110.74			$ 90,110.74		
MPPA	Purchased Power 11/23	$ 40,790.88			$ 40,790.88		
MPPA	Monthly Statement	$ 121,843.18			$ 121,843.18		
Napa	Parts/Supplies October 2026 Statement	$ 1,515.28	$ 174.81	$ 1,273.50		$ 66.97	
NYE Uniform Company	Uniforms	$ 369.17	$ 369.17				
Oceana County Road Commission	Share Flasher at Polk Rd & State St June 26/Oct 26	$ 12.10			$ 12.10		
Power Line Supply	Parts/Supplies	$ 4,930.00			$ 4,930.00		
Power Line Supply	Parts/Supplies	$ 599.41			$ 599.41		
Pye-Barker Fire & Safety	Inspection fire ext - energy department	$ 298.60			$ 298.60	$ -	
Pye-Barker Fire & Safety	inspection fire ext - JGP	$ 247.00	$ 247.00				
Pye-Barker Fire & Safety	inspection fire ext - City Hall	$ 471.25	$ 471.25				
Pye-Barker Fire & Safety	inspection fire ext - diesel/dam	$ 307.20			$ 307.20	$ -	
Pye-Barker Fire & Safety	inspection fire ext - hart substation	$ 207.60			$ 207.60		
Silver Lake Electric Inc	Install new Amp Historic District Bob's workshop	$ 2,450.00	$ 2,450.00				
Steve's Auto & Truck Inc.	2019 - Ford Police Interceptor Brakes/ Caliper	$ 817.10	$ 817.10				
USA Bluebook	Lab Supplies	$ 471.18				$ 471.18	
Verizon	Dept. Phones	$ 354.06		$ 117.01	$ 159.79	$ 77.26	
Verizon	Dept. Phones	$ 420.34	$ 281.46	$ 29.58	$ 79.72	$ 29.58	
	Sub-total	**$ 295,428.47**	**$ 10,059.57**	**$ 10,589.71**	**$ 269,568.55**	**$ 2,981.47**	**$ 1,899.17**
HAND CHECKS/ACH/EFT							
Sub-Total Regular Bills/Hand Checks		***$ 295,428.47***	***$ 10,059.57***	***$ 10,589.71***	***$ 269,568.55***	***$ 2,981.47***	***$ 1,899.17***
Gross Payroll	PR 276	$ 82,128.28					
Gross Payroll							
Gross Payroll							
	Sub-Total	**$ 82,128.28**					
	GRAND TOTAL	***$ 377,556.75***	**$ 10,059.57**	**$ 10,589.71**	**$ 269,568.55**	**$ 2,981.47**	**$ 1,899.17**

