



GLADSTONE CITY COMMISSION REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue
September 08, 2025
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.](#) Planning Commission Meeting Minutes - August 5, 2025
- [5.](#) City Commission Regular Meeting Minutes August 25, 2025
- [6.](#) DeGrand Construction - Water Line
- [7.](#) August 2025 Check Register - INFORMATIONAL
- [8.](#) August 2025 Payroll by Fund - INFORMATIONAL

UNFINISHED BUSINESS

NEW BUSINESS

- [9.](#) Planning Commission Appointment | Jennifer Harding
- [10.](#) Waiver for City Utility Requirement | 209 27th St
- [11.](#) Wastewater Upgrades Request for Disbursement of Funds Draw #38.
- [12.](#) National See Tracks? Think Train Week Proclamation 2025
- [13.](#) Coleman Engineering Company - Gladstone Marina Renovation - Phase II Amendment
1
- [14.](#) City Manager Retirement and Succession Plan Discussion

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: 09-05-2025

Kimberly Berry, MiPMC
906-428-2311
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 PLANNING COMMISSION REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue
August 05, 2025
5:00 PM

MINUTES

CALL TO ORDER

Commission Chair, Howard Haulotte, called the meeting to order at 5:00 PM ET.

ROLL CALL

PRESENT	ABSENT
Howard Haulotte	
John Noreus	
John DeFiore	
Sam Hewitt	
Mike Kennedy	
Jason Leonard	
Nick Nastoff	

City Commission Present: Mayor Joe Thompson, Commissioner Judy Akkala

Staff Present: Manager Buckman, Renee Barron, Barry Lund, Rob Spreitzer, Patricia West

APPROVAL AND/OR CORRECTIONS OF:

1. Planning Commission Meeting Minutes - July 1, 2025

Motion made by Noreus, seconded by Leonard to approve the Planning Commission Meeting Minutes of July 1st, 2025.

Voting Yea: Haulotte, Noreus, DeFiore, Hewitt, Kennedy, Leonard, Nastoff

MOTION CARRIED.

ADDITIONS TO AGENDA

Chairperson Haulotte informed the Commission of the resignation received from Commissioner John Noreus. He added "Resignation of Commissioner Noreus" to the agenda under New Business as Item 5, bumping the following agenda items down in unison.

PUBLIC HEARINGS

2. Grand View Estates #4

Dan Block, President and Project Engineer of Dynamic Design Group, Inc., presented an overview of the proposed engineering plans for Grand View Estates #4. Block serves as the lead engineer for the project on behalf of Phil and Lee's Homes, the owner of the vacant property seeking to expand the Grand View Estates subdivision.

Barron and West provided context regarding the internal city review process, noting that the proposed design resulted from collaborative discussions with each department head.

Chairperson Haulotte opened the public hearing at 5:10 PM ET.

Betty Toutloff, 710 N Bluff Dr, inquired about the project timeline and which lots would be developed first.

Block responded that development is targeted for summer 2026 and identified the specific section of the proposed plans that comprise Grand View Estates #4.

Melissa Pischel, 3 Pinewood Dr, asked about the anticipated timeline for the development of Lots 5 and 6, as well as questions regarding cul-de-sacs and connectivity.

Block explained that lot development would depend on individual lot sales. He further noted that internal city feedback advised against cul-de-sacs, and the final plan emphasizes connectivity through outlots.

Chairperson Haulotte closed the public hearing at 5:19 PM ET.

The Commission then entered discussion on the proposal:

Commissioner DiFiore asked about the inclusion of sidewalks.

Block and Public Works Superintendent Barry Lund explained that sidewalks were not included in the design due to the associated need for storm sewer infrastructure. However, to enhance walkability, the roadway was widened to include an additional three feet on each side.

Commissioner Hewitt asked whether homes must be purchased directly from Phil and Lee's.

It was clarified that this is the developer's intent, with lots to be sold directly through Phil and Lee's Homes.

Commissioner Kennedy inquired about the feasibility of constructing basements on the lots.

Block confirmed there would be no issue if homeowners desired basements.

Commissioner Leonard questioned the minimum easement width reflected in the plans.

Block stated that all department heads requested 10-foot easements, which are shown in the proposed plans. Where 5-foot easements are shown on individual parcels, the adjacent lot would contain the remaining 5 feet, achieving the full 10-foot easement width.

Having received the preliminary plans as presented and finding that the plans meet the existing city policies, motion made by Noreus, seconded by Hewitt to approve the preliminary plans and forward them to the City Commission for their review.

During discussion, Commissioner Hewitt recommended amending the motion to notify all property owners within 300 ft of the proposed development in preparation for the City Commission Public Hearing.

Commissioner Noreus amended his motion to include the recommendation:

Having received the preliminary plans as presented and finding that the plans meet the existing city policies, motion made by Noreus, seconded by Hewitt to approve the preliminary plans and forward them to the City Commission for their review, with the recommendation that all property owners within 300 ft of the proposed

development be notified of the public hearing, in alignment with Sec. 30-513 of the Code of Ordinances.

Item 4.

Voting Yea: Haulotte, Noreus, DeFiore, Hewitt, Kennedy, Leonard, Nastoff

MOTION CARRIED.

UNFINISHED BUSINESS

None.

NEW BUSINESS

3. Sale of City-Owned Property | Escanaba Township Properties

West notified the commission that the City of Gladstone's policy for the sale of city-owned land requires that the Planning Commission review purchase requests to consider zoning and land use considerations before making a recommendation to the City Commission.

The city is seeking bids for two properties in Escanaba Township which were previously utilized by Public Works. Since the Gladstone Planning Commission holds no authority over the zoning of these properties, city staff wanted to ensure we met the requirements of our policy in placing this notification before the Planning Commission, but no recommendation on zoning is required from the commission.

Motion made by Kennedy, seconded by Leonard to place the Escanaba Township properties on the list of city properties for sale.

Voting Yea: Haulotte, Noreus, DeFiore, Hewitt, Kennedy, Leonard, Nastoff

MOTION CARRIED.

4. Sign Ordinance Review

West provided an overview of the limitations within the City of Gladstone's current sign ordinance. She initiated a discussion on the possibility of revisiting the ordinance to better align with evolving trends in the sign industry, while still preserving the quaint character and visual appeal of the community.

Although no formal motion was made, the Commission expressed collective support for West to pursue professional development opportunities aimed at gathering information and best practices for potential ordinance improvements. Chairperson Haulotte requested that the formation of a sign ordinance subcommittee be added to the agenda for the Planning Commission's next meeting.

5. Resignation of Commissioner Noreus

Commissioner John Noreus has submitted his written resignation from the Planning Commission. Commissioner Noreus intends to serve until a suitable replacement is found or until the end of his current term.

Motion made by Leonard, seconded by Hewitt to accept the resignation of Commissioner Noreus following the replacement of the seat or the end of his term, and to post the vacancy.

Voting Yea: Haulotte, Noreus, DeFiore, Hewitt, Kennedy, Leonard, Nastoff

MOTION CARRIED.

PUBLIC COMMENT

Denise Messina, representing the United Methodist Church of Gladstone, spoke in support of reviewing the City of Gladstone's sign ordinance.

Barry Lund, Superintendent of Public Works, proposed the idea of the City of Gladstone exploring the development of a trailer home subdivision in the future to address current housing needs.

INFORMATION SHARING

6. 2025 Downtown Gladstone Survey

West shared that the Gladstone DDA currently has a Downtown Survey open through August 11th to gather feedback from our downtown property owners, business owners, and residents.

7. 2025 Facade Grant Program

The facade grant application round will open for applicants within the downtown district beginning September 1st, and close on October 31st. Applicants will be notified by the end of the calendar year on the receipt of funding, to be used in 2026.

8. Gladstone Social District

The social district has officially opened in Downtown Gladstone.

9. Candidates Announced for Gladstone City Commission Seats

West and Manager Buckman updated the Planning Commission on the four candidates running for City Commission in November:

- Joe Thompson
- Mike O'Connor
- Steve O'Driscoll
- Whitney Maloney

10. Industrial Facility Tax (IFT) District Established for AMI Industries

West provided an update on the status of AMI Industries' pursuit of an IFT District.

11. Public Safety Drone Purchase Approved

West shared that the City Commission approved the purchase of a new drone for Public Safety, following successful fundraiser efforts by Public Safety Officer, Leif Sjoquist.

12. Receipt of Intent to Update Escanaba Township Master Plan

West notified the Commission that the City of Gladstone had received written notice of Escanaba Township's intent to begin the process of updating their Master Plan. She will keep this Commission informed of updates as they come.

COMMISSIONER COMMENTS

None.

ADJOURNMENT

The meeting adjourned at 6:08 PM ET,



GLADSTONE CITY COMMISSION REGULAR MEETING

Item 5.

City Hall Chambers – 1100 Delta Avenue
August 25, 2025
6:00 PM

MINUTES

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

Community Development Director Patricia West called the roll:

PRESENT

Mayor Joe Thompson
Commissioner Judy Akkala
Mayor Pro-Tem Brad Mantela
Commissioner Robert Pontius
Commissioner Steve O'Driscoll

Mayor Thompson opened the public hearing to receive input on the establishment of a plant rehabilitation district located at 103 North 12th Street Gladstone, MI. 49837 at 6:02 PM. There being no public comment, Mayor Thompson closed the hearing at 6:03 PM.

CITY OF GLADSTONE RESOLUTION 2025-08 TO ESTABLISH A PLANT REHABILITATION DISTRICT

The following preamble and resolution were offered by Commissioner Judy Akkala and supported by Commissioner Robert Pontius.

Resolution Establishing a Plant Rehabilitation District for AMI, Inc.

