



GLADSTONE CITY COMMISSION REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue

May 11, 2026

6:00 PM

MINUTES

CALL TO ORDER

Mayor Thompson called the meeting to order at 6:00 PM ET.

1. Invocation

Mayor Thompson gave the invocation.

2. Pledge of Allegiance

The pledge of allegiance was recited.

3. Roll Call

Community Development Director, Patricia West, called the roll:

PRESENT	ABSENT
Mayor Joe Thompson	Commissioner Steve O'Driscoll (Excused)
Commissioner Judy Akkala	Commissioner Whitney Maloney (Excused)
Mayor Pro-Tem Brad Mantela	

Commissioner O'Driscoll arrived at 6:01 PM ET.

Commissioner Maloney arrived at 6:06 PM ET.

PRESENTATION OF WPPI ENERGY SCHOLARSHIP

4. WPPI Scholarship Tyler Soderman

Brett Niemi, Senior Energy Services Manager for WPPI Energy, recognized Tyler Soderman as the recipient of the 2026 WPPI Energy Scholarship and presented him with the award.

CONFLICTS OF INTEREST

None.

PUBLIC HEARINGS

5. Fiscal Year 2026-2027 Appropriation Ordinance No. 2026-644 & Set Public Hearing

Motion made by Commissioner Akkala, seconded by Mayor Pro-Tem Mantela to rescind the previously scheduled public hearing for Appropriation Ordinance No. 2026-644 and to set a new public hearing date for May 21, 2026 at 6:00 PM in the Gladstone City Hall Chambers, directing staff to publish the required public notice in accordance with the City Charter.

Voting Yea: Mayor Thompson, Commissioner Akkala, Mayor Pro-Tem Mantela, Commissioner O'Driscoll

MOTION CARRIED.

PUBLIC COMMENT

None.

CONSENT AGENDA

Motion made by Commissioner O'Driscoll, seconded by Mayor Pro-Tem Mantela to approve the consent agenda as published.

Voting Yea: Mayor Thompson, Commissioner Akkala, Mayor Pro-Tem Mantela, Commissioner O'Driscoll

MOTION CARRIED.

- 6. City Commission Meeting Minutes of April 27, 2026**
- 7. DDA Regular Meeting Minutes of March 24, 2026**
- 8. Planning Commission Meeting Minutes from April 7, 2026**

UNFINISHED BUSINESS

None.

NEW BUSINESS

- 9. Professional Engineering Services for Industrial Park Lift Station Force Main Reroute Design.**

Motion made by Commissioner Akkala, seconded by Mayor Pro-Tem Mantela to accept Coleman Engineering's proposal for professional services for the industrial park lift station force main reroute design not to exceed \$20,000.00.

Voting Yea: Mayor Thompson, Commissioner Akkala, Mayor Pro-Tem Mantela, Commissioner O'Driscoll, Commissioner Maloney

MOTION CARRIED.

- 10. 2026 YMCA Lifeguarding Proposal**

Motion made by Commissioner O'Driscoll, seconded by Commissioner Maloney to approve the 2026 YMCA Lifeguarding Proposal agreement.

Voting Yea: Mayor Thompson, Commissioner Akkala, Mayor Pro-Tem Mantela, Commissioner O'Driscoll, Commissioner Maloney

MOTION CARRIED.

- 11. Establishment of a Land Based Mooring Field**

Motion made by Commissioner O'Driscoll, seconded by Commissioner Akkala approve the establishment of the summer mooring field as outlined in the report.

Voting Yea: Mayor Thompson, Commissioner Akkala, Mayor Pro-Tem Mantela, Commissioner O'Driscoll, Commissioner Maloney

MOTION CARRIED.

- 12. Gladstone Bay Campground Policies and Procedures**

Motion made by Mayor Pro-Tem Mantela, seconded by Commissioner O'Driscoll, to amend the proposed Gladstone Bay Campground Policies and Procedures to include language regarding prorated departure refunds for review at the next regularly scheduled City Commission meeting.

Voting Yea: Mayor Thompson, Commissioner Akkala, Mayor Pro-Tem Mantela, Commissioner O'Driscoll, Commissioner Maloney

MOTION CARRIED.

- 13. Rental of the Sail School Boathouse**

Motion made by Commissioner O'Driscoll, seconded by Mayor Thompson to approve the rental of the Sail School Boathouse with the rates to be presented at the next regular meeting.

Voting Yea: Mayor Thompson, Commissioner Akkala, Mayor Pro-Tem Mantela, Commissioner O'Driscoll, Commissioner Maloney

MOTION CARRIED.

14. Facade Grant for Gladstone Eye Care

Motion made by Commissioner O'Driscoll, seconded by Commissioner Akkala to approve the extension of the Gladstone Eye Care facade grant through the end of May 2026.

Voting Yea: Mayor Thompson, Commissioner Akkala, Mayor Pro-Tem Mantela, Commissioner O'Driscoll, Commissioner Maloney **MOTION CARRIED.**

15. Market Square Rental Policies

Motion made by Mayor Thompson, seconded by Mayor Pro-Tem Mantela to adopt the Market Square Rental Policies as presented, with the understanding that the associated fees will be incorporated into the City's annual fee schedule with an effective date of August 1, 2026.

