



GLADSTONE CITY COMMISSION REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue

June 09, 2025

6:00 PM

MINUTES

Mayor Thompson called the meeting to order Mayor Pro-Tem Mantela 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 (Arrived 6:03PM)

Commissioner Steve O'Driscoll

The following individuals spoke under public comment:

Mike Maskart - 513 Superior Avenue, Gladstone

Barbie Clairmont - 3902 County 416 20th Road, Escanaba Township

Bonnie Hakkola - 1707 17th Avenue South, Escanaba

Stephanie Carpenter - no address provided

Jim Stock - 729 N. 15th Street, Gladstone

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

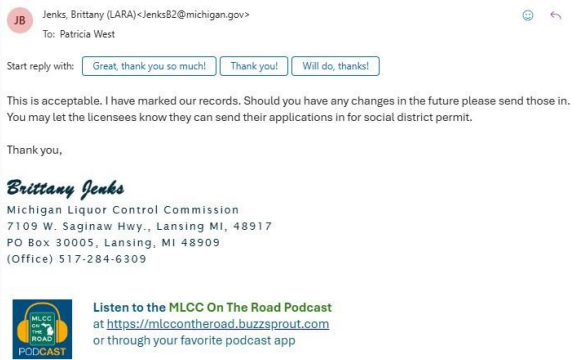
MOTION CARRIED

Update on the progress of Social District provided by DDA Coordinator Patricia West.

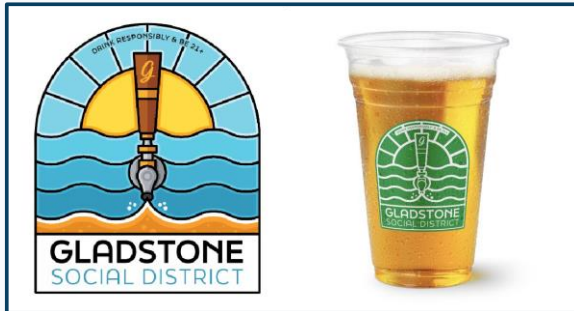


Social District State Designation

The City of Gladstone's Social District State Designation was **approved** on May 27, 2025.



Social District Logo



Spark of Downtown Collaborations ✨



Discussion by Commission no action taken.

Motion made by Commissioner Akkala, Seconded by Commissioner O'Driscoll to approve the Michigan Liquor Control Commission Social District permit applications for Saunder's Point Brewing and Wally's Bar.

MOTION CARRIED

Motion made by Mayor Thompson, Seconded by Mayor Pro-Tem Mantela to approve the reappointments of Jason Lippens and Nathan Neumeier to the Downtown Development Authority with term expirations of May 2029.

MOTION CARRIED

Motion made by Commissioner O'Driscoll, Seconded by Mayor Pro-Tem Mantela to approve the bid from Weaver Contracting in the amount of \$45,852.00 for the roof replacement at Gladstone Public Safety.

MOTION CARRIED

Motion made by Mayor Pro-Tem Mantela, Seconded by Commissioner Akkala to approve the bid from Fox Motors in the amount of \$68,819.75 for the Water Department truck purchase.

MOTION CARRIED

Motion made by Mayor Thompson, Seconded by Mayor Pro-Tem Mantela to approve a budget amendment to the Electric Fund Vehicle Capital Outlay 582-560-970.000 for the purchase of a new trailer in the amount not to exceed \$8,000.00 from 2 & 41 Sales in fiscal year 2025-2026.

MOTION CARRIED

Motion made by Commissioner O'Driscoll, Seconded by Commissioner Pontius to authorize the City of Gladstone enter a contract with Efficiency United Program to comply with Michigan PA 229 - Energy Waste Reduction and allow City Manager Eric Buckman to sign the contract.

MOTION CARRIED

Motion made by Mayor Pro-Tem Mantela, Seconded by Commissioner Akkala to approve the extension of the summer property tax due date to September 15, 2025.

MOTION CARRIED

Motion made by Commissioner Akkala, Seconded by Mayor Thompson to approve the letter of agreement between City of Gladstone and General Teamsters Local Union No. 406 regarding City Hall four, ten-hour workday summer schedule as presented for union employees.

MOTION CARRIED

Motion made by Mayor Thompson, Seconded by Mayor Pro-Tem Mantela to approve request for disbursement of funds draw#35 totaling \$85,530.00 for the Wastewater Upgrades Project.

