

GLADSTONE



GLADSTONE CITY COMMISSION SPECIAL MEETING

City Hall Chambers – 1100 Delta Avenue

May 28, 2024

6:00 PM

MINUTES

Mayor Joe Thompson called the meeting to order, Commissioner Mantela gave the Invocation followed by the Pledge of Allegiance.

City Clerk Kimberly Berry called the roll:

PRESENT

Mayor Joe Thompson

Commissioner Judy Akkala

Mayor Pro-Tem Brad Mantela

Commissioner Robert Pontius

ABSENT - NONE

VACANCY - ONE

City Manager Eric Buckman and Public Safety Director Ron Robinson made power point presentations as found in the City Commission Agenda packet.

Mayor Thompson opened the public hearing on Special Assessment District No. 2024-324 Resolution No. 2024-03-02 Act 33 Police & Fire Protection at 6:42 PM.

Mayor Thompson read the following two letters into the record as received for the public hearing:

From: Gladstone, MI

To: Kim Berry

Subject: Letter received

Date: Sunday, May 19, 2024 7:22:06 PM

Name: Ada Ruohomaki

Email: adaru@charter.net

Message: I am upset with these issues in letter of May 18th. That the Commissions intention is

to proceed with special assessments before hearing from the public. The date to hear the public, a day after a holiday when many will be away. Sounds like you don't want people involved. Why haven't you included in your letter an idea of the money amount in the assessment? Could it be a high amount? This all makes me feel like I am being deceived, as a result I am against the assessment.

Sincerely, Ada Ruohomaki

From: Vicki Viau <vicki49837@hotmail.com>
Sent: Tuesday, May 28, 2024 7:44:53 AM
To: Joe Thompson <jthompson@gladstonemi.org>
Subject: Proposed Millage

Dear Mayor Joe Thompson,

I hope this message finds you well. I am writing to express my concerns regarding the proposed 4.5 mils tax levy for all property owners in Gladstone. The potential increase in

property taxes, coupled with the existing high cost of living, could place a significant burden

on the residents and business owners of our community.

I understand the need for funding for essential services such as Police and Fire protection, but

I urge the commission to carefully consider the impact of this levy on our fellow citizens.

Many individuals and businesses may not have the financial means to accommodate such a

substantial increase.

While I recognize the challenges in balancing the budget, I believe it is crucial for the commission to explore alternative solutions that prioritize the well-being of our taxpayers. It is

important to show empathy and understanding towards the financial struggles that some members of our community may face.

I respectfully encourage the commission to seek out cost-saving measures that do not compromise essential city services. Additionally, I believe that exploring public-public partnerships and public-private agreements could potentially reduce costs and improve services for the benefit of all taxpayers.

I sincerely hope that my suggestions are taken into consideration, as my intention is to contribute positively to the dialogue surrounding this important issue. It is my belief that everyone's voice should be heard and respected in matters that affect our community.

One quick question Is this a 4.5 levy increase in addition to what tax dollars were appropriated

in prior years for Police and Fire protection?

Thank you for your attention to this matter.

Warm regards,

Vicki Viau, and family

Senior, fixed income

PS, please read this into the record for the public hearing on the Special Assessment District tax levy at the commission meeting on May 28, 2024

The following individuals spoke at the Public Hearing:

Mr. James Caron, 3 Waterford Avenue, Gladstone

Mr. Issac Micheau, 327 North Bluff Drive, Gladstone

Mr. Mark Lektezian, 41 Sandy Lane, Gladstone

Mr. John Lewandowski, 9119 Minnewasca Q Drive, Gladstone

Mr. Mike Whitlow, 612 North 9th Street, Gladstone

Ms. Barb Morgan, 1420 Dakota Avenue, Gladstone

Mr. Eric Husbye, 1403 Wisconsin Avenue, Gladstone

Mr. John Lewandowski, 9119 Minnewasca Q Drive, Gladstone

Mr. Jamie Siedlecki, 4 Parkway Drive, Gladstone

Ms. Lenita Scholer, 534 25th Street, Gladstone

Mr. James Caron, 2 Waterford Avenue, Gladstone

Ms. Carrie Polley, 25 Sandy Lane, Gladstone

Mr. Dan Paul, 31 Tipperary Road, Gladstone

Ms. Maryanne McLeod, 29 Tipperary Road, Gladstone

Ms. Carolyn Povich, 610 Minnesota Avenue, Gladstone

Ms. Diane (Godfrey) Weber, 325 Delta Avenue, Gladstone

Ms. Deb Micheau, 327 North Bluff Drive

Mr. Ben Weber, 325 Delta Avenue, Gladstone

Mr. Jim Weber, 2722 4th Avenue West, Gladstone

There being no further comments, Mayor Thompson closed the public hearing at 7:22 PM

**SPECIAL ASSESSMENT DISTRICT NO. 2024-324
RESOLUTION NO. 2024-03-02
(Act 33 Police and Fire Protection)**

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 in the City on May 28, 2024, at 6:00 p.m., Eastern Daylight Time.

