



GLADSTONE CITY COMMISSION REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue

June 22, 2026

6:00 PM

MINUTES

Mayor Thompson called the meeting to order; Mayor Pro-Tem Mantela gave the Invocation and led the Pledge of Allegiance.

Clerk Berry called the roll:

PRESENT

Mayor Joe Thompson

Commissioner Judy Akkala

Mayor Pro-Tem Brad Mantela

Commissioner Whitney Maloney

ABSENT - EXCUSED

Commissioner Steve O'Driscoll

The following individuals spoke under public comment:

Gale St. Martin, 115 Kenneally Blvd

Michael O'Connor, 526 Minnesota Avenue – submitted petition to clerk

Katee Inghram, Principal of Cameron Schools, 803 29th Street

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

MOTION CARRIED

Motion made by Mayor Thompson, Seconded by Commissioner Maloney to table the Off-Road Vehicle (ORV) City Ordinance to Monday, July 13, 2026 Regular Commission Meeting.

MOTION CARRIED

Motion made by Mayor Thompson, Seconded by Mayor Pro-Tem Mantela to approve the contract as presented for the Teamsters Union 406 and authorize Mayor Joe Thompson and City Manager Robert Spreitzer to sign.

MOTION CARRIED

Motion made by Mayor Pro-Tem Mantela, Seconded by Commissioner Maloney to approve the extension of the summer property tax due date to September 14, 2026.

MOTION CARRIED

Motion made by Commissioner Akkala, Seconded by Mayor Thompson to place the delinquent utilities in the amount of \$31,407.19 and miscellaneous invoices in the amount of \$809.33 as liens on the summer 2026 tax bills as presented:

Gladstone, MI City Commission
Meeting Minutes June 22, 2026; 6:00 PM

MISC INVOICES
OFF TO TAXES
SUMMER 2026

PARCEL #	NAME	SERVICE ADDRESS	INVOICE #	DESCRIPTION	AMOUNT	10 % PENALTY	TOTAL
616-007-00	Gary Micheau	120 Cliffs Ave	3865	lift station call out	\$ 94.05	\$ 9.41	\$ 103.46
406-002-00	Michelle Valdez	525 N 11th St	4093	frozen water meter at rental	\$ 78.00	\$ 7.80	\$ 85.80
101-006-00	Laura LaFave	403 S 17th St	3997	water service disconnect from main	\$ 440.00	\$ 44.00	\$ 484.00
325-014-00	Joshua Coble	1722 N Lakeshore Dr	3815	lift station call out	\$ 95.70	\$ 9.57	\$ 105.27
006-001-00	Gerald Micheau	206 S 3rd St	3999	NSF fee for returned check on property tax payment	\$ 28.00	\$ 2.80	\$ 30.80
						\$ -	\$ -
						\$ -	\$ -
						\$ -	\$ -
					\$ 735.75	\$ 73.58	\$ 809.33