MOTION CARRIED

Motion made by Commissioner Akkala, Seconded by Commissioner O'Driscoll to approve the utility rates and fee schedule as presented with an effective date of August 1, 2025:

2025-2026

FEE SCHEDULE

APPROVED BY CITY COMMISSION xxxxx



TABLE OF CONTENTS

Department Contact Information

Departmental Fees

City Hall

Community Development

Downtown Development Authority

Fernwood Cemetery

Public Safety

Public Works

Recreation

Utility Rates & Fees

Electric

Wastewater

Water

Solid Waste

CITY OF GLADSTONE
DIRECTORY

906-428-2311-Prompt #2

City Manager	Eric Buckman	ebuckman@gladstonemi.gov	ext 7
City Clerk	Kimberly Berry	kberry@gladstonemi.gov	ext 6
Treasurer	Vicki Schroeder	vschroeder@gladstonemi.gov	ext 3
Assessor	Janice Ketcham	jketcham@gladstonemi.gov	ext 4
Community Development/Zoning	Reneé Barron	rbarron@gladstonemi.gov	ext 5
DDA Coordinator	Patricia West	pwest@gladstonemi.gov	ext 9
Accounts Payable	Rhonda Bernson	rbernson@gladstonemi.gov	ext 2
Utility Billing	Patti LeBombard	plebombard@gladstonemi.gov	ext 1

906-428-2311-Prompt #3

Electrical Superintendent	James Olson	jolson@gladstonemi.gov	ext 1
Water Superintendent	Rob Spreitzer	rspreitzer@gladstonemi.gov	ext 2
Wastewater Superintendent	Rodney Schwartz	rschwartz@gladstonemi.gov	ext 3
Public Works Superintendent	Barry Lund	blund@gladstonemi.gov	ext 4
Parks & Recreation Director	Wendy Taavola	wtaavola@gladstonemi.gov	ext 5

906-428-3131

Public Safety Director	Ron Robinson	rrobinson@gladstonemi.gov
------------------------	--------------	---------------------------

City Hall Fax
City Website

906-428-3122
www.gladstonemi.gov

Utility Payments via phone
Utility Payments online
Web app

855-232-9050
www.myaccount.gladstonemi.org
my meter 

Campground
Harbor

906-428-1211
906-428-2916

GENERAL GOVERNMENT
2025-2026

Fee Item	Fee	Minimum Bond Requirement	Notes
Metal Detecting Permit	\$ 5.00	\$ -	annual
Going Out of Business-Application for Sale	\$ 50.00	\$ -	
Going Out of Business-Application for Sale-Renewal	\$ 50.00	\$ -	
Business Registration	\$ -	\$ -	
Hawker or Peddler		\$ 200.00	Per application
	\$ 10.00		Each Day
	\$ 30.00		Each Week
	\$ 50.00		Each month
	\$ 100.00		Each year

Sales of Products from Temp Structures - Confections; Food; Tobacco; Tobacco Products	\$ 2.00	\$ -	One Day
	\$ 3.00	\$ -	Period not exceeding one week
	\$ 10.00	\$ -	Period not exceeding one month
	\$ 25.00	\$ -	Period not exceeding six months
	\$ 35.00		Period not exceeding one year

All Licenses under this section expire May 1 of each year. Location of temporary structure subject to approval as per ordinance (Sec. 10-192)

Transient Photographer	\$ 3.00	\$ -	One Day
	\$ 2.00		Each successive day not exceeding six months
	\$ 35.00		Period of six months
	\$ 60.00		Period of one year
Transient Merchant	\$ 15.00	\$ 2,000.00	1st Day
	\$ 15.00		Each successive day
Circus &/or Menagerie	\$ 75.00	\$ -	Per day
Carnival &/or Medicine Show	\$ 25.00	\$ -	Per day
Taxicab	\$ 10.00	Sec Sec. 10-392 of City Code	Per taxicab
Bus	\$ 10.00	Sec Sec. 10-392 of City Code	Per bus

Assessment or Tax Roll Requests

Hard Copy	\$ 700.00		per roll requested
Electronic Copy	\$ 500.00		per roll requested
Assessment Card	\$ 5.00		per card (hard copy)
Assessment Card	\$ 2.00		per card (electronic)

