

GLADSTONE



GLADSTONE CITY COMMISSION REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue

November 25, 2024

6:00 PM

MINUTES

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

Clerk Berry called the roll:

PRESENT

Mayor Joe Thompson

Commissioner Judy Akkala

Mayor Pro-Tem Brad Mantela

Commissioner Robert Pontius

Commissioner Steve O'Driscoll

No public comment.

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

MOTION CARRIED UNANIMOUSLY

Motion made by Mayor Pro-Tem Mantela, Seconded by Commissioner O'Driscoll to place Planning Commissioner Alger Strom's letter of resignation on the record and thank him for his twenty-four years of service.

MOTION CARRIED UNANIMOUSLY

Motion made by Mayor Pro-Tem Mantela, Seconded by Commissioner Akkala to approve the Letter of Agreement with the IBEW 906 Union regarding amendment to Section 2.02 Union Security, Requirements of Union Membership and authorize Mayor Joe Thompson and Manager Eric Buckman to sign the Letter of Agreement.

MOTION CARRIED UNANIMOUSLY

Motion made by Commissioner O'Driscoll, Seconded by Mayor Thompson to approve the request for disbursement of funds Draw #28 totaling \$337,200.00 for the Wastewater Treatment Plant Upgrades Project and authorize Manager Eric Buckman to sign.

MOTION CARRIED UNANIMOUSLY

Motion made by Commissioner Akkala, Seconded by Mayor Pro-Tem Mantela accept the Proposal for Professional Services from C2AE for \$957,150.00 for the CWSRF Project Plan and authorize Manager Eric Buckman to sign the proposal.

MOTION CARRIED UNANIMOUSLY

Motion made by Mayor Pro-Tem Mantela, Seconded by Commissioner O'Driscoll to approve Change Order No. 14 as recommended by C2AE Engineering for a net increase to the contract price of \$33,868.00 and authorize Manager Buckman to sign the order.

MOTION CARRIED UNANIMOUSLY

Mr. Joe Maki, Vice Chairman of the Gladstone Housing Commission invited the City Commissioners to contact him to schedule individual tours of Fairview Manor with him.

Motion made by Mayor Pro-Tem Mantela, Seconded by Mayor Thompson to authorize the placement of miscellaneous invoices and past due utility balances in the amount of \$19,419.33 on the Winter 2024 property tax bills as follows:

