



GLADSTONE CITY COMMISSION REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue
April 27, 2026
6:00 PM

AGENDA

CALL TO ORDER

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

CONFLICTS OF INTEREST

PUBLIC HEARINGS

4. Public Hearing Date for Proposed DWSRF Lead Service Line Replacement Project

PUBLIC COMMENT

CONSENT AGENDA

5. Planning Commission Meeting Minutes - March 3, 2026
6. City Commission Regular Meeting Minutes April 13, 2026
7. Coleman Engineering Invoice South Hill Road
8. Hawkins, Inc. Invoice 7388259 - Water Chemicals

UNFINISHED BUSINESS

NEW BUSINESS

9. UPSET Funding Agreement for FY 2026-2027
10. Introduction Of Fiscal Year 2026-2027 Appropriation Ordinance No. 2026-644 & Set Public Hearing

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: 04-24-2026

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.



Board:	City Commission
Agenda Date:	04/27/2026
Department:	Water
Presenter:	Rob Spreitzer

Staff Report

Agenda Item Title:

Conduct public hearing date for proposed DWSRF Lead Service Line Replacement Project.

Background:

In October of 2025 the Water Department was given commission approval to submit an Intent To Apply for Fiscal Year 2027 State Revolving Fund Projects. In March of 2026 Coleman Engineering submitted our Overburdened Status Survey form to EGLE. The next step in the schedule is to advertise for a public hearing, hold the public hearing then submit the final project in June.

Fiscal Effect:

The total cost of a complete Lead Service Line Replacement as determined by Coleman Engineering in a Preliminary Opinion of cost is \$4,041,780. State Revolving Loans can be financed over 20, 30 or 40 years. A forty-year loan at 2% would be less than \$150,000 per year. In fiscal year 2024-25 the Gladstone Water Department spent \$135,347 to replace 20 service lines that met the lead service line criteria. Water rates would have to be increased to finance this project. This project was given to Waterworth to build into our rate structure and used to determine our rates for this fiscal year.

Supporting Documentation:

Please see attached Notice of Project Plan Public Hearing and Draft Project Plan for lead service line replacement project.

Resolution No. 2026-03

Recommendation:

Make motion to approve Resolution No. 2026-03 regarding the proposed City of Gladstone DWSRF Lead Service Line Replacement Project

ROLL CALL

**CITY OF GLADSTONE RESOLUTION NO. 2026-03
ADOPTING A FINAL PROJECT PLANNING DOCUMENT
FOR WATER SYSTEM IMPROVEMENTS
AND DESIGNATING AN AUTHORIZED PROJECT REPRESENTATIVE**

WHEREAS, the City of Gladstone, Michigan recognizes the need to make improvements to its existing water treatment and distribution system; and

WHEREAS, the City of Gladstone, Michigan authorized Coleman Engineering Company to prepare a Project Planning Document, which recommends the construction of lead service line replacement in designated areas; and

WHEREAS, said Project Planning Document was presented at a Public Hearing held on April 27, 2026, at 6:00 P.M. and all public comments have been considered and addressed.

NOW THEREFORE BE IT RESOLVED that the City of Gladstone, Michigan formally adopts said Project Planning Document and agrees to implement the selected alternative (Alternative 3).

BE IT FURTHER RESOLVED, that the City Manager, a position currently held by Rob Spreitzer, is designated as the authorized representative for all activities associated with the project referenced above, including the submittal of said Project Planning Document as the first step in applying to the State of Michigan for a Drinking Water State Revolving Fund Loan to assist in the implementation of the selected alternative.

Yeas:

Nays:

Abstain:

Absent:

I certify that the above Resolution was adopted by the Gladstone City Commission on April 27, 2026.

BY: Kimberly Berry, City Clerk

Name and Title *(please print or type)*

Signature

Date

NOTICE OF PROJECT PLAN PUBLIC HEARING

The City of Gladstone will hold a public hearing on the proposed City of Gladstone Drinking Water State Revolving Fund Lead Service Line Replacement Project for the purpose of receiving comments from interested persons.

The hearing will be held at 6:00 p.m. on April 27, 2026 at the following location:

Gladstone City Hall
1100 Delta Avenue
Gladstone, MI 49837

The purpose of the proposed project is to replace lead water service lines at various locations throughout the city. A map of the project area is included as part of the Project Plan and is available for review.