UTILITIES
OFF TO TAXES
Summer 2026

Account No	Parcel ID	Acct Name	Service Address	Owner Name (if different)	Electric	Fire Protection	Refuse	Sewer	Water	Compost	Utility Balance	10% Pen	Total	Notes
1102-30	020-014-00	Ardith Bartelt	410 S 5th St		\$ 41.70	\$ 4.30	\$ -	\$ -	\$ -	\$ 18.90	\$ 64.90	\$ 6.49	\$ 71.39	owner passed away; remaining balance from winter writeoff; utilities off
1226-31	275-025-00	Nicole Gundry	567 N 9th St	Brock Gundry	\$ 417.58	\$ 4.85	\$ 34.07	\$ 162.93	\$ 79.33	\$ 21.07	\$ 719.83	\$ 71.98	\$ 791.81	former domestic account
1239-35	274-024-00	Nelleke Corwin	613 N 9th St	Huntington National Bank	\$ 61.51	\$ 2.33	\$ 31.00	\$ 40.19	\$ 18.96	\$ 10.26	\$ 164.25	\$ 16.43	\$ 180.68	foreclosure
1361-30	411-012-00	Jerome C Couillard	559 N 13th St	Jason Couillard Jr	\$ 390.88	\$ 16.86	\$ 118.22	\$ 362.53	\$ 173.19	\$ 72.54	\$ 1,134.22	\$ 113.42	\$ 1,247.64	former owner
1624-31	175-023-00	Kelly Norkooli	433 29th St		\$ -	\$ -	\$ 174.72	\$ -	\$ -	\$ 100.04	\$ 274.76	\$ 27.48	\$ 302.24	refuse only customer
1946-31	325-034-00	Ian Larson	1717 Cleveland St	Larson & Schaeffer Distribution	\$ 9,654.26	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,654.26	\$ 965.43	\$ 10,619.69	enforced shut off; default payment plan; closed business
1980-31	271-005-00	Courtney Wiltzius	212 N Court St		\$ 27.72	\$ 1.47	\$ 10.31	\$ 25.26	\$ 11.92	\$ 6.45	\$ 83.13	\$ 8.31	\$ 91.44	landlord
2274-32	043-003-00	Xccelerate Fitness	805 Delta Ave	Jeff Diebolt II	\$ 949.85	\$ 7.96	\$ 55.71	\$ 321.12	\$ 156.90	\$ 33.61	\$ 1,525.15	\$ 152.52	\$ 1,677.67	enforced shut off; closed business
2307-38	044-013-00	Gladstone Deli LLC	824 Delta Ave	Scott & Cindy Chouinard	\$ 4,381.46	\$ 10.53	\$ 73.13	\$ 523.11	\$ 228.95	\$ 40.73	\$ 5,257.91	\$ 525.79	\$ 5,783.70	nsf payment; business given back to previous owner
2373-32	064-008-00	Kristen Overla	1115 Delta Ave	Jacob Taylor	\$ 57.06	\$ 2.27	\$ 15.93	\$ 51.50	\$ 24.72	\$ 9.96	\$ 161.44	\$ 16.14	\$ 177.58	former owner
3076-30	088-002-00	Christopher Becker	1407 Michigan Ave		\$ 1,071.05	\$ 6.35	\$ 44.64	\$ 155.53	\$ 74.93	\$ 27.92	\$ 1,380.42	\$ 138.04	\$ 1,518.46	enforced off
3130-30	012-027-00	Terri Sargent	402 Minnesota Ave	Maia Ogea	\$ 160.34	\$ 5.69	\$ 39.82	\$ 103.60	\$ 48.83	\$ 24.05	\$ 382.33	\$ 38.23	\$ 420.56	former owner
3491-33	563-012-90	William Christie	1021 Minneapolis Ave		\$ 392.67	\$ 7.24	\$ 50.87	\$ 608.02	\$ 303.11	\$ 31.81	\$ 1,393.72	\$ 139.37	\$ 1,533.09	enforced off; owner in nursing home; water pipe burst
3652-34	371-019-00	Mary Ring	23 Parkway Dr		\$ 1,424.44	\$ 17.05	\$ 119.47	\$ -	\$ 16.25	\$ 72.64	\$ 1,649.85	\$ 164.99	\$ 1,814.84	enforced off
3667-38	371-044-00	Tracy Harris	1 Pinewood Dr		\$ 157.14	\$ 8.25	\$ 57.32	\$ -	\$ 270.99	\$ 36.27	\$ 529.97	\$ 53.00	\$ 582.97	landlord
3863-35	014-002-00	Jason Strom	508 Superior Ave	Jeff Diebolt II	\$ 198.97	\$ 5.98	\$ 41.96	\$ 221.94	\$ 108.33	\$ 25.60	\$ 602.78	\$ 60.28	\$ 663.06	former tenant
3890-41	045-002-00	Jacob Isaacson	804 Superior Ave		\$ 747.34	\$ 15.57	\$ 109.44	\$ 1,098.33	\$ 557.82	\$ 68.43	\$ 2,596.93	\$ 259.69	\$ 2,856.62	enforced off
3928-35	076-002-00	Connie Johnson	1205 Superior Ave	Tyler Connor	\$ 24.84	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24.84	\$ 2.48	\$ 27.32	former owner
3935-30	007-009-00	Guen Landenberger	1218 Superior Ave		\$ 295.48	\$ 12.50	\$ 87.86	\$ 215.30	\$ 101.55	\$ 54.94	\$ 767.63	\$ 76.76	\$ 844.39	enforced off; owner passed
4202-31	581-010-00	Patrick Malchow	56 Wintergreen	Stacy Smith	\$ 17.24	\$ 0.93	\$ 6.56	\$ 16.08	\$ 7.58	\$ 4.10	\$ 52.49	\$ 5.25	\$ 57.74	former owner
4385-35	089-006-50	Greg Martunson	1427 Wisconsin Ave	2 Lane Properties LLC	\$ 48.33	\$ 1.20	\$ 8.44	\$ 45.59	\$ 22.35	\$ 5.27	\$ 131.18	\$ 13.12	\$ 144.30	landlord
											\$ -	\$ -	\$ -	
											\$ -	\$ -	\$ -	
					\$ 20,519.86	\$ 131.33	\$ 1,079.47	\$ 3,951.03	\$ 2,205.71	\$ 664.59	\$ 28,551.99	\$ 2,855.20	\$ 31,407.19	

