



City of Hartford * County of Van Buren * State of Michigan

City Manager's Monthly Update June 23, 2025

Staff Update:

Audit:

Reviewed the three requests for proposals that were submitted for performing the city's audit over the next three years.

Spark Grant/DNR/Council Michigan Foundations:

The Abonmarche engineers have completed the designs for Ely Park. Steve from Abonmarche will present the designs to the commission on June 23rd. We have a public viewing of the architectural drawings on July 29th from 5:30 PM to 6:30 PM at Hartford's public library.

Master Plan:

I've attached the summary from the joint city commission and planning commission meeting that was held on June 9th. McKenna led a planning session with city commissioners, planning commissioners, staff, and a DDA appointee to brainstorm what core values should be included in the new master plan. (see attachment).

Department of Public Works:

I posted the DPW laborer position on Indeed. Ricky and I reviewed the application and set up interviews for the position. We interviewed six candidates, and one candidate went through the onboarding process. The new employee is Gage Burnett, and he started on Monday, June 16th.

Police Negotiations:

I met with Officer Poole and the representative from the International Brotherhood of Teamsters to negotiate the new terms that the union has petitioned the city for. Also, the city manager had items for the union to consider. The terms are scheduled to be presented to the city commission on June 23rd.

Cozy Tea:

I attended the ribbon-cutting ceremony for Cozy Tea at 501 W. Main Street. Cozy Tea is a tea shop that utilizes Herbalife products to create healthy teas and shakes. Cozy Tea offers a variety of seasonal coffees, mega teas, protein shakes, hot drinks, donuts, and waffles. I want to welcome Manuela and Aaron Blaylock to downtown Hartford.

BS&A:

Working with staff, McKenna, and our building official, Randall, to complete the discovery process with the community development modular for BS&A.

60th Street Sidewalk Extension:

The city had a pre-construction meeting with Mickey, Kyle from Wightman Assoc., Jason Krohn from Krohn Excavating, and Ricky (DPW). The project is scheduled to begin on Monday, July 7th, with an estimated completion date of August 9th.

Certified Operators:

I have been working with Quentin regarding the WWTP and the Iron Removal Plant contract to start services at the treatment plant immediately after the agreement was approved. The first goal for the WWTP is to award the IPP. WWTP staff is reviewing the current proposals to determine if a request for proposal is necessary. Danny Staunton's last day with the city is July 1, 2025.

Working with staff on annual submittals to the USDA and MDOT.

Ordinance Codification:

The city was approached by Lisa Ransler from Van Buren County, regarding a notice of intent proposal through the Rural Readiness Grant Program to create a shared ordinance codification and public access platform. The city has been invited to participate as a co-applicant in the initial launch and beta testing phase.

The project will:

- Professionally digitize and organize each co-applicant's ordinances into a searchable, online code;
- Host that code on each community's website to ensure ordinances are accurate and up to date;
- Add a customized AI chatbot that allows residents and staff to ask plain-language questions (e.g., "Can I build a fence here?" or "Are short-term rentals allowed?") and receive accurate, real-time answers;
- Improve transparency and reduce legal and administrative costs by making ordinances easier to manage.

The estimated investment from the city would be a one-time match for the grant, ranging from approximately \$1,000 to \$2,000, which can include cash or in-kind contributions. If the pilot proves successful, the system will be made available to all local units across Van Buren County for a modest participation fee. Early co-applicants will be reimbursed for their initial contribution once the broader rollout begins. The county would like to know if the city is interested in participation. I recommend that we participate in the program at this early stage.

Drinking Water Sewer Revolving Fund Project (Lead Service Line Replacement & Water System Improvements) Update:

The bid openings for the project have been scheduled for June 24th, and the contract award will be presented to the commission at the July meeting.

Respectfully Submitted,



Nicol Pulluian
City Manager

City of Hartford
Project Updates
June 18, 2025

Project: Drinking Water Asset Management (DWAM)
Project Budget: \$375,000
Funding: EGLE DWAM grant - \$375,000
Contractor: Plummer's Environmental Services
Award Amount: \$210,200.00; modified to \$290,100
Scope: Investigate approximately 20% of the "unknown" (lead, galvanized, copper, plastic, other) water services. Investigation locations include in the building and two potholes on either side of the curb stop. Use the findings to estimate the number of needed water service replacements due to lead and update the Capital Improvements Plan (CIP) within the City's Water Asset Management Plan (AMP). Then update the rate analysis to account for the needed lead service line replacements.

Schedule: The original 20% of service inspections has been completed. Plummers has completed 171 interior inspections and 169 exterior inspections. The City has continued to notify properties with discovered lead or galvanized services per EGLE requirements (about 67 out of 169 so far). EGLE has permitted the City to use the remaining funds for additional investigations. The grant agreement was extended to August 15, 2025 to allow for additional service inspections – approximately 150 (89 are completed) interior inspections (Point 1) and 150 (150 are completed) street side inspections (Point 3). Once this is completed, the update to the Water AMP must be completed prior to 08/15/25.