Impacts of the proposed project include short-term roadway closures, water service interruptions and long-term improvement to the water quality in the City of Gladstone.

The estimated cost to users for the proposed project will come in the form of a water user rate increase with the exact amount of the increase determined by future funding arrangements.

Copies of the plan detailing the proposed project are available for inspection at the following location(s):

Gladstone City Hall
1100 Delta Avenue
Gladstone, MI 49837

Written comments received before the hearing record is closed on April 27, 2026, will receive responses in the final project plan. Written comments should be sent to:

Kim Berry, City Clerk
Gladstone City Hall
1100 Delta Avenue
Gladstone, MI 49837

DRAFT

PROJECT PLAN
FOR
THE CITY OF GLADSTONE

DRINKING WATER STATE REVOLVING FUND
PROJECT PLAN
WATER

DELTA COUNTY, MICHIGAN

APRIL 2026



COLEMAN ENGINEERING COMPANY

CIVIL ENGINEERING • GEOTECHNICAL ENGINEERING • SURVEYING

DRAFT
PROJECT PLAN
FOR
THE CITY OF GLADSTONE

DRINKING WATER STATE REVOLVING FUND UTILITY
PROJECT PLAN
WATER

DELTA COUNTY, MICHIGAN

APRIL 2026

COLEMAN ENGINEERING COMPANY
635 Circle Drive
Iron Mountain, MI 49801

CEC Project #EC-260343

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Table 1	Population
Table 2	Present Worth Analysis
Table 3	Environmental Evaluation
Table 4	Proposed Schedule
Table 5	Total Project Costs Funded Through DWSRF
Table 6	Current Utility Rates
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APPENDICES

Appendix A	Cost Estimates
Appendix B	Public Participation
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SECTION 1: EXECUTIVE SUMMARY

This Project Plan has been prepared on behalf of the City of Gladstone (City) in an effort to evaluate their existing water distribution systems, determine deficiencies and propose corrective action. The report has been assembled in a format to meet the requirements of the Michigan Department of Environment, Great Lakes and Energy (EGLE). It is expected this document will be submitted to EGLE as part of an application for funding assistance through the Drinking Water State Revolving Fund (DWSRF) program. The need for this study and analysis was determined by the City of Gladstone.

The City of Gladstone is located in south central Delta County in the Upper Peninsula of Michigan. The City owns its water treatment and distribution systems. The water treatment plant is a 1.5 MGD plant which includes disinfection, coagulation, sedimentation, corrosion control, taste and odor control, fluoridation, filtration and storage. The City has approximately 215,000 feet of water main, a 500,000-gallon finished water storage tank, a 1,000,000-gallon elevated reservoir, a 250,000-gallon elevated storage tank, one booster station and 273 fire hydrants. The City's water source is Little Bay de Noc on Lake Michigan. The City has identified approximately 330 service lines that require replacement as defined by the State of Michigan Lead and Copper rule.

The goal of the proposed project is to replace lead service lines and maintain a sustainable water distribution system.

Total project cost for the recommended alternative is \$4,041,780. A project of this magnitude is not easily funded by the City through normal rates considering the existing, primarily residential, user base in the City. As such, the City is requesting assistance with project funding in the form of grants to limit the impact to user rates to the greatest extent possible.

None of the considered alternatives are expected to directly impact historical, archaeological, geological, cultural or recreational resources in the study area. The action alternative would have construction related temporary direct adverse impacts to air quality, noise, traffic and material consumption. The action alternatives would have a temporary positive impact on economics through construction related employment and materials purchased. They would also have positive long-term impacts on the area's water quality due to a reliable water distribution system. It is expected that the project contract documents and required permits will mitigate any adverse short-term environmental impacts related to construction activities.

SECTION 2: BACKGROUND

This Project Plan has been prepared on behalf of the City of Gladstone (City) in an effort to evaluate their existing water distribution system, determine deficiencies and propose corrective action. The report has been assembled in a format to meet the requirements of the Michigan Department of Environment, Great Lakes, and Energy (EGLE). It is expected this document will be submitted to EGLE as part of an application for funding assistance through the Drinking Water State Revolving Fund program. The need for this study and analysis was determined by the City of Gladstone.