Business(current or previous owner)	\$	16,437.32	57.57%
Landlord	\$	744.28	2.61%
Back to Bank	\$	164.25	0.58%
Enforced shutoff	\$	7,788.55	27.48%
Vacant	\$	64.90	0.23%

Comparisons (totals w/o 10% penalty)			
Winter 2025	\$		7,907.01
Summer 2025	\$		9,028.35
Winter 2024	\$		1,093.44
Summer 2024	\$		8,219.47

UTILITIES
OFF TO TAXES
Summer 2026

Account No	Parcel ID	Acct Name	Service Address	Owner Name (if different)	Electric	Fire Protection	Refuse	Sewer	Water	Compost	Utility Balance	10% Pen	Total	Notes
Prev Owner/Tenant		\$ 3,142.83	11.01%								Winter 2023		\$	7,119.87
Subtotal		\$ 28,342.13									Summer 2023		\$	7,987.45
All Others		\$ 209.86	0.74%								Winter 2022		\$	3,096.47
Total		\$ 28,551.99									Summer 2022		\$	28,340.93

MOTION CARRIED



Resolution 2026-04

A RESOLUTION TO AMEND THE GLADSTONE SOCIAL DISTRICT MANAGEMENT AND MAINTENANCE PLAN

Motion by Mayor Pro-Tem Mantela; seconded by Commissioner Maloney:

WHEREAS, the Gladstone City Commission adopted Resolution 2025-03 on May 12, 2025, establishing the Gladstone Social District pursuant to MCL 436.1551; and

WHEREAS, the Gladstone Social District is managed by the Gladstone Downtown Development Authority (DDA) in accordance with an approved Management and Maintenance Plan; and

WHEREAS, the Gladstone Downtown Development Authority has reviewed the operation of the Social District and recommends amendments to improve usability, support downtown businesses, and enhance opportunities for community events; and

WHEREAS, the proposed amendments include:

1. Revising the Social District hours of operation to allow participation Sunday through Saturday from 12:00 PM to 10:00 PM; and
2. Expanding the designated Event Commons Areas to include three city-owned downtown parking lots as identified in the amended Gladstone Social District Management and Maintenance Plan; and

WHEREAS, the amended Management and Maintenance Plan has been prepared by the Gladstone Downtown Development Authority and submitted for review and approval by the Gladstone City Commission; and

WHEREAS, any amendments approved by the City Commission must be submitted to the Michigan Liquor Control Commission (MLCC) for review and approval before becoming effective.