PRESENT: Mayor Joe Thompson, Commissioners Judy Akkala, Brad Mantela and Robert Pontius

ABSENT: Commissioners: None

VACANCY: One

The following preamble and resolution were offered by Commissioner Brad Mantela and supported by Commissioner Robert Pontius:

WHEREAS, the City Commission of the City of Gladstone, County of Delta, State of Michigan, pursuant to Act 33, Public Acts of Michigan, 1951, tentatively declared its intent to create a special assessment district to pay for certain costs and expenses of police and fire motor vehicles, apparatus, equipment, housing and operations and assess the costs thereof (the "Assessed Costs") to the property specially benefitted by said police and fire protection in the special assessment district tentatively described in Exhibit A attached hereto and made a part hereof; and

WHEREAS, after due and legal notice, the City Commission met on May 28, 2024, at 6:00 p.m., Eastern Daylight Time, and heard all persons in interest therein at said first hearing with respect to the estimates of Assessed Costs and on the question of creating the special assessment district therefor; and

WHEREAS, the City Commission desires to proceed with the establishment of the special assessment district; and

WHEREAS, the City Commission desires to fix the day for a hearing on objections to the distribution of the special assessment levy.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Commission hereby determines that the provision of costs and expenses of police and fire motor vehicles, apparatus, equipment, housing and operations is necessary for the public health, safety and welfare of the City and shall be made and completed pursuant to Act 33.

2. The City Commission hereby approves the estimate of Assessed Costs in the total sum of \$564,232.00 for the first year's special assessment levy, which shall be spread against the hereinafter named special assessment district pursuant to Act 33. The City Commission shall determine annually the amount to be assessed in the district and shall hold a hearing annually on the estimated costs and expenses for police and fire protection and on the distribution of the levy.

3. The City Commission finally determines that said special assessment district shall consist of all of the lots and parcels of land described in Exhibit A attached hereto and made a part hereof, that the district shall be designated "City of Gladstone Police and Fire Protection Special Assessment District" (the "District").

4. The assessments are hereby ordered and directed to be collected and the City Treasurer is directed to distribute the special assessment levy on the taxable value of all of the lands and premises in the District. The assessment, in the estimated amount of 4.5 mills, may be made in a column provided in the regular tax roll.

5. The City Commission shall meet on June 10, 2024, at 6:00 p.m., Eastern Daylight Time, at City Hall Commission Chambers, 1100 Delta Avenue, Gladstone, Michigan, at which time and place the City Commission shall hear objections to the distribution of the special assessment levy.

6. The City Clerk is hereby authorized and directed to cause notice of such hearing to be published once prior to said hearing in *The Daily Press*, a newspaper of general circulation in the City, at least five (5) days before the time of the hearing, and the City Clerk shall cause notice of said hearing to be mailed by first-class mail to all record owners of or persons in interest in property in the special assessment district as shown on the last City tax assessment records of the City at least ten (10) days before the date of said hearing.

7. Said notice shall be in substantially the form attached hereto as Exhibit B.

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

AYES: Mayor Joe Thompson, Commissioners Judy Akkala, Brad Mantela and Robert Pontius

NAYS: Commissioners: None

VACANCY: One

RESOLUTION DECLARED ADOPTED.

Kimberly Berry, City Clerk

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Commission of the City of Gladstone, County of Delta, State of Michigan, at a regular meeting held on May 28, 2024, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Kimberly Berry, City Clerk

EXHIBIT A

Special Assessment District

The special assessment district shall consist of all of the lots and parcels of land within the City of Gladstone, County of Delta, State of Michigan. The boundaries of the special assessment district shall match the boundaries of the City.