A. Study and Service Area

The City of Gladstone is located in south central Delta County in the Upper Peninsula of Michigan. The study area for this Project Plan is in the City of Gladstone, located primarily in Sections 16, 20, 21, 22, 28 and 29 of Township 40N Range 22W. The proposed project area is limited to all those sections. The City is bound on the north by Brampton Township, the west by Escanaba Township and on the south and east by Little Bay de Noc on Lake Michigan. Refer to Figure 1 for a location map and Figure 2 for a proposed project area map.

B. Population

U.S. Census Bureau data shows the population for the City of Gladstone has been trending up and down since 1970 and has been very inconsistent. Using those trends would not be an accurate representation of the projected population in 20 years. The most recent data from the Census Bureau estimates a decrease in population of -0.2% from 2020 to 2021. Using the same declining trend as the census, the population has been projected through the 20-year planning period.

Table 1: Population

Area	1970	1980	1990	2000	2010	2020	2030	2040
City of Gladstone	5237	4533	4565	5032	4973	5257	5168	5081

*Data from U.S. Census Bureau for 1970–2020

The Lead Service Line Replacement project will affect approximately 825 people. We use a calculation of 2.5 people per service line. 330 services X 2.5 people = 825 people.

C. Existing Environment Evaluation

Cultural and Historic Resources

Per the National Register of Historic Places, there are no historical and archaeological sites within the City of Gladstone. A SHPO section 106 application was submitted with a response dated February 29, 2024 indicating No Adverse Effect; however, it was acknowledged that a shipwreck was identified just off shore near the City Water Plant. All

