

**GLADSTONE**



# **GLADSTONE CITY COMMISSION REGULAR MEETING**

City Hall Chambers – 1100 Delta Avenue

August 14, 2023

6:00 PM

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## **MINUTES**

### **CALL TO ORDER**

Mayor Thompson called the meeting to order, Invocation given by Commissioner Pontius and roll called by Clerk Kim Berry:

### **PRESENT**

Mayor Joe Thompson  
Commissioner Judy Akkala  
Mayor Pro-Tem Brad Mantela  
Commissioner Robert Pontius

### **ABSENT - EXCUSED**

Commissioner Greg Styczynski

### **PUBLIC COMMENT**

Steve Viau, Delta County Commissioner - 817 Delta Avenue

### **CONSENT AGENDA**

Motion by Commissioner Mantela; seconded by Commissioner Akkala to approve the consent agenda.

MOTION CARRIED

### **UNFINISHED BUSINESS**

Motion by Mayor Thompson; seconded by Commissioner Mantela to table the Jones Property on Lake Shore Drive to Monday, August 28, 2023 regular Commission meeting.

MOTION CARRIED

### **NEW BUSINESS**

Motion by Mayor Thompson; seconded by Commissioner Akkala to approve the hire of Municipal Well & Pump to rebuild the Water Department high service pump in the amount of \$10,380.00.

MOTION CARRIED

Motion by Commissioner Mantela; seconded by Commissioner Akkala to appoint Commissioner Robert Pontius as the City of Gladstone Voting Delegate at the MML Annual Meeting scheduled for October 18, 2023 conference held in Traverse City.

MOTION CARRIED

Motion by Commissioner Mantela; seconded by Commissioner Pontius to approve the METRO Act Right of Way Permit Extension to December 31, 2028 and authorize Manager Eric Buckman to sign the extension documents.

MOTION CARRIED

Motion by Mayor Thompson; seconded by Commissioner Akkala to approve Request for Disbursement of Funds Draw #13 totaling \$753,669.00.

MOTION CARRIED

### **CITY MANAGER'S REPORT**

Manager Eric Buckman reported on the following:

Met with Teamsters Union regarding grievance filed on contract language related to interdepartmental transfers; in reference to the recent Electric Department external hiring of two Apprentices; going to mediation the end of the month.

Attended Waterworth Zoom presentation for software and support for tracking assets and rates.

Attended Zoom meeting with ATC regarding moving 69 kv line

Attended monthly EDC and DATA meetings.

Spent much of my time at the Campground, Parks and Harbor due to personnel changes and shortage of part-time seasonal employees as many returning back to college or starting school athletics. Hired Perry Good Cleaners for bathrooms and showers.

Hired three full-time employees and want to welcome Bryce Dykes and Tyler Flynn, Apprentice Linemen to the Electric Department and Lief Sjoquist to Public Safety.

The EPA notified us that they will begin cleaning up and removing the equipment from the site on Lake Shore Drive.

### **BOARDS & COMMISSIONS REPORTS**

Patricia West, DDA Coordinator presented the DDA Informational Meeting #2 as follows:

# Informational Meeting

Downtown Development Authority  
City of Gladstone



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## **DDA Mission Statement**

To enhance the quality of life and develop a positive image of Downtown Gladstone for businesses, residents and visitors."

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# What is a DDA?

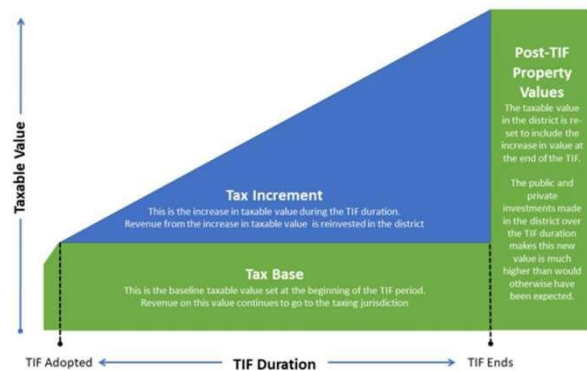
- DDAs comprehensively manage downtowns to maximize the local economy.  
DDAs are downtown management organizations that rely on TIF dollars for their operation
- Quasi-governmental arm of the City  
Goal to halt property value deterioration and increase property tax valuation to eliminate the causes of that deterioration, and to promote