REVENUE AND EXPENDITURE REPORT FOR CITY OF HART
PERIOD ENDING 10/31/2026

GL NUMBER	DESCRIPTION	YTD BALANCE 10/31/2025)RMAL (ABNORMAL)	YTD BALANCE 10/31/2026)RMAL (ABNORMAL)	2026-27 AMENDED BUDGET	% BDGT USED
Fund 101					
Revenues					
Dept 000.000					
101-000.000-402.000	CURRENT PROPERTY TAXES	596,663.50	664,451.76	635,000.00	104.64
101-000.000-447.000	TAX ADMINISTRATIVE FEE	15,847.48	17,522.13	33,000.00	53.10
101-000.000-476.100	FOOD TRUCK PERMITS	0.00	100.00	500.00	20.00
101-000.000-477.000	CharterCommFranchiseFee	4,332.71	3,767.68	22,000.00	17.13
101-000.000-491.000	ZONING PERMITS	0.00	1,490.00	1,750.00	85.14
101-000.000-491.100	EscrowAccts(Zoning)	865.00	0.00	0.00	0.00
101-000.000-543.100	Justice Training Funds (Pol)	1,257.60	1,281.84	2,400.00	53.41
101-000.000-573.000	LOCAL COMMUNITY STABILIZATION	33,240.21	18,843.92	100,000.00	18.84
101-000.000-574.001	LIQUOR LICENSE FEES	2,017.40	2,627.90	3,200.00	82.12
101-000.000-574.200	StRevSharing (Constitutional)	(143.00)	(1,811.00)	242,648.00	(0.75)
101-000.000-574.210	EVIP-CVTRS(StRev)	(3.00)	0.00	47,000.00	0.00
101-000.000-628.100	POLICE REPORTS	527.25	222.90	750.00	29.72
101-000.000-630.100	NOTARY SERVICES	10.00	40.00	0.00	100.00
101-000.000-635.000	Garbage Fees Billed	67,874.55	70,577.80	244,110.00	28.91
101-000.000-642.101	Bulky/ApplianceStickerSales	520.00	610.00	950.00	64.21
101-000.000-646.050	Penalty(After15th)WhenBilled	1,277.20	1,389.73	3,500.00	39.71
101-000.000-657.000	ORDIANANCEFINES/INSPECTION FE	0.00	19.80	0.00	100.00
101-000.000-657.200	PARKING FINES	30.00	10.00	600.00	1.67
101-000.000-665.000	INTEREST ON INVESTMENTS	4,289.39	24,381.65	55,000.00	44.33
101-000.000-667.003	Frontier Annual Pole Rent	0.00	0.00	5,000.00	0.00
101-000.000-667.005	CharterPoleRent(Annual)	0.00	0.00	5,000.00	0.00
101-000.000-673.100	Sale of Land/Property	24,236.14	36,539.90	31,000.00	117.87
101-000.000-674.100	TEAM program (donations)	6,759.00	0.00	7,000.00	0.00
101-000.000-675.000	MISCELLANEOUS	1,155.95	1,564.64	400,000.00	0.39
101-000.000-676.000	REIMBURSEMENTS	0.00	45,372.72	2,000.00	2,268.64
101-000.000-676.200	RENTAL FROM UNITS	111,190.00	0.00	223,793.00	0.00
101-000.000-677.040	ECONOMIC DEV CONTRIBUTIONS	31,765.00	0.00	0.00	0.00
101-000.000-684.000	Restitutions-AlcoholConvictio	0.00	0.00	300.00	0.00
101-000.000-699.801	PAYMENT IN LIEU OF TAXES WATE	7,745.00	0.00	18,500.00	0.00
101-000.000-699.802	PAYMENT IN LIEU OF TAXES HYDR	98,125.00	0.00	208,300.00	0.00
101-000.000-699.803	Payment In Lieu of Taxes-Sewe	32,640.00	0.00	85,600.00	0.00
Total Dept 000.000		1,042,222.38	889,003.37	2,378,901.00	37.37
Dept 301.000 - POLICE					
101-301.000-540.120	STATE GRANT - POLICE TRAINING CPE	0.00	0.00	6,000.00	0.00
101-301.000-543.000	ST REV SHARING PUBLIC SAFETY	0.00	0.00	13,243.00	0.00
101-301.000-675.000	MISCELLANEOUS	0.00	0.00	2,500.00	0.00
101-301.000-676.000	SRO REVENUE	0.00	25,214.23	0.00	100.00
Total Dept 301.000 - POLICE		0.00	25,214.23	21,743.00	115.96
Dept 441.000 - PUBLIC WORKS					
101-441.000-675.000	MISCELLANEOUS	0.00	(162.10)	1,500.00	(10.81)
Total Dept 441.000 - PUBLIC WORKS		0.00	(162.10)	1,500.00	(10.81)
TOTAL REVENUES		1,042,222.38	914,055.50	2,402,144.00	38.05
Expenditures					
Dept 000.000					
101-000.000-955.005	Bank Fee Charges	0.00	425.71	500.00	85.14
Total Dept 000.000		0.00	425.71	500.00	85.14
Dept 101.000 - COUNCIL					
101-101.000-702.100	CITY COUNCIL	1,380.00	1,380.00	5,600.00	24.64
101-101.000-715.000	FICA	105.57	105.57	450.00	23.46
101-101.000-740.000	OPERATING SUPPLIES	0.00	0.00	1,500.00	0.00
101-101.000-880.000	COMMUNITY PROMOTIONS	0.00	0.00	1,000.00	0.00
101-101.000-956.100	CONF/WKSHOPS/TRAINING	0.00	917.81	6,500.00	14.12
101-101.000-956.200	MEMBERSHIPS/DUES	0.00	0.00	1,000.00	0.00
Total Dept 101.000 - COUNCIL		1,485.57	2,403.38	16,050.00	14.97
Dept 172.000 - ADMINISTRATIVE					
101-172.000-702.200	CITY MANAGER	8,543.65	2,792.29	12,000.00	23.27

