



# **GLADSTONE CITY COMMISSION REGULAR MEETING**

City Hall Chambers – 1100 Delta Avenue  
June 24, 2024  
6:00 PM

---

## **AGENDA**

### **CALL TO ORDER**

1. Invocation
2. Pledge of Allegiance
3. Roll Call

### **PUBLIC HEARINGS**

### **PUBLIC COMMENT**

### **CONFLICTS OF INTEREST**

### **CONSENT AGENDA**

4. City Commission Regular Meeting Minutes of June 10, 2024
5. Electric Dept. Irby INV-S013949204.001 \$5,235.30 Pole Replacement Project

### **UNFINISHED BUSINESS**

### **NEW BUSINESS**

6. City Commission Vacancy Appointment
7. Replace North Filter Drain Valve and Actuator
8. ATC Offer for Easement
9. Change Order No. 10 for Wastewater Treatment Plant Improvements.
10. Extend Summer Property Tax Due Date
11. Leins on Summer 2024 Property Taxes

### **CITY MANAGER'S REPORT**

### **CITY COMMISSION & COMMITTEE REPORTS**

### **BOARDS & COMMISSIONS REPORTS**

### **CITY COMMISSIONER COMMENTS**

### **CITY CLERK COMMENTS**

### **CLOSED SESSION**

### **ADJOURNMENT**

The City of Gladstone will provide all necessary, reasonable aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting to individuals with disabilities at the meeting/hearing upon five days notice to the City of Gladstone.

Individuals with disabilities requiring auxiliary aids or services should contact the City of Gladstone by writing or calling City Hall at (906) 428-2311.

Posted: 06-21-2024

Kimberly Berry, MiPMC  
906-428-2311  
[kberry@gladstonemi.gov](mailto:kberry@gladstonemi.gov)

## **RULES FOR PUBLIC COMMENT/ PUBLIC HEARINGS**

### **(Excerpt from City Commission Rules of Procedure Adopted: 11-25-2019)**

#### **A. Public Comment / Public Hearings**

At regular and special meetings of the commission, individuals wishing to be heard may address the commission during the public comment/public hearing periods as set forth in the agenda under the following rules:

1. Each speaker shall state name and address for the record.
2. Each speaker is limited to three (3) minutes of comment unless the presiding officer decides more time is necessary
3. Each speaker shall try to be concise and refrain from repeating comments already addressed by the commission.
4. Speakers who do not cease speaking when asked to do so will be deemed out of order and will not be allowed to address the commission again for the remainder of the meeting; continued disruption will warrant removal from the meeting.
5. The commission shall not decide issues that arise during public comment.
6. Speakers should address the commission through the presiding officer.
7. Commissioners and staff will not debate with the public.
8. Speakers will not verbally attack City Commissioners, City Staff or members of the public attending the meeting. Any such behavior will not be tolerated and any person presenting in this manner will be warned by the Mayor and shall be removed by Public Safety for noncompliance.
9. No vulgar or obscene language will be used by the speakers.
10. Any information the speaker wants to distribute to the Commission must first ask the Chair (Mayor) if they may present the Commission written comments at the meeting.
11. Speakers may not ask questions of the board during this time as the Commission or Staff will not address them during this public comment period.



# GLADSTONE CITY COMMISSION REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue  
June 10, 2024  
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

ABSENT - None

VACANCY – One

WPPI & City of Gladstone Public Power \$1,000 Scholarship Awards presented to Addison Occhietti and Tristan Molinari.

Mayor Thompson opened the public hearing for Special Assessment Levy No. 2024-324 & Resolution No. 2024-04-03 Act 33 Police & Fire Protection at 6:05 PM:

The following individuals spoke in protest of the special assessment & levy:

Steve Viau, 817 Delta Avenue, Delta County Commissioner

Louise Conden, 17 Weston Avenue (also submitted letter)

Tim LeGault, 1115 Minneapolis Avenue

Robert Huster, 2713 3rd Avenue West

Jeff Rydahl, 502 Delta Avenue

Wayne Rabitaille, 1514 Michigan Avenue

Dan Paul, 31 Tipperary Road

Bill Goss, 2000 Lake Shore Drive Apt A

Lenita Scholer, 534 25<sup>th</sup> Street

Diane Weber, 325 Delta Avenue

James Caron, 3 Waterford

Mike O'Connor, 526 Minnesota Avenue

Linda Gray, 1509 Minnesota Avenue

Rich Moberg, 1604 Montana Avenue

Tammy LaPlant, 506 N. 17th Street

Ken Schell, 2819 5th Avenue West  
Mark Novak, 819 Dakota Avenue  
Jim Nelson, 1207 Wisconsin Avenue  
Roger Aho, 71 Tipperary  
Hattie Balance, 705 Superior Avenue  
John DeFiore, 1024 Lake Shore Drive  
Don Dominick, 113 North Bluff Drive  
Carrie Polley, 25 Sandy Lane  
Leona Ritter, 7 Parkway  
Vicki Viau, 1107 Delta Avenue  
Mike Dutkovich, 2814 5<sup>th</sup> Avenue West; 1 & 2 Robert Hupy Drive  
Gary Gray, 204 S. 3rd Street  
Donald Casperson, 155 29<sup>th</sup> Street Lot #4  
Brian Bizeau, 1010 Michigan Avenue  
Steve Adkins, 1116 Minnesota Avenue  
James DeKeyser, 1006 Lake Shore Drive  
Noah Gauthier, 819 4th Avenue West (also submitted letter)

Mayor Thompson instructed the Clerk to place on the record the following letters received in protest prior to and during the meeting:

Thomas Makosky, 1116 Montana Avenue  
Dennis Mounsey, 1220 N Bluff Drive  
Jeffrey Diebolt, Sr. 1315 Montana Avenue  
Anne-Janette Micheau, 408 South 7th Street  
Gary Micheau, 120 Cliffs Avenue  
John Lewandowski, 604 Minnesota Avenue  
Skyline International LLC, Parcel # 052-617-004-26  
Skyline International LLC, Parcel # 052-538-006-00  
Lincoln Fair Stroage, LLC, Parcel #052-459-012-00  
Peter Ross, 68 Tipperary  
Jeffrey Diebolt Jr. 703 Michigan Avenue & all properties  
Carol Swanson, 1608 Dakota Avenue  
Noah Gauthier, 819 4th Avenue North

There being no further public comment Mayor Thompson closed the public hearing at 7:02 PM.

Manager Buckman read the following answers to the questions asked at the last meeting on May 28, 2024:

Summary of Statements/Questions from May 28, 2024 Public Hearing

City responses in red:

James Caron - 3 Waterford

Not opposed but would like to know the following:

\*Mills per year- 4.5 this year, future will be determined and discussed at Public Hearing during annual budget process

\*Breakdown by year, not 4.5 mills over 7 years (Fire Truck Pump)

\* Dedicated funds- There will be four committed saving accounts within a restricted fund for Public Safety. A portion of each year's millage will be budgeted for Public Safety operations. The committed funds will be fire truck, fire equipment, police cruiser, police equipment.

Isaac Micheau – 327 North Bluff Drive

Commended the City for low tax rate, this option may be the easy solution but not the best solution. Prefers the millage to this special assessment. - If a millage were to fail, we would be that much more behind and force a special assessment or cut services. This plan allows us to special assess until we catch up on capital expenditures, then lower the special assessment or pass a millage for operations and remove special assessment.

Mark Lektezian – 41 Sandy Lane

Total of 2.4; change the Special Assessment to average and borrow for the fire truck – setting up restricted funds that earn interest is a better way of spending the citizens money than borrowing and paying interest.

John Lewandowski – 9119 Minnewasca Q Drive

Would like the funds mandated not earmarked. - They will be put in committed saving accounts restricted for Public Safety

COVID funding what was that spent on. Public Safety received \$116,821 for overtime and hazard pay, DPW/Street Funds received \$123,181 for storm sewers, Water and Wastewater received \$123,181 each for new meters, and there is \$123,174 remaining we plan to use for building maintenance/upgrades of City Hall. (Brick repair/tuck point, lead paint abatement, etc.)

questions the legality of this. – Public Act 33 for Police and Fire Protection

Mike Whitlow – 602 N. 9<sup>th</sup>

Stated the special assessment is illegal. - Public Act 33 for Police and Fire Protection

Barb Morgan – 1420 Dakota Avenue

Does not believe in what we do; the average household does not have that much money; Gladstone has one of the highest MHI in the UP.

her taxable value increased 5% why does that not pay for this. Taxable value increases are capped at the inflation rate not to exceed 5% as per the State of Michigan.

Why have we not been saving for this, get a loan. -We have been saving - up until the last 2 years.

Social Security increase goes to the wastewater plant project

Need to cut budget before this special assessment. – We have made numerous cuts over the last several years, we can't cut capital items that we will need now and in the near future.

Eric Husbye – 1403 Wisconsin Avenue

If the money is not earmarked in the General Fund has concerns if it is not designated funds. - See above response to James Caron

Jamie Siedlecki, 4 Parkway Drive

Needs to spread out over a number of years. - This special assessment will be reviewed annually during the budget process. The number of mills needed and a separate public hearing will be held.

Lenita Scholer – 534 25<sup>th</sup> Street

Should look for grants, ask the Casino to buy equipment, look for other ways we are being taxed to death. - We are always exploring other funding options for all capital projects.

Carrie Polley – 25 Sandy Lane

Requests this go to the vote of the people, fundraise for the fire truck, where did the COVID money go? - See above response to Isaac Micheau

Dan Paul – 31 Tipperary Road

Requested this go as a millage for a vote and let the people to decide- See above response to Isaac Micheau

Mary Ann McLeod – 29 Tipperary Road

Feels this is being shoved down residents throats, should be a millage and vote of the people- See above response to Isaac Micheau

Carolyn Povich – 610 Minnesota Avenue

This doesn't pass the smell test, millage would be less, should go to a vote of the people- See above response to Isaac Micheau

Diane Webber – 325 Delta Avenue

Requested city employees cut their salaries by \$5,000 to \$10,000. - Employees have taken cuts in number, pension and health care.

Deb Micheau – 327 North Bluff Drive

A list of questions should be prepared and answered – attached

Ben Webber – 325 Delta Avenue

9<sup>th</sup> Street Special Assessment paying \$200 per year for 15 years, 30% interest is very bad, they are on a fixed income and feels this is unconstitutional – I don't know how much you finally paid but it was turned into the County with a 10% penalty for non-payment.

Jim Webber – 2722 4<sup>th</sup> Avenue West

Analyzed taxes, 0.3 for recycling, waste of money; should analyze the expenses in the city first – We analyze expenses and revenue during the budget process which begins in January and is finished off by the last meeting in March. We have several budget workshops and two public hearings prior to adopting the budget, all of which is open to the public. Each department goes through a budget review with the City Manager and Treasurer prior to the workshops. The utilities run their budgets through our budget analysis software.

Public Safety Director Ron Robinson discussed answers to questions that were asked during the public hearing and last meeting.

**SPECIAL ASSESSMENT NO. 2024-324**  
**RESOLUTION NO. 2024-04-03**  
**(Act 33 Police and Fire Protection)**

City of Gladstone  
County of Delta, State of Michigan

Minutes of a regular meeting of the City Commission of the City of Gladstone, County of Delta, State of Michigan, held in the City on June 10, 2024, at 6:00 p.m., Eastern Daylight Time.

PRESENT: Mayor Joe Thompson; Commissioners Judy Akkala, Brad Mantela and Robert Pontius:

ABSENT: None

VACANCY: One

The following preamble and resolution were offered by Commissioner Brad Mantela and supported by Commissioner Judy Akkala:

WHEREAS, the City Commission of the City of Gladstone, County of Delta, State of Michigan, pursuant to Act 33, Public Acts of Michigan, 1951, as amended (“Act 33”), has established the City of Gladstone Police and Fire Protection Special Assessment District (the “District”) to pay for certain costs and expenses of police and fire motor vehicles, apparatus, equipment, housing and operations (the “Assessed Costs”) and assess the costs thereof to the property specially benefitted by said Police and Fire Protection in the District; and

WHEREAS, the City Commission approved an estimate of the first year’s special assessment levy for the Assessed Costs in the amount of \$564,232.00, which if finally approved by the City Commission would be spread against the District in a column on the regular tax roll in the estimated levy amount of 4.50 mills; and

WHEREAS, after due and legal notice, the City Commission met on June 10, 2024, and heard objections to the distribution of the special assessment levy; and

WHEREAS, the City Commission deems said special assessment levy to be fair and equitable.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The 2024 levy for Assessed Costs in the amount of \$564,232.00, is hereby confirmed and approved.

2. The City Treasurer is hereby directed to distribute the special assessment levy on the taxable value of all lands and premises in the District subject to ad valorem taxation, in a column on the regular tax roll in the amount of 4.50 mills.

4. The City Commission shall annually determine the amount to be assessed in the District for police and fire protection, shall direct the Treasurer to distribute the special assessment levy, and shall hold a hearing on the estimated costs and expenses of Police and Fire Protection and on the distribution of the levy. The special assessment shall be made in a column provided in the regular tax roll. The special assessment shall be distributed and shall become due and be collected at the same time as other City taxes are assessed, levied, and collected, and shall be returned in the same manner for nonpayment, provided that for 2024, 2.00 mills shall be levied on July 1, 2024, and 2.50 mills shall be levied on December 1, 2024, all in accordance with Act 33. If the collections received from the special assessment levied are, at any time, insufficient to meet the obligations or expenses incurred for the maintenance and operation of the Police Department and Fire Department, the City Commission may, by resolution, authorize the transfer or loan of sufficient money from the general fund of the City to the special assessment fund. This money shall be repaid to the general fund of the City out of special assessment levy when collected.



5. All resolutions and parts of resolutions insofar as they conflict with the provisions of

this resolution be and the same hereby are rescinded.

Commissioner Judy Akkala Yes  
Commissioner Brad Mantela Yes  
Commissioner Robert Pontius Yes  
Mayor Joe Thompson Yes

NAYS: None

VACANCY: One

RESOLUTION DECLARED ADOPTED.