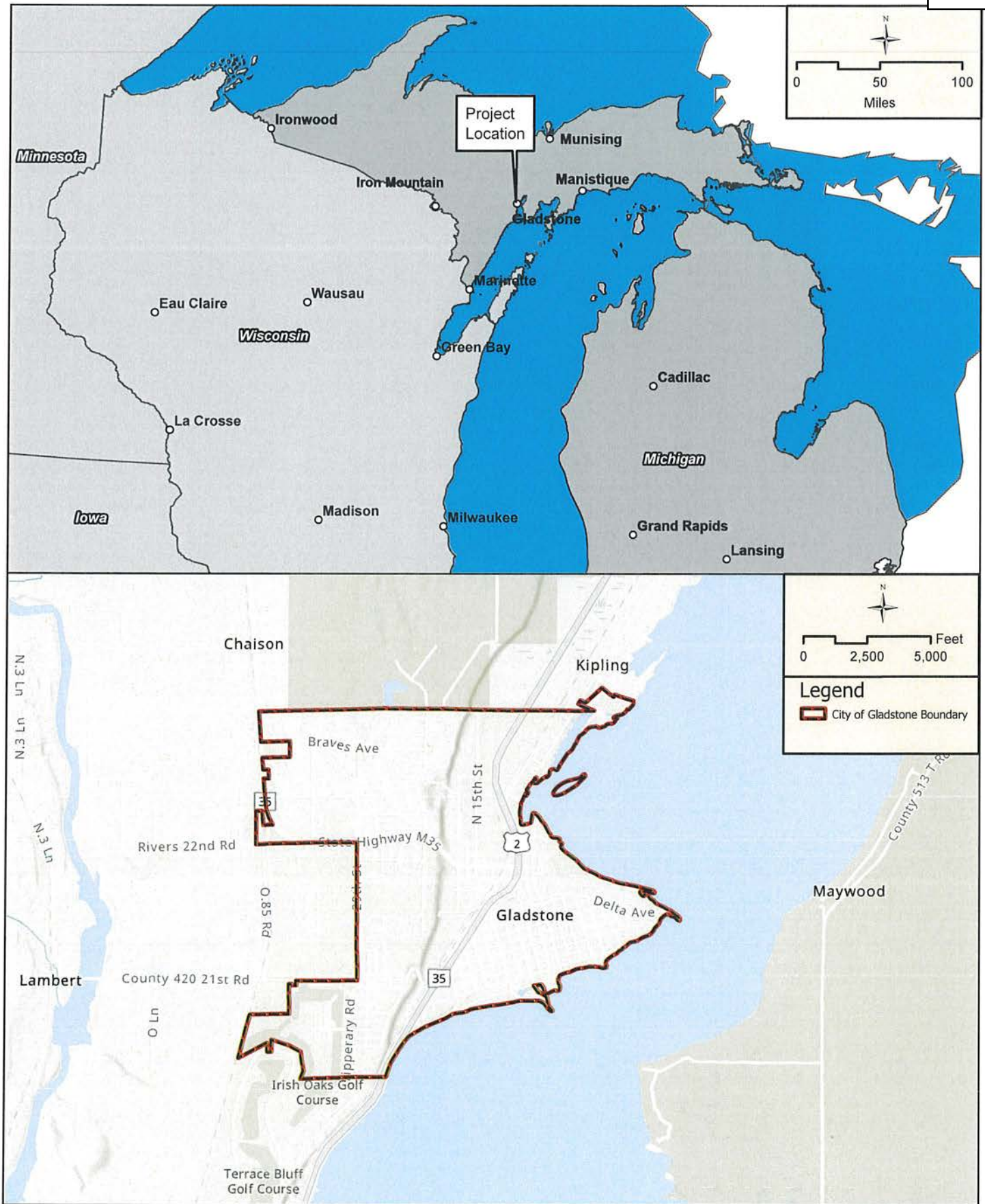


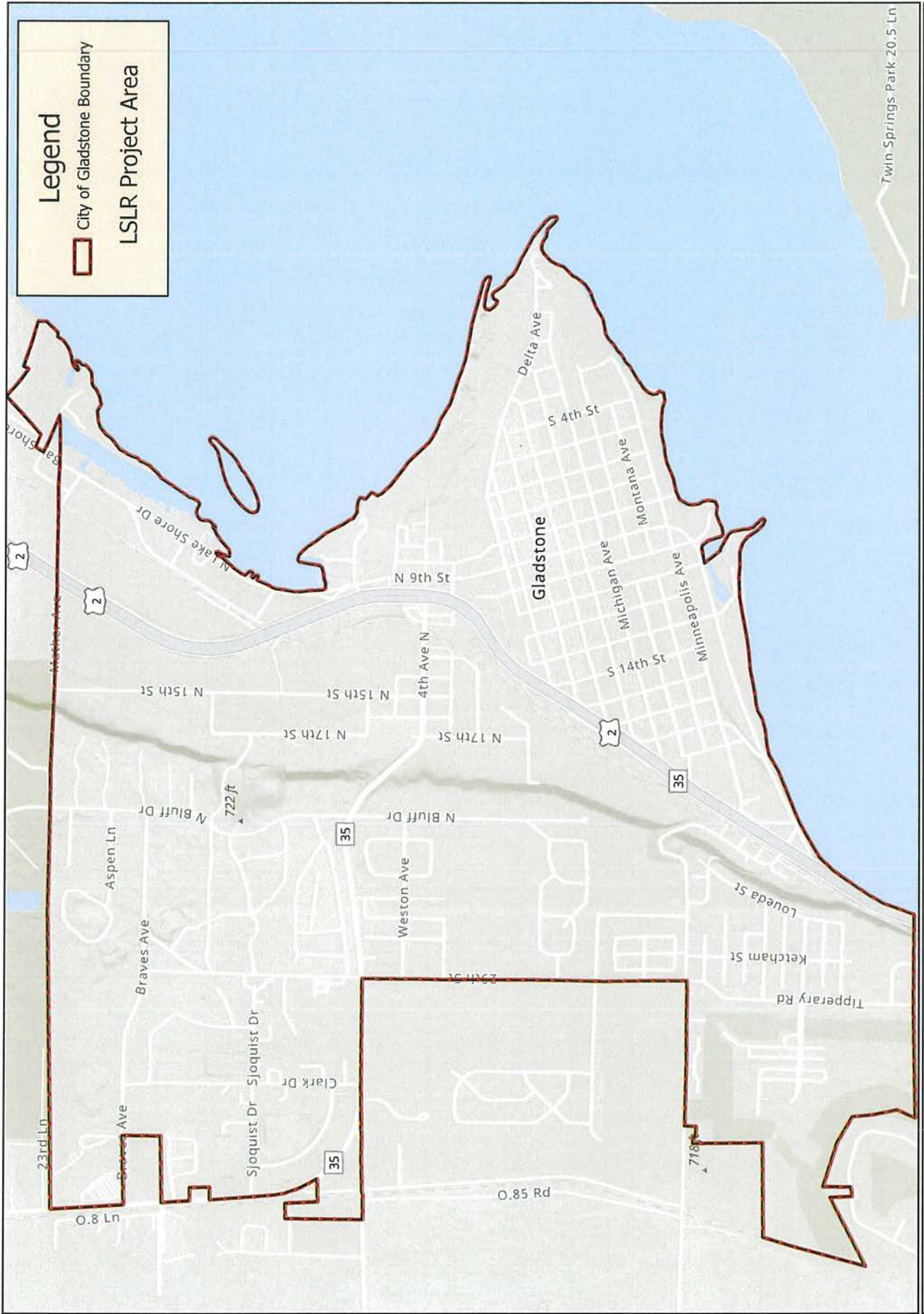
Figure 1 - Project Location Map
City of Gladstone

Project Number | 260343

Date | 3/27/2026

Drawn by | RHH

COLEMAN ENGINEERING COMPANY
 1515 Oak Grove Drive
 Madison, Wisconsin 53704
 (608) 271-1111
 www.coleman-engineering.com



construction activities will be within the current right-of-way and will not be within 100-feet of this area.

Air Quality

The air quality near the site is considered to be good but is site specific and has seasonal fluctuations. There are no indications in the scope of work for special air monitoring or air quality testing with the project site. Air quality impacts are not anticipated. Refer to Figure 3.

Wetlands

Impacts to wetlands will be avoided as the installation of new service lines are through residential yards in previously disturbed areas. Refer to Figure 4 for the location of the wetlands.

Great Lakes Shorelands, Coastal Zones, and Coastal Management Areas

The project location does fall into parts of the Coastal Zone Management Boundary and is within the Coastal Zone Management area. Refer to Figure 5.

Floodplains

Floodplains exist on the north and east side of the project location near the shoreline of Lake Michigan. No long-term impacts to the floodplain of Lake Michigan are anticipated as part of this project. Refer to Figure 6.1 and Figure 6.2.

Natural or Wild and Scenic Rivers

There are two major wild rivers in the Gladstone area. The Whitefish River is to the north and the Escanaba River is to the south. Neither river will be impacted by the construction phase of this project. Refer to Figure 7 and Figure 8.

Major Surface Waters

Major surface water is identified as Little Bay De Noc, a bay of Lake Michigan. An EGLE/USACE (U.S. Army Corps of Engineers) Joint Permit is not anticipated to be required. Refer to Figure 9.

Topography

The City is generally flat with slight elevational fluctuations moving toward the lake front. A major vertical elevation change in the form of the Gladstone Bluff (Bluff) divides the City north to south. Elevations west of the Bluff range from 700 to 720 feet above sea level. Elevations east of the Bluff range from 580 to 610 feet above sea level. Refer to Figure 10.