GL NUMBER	DESCRIPTION	YTD BALANCE 10/31/2025)RMAL (ABNORMAL)	YTD BALANCE 10/31/2026)RMAL (ABNORMAL)	2026-27 AMENDED BUDGET	% BDGT USED
Fund 101					
Expenditures					
101-172.000-702.300	CLERICAL	11,062.81	11,128.18	48,000.00	23.18
101-172.000-702.805	Part Time Employee	661.20	1,664.40	5,500.00	30.26
101-172.000-702.900	OVERTIME	121.92	0.00	0.00	0.00
101-172.000-711.000	Leave Days (Combined)	817.95	466.47	5,500.00	8.48
101-172.000-715.000	FICA	1,608.69	1,220.71	6,000.00	20.35
101-172.000-715.210	Med/Dent/Vis InsRetirees	4,507.66	6,555.29	12,000.00	54.63
101-172.000-715.900	COMBINED FRINGES (NO FICA)	2,561.44	2,248.89	18,500.00	12.16
101-172.000-727.000	OFFICE SUPPLIES	556.50	1,196.16	7,000.00	17.09
101-172.000-727.100	POSTAGE	538.60	603.70	2,200.00	27.44
101-172.000-801.000	PROFESSIONAL SERVICES	9,752.40	13,641.70	60,000.00	22.74
101-172.000-818.000	CONTRACTURAL SERVICE	1,010.43	742.68	2,500.00	29.71
101-172.000-880.000	COMMUNITY PROMOTIONS	3,596.30	0.00	3,750.00	0.00
101-172.000-900.000	PRINTING AND PUBLISHING	827.51	1,271.56	9,000.00	14.13
101-172.000-920.500	TELEPHONE/PAGERS	1,284.07	875.75	6,700.00	13.07
101-172.000-930.160	Office Equip Repair/Maint	1,063.77	1,165.34	6,500.00	17.93
101-172.000-955.000	MISCELLANEOUS	(134.67)	7.33	1,000.00	0.73
101-172.000-955.005	Bank Fee Charges	0.00	0.00	300.00	0.00
101-172.000-956.002	Tax Chargebacks	2,950.84	23.24	3,000.00	0.77
101-172.000-956.100	CONF/WKSHOPS/TRAINING	2,800.30	3,159.65	10,000.00	31.60
101-172.000-956.200	MEMBERSHIPS/DUES	904.35	3,508.40	5,500.00	63.79
101-172.000-957.800	Property/Liability/BondingIns	14,750.88	16,108.95	35,000.00	46.03
101-172.000-963.000	ComputerUpgrading/Networking	1,475.90	0.00	5,000.00	0.00
101-172.000-971.664	Motor Operations	183.01	1,200.00	3,750.00	32.00
Total Dept 172.000 - ADMINISTRATIVE		71,445.51	69,580.69	268,700.00	25.90
Dept 257.000 - ASSESSOR					
101-257.000-702.410	BOARD OF REVIEW	101.10	0.00	1,350.00	0.00
101-257.000-801.000	PROFESSIONAL SERVICES	530.00	0.00	1,200.00	0.00
101-257.000-818.000	CONTRACTURAL SERVICE	9,600.00	0.00	42,500.00	0.00
Total Dept 257.000 - ASSESSOR		10,231.10	0.00	45,050.00	0.00
Dept 262.000 - ELECTIONS					
101-262.000-702.500	ELECTION WORKERS	0.00	616.00	2,750.00	22.40
101-262.000-727.000	OFFICE SUPPLIES	21.56	0.00	0.00	0.00
101-262.000-801.000	PROFESSIONAL SERVICES	0.00	509.00	2,000.00	25.45
101-262.000-900.000	PRINTING AND PUBLISHING	0.00	0.00	1,250.00	0.00
101-262.000-955.000	MISCELLANEOUS	0.00	260.77	350.00	74.51
Total Dept 262.000 - ELECTIONS		21.56	1,385.77	6,350.00	21.82
Dept 265.000 - BUILDINGS AND GROUNDS					
101-265.000-702.800	WAGE (REG EMPLOYEE)	0.00	0.00	19,000.00	0.00
101-265.000-715.000	FICA	0.00	0.00	1,500.00	0.00
101-265.000-740.000	OPERATING SUPPLIES	619.59	737.97	0.00	100.00
101-265.000-801.000	PROFESSIONAL SERVICES	2,986.45	570.31	5,000.00	11.41
101-265.000-818.100	CUSTODIAL SERVICES -CITY HALL	3,330.00	36.97	8,000.00	0.46
101-265.000-920.000	UTILITIES(HEAT,WATER,ELECT,SEW	2,783.37	3,121.96	12,500.00	24.98
101-265.000-930.800	REPAIRS & MAINTENANCE	26,429.67	0.00	10,000.00	0.00
101-265.000-971.000	Capital Outlay	0.00	0.00	35,000.00	0.00
Total Dept 265.000 - BUILDINGS AND GROUNDS		36,149.08	4,467.21	91,000.00	4.91
Dept 266.000 - CITY ATTORNEY					
101-266.000-801.172	City Attorney - Adm	18,052.50	22,152.50	25,000.00	88.61
Total Dept 266.000 - CITY ATTORNEY		18,052.50	22,152.50	25,000.00	88.61
Dept 301.000 - POLICE					
101-301.000-702.800	WAGE (REG EMPLOYEE)	117,437.02	129,958.16	398,253.00	32.63
101-301.000-702.805	Part Time Employee	400.00	1,191.86	2,500.00	47.67
101-301.000-702.900	OVERTIME	7,019.05	3,004.75	33,000.00	9.11
101-301.000-711.000	Leave Days (Combined)	22,384.66	35,303.62	62,251.00	56.71
101-301.000-711.400	LONGEVITY PAY	0.00	0.00	11,000.00	0.00
101-301.000-715.000	FICA	10,939.58	10,643.87	37,322.00	28.52
101-301.000-715.210	MED/DENT/VIS INSRETIREES	1,159.96	1,638.45	2,000.00	81.92
101-301.000-715.900	COMBINED FRINGES (NO FICA)	35,191.33	44,348.99	134,984.00	32.85