NOW, THEREFORE, BE IT RESOLVED, that the Gladstone City Commission hereby approves the amended Gladstone Social District Management and Maintenance Plan, attached hereto as Exhibit A, which:

- A. Establishes Social District operating hours of Sunday through Saturday, 12:00 PM to 10:00 PM; and

- B. Designates three city-owned downtown parking lots as additional Event Commons Areas within the Gladstone Social District.

BE IT FURTHER RESOLVED, that City staff and the Gladstone Downtown Development Authority are authorized to submit the amended Management and Maintenance Plan and any supporting documentation to the Michigan Liquor Control Commission for review and approval.

BE IT FURTHER RESOLVED, that all other provisions of Resolution 2025-03 establishing the Gladstone Social District shall remain in full force and effect unless specifically amended herein.

This resolution shall take effect immediately upon adoption.

Duly adopted by the Gladstone City Commission on June 22, 2026.

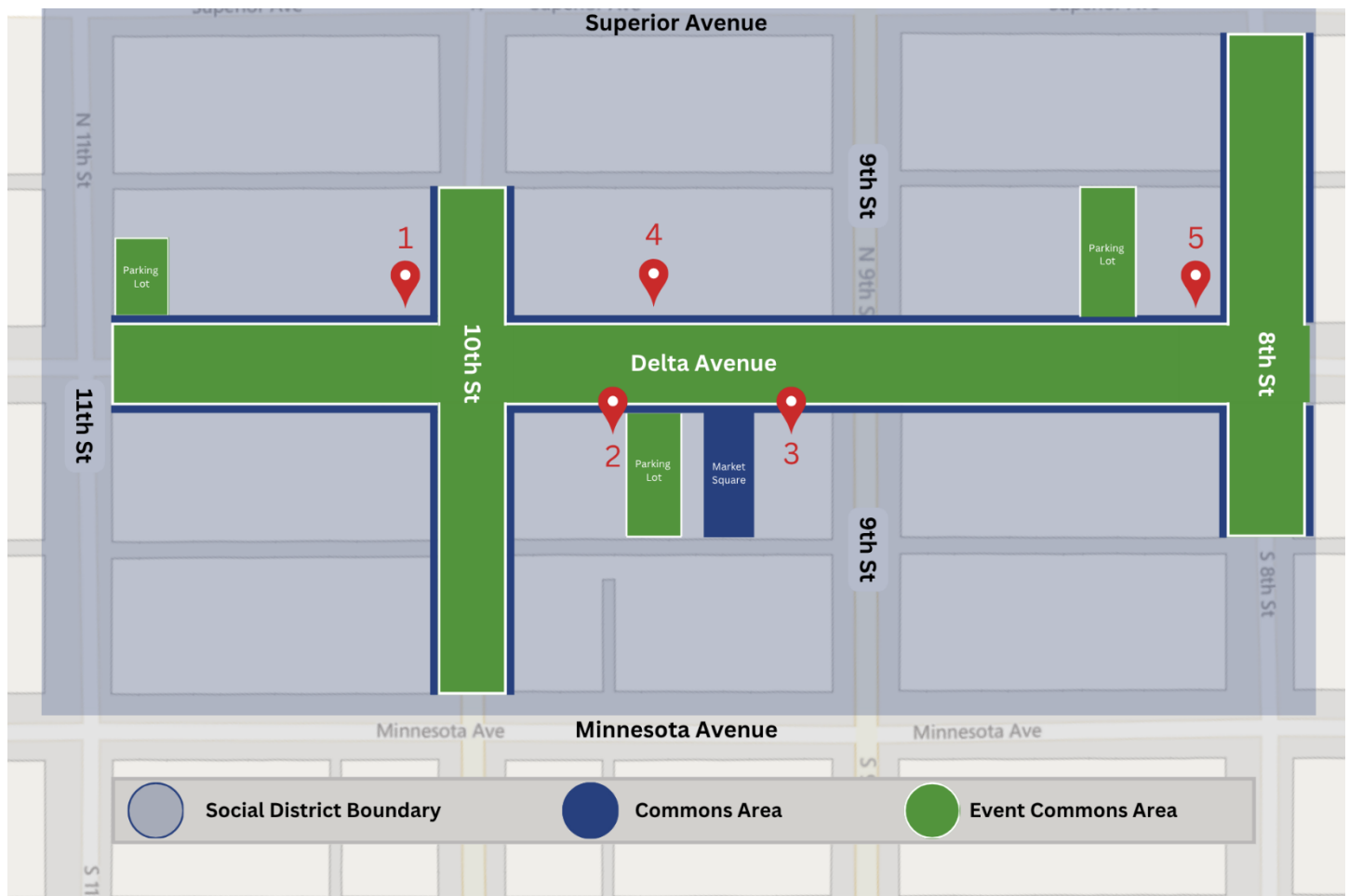
Joe Thompson, Mayor

Certified to be a true copy on June 22, 2026.

Kimberly Berry, City Clerk

Exhibit A

City of Gladstone Proposed Social District Map & Qualified Licenses



The City of Gladstone's proposed social district boundary would allow for five existing licensed establishments to participate in the district. It is recognized that this list of eligible establishments may change or grow over time.

(1) Saunders Point Brewing LCC

DBA Name: Saunders Point Brewing
1000 Delta Ave
Gladstone, MI 49837

(2) White Water Tavern, Inc.

DBA Name: Wally's Bar
917 Delta Ave
Gladstone, MI 49837

(3) Jazzz, Inc.

DBA Name: MIDD Bar & Lounge
903 Delta Ave
Gladstone, MI 49837

(4) Dew Enterprises LCC.

DBA Name: Dew Drop Family
Restaurant
916 Delta Ave
Gladstone, MI 49837

**(5) August Mattson Post, No 71,
The American Legion**

DBA Name: American Legion
802 Delta Ave
Gladstone, MI 49837