Voting Yea: Mayor Thompson, Commissioner Akkala, Mayor Pro-Tem Mantela, Commissioner O'Driscoll, Commissioner Maloney

MOTION CARRIED.

16. Special Event Permit | Saunders Point Bi-Monthly Outdoor Live Music

Motion made by Commissioner Maloney to table the proposal for two weeks. Motion failed due to lack of support.

Motion made by Commissioner O'Driscoll to approve the request submitted by Saunders Point Brewing for a summer pilot program permitting temporary closure of the 10th Street segment from Delta Avenue to the adjacent alley on the first and third Wednesdays of each month, June through September 2026, during approved event hours for outdoor live music events, contingent upon coordination with City staff regarding barricades and verification of the establishment's current insurance coverage.

Voting Yea: Mayor Thompson, Commissioner Akkala, Mayor Pro-Tem Mantela, Commissioner O'Driscoll

Voting Nay: Commissioner Maloney

MOTION CARRIED.

17. Special Event Permit | The Long Haul

Motion made by Commissioner O'Driscoll, seconded by Commissioner Akkala to approve the special event permit request submitted by Saunders Point Brewing for the temporary closure of the 10th Street segment from Delta Avenue to the adjacent alley on Saturday, June 20, 2026 from approximately 11:00 AM to 11:59 PM in conjunction with the "The Long Haul" Summer Solstice event.

Voting Yea: Mayor Thompson, Commissioner Akkala, Mayor Pro-Tem Mantela, Commissioner O'Driscoll, Commissioner Maloney

MOTION CARRIED.

18. Special Event Permit | Chafed & Confused 5k/10k

Motion made by Mayor Pro-Tem Mantela, seconded by Commissioner O'Driscoll to approve the request submitted by Saunders Point Brewing for the temporary closure of 10th Street between Saunders Point Brewing and Dairy Flo from 9:00 AM to 10:00 PM in conjunction with the proposed community 5K/10K race event and post-race activities, contingent upon coordination with City staff regarding barricades, traffic control measures, and verification of the establishment's current insurance coverage, with the understanding that Public Safety staffing assistance at requested intersections cannot be guaranteed.

Voting Yea: Mayor Thompson, Commissioner Akkala, Mayor Pro-Tem Mantela, Commissioner O'Driscoll, Commissioner Maloney

MOTION CARRIED.

19. Special Event Permit | Delta Conservation District 75th Anniversary

Motion made by Commissioner Akkala, seconded by Commissioner Maloney to approve the request submitted by Saunders Point Brewing for the temporary closure of North 10th Street from the north side of Delta Avenue to the adjacent alley on August 26, 2026 from approximately 1:00 PM to 8:00 PM in conjunction with the Delta Conservation District's 75th Anniversary Celebration, contingent upon coordination with City staff regarding barricade placement..

Voting Yea: Mayor Thompson, Commissioner Akkala, Mayor Pro-Tem Mantela, Commissioner O'Driscoll, Commissioner Maloney

MOTION CARRIED.

CITY MANAGER'S REPORT

Since the last meeting it seems I have been busy attending meetings. Last week I attended the Planning Commission meeting where we reviewed the portions of the Master Plan concerning Water, Sewer and Road infrastructure. I also attended the regular meeting of our rec-board, Troy Drebenstedt presented the rec plan for Pram Shack rentals and starting a mooring field and how they would help fund the Sail School.

I also attended a MERS informational meeting last week, where they discussed the changing over to EMPOWER. And on Friday I attended the 2026 Construction Connect UP Draft Day. This was a kind of Graduation ceremony of 10 Students from the ISD, Local Trade Unions and Contractors had these students sign apprenticeship agreements and they were given a gift of new Milwaukee Tools. After the Graduation there was a panel discussion on prevailing wage compliance and best value contracting in the public sector. The panelist for this meeting consisted of the Michigan Deputy Director of Labor and economic opportunities and their administrator from the wage & hour division along with the legislative director of the Operators Union 324.

I would like to recognize and congratulate Joe Quinn on his upcoming retirement this coming Thursday. Joe started part-time with the DPW in 1994 and went full-time in 1997. So, thank you Joe for your 29 years of service with the City of Gladstone, your dedication to customer service will be missed.

Last please stop by City Hall and check out the opportunities for rebates for recycling old appliances and purchasing new ones.

CITY COMMISSION & COMMITTEE REPORTS

None.

BOARDS & COMMISSIONS REPORTS

20. Delta Area Transit Ballot Proposal

John Stapleton provided a presentation regarding the Delta Area Transit Authority (DATA) millage proposal scheduled for the August 2026 election.

Printed presentation materials were distributed to the City Commission and are on file with the City Clerk.

CITY COMMISSIONER COMMENTS

Commission O'Driscoll shared concerns around downtown parking.

Mayor Pro-Tem Mantela congratulated Tyler Sodermen as the WPPI scholarship recipient.

Commission Akkala acknowledged the spring clean-up efforts of Parks & Recreation.

CITY CLERK COMMENTS

None.

CLOSED SESSION

None.

ADJOURNMENT

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

Joe Thompson, Mayor

Patricia West, Community Development Director