GL NUMBER	DESCRIPTION	YTD BALANCE 10/31/2025)RMAL (ABNORMAL)	YTD BALANCE 10/31/2026)RMAL (ABNORMAL)	2026-27 AMENDED BUDGET	% BDGT USED
Fund 101					
Expenditures					
101-301.000-727.000	OFFICE SUPPLIES	646.40	322.93	1,000.00	32.29
101-301.000-728.000	UNIFORMS	2,036.92	1,650.00	3,000.00	55.00
101-301.000-740.000	OPERATING SUPPLIES	1,088.92	814.51	7,000.00	11.64
101-301.000-801.000	PROFESSIONAL SERVICES	957.73	5,521.58	8,000.00	69.02
101-301.000-880.310	TEAM Expenses	770.41	0.00	5,000.00	0.00
101-301.000-900.000	PRINTING AND PUBLISHING	0.00	0.00	500.00	0.00
101-301.000-920.500	TELEPHONE/PAGERS	3,140.76	2,078.60	7,500.00	27.71
101-301.000-930.151	EQUIPMENT REPAIR	0.00	570.00	1,500.00	38.00
101-301.000-955.000	MISCELLANEOUS	335.74	0.00	0.00	0.00
101-301.000-956.100	CONF/WKSHOPS/TRAINING	0.00	168.35	2,750.00	6.12
101-301.000-956.115	TRAINING (ST JUST FD) 302	440.16	0.00	0.00	0.00
101-301.000-956.120	CONTINUING PROFESSIONAL ED FOR LAW EN	0.00	616.20	0.00	100.00
101-301.000-956.200	MEMBERSHIPS/DUES	684.67	100.00	2,500.00	4.00
101-301.000-957.800	Property/Liability/BondingIns	0.00	1,073.93	0.00	100.00
101-301.000-971.664	Motor Operations	7,784.01	7,496.25	30,000.00	24.99
101-301.000-995.206	TRANSFER TO AREA FIRE BOARD	15,000.00	16,199.25	64,797.00	25.00
Total Dept 301.000 - POLICE		227,417.32	262,701.30	814,857.00	32.24
Dept 441.000 - PUBLIC WORKS					
101-441.000-702.800	WAGE (REG EMPLOYEE)	65,725.76	58,757.30	250,540.00	23.45
101-441.000-702.801	WAGE EQUIP MAINT DPW	0.00	1,163.95	0.00	100.00
101-441.000-702.805	Part Time Employee	7,753.83	9,664.20	24,000.00	40.27
101-441.000-702.810	STANDBY	4,135.08	4,214.93	14,000.00	30.11
101-441.000-702.900	OVERTIME	1,024.04	558.41	6,000.00	9.31
101-441.000-711.000	Leave Days (Combined)	12,633.90	14,696.93	45,000.00	32.66
101-441.000-711.400	LONGEVITY PAY	0.00	0.00	10,500.00	0.00
101-441.000-715.000	FICA	6,826.58	6,704.01	30,000.00	22.35
101-441.000-715.210	Med/Dent/Vis InsRetirees	(143.37)	0.00	3,000.00	0.00
101-441.000-715.900	COMBINED FRINGES (NO FICA)	16,746.23	17,934.45	48,569.00	36.93
101-441.000-728.000	UNIFORMS	382.50	2,005.64	2,000.00	100.28
101-441.000-740.000	OPERATING SUPPLIES	3,035.88	4,360.59	12,000.00	36.34
101-441.000-801.000	PROFESSIONAL SERVICES	886.50	1,324.99	11,000.00	12.05
101-441.000-818.000	CONTRACTURAL SERVICE	379.93	2,837.00	8,000.00	35.46
101-441.000-900.000	PRINTING AND PUBLISHING	42.38	0.00	0.00	0.00
101-441.000-920.000	UTILITIES(HEAT,WATER,ELECT,SE	562.39	602.32	7,500.00	8.03
101-441.000-920.500	TELEPHONE/PAGERS	1,353.82	1,373.38	7,500.00	18.31
101-441.000-925.218	STREET LIGHTING	3,000.00	3,000.00	13,500.00	22.22
101-441.000-930.800	REPAIRS & MAINTENANCE	65.60	0.00	6,000.00	0.00
101-441.000-943.000	EQUIPMENT RENTAL	0.00	0.00	6,000.00	0.00
101-441.000-956.100	CONF/WKSHOPS/TRAINING	0.00	0.00	750.00	0.00
101-441.000-956.200	MEMBERSHIPS/DUES	0.00	75.00	400.00	18.75
101-441.000-971.000	Capital Outlay	113,354.00	0.00	100,000.00	0.00
101-441.000-971.440	FRONTENDLOADER 2025	7,124.13	7,124.13	25,000.00	28.50
101-441.000-971.662	Mowing Equipment	23.14	0.00	0.00	0.00
101-441.000-971.664	Motor Operations	7,369.86	6,314.97	30,000.00	21.05
101-441.000-995.100	License Fees	0.00	0.00	150.00	0.00
101-441.000-995.207	Disburse to Cemetery	8,500.00	8,500.00	17,000.00	50.00
101-441.000-999.226	AlliedWaste Bulky/Appliance T	500.00	500.00	2,200.00	22.73
101-441.000-999.227	SOLID WASTE CONTRACT	56,285.66	98,416.71	237,000.00	41.53
Total Dept 441.000 - PUBLIC WORKS		317,567.84	250,128.91	917,609.00	27.26
Dept 725.000 - Community&Economic Development					
101-725.000-702.220	Main Street Mgr Wage	4,114.55	0.00	0.00	0.00
101-725.000-715.000	FICA	300.11	0.00	0.00	0.00
101-725.000-715.900	COMBINED FRINGES (NO FICA)	438.67	0.00	0.00	0.00
101-725.000-815.100	PLANNING COMMISSION	53.75	3,458.00	8,000.00	43.23
101-725.000-939.500	Starting Block Incubator	33,529.10	0.00	10,000.00	0.00
101-725.000-995.244	HEART PROGRAM	4,000.00	0.00	0.00	0.00
Total Dept 725.000 - Community&Economic Development		42,436.18	3,458.00	18,000.00	19.21
Dept 756.000 - Recreation					
101-756.000-999.585	COMMUNITY RECREATION	304.27	4,948.90	10,000.00	49.49
Total Dept 756.000 - Recreation		304.27	4,948.90	10,000.00	49.49
Dept 775.000 - Recreation & Culture					