WHEREAS, pursuant to PA 198 of 1974, as amended, this City Commission has the authority to establish "Plant Rehabilitation Districts" within the City of Gladstone; and

WHEREAS, AMI, Inc. has petitioned this City Commission to establish a Plant Rehabilitation District on its property located in City of Gladstone hereinafter described; and

WHEREAS, construction, acquisition, alteration, or installation of a proposed facility has not commenced at the time of filing the request to establish this district; and

August 25, 2025 at 6:00 PM

WHEREAS, written notice has been given by mail to all owners of real property located within the district, and to the public by newspaper advertisement in the *Daily Press* and public posting of the hearing on the establishment of the proposed district; and

WHEREAS, on August 25, 2025 a public hearing was held at which all owners of real property within the proposed Plant Rehabilitation District and all residents and taxpayers of City of Gladstone were afforded an opportunity to be heard thereon; and

WHEREAS, the City Commission deems it to be in the public interest of the City of Gladstone to establish the Plant Rehabilitation District as proposed; and

IT IS HEREBY DETERMINED that the property comprising not less than 50 percent of the state equalized valuation of the property within the proposed Plant Rehabilitation District is obsolete; and"

NOW, THEREFORE, BE IT RESOLVED by the City Commission of City of Gladstone that the following described parcel of land situated in the City of Gladstone, Delta County, and State of Michigan, to wit:

GC 21 0/2 103-7 103-8 SEC 21 T40N R22W PT OF LOTS 9,10,11&12 BLK 61; ALL OF BLK 62; PT OF LOTS 1,2,3,4,5,& 6, ALL OF LOTS 7,8,9,10,11 &12, BLK 63 OF THE FIRST ADDN TO CITY OF GLADSTONE & PT SW 1/4 OF NE 1/4 OF SEC 21 FROM E 1/4 COR OF SEC 21N 0°09'50"E ALG E LN OF SEC 772.0' TO N'RLY ROW LINE OF RAILWAY AVE; TH S 74°03' W ALG SD ROW LN 1659.08' TO W'RLY ROW LN 10TH ST & POB; TH CONT S 74°03' W ALG N'RLY ROW LN OF RAILWAY AVE F 224' TO INTR W/N'RLY EXTN OF LINE COMMON TO LOTS 8,9 OF BLK 61 OF FIRST ADDITION; TH S15° 55'40" E ALG SD LN 180' TO N'RLY ROW LN OF SUPERIOR AVE; TH S74°03' W ALG SD ROW LN 182.0' TO W'RLY ROW LN OF 11TH ST; TH S15°5'40" E ALG SD ROW LN 135.0'; TH S74°03'W PARL W/S LN OF LOTS 1-12 OF BLK 63 OF SAID FIRST ADDITION 84.0' TO LN COMMON TO LOTS 3,4 OF SAID BLK 63; TH S 15°55'40" E ALG SD LN 25"; TH S74°03'W PRL W/SD S LN 28' TO LN COMMON TO LOTS 4 & 5 OF BLK 63; TH S 15°55'40"E ALG SD LN 50' TO S LN OF LOTS 1-12 OF BLK 63; TH S 74°03' W ALG SD S LN 224' TO E ROW LN OF 12TH ST; TH N 15°5'40" W ALG SD ROW LN 390' TO N'RLY ROW LN OF RAILWAY AVE; TH S74°03' W ALG SD ROW LN 74.89' TO POINT THAT IS S 74°3'W A DIST OF 816.89' FROM POB; TH S 73°52'57" W30'; TH N 16°07'07"W 242.53' TO A PNT THAT IS 25' S'RLY OF AND AT RGT ANGLES FROM THE C/L OF MINNPLIS, ST PAUL & SAULT SAINT MARIE RR SPUR TRACK; TH N 73°52'18" E PRL WITH AND 25' S'RLY OF SD C/L TO N'RLY EXTEN OF W'RLY ROW LN\OF 10TH ST; TH S15° 55'40"E ALG SD LN TO THE POB
PT OF 052-621-010-50 COMB HERE FOR 2014

is established as a Plant Rehabilitation District pursuant to the provisions of PA 198 of 1974, as amended, to be known as City of Gladstone Plant Rehabilitation District No. 2025-01.

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

NAYS: None

RESOLUTION DECLARED ADOPTED.

Mayor Thompson opened the public hearing to receive input on the proposed development of Grandview Estates Subdivision #4 at 6:04 PM. There being no public comment, Mayor Thompson closed the hearing at 6:19 PM.

Motion made by Mayor Pro-Tem Mantela, Seconded by Commissioner O'Driscoll to approve the final preliminary plat of Grandview Estates Subdivision #4 as presented.

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

MOTION CARRIED UNANIMOUSLY

The following individuals spoke under public comment

Gail St. Martin, 115 Kenneally St. Vincent de Paul parking lot needs arrows (one way) and signage and city property of former golf course should be cut.

Deanna & Charles Kang - Gladstone Storage 400 North 10th Street - inadequate infrastructure passed the railroad tracks: not wide enough to turn around without trespassing on private property, power pole leaning, sewer drainage to capture contamination from neighbors property and the undocumented water line on our property line and request the city reroute the water line according to city ordinances to release our liability for this line and interferes with our fence project. Thank you to electric department for their service and keeping us and the community safe a few weeks ago.

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

MOTION CARRIED UNANIMOUSLY

Mr. Tom Hanrahan, General Counsel for WPPI Energy, presented a Joint Action Update for Member Governing Bodies.

Motion made by Commissioner O'Driscoll, Seconded by Mayor Pro-Tem Mantela to authorize Manager Eric Buckman and Director of Public Safety Ron Robinson to sign the Mutual Aid Fire Control agreement between the City of Gladstone and the State of Michigan Department of Natural Resources.

MOTION CARRIED UNANIMOUSLY

Motion made by Mayor Thompson, Seconded by Commissioner Akkala to approve the bid in the amount of \$5,326.00 from Carpet & Drapery Shoppe for flooring in the Electric Department.
MOTION CARRIED UNANIMOUSLY

Motion made by Mayor Pro-Tem Mantela, Seconded by Mayor Thompson to authorize Power Service Engineering to obtain bids to purchase substation transformers for the Electric Department.
MOTION CARRIED UNANIMOUSLY

**RESOLUTION NO. 2025-09 AUTHORIZING PUBLICATION OF
NOTICE OF INTENT TO ISSUE REVENUE BONDS
AND DECLARATION OF INTENT TO REIMBURSE
(WATER SUPPLY SYSTEM IMPROVEMENTS)**

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 on August 25, 2025 at 6:00 p.m. prevailing Eastern Time.

PRESENT: Mayor Joe Thompson, Mayor Pro-Tem Brad Mantela, Commissioners Judy Akkala, Steve O'Driscoll and Robert Pontius

ABSENT: None

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

WHEREAS, the City of Gladstone, County of Delta, State of Michigan (the "City"), intends to issue and sell revenue bonds pursuant to Act 94, Public Acts of Michigan, 1933, as amended ("Act 94"), in one or more series, in the aggregate principal amount of not to exceed Ten Million Dollars (\$10,000,000), for the purpose of paying all or part of the cost of acquiring and constructing improvements to the City's water supply system, consisting generally of replacing approximately 1,850 feet of raw water intake, crib structure, clear water tank, and 3,200 feet of new 12-inch water transmission main and associated valve replacement, together with all related appurtenances and attachments thereto (the "Project"); and

WHEREAS, the City expects to sell the aforesaid bonds to the U. S. Department of Agriculture's Rural Development program; and

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

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

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Clerk is hereby authorized and directed to publish a notice of intent to issue bonds in *The Daily Press*, a newspaper of general circulation in the City.

2. Said notice of intent shall be published as a one-quarter (1/4) page display advertisement in substantially the form appearing at Appendix A attached hereto.

3. The City Commission of the City does hereby determine that the foregoing form of Notice of Intent to Issue Bonds and the manner of publication directed is the method best calculated to give notice to the water supply system's users and the electors residing in the boundaries of the City of the City's intent to issue the bonds, the purpose of the bonds, the security for the bonds and the right of referendum relating thereto, and the newspaper named for publication is hereby determined to reach the largest number of persons to whom the notice is directed

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

- (a) As of the date hereof, the City reasonably expects to reimburse itself for the expenditures described in (b) below with proceeds of debt to be incurred by the City.
- (b) The expenditures described in this paragraph (b) are for the costs of acquiring and constructing the Project which were paid subsequent to sixty (60) days prior to the date hereof.
- (c) The maximum principal amount of debt expected to be issued for the Project, including issuance costs, is \$10,000,000.
- (d) A reimbursement allocation of the expenditures described in (b) above with the proceeds of the borrowing described herein will occur not later than 18 months after the later of (i) the date on which the expenditure is paid, or (ii) the date the Project is placed in service or abandoned, but in no event more than three (3) years after the original expenditure is paid. A reimbursement allocation is an allocation in writing that evidences the City's use of the proceeds of the debt to be issued for the Project to reimburse the City for a capital expenditure made pursuant to this resolution.

5. The City hereby retains the law firm of Miller, Canfield, Paddock and Stone, P.L.C. as bond counsel in connection with the financing of the proposed Project.

August 25, 2025 at 6:00 PM

6. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

APPENDIX A

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

PLEASE TAKE NOTICE that the City of Gladstone, County of Delta, State of Michigan (the "City"), intends to issue and sell revenue bonds pursuant to Act 94, Public Acts of Michigan, 1933, as amended, in an amount not to exceed Ten Million Dollars (\$10,000,000), in one or more series as shall be determined by the City Commission, for the purpose of paying part of the cost of acquiring and constructing improvements to the City's water supply system (the "System"), consisting generally of replacing approximately 1,850 feet of raw water intake, crib structure, clear water tank, and 3,200 feet of new 12-inch water transmission main and associated valve replacement, together with all related appurtenances and attachments thereto.

SOURCE OF PAYMENT OF REVENUE BONDS

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

BOND DETAILS

SAID BONDS will be payable in annual installments not to exceed forty (40) in number and will bear interest at the rate or rates to be determined at a private sale to the U.S. Government but in no event to exceed the maximum permitted by law on the balance of the bonds from time to time remaining unpaid.

RIGHT OF REFERENDUM

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

ISSUED WITHOUT AN APPROVING VOTE OF A MAJORITY OF THE QUALIFIED ELECTORS RESIDING WITHIN THE BOUNDARIES OF THE CITY VOTING THEREON.

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

Kim Berry, City Clerk
City of Gladstone

RESOLUTION DECLARED ADOPTED.

Manager Buckman reported on the following:

Good conversations with two of the family members on the Jones Property are on board with a new agreement and the senior member of the family who has attended meetings and he would like to keep it as is however according to our legal counsel restrictions cannot be placed. The family is going to have a meeting and will get back to the city.

I really miss Kim a lot of paperwork to get signed with original signatures with the Wastewater bond but I got it.

Lions Club, Sailing Club and Parks & Recreation Department got the Pram Shack built, looks good.

Electric Superintendent James Olson, Brett Niemi of WPPI and I met with the owners of AMI, Inc. who are purchasing the Delfab building as WPPI has energy efficiency grants to replace the lighting in the factory. The closing date is still pending as negotiations with one of the renters regarding their lease is still ongoing but they hope to have that completed soon.

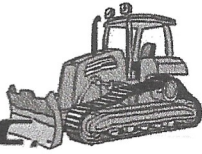
The gravel property was put up for sale and have two people submitted proposals, DPW Superintendent Barry Lund and I reviewed those, should have a recommendation soon.

There being no further business before the Commission, Mayor Thompson adjourned the meeting at 7:19 PM.

Mayor Joe Thompson

Community Development Director Patricia West

DeGrand Construction Inc.



INVOICE Item 6.