The following individuals spoke under public comment:

Jeff Rydahl, 502 Delta Avenue

Linda Gray, 1509 Minnesota Avenue

Jim Nelson, 1207 Wisconsin Avenue request to rescind his opposition to the special assessment and now supports it

Carrie Polley, 25 Sandy Lane

Brian Bizeau, 1010 Michigan Avenue

Lenita Scholer, 534 25<sup>th</sup> Street

Bill Gas, 1300 Lake Shore Drive

Louise Conden, 17 Weston Avenue

Motion made by Commissioner Akkala, Seconded by Commissioner Pontius to approve the consent agenda as presented.

MOTION CARRIED

Motion made by Commissioner Akkala, Seconded by Commissioner Pontius to authorize an annual contract with Orange Cat Media to oversee the City of Gladstone's digital marketing in an amount not to exceed \$10,000.00.

MOTION CARRIED

CITY OF GLADSTONE

RESOLUTION NO. 2024-05

A RESOLUTION TO ESTABLISH A REQUEST FOR FUNDING, DESIGNATE AN AGENT, ATTEST TO THE EXISTENCE OF FUNDS AND TO COMMIT TO IMPLEMENTING A MAINTENANCE PROGRAM FOR SINGLE COURSE CHIP SEAL FUNDED BY THE TRANSPORTATION ECONOMIC DEVELOPMENT FUND CATEGORY B PROGRAM.

Minutes of a regular meeting of the Commission of the City of Gladstone, Delta County, Michigan, were held in the Commission Chambers, 1100 Delta Avenue, in said City, on June 10, 2024, at 6:00pm.

PRESENT: Mayor Joe Thompson, Commissioners Judy Akkala, Brad Mantela and Robert Pontius

ABSENT: COMMISSIONERS: None

VACANCY: One

The following preamble and resolution were offered by Commissioner Mantela and supported by Mayor Thomspon.

WHEREAS, the City of Gladstone is applying for \$205,000 in funding through MDOT from the Transportation Economic Development Category B Program to construct single course chip seal on streets.

Waterford Ave.

- |                           |  |
|---------------------------|--|
| 2 <sup>nd</sup> Ave. West | Loueda Ave. to Tipperary Rd.                           |
| Loueda Ave.               | 2 <sup>nd</sup> Ave. West to 9 <sup>th</sup> Ave. West |
| Ketcham St.               | South Hill Rd. to 2 <sup>nd</sup> Ave. West            |
| 9 <sup>th</sup> Ave. West | From Ketcham St. going east 425’.                      |
| 8 <sup>th</sup> Ave. west | Loueda Ave. to 470’ west of Ketcham St.                |
| 7 <sup>th</sup> Ave. West | O’Conner St. to 420’ west of Ketcham St.               |
| O’Conner St.              | 6 <sup>th</sup> Ave. West to 7 <sup>th</sup> Ave. West |
| 6 <sup>th</sup> Ave. West | Loueda Ave. to Tipperary Rd.                           |
| 5 <sup>th</sup> Ave. West | Loueda Ave. to 440’ west of Ketcham St.                |
| 4 <sup>th</sup> Ave. West | Loueda Ave. to Tipperary Rd.                           |

- 3<sup>rd</sup> Ave. West                      Loueda Ave. to 385' west of Ketcham St.
- Minneapolis Ave.                18<sup>th</sup> St. to 130' east of Elm. St.
- Elm St.                                Minneapolis Ave. to Dakota Ave.
- 10<sup>th</sup> St.                                Lakeshore Dr. to Delta Ave.
- Railway Ave.                        10<sup>th</sup> St. to Delta Ave.
- Delta Ave.                            Railway Ave. to 425' east of Oak St.

WHEREAS, MDOT requires a formal commitment from the public agency that will be receiving these funds and will be implementing and maintaining these infrastructure projects.

NOW, THEREFORE, BE IT RESOLVED THAT, the City has authorized Barry Lund, Director of Public Works, to act as agent on behalf of the City to request Transportation Economic Development Fund Category B Program funding, to act as the applicant's agent during the project development, and to sign a project agreement upon receipt of a funding award.

BE IT FURTHER RESOLVED THAT, the City attests to the existence of, and commits to, providing at least \$205,000 toward the construction costs of the project(s), and all costs for design, permit fees, administration costs, and cost overruns.

BE IT FURTHER RESOLVED THAT, the City commits to owning operating, funding and implementing a maintenance program over the design life of the facilities constructed with Transportation Economic Development Fund Category B Program funding.

PRESENT: Mayor Joe Thompson, Commissioners Judy Akkala, Brad Mantela and Robert Pontius

NAYS: None

ABSENT: None

VACANCY: One

RESOLUTION DECLARED ADOPTED.

Motion made by Commissioner Akkala, Seconded by Mayor Pro-Tem Mantela to approve the request for disbursement of funds Draw # 23 totaling \$547,729.00 for the Wastewater Upgrades Project.

MOTION CARRIED

6:00

Item 4.

June 10, 2024

Gladstone, MI

City Commission Minutes

Motion made by Mayor Pro-Tem Mantela, Seconded by Mayor Thompson to approve the Utility Rates and Fee Schedule for Fiscal Year 2024-2025 with an effective date of August 1, 2024 as presented:

# 2024-2025

# FEE SCHEDULE

APPROVED BY CITY COMMISSION 06-24-2024



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

Item 4.

City Manager	Eric Buckman	ebuckman@gladstonemi.gov	906-428-3181 ext 8
City Clerk	Kimberly Berry	kberry@gladstonemi.gov	906-428-2311 ext 7
Treasurer	Vicki Schroeder	vschroeder@gladstonemi.gov	906-428-3636 ext 6
Assessor	Janice Ketcham	jketcham@gladstonemi.gov	906-428-3636 ext 5
Community Development/Zoning	Reneé Barron	rbarron@gladstonemi.gov	906-428-4586 ext 4
DDA Coordinator	Patricia West	pwest@gladstonemi.gov	906-428-4586 ext 4
Accounts Payable	Rhonda Bernson	rbernson@gladstonemi.gov	906-428-3737 ext 3
Utility Billing	Patti LeBombard	plebombard@gladstonemi.gov	906-428-3737 ext 2
Electrical Superintendent	James Olson	jolson@gladstonemi.gov	906-428-1701 ext 9
Water Superintendent	Rob Spreitzer	rspreitzer@gladstonemi.gov	906-428-9460
Wastewater Superintendent	Rodney Schwartz	rschwartz@gladstonemi.gov	906-428-1757
Public Works Superintendent	Barry Lund	blund@gladstonemi.gov	906-428-9577
Parks & Recreation Director	Wendy Taavola	wtaavola@gladstonemi.gov	906-428-9222
Public Safety Director	Ron Robinson	rrobinson@gladstonemi.gov	906-428-3131
City Hall Fax	906-428-3122		
City Website	<a href="http://www.gladstonemi.gov">www.gladstonemi.gov</a>		
Utility Payments via phone	855-232-9050		
Utility Payments online	<a href="http://www.myaccount.gladstonemi.org">www.myaccount.gladstonemi.org</a>		
Web app	my meter 		
Campground	906-428-1211		
Harbor	906-428-2916		

GENERAL GOVERNMENT  
2024-2025

Item 4.

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
			Each successive day not exceeding six months
	\$ 2.00		Period of six months
	\$ 35.00		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



HOUSING/BUILDING/ZONING  
2024-2025

Item 4.

Fee Item	Fee	Notes	Old Rate
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	<del>\$ 10.00</del>	Upon becoming a rental unit	\$ -
Late Rental Registration	\$ 50.00	Non-compliance rental registration <b>or changes not reported</b>	
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	<del>\$ 100.00</del>	Per issue appealed	\$ 75.00
Nuisance Property Fee	\$ -	Fee based on contractor fee and materials + 15%	
Permits	\$ 30.00	Fence	
	\$ 12.50	Temporary Sign	
	\$ 12.50	Construction Sign	
	\$ 12.50	Community Special Event Sign	
	\$ 25.00	Sign in Residential Area	
	\$ 30.00	Sign in Commerical Area	
	\$ 30.00	Home Occupation Permit	
	\$ 30.00	Zoning Compliance Permit	
	<del>\$ 80.00</del>	<b>Zoning Verification Letter per parcel requested</b>	
Project completion without permit issuance	\$ -	Double appropriate permit fee <b>plus applicable fines</b>	
Applications	\$ 550.00	Cell Antenna Site Application	
	\$ 550.00	Fiber Installation Application	
	\$ 250.00	Special Meeting Request	
	\$ 200.00	Conditional Use-Residential	
	\$ 300.00	Conditional Use-Commercial/Industrial	
	\$ 300.00	Rezoning/Text Amendment (plus GIS fee and mailing costs)	
	\$ 500.00	Alley/Street Vacated/Easement (Plus admin & Legal cost)	
	<del>\$ 250.00</del>	Variance/Waiver/ZBA Request	\$ 200.00
	\$ 200.00	Land Divisions/Lot Splits-unplatted	
	\$ 50.00	Land Divisions/Lot Splits-platted	
	<del>\$ 300.00</del>	<b>Planned Unit Development</b>	Remove
\$ 50.00	GIS Parcel Update		
<i>If Application requires Public Notice, postage fee will be added.</i>			
Site Plan Reviews	\$ 200.00	Site Plan Review-Partial	
	\$ 300.00	Site Plan Review-Full	
	<del>\$ 450.00</del>	Planned Unit Development-Plus Consulting Costs	

**Market Square Rental**

*REMOVE\*Market Square rentals are in 4 hour blocks*

<b>Set-Up</b>	<b>Fee</b>	<b>Refundable Deposit</b>	<b>Additional Hour</b>	<b>6ft Table &amp; 2 Chairs</b>	<b>Canopy, 6ft Table &amp; 2 Chairs</b>
Full Space	\$ 100.00	\$ 25.00	<del>\$ 25.00</del>	\$ 10.00	\$ 15.00
Shared Space to Extended Season	<del>\$ 15.00</del>	\$ 5.00	N/A	_____	_____

\$ 10.00

**Farmers Market**

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

\$100 Effective April 2025

FERNWOOD CEMETERY  
2024-2025

Item 4.

	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  
2024-2025

Item 4.

	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*	Personnel-Public Safety		per hour rate based on Union Contract
	Personnel-Volunteer Firefighter	\$ 13.00	per hour/per volunteer
	Personnel-Volunteer Fire Chief	\$ 14.00	per hour
	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  
2024-2025

Item 4.

	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	
Sidewalks	Dumpster Permit	\$ 50.00	2-week permit (in right of ways)- additional \$50 if dumpster is placed before receiving permit
	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%
GIS Services	Snow Removal Truck Load	\$ 60.00	per Truckload
	Full Map	\$ 600.00	
Printed Map	Quarter Section	\$ 65.00	
	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  
2024-2025

Item 4.

	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-Thur
			\$ 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 Ballfied	\$ 225.00	\$ 225.00	Per reserved day of the week for season	
	Bayshore Ballfied	\$ 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  
2024-2025

Item 4.

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

	<b>Fee Item</b>	<b>Daily</b>	<b>Weekly</b>	<b>Monthly</b>
Campground	Tent Site	\$ 15.00	\$ 105.00	NA
	Electric	\$ 25.00	\$ 175.00	\$ 575.00
	Water & Electric	\$ 30.00	\$ 210.00	\$ 690.00
	Full	\$ 35.00	\$ 245.00	\$ 805.00

\*Campground monthly rates reflect 7 free days

\*Campground rates approved by City Commission 3/22/21

# UTILITY RATES & FEES

ELECTRIC  
WASTEWATER  
WATER  
SOLID WASTE

Rates approved  
Rates effective 08/01/2024  
Fees adopted



ELECTRIC RATES  
EFFECTIVE 08/01/2024

Item 4.

	Customer Class	Readiness to Serve	Energy Charge	Notes	Old Rate	
Residential	Residential	\$ 16.00	\$ 0.12850		\$ 14.00	\$ 0.11650
	All Electric	\$ 16.00	\$ 0.11450	no gas service at home	\$ 14.00	\$ 0.10250
	Hot Water Heater	\$ 13.00	\$ 0.11450	additional meter	\$ 11.00	\$ 0.10250
	Home Heat	\$ 13.00	\$ 0.11450	additional meter	\$ 11.00	\$ 0.10250

Small Commercial *Demand 20 kW or less per month	1 Phase meter	\$ 20.00	\$ 0.14050		\$ 18.00	\$ 0.12700
	3 Phase meter	\$ 24.00	\$ 0.14050		\$ 22.00	\$ 0.12700

Large Commercial *Demand between 20- 40 kW	All meter sizes	\$ 40.00	\$ 0.11160		\$ 30.00	\$ 0.10240
	Energy Limiter Charge		\$ 0.13769			\$ 0.12446
	Demand Charge		\$ 5.00	per kW		\$ 4.25
	Distribution Demand Charge		\$ 1.25	per kW		\$ 1.00

Small Power *Demand between 40- 100 kW	All meter sizes	\$ 50.00	\$ 0.08750		\$ 50.00	\$ 0.07847
	Energy Limiter Charge		\$ 0.13392			\$ 0.12288
	Demand Charge		\$ 10.00	per kW		\$ 8.50
	Distribution Demand Charge		\$ 2.00	per kW		\$ 1.75

Large Power	All meter sizes	\$ 175.00	\$ 0.07500		\$ 125.00	\$ 0.07000
	Demand Charge		\$ 12.00	per kW		\$ 10.00
	Distribution Demand Charge		\$ 2.25	per kW		\$ 2.00

\*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 lessor 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.

Distributed Generation	All Solar		\$ (0.04481)	Power returned to City by Solar Generation as metered. Rate changes Jan 1 annually based on power costs. Calculated by WPPI		
------------------------	-----------	--	--------------	---	--	--

Street Lights	All wattage	\$ 17.50	\$ 0.15000		\$ 16.50	\$ 0.15000
---------------	-------------	----------	------------	--	----------	------------

Dusk to Dawn	All wattage	\$ 9.75	\$ 0.15000		\$ 8.75	\$ 0.15000
--------------	-------------	---------	------------	--	---------	------------

ELECTRIC RATES  
EFFECTIVE 08/01/2024

Item 4.

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
<del>Meter reconnection after hours</del>	<del>\$ 200.00</del>	<del>After hours is considered after 3:00 pm on standard work day</del>
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)
<del>Pole Connection Application Fee</del>	<del>\$ 100.00</del>	<del>Entities attaching to City power poles</del>
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

no longer done

SERVICE RELATED		
Item	Fee	Notes
Relocation of current overhead service	variable	Materials & Labor
Underground Service	variable	Materials & Labor
<del>Service/meter tampering fee</del>	<del>\$ 250.00</del>	<del>Reconnecting service after city disconnection, cut seals, pulling meters, cutting wires, etc</del>
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 08/01/2024

Item 4.