Miscellaneous Fees

City Hall copies	\$ 1.00		per page
Notary Fee	\$ 5.00		per transaction
Commission Packet-Printed & Mailed	\$ 3.00		per packet plus postage
Non-Sufficient Fund Payment (NSF)	\$ 25.00		per incident

COMMUNITY DEVELOPMENT
2025-2026

Fee Item	Fee	Notes
Initial Rental Inspection Per Building	\$ 35.00	Single/Duplex
	\$ 45.00	Three to Five Units
	\$ 70.00	Six to Ten Units
	\$ 85.00	Eleven or more
Per Unit Charge in Addition To Rental Inspection Charge Per Building	\$ 5.00	Three to Five Units
	\$ 3.00	Six to Ten Units
	\$ 2.00	Eleven or more
Rental Certification-Per Unit	\$ 15.00	Every 2 years
Rental Registration	\$ 10.00	Upon becoming a rental unit
Late Rental Registration	\$ 50.00	Non-compliance rental registration or changes not reported
Late Inspection Cancellation Notice	\$ 20.00	Two (2) Business Days Prior
First Re-inspection	\$ -	Re-inspection of issues from initial inspection
Subsequent Re-Inspections	\$ 30.00	Additional inspections for issues unresolved
Broken Appointment reschedule fee	\$ 35.00	No show for inspection
Outside normal inspection hours	\$ 60.00	Single Family to Two Units
	\$ 70.00	Three to Five Units
	\$ 95.00	Six to Ten Units
	\$ 110.00	Eleven or more Units
Property Maintenance Appeal Fee	\$ 100.00	Per issue appealed
Nuisance Property Fee	\$ -	Fee based on contractor fee and materials + 15%
Permits	\$ 35.00	Fence-initial application
	\$ 20.00	Fence-revision within one-year initial application
	\$ 12.50	Temporary Sign
	\$ 12.50	Construction Sign
	\$ 12.50	Community Special Event Sign
	\$ 30.00	Residential Area Sign-initial application
	\$ 20.00	Residential Area Sign-revision within one-year initial application
	\$ 50.00	Commercial Area Sign-initial application
	\$ 30.00	Commercial Area Sign-revision within one-year initial application
	\$ 30.00	Home Occupation Permit
	\$ 30.00	Zoning Compliance Permit-new use
	\$ 50.00	Zoning Compliance Permit-residential structure
	\$ 25.00	Zoning Compliance Permit-residential structure revision with one-year of initial application
	\$ 80.00	Zoning Verification Letter per parcel requested
Project completion without permit issuance	\$ -	Double appropriate permit fee plus applicable fines
Applications	\$ 600.00	Cell Antenna Site Application
	\$ 600.00	Fiber Installation Application
	\$ 300.00	Special Meeting Request
	\$ 250.00	Conditional Use-Residential
	\$ 350.00	Conditional Use-Commercial/Industrial
	\$ 350.00	Rezoning/Text Amendment (plus GIS fee and mailing costs)
	\$ 550.00	Alley/Street Vacated/Easement (Plus admin & Legal cost)
	\$ 300.00	Variance/Waiver/ZBA Request
	\$ 200.00	Land Divisions/Lot Splits-unplatted
	\$ 50.00	Land Divisions/Lot Splits-platted
	\$ 50.00	GIS Parcel Update

If Application requires Public Notice, postage fee will be added.

COMMUNITY DEVELOPMENT
2025-2026

Fee Item	Fee	Notes
Site Plan Reviews*	\$ 200.00	Site Plan Review-Partial
	\$ 300.00	Site Plan Review-Full
	\$ 500.00	Planned Unit Development-Plus Consulting Costs/Escrow
	\$ 800.00	Subdivision Development-Plus Consulting Costs/Escrow
*If revised within one-year additional charge of one-half original fee		
Municipal Civil Infraction Fines	\$ 50.00	Initial code violation
	\$ 250.00	Second ticket regarding initial code violation
	\$ 500.00	Each subsequent ticket regarding initial code violation

Downtown Development Authority
2025-2026

Market Square Rental

**Market Square rentals are in 4 hour blocks*

Set-Up	Fee	Refundable Deposit	6ft Table & 2 Chairs	Canopy, 6ft Table & 2 Chairs
Full Space	\$ 100.00	\$ 25.00	\$ 10.00	\$ 15.00
Shared Space to Extended Season	\$ 10.00	\$ 5.00		

Farmers Market		
Vendor Fee-Full 2025 Season	\$ 100.00	includes 1 canopy, 1 table & 2 chairs
Vendor Fee-One Time	\$ 25.00	includes 1 canopy, 1 table & 2 chairs

FERNWOOD CEMETERY
2025-2026

	Fee Item	Resident	Non-Resident	Notes
Plot Prices	One Plot	\$ 670.00	\$ 1,005.00	
	Family Plot	\$ 4,675.00	\$ 7,010.00	Eight Full
	Half Family Plot	\$ 2,470.00	\$ 3,705.00	Four Full
	Babyland Plot	\$ 125.00	\$ 190.00	
	Cremains Plot	\$ 410.00	\$ 615.00	Two Urns

Opening/Closing Graves - Burial Cost**	Adult	\$ 695.00	\$ 1,040.00	
	Small Grave	\$ 335.00	\$ 500.00	
	Stillborn	\$ 335.00	\$ 335.00	
	Urn of Cremains	\$ 325.00	\$ 500.00	
	Limb	\$ 325.00	\$ 500.00	

Additional Fees	Weekday	\$ 165.00	\$ 165.00	Effective 2:00 p.m.-3:30 p.m.
	Weekends & Holidays	\$ 390.00	\$ 390.00	Full Burial
	Weekends & Holidays	\$ 230.00	\$ 230.00	Urn Burial
	Winter Storage	\$ 50.00	\$ 50.00	Burial at Fernwood
	Winter Storage	\$ 100.00	\$ 100.00	Burial another Cemetery
	Winter Burial	\$ 550.00	\$ 550.00	Full Burial
	Winter Burial	\$ 225.00	\$ 225.00	Urn Burial (\$220 both)
	Set Veterans Marker	\$ 100.00	\$ 100.00	
	Monument Foundation/Encase Marker	\$ 0.25	\$ 0.25	Per square inch measured from the outside of concrete

Perpetual Care - Included in plot prices above	Single Plot	\$ 100.00	\$ 100.00	
	Family Plot	\$ 400.00	\$ 400.00	
	Cremation Plot	\$ 50.00	\$ 50.00	

Perpetual Care must be paid in full before the burial on a family plot. When purchasing plots for a burial, the plot in which a burial will be made must be paid in full before the burial. The opening of the grave must be paid prior to the burial.

*Resident Veterans will be charged 50% of opening & closing charge

*Veteran killed on active duty opening & closing burial charge is waived

**DHHS Assistance burials required to pay 50% of burial charge

All markers and monuments shall have bases, which shall be 3" larger than the marker or monument on all sides

PUBLIC SAFETY
2025-2026

	Fee Item	Fee	Notes
	PBT Test Fee	\$ 3.00	Preliminary Breath Test
	Parking Violations	\$ 20.00	per violation-fines doubles is ot paid within 10 days
Public Safety or Fire Emergencies*	Engine 64	\$ 100.00	per hour
	Engine 65	\$ 100.00	per hour
	Foam Buckets Used	\$ 200.00	per container
	Fire Extinguishers Used	\$ 50.00	per extinguisher
	Other Rescue Related Equipment	\$ 100.00	per hour (Ice Rescue/Hovercraft)

Charges for Public Safety or Fire Emergencies will not be assessed if the total costs do not exceed \$250 per incident.

Charges will not exceed \$1,000 except in the case of illegal fires or criminal events

*Code of Ordinances, Chapter 18, Sec. 18.1

Notary Fee	\$ 5.00	per transaction
Processing NSF checks	\$ 25.00	3+ incidents, same offender, same business (pd by business)
Finger Printing	\$ 10.00	Prints only done when forms supplied by Applicant
Freedom of Information Act Requests		Rate per FOIA Policy