Date: 9/1/25

Excavation & Site Work Contractor
 4708 Hwy. 2 & 41
 Escanaba, MI 49829
 906-786-8038

Job: 903 S 10th st.
 Water service work

BILL TO:

City of Gladstone
 Water Dept.
 Attn. Rob Spreitzer

DATE	DESCRIPTION	CHARGES	CREDITS	AMOUNT
8/25-8/26	Mobilize equipment, push bore new 1' copper line into home. Minor restoration. (no tap)	\$4,900.00		\$4,900.00
	Install and tear down well point dewatering system 1/2day rental	\$700.00		\$700.00
1 1/2% PER MONTH SERVICE CHARGE AFTER 30 DAYS.		Total Due: \$5,600.00		

CHECK REGISTER FOR CITY OF GLADSTONE

CHECK DATE 08/01/2025 - 08/31/2025

Item 7.

Check Date	Check	Vendor Name	Amount
Bank BAY			
08/01/2025	81707	DELTA COUNTY TREASURER	348,359.11
08/01/2025	81708	BAY DE NOC COMMUNITY COLLEGE	47,542.50
08/01/2025	81709	DELTA-SCHOOLCRAFT I.S.D.	40,124.93
08/04/2025	81706	JANICE ANN FRIZZELL	3,841.67
08/05/2025	1610(E)	MICHIGAN DEPT OF TREASURY	11,627.65
08/05/2025	1611(E)	STATE OF MICHIGAN	13,424.99
08/06/2025	1615(E)	DTE ENERGY	2,757.98
08/06/2025	81710	MAMC	45.00
08/06/2025	81711	IVERSON'S HOME CENTER	201.81
08/06/2025	81712	MICHELLE CZYGAN	100.00
08/06/2025	81713	CINDY COLLINS	100.00
08/06/2025	81739	MAYNARDS	400.00
08/06/2025	81745	ALERUS FINANCIAL	23,048.53
08/08/2025	1617(E)	FICA, MEDICARE, FEDERAL	32,982.95
08/08/2025	1618(E)	NATIONWIDE RETIREMENT SOLUTIO	12.01
08/08/2025	81741	IBEW LOCAL 876	245.99
08/08/2025	81742	MATRIX TRUST COMPANY	2,501.70
08/08/2025	81743	MICHIGAN STATE DISBURSEMENT U	199.31
08/08/2025	81744	POLICE OFFICERS LABOR COUNCIL	238.50
08/10/2025	1637(E)	QUADIENT FINANCE USA, INC.	400.00
08/11/2025	81746	CITY OF GLADSTONE	20.00
08/13/2025	81747	BAY DE NOC COMMUNITY COLLEGE	22,889.21
08/13/2025	81748	DELTA COUNTY TREASURER	163,942.60
08/13/2025	81749	DELTA-SCHOOLCRAFT I.S.D.	18,666.83
08/14/2025	81750	A1 SPORT & WELD SUPPLY	109.50
08/14/2025	81751	ADVANCE AUTO PARTS (CARQUEST)	1,170.94
08/14/2025	81752	AQUA-LINE INC.	7,340.00
08/14/2025	81753	BICHLER CONCRETE & GRAVEL	7,425.46
08/14/2025	81754	BILLY ELECTRIC	1,293.25
08/14/2025	81755	BINK'S COCA-COLA BOTTLING CO	253.30
08/14/2025	81756	BORDER STATES INDUSTRIES INC.	182.00
08/14/2025	81757	BRIAN WALLEN	300.00
08/14/2025	81758	C2AE	12,873.75
08/14/2025	81759	DAILY PRESS	5,082.36
08/14/2025	81760	DELTA COUNTY ROAD COMMISSION	3,501.61
08/14/2025	81761	DELTA DISPOSAL	2,013.47
08/14/2025	81762	DELTA SOLID WASTE MGMT AUTHOR	8,969.28
08/14/2025	81763	ELECTRICAL TESTING LABORATORY	113.36
08/14/2025	81764	FAHRNER ASPHALT SEALERS, LLC	138,302.70
08/14/2025	81765	FASTENAL COMPANY	39.22
08/14/2025	81766	GLADSTONE EYE CARE	246.00
08/14/2025	81767	GLADSTONE PLUMBING & HEATING	871.18
08/14/2025	81768	GMSLA, INC.	73.36
08/14/2025	81769	GORDON FOOD SERVICE, INC.	441.76
08/14/2025	81770	HAWKINS, INC.	6,390.54
08/14/2025	81771	HYDROCORP	874.00
08/14/2025	81772	IDEXX DISTRIBUTION, INC.	1,875.62
08/14/2025	81773	INFOSEND	1,967.72
08/14/2025	81774	J. F. AHERN CO	2,000.96
08/14/2025	81775	KEYNECTA INC.	2,800.00
08/14/2025	81776	LARA-MPSC	2,579.70
08/14/2025	81777	LITTLE BAY CONCRETE PRODUCTS	4,207.50
08/14/2025	81778	LORI ERICKSON	400.00
08/14/2025	81779	MAPLERIDGE TOWNSHIP	5,731.62
08/14/2025	81780	MASONVILLE TOWNSHIP TREASURER	1,165.22
08/14/2025	81781	MCCOY CONSTRUCTION & FORESTRY	1,655.00
08/14/2025	81782	MEIERS SIGNS & APPAREL	1,916.17
08/14/2025	81783	MEL'S LAWN, GARDEN & FEED	105.00
08/14/2025	81784	MENARDS - ESCANABA	2,709.71
08/14/2025	81785	MILAN SUPPLY COMPANY	2,283.00
08/14/2025	81786	MML WORKERS' COMP FUND	6,097.00
08/14/2025	81787	NORTHERN MACHINING & REPAIR,	541.80
08/14/2025	81788	NORTHGATE EQUIPMENT & SALES	1,652.46
08/14/2025	81789	PARAGON LABORATORIES, INC.	1,172.00
08/14/2025	81790	PLM LAKE & LAND MGMT CORP.	1,262.50
08/14/2025	81791	RESCO	376.89
08/14/2025	81792	RIVERSIDE AUTO SALES, INC.	11.90
08/14/2025	81793	SOLBERG KNOWLES & ASSOCIATES	1,704.00
08/14/2025	81794	STAAB CONSTRUCTION CORPORATIO	16,490.00
08/14/2025	81795	STANDARD ELECTRIC COMPANY	66.83
08/14/2025	81796	STATE OF MICHIGAN	150.00

CHECK REGISTER FOR CITY OF GLADSTONE

CHECK DATE 08/01/2025 - 08/31/2025

Item 7.

Check Date	Check	Vendor Name	Amount
Bank BAY			
08/14/2025	81797	STUART C IRBY CO	2,404.03
08/14/2025	81798	THE UPS STORE	634.49
08/14/2025	81799	U.S. BANK EQUIPMENT FINANCE	84.09
08/14/2025	81800	UP INTERNATIONAL TRUCKS, INC	1,401.56
08/14/2025	81801	USA BLUE BOOK	630.93
08/14/2025	81802	XYLEM WATER SOLUTIONS U.S.A.,	5,495.00
08/14/2025	81803	ZARNOTH BRUSH WORKS, INC	606.00
08/19/2025	81806	IRVIN THENNES	11.97
08/19/2025	81807	LEIF SJOQUIST	10.00
08/20/2025	1640(E)	AFLAC	972.48
08/20/2025	81808	CHERYL WILLIAMS	80.00
08/20/2025	81809	GEORGE SAILER	200.00
08/20/2025	81810	HEATHER ELLISON	105.00
08/20/2025	81811	MARK J. JASPER	160.00
08/20/2025	81812	MARY AIRD	345.00
08/20/2025	81813	UP INTERNATIONAL TRUCKS, INC	56.88
08/20/2025	81814	WEAVER CONTRACTING	45,852.00
08/22/2025	1638(E)	FICA, MEDICARE, FEDERAL	33,693.02
08/22/2025	1639(E)	NATIONWIDE RETIREMENT SOLUTIO	12.01
08/22/2025	81847	ALERUS FINANCIAL	23,572.01
08/22/2025	81848	IBEW LOCAL 876	456.60
08/22/2025	81849	IBEW LOCAL UNION 906	177.28
08/22/2025	81850	MATRIX TRUST COMPANY	2,403.70
08/22/2025	81851	MICHIGAN STATE DISBURSEMENT U	199.31
08/22/2025	81852	POLICE OFFICERS LABOR COUNCIL	238.50
08/22/2025	81853	TEAMSTERS LOCAL #406	984.00
08/26/2025	1641(E)	WEX BANK	8,220.42
08/27/2025	1642(E)	MICHIGAN CONFERENCE OF TEAMST	68,872.85
08/28/2025	1643(E)	WPPI ENERGY	299,373.68
08/28/2025	81854	NANCY SCHRAM	250.00
08/28/2025	81855	41 LUMBER	114.69
08/28/2025	81856	BERGER & KING INC	7,479.05
08/28/2025	81857	BILLY ELECTRIC	2,609.64
08/28/2025	81858	BLACK IRIS STUDIO	200.00
08/28/2025	81859	CITY OF GLADSTONE	31,102.26
08/28/2025	81860	COOPER OFFICE EQUIPMENT INC	1,517.15
08/28/2025	81861	COURTNEY JO ARROWOOD	375.00
08/28/2025	81862	DAILY PRESS	265.20
08/28/2025	81863	DIANE DAHLQUIST	250.00
08/28/2025	81864	EPS INTERNATIONAL, INC.	26,490.88
08/28/2025	81865	GMSLA, INC.	23.93
08/28/2025	81866	HAWKINS, INC.	1,225.87
08/28/2025	81867	HIAWATHA CHEF SUPPLY, INC.	542.65
08/28/2025	81868	INFOSEND	440.94
08/28/2025	81869	KIM BUCKMAN	375.00
08/28/2025	81870	MARY AIRD	10.00
08/28/2025	81871	MEL'S LAWN, GARDEN & FEED	148.98
08/28/2025	81872	MENARDS - ESCANABA	674.93
08/28/2025	81873	MICHIGAN DOWNTOWN ASSN	350.00
08/28/2025	81874	MICHIGAN MUNICIPAL RISK MNGMN	26,877.25
08/28/2025	81875	MILLER, CANFIELD, PADDOCK & S	1,172.50
08/28/2025	81876	NANCY WALL	250.00
08/28/2025	81877	NORTHERN LIGHTS YMCA, INC	11,048.50
08/28/2025	81878	NORTHERN MACHINING & REPAIR,	11,051.30
08/28/2025	81879	PARAGON LABORATORIES, INC.	326.00
08/28/2025	81880	PAYMENTUS CORPORATION	3,182.30
08/28/2025	81881	POMASL FIRE EQUIPMENT, INC.	1,140.00
08/28/2025	81882	POMP'S TIRE SERVICE, INC.	129.46
08/28/2025	81883	POWER SYSTEM ENGINEERING	7,947.50
08/28/2025	81884	QUADIENT LEASING USA, INC.	507.99
08/28/2025	81885	SALLY WROBLEWSKI	250.00
08/28/2025	81886	STANDARD ELECTRIC COMPANY	530.89
08/28/2025	81887	THE SHERWIN WILLIAMS CO.	547.77
08/28/2025	81888	TRISTAN NAULT	250.00
08/28/2025	81889	USA BLUE BOOK	148.36
08/28/2025	81890	CHATFIELD MACHINE	65.98
08/28/2025	81891	DELTA COUNTY ROAD COMMISSION	2,725.06
08/28/2025	81892	ECONO SIGNS INC.	2,617.91
08/28/2025	81893	FASTENAL COMPANY	319.51
08/28/2025	81894	FLINN'S LAWN & LANDSCAPE LLC	264.00
08/28/2025	81895	HALRON LUBRICANTS INC.	150.00

CHECK REGISTER FOR CITY OF GLADSTONE

CHECK DATE 08/01/2025 - 08/31/2025

Item 7.