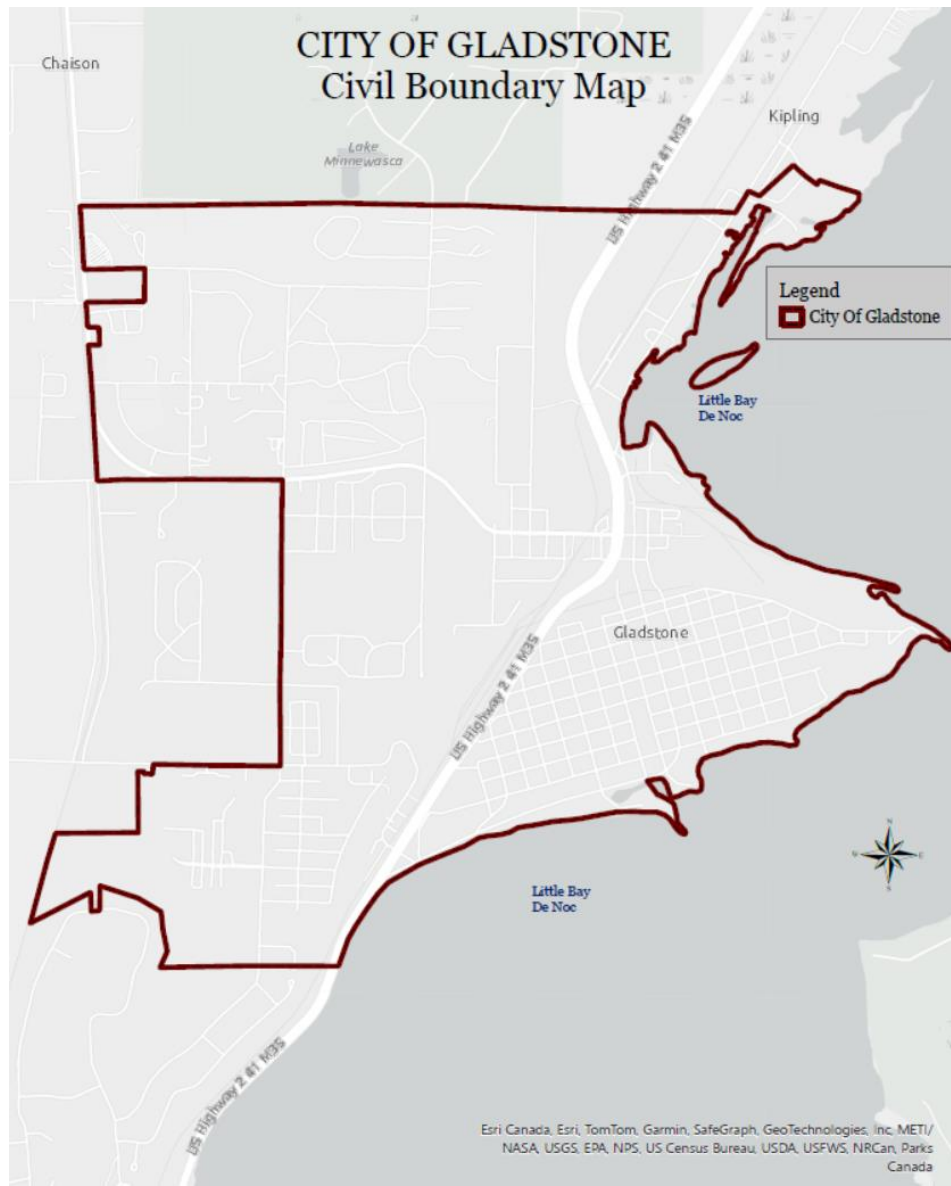


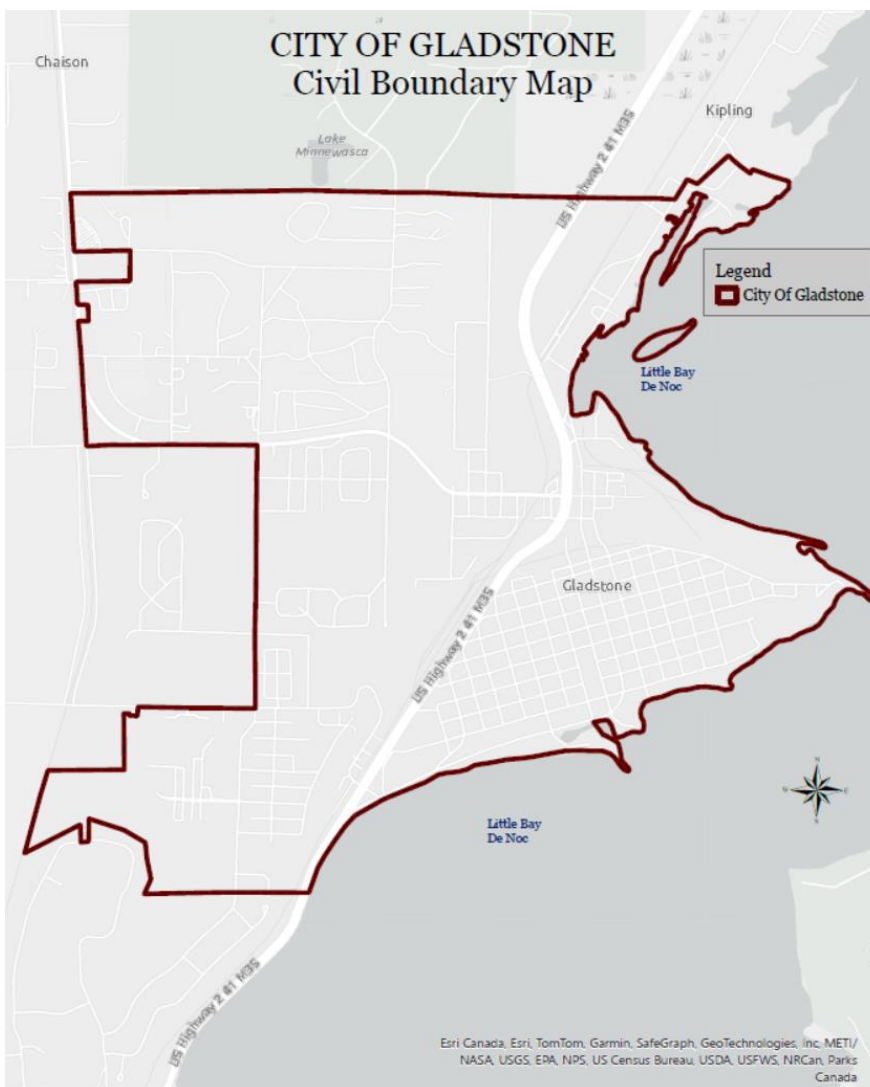
EXHIBIT B

**NOTICE OF HEARING ON DISTRIBUTION OF SPECIAL ASSESSMENT LEVY
FOR POLICE AND FIRE PROTECTION ASSESSED COSTS AND EXPENSES
BY THE CITY COMMISSION OF THE CITY OF GLADSTONE**

TO ALL OWNERS OF THE

FOLLOWING-DESCRIBED LANDS:

All of the lots and parcels of land within the City of Gladstone, County of Delta, State of Michigan. The boundaries of the special assessment district shall match the boundaries of the City:



TAKE NOTICE that pursuant to the provisions of Act 33, Public Acts of Michigan, 1951, as amended, the City Commission has approved an estimate of the first year's special assessment levy for police and fire protection costs and expenses in the amount of \$564,232.00. This estimated assessment, if finally approved by City Commission, would be spread against the

above-identified special assessment district in a column on the regular tax roll in the estimated levy amount of 4.5 mills.

PUBLIC NOTICE IS HEREBY GIVEN that the City Commission will meet on Monday, the 10th day of June, 2024, at 6:00 p.m., Eastern Daylight Time, at City Hall Chambers, 1100 Delta Avenue, Gladstone, Michigan, to hear objections to the distribution of the special assessment levy.

TAKE FURTHER NOTICE that appearance and protest at this hearing is required in order to appeal the amount of the special assessment to the State Tax Tribunal if an appeal should be desired. A property owner or party in interest, or his or her agent, may appear in person at the hearing to protest the special assessment or may file his or her appearance by letter delivered to the City Clerk by Monday, June 10, 2024, at 6:00 p.m. and his or her personal appearance shall not be required. The property owner or any person having an interest in the property subject to the special assessment may file a written appeal of the special assessment with the State Tax Tribunal within thirty-five (35) days after confirmation of the special assessment roll if that special assessment was protested at this hearing.

Kimberly Berry
City Clerk

PUBLIC COMMENT

The following individuals spoke under public comment:

Mr. Brian Godfrey, 418 Delta Avenue

Mr. Mike Whitlow, 612 North 9th Street

Mr. Barb Morgan, 1420 Dakota Avenue

Mr. Scott Kwarciany, 56 Tipperary Avenue

Mr. Issac Micheau, 327 North Bluff Drive

Ms. Lenita Scholer, 534 25th Street, Gladstone

Mr. Mike Whitlow, 612 North 9th Street

Ms. Leona Ritter, 7 Parkway Drive

Motion made by Commissioner Akkala, seconded by Commissioner Mantela to approve the consent agenda as presented.

MOTION CARRIED

Motion made by Commissioner Mantela, Seconded by Commissioner Pontius to table Digital Marketing Proposal for the City of Gladstone to Monday, June 10, 2024 regular commission meeting.

MOTION CARRIED

Motion made by Commissioner Mantela, Seconded by Commissioner Pontius to reappoint Mr. Jay Bostwick and Mr. Robert LeDuc to the Downtown Development Authority with a term expiration of May 2028.

MOTION CARRIED

There being no further business before the Commission, Mayor Thompson adjourned the meeting at 8:22 PM.

Mayor Joe Thompson

City Clerk Kimberly Berry