- **The DDA is responsible for and represents**
  - Downtown District (as defined by ordinance)
  - Its Businesses, Property Owners, and Residents
- **The DDA Benefits**
  - Community- What happens in Downtown affects ALL

# What is TIF?

## Tax Increment Financing (TIF)

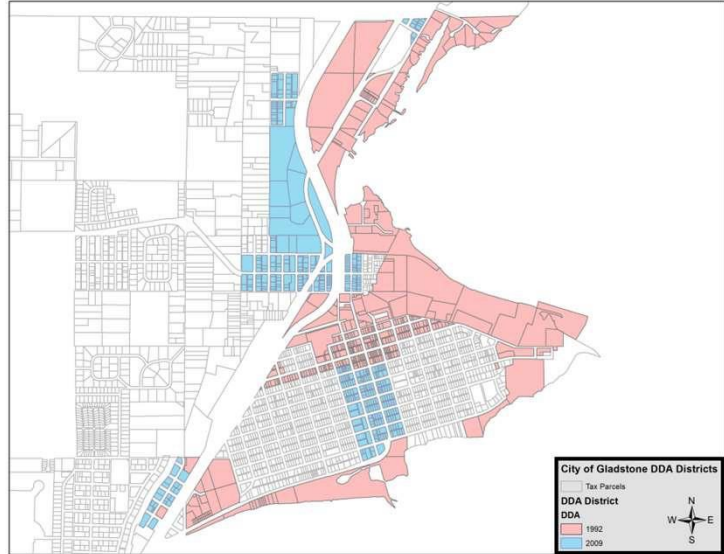
- Tax Increment Financing (TIF) is the annual capture of the year-to-year growth in property values in a defined district.
- Upon adoption of a TIF plan, the 'Taxable Value Base Year' is set; which all growth is calculated from
- Allows community to direct funds to engage in specific, critical economic development activities without raising local property taxes.
- Stimulates economic growth and is self-sustaining: As property values increase, the DDA captures more funding through TIF and is able to do more projects.



# TIF District

Gladstone had two DDA Districts.

- The first was established in 1992
- The second was established in 2009



# 2023 Goals

Grant Revenue

- Hannahville 2% Grant for the North Shore
- Farmers Market (\$4000 Secured!)

Rental Revenue

- Property Development Opportunities
  - North Shore Development

## 2023 Goals

### Build upon the Gladstone Farmers Market to encourage foot traffic downtown.

- Expand our Food Assistance Program offerings through the implementation of **Senior Project Fresh**
- Improve marketing of the event to our community
- Onboard new Farmers Market Coordinator
- Recruit Vendors
- Replace the deteriorating brick pavers along the sidewalk of the market square



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## DDA's Future Direction and Ongoing Initiatives

Coordinate with city departments on strategized street improvements and utility upgrades within the downtown district

Partner with property owners in the downtown district to promote residential and office space opportunities above downtown businesses

Pursue development opportunities for key properties

- Secure funding to implement the façade improvement program

Support development of the North Shore waterfront through infrastructure allowing mixed used commercial and residential zoning

Encourage and support the creation of a Gladstone Business Association to promote businesses through activities and events while serving as a

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## 2023 Projects

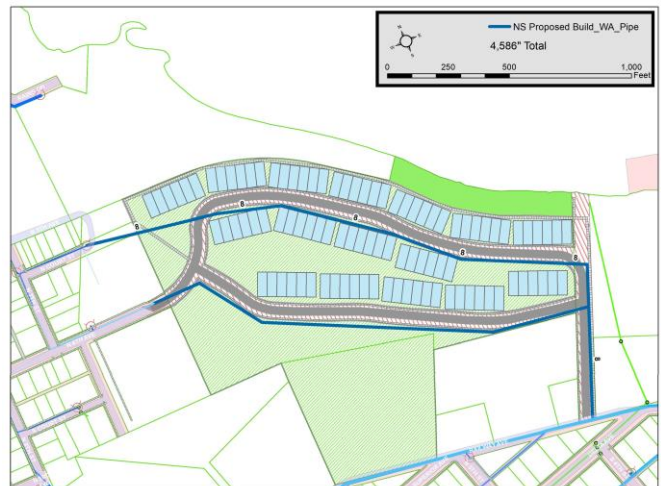
Here's where you'll see us this year!

