



GLADSTONE CITY COMMISSION REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue
October 12, 2026
6:00 PM

MINUTES

Mayor Thompson called the meeting to order at 6:00 PM, 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 Steve O'Driscoll

Commissioner Whitney Maloney

Mayor Thompson disclosed a potential conflict with agenda item New Business 11. Planning Commission Appointment Mr. Roger Aho as Mr. Aho is his brother-in-law. The Commission all agreed this would not be a conflict that Mayor Thompson needs to abstain from.

The following individual spoke under public comment:

Mr. Scott Balenger, 905 North 17th Street - requests the city review policy to prohibit bow hunting in certain city areas.

Motion made by Commissioner Akkala, 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 Mayor Thompson to set aside this agenda item until after the closed session agenda item for this meeting.

MOTION CARRIED UNANIMOUSLY

Manager Robert Spreitzer reported the following:

It has been kind of slow since the last commission meeting. All the paving and chip sealing has been completed for the year. The DPW has been busy striping the newly paved and sealed street now that their paint sprayer has been repaired.

The Farmer's Market is done for the year. However, we have another event planned for the downtown on Sunday October 25th, The Great Gladstone Harvest Festival. This event will be from 2 pm to 6 pm and will feature trick-or-treating with the businesses in the downtown and farmer's market.

Motion made by Commissioner O'Driscoll, Seconded by Commissioner Akkala to appoint Mr. Roger Aho to the City of Gladstone Planning Commission with a term expiration of October 1, 2027.

MOTION CARRIED UNANIMOUSLY

Motion made by Commissioner Maloney, Seconded by Mayor Pro-Tem Mantela to reappoint Mr. John DeFiore and Ms. Jennifer Harding to the City of Gladstone Planning Commission with term expiration of October 1, 2029.

MOTION CARRIED UNANIMOUSLY

Motion made by Commissioner Maloney, Seconded by Commissioner O'Driscoll to approve the contract for the Community Economic Development Association of Michigan (CEDAM) and AmeriCorps Host Site Agreement and make the associated payment of \$13,000 and authorize Manager Robert Spreitzer to sign the contract.

MOTION CARRIED UNANIMOUSLY

Motion made by Commissioner O'Driscoll, Seconded by Commissioner Maloney to authorize submission of a Letter of Intent to the Michigan State Housing Development Authority (MSHDA) for up to \$1.5 million in Round 5 Community Development Block Grant (CDBG) funding for homeowner rehabilitation.

MOTION CARRIED UNANIMOUSLY

City Treasurer, Vicki Schroeder presented the investment history and performance through August 31, 2026 of the City of Gladstone invested funds.

Motion by Mayor Pro-Tem Mantela; seconded by Commissioner Akkala to enter closed session at 6:20 PM to consult with Miller Canfield written attorney opinion as allowable under the Open Meetings Act 267 of 1976 (15.268) Section 8(h) to consider material exempt from discussion or disclosure by state or federal statute.

Mayor Pro-Tem Brad Mantela	Yes
Commissioner Steve O'Driscoll	Yes
Commissioner Whitney Maloney	Yes
Commissioner Judy Akkala	Yes
Mayor Joe Thompson	Yes

MOTION CARRIED UNANIMOUSLY

Mayor Thompson called the meeting back to open session at 7:04 PM where he reported no actions were taken in closed session.

Motion made by Mayor Pro-Tem Mantela, Seconded by Commissioner O'Driscoll to direct City Manager Robert Spreitzer direct the list of questions prepared regarding the Gladstone Housing Commission Phase I Environmental Site Assessment (ESA) to the Gladstone Housing Commission:

Questions to Gladstone Housing Commission
Regarding the Phase I ESA
10-12-2026

- Was a title search done to determine ownership of building?
- What is the purpose of the Phase I ESA?
 - o Are you seeking liability protection (a stated purpose in this ESA)?
 - o Is this related to a proposed transfer in ownership?
 - o Is this a HUD requirement for a proposed Rental Assistance Demonstration project that includes demolition and disposition (loosely a stated purpose in the ESA)?
- What is the expected ESA submittal timeline? demolition timeline? City Commission action timeline?
- What purpose does the city's input on the Phase I ESA serve? Are you seeking acknowledgment, approval, support, authorization to move forward with exploring the project, authorization to begin demolition, authorization to seek HUD incentives, authorization to submit the report, express approval for the proposed project, or something else that I am missing?
- More specifically, what exactly is the GHC asking from the City Commission and what is the legal basis for that request? Is the GHC seeking a resolution from the City Commission? If so, a draft of a proposed resolution is necessary to further evaluate the request.
- Is there a requirement in state or federal law, the City Charter, the City Code of Ordinances or related guidance, rules or directives that requires the City Commission take action on the Phase I ESA before the GHC can make a submittal to HUD (or take action as being requested)? If so, please identify the location in state or federal law, the City Charter, the Code of Ordinances or related guidance, rules, or directives requiring the City Commission to take action?
- Is there a requirement in state or federal law, the City Charter, the City Code of Ordinances, GHC formation documents, related guidance, rules, or directives that requires the GHC to receive authorization from the City Commission before submitting the Phase I ESA to HUD for review? If so, please identify the location in state or federal law, the City Charter, the Code of Ordinances or related guidance, rules, or directives requiring the GHC to receive authorization or approval from the City Commission prior to submitting this Phase I ESA to HUD for review?
- Is there a HUD requirement that the GHC receive City Commission approval before submitting the Phase I ESA? If so, please identify the requirement.
- Do you believe that there is a separate legal requirement for the City Commission to take action or for the GHC to receive City Commission approval before the GHC can move forward with the project? If so, what action is required and why?

Mayor Pro-Tem Brad Mantela	Yes
Commissioner Steve O'Driscoll	Yes
Commissioner Whitney Maloney	Yes
Commissioner Judy Akkala	Yes
Mayor Joe Thompson	Yes

MOTION CARRIED UNANIMOUSLY

There being no further business before the Commission, Mayor Thompson adjourned the meeting at 7:08 PM.

Mayor Joe Thompson

City Clerk Kimberly Berry