Check Date	Check	Vendor Name	Amount
Bank BAY			
08/28/2025	81896	INSIGHT FS	273.00
08/28/2025	81897	MEL'S LAWN, GARDEN & FEED	127.50
08/28/2025	81898	MENARDS - ESCANABA	432.95
08/28/2025	81899	STANDARD ELECTRIC COMPANY	56.16
08/28/2025	81900	TRUCK COUNTRY OF WISCONSIN	724.16
08/28/2025	81901	TRUCK EQUIPMENT INC	557.06
08/28/2025	81902	UP INTERNATIONAL TRUCKS, INC	304.62
08/28/2025	81903	FOX MARQUETTE CHEVROLET	67,719.75
08/29/2025	1644(E)	U.S. BANK EQUIPMENT FINANCE	223.05

BAY TOTALS:

Total of 151 Checks:	1,706,082.42
Less 0 Void Checks:	0.00
Total of 151 Disbursements:	<u>1,706,082.42</u>

JOURNAL TOTALS BY FUND REPORT FOR CITY OF GLADSTONE
For Check Dates 08/01/2025 to 08/31/2025

Item 8.

Fund	Item	Amount
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Totals For Fund: 101

Gross Payment:	161,452.53
Net Payment:	117,484.08
Total Payroll:	189,651.08

-- Deductions --

AFLAC_AFTER	167.76
AFLAC_PRE	305.65
CRCL_TST	2,944.45
DC LOAN REPAY	668.66
DC LOAN REPAY2	142.17
DEFINED_COMP_4%	1,185.06
DEFINED_COMP_3	2,355.62
FITW	11,926.49
FOC	137.03
FOP	477.00
HEALTHINSCONT	4,380.18
MEDICARE_EE	2,223.32
MERS 457 ROTH %	241.21
MERS457	101.56
MERS457%	387.38
MSAEEFAMILY	199.96
MSAEESINGLE	26.66
MSASINGLE-EE	148.34
PSUPRPHONE	10.07
PUBSAFFPHONE	14.87
SITW_MI	6,016.75
SOCSEC_EE	9,506.51
SUPSUNIONDUES	51.56
TEAMSTERS	350.19
Total Deductions:	43,968.45

-- Expenses --

DEFINED_COMP_11	11,896.19
EMPLOYER 457	785.40
MEDICARE_ER	2,223.32
MSA ER EX SUPER	400.00
MSA ER EXPENSE	3,369.71
SOCSEC_ER	9,506.51
SUI	17.42
Total Expenses:	28,198.55

Totals For Fund: 202

Gross Payment:	4,720.66
Net Payment:	2,974.48
Total Payroll:	5,727.37

-- Deductions --

AFLAC_AFTER	2.24
AFLAC_PRE	11.24
CRCL_TST	9.69
DC LOAN REPAY	76.04
DC LOAN REPAY2	143.47
DEFINED_COMP_3	138.69
FITW	427.56
FOC	138.27
HEALTHINSCONT	201.58
MEDICARE_EE	65.17
MERS457	5.00
MSAEEFAMILY	9.69
MSAEESINGLE	4.05
SITW_MI	175.75
SOCSEC_EE	278.64
SUPSUNIONDUES	4.32
TEAMSTERS	54.78
Total Deductions:	1,746.18

-- Expenses --

DEFINED_COMP_11	508.51
MEDICARE_ER	65.17

JOURNAL TOTALS BY FUND REPORT FOR CITY OF GLADSTONE
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Fund	Item	Amount
	MSA ER EXPENSE	154.33
	SOCSEC_ER	278.64
	SUI	0.06
	Total Expenses:	1,006.71
Totals For Fund: 203		
	Gross Payment:	9,197.63
	Net Payment:	6,248.54
	Total Payroll:	11,212.04
-- Deductions --		
	AFLAC_AFTER	1.19
	AFLAC_PRE	5.98
	CRCL_TST	14.12
	DC LOAN REPAY	40.42
	DC LOAN REPAY2	76.26
	DEFINED_COMP_3	275.92
	FITW	878.32
	FOC	73.50
	HEALTHINSCONT	413.07
	MEDICARE_EE	126.80
	MERS457	24.06
	MERS457%	3.40
	MSAEEFAMILY	14.12
	MSAEE SINGLE	18.67
	SITW_MI	351.57
	SOCSEC_EE	542.24
	SUPSUNIONDUES	5.68
	TEAMSTERS	83.77
	Total Deductions:	2,949.09
-- Expenses --		
	DEFINED_COMP_11	1,011.73
	MEDICARE_ER	126.80
	MSA ER EXPENSE	333.64
	SOCSEC_ER	542.24
	Total Expenses:	2,014.41
Totals For Fund: 248		
	Gross Payment:	10,031.67
	Net Payment:	7,466.34
	Total Payroll:	12,142.99
-- Deductions --		
	AFLAC_AFTER	0.81
	AFLAC_PRE	4.05
	CRCL_TST	9.32
	DC LOAN REPAY	27.40
	DC LOAN REPAY2	51.70
	DEFINED_COMP_3	260.36
	FITW	490.21
	FOC	49.82
	HEALTHINSCONT	363.42
	MEDICARE_EE	139.28
	MERS 457 ROTH %	86.54
	MERS457	24.38
	MERS457%	9.05
	MSAEEFAMILY	59.32
	SITW_MI	354.08
	SOCSEC_EE	595.51
	TEAMSTERS	40.08
	Total Deductions:	2,565.33
-- Expenses --		
	DEFINED_COMP_11	954.67
	MEDICARE_ER	139.28
	MSA ER EXPENSE	421.04
	SOCSEC_ER	595.51
	SUI	0.82
	Total Expenses:	2,111.32

Totals For Fund: 540

JOURNAL TOTALS BY FUND REPORT FOR CITY OF GLADSTONE
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Item 8.

Fund	Item	Amount
	Gross Payment:	6,311.26
	Net Payment:	4,571.98
	Total Payroll:	7,656.70
	-- Deductions --	
	AFLAC_AFTER	4.10
	AFLAC_PRE	4.76
	CRCL_TST	2.50
	DEFINED_COMP_3	187.58
	FITW	333.51
	HEALTHINSCONT	266.73
	MEDICARE_EE	87.17
	MERS457	33.94
	MERS457%	145.47
	MSAEEFAMILY	3.19
	MSAEE SINGLE	0.62
	SITW_MI	221.29
	SOCSEC_EE	372.76
	SUPSUNIONDUES	8.64
	TEAMSTERS	67.02
	Total Deductions:	1,739.28
	-- Expenses --	
	DEFINED_COMP_11	687.73
	MEDICARE_ER	87.17
	MSA ER EXPENSE	197.78
	SOCSEC_ER	372.76
	Total Expenses:	1,345.44
Totals For Fund: 582		
	Gross Payment:	49,353.03
	Net Payment:	33,142.78
	Total Payroll:	58,959.79
	-- Deductions --	
	AFLAC_AFTER	50.20
	AFLAC_PRE	224.18
	DEFINED_COMP_3	1,290.04
	ELECPHONE	14.87
	FITW	4,708.28
	HEALTHINSCONT	674.22
	IBEW876FLAT	201.75
	IBEW876UNION%	495.59
	MEDICARE_EE	694.70
	MERS457	1,144.53
	MERS457%	1,670.36
	MSAEEFAMILY	158.78
	SITW_MI	1,841.44
	SOCSEC_EE	2,970.30
	SUPSUNIONDUES	37.64
	TEAMSTERS	33.37
	Total Deductions:	16,210.25
	-- Expenses --	
	DEFINED_COMP_10	821.35
	DEFINED_COMP_11	3,826.64
	MEDICARE_ER	694.70
	MSA ER EX SUPER	400.00
	MSA ER EXPENSE	893.77
	SOCSEC_ER	2,970.30
	Total Expenses:	9,606.76
Totals For Fund: 590		
	Gross Payment:	25,750.91
	Net Payment:	17,025.59
	Total Payroll:	31,079.79
	-- Deductions --	
	AFLAC_AFTER	21.06
	AFLAC_PRE	23.06
	CRCL_TST	1,064.39
	DC LOAN REPAY	31.23

JOURNAL TOTALS BY FUND REPORT FOR CITY OF GLADSTONE
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Item 8.

Fund	Item	Amount
	DEFINED_COMP_3	764.57
	FITW	2,455.79
	HEALTHINSCONT	917.84
	IBEW876FLAT	0.75
	IBEW876UNION%	1.00
	MEDICARE_EE	355.88
	MERS 457 ROTH	3.45
	MERS457	210.19
	MERS457%	11.31
	MSAEEFAMILY	157.97
	SITW_MI	902.39
	SOCSEC_EE	1,521.77
	SUPSUNIONDUES	35.82
	TEAMSTERS	246.09
	USCM2284	0.76
	Total Deductions:	8,725.32
	-- Expenses --	
	DEFINED_COMP_11	2,803.33
	MEDICARE_ER	355.88
	MSA ER EXPENSE	647.90
	SOCSEC_ER	1,521.77
	Total Expenses:	5,328.88
Totals For Fund: 591		
	Gross Payment:	20,765.17
	Net Payment:	13,362.68
	Total Payroll:	24,980.60
	-- Deductions --	
	AFLAC_AFTER	96.39
	AFLAC_PRE	43.89
	CRCL_TST	60.53
	DC LOAN REPAY	958.15
	DEFINED_COMP_3	589.92
	FITW	2,192.89
	HEALTHINSCONT	693.98
	IBEW876FLAT	0.75
	IBEW876UNION%	1.00
	MEDICARE_EE	288.63
	MERS 457 ROTH	146.55
	MERS457	130.19
	MERS457%	16.97
	MSAEEFAMILY	13.61
	SITW_MI	771.57
	SOCSEC_EE	1,234.15
	SUPSUNIONDUES	33.62
	TEAMSTERS	106.44
	USCM2284	23.26
	Total Deductions:	7,402.49
	-- Expenses --	
	DEFINED_COMP_11	2,163.04
	DEFINED_COMP_8	66.84
	MEDICARE_ER	288.63
	MSA ER EXPENSE	462.77
	SOCSEC_ER	1,234.15
	Total Expenses:	4,215.43
Totals For Fund: 594		
	Gross Payment:	4,970.20
	Net Payment:	3,896.47
	Total Payroll:	5,398.67
	-- Deductions --	
	CRCL_TST	15.00
	DEFINED_COMP_3	9.38
	FITW	446.90
	HEALTHINSCONT	11.32
	MEDICARE_EE	71.85
	MSAEEFAMILY	2.00
	MSASINGLE-EE	1.66

JOURNAL TOTALS BY FUND REPORT FOR CITY OF GLADSTONE

For Check Dates 08/01/2025 to 08/31/2025

Item 8.

