



GLADSTONE CITY COMMISSION REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue
August 25, 2025
6:00 PM

MINUTES

Mayor Thompson called the meeting to order, Mayor Pro-tem Mantela gave the Invocation followed by the Pledge of Allegiance.

Community Development Director Patricia West called the roll:

PRESENT

Mayor Joe Thompson
Commissioner Judy Akkala
Mayor Pro-Tem Brad Mantela
Commissioner Robert Pontius
Commissioner Steve O'Driscoll

Mayor Thompson opened the public hearing to receive input on the establishment of a plant rehabilitation district located at 103 North 12th Street Gladstone, MI. 49837 at 6:02 PM. There being no public comment, Mayor Thompson closed the hearing at 6:03 PM.

CITY OF GLADSTONE RESOLUTION 2025-08 TO ESTABLISH A PLANT REHABILITATION DISTRICT

The following preamble and resolution were offered by Commissioner Judy Akkala and supported by Commissioner Robert Pontius.

Resolution Establishing a Plant Rehabilitation District for AMI, Inc.

WHEREAS, pursuant to PA 198 of 1974, as amended, this City Commission has the authority to establish "Plant Rehabilitation Districts" within the City of Gladstone; and

WHEREAS, AMI, Inc. has petitioned this City Commission to establish a Plant Rehabilitation District on its property located in City of Gladstone hereinafter described; and

WHEREAS, construction, acquisition, alteration, or installation of a proposed facility has not commenced at the time of filing the request to establish this district; and

WHEREAS, written notice has been given by mail to all owners of real property located within the district, and to the public by newspaper advertisement in the *Daily Press* and public posting of the hearing on the establishment of the proposed district; and

WHEREAS, on August 25, 2025 a public hearing was held at which all owners of real property within the proposed Plant Rehabilitation District and all residents and taxpayers of City of Gladstone were afforded an opportunity to be heard thereon; and

WHEREAS, the City Commission deems it to be in the public interest of the City of Gladstone to establish the Plant Rehabilitation District as proposed; and

IT IS HEREBY DETERMINED that the property comprising not less than 50 percent of the state equalized valuation of the property within the proposed Plant Rehabilitation District is obsolete; and"

NOW, THEREFORE, BE IT RESOLVED by the City Commission of City of Gladstone that the following described parcel of land situated in the City of Gladstone, Delta County, and State of Michigan, to wit:

GC 21 0/2 103-7 103-8 SEC 21 T40N R22W PT OF LOTS 9,10,11&12 BLK 61; ALL OF BLK 62; PT OF LOTS 1,2,3,4,5,& 6, ALL OF LOTS 7,8,9,10,11 &12, BLK 63 OF THE FIRST ADDN TO CITY OF GLADSTONE & PT SW 1/4 OF NE 1/4 OF SEC 21 FROM E 1/4 COR OF SEC 21N 0°09'50"E ALG E LN OF SEC 772.0' TO N'RLY ROW LINE OF RAILWAY AVE; TH S 74°03' W ALG SD ROW LN 1659.08' TO W'RLY ROW LN 10TH ST & POB; TH CONT S 74°03' W ALG N'RLY ROW LN OF RAILWAY AVE F 224' TO INTR W/N'RLY EXTN OF LINE COMMON TO LOTS 8,9 OF BLK 61 OF FIRST ADDITION; TH S15° 55'40" E ALG SD LN 180' TO N'RLY ROW LN OF SUPERIOR AVE; TH S74°03' W ALG SD ROW LN 182.0' TO W'RLY ROW LN OF 11TH ST; TH S15°5'40" E ALG SD ROW LN 135.0'; TH S74°03'W PARL W/S LN OF LOTS 1-12 OF BLK 63 OF SAID FIRST ADDITION 84.0' TO LN COMMON TO LOTS 3,4 OF SAID BLK 63; TH S 15°55'40" E ALG SD LN 25"; TH S74°03'W PRL W/SD S LN 28' TO LN COMMON TO LOTS 4 & 5 OF BLK 63; TH S 15°55'40"E ALG SD LN 50' TO S LN OF LOTS 1-12 OF BLK 63; TH S 74°03' W ALG SD S LN 224' TO E ROW LN OF 12TH ST; TH N 15°5'40" W ALG SD ROW LN 390' TO N'RLY ROW LN OF RAILWAY AVE; TH S74°03' W ALG SD ROW LN 74.89' TO POINT THAT IS S 74°3'W A DIST OF 816.89' FROM POB; TH S 73°52'57" W 30'; TH N 16°07'07"W 242.53' TO A PNT THAT IS 25' S'RLY OF AND AT RGT ANGLES FROM THE C/L OF MINNPLIS, ST PAUL & SAULT SAINT MARIE RR SPUR TRACK; TH N 73°52'18" E PRL WITH AND 25' S'RLY OF SD C/L TO N'RLY EXTEN OF W'RLY ROW LN OF 10TH ST; TH S15° 55'40"E ALG SD LN TO THE POB
PT OF 052-621-010-50 COMB HERE FOR 2014

is established as a Plant Rehabilitation District pursuant to the provisions of PA 198 of 1974, as amended, to be known as City of Gladstone Plant Rehabilitation District No. 2025-01.

AYES: Mayor Joe Thompson, Mayor Pro-Tem Brad Mantela, Commissioners Judy Akkala, Steve O'Driscoll and Robert Pontius.

NAYS: None

RESOLUTION DECLARED ADOPTED.

Mayor Thompson opened the public hearing to receive input on the proposed development of Grandview Estates Subdivision #4 at 6:04 PM. There being no public comment, Mayor Thompson closed the hearing at 6:19 PM.

Motion made by Mayor Pro-Tem Mantela, Seconded by Commissioner O'Driscoll to approve the final preliminary plat of Grandview Estates Subdivision #4 as presented.

Mayor Pro-Tem Brad Mantela	Yes
Commissioner Akkala	Yes
Commissioner O'Driscoll	Yes
Commissioner Pontius	Yes
Mayor Joe Thompson	Yes

MOTION CARRIED UNANIMOUSLY

The following individuals spoke under public comment

Gail St. Martin, 115 Kenneally St. Vincent de Paul parking lot needs arrows (one way) and signage and city property of former golf course should be cut.

Deanna & Charles Kang - Gladstone Storage 400 North 10th Street - inadequate infrastructure passed the railroad tracks: not wide enough to turn around without trespassing on private property, power pole leaning, sewer drainage to capture contamination from neighbors property and the undocumented water line on our property line and request the city reroute the water line according to city ordinances to release our liability for this line and interferes with our fence project. Thank you to electric department for their service and keeping us and the community safe a few weeks ago.

Motion made by Commissioner O'Driscoll, Seconded by Mayor Pro-Tem Mantela to approve the consent agenda as presented.

MOTION CARRIED UNANIMOUSLY

Mr. Tom Hanrahan, General Counsel for WPPI Energy, presented a Joint Action Update for Member Governing Bodies.

Motion made by Commissioner O'Driscoll, Seconded by Mayor Pro-Tem Mantela to authorize Manager Eric Buckman and Director of Public Safety Ron Robinson to sign the Mutual Aid Fire Control agreement between the City of Gladstone and the State of Michigan Department of Natural Resources.

MOTION CARRIED UNANIMOUSLY

Motion made by Mayor Thompson, Seconded by Commissioner Akkala to approve the bid in the amount of \$5,326.00 from Carpet & Drapery Shoppe for flooring in the Electric Department.
MOTION CARRIED UNANIMOUSLY

Motion made by Mayor Pro-Tem Mantela, Seconded by Mayor Thompson to authorize Power Service Engineering to obtain bids to purchase substation transformers for the Electric Department.
MOTION CARRIED UNANIMOUSLY

**RESOLUTION NO. 2025-09 AUTHORIZING PUBLICATION OF
NOTICE OF INTENT TO ISSUE REVENUE BONDS
AND DECLARATION OF INTENT TO REIMBURSE
(WATER SUPPLY SYSTEM IMPROVEMENTS)**

City of Gladstone

County of Delta, State of Michigan

Minutes of a regular meeting of the City Commission of the City of Gladstone, County of Delta, State of Michigan, held on August 25, 2025 at 6:00 p.m. prevailing Eastern Time.

PRESENT: Mayor Joe Thompson, Mayor Pro-Tem Brad Mantela, Commissioners Judy Akkala, Steve O'Driscoll and Robert Pontius

ABSENT: None

The following preamble and resolution were offered by Mayor Joe Thompson and supported by Commissioner Judy Akkala:

WHEREAS, the City of Gladstone, County of Delta, State of Michigan (the "City"), intends to issue and sell revenue bonds pursuant to Act 94, Public Acts of Michigan, 1933, as amended ("Act 94"), in one or more series, in the aggregate principal amount of not to exceed Ten Million Dollars (\$10,000,000), for the purpose of paying all or part of the cost of acquiring and constructing improvements to the City's water supply system, consisting generally of replacing approximately 1,850 feet of raw water intake, crib structure, clear water tank, and 3,200 feet of new 12-inch water transmission main and associated valve replacement, together with all related appurtenances and attachments thereto (the "Project"); and

WHEREAS, the City expects to sell the aforesaid bonds to the U. S. Department of Agriculture's Rural Development program; and

WHEREAS, a notice of intent to issue bonds must be published before the issuance of the aforesaid bonds in order to comply with the requirements of Section 33 of Act 94; and

WHEREAS, the City intends at this time to state its intention to be reimbursed from proceeds of the bonds for any expenditures undertaken by the City for the Project prior to issuance of the bonds.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Clerk is hereby authorized and directed to publish a notice of intent to issue bonds in *The Daily Press*, a newspaper of general circulation in the City.
2. Said notice of intent shall be published as a one-quarter (1/4) page display advertisement in substantially the form appearing at Appendix A attached hereto.
3. The City Commission of the City does hereby determine that the foregoing form of Notice of Intent to Issue Bonds and the manner of publication directed is the method best calculated to give notice to the water supply system's users and the electors residing in the boundaries of the City of the City's intent to issue the bonds, the purpose of the bonds, the security for the bonds and the right of referendum relating thereto, and the newspaper named for publication is hereby determined to reach the largest number of persons to whom the notice is directed
4. The City makes the following declarations for the purpose of complying with the reimbursement rules of Treas. Reg. § 1.150-2 pursuant to the Internal Revenue Code of 1986, as amended:
 - (a) As of the date hereof, the City reasonably expects to reimburse itself for the expenditures described in (b) below with proceeds of debt to be incurred by the City.
 - (b) The expenditures described in this paragraph (b) are for the costs of acquiring and constructing the Project which were paid subsequent to sixty (60) days prior to the date hereof.
 - (c) The maximum principal amount of debt expected to be issued for the Project, including issuance costs, is \$10,000,000.
 - (d) A reimbursement allocation of the expenditures described in (b) above with the proceeds of the borrowing described herein will occur not later than 18 months after the later of (i) the date on which the expenditure is paid, or (ii) the date the Project is placed in service or abandoned, but in no event more than three (3) years after the original expenditure is paid. A reimbursement allocation is an allocation in writing that evidences the City's use of the proceeds of the debt to be issued for the Project to reimburse the City for a capital expenditure made pursuant to this resolution.
5. The City hereby retains the law firm of Miller, Canfield, Paddock and Stone, P.L.C. as bond counsel in connection with the financing of the proposed Project.

6. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

APPENDIX A

NOTICE TO TAXPAYERS AND ELECTORS OF THE CITY OF GLADSTONE AND USERS OF THE CITY'S WATER SUPPLY SYSTEM OF INTENT TO ISSUE BONDS AND THE RIGHT OF REFERENDUM RELATING THERETO

PLEASE TAKE NOTICE that the City of Gladstone, County of Delta, State of Michigan (the "City"), intends to issue and sell revenue bonds pursuant to Act 94, Public Acts of Michigan, 1933, as amended, in an amount not to exceed Ten Million Dollars (\$10,000,000), in one or more series as shall be determined by the City Commission, for the purpose of paying part of the cost of acquiring and constructing improvements to the City's water supply system (the "System"), consisting generally of replacing approximately 1,850 feet of raw water intake, crib structure, clear water tank, and 3,200 feet of new 12-inch water transmission main and associated valve replacement, together with all related appurtenances and attachments thereto.

SOURCE OF PAYMENT OF REVENUE BONDS

THE PRINCIPAL OF AND INTEREST ON SAID REVENUE BONDS SHALL BE PAYABLE solely from the revenues received by the City from the operation of the System. Said revenues will consist of rates and charges that may from time to time be revised to provide sufficient revenues to provide for the expenses of operating and maintaining the System, to pay the principal of and interest on said bonds, payment of outstanding bonds and to pay other obligations of the System.

BOND DETAILS

SAID BONDS will be payable in annual installments not to exceed forty (40) in number and will bear interest at the rate or rates to be determined at a private sale to the U.S. Government but in no event to exceed the maximum permitted by law on the balance of the bonds from time to time remaining unpaid.

RIGHT OF REFERENDUM

THE REVENUE BONDS WILL BE ISSUED WITHOUT A VOTE OF THE ELECTORS OF THE CITY UNLESS A VALID PETITION REQUESTING SUCH A VOTE SIGNED BY NOT LESS THAN 10% OF THE REGISTERED ELECTORS RESIDING WITHIN THE BOUNDARIES OF THE CITY IS FILED WITH THE CITY CLERK WITHIN FORTY-FIVE (45) DAYS AFTER PUBLICATION OF THIS NOTICE. IF A VALID PETITION IS FILED, THE BONDS MAY NOT BE

ISSUED WITHOUT AN APPROVING VOTE OF A MAJORITY OF THE QUALIFIED ELECTORS RESIDING WITHIN THE BOUNDARIES OF THE CITY VOTING THEREON.

THIS NOTICE is given pursuant to the requirements of Section 33 of Act 94, Public Acts of Michigan, 1933, as amended.

Kim Berry, City Clerk

City of Gladstone

RESOLUTION DECLARED ADOPTED.

Manager Buckman reported on the following:

Good conversations with two of the family members on the Jones Property are on board with a new agreement and the senior member of the family who has attended meetings and he would like to keep it as is however according to our legal counsel restrictions cannot be placed. The family is going to have a meeting and will get back to the city.

I really miss Kim a lot of paperwork to get signed with original signatures with the Wastewater bond but I got it.

Lions Club, Sailing Club and Parks & Recreation Department got the Pram Shack built, looks good.

Electric Superintendent James Olson, Brett Niemi of WPPI and I met with the owners of AMI, Inc. who are purchasing the Delfab building as WPPI has energy effieceincy grants to replace the lighting in the facorty. The closing date is still pending as negotioations with one of the renters regarding their lease is still ongoing but they hope to have that completed soon.

The gravel property was put up for sale and have two people submitted proposals, DPW Superintendent Barry Lund and I reviewed those, should have a recommendation soon.

There being no further business before the Commission, Mayor Thompson adjourned the meeting at 7:19 PM.

Mayor Joe Thompson

Community Development Director Patricia West