RATES	COST	UNIT	COMMENTS	Prev Rate
Wastewater rate/unit*	\$ 11.75	Per 1,000 gallons	based on water usage (if applicable)	\$ 11.20
Monthly customer charge*			based on meter size-readiness to serve	
5/8" meter	\$ 32.50	Monthly		\$ 31.00
1" meter	\$ 41.50	Monthly		\$ 39.55
1-1/2" meter	\$ 77.00	Monthly		\$ 73.76
2" meter	\$ 99.00	Monthly		\$ 94.07
3" meter	\$ 169.00	Monthly		\$ 160.35
4" meter	\$ 200.00	Monthly		\$ 176.39

\*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	\$ 61.67	per EDU*	1 EDU is based on 5,000 gallons	\$ 58.80
Monthly Customer charge	\$ 26.25	per EDU*	1 EDU is based on 5,000 gallons	\$ 24.68

\*EDU = Equivalent Domestic Unit

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

5 x \$11.75 x 1.05) + \$2.25 + \$31.26 = \$119.20 (total based on 1 EDU per each rate)

\$ 114.74

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	\$ 50.00

WATER RATES  
EFFECTIVE 08/01/2024

Item 4.

RATES	COST	UNIT	COMMENTS
Water rate/unit*	\$ 5.70	Per 1,000 gallons	based on water usage
Monthly customer charge*			based on meter size-readiness to serve
5/8" meter	\$ 14.75	Monthly*	
1" meter	\$ 33.28	Monthly*	\$28.60
1-1/2" meter	\$ 66.00	Monthly*	\$54.75
2" meter	\$ 103.19	Monthly*	\$83.90
3" meter	\$ 189.54	Monthly*	\$152.17
4" meter	\$ 314.61	Monthly*	\$248.45
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	Sample	Per test per sample*
Coliform MPN	\$20	Sample	Per test per sample*

\*10% administrative fee added to all tests invoiced

WATER RATES  
EFFECTIVE 08/01/2024

Item 4.

TAP FEES	TIME & MATERIALS	UNIT	COMMENT
3/4" - 1"	\$ 800.00	Lateral Connection	up to 20 feet
1 1/4" and larger	Labor & Materials	Lateral Connection	
South Bluff Tap Fee	\$ 1,500.00	Lateral Connection	

SERVICES	COST	UNIT	COMMENTS
<b><i>Reconnection</i></b>			
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
<b><i>Thaw Out (freeze ups)</i></b>			
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

SOLID WASTE RATES  
EFFECTIVE 08/01/2024

Item 4.

Billing Item	Rate	Notes	Old Rate
Monthly Customer Charge	\$ 6.31		\$ 6.13
Refuse Pickup	\$ 13.65	Includes monthly refuse and recycle pickup	\$ 13.27
Refuse Pickup-outside city	\$ 22.39	Areas on P.5 Rd and areas in Kipling	\$ 21.76
Extra Pickup	\$ 12.15	Extra refuse can at same time	\$ 11.81
Recycling Only	\$ 3.76	Premises required to have a dumpster	\$ 3.65
Fairview/Waterview Manors	\$ 312.36	Per Manor	\$ 303.56

## MOTION CARRIED

Manager Buckman reported on the following:

- Attended the Delta County Economic Development Authority Meeting
- Had Jury Duty for one day
- Attended the Gladstone Public Library Advisory Meeting
- Met with Delta County Prosecutor regarding a contract to enforce Gladstone Ordinances
- Working on Special Assessment
- Congratulations to Ben Hewitt in the Electric Department - May 17, 2024 he completed his Apprenticeship and is now a Lineman.

There being no further business before the Commission, Mayor Thompson adjourned the meeting at 8:57 PM.

---

Mayor Joe Thompson

---

City Clerk Kimberly Berry



www.irbyutilities.com  
815 Irby Drive • Jackson, MS 39201

STUART C IRBY BR973 MADISON WI  
26 TRANSPORT COURT  
MADISON WI 53704-3235  
Fax

# INVOICE Item 5.

<b>INVOICE DATE</b>	<b>ORDER NUMBER</b>
05/08/24	S013949204.001
<b>PLEASE REMIT PAYMENT TO:</b>	
STUART C IRBY CO PO Box 741001 ATLANTA GA 30384-1001	
<b>TO VIEW OR PAY ONLINE GO TO:</b>	<a href="http://irby.billtrust.com">http://irby.billtrust.com</a>
<b>USE THIS ENROLLMENT TOKEN:</b>	ZZT LQW WKB

**SHIP TO**

GLADSTONE POWER AND LIGHT  
1100 DELTA AVENUE  
GLADSTONE MI 49837-1434

GLADSTONE POWER AND LIGHT  
1100 DELTA AVENUE  
GLADSTONE MI 49837-1434

<b>CUSTOMER NUMBER</b>	<b>CUSTOMER ORDER NUMBER</b>	<b>ORDERED BY</b>	<b>JOB/RELEASE NUMBER</b>	<b>OUTSIDE SALESPERSON</b>
121744	1348	Dave Mathias		Chris J Dryer
<b>INSIDE SALESPERSON</b>	<b>SHIP VIA</b>	<b>TERMS</b>	<b>SHIP DATE</b>	<b>ORDER DATE</b>
CHAD W LAFORGE	BW BEST-WAY	NET DUE 30 DAYS	05/08/24	05/08/24

LINE	DESCRIPTION	ORDER QTY	SHIP QTY	NET UNIT PRC	EXT AMOUNT
1	*ALFO CSG15-100A-110-CB-10KA 15KV 100A POLYMER CUTOUT, 110 BIL, 10KA, CLAM SHELL/PARALLEL GROOVE, NEMA B BRACKET Your # 2-27-215-0101 Shipped 5/8/2024 dayton 00686643935	54	54	96.950E	5235.30

**Register Today with your Irby Customer Number!**

**[www.irbyutilities.com](http://www.irbyutilities.com)**

Easily view your invoices, review open orders, determine proof of delivery signatures

For questions regarding your Irby Invoices or Statements please contact our Credit Department at 601-985-3535

<b>Subtotal</b>	5235.30
<b>S&amp;H Charges</b>	0.00
<b>Sales Tax</b>	0.00
<b>AMOUNT DUE</b>	5235.30

Invoice is due by 06/07/24.

OUR PRODUCT AND SERVICES ARE SUBJECT TO, AND GOVERNED EXCLUSIVELY BY, OUR TERMS AND CONDITIONS OF SALE, WHICH ARE INCORPORATED HEREIN AND AVAILABLE AT [www.irby.com/terms](http://www.irby.com/terms). ADDITIONAL OR CONFLICTING TERMS ARE REJECTED, VOID AND OF NO FORCE OR EFFECT





# City of Gladstone, MI

1100 Delta Avenue  
Gladstone, MI. 49837  
www.gladstonemi.org

## Staff Report

---

Agenda Date: 06-24-2024                      Eric Buckman, City Manager: \_\_\_\_\_  
 Department: City Commission              Department Head Name: \_\_\_\_\_  
 Presenter: Mayor Thompson                 Kim Berry, City Clerk: \_\_\_\_\_

**This form and any background material must be approved by the City Manager then delivered to the City Clerk by 4:00 PM the Tuesday prior to the Commission Meeting.**

**AGENDA ITEM TITLE:**

Appoint Commission Member

**BACKGROUND:**

An appointment by the City Commission must be made to fill the vacant City Commission seat. This appointment will be in effect until November 2024. At which time the remaining term expiration November 2025 would be on the November 2024 ballot for election by the voters.

Applications were received from the following residents:

- Mr. Roger Aho
- Ms. Teresa Evans
- Mr. Brian Godfrey
- Mr. Scott Kwarciany
- Mr. Stephen O’Driscoll
- Ms. Carolyn Povich

**FISCAL EFFECT:**

**SUPPORTING DOCUMENTATION:**

Letters of Interest, City Commissioner Appointed Application and Resume for each candidate

**RECOMMENDATION:**

Commissioners may hold a question/answer of candidates or give them an opportunity to address the Commission.

Motion to appoint \_\_\_\_\_ to fill the Commissioner Vacancy until November 2024.

Kim will provide the Oath to the newly appointed Commission Member.

Using the forms from the commissioners and the ranking of the candidates, add up the ranks assigned to each individual candidate. Record the **HIGHEST** score as the number one candidate, next highest as the number two candidate and so forth.

Once this is complete, please read the results aloud. The commission will entertain a motion for appointment of the empty seat at this point.

Scoring:

Applicant Name	Mayor Thompson	Mayor Pro-Tem Mantela	Commissioner Akkala	Commissioner Pontius	Total

Ranking	Applicant Name
1	
2	
3	
4	
5	

GLADSTONE



**City of Gladstone, MI**

1100 Delta Avenue  
Gladstone, MI 49837  
www.gladstonemi.org

**MEETING TYPE  
STAFF REPORT**

**Agenda Date:** June 24, 2024

**Eric Buckman, City  
Manager:**

**Department:** Water

**Department Head Name:**

Rob Spreitzer

**Presenter:** Rob Spreitzer

**Kim Berry, City Clerk:**

**This form and any background material must be approved by the City Manager, then delivered to the City Clerk by 4:00 PM the Tuesday prior to the Commission Meeting.**

**AGENDA ITEM TITLE:**

Replace North Filter Drain Valve and Actuator

**BACKGROUND:** The Drain valve and actuator on the North filter needs replacement. The current valve and actuator are original 50 + year-old Plant equipment. The actuator does not fully close properly. This item was not budgeted in the 2024-25 budget. The valve and actuator started to fail after the budget was set in April and has become worse. In 2020 we replaced the same assembly on the south filter with the services of Dorner Company and Northern Machine and Repair.

We were very pleased to work with these two companies in 2020 and we would like to retain their services again for replacing the drain valve and actuator.

**FISCAL EFFECT:** This project was not budgeted for so the Water budget will have to be amended. Dorners Quote for the Materials and technical services is \$13,991. NMR's quote for removal and installation is \$7,314. We would also like to add as a contingency \$1000 to this project.

**SUPPORTING DOCUMENTATION:** Please see Quotations from Dorner Company and Northern Machining & Repair, Inc.

**RECOMMENDATION:** Make motion to approve hiring Dorner Company and NMR to replace North Drain Valve and Actuator and amend water budget in the amount of \$22,305.



To: Gladstone Water  
 Attn: Mr. Rob Spreitzer  
 Ref: Butterfly Valve Replacement

Date: 4/23/2024  
 Proposal No: Q1007dzgl  
 Page: one of one  
 Industry Code: 9999

FOB: Factory  
 Terms: N30  
 Delivery: Will Advise

Make Order To: Dorner Company  
 N61 W23043 Silver Spring Dr.  
 Sussex, WI 53089  
 Phone No: (262) 932-2100 ext. 4117  
 Fax No: (262) 932-2101

Sales Contact: Mike Barreau  
 Prepared By: Patrick Riske

Item	Quan.	Description	Unit Price	Total
1	1	24" DeZurik BAW Flanged Butterfly Valve. Features include stainless shaft, ductile iron disc and AWWA C504 compliance. Equipped with Kinetrol Size 15 Rotary Vane actuator, ULS dual limit switch box, visual position indicator and bracket/coupling assembly. Includes mounting, testing and calibration in our shop. Will reuse existing solenoids for open/close control. Model: BAW,24,F1,CI,NBRN-NBR,150B,DI-S1*157-104UV05004M	\$ 11,491	\$ 11,491
2	1	One trip/one day Dorner technical serviceman. To include 8 man-hours on site with travel/overnight.	\$ 2,500	\$ 2,500
<b>Total</b>				<b>\$ 13,991</b>

Notes: Prices quoted are FOB Factory with freight pre-pay + add. Quote valid for 30 days. Delivery times are estimated and are not guaranteed.



**Northern Machining & Repair, Inc.**  
 1701 N 26th Street - Escanaba, Michigan 49829 USA  
 "We Work To Keep You Working"

# QUOTATION

(906) 786-0526 / 1-800-397-6632  
 Cell (906) 399-2285 / Fax (906) 786-0566  
[andyb@northernmachine.us](mailto:andyb@northernmachine.us)  
[www.northernmachining.com](http://www.northernmachining.com)

**City of Gladstone  
 Water Treatment Plant**

Date: 5/23/2024  
 Quotation NO: **24-0340-0**  
 Requested Date: 5/16/2024  
 Required Delivery:

Your RFQ No:	Requested By:	Quote Prepared By	Terms	Ship Via	Purchase Order No
visit	Rob Spreitzer	Andy Butryn	Net 45	NMR	

Quantity ea	Description	Each	Total
1	<p><b>Replace 24" North Filter Drain Valve</b></p> <p>To consist if the following:</p> <ul style="list-style-type: none"> <li>- Demo existing 24" valve</li> <li>- Install new 24" valve supplied by others</li> <li>- Modify existing 24" piping to accept new valve F-F dimensions</li> <li>- Includes hardware and gaskets</li> </ul> <p>Excludes:</p> <ul style="list-style-type: none"> <li>- Controls &amp; Electrical</li> <li>- Valve</li> </ul> <p><i>T &amp; M budget pricing</i></p>		\$ 7,314.00
		<b>TOTAL</b>	<b>\$ 7,314.00</b>
<p><b>NOTE: Quote is subject to steel surcharge at time of order.</b></p>			

Quotation is subject to NMR's Terms and Conditions of Sale. These prices are effective for 15 days from the quotation date.

GLADSTONE



**City of Gladstone, MI**

1100 Delta Avenue  
Gladstone, MI 49837  
www.gladstonemi.org

**MEETING TYPE  
STAFF REPORT**

**Agenda Date:** 6-24-24

**Eric Buckman, City  
Manager:**

**Department:** Community Development

**Department Head Name:**

**Presenter:** Renée Barron

**Kim Berry, City Clerk:**

**This form and any background material must be approved by the City Manager, then delivered to the City Clerk by 4:00 PM the Tuesday prior to the Commission Meeting.**

**AGENDA ITEM TITLE:**

ATC Offer for Easement

**BACKGROUND:**

ATC has transmission line easements with the City of Gladstone currently and are looking for supplemental easements along some of their routes. We have two proposals from them to expand their easements on two parcels owned by the City. The first one is west of the Oak Bluff Grocery store (\$5,000) and the second one is on our cell tower property on N. Bluff Drive (\$31,300). Easements already exist at both of these locations; they are looking to expand these easements due to new regulations.