Fund	Item	Amount
	SITW_MI	208.40
	SOCSEC_EE	307.22
	Total Deductions:	<u>1,073.73</u>
	-- Expenses --	
	DEFINED_COMP_11	34.40
	MEDICARE_ER	71.85
	MSA ER EXPENSE	12.21
	SOCSEC_ER	307.22
	SUI	2.79
	Total Expenses:	<u>428.47</u>
Totals For Fund: 706		
	Gross Payment:	217.66
	Net Payment:	126.56
	Total Payroll:	264.60
	-- Deductions --	
	AFLAC_AFTER	2.35
	AFLAC_PRE	3.57
	DEFINED_COMP_3	6.52
	FITW	19.94
	HEALTHINSCONT	1.66
	IBEW876FLAT	0.75
	IBEW876UNION%	1.00
	MEDICARE_EE	3.05
	MERS457	16.15
	MERS457%	11.31
	MSAEEFAMILY	1.36
	SITW_MI	8.09
	SOCSEC_EE	13.09
	TEAMSTERS	2.26
	Total Deductions:	<u>91.10</u>
	-- Expenses --	
	DEFINED_COMP_11	23.95
	MEDICARE_ER	3.05
	MSA ER EXPENSE	6.85
	SOCSEC_ER	13.09
	Total Expenses:	<u>46.94</u>



Board:	<u>City Commission</u>
Agenda Date:	<u>September 8, 2025</u>
Department:	<u>Community Development</u>
Presenter:	<u>Patricia West</u>

Staff Report

Agenda Item Title:

Planning Commission Appointment

Background:

John Noreus has submitted his resignation from the Gladstone Planning Commission. The Planning Commission voted unanimously to recommend Jennifer Harding for appointment to the Planning Commission at their meeting on Tuesday, September 2nd.

Fiscal Effect:

None.

Supporting Documentation:

Planning Commission Application | Jennifer Harding

Recommendation:

Appoint Jennifer Harding to the Gladstone Planning Commission with a term ending of October 2026.



APPLICATION FORM GLADSTONE CITY BOARDS AND COMMITTEES

Please use this form to express your interest in serving on a particular board/committee or commission. You may attach additional material if you wish. For information on vacancies and board/committee bylaws, please visit www.gladstonemi.org, call 906-428-2311 or e-mail kberry@gladstonemi.org. Please note that applications are kept on file for six months. The Gladstone City Commission makes appointments to City Boards at their regular meetings as vacancies occur. Completed applications are public documents and are subject to the Michigan Freedom of Information Act.

Eligibility Requirements:

Are you a registered voter in the City of Gladstone?*	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Have you been a City resident for at least 12 months?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Are you currently in default to the City of Gladstone?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Are you related to any elected City Commissioner (including by marriage)?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

*According to the City Charter, each member appointed by the City Commission shall be a qualified and registered elector of the city on such day and throughout the member's tenure of office.

Name of City Board or Committee: If applying for more than one board/committee, please list order of preference:

- 1)
- 2) _____
- 3) _____

Applicant Name as it Appears on License: Jennifer Harding, my maiden name is Ostlund

Driver's License Number: [REDACTED]

Home Address: 1204 Lake Shore Drive, Gladstone Phone: 708.860.7800

Occupation: Realtor Business: Coldwell Banker Schmidt

Business Address: 110 N. 13th St, Escanaba Phone: 708.860.7800

E-Mail Address: jen.r.harding@gmail.com

Are you currently serving or have you served on any City board or committee? If so, please list and give approximate dates. No

(over)

Education/Credentials: Michigan State University, BS Packaging
University of Illinois, Chicago, Juris Doctor, Certificate of Real Estate Law
Licensed Realtor for 15 years in Illinois, 2 years in Michigan

Professional activities that relate to this board/committee: _____

I sell residential and commercial real estate; property development, housing inventory and community prosperity are all integral to my business.

Community activities that relate to this board/committee: _____

I volunteered with the La Grange Business Association for many years assisting with community events including art fairs, holiday walks and summer art installations. All of these events promoted the downtown businesses and created community growth.

Why are you interested in serving on this board/committee? _____

I am committed to Gladstone. I would like to facilitate growth and development that will have a positive effect on residents and the town. I grew up when Gladstone had a vibrant downtown with multiple retail businesses and restaurants. I think Gladstone has the ability to attract new businesses and residents to build a more robust community while preserving the local lifestyle.

What talents or experience would you bring to the board/committee? _____

I have a technical background. I started my career in manufacturing writing ISO compliance documentation. I then went into package design where I was involved in patent creation, which sparked my interest in law. At law school I changed my focus to land development and took extra classes to get the Certificate in Real Estate Law where I wrote master plans, learned about zoning and was introduced to property development. I interned with the city of Niles to address their real estate holdings. The market crashed when I graduated law school sending me into family law rather than development. I became a realtor to learn a few things while I waited for the market to recover, but I really enjoyed real estate sales and have been at it for 15 years.

Any other comments or information you wish to provide to the Mayor and City Commissioners? _____

I am very interested in the position. I would bring experience in real estate sales, community involvement and a fresh perspective on development based on traveling and living in multiple cities and towns.

Are you involved in any personal, professional or business pursuit that would affect your ability to make fair and impartial recommendations as a member of a City advisory board or committee? Yes No

Appointed members are expected to attend all meetings of the board/committee. A member who misses more than 3 consecutive meetings or 1/3 of all meetings will tender their resignation to the board/committee chair. Are you aware of the meeting schedule and are you available to attend regularly scheduled meetings? Yes No

Jennifer Harding
dotloop verified
08/12/25 8:48 AM CDT
HHJ4-ZSTR-RUIU-W4RZ

08/12/2025

Signature

Date

I certify that there are no misrepresentations, omissions or falsifications on this application and by signing this application I give consent to the City to conduct a background check to verify the information I have provided.

Please return this form with any attachments to:
kberry@gladstonemi.org; fax to: 906-428-3122; or mail to: City Clerk's
Office, Gladstone City Hall, Gladstone, MI 49837.
Thank you for your interest in serving as a volunteer board or committee member. Your willingness to serve is greatly appreciated.



Board:	City Commission
Agenda Date:	September 8, 2025
Presenter:	Patricia West

Staff Report

Agenda Item Title:

Waiver for City Utility Requirement | 209 27th St

Background:

Preston Strong, the property owner of 209 27th St, has expressed interested in building a home on the property. Per city code, *“Any improvements to real property located within the corporation limits of the city, which requires the issuance of a building permit, which improvements involve the initial installation of new service, or improvements to a water system, shall utilize city water and sanitary sewer services for said improvements.”*

The lot in question presents unique challenges in meeting this code requirement. Both the Water Department and Wastewater Department have reviewed the site and indicated that extension and utilization of city utilities would be difficult due to:

- Existing infrastructure limitations
- Lack of practical easement access
- Lot placement in relation to nearby mains and service lines

The Planning Commission recommended a waiver of the requirement for 209 27th St to utilize city water and sanitary sewer services to the City Commission, with the waiver set to expire within two years if the construction of the home is not completed within that time at their meeting on September 2nd.

Fiscal Effect:

None

Supporting Documentation:

Sec. 30-174. – Use of city utilities required; conditions.
GIS Image of Lot Placement

Recommendation:

Motion to waive of the requirement for the property owner of 209 27th St to utilize city water and sanitary sewer services, with the waiver set to expire within two years if the construction of the home is not completed within that time.

Sec. 30-171. - Enforcement of state construction code.

In accordance with Public Act No. 230 of 1972 (MCL 125.1501 et seq.), the city building official is designated as the enforcing agency to discharge the responsibilities of the city under such act. The city assumes responsibility for the administration and enforcement of such act throughout its corporate limits.

(Ord. No. 539, § 1, 9-24-2001)

State Law reference— Local enforcement of state construction code, MCL 125.1508b.

Sec. 30-172. - Building permits; fees

(a) The city building official is responsible for issuing building permits for any work to be done on a building or structure, for which work a building permit is required under the provisions of the state construction code which is adopted by reference into this City Code.

(b) Fees for building permits shall be as established by resolution of the City Commission.

(Ord. No. 577, § 2, 5-11-2009)

Editor's note— Ord. No. 577, § 2, adopted May 11, 2009, amended § 30-172 in its entirety and enacted a new § 30-172 as set out herein. The former § 30-172 pertained to fees.

Sec. 30-173. - License to install.

Except as permitted by state law, it shall be unlawful for any person to install any electrical wiring, device, appliance or apparatus for the generation, distribution and utilization of electrical energy within or on any premises within the city without being duly licensed under the provisions of state law.

(Code 1976, §§ 51.07, 51.08)

State Law reference— Licensing and regulation of electricians, MCL 338.881 et seq.

Sec. 30-174. - Use of city utilities required; conditions.

(a) Any improvements to real property located within the corporation limits of the city, which requires the issuance of a building permit, which improvements involve the initial installation of new service, or improvements to a water system, shall utilize city water and sanitary sewer services for said improvements.

