



GLADSTONE CITY COMMISSION REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue

June 23, 2025

6:00 PM

MINUTES

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

Motion by Commissioner O'Driscoll, seconded by Commissioner Akkala to add to New Business Item #15 FOIA Appeal of Excessive Fee by Steven and Vicki Viau.

MOTION CARRIED

Clerk Kim Berry called the roll:

PRESENT

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

ABSENT - EXCUSED

Mayor Joe Thompson

No public present.

Motion made by Commissioner Akkala, Seconded by Commissioner O'Driscoll to approve the consent agenda as presented.

MOTION CARRIED

Motion made by Commissioner Akkala, Seconded by Commissioner O'Driscoll to accept the letter of request to establish a Industrial Facilities Tax (IFT) District from AMI Industries, Inc. located at 103 N. 12th Street, Gladstone, MI. 49837 and set a public hearing for Monday, July 14, 2025 at 6:00 PM.

MOTION CARRIED

Motion made by Mayor Pro-Tem Mantela, Seconded by Commissioner Akkala to authorize Mayor Joe Thompson or Mayor Pro-Tem Mantela to sign RD forms 1940-1 Request for Obligation of Funds and RD-1940-6 Letter of Intent to Meet Conditions.

MOTION CARRIED

Motion made by Commissioner O'Driscoll, Seconded by Commissioner Pontius to approve the Electric Pole Replacement 2025 Bid from MJ Electric in the amount of \$97,730.00.

MOTION CARRIED

Motion made by Commissioner O'Driscoll, Seconded by Commissioner Pontius to authorize Manager Eric Buckman to sign the letter of support and approve the following resolution:

**City of Gladstone 2025-05 Resolution of Support for Redesignation of the
Route of USBR-10 and the Iron Belle South Route**

WHEREAS the State of Michigan has recognized active transportation as a vital form of transportation; and

WHEREAS the vision for Michigan's mobility system is a multi-modal system that is people-focused, equitable, reliable, convenient for all users, and enriches Michigan's economic and societal vitality; and

WHEREAS United States Bicycle Route 10 and the Iron Belle Trail bicycle routes have been designated to run coincident with US Highway 2 through much of the Upper Peninsula; and

WHEREAS the 2022-2030 MDOT Superior Region Active Transportation Plan and Investment Strategy identifies that the design consideration priorities for the Superior Region include facilitating mobility to local networks to divert users from high-traffic highway routes; and

WHEREAS the 2022-2032 MDNR Trails Plan identifies the DNR's continued efforts to partner with local communities to enhance the user experience of the Iron Belle Trail; and

WHEREAS the current designation of USBR-10 and the Iron Belle Trail on US-2 from its intersection with Bay Shore Drive to its intersection with P Road is largely unsuitable for bicycling for safety reasons; and

WHEREAS an alternative route using Bay Shore Drive in Masonville and Brampton Townships, dedicated bicycling lanes on North Lake Shore Drive, 9th Street, and Lake Shore Drive in the city of Gladstone, and the Little Bay de Noc Trail separated multi-use pathway represents a viable, safer, and desirable alternative route; and

WHEREAS the alternative route would support the goals of local communities and the State of Michigan.

NOW THEREFORE BE IT RESOLVED that the City of Gladstone hereby supports the redesignation of USBR-10 and Iron Belle Trail to the desired alternative.

Yeas: Mayor Pro-Tem Brad Mantela, Commissioners Judy Akkala, Steve O'Driscoll and Rob Pontius

Nays: None

Absent: Mayor Joe Thompson

MOTION CARRIED

Motion made by Mayor Pro-Tem Mantela, Seconded by Commissioner Akkala to approve:

Resolution No. 2025-04

**A RESOLUTION TO TENTATIVELY AWARD A CONSTRUCTION
CONTRACT FOR WASTEWATER SYSTEM IMPROVEMENTS**

WHEREAS, the City of Gladstone *(legal name of applicant)* wishes to construct improvements to its existing wastewater treatment and collection system; and

WHEREAS, the wastewater system improvements project formally adopted on April 7, 2025 *(date of final project plan adoption)* will be funded through Michigan's CWSRF *(CWSRF and/or SWQIF Programs)*; and

WHEREAS, the City of Gladstone *(legal name of applicant)* has sought and received construction bids for the proposed improvements and has received a low bid in the amount of \$5,129,901.41 from Barley Trucking & Excavating, Inc *(name of the contractor)*; and

WHEREAS, the project engineer, C2AE, has recommended awarding the contract to the low bidder.

NOW THEREFORE BE IT RESOLVED, that the City of Gladstone *(legal name of applicant)* tentatively awards the contract for construction of the proposed wastewater system improvements project to Barley Trucking & Excavating, Inc *(name of the contractor)*, contingent upon successful financial arrangements with the CWSRF *(CWSRF and/or SWQIF Programs)*.

Yeas: Mayor Pro-Tem Brad Mantela, Commissioners Judy Akkala, Steve O'Driscoll and Rob Pontius

Nays: None

Abstain: None

Absent: Mayor Joe Thompson

MOTION CARRIED

Motion made by Mayor Pro-Tem Mantela, Seconded by Commissioner O'Driscoll to place the delinquent miscellaneous invoices and delinquent utilities as liens on the Summer 2025 tax bills as follows:

MISC INVOICES
OFF TO TAXES
SUMMER 2025

PARCEL #	NAME	SERVICE ADDRESS	INVOICE #	DESCRIPTION	AMOUNT	10 % PENALTY	TOTAL
052-029-004-00	Justine Rochon	608 Superior Ave	3394	lawn service	\$ 58.00	\$ 5.80	\$ 63.80
052-081-015-60	Shane Wallin	1326 Wisconsin Ave	3395	lawn service	\$ 58.00	\$ 5.80	\$ 63.80
						\$ -	\$ -
						\$ -	\$ -
					\$ 116.00	\$ 11.60	\$ 127.60

UTILITIES
OFF TO TAXES
Summer 2025

Item 14.

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
1352-30	062-101-000	Delfab, Inc	101 N 12th St		\$ 4,643.14	\$ 10.62	\$ -	\$ 163.15	\$ 107.12	\$ 13.40	\$ 4,937.43	\$ 493.74	\$ 5,431.17	
1454-31	062-104-900	Jayne Bowman	210 N 17th St	Darryl Nicholson	\$ 194.14	\$ 6.56	\$ 44.75	\$ 379.18	\$ 180.68	\$ 20.70	\$ 826.01	\$ 82.60	\$ 908.61	former owner
		Ethan Cooper & Clare Spitz-Berry	416 N 17th St	Deanna Christensen	\$ 183.65	\$ 2.87	\$ 19.59	\$ 133.00	\$ 63.06	\$ 9.05	\$ 411.22	\$ 41.12	\$ 452.34	former owner
1471-31	062-103-860													
1624-31	017-502-300	Kelly Norkooli	433 29th St		\$ -	\$ -	\$ 114.64	\$ -	\$ -	\$ 53.04	\$ 167.68	\$ 16.77	\$ 184.45	city limit refuse customer
1635-33	061-700-600	Justin Drumheller	713 29th St	North Bluff Estates LLC	\$ 665.59	\$ 13.13	\$ 89.40	\$ -	\$ 152.82	\$ 41.36	\$ 962.30	\$ 96.23	\$ 1,058.53	former tenant
		William & Debra Hackleman	921 Delta Ave		\$ 174.66	\$ 9.38	\$ 64.03	\$ 152.79	\$ 69.36	\$ 29.60	\$ 499.82	\$ 49.98	\$ 549.80	landlord account
2333-33	004-801-100													
2370-31	006-400-500	Joy Nerius	1111 Delta Ave	Dylan Dayton-Lewis Nebel	\$ 93.31	\$ 3.40	\$ 23.21	\$ 151.02	\$ 71.53	\$ 10.73	\$ 353.20	\$ 35.32	\$ 388.52	former owner
3055-33	007-200-700	Amerigo Chase Asher	1225 Michigan Ave	Mike Albrecht	\$ -	\$ 2.94	\$ 20.07	\$ 8.00	\$ -	\$ 9.27	\$ 40.28	\$ 4.03	\$ 44.31	former tenant
3166-42	002-601-000	Mark McCormack	621 Minnesota Ave #2		\$ 41.77	\$ 4.16	\$ 28.36	\$ 79.83	\$ 36.65	\$ 13.10	\$ 203.87	\$ 20.39	\$ 224.26	landlord account
3264-32	008-002-100	Tobin Daniel Wagner	1314 Minnesota Ave		\$ 60.81	\$ 2.87	\$ 19.59	\$ 46.64	\$ 21.17	\$ 9.05	\$ 160.13	\$ 16.01	\$ 176.14	landlord account
3264-33	008-002-100	Angela Gallagher	1314 Minnesota Ave	Tobin Daniel Wagner	\$ 4.05	\$ 0.28	\$ 1.91	\$ 4.55	\$ 2.07	\$ 0.88	\$ 13.74	\$ 1.37	\$ 15.11	former tenant
		Tyler Haddon & Shuntelle Nygard	8 Park Ave	Stanley & Lorrie Carrier	\$ 199.85	\$ 6.01	\$ 40.69	\$ -	\$ 59.36	\$ 18.81	\$ 324.72	\$ 32.47	\$ 357.19	former owner
3629-30	057-000-400				\$ 116.28	\$ 5.04	\$ -	\$ -	\$ -	\$ 6.63	\$ 127.95	\$ 12.80	\$ 140.75	landlord account
4308-32	030-400-100	Better Delta	923 Wisconsin Ave								\$ -	\$ -	\$ -	
					\$ 6,377.25	\$ 67.26	\$ 466.24	\$ 1,118.16	\$ 763.82	\$ 235.62	\$ 9,028.35	\$ 902.84	\$ 9,931.19	

Business	\$	4,937.43	54.69%
Landlord	\$	991.77	10.99%
Back to Bank			0.00%
Enforced shutoff			0.00%
Vacant			0.00%
Prev Owner/Tenant	\$	2,931.47	32.47%
Subtotal	\$	8,860.67	
All Others	\$	167.68	1.86%
Total	\$	9,028.35	

Comparisons (totals w/o 10% penalty)			
Winter 2024	\$		1,093.44
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

Motion by Commissioner O'Driscoll; seconded by Mayor Pro-Tem Mantela to set a Special City Commission Meeting on Monday, July 7, 2025 at 5:00 PM for the FOIA Appeal of Excess Fees by Steven and Vicki Viau email dated 06-22-2025.

MOTION CARRIED

Manager Eric Buckman reported on the following:

- Attended the EDC Meeting
- Met with Brampton Township, Masonville Township and DCRC regarding the big path
- Bid Opening for Wastewater Collectin System
- Received the MERS Actuarial for 2024 (78% funded up 4%)
- DDA Vacancy - deadline for applications 7/7/25
- Zoning Administrator applications being accepted until 7/1/2025
- The 4th of July Activities are all on Friday July 4th with 8:00 AM Francics Cannon Firecracker Run/Walk, Parade at 11:00 AM - Parade Theme National Treasure and Fireworks at dusk in VanCleve Park
- E Recycling Event - Friday, June 27th 10 AM - 2 PM at Delfab Bldg - 103 North 12th Street \$5.00/carload, no lights, vacuums, appliances and coffee pots
- Summer Concert Series - Thursdays at 7PM in front of the beach house featuring Tim Hirn & Company this week
- MWC World Walleye Championship July 18-19, City of Gladstone is partner with Chamber, set up and weigh in at VanCleve Park/Harbor
- Sand Sculpture on East End of Beach in front of the fish cleaning station
- Swedish Midsummer Pole (Maypole) is up - thank you Gladstone Swedish Club

Motion made by Commissioner O'Driscoll, Seconded by Commissioner Akkala to set a Zoning Board of Review Meeting on July 28, 2025 at 4:45 PM - 5:45 PM in Commission Chambers with payment of the application fee.

MOTION CARRIED

There being no further business before the Commission, Mayor Pro-Tem Mantela adjourned the meeting at 7:07 PM.

Mayor Pro-Tem Brad Mantela

Clerk Kimberly Berry