GL NUMBER	DESCRIPTION	YTD BALANCE 10/31/2025)RMAL (ABNORMAL)	YTD BALANCE 10/31/2026)RMAL (ABNORMAL)	2026-27 AMENDED BUDGET	% BDGT USED
Fund 101					
Expenditures					
101-775.000-801.000	PROFESSIONAL SERVICES	78,152.61	0.00	0.00	0.00
101-775.000-995.998	Hart Historic District	4,900.00	0.00	0.00	0.00
101-775.000-999.585	COMMUNITY RECREATION	6,908.22	0.00	0.00	0.00
Total Dept 775.000 - Recreation & Culture		89,960.83	0.00	0.00	0.00
TOTAL EXPENDITURES		815,071.76	621,652.37	2,213,116.00	28.09
Fund 101:					
TOTAL REVENUES		1,042,222.38	914,055.50	2,402,144.00	38.05
TOTAL EXPENDITURES		815,071.76	621,652.37	2,213,116.00	28.09
NET OF REVENUES & EXPENDITURES		227,150.62	292,403.13	189,028.00	154.69

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: November 24th, 2026

RECENT EVENTS

From Thursday, November 5th, 2026, through Wednesday, November 18th, 2026, the Hart Police Department received 66 complaints ranging from Juvenile Complaints, Suspicious Situations, Animal Complaints, Motorist Assists, Parking Complaints, Alarms, Medical Assists, Driving Complaints, Family Troubles, Larcenies, Missing Persons, Noise Complaint and Assist to Other Agencies.

On Thursday, November 5th, 2026, the Hart Police Department was dispatched to the 100 block of Church Street, referencing a Larceny complaint. A 20-year-old Hart man reported that over $1,000 was taken from his bedroom. It should be noted that the man shares a home with six (6) other men. An investigation is ongoing.

On Sunday, November 8th, 2026, the Hart Police Department was dispatched to the 500 block of Johnson Street regarding a juvenile runaway. A 41-year-old Hart woman reported that her pregnant daughter, a 16-year-old Hart girl, had left with her boyfriend, a 16-year-old Hart boy, and the boy's sister, a 21-year-old Hart woman, after an argument. The 41-year-old Hart woman confronted the 21-year-old Hart woman about taking her daughter, at which time the 21-year-old Hart woman began backing out of a driveway in her vehicle, running over a 44-year-old Hart man's feet and driving over a neighbor's garden. The 16-year-old girl was later located and turned over to her father. The 21-year-old Hart woman was interviewed and denied running over the man's feet. A report will be submitted to the Oceana County Prosecutor's Office.

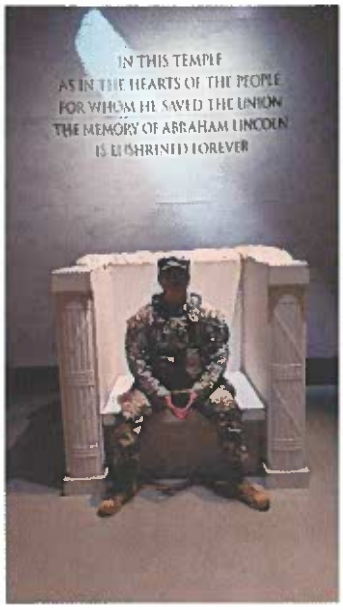
On Wednesday, November 18th, 2026, Officer Moore and Chief Salazar attended an Active Assailant Response course, which meets the requirements of Public Act 552 of 2018 Active Violence Response Training Standards for Law Enforcement Officers set forth by MCOLES (Michigan Commission on Law Enforcement Standards) at Elbridge Township Hall. Public Act 552 required all State of Michigan law enforcement officers who attended a police academy before 2019 to attend a recognized Active Assailant Response Training Course. At the conclusion of the course, participants will be able to: State what an active assailant incident is, describe how to respond to an active assailant incident, understand the tactics involved in how to stop an active assailant incident, learn tactics to move in a hallway, learn tactics to enter a room, and demonstrate those skills in force-on-force active assailant scenario(s). Officers from the Shelby Police Department, New Era Police Department, Pentwater Police Department, and Walkerville Police Department also attend this training.

For Veterans Day, the Hart Police Department would like to recognize all who have served our country, both in the present and the past. Your selfless commitment to our nation truly is commendable. While Veterans Day is just one day in your honor, your service is forever valued every single day.

Our Veterans behind the badges are:

D/Sgt. Kevin Skipski - US Army
Officer Andrew Moore - US Army National Guard
Officer Jack Hoekstra - US Marine Corps







Respectfully,

J. Salazar,
Chief of Police

CITY OF HART
OCEANA COUNTY, MICHIGAN

ORDINANCE NO. 2026-05

First reading _____, Second reading _____, Publication date _____, Effective Date (10 days after publication), _____

AN ORDINANCE TO AMEND THE CITY OF HART ZONING CODE TO REGULATE ANIMAL GROOMING, DAYCARE, BOARDING AND KENNEL FACILITIES

The City of Hart ordains:

Section 1. Definitions

Section 1241.01 of the City of Hart Zoning Code is amended to add or revise the following definitions:

Animal Grooming Establishment. A commercial establishment primarily engaged in bathing, trimming, grooming, or similar care of domestic animals. An animal grooming establishment does not include overnight boarding unless separately approved as an animal boarding facility.

Animal Boarding Facility/Pet Daycare. A commercial establishment where K-9, feline, or other domestic animals belonging to persons other than the owner or operator are temporarily cared for, supervised, housed, boarded, or kept for compensation, whether during daytime hours or overnight. This term includes commercial kennels and pet daycare facilities but does not include veterinary hospitals or animal grooming establishments where animals are kept only for the time reasonably necessary to provide grooming services.

Kennel. A premises used for the commercial boarding, breeding, training, daycare, or keeping of K-9 or feline for compensation. The keeping of household pets as an accessory residential use shall not constitute a kennel.

Section 2. B-2 General Business District

Section 1250.03, Special Uses, is amended to add:

(f) Animal boarding facilities, pet daycare facilities, and commercial kennels, subject to the requirements of Section 1256.16

Section 3. Special Land Use Standards

Chapter 1256 is amended to add Section 1256.16, as follows:

1256.16 ANIMAL BOARDING FACILITIES, PET DAYCARE FACILITIES AND COMMERCIAL KENNELS.

Animal boarding facilities, pet daycare facilities, and commercial kennels may be approved as a special land use in districts where specifically authorized, subject to the general special land use standards of this Chapter and the following requirements:

(a) Maximum number of animals.
The Planning Commission shall establish the maximum number of animals permitted on the premises based upon the size of the property and building, proximity to neighboring properties, available outdoor area, parking, sanitation facilities, and potential impacts on surrounding property.

(b) Enclosed building.
Animals kept overnight shall be housed within a completely enclosed building.

(c) Outdoor areas.
Outdoor exercise, relief, or play areas shall:

Be securely fenced;

Not be located within a required front yard;

Be maintained in a clean and sanitary condition; and

Be designed and operated to minimize noise, odor, drainage, and other impacts on adjoining properties.

(d) Setbacks.
Buildings used for animal boarding shall be located at least twenty-five (25) feet from a residentially used or zoned property. Outdoor animal areas shall be located at least fifty (50) feet from a residentially used or zoned property. The Planning Commission may require a greater setback where necessary to protect adjoining properties.

(e) Overnight outdoor activity.
Animals shall be kept indoors between 9:00 p.m. and 7:00 a.m., except for brief supervised relief periods.

(f) Noise.
The facility shall be operated so that barking and other animal noise does not create an unreasonable disturbance to surrounding properties. The Planning Commission may require sound attenuation measures where necessary.

(g) Sanitation and waste.
Animal waste shall be collected regularly and stored and disposed of in a manner that prevents odor, insects, rodents, runoff, or other nuisance conditions.

(h) Drainage.

Outdoor animal areas and indoor wash or kennel areas shall be designed so that animal waste, wash water, or contaminated runoff does not discharge onto adjoining property or into a storm drain except as lawfully permitted.

(i) Screening.
The Planning Commission may require landscaping, fencing, or other screening where outdoor animal areas are visible from adjoining residential property or public rights-of-way.

(j) Parking and circulation.
Adequate off-street parking, customer drop-off and pickup areas, and circulation shall be provided so that vehicles associated with the facility do not create unsafe conditions or routinely obstruct adjoining streets.

(k) Additional conditions.
The Planning Commission may impose reasonable conditions relating to hours of operation, number of animals, outdoor activity, screening, noise control, sanitation, or similar operational characteristics when necessary to ensure compatibility with surrounding properties.

Section 4. Conflict and Severability

All ordinances or portions of ordinances inconsistent with this Ordinance are repealed only to the extent necessary to give this Ordinance full force and effect. If any provision of this Ordinance is determined by a court of competent jurisdiction to be invalid, the remaining provisions shall remain in full force and effect.

Section 5. Effective Date

This Ordinance shall become effective following adoption and publication as required by law.

Outdoor animal areas and indoor wash or kennel areas shall be designed so that animal waste, wash water, or contaminated runoff does not discharge onto adjoining property or into a storm drain except as lawfully permitted.

(i) Screening.
The Planning Commission may require landscaping, fencing, or other screening where outdoor animal areas are visible from adjoining residential property or public rights-of-way.

(j) Parking and circulation.
Adequate off-street parking, customer drop-off and pickup areas, and circulation shall be provided so that vehicles associated with the facility do not create unsafe conditions or routinely obstruct adjoining streets.

(k) Additional conditions.
The Planning Commission may impose reasonable conditions relating to hours of operation, number of animals, outdoor activity, screening, noise control, sanitation, or similar operational characteristics when necessary to ensure compatibility with surrounding properties.

Section 4. Conflict and Severability

All ordinances or portions of ordinances inconsistent with this Ordinance are repealed only to the extent necessary to give this Ordinance full force and effect. If any provision of this Ordinance is determined by a court of competent jurisdiction to be invalid, the remaining provisions shall remain in full force and effect.

Section 5. Effective Date

This Ordinance shall become effective following adoption and publication as required by law.

RESOLUTION 2026-57
City Council
City of Hart, Michigan
Oceana County

APPROVE SERVICE AGREEMENT WITH GREENER PLANET ENVIRONMENTAL, LLC (EDEN LAKES)

WHEREAS, prior to improvements at the BioPure wastewater treatment facility, the City incurred average annual biosolids hauling and disposal expenses of approximately $500,000 between 2019 and 2023; and

WHEREAS, through facility improvements and implementation of the PrO2 Advanced Oxygenation System, the City has eliminated the need for biosolids hauling for more than twelve (12) months, resulting in substantial cost avoidance; and

WHEREAS, Greener Planet Environmental, LLC, associated with Eden Lakes, has proposed a five-year Service Agreement to continue providing PrO2 treatment services at a cost of $24,000 per month of active treatment, anticipated for five months annually, totaling up to $120,000 annually unless additional services are approved; and

WHEREAS, the Agreement provides an opportunity to further offset treatment costs through monthly service credits of $2,400 for each qualifying new municipal customer obtained through City referrals, demonstrations, or reference participation; and

WHEREAS, the Agreement preserves the City's operational control and allows termination upon thirty (30) days' written notice without penalty.

NOW, THEREFORE, BE IT RESOLVED*, that the City Council of the City of Hart hereby approves the Service Agreement dated November 12, 2026, with Greener Planet Environmental, LLC, for PrO2 Advanced Oxygenation Services at BioPure and authorizes the City Manager to execute and administer the Agreement on behalf of the City*.

Moved by _____, supported by _____, and thereafter adopted by the Hart City Council at a regular meeting held on _____, 2026

Ayes: _____ Nays: _____ Absent: _____

_____

Karla Swihart, City Clerk

SERVICE AGREEMENT

City of Hart & Greener Planet Environmental, LLC

This Agreement is made effective 11-12-2026 *2026, between Greener Planet Environmental, LLC ("GPE") and the City of Hart, Michigan ("City").*

1. Term and Termination

The initial term of this Agreement shall be five (5) years. The City reserves the option to conduct an annual review of the contract upon providing written notice to GPE. Absent such written notice, the Agreement shall continue in full force for the remainder of the five-year term. There is no automatic renewal upon the expiration of this Agreement.

The City may terminate this Agreement at any time, with or without cause, upon thirty (30) days' written notice without penalty. The City will pay only for services provided through the termination date. The City may terminate immediately for a material breach, regulatory violation, loss of required insurance, or serious safety or environmental concern.

2. Service

GPE will provide its PrO2 Advanced Oxygenation Services for use at the City's BioPure facility. The City presently expects to use the system for approximately five months each year, generally November through March. The City will determine the actual treatment period and which biosolids basin will be treated based on BioPure operating conditions.

GPE will provide the labor, equipment, proprietary products, maintenance, and other items necessary to operate its system. Any additional service or cost requires prior written approval by the City Manager.

3. City Control of BioPure

The City retains sole control over all BioPure operations, including treatment processes, wasting schedules, basin selection, biomass levels, chemicals and biological products, staffing, equipment, and operating procedures. GPE has no authority to direct or control City operations.

GPE may operate and maintain its own equipment, subject to BioPure staff direction regarding its use within the facility. GPE may not introduce any product or material into the City's treatment process without prior approval from BioPure staff.

4. Startup and Operation
Before treatment begins, GPE and BioPure staff will agree on the location, setup, operating parameters, monitoring, and intended objectives for the PrO2 system. This is an operating guide only and does not restrict the City's authority to change BioPure operations.

The City may discontinue use if it determines, in its reasonable discretion, that PrO2 is not providing sufficient operational or financial benefit, is not meeting expectations, or no longer fits BioPure's operating strategy.

5. City Responsibilities
The City will provide reasonable facility access, space for GPE equipment, clean water at a minimum of 10 GPM unless otherwise agreed, 240-volt single-phase 100-amp electrical service with surge protection, and available process information reasonably needed for the service.

The PrO2 system trailer may only be moved by GPE or authorized service provider personnel. Unauthorized entry into or tampering with the trailer is strictly prohibited. GPE maintains remote satellite tracking and monitoring of the trailer location and system status.

6. Fees
The fee is $24,000 for each month the City authorizes active PrO2 treatment. Based on the anticipated five-month treatment period, annual charges will not exceed $120,000 unless the City Manager approves additional service in writing.

No additional fee, surcharge, equipment charge, testing charge, or other cost is payable without prior written approval by the City Manager. No late fee or interest will accrue on amounts disputed by the City in good faith.

7. Service Credits
At its discretion, the City may allow facility tours, reference calls, or discussions with prospective municipal GPE customers regarding the City's actual experience with PrO2. For each new municipal customer that enters into a paid GPE agreement following a City-hosted demonstration, City referral, or documented City reference participation, the City will receive a $2,400 monthly service credit for as long as that customer's paid agreement remains active.