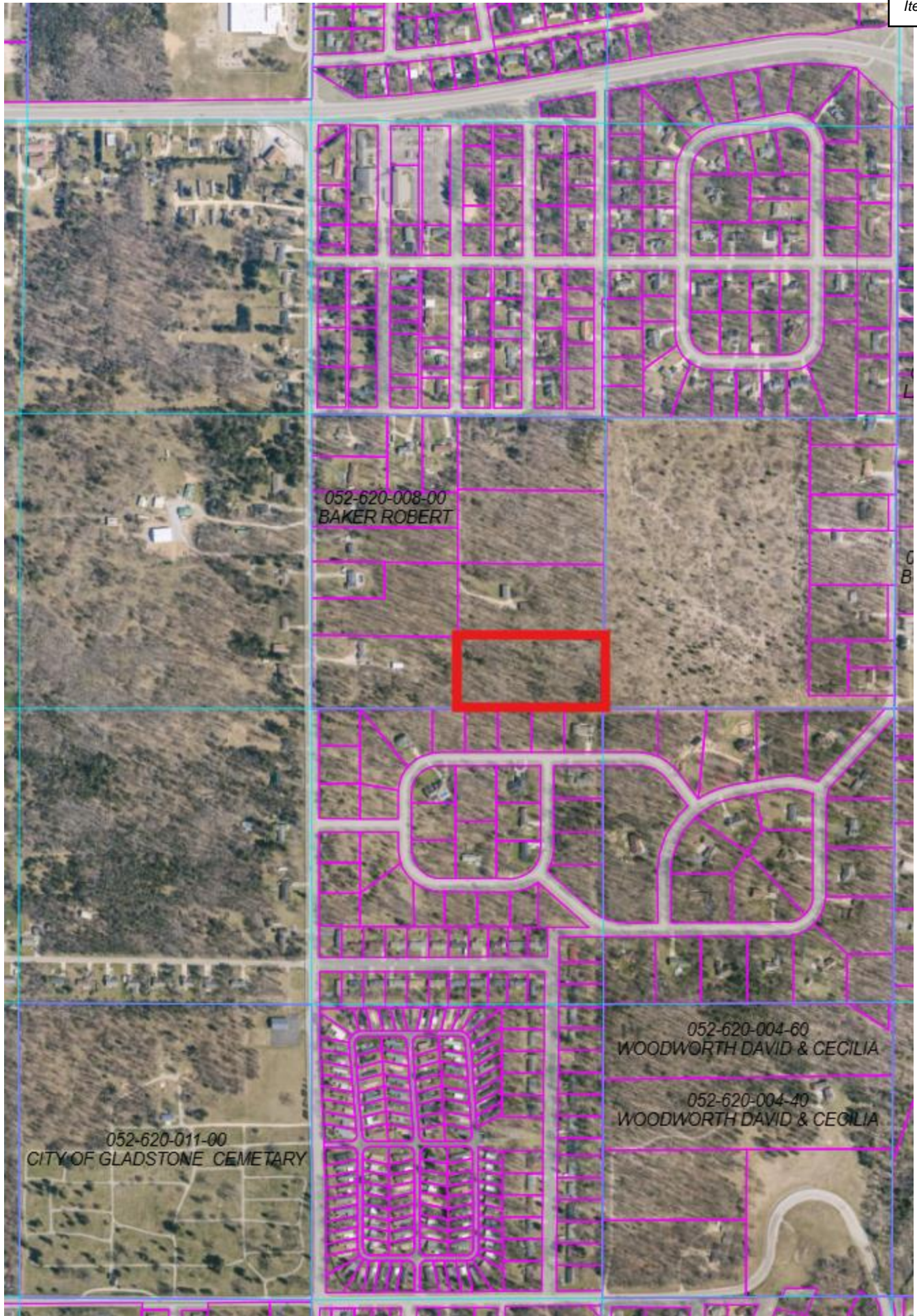
(b) The requirement of subsection (a) shall not apply to improvements to existing principal residences, commercial or industrial buildings, or accessory building.

(c) Any property owners seeking to make such improvements may appeal to the planning commission for a waiver of this requirement if adherence to the subsection will cause an undue financial burden to the property owner.

(d) The planning commission is hereby authorized to recommend waiver of the requirement to the city commission, to subsection (a), upon application and showing by a property owner that adherence to the subsection will constitute an undue financial burden in the development and improvement of their real property.

(e) The city commission has final approval on any/or all waivers of this requirement after recommendation by the planning commission.

(Ord. No. 532, §§ 1, 2, 3-27-2000; Ord. No. 577, § 2, 5-11-2009)





Board:	City Commission
Agenda Date:	September 8, 2025
Department:	Wastewater
Presenter:	Rodney Schwartz

Staff Report

Agenda Item Title:

Wastewater Upgrades Request for Disbursement of Funds Draw #38.

Background:

According to the procedures required by Michigan Finance Authority State Revolving Loan Fund documents, requests for reimbursement of funds require Commission approval before sending to the State. Draw #38 includes Staab Construction payment #39 totaling \$2,000.00 and C2AE invoice #79012 totaling \$10,455.00.

Fiscal Effect:

\$12,455.00

Supporting Documentation:

Request for Disbursement of Funds Draw #38 packet.

Recommendation:

Approve Request for Disbursement of Funds Draw #38 totaling \$12,455.00.



MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY
Finance Division

DAVIS-BACON ACT COMPLIANCE CERTIFICATION FORM

As required under 40 USC §276a and 29 CFR Parts 1, 3, 5, 6 and 7.

This form must be completed and submitted with each form EQP3522 Request for Disbursement of Funds that include construction costs through Clean Water and Drinking Water State Revolving Funds. The period covered below must match the period in which construction took place for the invoices submitted.

SRF Project Number: 5727-01 Period From: 8/1/2025 To: 8/21/2025

I certify to the best of my knowledge and belief that the above referenced project complies with Davis-Bacon and Related Acts and that all laborers and mechanics employed by contractors and subcontractors during the above referenced period were paid wages at rates not less than those listed on the prevailing wage rate contained in the contract documents and that all applicable provisions of the Davis-Bacon and Related Acts have been met.

City of Gladstone

Name of Loan Recipient (municipality)

Eric Buckman

Print Name of Authorized Representative

City Manager

Title

Signature of Authorized Representative

Date

If you need this information in an alternate format, contact EGLE-Accessibility@Michigan.gov or call 800-662-9278.

EGLE does not discriminate on the basis of race, sex, religion, age, national origin, color, marital status, disability, political beliefs, height, weight, genetic information, or sexual orientation in the administration of any of its programs or activities, and prohibits intimidation and retaliation, as required by applicable laws and regulations.

This form and its contents are subject to the Freedom of Information Act and may be released to the public.



MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY
Finance Division

**DRINKING WATER STATE REVOLVING FUND, CLEAN WATER STATE
REVOLVING FUND, AND STRATEGIC WATER QUALITY INITIATIVES FUND
REQUEST FOR DISBURSEMENT OF FUNDS**

As required under authority of Parts 52, 53, and 54 of NREPA, 1994 PA 451, as amended.

General Information

You must complete the information on pages 1 and 2 for each request for disbursement of funds that is submitted to the State Revolving Funds (SRF). A separate form is required for each assigned SRF project number. Detailed instructions can be found at the end of this document. Email this completed request along with cost supporting documentation (invoices) to your [EGLE project manager](#).

SRF Project Number: 5727-01 Request #: 38 Request Type: Partial Final

Period Covered by Request (M/D/Y): 8/1/2025 to 8/21/2025 Loan Amount: 21305000

Loan Recipient's Name: City of Gladstone Recipient's EIN: 38-6004686

Address: City Hall, 1100 Delta Avenue, Gladstone MI 49837 Phone Number: 906-428-2311

Recipient's Bank Name: Baybank

Address: 104 S. 10th Street, Gladstone MI 49837 Phone Number: 906-428-4040

Account Name: Checking ABA #: _____ Account #: _____

Special Instructions: _____

You must complete the information above along with page 2 for your request to be processed.

FOR EGLE USE ONLY

Amount this request from SRF loan (including BIL supplemental): _____

Amount this request from BIL EC: _____

Amount this request from BIL LSLR: _____

Amount this request from Grants ARP: _____ DWI: _____

Amount this request from Booker/WIFTA: _____

Budget Items (all amounts to the penny)	Approved Amount Incurred this Period	Approved Amount Incurred to Date
1. Asset Management Program/Fiscal Sustainability Costs		
2. Planning Costs		
3. Rate Methodology Development Costs		39895.83
4. Design Engineering Costs		1309660
5. Legal/Financial Service Fees		73625.00
6. Administrative Costs		2488.48
7. Bond Counsel Fees		65000
8. Bond Advertisement Costs		6533.10
9. Bid Advertisement Costs		
10. Capitalized Interest		
11. Land Acquisition/Relocation Costs		
12. Land Purchase Costs		
13. Construction Engineering Costs	10455	951011
14. Construction Costs (Bid Contracts)	2000	18286046.25
15. Construction Costs (Force Account)		
16. Equipment Costs		
17. Other Project Costs		
18. Adjustments Due to Other Funding		
19. Reimbursement from SRF-associated grant (ARP-SRF, DWI, Other)		
20. Total Amount Incurred This Period	12455	
21. Total Cumulative Amount Incurred to Date		20734259.66
22. Amount Previously Disbursed		20721804.66
23. Amount Requested for Loan Disbursement		12455

I certify that I am an authorized representative of the recipient and am authorized to make the following certifications on behalf of the recipient: (i) there is no pending litigation or event which will materially and adversely affect the project, the prospects for its completion, or the recipient's ability to make timely repayments on the obligation issued in connection with this project; (ii) the representations, warranties and covenants contained in the supplemental agreement for the obligations pursuant to which this request for disbursement is submitted continue to be true and accurate in all material respects as of the date hereof; (iii) to the best of my knowledge and belief, the costs above were incurred in accordance with the terms of the supplemental agreement and the application for assistance for this project; and (iv) the amount requested for disbursement represents the loan amount due, which has not previously been requested.

Authorized Representative Name: Eric Buckman Title: City Manager

Authorized Representative Signature: _____ Date: _____

FOR EGLE USE ONLY
 Approved by EGLE Project Manager: _____ Date: _____



MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY
Finance Division

DAVIS-BACON ACT COMPLIANCE CERTIFICATION FORM

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City of Gladstone

Name of Loan Recipient (municipality)

Eric Buckman

Print Name of Authorized Representative

City Manager

Title

Signature of Authorized Representative

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This form and its contents are subject to the Freedom of Information Act and may be released to the public.