Motion made by Commissioner Akkala, Seconded by Mayor Pro-Tem Mantela to approve the "Rocking For Bay" event request submitted by Wally's Bar for August 29, 2026, including closure of the City-owned parking lot between Wally's Bar and Wild Bills's Tobacco beginning at 8:00 a.m. and use of a City barricade, subject to all applicable City requirements.

MOTION CARRIED

Motion made by Mayor Pro-Tem Mantela, Seconded by Commissioner Akkala to uphold the Labor, Cost Search fee hourly rate of \$47.27 as the lowest employee capable of completing the task in the calculation of $\$47.27/4=\11.81 per increment was correct, the City will refund \$7.08 rounding from 7.6 increments to 7.0 increments pursuant to MCL15.234 sec. 4(1)(a). The refund will be in the form of a credit to be applied to any pending FOIA requests with the City and if the credit is not utilized a refund check will be mailed.

Mayor Pro-Tem Brad Mantela	Yes
Commissioner Whitney Maloney	No
Commissioner O'Driscoll	Absent - Excused
Commissioner Judy Akkala	Yes
Mayor Thompson	Yes

MOTION CARRIED

Motion made by Commissioner Akkala, Seconded by Mayor Pro-Tem Mantela to uphold the approval of FOIA request as no public records were denied and to uphold the fee in the amount of \$23.62 as MCL15.234 Section 4(1) allows for the examination, review and the deletion and separation of exempt from nonexempt information.

Commissioner Akkala	Yes
Commissioner Maloney	No
Mayor Pro-Tem Mantela	Yes
Commissioner O'Driscoll	Absent - Excused
Mayor Thompson	Yes

MOTION CARRIED

Motion made by Mayor Pro-Tem Mantela, Seconded by Commissioner Maloney to appoint Kristyn Madalinski to the Parks & Recreation Board with a term expiration of January 1, 2027.

MOTION CARRIED

Motion made by Mayor Pro-Tem Mantela, Seconded by Commissioner Maloney to reappoint Roger Aho, and Gary Stevenson to the Parks & Recreation Advisory Board with a term expiration of January 1, 2029.

MOTION CARRIED

There being no further business before the City Commission Mayor Thompson adjourned the meeting at 6:43 p.m.

Mayor Joe Thompson

City Clerk Kimberly Berry