7. Service Credits *(Continued)*
Credits will accumulate and be applied to the City's future GPE invoices until used. Credits do not expire while this Agreement is active and may reduce the City's invoice to zero, but will not result in a cash payment to the City.

City participation is voluntary and is not an endorsement of GPE. GPE may not use the City's name, logo, photographs, employee statements, or City-specific results for marketing without prior written City approval.

8. City Data and Environmental Rights
City operational data and records remain City property. GPE may use de-identified information for internal scientific or technical purposes but may not identify the City or publish City-specific information without written City approval.

This Agreement does not transfer to GPE any City rights in carbon credits, renewable energy credits, rebates, incentives, offsets, or other environmental attributes. Any future ownership or sharing of these rights requires a separate written agreement approved by the City.

9. Compliance, Insurance and Liability
GPE and its subcontractors must comply with applicable laws and City safety requirements and may not operate in a manner that jeopardizes the City's permits, treatment performance, or regulatory compliance. GPE is responsible for its equipment and subcontractors.

GPE will maintain workers' compensation as required by law and appropriate general liability, automobile liability, and pollution/environmental liability insurance. The City, its officials, employees, and agents will be named as additional insureds on applicable liability policies.

To the fullest extent permitted by law, GPE will defend, indemnify, and hold harmless the City, its officials, employees, and agents from claims and losses arising from GPE's or its subcontractors' negligence, violation of law, breach of this Agreement, or equipment and operations. Nothing in this Agreement waives the City's governmental immunity or other legal defenses.

10. Confidentiality
Each party agrees to hold in confidence all non-public, confidential, or proprietary information received from the other party in connection with this Agreement, including technical, operational, and financial information. Confidential information shall not be disclosed to any third party without prior written consent, except to employees, agents, or professional advisors who need to know such information and are bound by confidentiality obligations, or as required by applicable law or public records requirements.

11. Intellectual Property
GPE retains all rights, title, and interest in and to its proprietary technology, equipment, software, patents, trade secrets, and the PrO2 Advanced Oxygenation System. Nothing in this Agreement grants the City any ownership or licensing rights in GPE's intellectual property, except the limited right to utilize the services as provided herein. Any improvements or modifications to GPE's technology developed during the performance of this Agreement shall remain the exclusive property of GPE.

12. General
This Agreement is governed by Michigan law and may be amended only in writing signed by both parties. GPE may not assign this Agreement without the City's prior written consent. This Agreement contains the entire agreement between the parties concerning these services.

Signatures

GREENER PLANET ENVIRONMENTAL, LLC
17261 Van Wagoner Rd, Suite 201, Spring Lake, MI 49456

By: Randall P. Redmer **Randy Redmer, *Vice President***

Date: 11-12-2026

City of Hart, Michigan
407 S. State Street Hart, MI 49420

By: _____ **Nichole Kleiner, *City Manager***

Date: _____

RESOLUTION 2026-68
City Council
City of Hart, Michigan
Oceana County

AUTHORIZE TRANSFER OF CUSTOMER-DEDICATED ELECTRICAL EQUIPMENT TO MICHIGAN FREEZE PACK PURSUANT TO SECTION 13.7 OF THE CITY CHARTER

WHEREAS, the City of Hart owns and operates a municipal electric utility, including transformers and equipment dedicated exclusively to serving Michigan Freeze Pack, located at 3350 W. Polk Road, Hart, Michigan; and

WHEREAS, the Hart Energy Superintendent has determined that the transformer serves no other customers, provides no system redundancy or backfeed capability, and is not necessary for the continued operation, reliability, or integrity of the City's electric distribution system; and

WHEREAS, Section 13.7 of the City Charter requires voter approval for the disposal of municipally owned utility property needed to continue operating the utility; and

WHEREAS, the City Council finds, based upon the Energy Superintendent's determination, that the transformer constitutes customer-dedicated equipment rather than infrastructure necessary for the continued operation of the municipal electric utility; and

WHEREAS, the City has updated its Utility User Policy to address the ownership and responsibilities associated with customer-dedicated electrical equipment; and

WHEREAS, transferring ownership will reduce the City's future maintenance, replacement, and capital obligations while maintaining reliable electric service to Michigan Freeze Pack.

NOW, THEREFORE, BE IT RESOLVED*, that the City Council of the City of Hart determines that the transformer serving Michigan Freeze Pack is not needed for the continued operation of the municipal electric utility and that its transfer does not require voter approval under Section 13.7 of the City Charter.*

BE IT FURTHER RESOLVED*, that the City Council authorizes the sale and transfer of the transformer to Michigan Freeze Pack for One Dollar ($1.00), subject to execution of a Bill of Sale and Industrial Electric Service Agreement approved by the City Attorney.*

BE IT FINALLY RESOLVED*, that the City Manager is authorized to execute the necessary documents and direct the appropriate updates to the City's utility asset records.*

Moved by _____, supported by _____, and thereafter adopted by the Hart City Council at a regular meeting held on _____, 2026

Ayes: _____ Nays: _____ Absent: _____

_____

Karla Swihart, City Clerk