MISC INVOICES
OFF TO TAXES
WINTER 2024

Winter 2024 Miscellaneous Invoices To Taxes

PARCEL #	NAME	SERVICE ADDRESS	Owner Address	City, State, Zip	INVOICE #	DESCRIPTION	AMOUNT	10 % PENALTY	TOTAL
052-029-004-00	Justine Rochoon	608 Superior Ave	608 Superior Ave	Gladstone, MI 49837	3227	lawn service	\$ 54.00	\$ 5.40	\$ 59.40
052-038-008-00	Darren Louis	814 Minneapolis Ave	7715 W Armitage Ave	Elmwood Park, IL 60707	3155	broken rental inspection and code violation	\$ 93.50	\$ 9.35	\$ 102.85
052-038-008-00	Darren Louis	814 Minneapolis Ave	7715 W Armitage Ave	Elmwood Park, IL 60707	3221	broken rental inspection and code violation	\$ 307.80	\$ 30.78	\$ 338.58
052-041-010-00	Bailey McClintchy	810 Michigan Ave	810 Michigan Ave	Gladstone, MI 49837	3331	code violation	\$ 260.00	\$ 26.00	\$ 286.00
052-041-010-00	Bailey McClintchy	810 Michigan Ave	810 Michigan Ave	Gladstone, MI 49837	3359	code violation	\$ 520.00	\$ 52.00	\$ 572.00
052-048-011-00	Steve Hackleman	921 Delta Ave	921 Delta Ave	Gladstone, MI 49837	3100	code violation	\$ 56.00	\$ 5.60	\$ 61.60
052-066-003-00	John and Tammy Gillis	1109 Wisconsin Ave	1109 Wisconsin Ave	Gladstone, MI 49837	3159	code violation	\$ 55.00	\$ 5.50	\$ 60.50
052-072-007-00	Michael and Marilyn Albrecht	1225 Michigan Ave	2706 2nd Ave W	Gladstone, MI 49837	3152	rental re-inspection	\$ 33.00	\$ 3.30	\$ 36.30
052-072-007-00	Michael and Marilyn Albrecht	1225 Michigan Ave	2706 2nd Ave W	Gladstone, MI 49837	3240	broken rental inspection	\$ 37.80	\$ 3.78	\$ 41.58
052-072-007-00	Michael and Marilyn Albrecht	1225 Michigan Ave	2706 2nd Ave W	Gladstone, MI 49837	3285	broken rental inspection	\$ 37.10	\$ 3.71	\$ 40.81
052-072-007-00	Michael and Marilyn Albrecht	1225 Michigan Ave	2706 2nd Ave W	Gladstone, MI 49837	3317	broken rental inspection	\$ 37.10	\$ 3.71	\$ 40.81
052-072-007-00	Michael and Marilyn Albrecht	1225 Michigan Ave	2706 2nd Ave W	Gladstone, MI 49837	3354	broken rental inspection	\$ 36.40	\$ 3.64	\$ 40.04
052-073-011-00	William and Kelly Cavanaugh	1210 Michigan Ave	8397 S Lakeside T.5 Rd	Rapid River, MI 49878	3123	code violation	\$ 560.00	\$ 56.00	\$ 616.00
052-073-011-00	William and Kelly Cavanaugh	1210 Michigan Ave	8397 S Lakeside T.5 Rd	Rapid River, MI 49878	3166	code violation	\$ 550.00	\$ 55.00	\$ 605.00
052-073-011-00	William and Kelly Cavanaugh	1210 Michigan Ave	8397 S Lakeside T.5 Rd	Rapid River, MI 49878	3233	lawn service	\$ 54.00	\$ 5.40	\$ 59.40
052-073-011-00	William and Kelly Cavanaugh	1210 Michigan Ave	8397 S Lakeside T.5 Rd	Rapid River, MI 49878	3250	code violation	\$ 540.00	\$ 54.00	\$ 594.00
052-073-011-00	William and Kelly Cavanaugh	1210 Michigan Ave	8397 S Lakeside T.5 Rd	Rapid River, MI 49878	3312	code violation	\$ 530.00	\$ 53.00	\$ 583.00
052-073-011-00	William and Kelly Cavanaugh	1210 Michigan Ave	8397 S Lakeside T.5 Rd	Rapid River, MI 49878	3330	code violation	\$ 520.00	\$ 52.00	\$ 572.00
052-073-011-00	William and Kelly Cavanaugh	1210 Michigan Ave	8397 S Lakeside T.5 Rd	Rapid River, MI 49878	3360	code violation	\$ 520.00	\$ 52.00	\$ 572.00
052-073-012-00	William and Kelly Cavanaugh	1216 Michigan Ave	8397 S Lakeside T.5 Rd	Rapid River, MI 49878	3232	lawn service	\$ 64.80	\$ 6.48	\$ 71.28
052-076-018-00	Christina Flatt	1220 Delta Ave	1220 Delta Ave	Gladstone, MI 49837	3125	code violation	\$ 560.00	\$ 56.00	\$ 616.00
052-076-018-00	Christina Flatt	1220 Delta Ave	1220 Delta Ave	Gladstone, MI 49837	3200	code violation	\$ 540.00	\$ 54.00	\$ 594.00
052-076-018-00	Christina Flatt	1220 Delta Ave	1220 Delta Ave	Gladstone, MI 49837	3248	code violation	\$ 540.00	\$ 54.00	\$ 594.00
052-076-018-00	Christina Flatt	1220 Delta Ave	1220 Delta Ave	Gladstone, MI 49837	3310	code violation	\$ 530.00	\$ 53.00	\$ 583.00
052-076-018-00	Christina Flatt	1220 Delta Ave	1220 Delta Ave	Gladstone, MI 49837	3329	code violation	\$ 520.00	\$ 52.00	\$ 572.00
052-076-018-00	Christina Flatt	1220 Delta Ave	1220 Delta Ave	Gladstone, MI 49837	3358	code violation	\$ 520.00	\$ 52.00	\$ 572.00
052-077-001-00	Ricky Myers Jr	1206 Superior Ave	1206 Superior Ave	Gladstone, MI 49837	3291	lawn service	\$ 53.00	\$ 5.30	\$ 58.30
052-079-001-00	Daniel and Debra Mead	1301 1/2 Superior Ave	1301 Superior Ave	Gladstone, MI 49837	3131	rental inspection and certification	\$ 55.00	\$ 5.50	\$ 60.50
052-085-002-00	Michael and Marilyn Albrecht	1305 Montana Ave	2706 2nd Ave W	Gladstone, MI 49837	3132	rental inspection and certification	\$ 55.00	\$ 5.50	\$ 60.50
052-094-010-00	Michael Olsen	1510 Minnesota Ave	423 S 15th St	Escanaba, MI 49829	3122	code violation	\$ 560.00	\$ 56.00	\$ 616.00
052-102-003-00	Jarred Kholmman	1611 Michigan Ave	1611 Michigan Ave	Gladstone, MI 49837	3290	lawn service	\$ 53.00	\$ 5.30	\$ 58.30
052-102-003-00	Jarred Kholmman	1611 Michigan Ave	1611 Michigan Ave	Gladstone, MI 49837	3319	broken rental inspection	\$ 37.10	\$ 3.71	\$ 40.81
052-200-025-00	William and Fennette Raymond	409 Elm St	6423 Tanoak Ave	Kalamazoo, MI 49048	3087	broken rental inspection and code violation	\$ 599.20	\$ 59.92	\$ 659.12
052-200-025-00	William and Fennette Raymond	409 Elm St	6423 Tanoak Ave	Kalamazoo, MI 49048	3187	broken rental inspection	\$ 38.50	\$ 3.85	\$ 42.35
052-200-025-00	William and Fennette Raymond	409 Elm St	6423 Tanoak Ave	Kalamazoo, MI 49048	3264	broken rental inspection	\$ 37.80	\$ 3.78	\$ 41.58
052-200-025-00	William and Fennette Raymond	409 Elm St	6423 Tanoak Ave	Gladstone, MI 49837	3308	broken rental inspection and code violation	\$ 90.10	\$ 9.01	\$ 99.11
052-273-010-00	Carrie Rochefort	618 N 7th St	618 N 7th St	Gladstone, MI 49837	3161	code violation	\$ 55.00	\$ 5.50	\$ 60.50
052-273-010-00	Carrie Rochefort	618 N 7th St	618 N 7th St	Gladstone, MI 49837	3199	code violation	\$ 270.00	\$ 27.00	\$ 297.00
052-273-010-00	Carrie Rochefort	618 N 7th St	618 N 7th St	Gladstone, MI 49837	3273	code violation	\$ 540.00	\$ 54.00	\$ 594.00
052-273-010-00	Carrie Rochefort	618 N 7th St	618 N 7th St	Gladstone, MI 49837	3303	rental re-inspection fee	\$ 31.80	\$ 3.18	\$ 34.98
052-273-030-00	Arthur and Michael Mayers	629 N 8th	629 N 8th St	Gladstone, MI 49837	3162	code violation	\$ 55.00	\$ 5.50	\$ 60.50
052-353-009-00	Richard Semashko	1420 3rd Ave N	1420 3rd Ave N	Gladstone, MI 49837	3335	code violation	\$ 52.00	\$ 5.20	\$ 57.20
052-371-012-00	Jason and Kim LaPlant	9 Parkway Dr	9 Parkway Dr	Gladstone, MI 49837	3351	code violation	\$ 52.00	\$ 5.20	\$ 57.20
052-371-018-00	Brandon Harris	21 Parkway Dr	8525 N 66th St	Milwaukee, WI 53223	3129	code violation	\$ 550.00	\$ 55.00	\$ 605.00