Please Remit Payment To:
 106 West Allegan Street Suite 500
 Lansing, MI 48933
 1-866-454-3923

August 21, 2025
 Project No: 21-0210
 Invoice No: 79012

Eric Buckman
 City of Gladstone
 1100 Delta Avenue
 Gladstone, MI 49837-0032

Project 21-0210 City of Gladstone Wastewater Treatment Plant Improvements

Professional Services for the period ending August 03, 2025

Phase 02 General Engineering
Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
0023 Basis of Design	357,000.00	100.00	357,000.00	357,000.00	0.00
0030 Preliminary Engineering	715,000.00	100.00	715,000.00	715,000.00	0.00
0031 Final Engineering	171,000.00	100.00	171,000.00	171,000.00	0.00
0032 Bidding and Negotiating	35,000.00	100.00	35,000.00	35,000.00	0.00
0040 General Engineering	398,000.00	100.00	398,000.00	394,020.00	3,980.00
0060 Post Construction Engineering	26,500.00	90.00	23,850.00	19,875.00	3,975.00
Total Fee	1,702,500.00		1,699,850.00	1,691,895.00	7,955.00
Total Fee					7,955.00
Total this Phase					\$7,955.00

Phase 04 Additional Engineering
Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
0052 Part I and Part II	12,104.00	100.00	12,104.00	12,104.00	0.00
0060 Construction Survey	848.00	100.00	848.00	848.00	0.00
0061 Construction Compaction Testing	9,022.00	100.00	9,022.00	9,022.00	0.00
0063 O&M Manual	25,000.00	20.00	5,000.00	2,500.00	2,500.00
0064 Start Up Services	21,000.00	100.00	21,000.00	21,000.00	0.00
0065 Performance Evaluation	21,500.00	0.00	0.00	0.00	0.00
0066 GIS System Upgrades	2,500.00	0.00	0.00	0.00	0.00
0070 Soil Borings	11,660.00	100.00	11,660.00	11,660.00	0.00
0073 Easements and Related Surveys	2,640.00	100.00	2,640.00	2,640.00	0.00
0075 Environmental Permits	547.00	100.00	547.00	547.00	0.00
Total Fee	106,821.00		62,821.00	60,321.00	2,500.00

Project	21-0210	Gladstone 2021 WWTP Improvements	Invoice	79012
Total Fee				2,500.00
			Total this Phase	\$2,500.00

Phase	06	Resident Project Representative		
Contract Recap		Current Billing Amount	Previous Billed Amount	To-Date
Total Billings		0.00	498,000.00	498,000.00
Contract Amount				498,000.00
			Total this Phase	0.00
			Total this Invoice	<u><u>\$10,455.00</u></u>

Remit to: **STAAB CONSTRUCTION CORPORATION**
1800 LAEMLE AVE
MARSHFIELD, WI 54449

Contractor's Application for Payment No. 39

Application Period: 07/31/25 to 8/21/2025	Application Date: 08/21/25
To (Owner): CITY OF GLADSTONE	From (Contractor): Staab Construction Corporation
Project: 4632- GLADSTONE, MI WWTF	Via (Engineer): C2AE
Contract:	
Owner's Contract No:	Contractor's Project No: 4632-
	Engineer's Project No: ENG PROJ NO. 21-0120

Application for Payment
Change Order Summary

Change Orders approved in Previous months by Owner	718,650.25	-175,604.00
Number	Additions	Deductions
	0.00	0.00
TOTALS	\$718,650.25	-\$175,604.00
Net Change by Change Orders		\$543,046.25

1. ORIGINAL CONTRACT PRICE	\$17,743,000.00
2. Net Change By Change Orders	\$543,046.25
3. Current Contract Price (Line 1+2)	18,286,046.25
4. TOTAL COMPLETED AND STORED TO DATE (Column G on Progress Estimate)	\$18,286,046.25
5. RETAINAGE:	
0.00% of Completed Work	
c. Total Retainage (Line 5a = 5b)	\$0.00
6. AMOUNT ELEGIBLE TO DATE (Line 4 - Line 5c)	\$18,286,046.25
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application) . .	\$18,284,046.25
8. AMOUNT DUE THIS APPLICATION.	\$2,000.00
9. BALANCE TO FINISH, PLUS RETAINAGE	
(Column H on Progress Estimate + Line 5 above)	\$0.00

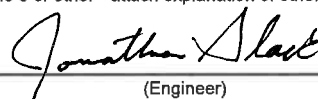
Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:
 (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment;
 (2) Title of all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a Bond acceptable to Owner indemnifying Owner against any such Liens, security interest or encumbrances); and
 (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

STAAB CONSTRUCTION CORPORATION

By:  Date: 8-21-25
 Benjamin J. Lee President

Payment of: **\$2,000.00**
 Line 8 or other - attach explanation of other amount

is recommended by:  8/22/2025
 (Engineer) (Date)

Payment of: **\$2,000.00**
 Line 8 or other - attach explanation of other amount

is approved by: _____ (Owner) _____ (Date)

Approved by: _____ (Funding or Financing Agency (if applicable)) _____ (Date)

CONTINUATION SHEET

Application and Certification for Payment, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 39

Application Date : 8/21/2025

To: 8/21/2025

Architect's Project No.ENG PROJ NO. 21-0120

Invoice # : 39

Contract : 4632- GLADSTONE, MI WWTF

A Item No.	B Description of Work	C Scheduled Value	D E Work Completed		F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	Retainage
			From Previous Application (D+E)	This Period In Place					
010010-00	PM/Supervision	420,000.00	420,000.00	0.00	0.00	420,000.00	100.00%	0.00	
012200-00	Bonds & Insurance	205,000.00	205,000.00	0.00	0.00	205,000.00	100.00%	0.00	
013100-00	Misc Job Expenses	420,000.00	420,000.00	0.00	0.00	420,000.00	100.00%	0.00	
015000-00	Temporary Facilities	130,000.00	130,000.00	0.00	0.00	130,000.00	100.00%	0.00	
016000-00	Yard & Equipment	545,000.00	545,000.00	0.00	0.00	545,000.00	100.00%	0.00	
024100-00	Demolition	145,000.00	145,000.00	0.00	0.00	145,000.00	100.00%	0.00	
024135-00	Equipment Demo	55,000.00	55,000.00	0.00	0.00	55,000.00	100.00%	0.00	
030000-00	Sitework Concrete	130,000.00	130,000.00	0.00	0.00	130,000.00	100.00%	0.00	
030000-10	Service Concrete	140,000.00	140,000.00	0.00	0.00	140,000.00	100.00%	0.00	
030000-20	Administration Concrete	255,000.00	255,000.00	0.00	0.00	255,000.00	100.00%	0.00	
030000-30	Primary Settling Tank Concrete	510,000.00	510,000.00	0.00	0.00	510,000.00	100.00%	0.00	
030000-40	MBBR Concrete	495,000.00	495,000.00	0.00	0.00	495,000.00	100.00%	0.00	
030000-50	Final Settling Tank No 1 & 2 Concr	63,000.00	63,000.00	0.00	0.00	63,000.00	100.00%	0.00	
030000-54	Final Settling Tank No 3 Concrete	305,000.00	305,000.00	0.00	0.00	305,000.00	100.00%	0.00	
030000-56	Splitter Box Concrete	55,000.00	55,000.00	0.00	0.00	55,000.00	100.00%	0.00	
030000-60	Chlorine Contact Concrete	50,000.00	50,000.00	0.00	0.00	50,000.00	100.00%	0.00	
030000-70	Primary Digester Concrete	3,000.00	3,000.00	0.00	0.00	3,000.00	100.00%	0.00	
034000-00	Precast Concrete	46,000.00	46,000.00	0.00	0.00	46,000.00	100.00%	0.00	
036200-00	Concrete Repairs	26,000.00	26,000.00	0.00	0.00	26,000.00	100.00%	0.00	
042000-00	Masonry	393,000.00	393,000.00	0.00	0.00	393,000.00	100.00%	0.00	
055000-00	Metal Fabrications	320,000.00	320,000.00	0.00	0.00	320,000.00	100.00%	0.00	
066000-00	FRP Fabrications	110,000.00	110,000.00	0.00	0.00	110,000.00	100.00%	0.00	
068160-00	FRP Weirs & Baffles	114,000.00	114,000.00	0.00	0.00	114,000.00	100.00%	0.00	
072113-00	Foundation Insulation	7,000.00	7,000.00	0.00	0.00	7,000.00	100.00%	0.00	
074213-00	Insulated Wall Panels	100,000.00	100,000.00	0.00	0.00	100,000.00	100.00%	0.00	
075300-00	Single Ply Roof	300,000.00	300,000.00	0.00	0.00	300,000.00	100.00%	0.00	
081000-00	Metal & FRP Doors	180,000.00	180,000.00	0.00	0.00	180,000.00	100.00%	0.00	
084000-00	Alum Doors & Windows	32,000.00	32,000.00	0.00	0.00	32,000.00	100.00%	0.00	
092116-00	Metal Stud & Drywall	38,000.00	38,000.00	0.00	0.00	38,000.00	100.00%	0.00	
093000-00	Ceramic Tile	9,000.00	9,000.00	0.00	0.00	9,000.00	100.00%	0.00	

CONTINUATION SHEET

Application and Certification for Payment, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 39

Application Date : 8/21/2025

To: 8/21/2025

Architect's Project No.ENG PROJ NO. 21-0120

Invoice # : 39

Contract : 4632- GLADSTONE, MI WWTF

A Item No.	B Description of Work	C Scheduled Value	D E Work Completed		F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	Retainage
			From Previous Application (D+E)	This Period In Place					
095100-00	Ceiling Tile	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00%	0.00	
096500-00	Resilient Flooring	26,000.00	26,000.00	0.00	0.00	26,000.00	100.00%	0.00	
099100-00	Painting	480,000.00	480,000.00	0.00	0.00	480,000.00	100.00%	0.00	
101000-00	Misc Specialties	15,000.00	15,000.00	0.00	0.00	15,000.00	100.00%	0.00	
107313-00	Metal Awnings	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00%	0.00	
123000-00	Casework & Cabinets	95,000.00	95,000.00	0.00	0.00	95,000.00	100.00%	0.00	
124000-00	Furnishings ALLOWANCE	40,000.00	40,000.00	0.00	0.00	40,000.00	100.00%	0.00	
133400-00	Primary Tank Cover	245,000.00	245,000.00	0.00	0.00	245,000.00	100.00%	0.00	
220500-00	Plumbing	405,000.00	405,000.00	0.00	0.00	405,000.00	100.00%	0.00	
230500-00	HVAC	1,400,000.00	1,400,000.00	0.00	0.00	1,400,000.00	100.00%	0.00	
260500-00	Electrical Construction	2,300,000.00	2,300,000.00	0.00	0.00	2,300,000.00	100.00%	0.00	
260500-01	Electrical ALLOWANCE	17,000.00	17,000.00	0.00	0.00	17,000.00	100.00%	0.00	
312000-00	Earthwork	590,000.00	590,000.00	0.00	0.00	590,000.00	100.00%	0.00	
312343-00	Dewatering	320,000.00	320,000.00	0.00	0.00	320,000.00	100.00%	0.00	
314116-00	Permanent Sheeting	60,000.00	60,000.00	0.00	0.00	60,000.00	100.00%	0.00	
321216-00	Asphalt Paving	64,000.00	64,000.00	0.00	0.00	64,000.00	100.00%	0.00	
323100-00	Fencing	75,000.00	75,000.00	0.00	0.00	75,000.00	100.00%	0.00	
329219-00	Site Restoration	17,000.00	17,000.00	0.00	0.00	17,000.00	100.00%	0.00	
333000-01	Underground Piping Materials	360,000.00	360,000.00	0.00	0.00	360,000.00	100.00%	0.00	
333000-02	Underground Piping Install	570,000.00	570,000.00	0.00	0.00	570,000.00	100.00%	0.00	
400519-01	Interior Piping Materials	1,100,000.00	1,100,000.00	0.00	0.00	1,100,000.00	100.00%	0.00	
400519-02	Interior Piping Install	390,000.00	390,000.00	0.00	0.00	390,000.00	100.00%	0.00	
400557-00	Stop & Slide Gates	240,000.00	240,000.00	0.00	0.00	240,000.00	100.00%	0.00	
400562-00	Valve Material	650,000.00	650,000.00	0.00	0.00	650,000.00	100.00%	0.00	
412214-00	Trolley & Hoist	49,000.00	49,000.00	0.00	0.00	49,000.00	100.00%	0.00	
431133-00	Rotary Screw Blower	4,000.00	4,000.00	0.00	0.00	4,000.00	100.00%	0.00	
432313-00	Centrifugal Slurry Pumps	78,000.00	78,000.00	0.00	0.00	78,000.00	100.00%	0.00	
432331-00	Drypit Sumbersible Pumps	370,000.00	370,000.00	0.00	0.00	370,000.00	100.00%	0.00	
432331-01	Vertical Non Clog Sewage Pumps	62,000.00	62,000.00	0.00	0.00	62,000.00	100.00%	0.00	
462133-00	Rotary Drum Screen	145,000.00	145,000.00	0.00	0.00	145,000.00	100.00%	0.00	