PUBLIC WORKS
2025-2026

	Fee Item	Fee	Notes
Streets	Concrete Curb Removal	\$ 7.10	per linear foot (\$100 min)
	Concrete Curb Installation	\$ 21.57	per linear foot (\$200 min)
	6" Concrete Driveway Removal	\$ 2.90	per square foot (\$100 min)
	6" Concrete Driveway Installation	\$ 8.40	per square foot (\$200 min)
	Boulevard Restoration		Time & Material plus 10%
	Grass Cutting	\$ 50.00	base fee plus time & materials
	Right-of-way permit	\$ 25.00	\$50 if construction starts before permit is approved
	Utility company yearly permit	\$ 50.00	
	Dumpster Permit	\$ 50.00	2-week permit (in right of ways)- additional \$50 if dumpster is placed before receiving permit
Sidewalks	Sidewalk Removal	\$ 2.10	per square foot (\$100 min)
	4" Sidewalk Installation	\$ 6.10	per square foot (\$150 min)
	6" Sidewalk Installation	\$ 8.25	per square foot (\$150 min)
	Snow Removal (other)	\$ 50.00	base fee plus time & equipment plus 10%
	Snow Removal Truck Load	\$ 60.00	per Truckload
GIS Services	Full Map	\$ 600.00	
	Quarter Section	\$ 65.00	
Printed Map	8 1/2" x 11"	\$ 7.00	Black and White
	8 1/2" x 11"	\$ 12.00	Color
	11" x 14"	\$ 9.00	Black and White
	11" x 14"	\$ 16.00	Color
	Large Print	\$ 25.00	Black and White
	Large Print	\$ 35.00	Color
	Labor*	\$ 65.00	per hour

**After first hour, hourly rate is added to map cost*

PARKS AND RECREATION
2025-2026

	Fee Item	Resident	Non Resident	Notes
Facility Rentals	Kids Kingdom Pavilion	\$ 50.00	\$ 80.00	per day
	Large Pavilion	\$ 80.00	\$ 120.00	per day
	Beach House	\$ 70.00	\$ 120.00	per day
	Gazebo	\$ 25.00	\$ 40.00	per day
	Ski Chalet	\$ 100.00	\$ 150.00	Mon-Thurs
		\$ 400.00	\$ 500.00	1-day (Fri, Sat or Sun)
		\$ 700.00	\$ 800.00	2-day (Fri & Sat or Sat & Sun)
		\$ 100.00	\$ 100.00	3-hour block Grad week-end only
		\$ 100.00	\$ 100.00	Weekday Security Deposit
		\$ 250.00	\$ 250.00	Weekend Security Deposit
Ballfields	Bayshore Ballfield	\$ 225.00	\$ 225.00	Per reserved day of the week for season
	Bayshore Ballfield	\$ 100.00	\$ 100.00	Per season for football
	Besse Complex Ballfield	\$ 10.00	\$ 10.00	Per 1-1/2 hours for non-contract holders games and practices
	Besse Complex Tournaments	\$ 300.00	\$ 300.00	per week-end tournament (Fri, Sat, Sun)
	Besse Complex Concession	\$ 100.00	\$ 100.00	per single day event
Ski & Tubing	Skiing	\$ 12.00	\$ 12.00	per day
	Preschool Skiing	\$ 4.00	\$ 4.00	per day
	Combo	\$ 18.00	\$ 18.00	Skiing & 1/2 day tubing per day
	Tubing	\$ 10.00	\$ 10.00	1/2 day
	Skiing Membership	\$ 150.00	\$ 175.00	Single
		\$ 250.00	\$ 290.00	Family
	Tubing Membership	\$ 110.00	\$ 135.00	Single
		\$ 170.00	\$ 205.00	Family
	Combo Membership	\$ 220.00	\$ 265.00	Single
		\$ 380.00	\$ 450.00	Family
Private Tubing Parties	Less than 50 people	\$	105.00	per hour
	50-75 people	\$	130.00	per hour
	76-100 people	\$	155.00	per hour
	101-150 people	\$	180.00	per hour
	151-200 people	\$	250.00	per hour
	over 200 people	\$	350.00	per hour
	tow attendant	\$	70.00	per hour
Harbor	North Wall 25'	\$	1,525.00	
	East Wall 30' Pier	\$	1,830.00	
	East Wall 45' Pier	\$	2,745.00	
	West End	\$	800.00	build your own dock
	Transient	25' and less = \$25.00/day >25' = \$1.00/foot/day		Variable rate set by MI State Waterways Commission

PARKS AND RECREATION
2025-2026

	Fee Item	Resident	Non Resident	
Boat Ramp	Daily	\$ 5.00	\$ 5.00	
	Seasonal	\$ 30.00	\$ 40.00	
	Senior Seasonal	\$ 20.00	\$ 30.00	over 62 years old