Gladstone, MI City Commission Minutes
November 25, 2024

MISC INVOICES
OFF TO TAXES
WINTER 2024

PARCEL #	NAME	SERVICE ADDRESS	Owner Address	City, State, Zip	INVOICE #	DESCRIPTION	AMOUNT	10 % PENALTY	TOTAL
052-371-018-00	Brandon Harris	21 Parkway Dr	8525 N 66th St	Milwaukee, WI 53223	3198	code violation	\$ 540.00	\$ 54.00	\$ 594.00
052-371-018-00	Brandon Harris	21 Parkway Dr	8525 N 66th St	Milwaukee, WI 53223	3278	code violation	\$ 530.00	\$ 53.00	\$ 583.00
052-371-019-00	Mary Ring	23 Parkway Dr	16 Pinewood Dr	Gladstone, MI 49837	3234	lawn service	\$ 54.00	\$ 5.40	\$ 59.40
052-371-019-00	Mary Ring	23 Parkway Dr	16 Pinewood Dr	Gladstone, MI 49837	3277	code violation	\$ 530.00	\$ 53.00	\$ 583.00
052-371-025-00	Sherry Myers and Wendy Webber	10 Parkway Dr	10 Parkway Dr	Gladstone, MI 49837	3130	code violation	\$ 55.00	\$ 5.50	\$ 60.50
052-371-025-00	Sherry Myers and Wendy Webber	10 Parkway Dr	10 Parkway Dr	Gladstone, MI 49837	3210	rental inspection and certification	\$ 54.00	\$ 5.40	\$ 59.40
052-524-008-00	Michael and Julie Rexford	701 Loueda Ave	701 Loueda Ave	Gladstone, MI 49837	3170	zoning compliance application fee	\$ 27.50	\$ 2.75	\$ 30.25
052-076-002-00	Connie Johnson	1205 Superior Ave	N12539 J1 Rd	Carney, MI 49812	3174	broken rental inspection	\$ 38.50	\$ 3.85	\$ 42.35
052-076-002-00	Connie Johnson	1205 Superior Ave	N12539 J1 Rd	Carney, MI 49812	3309	broken rental inspection	\$ 37.10	\$ 3.71	\$ 40.81
						rental inspection and multi-unit inspection	\$ 64.80	\$ 6.48	\$ 71.28
052-561-017-00	Aos Investments LLC	1304 Lakeshore Dr	1529 S 15th St	Escanaba, MI 49829	3239	inspection	\$ 38.50	\$ 3.85	\$ 42.35
052-616-007-00	Gary Micheau	120 Cliffs Ave	9000 Stagecoach Q.5 Dr	Gladstone, MI 49837	3180	rental inspection	\$ 37.10	\$ 3.71	\$ 40.81
052-616-007-00	Gary Micheau	120 Cliffs Ave	9000 Stagecoach Q.5 Dr	Gladstone, MI 49837	3294	broken rental inspection	\$ 560.00	\$ 56.00	\$ 616.00
052-621-007-00	Clinton and Amelia Seawright	408 N 9th St	5256 S Kurth 17.5 Dr	Escanaba, MI 49829	3081	code violation	\$ 550.00	\$ 55.00	\$ 605.00
052-621-007-00	Clinton and Amelia Seawright	408 N 9th St	5256 S Kurth 17.5 Dr	Escanaba, MI 49829	3147	code violation	\$ 540.00	\$ 54.00	\$ 594.00
052-621-007-00	Clinton and Amelia Seawright	408 N 9th St	5256 S Kurth 17.5 Dr	Escanaba, MI 49829	3197	code violation	\$ 530.00	\$ 53.00	\$ 583.00
052-621-007-00	Clinton and Amelia Seawright	408 N 9th St	5256 S Kurth 17.5 Dr	Escanaba, MI 49829	3249	code violation	\$ 530.00	\$ 53.00	\$ 583.00
052-621-007-00	Clinton and Amelia Seawright	408 N 9th St	5256 S Kurth 17.5 Dr	Escanaba, MI 49829	3293	lawn service	\$ 520.00	\$ 52.00	\$ 572.00
052-621-007-00	Clinton and Amelia Seawright	408 N 9th St	5256 S Kurth 17.5 Dr	Escanaba, MI 49829	3311	code violation	\$ 520.00	\$ 52.00	\$ 572.00
052-621-007-00	Clinton and Amelia Seawright	408 N 9th St	5256 S Kurth 17.5 Dr	Escanaba, MI 49829	3352	code violation	\$ -	\$ -	\$ -
							\$16,560.50	\$1,656.05	\$18,216.55