CONTINUATION SHEET

Application and Certification for Payment, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 39

Application Date : 8/21/2025

To: 8/21/2025

Architect's Project No.ENG PROJ NO. 21-0120

Invoice # : 39

Contract : 4632- GLADSTONE, MI WWTF

A Item No.	B Description of Work	C Scheduled Value	D E Work Completed		F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	Retainage
			From Previous Application (D+E)	This Period In Place					
462324-00	Vortex Grit Removal and Classifier	380,000.00	380,000.00	0.00	0.00	380,000.00	100.00%	0.00	
464350-00	Chain and Flight Sludge Collector	355,000.00	355,000.00	0.00	0.00	355,000.00	100.00%	0.00	
465326-00	MBBR Equipment	610,000.00	610,000.00	0.00	0.00	610,000.00	100.00%	0.00	
467318-00	Digester Floating Cover	280,000.00	280,000.00	0.00	0.00	280,000.00	100.00%	0.00	
467330-00	Mechanical Sludge Mixing Equip	80,000.00	80,000.00	0.00	0.00	80,000.00	100.00%	0.00	
467333-00	Digester Gas Handling	130,000.00	130,000.00	0.00	0.00	130,000.00	100.00%	0.00	
467341-00	Spiral Heat Exchanger	80,000.00	80,000.00	0.00	0.00	80,000.00	100.00%	0.00	
468000-00	Samplers	48,000.00	48,000.00	0.00	0.00	48,000.00	100.00%	0.00	
C.O. # 01	Change Order #1	-68,722.00	-68,722.00	0.00	0.00	-68,722.00	100.00%	0.00	
C.O. # 02	Change Order #2	69,561.00	69,561.00	0.00	0.00	69,561.00	100.00%	0.00	
C.O. # 03	Change Order #3	120,708.00	120,708.00	0.00	0.00	120,708.00	100.00%	0.00	
C.O. # 04	Change Order #4	-47,909.00	-47,909.00	0.00	0.00	-47,909.00	100.00%	0.00	
C.O. # 05	Change Order #5	-57,379.00	-57,379.00	0.00	0.00	-57,379.00	100.00%	0.00	
C.O. # 06	Change Order #6	154,269.00	154,269.00	0.00	0.00	154,269.00	100.00%	0.00	
C.O. # 07	Change Order #7	66,842.00	66,842.00	0.00	0.00	66,842.00	100.00%	0.00	
C.O. # 08	Change Order #8	26,198.00	26,198.00	0.00	0.00	26,198.00	100.00%	0.00	
C.O. # 09	Change Order #9	-1,594.00	-1,594.00	0.00	0.00	-1,594.00	100.00%	0.00	
C.O. # 10	Change Order #10	9,082.00	9,082.00	0.00	0.00	9,082.00	100.00%	0.00	
C.O. # 11	Change Order #11	13,102.25	13,102.25	0.00	0.00	13,102.25	100.00%	0.00	
C.O. # 12	Change Order #12	19,742.00	19,742.00	0.00	0.00	19,742.00	100.00%	0.00	
C.O. # 13	Change Order #13	148,301.00	148,301.00	0.00	0.00	148,301.00	100.00%	0.00	
C.O. # 14	Change Order #14	33,868.00	33,868.00	0.00	0.00	33,868.00	100.00%	0.00	
C.O. # 15	Change Order #15	56,977.00	56,977.00	0.00	0.00	56,977.00	100.00%	0.00	
Grand Totals		18,286,046.25	18,286,046.25	0.00	0.00	18,286,046.25	100.00%	0.00	0.00



Board:	City Commission
Agenda Date:	09-08-2025
Department:	City Commission
Presenter:	Mayor Thompson

Staff Report

Agenda Item Title:

National See Tracks? Think Train Week Proclamation

Background:

Fiscal Effect:

Supporting Documentation:

Proclamation 2025

Recommendation:

Mayor read proclamation on behalf of City Commission

**CITY OF GLADSTONE PROCLAMATION
National See Tracks? Think Train® Week**

WHEREAS See Tracks? Think Train® Week is to be held across the U.S. from September 15 to 21, 2025;

WHEREAS, 2,252 rail grade crossing collisions resulted in 749 personal injuries and were responsible for 268 fatalities in the United States during 2024; and

WHEREAS, 1,465 pedestrian trespassing casualties have occurred in the United States resulting in 821 pedestrians being killed and another 644 injured while trespassing on railroad property rights of way during 2024; and

WHEREAS, educating and informing the public about rail safety (reminding the public that railroad right of ways are private property, enhancing public awareness of the dangers associated with highway rail grade crossings, ensuring pedestrians and motorists are looking and listening while near railways, and obeying established traffic laws) will reduce the number of avoidable fatalities and injuries caused by incidents involving trains and citizens; and

WHEREAS, the International Association of Chiefs of Police, National Operation Lifesaver Inc., United States Department of Transportation, and all local, state, county, and railroad law enforcement officers, first responders, and railroad corporations commit to partnering together in an effort to educate at a national level all aspects of railroad safety, to enforce applicable laws in support of National See Tracks? Think Train® Week;

THEREFORE, I, Joe Thompson, City of Gladstone Mayor, do hereby attest my full support proclaiming September, 15 to 21, 2025, National See Tracks? Think Train® Week and I encourage all citizens to recognize the importance of rail safety education.

Joe Thompson
Mayor
City of Gladstone





Board:	City Commission
Agenda	09-08-2025
Date:	
Department:	Recreation
Presenter:	Eric Buckman/Wendy Taavola

Staff Report

Agenda Item Title:

Coleman Engineering – Gladstone Marina Renovation – Phase II Amendment 1

Background:

Flotation Docking Systems, Inc., as a sub-consultant to Coleman Engineering Company, will undertake the following tasks to complete this project:

- Provide detailed technical specifications for the floating pier and gangway
- Provide dimensional and utility layouts for the gangway and floating pier system
- Provide cross-sections, plans and details for the gangway and pier

A maximum of three (3) revisions at the request of the city.

Fiscal Effect:

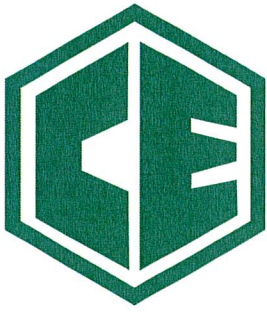
Coleman Engineering proposes to incorporate this referenced professional engineering services on a time and materials basis for a total not-to-exceed fee of \$4,200.00.

Supporting Documentation:

Coleman Engineering Company Letter dated 06-30-2025

Recommendation:

Motion to approve Coleman Engineering Company – Gladstone Marina Renovation – Phase II Amendment 1 in the amount not to exceed \$4,200.00 for sub-consultant work by Flotation Docking Systems, Inc.



COLEMAN ENGINEERING COMPANY

CIVIL ENGINEERING • GEOTECHNICAL ENGINEERING • SURVEYING

635 CIRCLE DRIVE • IRON MOUNTAIN, MI 49801 • PHONE: 906-774-3440

June 30, 2025

Mr. Eric Buckman, City Manager
City of Gladstone
1100 Delta Avenue
Gladstone, MI 49837
Email: ebuckman@gladstonemi.org

Re: Professional Engineering Services – Amendment 1
Gladstone Marina Renovation – Phase II

Dear Mr. Buckman:

Coleman Engineering Company (CEC) appreciates the City's consideration of this engineering amendment for design services to be provided by Flotation Docking Systems, Inc. as a sub-consultant to CEC for the City of Gladstone (City) for Phase II of the marina renovation project.

Flotation Docking Systems, Inc. as a sub-consultant to CEC will undertake the following tasks to complete this project:

- Provide detailed technical specifications for the floating pier and gangway.
- Provide dimensional and utility layouts for the gangway and floating pier system.
- Provide cross-sections, plan, and details for the gangway and pier.

Assumptions:

- Sub-Consultant services shall provide for a maximum of three (3) revisions at the request of the City.

Fee:

CEC proposes to incorporate the above referenced professional engineering services on a time and materials basis for a total not-to-exceed fee of \$4,200.

Should you accept this proposal, please contact our office and a corresponding Work Order will be provided to you. Once again, we would like to thank the City of Gladstone for this opportunity.

Sincerely,
COLEMAN ENGINEERING COMPANY

A handwritten signature in black ink, appearing to read "SN", written in a cursive style.

Scott Nowack, P.E.
Project Manager

SN/mab



Board:	<u>City Commission</u>
Agenda	<u>09-08-2025</u>
Date:	
Department:	<u>City Commission/City Manager</u>
Presenter:	<u>Mayor Thompson</u>

Staff Report

Agenda Item Title:

City Manager Retirement and Succession Plan

Background:

Manager Buckman is looking to retire, and the Commission must discuss how to proceed with seeking his replacement. The option to seek interested candidates from within the City's Department Heads and/or to pursue an external search.

Fiscal Effect:

None currently

Supporting Documentation:

None

Recommendation: