



GLADSTONE CITY COMMISSION REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue

May 12, 2025

6:00 PM

MINUTES

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

Clerk Kim Berry called the roll:

PRESENT

Mayor Joe Thompson

Commissioner Judy Akkala

Mayor Pro-Tem Brad Mantela

Commissioner Robert Pontius

Commissioner Steve O'Driscoll

WPPI Scholarship Recipients Victoria Mantela and Max Wilson presented with a \$2,000.00 award each.

Mayor Thompson opened the public hearing on proposed Appropriation Ordinance No. 2025-632 at 6:07 PM and closed the hearing with no input from the public at 6:08 PM.

Motion made by Mayor Pro-Tem Mantela, Seconded by Commissioner Akkala to approve Appropriation Ordinance No. 2025-632 as presented

Mayor Pro-Tem Mantela Yes

Commissioner O'Driscoll Yes

Commissioner Pontius Yes

Commissioner Akkala Yes

Mayor Thompson Yes

MOTION CARRIED UNANIMOUSLY

DDA Coordinator Patricia West presented the Social District Maintenance & Management Plan as recommended by the Steering Committee.

Mayor Thompson opened the public hearing on the proposed Social District Maintenance & Management Plan at 6:25 PM with the following individuals providing public comment:

Bob Aschbacher 519 Minneapolis Avenue

Scott Perry, Perry Good Cleaners, 1000 Delta Avenue, Suite 150

Ken Evans, 1021 Minnesota Avenue

Jody Pontius, 18 Weston

Joanna Wilbee-Amis, 7767 Tipperary Road

Rebecca Herbert, 1319 Minnesota Avenue

Bonnie Hakkola, 1707 7th Avenue South Escanaba

Suani Neito, Rialto Bldg. Owner & resident 215 N Court

Patrick Johnson, 215 North Court

Jay Bostwick, DDA Board Member & resident 211 S. 9th Street

Sema Deeds, Escanaba

Amanda Philips, Dew Drop Owner 916 Delta Avenue

Bob Claycomb, Mainstreet Pizza 901 Delta Avenue

Jake Mills, Saunders Brewing 1000 Delta & resident 805 Wisconsin Avenue

Chris Amis, 7767 Tipperary Road

Joanna Wilbee-Amis, 7767 Tipperary Road

The following were letters received to be included in the public hearing record:

Gladstone Eye Care, P.C.
20 S. 10th Street
Gladstone, MI 49837

May 6, 2025

Gladstone Downtown Development Authority
C/O Mayor Joe Thompson
City Hall
1100 Delta Ave
Gladstone, Mi 49837

Dear City Commission Members and Attendees,

I am writing in support of the proposed social district in Downtown Gladstone. I believe my input may be valuable as a local business owner that operates within the proposed boundary of the social district, and thereby likely to be impacted by this decision.

I believe this social district has potential to greatly enhance the economic activity in Gladstone by increasing foot traffic, attracting visitors and tourists, and revitalizing the downtown area. Although my specific type of business does not operate during normal "social" hours, there are many new business opportunities that may arise with a reinvigorated downtown district.

Both Saunder's Point Brewery and our local Farmer's Market have pushed us in the right direction. The Social District is a big step toward revitalizing the downtown. Our neighboring community of Escanaba has already adopted a social district, and if we do not follow suit, we will likely lose out on this opportunity to support and grow our local businesses. It would be an advantage to most of the downtown businesses to allow unrestricted foot traffic for food, drink and shopping. As a resident of the area, I would spend more time, and more money, downtown if there was a social district.

Looking forward to growing our community together!

Sincerely,

Jessica Cameron, O.D.

Jessica Cameron, O.D.
Owner of Gladstone Eye Care, P.C.



May 7, 2025

Joe Thompson
Gladstone Mayor

Re: Support for Gladstone's proposed Social District

Mayor Thompson:

I wanted to reach out to you to let you know the creation of a Social District in downtown Gladstone is a great opportunity to enhance the experience when residents & visitors come downtown. They can relax, visit and browse storefronts while attending events! The ability to spend more time outside is a big plus for many individuals.

I feel the downtown businesses will see an increase in revenues as more people spend time in the Social District, as well as an increase in attendance in downtown events. The City of Gladstone would be a leader in Delta County when it comes to creating a Social District and I would expect to others moving forward with similar strategies. The State of Michigan as of March 21, 2025 has 140 Social Districts registered from Local Units of Government within 57 Michigan Counties. The feedback from the area's participating in the Social District program has been extremely positive!

The Delta County Economic Development Alliance values our relationship with the City of Gladstone & the Gladstone DDA. We look forward to the implementation of the Social District project and the value it will bring to the area.

Sincerely,

A handwritten signature in blue ink that reads "Ed Legault".

Ed Legault
Executive Director
Delta County Economic Development Alliance

From: [Joe Thompson](#)
To: [Kim Berry](#)
Subject: Fw: Social District Boundaries concern
Date: Monday, May 12, 2025 1:14:52 PM

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From: Gladstone, MI <noreply@civicplus.com>
Sent: Monday, May 12, 2025 12:31 PM
To: Joe Thompson <jthompson@gladstonemi.gov>
Subject: Social District Boundaries concern

Name: Jaime McCarthy
Email: Jaimemccarthy1006@gmail.com

Message: I do not live in Gladstone but do come 3-4 times a week as my girls dance at Dance It Up, which is within the proposed social district boundaries. As a frequent visitor to Gladstone, I am against a social district. It is on the block where many children are coming and going within the proposed hours, and it also sends impressionable children the wrong message. My girls also enjoy walking down Delta Ave to Dairy Flo after dance classes. I'd prefer they not walk by people who are carrying their adult beverages. These adults already have places to drink their beverages. Please allow my children a place to walk and be kids without having to be exposed to people drinking alcoholic beverages. It is also my understanding that all the licensed liquor establishments already have, or are authorized to have, outdoor seating, except the Legion. They are "members only" and could request authorization if this is important to them. If you have any questions, please feel free to reach out. Jaime

From: [Joe Thompson](#)
To: [Kim Berry](#)
Subject: Fw: social district
Date: Monday, May 12, 2025 1:15:33 PM

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From: Gladstone, MI <noreply@civicplus.com>
Sent: Friday, May 2, 2025 5:59 PM
To: Joe Thompson <jthompson@gladstonemi.gov>
Subject: social district

Name: Diane Carlson
Email: dianemc@charter.net

Message: I think it is ok when a business like the legion can close off the streets near them for an event. I don't think this is what the social district is. If this means people can wander the streets with alcohol exposing children to this, I am very much against it.

Mayor Thompson closed the public hearing at 6:48 PM.

Motion made by Mayor Pro-Tem Mantela, Seconded by Commissioner O'Driscoll:

RESOLUTION NO. 2025-03

To Establish a Gladstone Social District

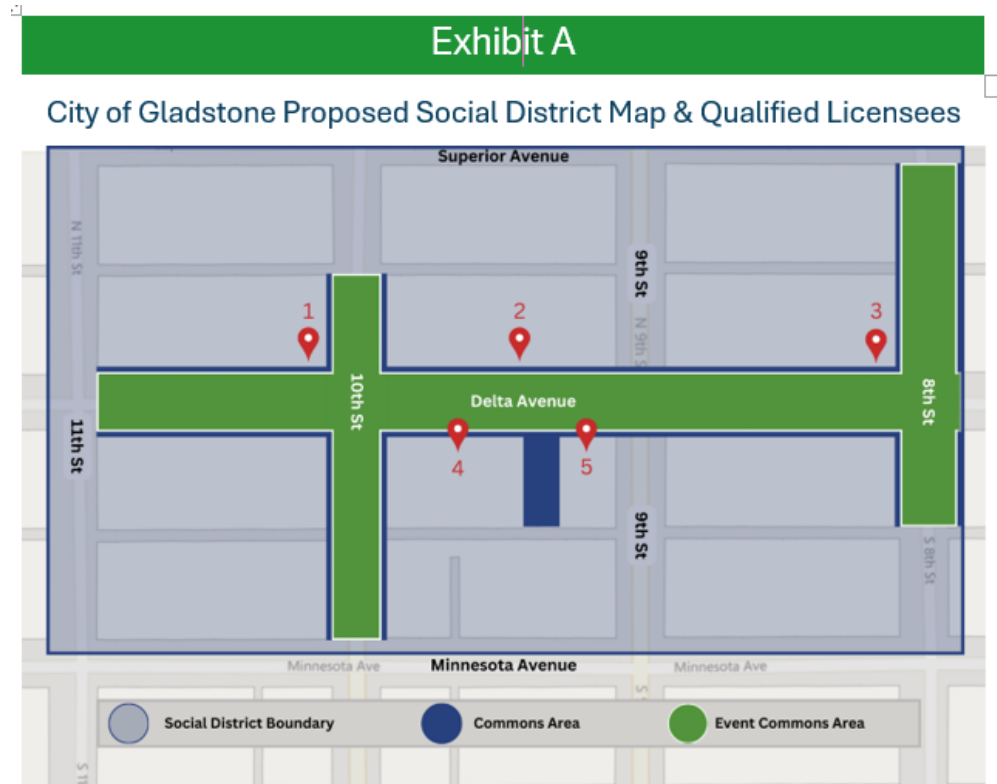
WHEREAS, pursuant to MCL 436.1551, the City Commission has the authority to designate Social Districts, wherein two or more licensed establishments contiguous to the designated Commons Areas can sell alcoholic beverages in special cups to be taken into a such Commons Areas for consumption; and

WHEREAS, the Gladstone Social District would be created and managed through a collaboration with the Gladstone Downtown Development Authority; and

WHEREAS, the creation of the Gladstone Social District is intended to assist downtown businesses by attracting customers for enhanced outdoor dining and entertainment experiences in downtown Gladstone; and

WHEREAS, the Gladstone Social District boundaries are detailed in the map attached hereto as Exhibit A;

NOW, THEREFORE, BE IT RESOLVED, that the Gladstone City Commission does hereby approve the creation of the Gladstone Social District as depicted in the attached map (Exhibit A) for consideration by the Michigan Liquor Control Commission.



The City of Gladstone's proposed social district boundary would allow for five existing licensed establishments to participate in the district. It is recognized that this list of eligible establishments may change or grow over time.

**(1) Saunders Point
Brewing
1000 Delta Ave
Gladstone, MI 49837**

**(2) Dew Drop Family
Restaurant
916 Delta Ave
Gladstone, MI 49837**

**(3) American Legion
802 Delta Ave
Gladstone, MI 49837**

**(4) Wally's Bar
917 Delta Ave
Gladstone, MI 49837**

**(5) MIDD Bar & Lounge
903 Delta Ave
Gladstone, MI 49837**

This resolution will take immediate effect.

Mayor Pro-Tem Mantela	Yes
Commissioner O'Driscoll	Yes
Commissioner Pontius	No
Commissioner Akkala	Yes
Mayor Thompson	Yes

MOTION CARRIED

The following individuals spoke under public comment:

Leona Ritter, 7 Parkway Drive

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

Stephanie Carpenter, address unknown

Jim Stock, 729 N. 15th Street

Dan Paul, 31 Tipperary Rd

Linda Madalinski, 67 Tipperary Rd

Adam Zimmermann, 408 Minneapolis Avenue

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

MOTION CARRIED UNANIMOUSLY

City of Gladstone
County of Delta, State of Michigan
RESOLUTION 2025-02 AUTHORIZING PUBLICATION OF
NOTICE OF INTENT TO ISSUE REVENUE BONDS
AND DECLARING INTENT TO REIMBURSE
(CLEAN WATER STATE REVOLVING FUND PROJECT)

The following preamble and resolution were offered by Commissioner Judy Akkala and supported by Mayor Joe Thompson:

WHEREAS, the City Commission of the City of Gladstone, County of Delta, State of Michigan (the "City"), hereby determines that it is necessary for the public health, safety and welfare of the City to acquire, construct, furnish and equip improvements to the City's existing sewage disposal system (the "System") consisting generally of replacement of approximately 5,500 LF of 6" PVC sanitary service lead, 3,500 LF of 8" PVC sanitary sewer, 2,850 LF of 10" PVC sanitary sewer, 460 LF of 15" PVC sanitary sewer, 460 LF of 18" PVC sanitary sewer, and 163 sanitary cleanouts and 27 manholes; installation of approximately 3,550 LF of 8" cured-in-place pipe liner, 3,350 LF of 10" cured-in-place pipe liner, and 1,690 LF of 12" cured-in-place pipe liner; together with all necessary interests in land and all related sites, structures, equipment, appurtenances and attachments thereto (the "Project"); and

WHEREAS, the City has been advised by the Michigan Department of Environment, Great Lakes and Energy ("EGLE") that financial assistance to accomplish the acquisition and construction of all or a portion of the Project is available through the

Clean Water State Revolving Fund (“CWSRF”) loan program administered by EGLE and the Michigan Finance Authority (the “MFA”); and

WHEREAS, the City has made application for participation in the CWSRF loan program; and

WHEREAS, the Revenue Bond Act, Act 94, Public Acts of Michigan, 1933, as amended (“Act 94”), provides a means for financing the purchase, acquisition, construction, improvement, enlargement, extension and repair of public improvements such as the Project through the issuance of revenue bonds; and

WHEREAS, the issuance of bonds payable from revenues of the System under Act 94 in a total amount not to exceed Nine Million Eight Hundred Thousand Dollars (\$9,800,000) (the “Bonds”) for the purpose of financing all or part of the Project, in one or more series, represents the most practical means to that end; and

WHEREAS, a notice of intent to issue revenue bonds must be published before the issuance of the Bonds in order to comply with the requirements of Section 33 of Act 94; and

WHEREAS, the City intends at this time to state its intentions to be reimbursed from proceeds of the Bonds for any expenditures undertaken by the City for the Project prior to issuance of the Bonds.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Clerk is authorized and directed to publish a notice of intent to issue the Bonds in ***The Daily Press***, a newspaper of general circulation in the City.
2. The notice of intent shall be published as a one-quarter (1/4) page display advertisement in substantially the following form attached to this resolution as Exhibit A.
3. The City Commission does hereby determine that the foregoing form of Notice of Intent to Issue Bonds, and the manner of publication directed, is the method best calculated to give notice to the users of the System and the electors residing in the boundaries of the City of the intent to issue the Bonds, the purpose of the Bonds, the security for the Bonds, and the right of referendum relating thereto, and that the provision of forty-five (45) days within which to file a referendum petition is adequate to insure that the City’s electors may exercise their legal rights of referendum, and the newspaper named for publication is hereby determined to reach the largest number of persons to whom the notice is directed.

4. The City makes the following declarations for the purpose of complying with the reimbursement rules of Treas. Reg. § 1.150-2 pursuant to the Internal Revenue Code of 1986, as amended:

- (a) As of the date hereof, the City reasonably expects to reimburse itself for the expenditures described in (b) below with proceeds of debt to be incurred by the City.
- (b) The expenditures described in this paragraph (b) are for the costs of acquiring and constructing the Project which were paid or will be paid subsequent to sixty (60) days prior to the date hereof or which will be paid prior to the issuance of the Bonds from the sewage disposal fund or the general fund of the City.
- (c) The maximum principal amount of debt expected to be issued for the Project, including issuance costs, is \$9,800,000.
- (d) A reimbursement allocation of the expenditures described in (b) above with the proceeds of the borrowing described herein will occur not later than 18 months after the later of (i) the date on which the expenditure is paid, or (ii) the date the related Project is placed in service or abandoned, but in no event more than three (3) years after the original expenditure is paid. A reimbursement allocation is an allocation in writing that evidences the City's use of the proceeds of the debt to be issued for the Project to reimburse the City for a capital expenditure made pursuant to this resolution.

5. The City hereby confirms the retention of Miller, Canfield, Paddock and Stone, P.L.C. ("Miller Canfield"), as bond counsel in connection with the Bonds. The City has been advised that Miller Canfield has represented the Michigan Finance Authority in the past and may be representing the Michigan Finance Authority presently in connection with various matters including the Clean Water State Revolving Fund loan program, and the City consents to the representation of the Michigan Finance Authority by Miller Canfield in connection with the Clean Water State Revolving Fund loan program that may be utilized by the City in connection with the Bonds.

6. The officers of the City are authorized to apply to a rating agency for a credit assessment if necessary to comply with requirements to participate in the CWSRF program.

7. The officers, administrators, agents and attorneys of the City are authorized and directed to take all other actions necessary and convenient to facilitate preparation of the Bonds for sale. The Bonds will be sold only after the City Commission approves an ordinance or resolution authorizing issuance and sale of the Bonds.

8. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

AYES: Mayor Joe Thompson, Commissioners Judy Akkala, Brad Mantela, Steve O'Driscoll and Robert Pontius

NAYS: None

RESOLUTION DECLARED ADOPTED.

Kimberly Berry, City Clerk

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Commission of the City of Gladstone, County of Delta, State of Michigan, at a regular meeting held on May 12, 2025, and that the meeting was conducted and public notice of the meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of the meeting were kept and will be or have been made available as required by the Open Meetings Act.

Kimberly Berry, City Clerk

EXHIBIT A

NOTICE TO TAXPAYERS AND ELECTORS OF THE CITY OF GLADSTONE AND THE USERS OF THE CITY'S SEWAGE DISPOSAL SYSTEM OF INTENT TO ISSUE REVENUE BONDS AND THE RIGHT OF REFERENDUM RELATING THERETO

PLEASE TAKE NOTICE that the City of Gladstone, County of Delta, State of Michigan (the "City"), intends to issue and sell revenue bonds pursuant to Act 94, Public Acts of Michigan, 1933, as amended, in an amount not to exceed Nine Million Eight Hundred Thousand Dollars (\$9,800,000), in one or more series, for the purpose of paying all or part of the cost to acquire, construct, furnish and equip improvements to the City's existing sewage disposal system (the "System"), consisting generally of replacement of approximately 5,500 LF of 6" PVC sanitary service lead, 3,500 LF of 8" PVC sanitary sewer, 2,850 LF of 10" PVC sanitary sewer, 460 LF of 15" PVC sanitary sewer, 460 LF of 18" PVC sanitary sewer, and 163 sanitary cleanouts and 27 manholes; installation of approximately 3,550 LF of 8" cured-in-place pipe liner, 3,350 LF of 10" cured-in-place pipe liner, and 1,690 LF of 12" cured-in-place pipe liner; all together with all necessary interests in land and all related sites, structures, equipment, appurtenances and attachments thereto.

SOURCE OF PAYMENT OF REVENUE BONDS

THE PRINCIPAL OF AND INTEREST ON THE REVENUE BONDS SHALL BE PAYABLE from the revenues received by the City from the operation of the System. The revenues will consist of rates and charges that may from time to time be revised to provide sufficient revenues to provide for the expenses of operating and maintaining the System, to pay the principal of and interest on the bonds and to pay other obligations of the System.

The City expects that the revenue bonds will be sold to the Michigan Finance Authority in connection with the Michigan Department of Environment, Great Lakes and Energy Clean Water State Revolving Fund loan program, in which case the revenue bonds sold to the Michigan Finance Authority may also be payable as described below.

ADDITIONAL SOURCES OF PAYMENTS FOR BONDS

SOLD TO MICHIGAN FINANCE AUTHORITY

BECAUSE THE REVENUE BONDS WILL BE SOLD TO THE MICHIGAN FINANCE AUTHORITY, THE CITY MAY ALSO PLEDGE ITS LIMITED TAX FULL FAITH AND CREDIT AS SECURITY FOR THE BONDS. IN SUCH CASE, IF REVENUES OF THE SYSTEM ARE INSUFFICIENT TO PAY DEBT SERVICE AT ANY TIME, THEN TO PAY DEBT SERVICE THE CITY SHALL ADVANCE LEGALLY AVAILABLE FUNDS INCLUDING, IF NECESSARY, FUNDS FROM THE LEVY OF TAXES UPON ALL TAXABLE PROPERTY IN THE CITY, SUBJECT HOWEVER TO CONSTITUTIONAL, STATUTORY AND CHARTER TAX RATE LIMITATIONS.

IN ADDITION, THE CITY MAY BE REQUIRED TO PLEDGE FOR THE PAYMENT OF THE BONDS SOLD TO THE MICHIGAN FINANCE AUTHORITY MONEY RECEIVED OR TO BE RECEIVED BY THE CITY DERIVED FROM IMPOSITION OF TAXES BY THE STATE AND

RETURNED OR TO BE RETURNED TO THE CITY AS PROVIDED BY LAW, except for money the use of which is prohibited for such purposes by the State Constitution. The City may enter into an agreement providing for the payment of taxes, which taxes are collected by the State and returned to the City as provided by law, to the Michigan Finance Authority or a trustee, and such funds may be pledged for the payment of the revenue bonds.

BOND DETAILS

THE REVENUE BONDS may be issued in one or more series and may be combined with bonds for other purposes. The revenue bonds will mature in not to exceed thirty (30) annual installments and will bear interest at the rate or rates to be determined at the time of sale to the Michigan Finance Authority, but in no event to exceed such rates as may be permitted by law.

RIGHT OF REFERENDUM

THE REVENUE BONDS WILL BE ISSUED WITHOUT A VOTE OF THE ELECTORS OF THE CITY UNLESS A VALID PETITION REQUESTING SUCH A VOTE SIGNED BY NOT LESS THAN 10% OF THE REGISTERED ELECTORS RESIDING WITHIN THE BOUNDARIES OF THE CITY IS FILED WITH THE CITY CLERK WITHIN FORTY-FIVE (45) DAYS AFTER PUBLICATION OF THIS NOTICE. IF A VALID PETITION IS FILED, THE BONDS MAY NOT BE ISSUED WITHOUT AN APPROVING VOTE OF A MAJORITY OF THE QUALIFIED ELECTORS RESIDING WITHIN THE BOUNDARIES OF THE CITY VOTING THEREON.

THIS NOTICE is given pursuant to the requirements of Section 33, Act 94, Public Acts of Michigan, 1933, as amended.

Kimberly Berry, City Clerk

City of Gladstone

Commissioner Akkala	Yes
Mayor Pro-Tem Mantela	Yes
Commissioner O'Driscoll	Yes
Commissioner Pontius	Yes
Mayor Thompson	Yes

MOTION CARRIED UNANIMOUSLY

Motion made by Commissioner O'Driscoll, Seconded by Commissioner Akkala to approve the Clean Water State Revolving Fund (CWSRF) & Strategic Water Quality Initiatives Fund Loan Application Part 1 and Part II and authorize City Manager Eric Buckman to sign the applications.
MOTION CARRIED UNANIMOUSLY

Motion made by Commissioner O'Driscoll; Seconded by Mayor Thompson approve the amendment to Request for Disbursement Draw #32 totaling \$317,710.50 for the Wastewater Upgrades Project.

MOTION CARRIED UNANIMOUSLY

Motion made by Commissioner Akkala, Seconded by Commissioner Pontius to approve the Request for Disbursement of Funds Draw #34 totaling \$32,000.00 for the Wastewater Upgrades project.

MOTION CARRIED UNANIMOUSLY

Motion made by Mayor Thompson, Seconded by Commissioner O'Driscoll to approve the professional services for the Wastewater Asset Management Plan by C2AE for an amount not to exceed \$28,200.00.

MOTION CARRIED UNANIMOUSLY

Motion made by Commissioner O'Driscoll, Seconded by Commissioner Akkala to authorize Public Works to purchase a new 2025 JBC skid steer loader from Fairchild Equipment through zero interest loan in the yearly payment amount of \$15,912.48 for four years.

MOTION CARRIED UNANIMOUSLY

Motion made by Mayor Thompson, Seconded by Commissioner Akkala to approve a wage increase of 5% for IBEW 876 Union Journeyman Lineman to \$44.34 per hour effective April 1, 2025.

MOTION CARRIED UNANIMOUSLY

Motion made by Mayor Pro-Tem Mantela, Seconded by Commissioner O'Driscoll to approve Saunders Pont Brewing, LLC Pink Power Cornhole Fundraiser special event for Saturday, June 14, 2025 from 11AM - 9PM and authorize the street closure of 10th Street from Delta Avenue to the alley North behind the Rialto Center with barricades provided by the City.

MOTION CARRIED UNANIMOUSLY

Motion made by Mayor Thompson, Seconded by Commissioner Akkala to approve Saunders Pont Brewing, LLC GHS Class of 1990 Reunion special event for Saturday, July 5, 2025 from 4PM - 10PM and authorize the street closure of 10th Street from Delta Avenue to the alley North behind the Rialto Center with barricades provided by the City.

MOTION CARRIED UNANIMOUSLY

Motion made by Commissioner O'Driscoll, Seconded by Mayor Pro-Tem Mantela to approve Saunders Pont Brewing, LLC GHS Class of 2005 Reunion special event for Saturday, July 12, 2025 from 3PM - 9PM and authorize the street closure of 10th Street from Delta Avenue to the alley North behind the Rialto Center with barricades provided by the City.

MOTION CARRIED UNANIMOUSLY

City Manager Eric Buckman reported the following:

- Community Development Director, Renee Barron and I met with another developer regarding lots for single family homes
- Parks & Recreation Director Wendy Taavola and I met with Coleman Engineering regarding Harbor project changes, may be next spring
- Worked the election
- Public Works Superintendent Barry Lund, Wastewater Superintendent Rodney Schwartz and I met with C2AE and highway department regarding SIB Loan for roads
- Water Superintendent Rob Spreitzer and I met with CN Railway regarding upgrading their water service and easement through their property
- Two recipients this month for the "This Is Gladstone" awards program:
Claire Burton, volunteer at St. Vincent's, Library Board Member & Friends of the Library
Paislee Menard, student who started the playground peacemaker's initiative at Cameron School
- City Clean UP Vouchers available May 1st - June 30th at City Hall
- City Hall will be closed and there is no City Commission Meeting on Monday, May 26th for Memorial Day Holiday
- The Farmers Market opens June 2nd with over 20 vendors

There being no further business before the Commission, Mayor Thompson adjourned the meeting at 8:45 PM.

Mayor Joe Thompson

Clerk Kimberly Berry