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## North Shore Development

The DDA is actively involved in the future **North Shore housing development**.

- Financial support in acquiring the North Shore property
- Ongoing meetings with investors, developers and engineers
- Pursuing grant funding to secure public access to the waterfront



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# Gladstone Farmers Market

Sponsor and support the **Gladstone Farmers Market!**

- Band Coordination
- Farmers Market Promotion on Social Media
- Food Assistance Programs
- General Market Oversight
- Market Square Upkeep
- Market Space Rentals for Vendors



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# Old-Fashioned Christmas

Sponsor and support the **Old-Fashioned Christmas!**

- Collaboration with Businesses and Sponsors
- Coordination with Event Planner
- Promotion of the Event

GLADSTONE DDA PRESENTS:

## OLD FASHIONED CHRISTMAS

FRIDAY, NOVEMBER 25TH

EVENT BEGINS WITH TREE LIGHTING AT 6PM  
EVENT CONCLUDES AT 8PM

ACTIVITY	LOCATION
Kids Craft & Hot Dogs (North Bull Grocery & Kiwanda Sponsored)	Iversons
Cookies & Cider (Doka Sponsored)	Brampton Bike & Ski
Letters to Santa	Dance it Up!
Face Painting	D&D Dog Dynamics
Kids Games	Evangelical Covenant Church
Warm Peanuts	Main Street Pizza
Ice Cream	Dairy Flo
Chocolate Treat	Frame Farm
Hot Chocolate	Great Lake Credit Union
Raindeer Chow & Hot Cocoa	The Dew Drop
Football Toss Game	Xcellerate Gym
Kids Craft	Trotters Floral
Christmas Treat Game	Grace & Clare Boutique
Hot Cocoa, Treat, & Photo Booth	Happy Rock Boutique
Cookies, Egg Nog, Hot Cocoa	Waters Edge Chiropractic
Adult & Kids Beverages and Live Music	Wally's Bar
Burning Barrels with S'mores	Delta Avenue
Meet Santa	Farmers Market
Live Nativity Scene (Grace Church Sponsored)	Electical Garage (near city hall)

Sponsors: Gladstone DDA, City of Gladstone, D&D Dog Dynamics, Trotters Floral, Iversons, All Sports, Wally's Auto, Frame Farm, Xcellerate, Main Street Pizza, Dairy Flo, Dance it Up, Dew Drop, Great Lakes Credit Union, Waters Edge Chiropractic, Brampton Bike, Happy Rock Boutique, Grace & Clare Boutique, Evangelical Covenant Church, Wally's Adornment Flooring, Grace Church, Trinity Episcopal Church, All Saints Church, Rodney Bricker

**Christmas wagon Rides**  
Sponsored by: City of Gladstone, Commence At Septic & Addressed Flooring

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Manager Buckman reviewed the year-to-date financial reports.



## **CITY CLERK COMMENTS**

Clerk Berry reported she will be out of the office utilizing some vacation days over the next two weeks.

## **CLOSED SESSION**

Motion by Commissioner Mantela; seconded by Commissioner Pontius to enter closed session at 6:37 pm to consider material exempt from discussion or disclosure by state of federal statute as allowable under the Open Meetings Act 267 of 1976 (15.268) Section 8 item h.

Voting Yea: Mayor Thompson, Commissioner Akkala, Mayor Pro-Tem Mantela, Commissioner Pontius

## **MOTION CARRIED**

Mayor Thompson called the meeting back into open session at 7:24 pm and reported no action taken in closed session. No action required staff will continue to work with Miller Canfield attorneys regarding the Gladstone Oaks, LLC matter.

## **ADJOURNMENT**

There being no further business before the Commission Mayor Thompson adjourned the meeting at 7:25 PM

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**Mayor Joe Thompson**

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**City Clerk Kimberly Berry**