	Fee Item	Daily	Weekly	Monthly*
Campground	Tent Site	\$ 20.00	\$ 120.00	NA
	Electric	\$ 30.00	\$ 210.00	\$ 690.00
	Water & Electric	\$ 35.00	\$ 245.00	\$ 805.00
	Full	\$ 40.00	\$ 280.00	\$ 920.00

*Campground monthly rates reflect 7 free days

UTILITY RATES & FEES

ELECTRIC
WASTEWATER
WATER
SOLID WASTE

Rates approved
Rates effective 08/01/2025
Fees approved xxxxxx

ELECTRIC RATES
EFFECTIVE 08/01/2025

	Customer Class	Readiness to Serve	Energy Charge	Notes
Residential	Residential	\$ 17.50	\$ 0.13350	
	All Electric	\$ 17.50	\$ 0.11950	no gas service at home
	Hot Water Heater	\$ 13.75	\$ 0.11950	additional meter
	Home Heat	\$ 13.75	\$ 0.11950	additional meter

Small Commercial *Demand 20 kW or less per month	1 Phase meter	\$ 22.00	\$ 0.14670	
	3 Phase meter	\$ 26.00	\$ 0.14670	

Large Commercial *Demand between 20-40 kW	All meter sizes	\$ 40.00	\$ 0.11570	
	Energy Limiter Credit		\$ (0.14377)	
	Demand Charge		\$ 5.50	per kW
	Distribution Demand Charge		\$ 1.50	per kW

Small Power *Demand between 40-100 kW	All meter sizes	\$ 50.00	\$ 0.09170	
	Energy Limiter Credit		\$ (0.13884)	
	Demand Charge		\$ 10.50	per kW
	Distribution Demand Charge		\$ 2.25	per kW

Large Power	All meter sizes	\$ 200.00	\$ 0.07810	
	Demand Charge		\$ 12.50	per kW
	Distribution Demand Charge		\$ 2.50	per kW

*Distribution Demand is calculated on the highest demand over a rolling 12-month period of time

*Demand thresholds are based on demand not exceeding maximum over a 12 consecutive month period of time

*For each month, the customer shall be billed the lesser of 1) the amount for the Energy Limiter, and 2) the amount for Energy charge plus the amount for the Demand Charge. Does not affect Readiness to Serve, PCAC or distribution demand charges .

Parallel Generation Rates				
Type	Class	Bill Code	Buyback Rate	
PAR GEN RES RG1	Residential	RG1G	\$ (0.04481)	Power returned to City by Solar Generation as metered. Rate changes Jan 1 annually based on power costs. Calculated by WPPI
PAR GEN CP2	Large Power	CP2G	\$ (0.02951)	
PAR Gen >20	Small Power off peak	PG2C1F	\$ (0.02599)	
	Small Power on peak	PG2C1O	\$ (0.03606)	

Street Lights	All wattage	\$ 17.50	\$ 0.16300	
Dusk to Dawn	All wattage	\$ 10.00	\$ 0.16300	

ELECTRIC RATES
EFFECTIVE 08/01/2025

ADDITIONAL BILLING FEES		
Item	Fee	Notes
Power Cost Adjustment (PCAC)	variable	Based on cost power power purchased vs kWh sold. May
LIEAF	\$ 0.90	Set by MPSC every October 1. No more than \$1
Energy Optimization (EO)-Residential		
Energy Optimization (EO)-Commercial		
Meter reconnection	\$ 15.00	Reconnection of meter service
Meter reconnection-enforced off	\$ 30.00	Reconnection of meter service turned off for non-payment
Service reconnection at pole	variable	Cost based on 2 men and truck and materials; minimum charge is \$100.
48-hour notice of disconnection for non-payment-electronic	\$ 30.00	Per State of Michigan notification process, 48-hour notice of pending disconnection electronically sent
48-hour notice of disconnection for non-payment-paper	\$ 50.00	Per State of Michigan notification process, 48-hour notice of pending disconnection physically delivered to premise.
Distributed Generation Application Fee	\$ 100.00	One time fee for solar application (required for all new solar installations or purchase of premise with solar installed)
Pole Connection Application Fee	\$ 100.00	Entities attaching to City power poles
Security Deposit-Residential	\$ 500.00	Non premise owner
Security Deposit-Business	\$ 500.00	Non premise owner
Security Deposit-Leased Land	\$ 500.00	Oak Bluff Estates and Lake Bluff Retirement Village
Security Deposit-Lakeview Apartments	\$ 200.00	Lakeview Apartment tenants
Security Deposit Interest	1%	Interest is per annum and applied upon finalization of utility account or return of deposit
Penalty unpaid utility bill	5%	Based on bill not running balance, unless less than latest billing amount. Applied on accounts unpaid after 4:00 p.m. on due date
Non Sufficient Funds	\$ 25.00	Per NSF

SERVICE RELATED		
Item	Fee	Notes
Relocation of current overhead service	variable	Materials & Labor
Underground Service	variable	Materials & Labor
Service/meter tampering fee	\$ 500.00	Reconnecting service after city disconnection, cut seals, pulling meters, cutting wires, etc
Meter Testing request by customer	\$ 25.00	May be waived if meter tests off by more than 2% accuracy
Replacement of broken meter	replacement cost	Meter broken through customer negligence.
Repair private lighting-non residential	\$25+materials	Repair of dusk to dawn commercial/governmental

WASTEWATER RATES
EFFECTIVE 08/01/2025

RATES	COST	UNIT	COMMENTS
Wastewater rate/unit*	\$ 12.46	Per 1,000 gallons	based on water usage (if applicable)
Monthly customer charge*			based on meter size-readiness to serve
5/8" meter	\$ 34.45	Monthly	
1" meter	\$ 43.99	Monthly	
1-1/2" meter	\$ 81.62	Monthly	
2" meter	\$ 104.94	Monthly	
3" meter	\$ 179.14	Monthly	
4" meter	\$ 212.00	Monthly	

*The same Wastewater rates apply to resident customer that are sewer only with private wells

Outside City Limits (non Masonville Township sewer customer)

Rate is 2 x wastewater unit rate + 2 times monthly customer charge

Masonville Township Rate	COST	UNIT	COMMENTS
Monthly Debt Reduction	\$ 31.26	Per parcel	All parcels which sewer service is available; charge by Township, includes vacant lots. Rate set by Township.
Wastewater rate	\$ 65.40	per EDU*	1 EDU is based on 5,000 gallons
Monthly Customer charge	\$ 28.30	per EDU*	1 EDU is based on 5,000 gallons

*EDU = Equivalent Domestic Unit

Rate/EDU=(1,000 gallons) x (WW rate x 1.05%) + (MCC) + (Debt Reduction) = Total

$\$65.40 + 28.30 + \$31.26 = \$124.96$ (total is for 1 EDU per each rate)

TESTING	COST	UNIT	COMMENTS
Laboratory Examinations Wastewater Samples	\$15.00	Sample	Per test per sample

TAP FEES	TIME & MATERIALS	UNIT	COMMENT
North Lakeshore Drive	\$ 1,100.00	Lateral Connection	Homeowner responsible for liftstation and lateral
South Bluff	\$ 2,000.00	Lateral Connection	plus material & labor
Blackwell Avenue	\$ 1,994.00	Lateral Connection	plus material & labor
Masonville Township			Contact Masonville Township

SERVICES	COST	UNIT	COMMENTS
Wastewater Sewage Lift Station Callout-business hours	\$ 75.00	per service call	Reset
Wastewater Sewage Lift Station Callout-after hours	\$ 150.00	per service call	Reset
Lift Station Repairs	Time & materials	per repair	All repair services and unplugging
Video of Sewer Lateral	\$ 60.00	per service call	Any maintenance issues billed separately

WATER RATES
EFFECTIVE 08/01/2025

RATES	COST	UNIT	COMMENTS
Water rate/unit*	\$ 6.30	Per 1,000 gallons	based on water usage
Monthly customer charge*			based on meter size-readiness to serve
5/8" meter	\$ 16.25	Monthly*	
1" meter	\$ 36.50	Monthly*	
1-1/2" meter	\$ 72.50	Monthly*	
2" meter	\$ 113.50	Monthly*	
3" meter	\$ 208.50	Monthly*	
4" meter	\$ 346.00	Monthly*	
Per additional unit on one meter	\$ 2.00	per unit	buildings with multiple units on one water meter.

*Water and irrigation meters billed separately on utility bill

*Irrigation meters are sewer exempt

*Hose bib attachments pay wastewater charges on water used; upon return to city they are calculated for usage and any credit received for wastewater placed on November utility bill

Outside City Limits

Rate is 2 x water unit rate + 2 times monthly customer charge

MONTHLY FIRE PROTECTION	COST	UNIT	COMMENTS
5/8" meter	\$ 2.00	Monthly	charge based on size of primary water meter
1" meter	\$ 5.00	Monthly	
1-1/2" meter	\$ 10.00	Monthly	
2" meter	\$ 16.00	Monthly	
3" meter	\$ 32.00	Monthly	
4" meter	\$ 50.00	Monthly	

FIRE HYDRANT FEE	COST	UNIT	COMMENTS
Fire Hydrant (not metered)	\$ 125.00	per day	
Fire Hydrant Metered	\$ 25.00	week	water billed based on use
Water Plant Hydrant	\$ 25.00	Month	water billed based on use

LABORATORY EXAMINATIONS WATER SAMPLES	COST	UNIT	COMMENTS
Coliform Presence/Absence	\$ 20.00	Sample	Per test per sample*
Coliform MPN	\$ 20.00	Sample	Per test per sample*

*10% administrative fee added to all tests invoiced

WATER RATES
EFFECTIVE 08/01/2025

TAP FEES	TIME & MATERIALS	UNIT	COMMENT
3/4" - 1"	\$ 1,000.00	Lateral Connection	up to 20 feet
1 1/4" and larger	Labor & Materials	Lateral Connection	
South Bluff Tap Fee	\$ 3,000.00	Lateral Connection	directional bore road crossing

SERVICES	COST	UNIT	COMMENTS
Reconnection			
Turn-on charge, other than repair	\$ 40.00	service call	Reconnection of water meter for service
Turn-on charge for existing irrigation meter	\$ 20.00	service call	Seasonal reconnection
Turn-on charge home & irrigation (same call)	\$ 40.00	service call	Reconnection of water meter for service
Thaw Out (freeze ups)			
Monday-Friday 7:00 am to 3:30 pm	\$ 100.00	service call	Non holiday-normal work day
After hours	\$ 200.00	service call	Evenings, weekends, holidays
Frozen/damaged water meter repair	\$ 75.00	per repair	
Complete meter replacement	Labor & Materials	per meter	Based on current market price for appropriated size water meter
Private Well Registration	\$ 10.00	well	One time fee

Billing Item	Rate	Notes
Monthly Customer Charge	\$ 8.79	Includes composting, street sweeping, city cleanup, alley maintenance, administrative cost
Refuse Pickup	\$ 14.06	Includes monthly refuse and recycle pickup
Refuse Pickup-outside city	\$ 23.06	Areas on P.5 Rd and areas in Kipling
Extra Pickup	\$ 12.15	Extra refuse can at same time
Recycling Only	\$ 4.25	Premises required to have a dumpster
Fairview/Waterview Manors	\$ 321.73	Per Manor

MOTION CARRIED

Motion made by Commissioner O'Driscoll, Seconded by Commissioner Pontius to approve Lifeguarding Services by Northern Lights YMCA for the City of Gladstone for a total of \$22,100 for 36 days (\$20,932/34 days = \$615.32 per day rate as presented in proposal).

MOTION CARRIED

Manager Eric Buckman reported on the following:

- Gladstone Public Library Story Hour on Wednesday, June 11th from 10:30 - 11:30 AM
- Hiring a part-time Zoning Administrator
- Traffic Signal Maintenance on June 17th at 5:00 AM at the intersection of US-2, US 41 and M-35.
- Skatepark received a makeover by the 2026 National Honor Society
- Kids "Pedal with Police" on the last day of school
- Change to City Hall operating hours (7:30 AM- 5:00 PM, closed on Fridays)
- Northern Michigan Public Service Academy (NMPSA) a training organization in Marquette is ending
- Attended the monthly DDA meeting
- Met with MERS regarding grant money
- Met with a new company looking to purchase the Delfab building next to City Hall

DDA Coordinator Patricia West gave report on the Farmer's Market and provided a news clip from channel 19 (link below):

[Gladstone Farmers Market opens for a busy 2025 season](#)

There being no further business before the Commission, Mayor Thompson adjourned the meeting at 7:39 PM.

Mayor Joe Thompson

Clerk Kimberly Berry