**FISCAL EFFECT:**

\$36,300 revenue to the City funds to be deposited in the land development fund.

**SUPPORTING DOCUMENTATION:**

Attached are the ATC Easements and GIS pictures depicting the location of the properties

**RECOMMENDATION:**

Approve the City Manager to sign easement agreement on behalf of the City of Gladstone.



PRIORITY MAIL 9405 5112 0620 4103 6146 53

May 1, 2024

City of Gladstone  
1100 Delta Avenue  
Gladstone, MI 49837

**Re: American Transmission Company (ATC) - OMDY11 Line Project;  
ATC File # OMD-NBL0190 Good Faith Offer for Easement**

Dear Representative:

ATC owns, builds, operates, and maintains the high-voltage electrical transmission system in much of the Upper Peninsula and Wisconsin, including where you live in Michigan. ATC's Line OMDY11 is in your area, depicted on the enclosed map. A review of the records in the Register of Deeds office indicates you are the record owner of property where the transmission line is located.

The purpose of this letter is to advise you that during the review of the existing easements they are deficient in width to safely and reliably operate the line, which includes keeping the right-of-way clear of vegetation.

ATC will be acquiring a new or supplemental easement for those areas that are deficient or missing a recorded easement. Enclosed is an easement document along with an exhibit showing the location of the easement area that will cross your property (marked Exhibit "A").

ATC's Good Faith Offer for the enclosed easement is \$1,000.00 and is based on a market study prepared by Steigerwaldt Land Services. There is an additional incentive payment of \$2,500.00 if you sign by **June 15, 2024**. Please see the enclosed compensation summary for a complete breakdown of payments you are being offered.

The ATC pamphlet "Managing vegetation around electric transmission lines" is enclosed for your information. The Asplundh representative is Travis Stokes. He can be reached at 906-322-4226 or [tstokes3@asplundh.com](mailto:tstokes3@asplundh.com).

ATC hereby waives its right to bring a federal or state cost recovery action against you arising out of a release of hazardous substances at the property. ATC's market study evaluation of just compensation for the property reflects this waiver.

The following documents are enclosed for your signature. **Please call to review and go over any questions or if you prefer we can set up a meeting to go over the documents.**

1. Easement – Please note that this must be signed on page 3 in the presence of a notary public. This can usually be completed at your local bank. If you are unable to get to a notary public, please contact our office and we will make arrangements to meet with you to sign.
2. Signing Bonus – Please sign and date and return with the easement.
3. Form W-9 – This is necessary in order for us to issue a check to you. Please insert your social security number or employer identification number where highlighted, if applicable, indicate what type of entity and sign near the center of the page. It is not necessary to have this document notarized.

If you would like to meet to review these materials or if you have any questions regarding them, please contact me at **715-409-3937** or **keith.frank@steigerwaldt.com** to arrange an appointment and/or further discuss. I will be in the area working over the next several weeks and will work to accommodate your schedule.

Enclosed is a self-addressed stamped envelope for your convenience in returning the signed documents to my attention. Once the documents are signed and returned, or you meet with an agent in person and sign, ATC will pay you the agreed amount stated in this document. If you have sold or transferred the ownership of this property, then please let me know by calling the number above.

ATC appreciates your consideration of this matter.

Respectfully,



Keith Frank Jr  
ATC Real Estate Contractor

Enclosures: Easement Document, Good Faith Offer Payment Worksheet & Summary, Signing Bonus, ATC Veg Management pamphlet, Return Envelope



## TRANSMISSION LINE EASEMENT

For and in consideration of the sum of \$1.00 and other good and valuable consideration, to them paid, the receipt whereof is hereby acknowledged, the undersigned owner(s), City of Gladstone, a Municipal Corporation, 1100 Delta Avenue, Gladstone, MI 49837, (hereinafter referred to as "Grantor") grants and warrants to American Transmission Company LLC, a Wisconsin limited liability company, and its manager ATC Management Inc., a Wisconsin corporation, P.O. Box 47, Waukesha, WI 53187-0047, (hereinafter cumulatively referred to as "Grantee") its successors, assigns, licensees and manager, the perpetual right and easement upon, over and across a part of lands of Grantor, as further described below.

Grantor hereby conveys unto Grantee the right, permission and authority to construct, erect, install, operate, maintain, patrol, change, inspect, repair, relocate, replace, renew, reconstruct, remove, and extend, at any time and from time to time, transmission line facilities of such type or material Grantee, in its sole discretion, may select, including but not limited to structures, cross-arms, conductors, wires, cables, transformers, anchors, guy wires, stub supports, foundations, footings, counterpoises and any other appurtenances, all hereinafter referred to as "Facilities," for the purpose of transmitting electric energy and carrying communication signals, said communication signals are for the purpose of electric utility communication and operations, upon, over, under, above, across, through and in all that part of the Grantor's premises contained within the boundaries of the hereinafter described perpetual easement area, being a part of the property of Grantor described as: Part of the Northwest 1/4 of the Northeast 1/4 of Section 29, T40N-R22W, City of Gladstone, Delta County, Michigan hereinafter referred to as "Grantor's Premises".

The perpetual easement area, hereinafter referred to as the "Easement Strip", being a strip of land in varying width over Grantor's Premises, the legal description and the location of the Easement Strip with respect to the Grantor's premises is described and shown on the attached drawing, marked Exhibit "A", attached hereto and made a part hereof.

The right, permission and authority is also conveyed to Grantee, at its sole discretion, to trim, cut down, and eliminate all trees, brush and other vegetation, and overhanging branches, now or hereafter existing in, on and over said Easement Strip, and to cut down, eliminate, and/or trim such dead, dying, diseased, decayed, leaning trees or tree parts now or hereafter existing on Grantor's Premises located outside of said Easement Strip that in Grantee's sole judgment may pose a threat to the safe and reliable operation of the Facilities, hereinafter referred to as "Hazard Trees"; together with the right, permission and authority to enter in a reasonable manner upon the Grantor's Premises adjacent to said Easement Strip for such purpose. The right, permission and authority is conveyed to Grantee to use herbicidal chemicals for tree, weed and brush control in the Easement Strip and for Hazard Tree management purposes.

Grantor shall have the right to use the Easement Strip so long as such use does not interfere with Grantee's full use of and all rights conveyed in this easement. Additionally, Grantor specifically covenants and agrees that no structures or improvements will be erected, including but not limited to dwellings or mobile homes intended for residential occupancy, nor will flammable material be placed or accumulated, nor trees, brush or other woody vegetation planted, nor sewer, water or drainage facilities placed within or on said Easement Strip, and Grantor further covenants and agrees that the elevation of the existing ground level within said Easement Strip will not be altered by more than one (1) foot without the prior written consent of Grantee.

Grantee shall have reasonable ingress and egress for personnel, equipment and vehicles to and from said perpetual Easement Strip across the Grantor's property adjacent to the perpetual easement for the purpose of patrolling said Facilities and exercising the rights herein acquired, but payment shall be made by Grantee for damage, if any, to property, crops, fences, livestock, lawns, roads, fields and field tile (other than brush, trees and overhanging branches trimmed or cut down and eliminated from the Easement Strip or "Hazard Trees") caused by its acts.

Grantee shall own the Facilities and Grantor shall have no ownership interest therein.

Grantor warrants and represents that Grantor has good title to the property subject to this easement and that the same are free and clear from all liens except:

None

And is subject to taxes, easements, covenants and conditions of record, municipal and zoning ordinances;

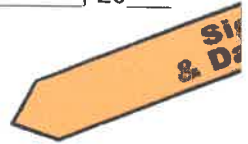
And will forever warrant and defend this easement against all and every person or persons lawfully claiming the whole or any part thereof.

It is agreed that the complete exercise of the rights herein conveyed may be gradual and not fully exercised for some time in the future, and that none of the rights herein granted shall be lost by non-use for any length of time. This perpetual easement is binding upon the heirs, successors and assigns of the parties hereto, and shall run with the lands described herein.

**This instrument is exempt from Michigan Real Estate Transfer Tax by reason of MCL 207.526(f) and MCL 207.505(f).**

**Signature page to follow**

IN WITNESS WHEREOF, we have hereunto set our hands and seals this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_



GRANTOR: City of Gladstone

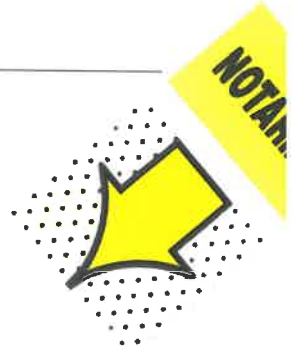
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name and Title

\_\_\_\_\_  
Printed Name and Title

STATE OF MICHIGAN            )  
  ) SS  
COUNTY OF \_\_\_\_\_)



Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_  
and \_\_\_\_\_ of the above-named City of Gladstone, known to be the person(s)  
who executed the foregoing instrument and to me known to be such \_\_\_\_\_ and  
\_\_\_\_\_ of said entity, and acknowledged that they executed the foregoing  
instrument as such officer(s), as the deed of said entity, by its authority.

\_\_\_\_\_  
Signature of Notary

\_\_\_\_\_  
Printed Name of Notary

Notary Public, \_\_\_\_\_ County, State of Michigan

Acting in \_\_\_\_\_ County, State of Michigan

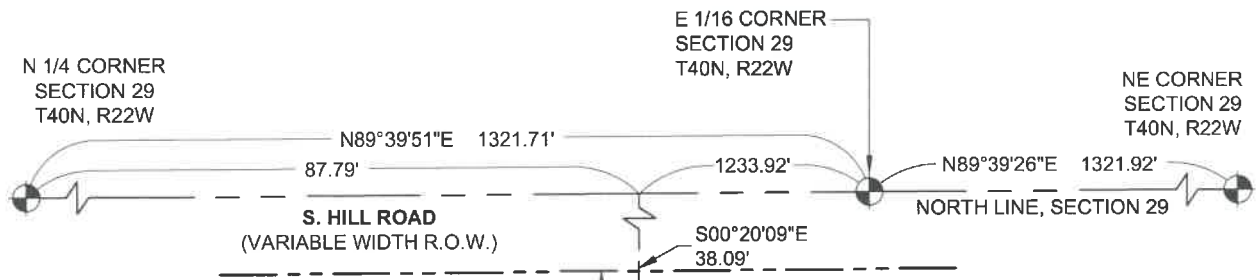
My Commission expires (is) \_\_\_\_\_

This instrument was drafted by Carol Ahles and checked by Doug Mathys on behalf of American Transmission Company, PO Box 47, Waukesha, WI 53187-0047.

Return To:  
Steigerwaldt Land Service, Inc.  
856 North 4<sup>th</sup> St.  
Tomahawk, WI 54487

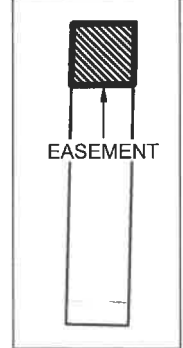
# EASEMENT DESCRIPTION MAP (EXHIBIT A)

ATC ID: OMD-NBL0190  
 TPN: 052-452-007-00



TIPPERARY ROAD  
(66' WIDE R.O.W.)

LOCATION MAP:  
 TPN: 052-452-007-00

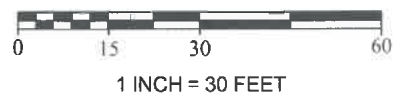
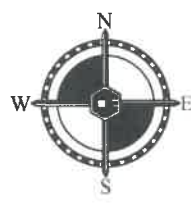


Line Table		
Line #	Bearing	Distance
L1	S01° 25' 46"W	22.58'
L2	S89° 34' 29"W	22.95'
L3	N01° 26' 29"E	22.61'
L4	N89° 38' 19"E	22.94'

TPN 052-452-007-00  
 L.408, PG. 936

NW 1/4 - NE 1/4  
 SECTION 29

BLOCK 2  
 MASHEK-BUCKBEE ADDITION



**LEGEND**

- PLSS CORNER
- P.O.B.
- TPN
- GRANTOR PARCEL LINE
- LOT LINE
- RIGHT OF WAY LINE
- TRANSMISSION CENTERLINE

**MAP KEY**

ATC TRANSMISSION LINE EASEMENT  
 (518 SQFT / 0.01 ACRES ±)

CITY OF GLADSTONE, DELTA COUNTY

**NOTE** - BEARINGS ARE BASED ON THE MICHIGAN STATE PLANE COORDINATE SYSTEM, NORTH ZONE, INTERNATIONAL FEET, GRID DISTANCE. THIS DRAWING SHOULD BE USED ONLY AS A REPRESENTATION OF THE LOCATION OF THE EASEMENT BEING CONVEYED. THE EXACT LOCATION OF ALL STRUCTURES, LINES AND APPURTENANCES IS SUBJECT TO CHANGE WITHIN THE BOUNDARIES OF THE RIGHTS-OF-WAY HEREIN GRANTED.

**COLEMAN ENGINEERING COMPANY**  
 IRON MOUNTAIN • IRONWOOD • GREEN BAY  
 www.coleman-engineering.com

**ATC**  
 Energizing Your Future

**EXHIBIT A**

Page 1 of 2 | DATE: 2/28/2024

SKETCH SCALE: 1" = 30'

Job # 231081-B

# EASEMENT DESCRIPTION MAP (EXHIBIT A)

ATC ID: OMD-NBL0190

TPN: 052-452-007-00

## EASEMENT DESCRIPTION MAP (EXHIBIT A)

A variable width easement which crosses the Grantor's premises recorded in the Delta County Register of Deeds Liber 408 on Page 936, being part of the Northwest Quarter of the Northeast Quarter (NW 1/4 - NE 1/4) of Section 29, Township 40 North, Range 22 West, City of Gladstone, Delta County, Michigan, more particularly described as follows:

Commencing at the North Quarter (N 1/4) Corner of said Section 29; thence N89°39'51"E along the North line of said Section 29, a distance of 87.79 feet; thence S00°20'09"E, a distance of 38.09 feet to a point on the South right-of-way line of S. Hill Road (variable width), also being the Northeast Corner of the Grantor's parcel, and the POINT OF BEGINNING (P.O.B.).

Thence S01°25'46"W along the East line of the Grantor's parcel, a distance of 22.58 feet; thence S89°34'29"W along a line being 30.00 feet South and parallel with an existing transmission line, a distance of 22.95 feet to a point on the East right-of-way of Tipperary Road (66 feet wide); thence N01°26'29"E along said right-of-way line, a distance of 22.61 feet to the intersect point with the South right-of-way line of said S. Hill Road (variable width); thence N89°38'19"E along said South right-of-way line, a distance of 22.94 feet to the POINT OF BEGINNING (P.O.B.).

The above described easement contains 518 sqft / 0.01 acres, more or less, and is subject to any and all reservations, restrictions, rights-of-way, and easements, and prior conveyances of record.

BEARINGS ARE BASED ON THE MICHIGAN STATE PLANE COORDINATE SYSTEM, NORTH ZONE, INTERNATIONAL FEET, GRID DISTANCE



**COLEMAN ENGINEERING COMPANY**

IRON MOUNTAIN • IRONWOOD • GREEN BAY  
www.coleman-engineering.com



### EXHIBIT A

Page 2 of 2 | DATE: 2/28/2024

SKETCH SCALE: N/A

Job # 231081-B



**GOOD FAITH OFFER PAYMENT  
WORKSHEET & SUMMARY  
(Just Compensation)**

ATC File Number: OMD-NBL0190 Line Designation: OMDY11 Date: 05/01/2024

**LANDOWNER INFORMATION:**

OWNER: City of Gladstone

Address: 1100 Delta Avenue, Gladstone, MI 49837

Phone #: \_\_\_\_\_

$$\frac{23 \text{ ft.}}{\text{length}} \times \frac{23 \text{ ft.}}{\text{width}} = \frac{0.01}{\text{acres}^*} \text{ acre} \times \frac{\$42,000.00}{\text{Price per acre}} = \frac{\$420.00}{\text{Value of land}}$$

$$\frac{\$420.00}{\text{value of land}} \times \frac{1.0}{\text{Easement factor (0-1.0)}} = \frac{\$420.00}{\text{value of easement acquisition}}$$

Payment for Easement Compensation	<u>\$1,000.00</u>
Incentive Payment	<u>\$2,500.00</u>
Payment for permission to apply herbicide	<u>\$1,500.00</u>
Misc. payments described below:	
_____	\$ _____
_____	\$ _____
_____	\$ _____
<b>Total Payments</b>	<b><u>\$5,000.00</u></b>

**Note: The price per acre is based upon a sales/market study of land values prepared by Steigerwaldt Land Services, Inc. and dated October 2023**



# Signing Bonus

This instrument is executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the undersigned grantor, whether one or more (herein collectively referred to as "Landowner") and American Transmission Company LLC, a Wisconsin limited liability company, by its corporate manager, ATC Management Inc. (herein collectively referred to as "ATC").

WHEREAS, ATC is acquiring an easement for electric line purposes over, under, and across certain real estate owned by the Landowner and located in the City of Gladstone, County of Delta, State of Michigan; and

WHEREAS, ATC is willing to pay to the Landowner \$2,500.00 in addition to the just compensation for the easement interest, in exchange for the Landowner signing both the easement and the Signing Bonus document within 45 days of receipt of the initial offer package; and

WHEREAS, the Landowner has signed the easement within 45 days of receipt of the initial offer package;

This Agreement is binding and non-negotiable.



Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Owner: City of Gladstone

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Owner:

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Owner:



## SAFETY & RELIABILITY

# Managing vegetation around high-voltage electric lines

Our vegetation management practices focus on public safety and keeping the power flowing.

### Ensuring safety and electric reliability

ATC owns and operates over 10,000 miles of high-voltage electric lines in the upper Midwest, providing power to more than 5 million customers. We know that safety and electric reliability are important to you. By keeping the rights-of-way free of trees and incompatible vegetation, we help ensure the safety and reliability of the regional electric grid.

### Why vegetation is removed

Vegetation that grows too close to high-voltage electric lines can cause a dangerous situation. Electricity can arc from the lines to a tree branch, igniting a fire or causing an outage. A tree does not need to make direct contact with a high-voltage electric line to create a hazard. Incompatible vegetation in a right-of-way can threaten the reliability of the electric grid and lead to wide-spread power outages. Dense, incompatible vegetation in the electric line rights-of-way hinders access for crews and equipment needed to inspect, maintain and make repairs to the poles and wires.

### Easements grant rights to remove vegetation

An easement gives ATC the legal rights to use the property for the specific purpose of constructing, operating and maintaining the electric grid. The property within the easement is often referred to as the right-of-way or easement strip. Though easement rights may vary from property to property, they typically limit the use of the right-of-way, and they typically allow ATC to remove trees, incompatible vegetation and other obstacles that could interfere with the operation and maintenance of the electric grid. As the property is transferred and sold to new owners, the easement rights remain in place.

### ATC's vegetation management practices

Outages that occur on high-voltage electric lines can create a larger, widespread impact than those that occur on lower-voltage lines because thousands of homes and businesses can be impacted. An outage on one high-voltage electric line can trigger outages on other lines across a large geographic area. This cascading effect could result in significant damage to the entire electrical grid that would create challenges when restoring power after an outage.

ATC's vegetation management program helps ensure that adequate clearances between high-voltage electric lines, trees and other vegetation are maintained at all times. To achieve safe clearances in the right-of-way, incompatible vegetation is pruned or removed.



**A tree does not need to make direct contact with a high-voltage electric line to create a hazard or a dangerous situation. Incompatible vegetation in a right-of-way can threaten the reliability of the electric grid and lead to wide-spread power outages.**

In most situations, landowners should expect that all trees and dense, incompatible vegetation will be removed from the right-of-way during vegetation management work. Trees that are dead, dying, diseased, leaning toward the wires, or are displaying some other defect to their structural integrity are considered hazard trees. Removing hazard trees, even when they are located outside the right-of-way, helps ATC avoid the danger of these trees causing an outage or damage to the lines, poles and wires.

### How we work with you

ATC generally gives landowners advance notice to make them aware that right of way maintenance is scheduled in their area. A work plan is developed for each property by professional utility foresters, which is based on ATC vegetation management standards. Right of way width, pole type, voltage, vegetation type and growth rates, line sag and sway, topography, right-of-way access and vegetation maintenance cycles also are factors in developing a work plan.







PRIORITY MAIL 9405 5112 0620 4180 3125 89

May 6, 2024

The City of Gladstone  
James Olson  
1100 Delta Avenue  
Gladstone, MI 49837

**Re: American Transmission Company (ATC) - OMDY11 Line Project;  
ATC File # OMD-NBL0570 Good Faith Offer for Easement**

Dear Representative:

ATC owns, builds, operates, and maintains the high-voltage electrical transmission system in much of the Upper Peninsula and Wisconsin, including where you live in Michigan. ATC's Line OMDY11 is in your area, depicted on the enclosed map. A review of the records in the Register of Deeds office indicates you are the record owner of property where the transmission line is located.

The purpose of this letter is to advise you that during the review of the existing easements they are deficient in width to safely and reliably operate the line, which includes keeping the right-of-way clear of vegetation.

ATC will be acquiring a new or supplement easement for those areas that are deficient or missing a recorded easement. Enclosed is an easement document along with an exhibit showing the location of the easement area that will cross your property (marked Exhibit "A").

ATC's Good Faith Offer for the enclosed easement is \$27,300.00 and is based on a market study prepared by Steigerwaldt Land Services. There is an additional incentive payment of \$2,500.00 if you sign by **June 20, 2024**. Please see the enclosed compensation summary for a complete breakdown of payments you are being offered.

The ATC pamphlet "Managing vegetation around electric transmission lines" is enclosed for your information. The Asplundh representative is Travis Stokes. He can be reached at 906-322-4226 or [tstokes3@asplundh.com](mailto:tstokes3@asplundh.com).

ATC hereby waives its right to bring a federal or state cost recovery action against you arising out of a release of hazardous substances at the property. ATC's market study evaluation of just compensation for the property reflects this waiver.

The following documents are enclosed for your signature. **Please call to review and go over any questions or if you prefer we can set up a meeting to go over the documents.**

1. Easement – Please note that this must be signed on page 3 in the presence of a notary public. This can usually be completed at your local bank. If you are unable to get to a notary public, please contact our office and we will make arrangements to meet with you to sign.
2. Signing Bonus – Please sign and date and return with the easement.

If you would like to meet to review these materials or if you have any questions regarding them, please contact me at **715-409-3937** or **keith.frank@steigerwaldt.com** to arrange an appointment and/or further discuss. I will be in the area working over the next several weeks and will work to accommodate your schedule.

Enclosed is a self-addressed stamped envelope for your convenience in returning the signed documents to my attention. Once the documents are signed and returned, or you meet with an agent in person and sign, ATC will pay you the agreed amount stated in this document. If you have sold or transferred the ownership of this property, then please let me know by calling the number above.

ATC appreciates your consideration of this matter.

Respectfully,



Keith Frank Jr  
ATC Real Estate Contractor

Enclosures: Easement Document, Good Faith Offer Payment Worksheet & Summary, Signing Bonus, ATC Veg Management Pamphlet, Return Envelope

**SUPPLEMENTAL ELECTRIC  
TRANSMISSION LINE EASEMENT**

For and in consideration of the sum of \$1.00 and other good and valuable consideration, to them paid, the receipt whereof is hereby acknowledged, the undersigned owner The City of Gladstone, a Michigan Municipal Corporation, 1100 Delta Avenue, Gladstone, MI 49837 (hereinafter called the "Grantor"), and the American Transmission Company LLC, a Wisconsin limited liability company, and its manager ATC Management Inc, a Wisconsin Corporation, P.O. Box 47, Waukesha, WI 53187-0047, (hereinafter called the "Grantee").

WHEREAS, Grantee has previously acquired certain easement rights over and across lands of grantors pursuant to an easement granted by the City of Gladstone, a Michigan Municipal Corporation to American Transmission Company LLC, a Wisconsin limited liability company, dated December 12, 2003, and recorded in the Office of the Register of Deeds in and for Delta County, State of Michigan, on the 15th day of December 2003, in Liber 745, Page 411-414 (hereinafter referred to as the "Original Easement").

WHEREAS, said Original Easement affected premises located in the Southwest 1/4 of the Northwest 1/4, Section 21, Township 40 North, Range 22 West, City of Gladstone, Delta County, Michigan, and the location of the Original Easement is shown on the Exhibit "A", attached hereto and incorporated by reference in this easement document WHEREAS, pursuant to such Original Easement, Grantee acquired the right, permission and authority to construct, erect and maintain an electric transmission line, comprised of structures, conductors and other wires, counterpoises, guy wires, braces and other usual appendages and appurtenances for the purpose of transmitting electric energy upon a strip of land of the Grantor described as all of the property contained in the easement owned by the grantors described as: Part of the Southwest 1/4 of the Northwest 1/4, Section 21, Township 40 North, Range 22 West, City of Gladstone, Delta County, Michigan

WHEREAS, Grantee desires to expand the width of the easement to 30 feet on either side of the easement centerline, (hereinafter this additional easement area is referred to as the "Expanded Easement Area". The purpose of this easement is to clearly define the combined width of the Original Easement and the Expanded Easement Area as 60 feet (30 feet on either side of the centerline). The centerline of the Original Easement remains the same. Grantee shall be permitted to use the Expanded Easement Area in the same manner and for the same purposes granted in the Original Easement. It is understood and agreed that the rights acquired herein are intended to be supplemental to and in addition to those previously acquired and that all other provisions of the Original Easement shall remain in full force and effect.

The right, permission and authority is also granted to Grantee to cut down and remove or trim all trees and overhanging branches now or hereafter existing in both the Original Easement and Expanded Easement Area. Additionally, to cut down and remove brush, for purposes of brush control, and to cut down and remove or trim such trees now or hereafter existing on the property of Grantor located outside of said Expanded Easement Area "hazard tree(s)" defined as those trees or tree parts that may be located on Grantor's Property that are dead, dying, diseased, decayed or leaning and which in Grantee's judgment pose a threat to the safe and reliable operation of the said Electric Transmission Facilities of the Grantee; together with the right, permission and authority to enter in a reasonable manner upon property of Grantor for such purposes.

The Grantor covenants and agrees that no structures will be erected, or inflammable material placed or accumulated, or trees planted in either the Original Easement or said Expanded Easement Area, and Grantor further covenants and agrees that the elevation of the existing ground surface within either the Original

Easement or said Expanded Easement Area will not be altered by more than one (1) foot without the written consent of Grantee.

Grantee and its agents shall have the right, permission and authority to enter upon both the Original Easement and said Expanded Easement Area for the purpose of constructing, patrolling, repairing, maintaining and replacing said transmission line facilities and exercising the rights herein acquired.

Grantor warrants and represents that Grantor has good title to the property subject to this easement and that the same are free and clear from all liens except:

None

And is subject to taxes, easements, covenants and conditions of record, municipal and zoning ordinances; And will forever warrant and defend this easement against all and every person or persons lawfully claiming the whole or any part thereof.

It is agreed that the complete exercise of the rights herein conveyed may be gradual and not fully exercised for some time in the future, and that none of the rights herein granted shall be lost by non-use for any length of time. This perpetual easement is binding upon the heirs, successors and assigns of the parties hereto, and shall run with the lands described herein.

**This instrument is exempt from Michigan Real Estate Transfer Tax by reason of MCLA 207.526(f) and MCLA 207.505(f)**

**Signature page to follow**



IN WITNESS WHEREOF, we have hereunto set our hands and seals this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

**GRANTOR** City of Gladstone

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name and Title

\_\_\_\_\_  
Printed Name and Title

**ACKNOWLEDGMENT**

STATE OF MICHIGAN     )  
  )SS  
COUNTY OF \_\_\_\_\_)



Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_,  
\_\_\_\_\_, and \_\_\_\_\_ of the above-named The City of Gladstone, a  
Michigan Municipal Corporation known to be the person(s) who executed the foregoing instrument and to me known  
to be such \_\_\_\_\_ and \_\_\_\_\_ of said entity, and  
acknowledged that they executed the foregoing instrument as such officer(s), as the deed of said entity, by its  
authority.