UTILITIES
OFF TO TAXES
Winter 2024

Account No	Parcel ID	Acct Name	Service Address	Owner Name	Owner Street	City, State, Zip	Electric	Fire Protection	Refuse	Sewer	Water	Compost	Utility Balance	10% Pen	Total	Notes
1426-31	616-078-00	Michael Danits	1301 N 11th St	Michael Danits	860 Westwood 0.6 Dr	Gladstone, MI 49837	\$ 376.20	\$ -	\$ 40.78	\$ -	\$ -	\$ 18.85	\$ 435.83	\$ 43.58	\$ 479.41	closed account
1624-31	175-023-00	Rally Norokos	433 29th St	Rally Norokos	433 29th St	Gladstone, MI 49837	\$ -	\$ -	\$ 43.47	\$ -	\$ -	\$ 21.03	\$ 66.50	\$ 6.65	\$ 73.15	refuse only customer
3108-32	102-002-00	Chanelle Sawyer	1811 Michiana Ave	James Kholmans	1800 S 30th St #116	Escanaba, MI 49829	\$ 81.14	\$ 3.37	\$ 32.85	\$ 118.84	\$ 56.94	\$ 16.37	\$ 318.73	\$ 31.87	\$ 350.60	former tenant
4328-30	065-014-00	Shirley Pickens	1118 Wisconsin Ave	Rushwely Dale	1118 Wisconsin Ave	Gladstone, MI 49837	\$ 138.90	\$ 2.93	\$ 19.63	\$ 68.83	\$ 33.03	\$ 9.06	\$ 273.38	\$ 27.34	\$ 299.62	prev owner
							\$ 600.24	\$ 8.30	\$ 141.73	\$ 187.67	\$ 89.99	\$ 65.51	\$ 1,093.44	\$ 109.34	\$ 1,202.78	

Business	0.00%
Landlord	0.00%
Back to Bank	0.00%
Enforced shutoff	0.00%
Vacant	0.00%
Prev Owner/Tenant	\$ 1,026.94 93.92%
Subtotal	\$ 1,026.94
All Others	\$ 68.50 6.08%
Total	\$ 1,093.44

Comparison: (total: w/o 10% penalty)	
Summer 2024	\$ 8,219.47
Winter 2023	\$ 7,119.87
Summer 2023	\$ 7,987.45
Winter 2022	\$ 3,096.47
Summer 2022	\$ 28,340.93
Winter 2021	\$ 4,857.88
Summer 2021	\$ 2,268.48

MOTION CARRIED UNANIMOUSLY

Manager Eric Buckman reported on the following:

- Met with Mr. John Kloet regarding Little bay Concrete has sold the plant in Gladstone as all their operations will be in Wells Township. Peninsula Pharmacy will be in the front building.
- Special Assessment payments will be refunded to those who paid after the close of business on November 5, 2024 (Election Day). From October 1st - November 5, 2024 the city has refunded \$17,625.00. Further discussions on the financial impact on City funds will occur at budget sessions in March 2025.
- Attended County EDA meeting
- Took some time off to go hunting and raking leaves

Manager Buckman reported on the year-to-date financial report.

There being no further business before the Commission Mayor Thompson adjourned the meeting at 7:18 PM.

Mayor Joe Thompson

City Clerk Kimberly Berry