Wightman Project Manager: Brian Holleman, P.E., bholleman@gowightman.com, 616-890-4011

Project: 60th Avenue Sidewalk Extension
Project Budget: \$224,000
Funding: MDOT Shared Streets Grant - \$200,000
Contractor: Krohn Excavating, LLC
Award Amount: \$170,512.00
Scope: Construct approximately 1,800' of concrete sidewalk from Center Street Apartments on S. Center Street south to 60th Avenue and then east along 60th Avenue to connect to the existing sidewalk at Woodside Drive. The City received confirmation that the grant will cover both design and construction engineering services so the cost to the City should be about \$24,000.

Schedule: The preconstruction meeting was held on June 13, 2025. The contractor plans to begin construction on July 7. The final completion date is August 9, 2025.

Wightman Project Manager: Kyle Owen, P.E., kowen@gowightman.com, 269-312-4859

Project: Lead Service Line Replacements (LSLR) & Water System Improvements
Project Budget: Estimated \$11.76M
Funding: EGLE DWSRF – DWSRF Loan \$4,767,120 + BIL LSLR Loan \$2,288,880 = \$7,056,000 at 1.00%; BIL DWSRF PF \$4,324,880 + BIL LSLR & WM Grant \$379,120 = \$4,704,000 Grant
Contractors: TBD
Award Amount: TBD
Schedule: The goal of this project is to replace all of the lead service lines within the City's system, replace select water main, and minor water plant improvements. The water main construction permit has been secured from EGLE. Final design continues on the roadway improvements. The bid opening date is scheduled for 10:00 on June 24, 2025. A special meeting for award of the construction contracts will likely be needed in early July.

<u>Milestone</u>	<u>Approximate Date</u>
Authorized Design	09/23/24
Authorize Bond Counsel & Financial	10/28/24
Decide on Street Improvements	12/16/24
Authorize Bond Anticipation Note (BAN)	11/25/24
Submit Draft Plans & Specs to EGLE	02/10/25
Close on BAN	02/19/25
Submit Final Plans & Specs to EGLE	04/09/25
Advertise for Construction Bids	05/23/25
Open Construction Bids	06/24/25
City Award Contract(s)	07/07/25
MFA Closing	08/28/25
Construct the Project	09/15-25 – 06/04/27

As part of the project, the City approved roadway improvements at a maximum cost \$1.5M at the February Commission meeting. Depending on how the bids come in, this will include the reconstruction of Marion Avenue, Michigan Street, Hart Street, Washington Street, and Bernard Street. Each of these roadways includes storm sewer improvements as identified in the Storm Water CIP from the Asset Management Plan. Some of the storm sewer improvements will be included as a water main expense due to separation requirements. This ultimately decreases the City cost for roadway improvements if the water main improvements are bid under budget.

Wightman Project Manager: Paul Harvey, P.E., pharvey@gowightman.com, 269-760-5082; Mary Nykamp, P.E. for the IRP work, mnykamp@gowightman.com, 269-209-6406

Project: W. Main Street Improvements – West City Limits to Center Street
Project Budget: Estimated \$2.172M
Funding: MDOT STP Funds - \$840k, City \$1.332M
Contractors: TBD
Award Amount: TBD
Schedule: The City has been selected for \$840k of funding in FY28 through the Rural Task Force for W. Main Street improvements. The funding covers up to 80% of the roadway-related costs. The water main between Marion Avenue and Center Street will be replaced with a new 12" ductile iron water main and all services replaced. As part of the project, the water main would be installed beneath the CSX crossing. The project would be constructed during the 2028 construction season. If funding is pursued per the opportunity below, this funding would be transferred to E. Main Street, which would have a lower cost for the City.

OPPORTUNITY

Project: W. Main Street Improvements – West City Limits to Center Street
Project Budget: Estimated \$2.755M
Funding: MEDC CDBG \$2,491,110; City \$307,890
Contractors: TBD
Award Amount: TBD
Schedule: The City was eligible to apply for up to \$2.5M of funding through the MEDC CDBG program. This is the same program that funded the Linden Street and Clark Street improvements (the City has used this resource for 10+ projects in the past 25 years). The scope would be the same as described above, except that approximately 200' of each approach at Center Street (north, east, and south) would also be included for water main replacement and roadway reconstruction. With a match of 11%, the City gets an additional 10 points in the scoring for this competitive grant. The project would be constructed during the 2026 construction season.

The application was submitted prior to the May 30 deadline. The MEDC has indicated they expect to issue tentative award notices by June 20. However, the MEDC requested a meeting with the City to discuss the application and that is scheduled for June 23, 2025.