\_\_\_\_\_  
Signature of Notary

\_\_\_\_\_  
Printed Name of Notary

Notary Public, \_\_\_\_\_ County, State of Michigan

Acting in \_\_\_\_\_ County, State of Michigan

My Commission expires (is) \_\_\_\_\_

This instrument was drafted by Becky Welch and checked by Keith Frank Jr on behalf of the American  
Transmission Company, LLC PO Box 47, Waukesha, WI 53187-0047.

Return to:  
Steigerwaldt Land Services, Inc.  
856 North 4<sup>th</sup> St.  
Tomahawk, WI 54487  
Attn: Real Estate Department

OMD-NBL0570

# EASEMENT DESCRIPTION MAP (EXHIBIT A)

ATC ID: OMD-NBL0570

TPN: 052-621-045-00

## EASEMENT DESCRIPTION MAP (EXHIBIT A)

A variable width easement which crosses the Grantor's premises, being part of the Southwest Quarter of the Northwest Quarter (SW 1/4 - NW 1/4) of Section 21, Township 40 North, Range 22 West, City of Gladstone, Delta County, Michigan, more particularly described as follows:

Commencing at the West Quarter (W 1/4) Corner of said Section 21; thence S89°46'35"E along the East-West Quarter line of said Section 21, a distance of 30.00 feet to a point on the East right-of-way line of N. Bluff Drive (63' wide), and the POINT OF BEGINNING (P.O.B.).

Thence N00°26'03"E along said East right-of-way line, a distance of 34.48 feet; thence N87°52'03"E, a distance of 24.82 feet; thence N00°54'15"E, a distance of 230.62 feet; thence N89°50'12"W, a distance of 4.95 feet; thence N00°09'48"E, a distance of 60.00 feet; thence N00°33'54"W, a distance of 80.59 feet; thence S89°50'03"E, a distance of 140.01 feet; thence S00°33'32"E, a distance of 80.59 feet; thence S00°09'48"W, a distance of 59.95 feet; thence S89°58'51"E, a distance of 4.83 feet; thence S00°01'09"W, a distance of 266.31 feet to a point on the East-West Quarter line of said Section 21; thence N89°46'35"W along said line, a distance of 168.50 feet to the POINT OF BEGINNING (P.O.B.).

The above described easement contains 58,325 sqft / 1.34 acres, more or less, and is subject to any and all reservations, restrictions, rights-of-way, and easements, and prior conveyances of record.

BEARINGS ARE BASED ON THE MICHIGAN STATE PLANE COORDINATE SYSTEM, NORTH ZONE, INTERNATIONAL FEET, GRID DISTANCE



**COLEMAN ENGINEERING COMPANY**  
 IRON MOUNTAIN • IRONWOOD • GREEN BAY  
[www.coleman-engineering.com](http://www.coleman-engineering.com)



**EXHIBIT A**

Page 2 of 2 | DATE: 2/28/2024

SKETCH SCALE: N/A

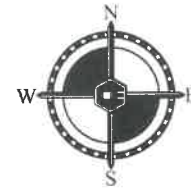
Job # 231081-B



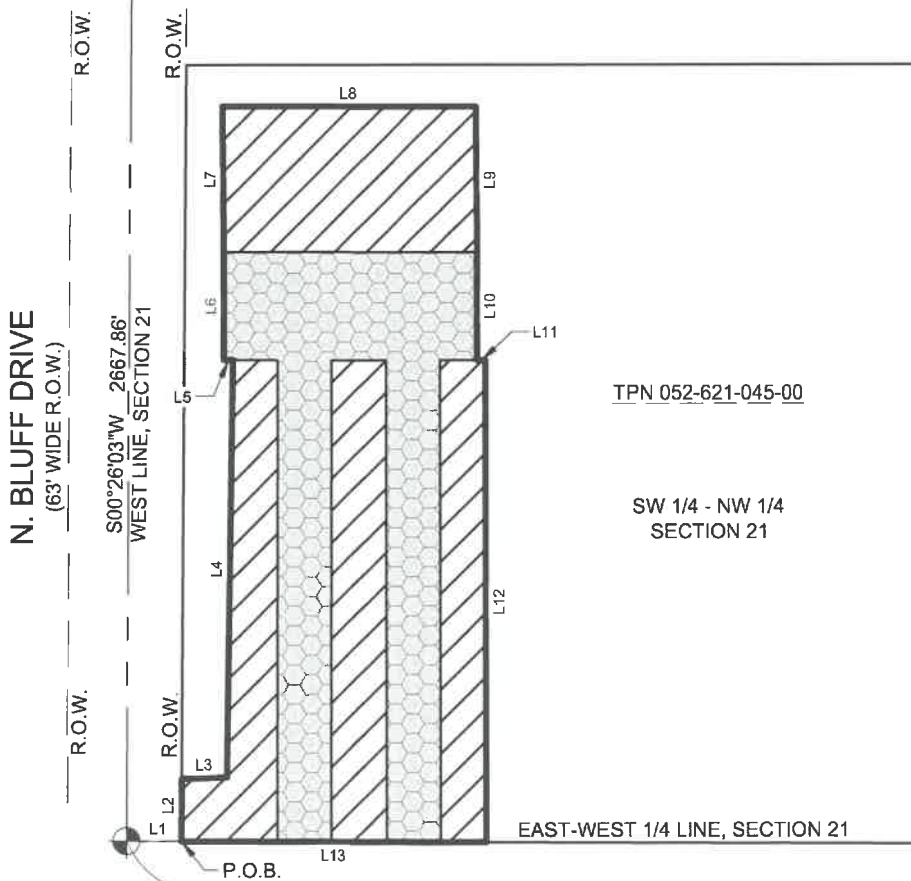
# EASEMENT DESCRIPTION MAP (EXHIBIT A)

ATC ID: OMD-NBL0570  
 TPN: 052-621-045-00

NW CORNER  
 SECTION 21  
 T40N, R22W



1 INCH = 100 FEET



Line Table		
Line #	Bearing	Distance
L1	S89° 46' 35"E	30.00'
L2	N00° 26' 03"E	34.48'
L3	N87° 52' 03"E	24.82'
L4	N00° 54' 15"E	230.62'
L5	N89° 50' 12"W	4.95'
L6	N00° 09' 48"E	60.00'
L7	N00° 33' 54"W	80.59'
L8	S89° 50' 03"E	140.01'
L9	S00° 33' 32"E	80.59'
L10	S00° 09' 48"W	59.95'
L11	S89° 58' 51"E	4.83'
L12	S00° 01' 09"W	266.31'
L13	N89° 46' 35"W	168.50'

TPN 052-621-045-00

SW 1/4 - NW 1/4  
 SECTION 21

C-W 1/16 CORNER  
 SECTION 21  
 T40N, R22W

W 1/4 CORNER  
 SECTION 21  
 T40N, R22W

S89°46'35"E 1338.55'

**LEGEND**

- P.O.B.
- TPN
- GRANTOR PARCEL LINE
- RIGHT OF WAY LINE
- TRANSMISSION CENTERLINE
- PLSS CORNER
- POINT OF BEGINNING
- TAX PARCEL NUMBER

**MAP KEY**

- ATC NEW EASEMENT AREA  
(33,955 SQFT / 0.78 ACRES ±)
- ATC EXISTING EASEMENT AREA, L.754, PG. 411,  
BASIS ID 556276 (24,370 SQFT / 0.56 ACRES ±)
- ATC TOTAL EASEMENT AREA  
(58,325 SQFT / 1.34 ACRES ±)

CITY OF GLADSTONE, DELTA COUNTY

**NOTE** - BEARINGS ARE BASED ON THE MICHIGAN STATE PLANE COORDINATE SYSTEM, NORTH ZONE, INTERNATIONAL FEET, GRID DISTANCE. THIS DRAWING SHOULD BE USED ONLY AS A REPRESENTATION OF THE LOCATION OF THE EASEMENT BEING CONVEYED. THE EXACT LOCATION OF ALL STRUCTURES, LINES AND APPURTENANCES IS SUBJECT TO CHANGE WITHIN THE BOUNDARIES OF THE RIGHTS-OF-WAY HEREIN GRANTED.



**COLEMAN ENGINEERING COMPANY**  
 IRON MOUNTAIN • IRONWOOD • GREEN BAY  
 www.coleman-engineering.com



**EXHIBIT A**

Page 1 of 2 | DATE:2/28/2024

SKETCH SCALE: 1" = 100'

Job # 231081-B





**GOOD FAITH OFFER PAYMENT  
WORKSHEET & SUMMARY  
(Just Compensation)**

ATC File Number: OMD-NBL0570 Line Designation: OMDY11 Date: 05/06/2024

**LANDOWNER INFORMATION:**

OWNER: The City of Gladstone, a Michigan Municipal Corporation

Address: 1100 Delta Avenue, Gladstone, MI 49837

Phone #: \_\_\_\_\_

$$\frac{347 \text{ ft.}}{\text{length}} \times \frac{141 \text{ ft.}}{\text{width}} = \frac{0.78}{\text{acres}^*} \text{ acre} \times \frac{\$35,000.00}{\text{Price per acre}} / \text{acre} = \frac{\$27,300.00}{\text{Value of land}}$$

$$\frac{\$27,300.00}{\text{value of land}} \times \frac{1.0}{\text{Easement factor (0-1.0)}} = \frac{\$27,300.00}{\text{value of easement acquisition}}$$

Payment for Easement Compensation	<u>\$27,300.00</u>
Incentive Payment	<u>\$2,500.00</u>
Payment for permission to apply herbicide	<u>\$1,500.00</u>
Misc. payments described below:	
_____	\$ _____
_____	\$ _____
_____	\$ _____
<b>Total Payments</b>	<u><b>\$31,300.00</b></u>

**Note: The price per acre is based upon a sales/market study of land values prepared by Steigerwaldt Land Services, Inc. and dated October 2023**



## Signing Bonus

This instrument is executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the undersigned grantor, whether one or more (herein collectively referred to as "Landowner") and American Transmission Company LLC, a Wisconsin limited liability company, by its corporate manager, ATC Management Inc. (herein collectively referred to as "ATC").

WHEREAS, ATC is acquiring an easement for electric line purposes over, under, and across certain real estate owned by the Landowner and located in the City of Gladstone, County of Delta, State of Michigan; and

WHEREAS, ATC is willing to pay to the Landowner \$2,500.00 in addition to the just compensation for the easement interest, in exchange for the Landowner signing both the easement and the Signing Bonus document within 45 days of receipt of the initial offer package; and

WHEREAS, the Landowner has signed the easement within 45 days of receipt of the initial offer package;

This Agreement is binding and non-negotiable.



Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

**Grantor** City of Gladstone

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Name and Title

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Name and Title

## SAFETY &amp; RELIABILITY

## Managing vegetation around high-voltage electric lines

Our vegetation management practices focus on public safety and keeping the power flowing.

### Ensuring safety and electric reliability

ATC owns and operates over 10,000 miles of high-voltage electric lines in the upper Midwest, providing power to more than 5 million customers. We know that safety and electric reliability are important to you. By keeping the rights-of-way free of trees and incompatible vegetation, we help ensure the safety and reliability of the regional electric grid.

### Why vegetation is removed

Vegetation that grows too close to high-voltage electric lines can cause a dangerous situation. Electricity can arc from the lines to a tree branch, igniting a fire or causing an outage. A tree does not need to make direct contact with a high-voltage electric line to create a hazard. Incompatible vegetation in a right-of-way can threaten the reliability of the electric grid and lead to wide-spread power outages. Dense, incompatible vegetation in the electric line rights-of-way hinders access for crews and equipment needed to inspect, maintain and make repairs to the poles and wires.

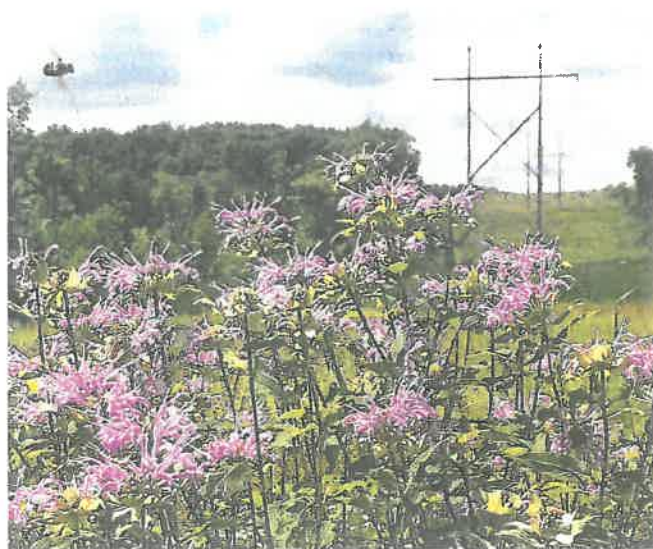
### Easements grant rights to remove vegetation

An easement gives ATC the legal rights to use the property for the specific purpose of constructing, operating and maintaining the electric grid. The property within the easement is often referred to as the right-of-way or easement strip. Though easement rights may vary from property to property, they typically limit the use of the right-of-way, and they typically allow ATC to remove trees, incompatible vegetation and other obstacles that could interfere with the operation and maintenance of the electric grid. As the property is transferred and sold to new owners, the easement rights remain in place.

### ATC's vegetation management practices

Outages that occur on high-voltage electric lines can create a larger, widespread impact than those that occur on lower-voltage lines because thousands of homes and businesses can be impacted. An outage on one high-voltage electric line can trigger outages on other lines across a large geographic area. This cascading effect could result in significant damage to the entire electrical grid that would create challenges when restoring power after an outage.

ATC's vegetation management program helps ensure that adequate clearances between high-voltage electric lines, trees and other vegetation are maintained at all times. To achieve safe clearances in the right-of-way, incompatible vegetation is pruned or removed.



**A tree does not need to make direct contact with a high-voltage electric line to create a hazard or a dangerous situation. Incompatible vegetation in a right-of-way can threaten the reliability of the electric grid and lead to wide-spread power outages.**

In most situations, landowners should expect that all trees and dense, incompatible vegetation will be removed from the right-of-way during vegetation management work. Trees that are dead, dying, diseased, leaning toward the wires, or are displaying some other defect to their structural integrity are considered hazard trees. Removing hazard trees, even when they are located outside the right-of-way, helps ATC avoid the danger of these trees causing an outage or damage to the lines, poles and wires.

### How we work with you

ATC generally gives landowners advance notice to make them aware that right of way maintenance is scheduled in their area. A work plan is developed for each property by professional utility foresters, which is based on ATC vegetation management standards. Right of way width, pole type, voltage, vegetation type and growth rates, line sag and sway, topography, right-of-way access and vegetation maintenance cycles also are factors in developing a work plan.



### What to expect with initial clearing

As part of the project, a professional utility forester will contact the landowner to explain how we will handle tree and brush removal and disposal on the property before any vegetation management work is conducted. For example:

#### Wetlands and invasive species

- If the property contains a delineated wetland, we will work with the landowner to determine appropriate disposition methods.
- If the vegetation to be cleared contains state-listed invasive species, we will discuss proper handling and management practices with the landowner.

### Herbicide application

Vegetation may be treated with herbicides through a variety of application methods based on site conditions. Herbicide application lessens the need for extensive clearing and mowing in the future. ATC uses herbicides applied by licensed applicators. The herbicides may be applied directly to specific trees or brush or applied over an entire area. When used correctly, minimal effects can be expected on grasses.

### What to plant near power lines

Low-growing vegetation is most compatible with high-voltage electric lines. Herbicides that are used effectively promote the growth of compatible vegetation that can thrive and support a suitable habitat for pollinators and other wildlife. Low-growing vegetation also has deep root systems, making these plants resilient and more likely to recover from disturbances resulting from maintenance and repair work in the right-of-way.



Visit [atc-growsmart.com](http://atc-growsmart.com) to review our planting guide, which provides suggestions for grasses and flowers that are compatible with high-voltage electric facilities in the Upper Midwest. Be aware that guidelines for planting vegetation near lower-voltage electric lines operated by your local electric utility may be vastly different from those recommended by ATC.

Also, be sure to contact Wisconsin's Diggers Hotline or Michigan's MISS Dig at 811 before digging. A locating service will mark your property for underground utilities at no cost to you.

**If you have any questions about ATC's vegetation management practices, or the vegetation management work scheduled for your property, please contact us at (866) 899-3204 or visit our website at [atcllc.com/learning-center/trees-and-vegetation](http://atcllc.com/learning-center/trees-and-vegetation).**



(866) 899-3204 | P.O. Box 47 | Waukesha, WI 53187-0047

[atcllc.com](http://atcllc.com)



April 2023







# City of Gladstone, MI

1100 Delta Avenue  
Gladstone, MI. 49837  
www.gladstonemi.org

## Staff Report

**Agenda Date:** June 24, 2024

**Eric Buckman, City Manager:** \_\_\_\_\_

**Department:** Wastewater

**Department Head Name:** Rodney Schwartz

**Presenters:** Rodney Schwartz

**Kim Berry, City Clerk:** \_\_\_\_\_

**This form and any background material must be approved by the City Manager then delivered to the City Clerk by 4:00 PM the Tuesday prior to the Commission Meeting.**

**AGENDA ITEM TITLE:** Change Order No. 10 for Wastewater Treatment Plant Improvements.

**BACKGROUND:** Change order is needed to make changes to the existing contract documents. See supporting documentation for description of work.

**FISCAL EFFECT:** \$9,082.00 increase in contract price. This will increase the current contract price from \$18,004,974.00 to \$18,014,056.00. Original contract price was \$17,743,000. (\$271,056.00 overall increase, 22.5% of contingency)

**SUPPORTING DOCUMENTATION:** Please see attached Change Order No. 10 from C2AE Engineering.

**RECOMMENDATION:** Make a motion to approve Change Order No. 10 as recommended by C2AE Engineering for a net increase to the contract price of \$9,082.00.



Escanaba, MI     Lansing, MI  
 Gaylord, MI     Canton, NY  
 Grand Rapids, MI     Syracuse, NY  
 P: 866.454.3923    www.c2ae.com

# Change Order #10

Item 9.

DATE OF ISSUANCE: **06/14/2024**

EFFECTIVE DATE: **Effective on Funding Agency Approval**

OWNER: **City of Gladstone, MI**  
 CONTRACTOR: **Staab Construction Corporation**  
 CONTRACT: **SRF Project #5727-01**  
 PROJECT: **Gladstone, MI Wastewater Treatment Plant Improvements**  
 OWNER'S CONTRACT NO. **21-0210**  
 ARCHITECT/ENGINEER'S CONTRACT NO. **21-0210**  
 ARCHITECT/ENGINEER **C2AE, Escanaba & Lansing, MI**

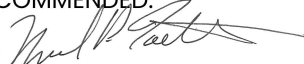
You are directed to make the following changes in the Contract Documents:  
 Description: **See Items below.**

Reason for Change Order: **See Items below.**

Attachments: **Bulletin #18 with Staab quotes dated 05/13/2024; Bulletin #19 with Staab negotiated quote dated 04/24/2024; Bulletin #20 with Contractor Change Order Request 1 signed, and Staab quotes dated 06/12/2024; Work Change Directive #13, dated 05/01/2024.**

CHANGE IN CONTRACT PRICE:
Original Contract Price <b>\$17,743,000.00</b>
Net Increase from previous Change Orders No <b>1 to 9</b> <b>\$261,974.00</b>
Contract Price prior to this Change Order: <b>\$18,004,974.00</b>
Net Increase of this Change Order: <b>\$9,082.00</b>
Contract Price with all approved Change Orders: <b>\$18,014,056.00</b>

CHANGE IN CONTRACT TIMES:
Original Contract Times: Substantial Completion: <b>April 15, 2024</b> Ready for final payment: <b>June 24, 2024</b>
Net change from previous Change Orders No. <b>1</b> to No. <b>9</b> : Substantial Completion: <b>3 Months</b> Ready for final payment: <b>2 Months</b>
Contract Times prior to this Change Order: Substantial Completion: <b>July 15, 2024</b> Ready for final payment: <b>August 15, 2024</b>
Net increase (decrease) this Change Order: Substantial Completion: <b>None</b> Ready for final payment: <b>None</b>
Contract Times with all approved Change Orders: Substantial Completion: <b>July 15, 2024</b> Ready for final payment: <b>August 15, 2024</b>

RECOMMENDED:  
 By:   
 ARCH/ENGR (Authorized Signature)  
 Date: 06/14/2024

APPROVED:  
 By: \_\_\_\_\_  
 OWNER (Authorized Signature)  
 Date: \_\_\_\_\_

ACCEPTED:  
 By: \_\_\_\_\_  
 CONTRACTOR (Authorized Signature)  
 Date: \_\_\_\_\_

## 1. Bulletin #18:

- a. B18.1 **Connecting the existing garage boilers to the spiral heat exchanger, to provide redundancy to the dual fired boiler.** Add connection to the existing 1.5" PEX line from the garage in the gas handling room. Route piping to the provided 2" isolation valves see sheets MP-203 and M-803 (reissued).

Reason: The Owner requested redundancy for the digester heating system, utilizing the existing garage boilers.

Increase/Decrease the contract in the amount of: \$0.00

- b. B18.2 **Modification of the floor drains and sump pump discharge within the lower service building.** Modifications to the sump SP-3 shall discharge to the existing 4" sanitary, which is connected to the raw sewage wet well. See Sheet PPW-200 (reissued). Modifications to the discharge point of SP-1 and 2 to the Primary Influent Drop Well. Delete core and 3" sanitary piping between the headworks area and lower level sludge pumping room. Boiler room floor drains are to be routed to sump pump SP-4. See Sheet PPW-201 (reissued).

Reason: A conflict with sanitary and process piping required re-routing of the sanitary drain lines.

Increase/Decrease the contract in the amount of: \$0.00

## 2. Bulletin #19:

- a. B19.1 **Deletion of existing concrete demolition work within the service building lower level.** Delete existing RBC, concrete fillet demolition work under the proposed screen structure and shored deck/grit classifier. Adjust the location of the sump accordingly. See attached sketch snip of sheet SD-201 (Sheet not reissued).

Reason: Concrete fillets shall remain in the designated areas as they will not impact daily operations at the plant. Also helped to maintain the construction schedule due to the extensive efforts required to delete the other fillets.

Decrease the contract in the amount of: \$(6,000.00)

## 3. Bulletin #20:

- a. B20.1 **Painting the existing brick at the plant.** Prep brick, patch shallow areas of brick, and paint using the following: Primer – Loxon Masonry Primer Sealer. Finish – Two coats of A-100 Exterior Acrylic Coating. Body and trim to match new Administration Building color system.

Reason: Per Owner request to patch spalled brick and coat with paint to preserve the integrity of the exterior brick fascia.

Increase the contract in the amount of: \$25,082.00

## 4. Work Change Directive #13:

- a. WCD13 **Modifications to the proposed sump pumps SP-1 and SP-2.**

SP-1 FRP can and sump pump shall be turned over to the Owner. A 4" deep sump pit will be cut and set a new skimmer pump.

Finished floor elevation of the slab, where SP-2 is located, shall be flush with the finished floor of the adjacent slab below the grit tank. The slab shall be consistent with Slab-4 within the concrete slab schedule as depicted on sheet S-203 (not reissued), with a thickened edge around the perimeter of the sump. The floor shall be sloped to the sump pit.

Revise controls for sump pumps SP-1 and SP-2. Refer to sheets E-201 and E-202 (not reissued).

- In the Low Level MBBR Room 012 and in the Low Level Treatment Room 010, install the sump pump float switches suspended from the wall mounted bracket furnished with the sump pumps – see attached sketch ESK-18A. Coordinate exact float switch mounting heights with the Owner.



- In the MBBR Room 122 and in the Headworks and Primary Treatment Room 121, furnish and install a two button, start stop pushbutton control station and connect to the respective sump pump control panel with ¾"C, 4#14.
- The Room 122 control station shall be NEMA 12 and the Room 121 control station shall be NEMA 7.
- Coordinate exact control station locations with the Owner. At the sump pump control panel, connect the pushbuttons to manually start and stop the sump pump when depressed.
- Coordinate exact wiring locations within the sump pump control panel with the supplier.
- Relocate Sump Pump SP-2 Control Panel. Refer to sheets E-201 and E-202 (not reissued).
- Relocate the sump pump control panel from where shown in the Low Level Treatment Room 101 on sheet E-201 to the MBBR Room 122 shown on sheet E-202. Coordinate exact control panel location with the Owner.

Reason: Concerns of longevity of the original proposed sump pumps with the high ground water table at the site.

Decrease the contract in the amount of: \$ (10,000.00)

**TOTAL \$ 9,082.00**

GLADSTONE



**City of Gladstone, MI**

1100 Delta Avenue  
Gladstone, MI 49837  
www.gladstonemi.org

**MEETING TYPE  
STAFF REPORT**

**Agenda Date:** June 24, 2024

**Eric Buckman, City  
Manager:**

**Department:** General Fund

**Department Head Name:**

Vicki Schroeder

**Presenter:** Vicki Schroeder

**Kim Berry, City Clerk:**

**This form and any background material must be approved by the City Manager, then delivered to the City Clerk by 4:00 PM the Tuesday prior to the Commission Meeting.**

**AGENDA ITEM TITLE:** Extend Summer 2024 Property Tax Due Date

**BACKGROUND:** Currently the City's Charter states the summer property taxes are due August 15<sup>th</sup>. Past practice has been to extend the due date to coincide with the State which is September 16, 2024.

**FISCAL EFFECT:** None

**SUPPORTING DOCUMENTATION:** None

**RECOMMENDATION:** Approve the extension of the summer property tax due date to September 16, 2024.

GLADSTONE



**City of Gladstone, MI**

1100 Delta Avenue  
Gladstone, MI 49837  
www.gladstonemi.org

**MEETING TYPE  
STAFF REPORT**

**Agenda Date:** June 24, 2024

**Eric Buckman, City  
Manager:**

**Department:** Treasurer

**Department Head Name:**

Vicki Schroeder

**Presenter:** Vicki Schroeder

**Kim Berry, City Clerk:**

**This form and any background material must be approved by the City Manager, then delivered to the City Clerk by 4:00 PM the Tuesday prior to the Commission Meeting.**

**AGENDA ITEM TITLE:** Leins on 2024 Summer Property Tax Bills

**BACKGROUND:** Chapter 8 Section 12 and Chapter 11, Section 24 of the City Charter allows the city to assess delinquent utilities and miscellaneous invoices as a liens on the tax rolls.

**FISCAL EFFECT:** \$40,965.07

**SUPPORTING DOCUMENTATION:** Spreadsheets detailing which invoices are being proposed to be placed as a lien on the tax roll.

**RECOMMENDATION:** Motion to assess miscellaneous invoices and past due utility balances on the Summer 2024 property tax bills accordingly.

UTILITIES  
OFF TO TAXES  
Summer 2024

Account No	Parcel ID	Acct Name	Service Address	Owner Name	Utility Balance	Notes
1213-31	052-621-007-00	Delta Hide	408 N 9th St	Clinton Seawright	\$ 203.33	inspection
1352-30	052-621-010-00	DeIFab	101 N 12th St	DeIFab	\$ 3,849.79	
1353-30	052-621-010-00	DeIFab	101 N 12th St	DeIFab	\$ 550.76	
1354-31	052-409-014-00	Shirley Pardee	553 N 12th St	Mildred Johnivan	\$ 622.35	former owner
1394-31	052-353-013-00	Laurel Allen	565 N 15th St	V Realty	\$ 90.72	former owner
1453-31	052-621-076-00	Elizabeth Swanson	205 N 17th St	Jessie Wycoff	\$ 4.53	former owner
1624-31	052-175-023-00	Kelly Norkooli	433 29th St	Kelly Norkooli	\$ 162.96	refuse pickup
1630-30	052-617-009-00	Leon Smiltneck	611 29th St	Leon Smiltneck	\$ 789.52	closed owner account
2039-31	052-024-009-00	Theodore and Lucia Hall	614 Dakota Ave	Theodore and Lucia Hall	\$ 155.91	closed owner account
2834-31	052-616-017-00	Bayshore Resort	1323 N Lakeshore Dr	Jeff Diebolt II	\$ 517.31	former owner
3188-30	052-042-004-00	James Renner	807 Minnesota Ave	Charissa Renner	\$ 714.30	former owner
3234-44	052-065-006-00	Saberniak Holdings LLC	1111 Minnesota Ave	Saberniak Holdings LLC	\$ 4.79	landlord account
3368-33	052-070-002-00	Patti Gartland	1205 Montana Ave	Jeffrey and Brandy Torvinen	\$ 39.53	former owner
3653-32	052-371-020-00	Paul Seger	25 Parkway Dr	Tim Seger	\$ 158.68	family member living there previously
3667-36	052-371-044-00	Tracy Harris	1 Pinewood Dr	Tracy Harris	\$ 83.71	landlord account
3928-34	052-076-002-00	Hope Deneau	1205 Superior Ave	Hope Deneau	\$ 86.88	closed owner account
4243-35	052-018-002-00	Jeremy Richer	505 Wisconsin Ave	Jeremy Richer	\$ 184.40	landlord account
					\$ 8,219.47	

<b>Business</b>	\$	4,400.55	53.54%
<b>Landlord</b>	\$	272.90	3.32%
<b>Back to Bank</b>			0.00%
<b>Enforced shutoff</b>	\$	203.33	2.52%
<b>Vacant</b>			0.00%
<b>Prev Owner/Tenant</b>	\$	3,179.73	38.69%
<b>Subtotal</b>	\$	8,056.51	
<b>All Others</b>	\$	162.96	1.98%
<b>Total</b>	\$	<b>8,219.47</b>	

Comparisons (totals w/o 10% penalty)	
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
Winter 2020	\$ 21,956.01
Summer 2020	\$ 12,346.63

MISC INVOICES  
OFF TO TAXES  
SUMMER 2024

Item 11.

PARCEL #	NAME	SERVICE ADDRESS	INVOICE #	DESCRIPTION	AMOUNT	10 % PENALTY	TOTAL
052-051-003-00	Heavenlee Royer	909 Michigan Ave	2939	snow removal	\$ 59.40	\$ 5.94	\$ 65.34
052-016-012-00	Angelina Moore	523 Delta Ave	2950	snow removal	\$ 59.40	\$ 5.94	\$ 65.34
052-024-009-00	Theodore and Lucia Hail	614 Dakota Ave	2840	lawn mowing	\$ 132.00	\$ 13.20	\$ 145.20
052-002-003-00	Raeann Brown and Carrie Rasmussen	211 Wisconsin Ave	2839	lawn mowing	\$ 132.00	\$ 13.20	\$ 145.20
052-371-013-00	Sherry Myers or Jamie and Wendy Webber	11 Parkway Dr	2877	rental certification/inspection late			
052-051-004-00	Tammy Varney	913 Michigan Ave	2938	cancel	\$ 60.50	\$ 6.05	\$ 66.55
052-004-017-00	Theresa and Glen Green	324 Minnesota Ave	2936	snow removal	\$ 59.40	\$ 5.94	\$ 65.34
052-011-011-00	Ashley Bark	421 Minnesota Ave	2935	snow removal	\$ 89.10	\$ 8.91	\$ 98.01
052-011-013-00	Noah Johnson	427 Minnesota Ave	2934	snow removal	\$ 59.40	\$ 5.94	\$ 65.34
052-304-001-00	Better Delta	923 Wisconsin Ave	2922	snow removal	\$ 89.10	\$ 8.91	\$ 98.01
052-016-009-00	Timothy Marks	517 Delta Ave	2952	snow removal	\$ 59.40	\$ 5.94	\$ 65.34
052-200-018-10	Amy Wellman and Marilyn Wellman	212 Dakota Ave	2946	snow removal	\$ 59.40	\$ 5.94	\$ 65.34
052-079-001-00	Daniel and Debra Mead	1301 1/2 Superior Ave	3073	broken inspection	\$ 35.70	\$ 3.57	\$ 39.27
052-076-002-00	Connie Johnson	1205 Superior Ave	2990	rental inspection	\$ 37.10	\$ 3.71	\$ 40.81
052-621-005-20	Charles and Deanna Kang	400 N 10th St	3022	code violation	\$ 52.00	\$ 5.20	\$ 57.20
052-621-007-00	Clinton and Amelia Seawright	408 N 9th St	3036	code violation	\$ 520.00	\$ 52.00	\$ 572.00
052-383-460-00	Robert or Heatherlynn Plimpton	58 Tipperary Rd	2787	NSF fee	\$ 30.00	\$ 3.00	\$ 33.00
052-038-008-00	Darren Louis	814 Minneapolis Ave	3023	broken inspection	\$ 36.40	\$ 3.64	\$ 40.04
052-038-008-00	Darren Louis	814 Minneapolis Ave	2974	broken inspection	\$ 37.10	\$ 3.71	\$ 40.81
052-038-008-00	Darren Louis	814 Minneapolis Ave	2913	broken inspection	\$ 37.80	\$ 3.78	\$ 41.58
052-406-002-00	Michelle Valdez	525 N 11th St	2919	rental certification	\$ 16.20	\$ 1.62	\$ 17.82
052-406-002-00	Michelle Valdez	525 N 11th St	2828	rental inspection	\$ 39.90	\$ 3.99	\$ 43.89
052-274-024-00	Justin Corwin	613 N 9th St	2904	code violation	\$ 54.00	\$ 5.40	\$ 59.40
052-274-024-00	Justin Corwin	613 N 9th St	2957	code violation	\$ 270.00	\$ 27.00	\$ 297.00
052-274-024-00	Justin Corwin	613 N 9th St	2984	code violation	\$ 530.00	\$ 53.00	\$ 583.00
052-274-024-00	Justin Corwin	613 N 9th St	3018	code violation	\$ 520.00	\$ 52.00	\$ 572.00
052-274-024-00	Justin Corwin	613 N 9th St	3031	code violation	\$ 520.00	\$ 52.00	\$ 572.00
052-274-024-00	Justin Corwin	613 N 9th St	3076	code violation	\$ 510.00	\$ 51.00	\$ 561.00
052-018-008-00	Carrie Rochefort and Dennis McCauley	524 Michigan Ave	3027	televise lateral	\$ 57.20	\$ 5.72	\$ 62.92
052-273-010-00	Carrie Rochefort	618 N 7th St	3062	rental inspection	\$ 35.70	\$ 3.57	\$ 39.27
052-033-011-00	Kelly Springer and Alexis Springer	721 1/2 Minnesota Ave	2975	rental inspection	\$ 37.10	\$ 3.71	\$ 40.81
052-033-011-00	Kelly Springer and Alexis Springer	721 1/2 Minnesota Ave	3065	broken inspection	\$ 35.70	\$ 3.57	\$ 39.27
052-371-018-00	Brandon Harris	21 Parkway Ave	2956	code violation	\$ 54.00	\$ 5.40	\$ 59.40
052-371-018-00	Brandon Harris	21 Parkway Ave	2991	code violation	\$ 265.00	\$ 26.50	\$ 291.50
052-371-018-00	Brandon Harris	21 Parkway Ave	3030	code violation	\$ 520.00	\$ 52.00	\$ 572.00
052-371-018-00	Brandon Harris	21 Parkway Ave	3078	code violation	\$ 510.00	\$ 51.00	\$ 561.00
052-073-012-00	William and Kelly Cavanaugh	1210 Michigan Ave	2902	code violation	\$ 270.00	\$ 27.00	\$ 297.00
052-073-012-00	William and Kelly Cavanaugh	1210 Michigan Ave	2958	code violation	\$ 530.00	\$ 53.00	\$ 583.00
052-073-012-00	William and Kelly Cavanaugh	1210 Michigan Ave	2992	code violation	\$ 520.00	\$ 52.00	\$ 572.00
052-073-012-00	William and Kelly Cavanaugh	1210 Michigan Ave	3028	code violation	\$ 520.00	\$ 52.00	\$ 572.00
052-073-012-00	William and Kelly Cavanaugh	1210 Michigan Ave	3079	code violation	\$ 510.00	\$ 51.00	\$ 561.00
052-091-002-00	Cally Dittrich	1409 Delta Ave	3024	rental inspection	\$ 36.40	\$ 3.64	\$ 40.04
052-091-002-00	Cally Dittrich	1409 Delta Ave	2918	broken inspection and code violation	\$ 577.80	\$ 57.78	\$ 635.58
052-091-002-00	Cally Dittrich	1409 Delta Ave	2885	broken inspection and code violation	\$ 588.50	\$ 58.85	\$ 647.35

MISC INVOICES  
OFF TO TAXES  
SUMMER 2024

PARCEL #	NAME	SERVICE ADDRESS	INVOICE #	DESCRIPTION	AMOUNT	10 % PENALTY	TOTAL
052-091-002-00	Cally Dittich	1409 Delta Ave	2864	broken inspection and code violation	\$ 313.50	\$ 31.35	\$ 344.85
052-091-002-00	Cally Dittich	1409 Delta Ave	2851	broken inspection and code violation	\$ 93.50	\$ 9.35	\$ 102.85
052-076-018-00	Christina Flatt and Colleen Bourdeau	1220 Delta Ave	3064	code violation	\$ 510.00	\$ 51.00	\$ 561.00
052-076-018-00	Christina Flatt and Colleen Bourdeau	1220 Delta Ave	3034	code violation	\$ 520.00	\$ 52.00	\$ 572.00
052-076-018-00	Christina Flatt and Colleen Bourdeau	1220 Delta Ave	3016	code violation	\$ 520.00	\$ 52.00	\$ 572.00
052-076-018-00	Christina Flatt and Colleen Bourdeau	1220 Delta Ave	2982	code violation	\$ 530.00	\$ 53.00	\$ 583.00
052-076-018-00	Christina Flatt and Colleen Bourdeau	1220 Delta Ave	2887	code violation	\$ 550.00	\$ 55.00	\$ 605.00
052-076-018-00	Christina Flatt and Colleen Bourdeau	1220 Delta Ave	2874	code violation	\$ 550.00	\$ 55.00	\$ 605.00
052-076-018-00	Christina Flatt and Colleen Bourdeau	1220 Delta Ave	2856	code violation	\$ 550.00	\$ 55.00	\$ 605.00
052-076-018-00	Christina Flatt and Colleen Bourdeau	1220 Delta Ave	2835	code violation	\$ 550.00	\$ 55.00	\$ 605.00
052-076-018-00	Christina Flatt and Colleen Bourdeau	1220 Delta Ave	2807	code violation	\$ 285.00	\$ 28.50	\$ 313.50
052-076-018-00	Christina Flatt and Colleen Bourdeau	1220 Delta Ave	2809	code violation	\$ 570.00	\$ 57.00	\$ 627.00
052-076-018-00	Christina Flatt and Colleen Bourdeau	1220 Delta Ave	2789	code violation	\$ 59.00	\$ 5.90	\$ 64.90
052-076-018-00	Christina Flatt and Colleen Bourdeau	1220 Delta Ave	2746	broken rental inspection and code violation	\$ 42.00	\$ 4.20	\$ 46.20
052-200-025-00	William and Fennetta Raymond	409 Elm St	3026	broken rental inspection and code violation	\$ 556.40	\$ 55.64	\$ 612.04
052-200-025-00	William and Fennetta Raymond	409 Elm St	2993	broken rental inspection and code violation	\$ 567.10	\$ 56.71	\$ 623.81
052-200-025-00	William and Fennetta Raymond	409 Elm St	2964	broken rental inspection and code violation	\$ 567.10	\$ 56.71	\$ 623.81
052-200-025-00	William and Fennetta Raymond	409 Elm St	2909	broken rental inspection and code violation	\$ 577.80	\$ 57.78	\$ 635.58
052-200-025-00	William and Fennetta Raymond	409 Elm St	2875	broken rental inspection and code violation	\$ 588.50	\$ 58.85	\$ 647.35
052-200-025-00	William and Fennetta Raymond	409 Elm St	2853	broken rental inspection and code violation	\$ 313.50	\$ 31.35	\$ 344.85
052-200-025-00	William and Fennetta Raymond	409 Elm St	2819	broken rental inspection and code violation	\$ 91.80	\$ 9.18	\$ 100.98
052-200-025-00	William and Fennetta Raymond	409 Elm St	2792	broken rental inspection and code violation	\$ 41.30	\$ 4.13	\$ 45.43
052-200-025-00	William and Fennetta Raymond	409 Elm St	2755	broken rental inspection and code violation	\$ 42.00	\$ 4.20	\$ 46.20
052-171-024-00	Marc and Kellie Gillis	549 26th St	2980	code violation	\$ 530.00	\$ 53.00	\$ 583.00
052-171-024-00	Marc and Kellie Gillis	549 26th St	2954	code violation	\$ 540.00	\$ 54.00	\$ 594.00
052-171-024-00	Marc and Kellie Gillis	549 26th St	2903	code violation	\$ 540.00	\$ 54.00	\$ 594.00
052-171-024-00	Marc and Kellie Gillis	549 26th St	2879	code violation	\$ 550.00	\$ 55.00	\$ 605.00
052-171-024-00	Marc and Kellie Gillis	549 26th St	2860	code violation	\$ 550.00	\$ 55.00	\$ 605.00
052-171-024-00	Marc and Kellie Gillis	549 26th St	2842	code violation	\$ 275.00	\$ 27.50	\$ 302.50
052-171-024-00	Marc and Kellie Gillis	549 26th St	2818	code violation	\$ 57.00	\$ 5.70	\$ 62.70
052-094-010-00	Michael Olsen	1510 Minnesota Ave	3077	code violation	\$ 510.00	\$ 51.00	\$ 561.00
052-094-010-00	Michael Olsen	1510 Minnesota Ave	3032	code violation	\$ 520.00	\$ 52.00	\$ 572.00
052-094-010-00	Michael Olsen	1510 Minnesota Ave	3019	code violation	\$ 520.00	\$ 52.00	\$ 572.00
052-094-010-00	Michael Olsen	1510 Minnesota Ave	2983	code violation	\$ 530.00	\$ 53.00	\$ 583.00
052-094-010-00	Michael Olsen	1510 Minnesota Ave	2955	code violation	\$ 540.00	\$ 54.00	\$ 594.00
052-094-010-00	Michael Olsen	1510 Minnesota Ave	2899	code violation	\$ 540.00	\$ 54.00	\$ 594.00
052-094-010-00	Michael Olsen	1510 Minnesota Ave	2881	code violation	\$ 550.00	\$ 55.00	\$ 605.00
052-094-010-00	Michael Olsen	1510 Minnesota Ave	2861	code violation	\$ 550.00	\$ 55.00	\$ 605.00