Figure 3 - Air Quality

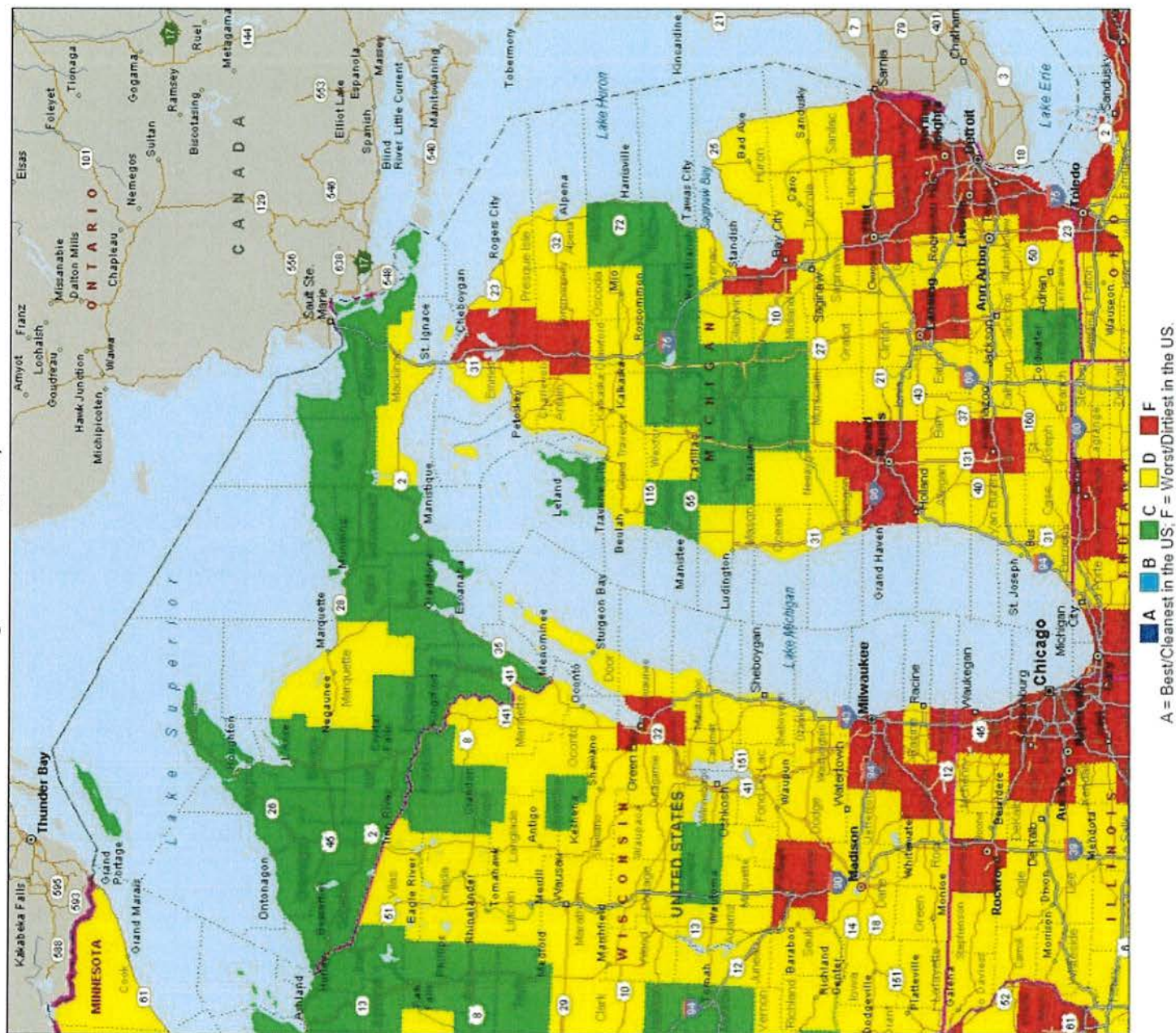


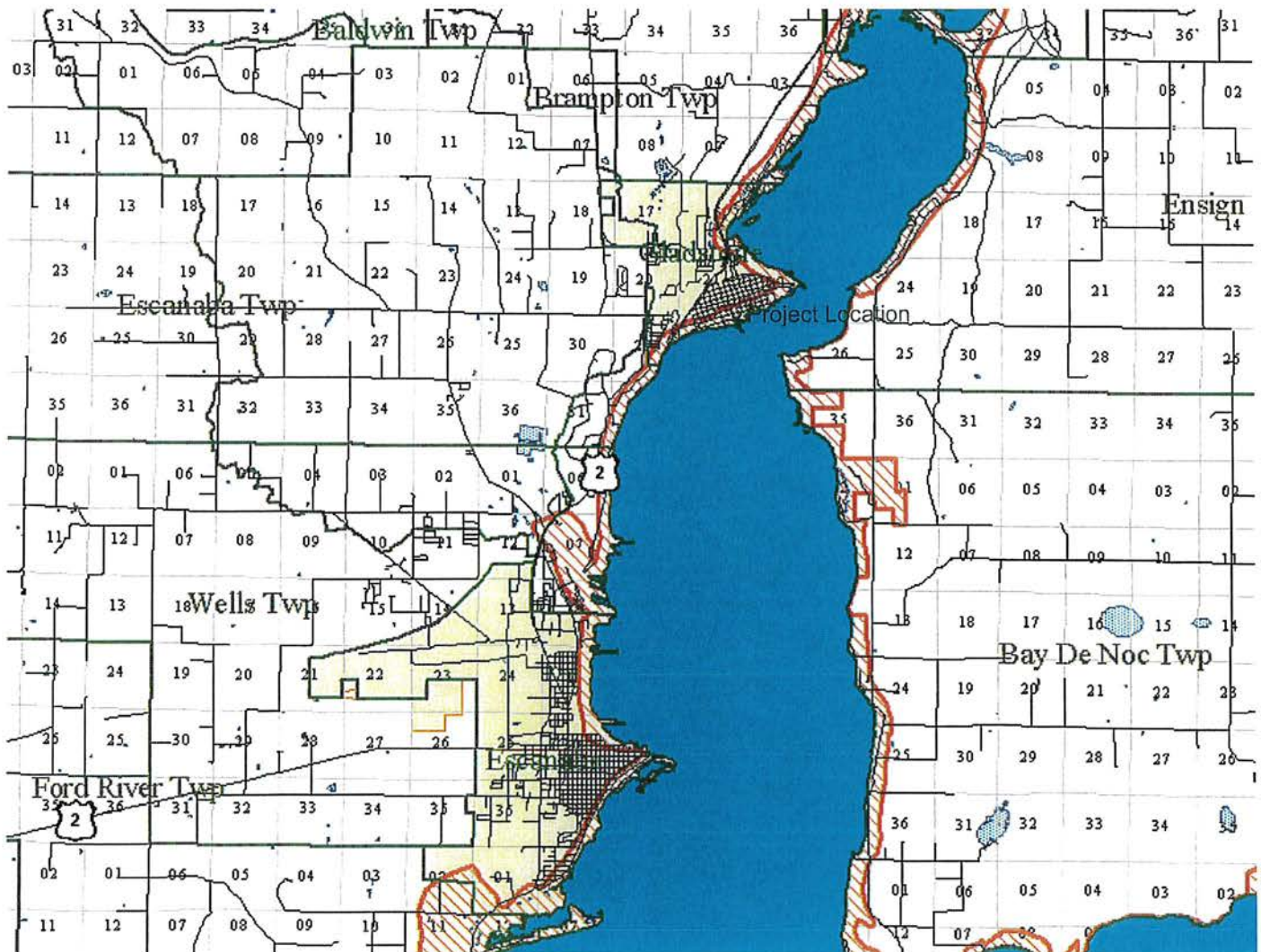
Figure 4 - Wetlands



Figure 5 - Coastal Zones

Delta County
 Brampton Township, T40N R22W
 Gladstone, T40N R22W
 Escanaba Township, T40N R22W
 Wells Township, T39N R22W and T39N R23W
 Escanaba City, T38N R22W, T38N R23W and T39N R22W

The heavy red line is the *Coastal Zone Management Boundary*
 The red hatched area is the *Coastal Zone Management Area*

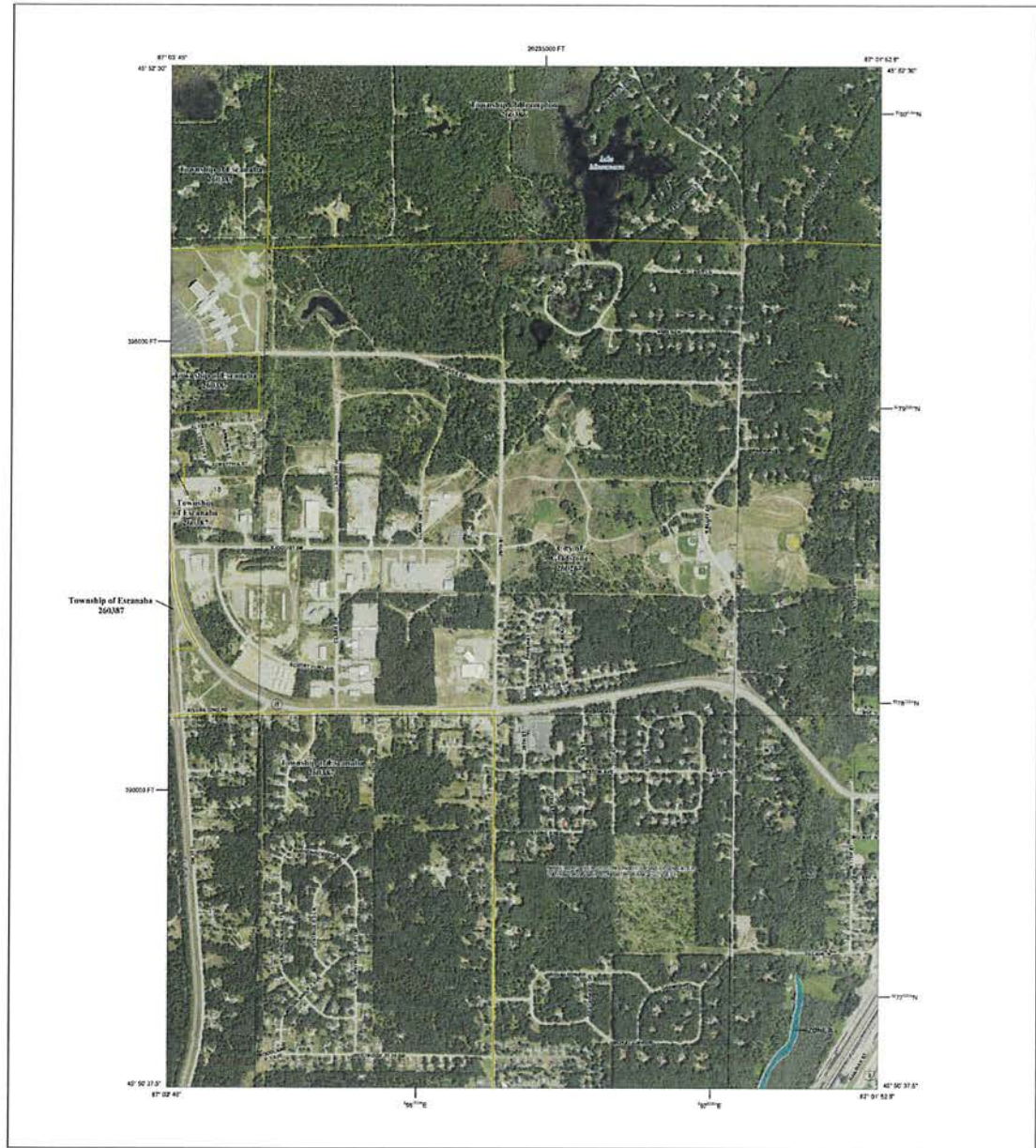


Item 4.



Figure 6.2 - Gladstone FEMA Map-2

Item 4.



FLOOD HAZARD INFORMATION

SEE HIS REPORT FOR DETAILS: LEGEND AND INDEX MAP FOR FIRM PANELS. LEGEND
THIS INFORMATION IS PROVIDED FOR YOUR INFORMATION AND SUPPORTING
DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMATS AT
[HTTPS://MSC.FEMA.GOV](https://msc.fema.gov)

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
- With BFE or Depth
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood with average depth less than one foot or with drainage areas of less than one square mile
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Flood Risk due to Levee
- See Notes, Item 8
- Area with Flood Risk due to Levee
- See Notes, Item 8
- NO SCREEN
- Areas of Minimal Flood Hazard
- Area of Undetermined Flood Hazard
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall
- Cross Sections with 1% Annual Chance Water Surface Elevations
- Coastal Tract
- Coastal Tract Boundary
- Profilic Boundary
- Hydrographic Feature
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary

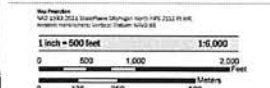
OTHER AREAS OF FLOOD HAZARD

OTHER FEATURES

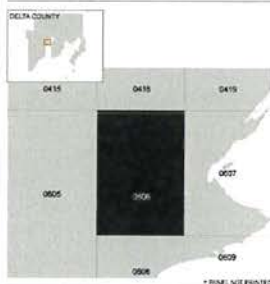
NOTES TO USERS

The information on this map is derived from the Flood Insurance Rate Map (FIRM) and is provided for informational purposes only. It is not intended to be used for any purpose other than to provide a general overview of the flood hazard areas. The information on this map is not intended to be used for any purpose other than to provide a general overview of the flood hazard areas. The information on this map is not intended to be used for any purpose other than to provide a general overview of the flood hazard areas.

SCALE



PANEL LOCATOR



FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

DELTA COUNTY, MICHIGAN
FIRM NUMBER: 26041C0606D
FIRM DATE: 03/07/2023

Panel 606 is 1105

COMMUNITY	NUMBER	PANEL	SUFFIX
DELTA COUNTY, MICHIGAN	26041C0606D	1105	D
DELTA COUNTY, MICHIGAN	26041C0606D	1106	D

REVISION HISTORY

2.4.3.0

MAP NUMBER
26041C0606D

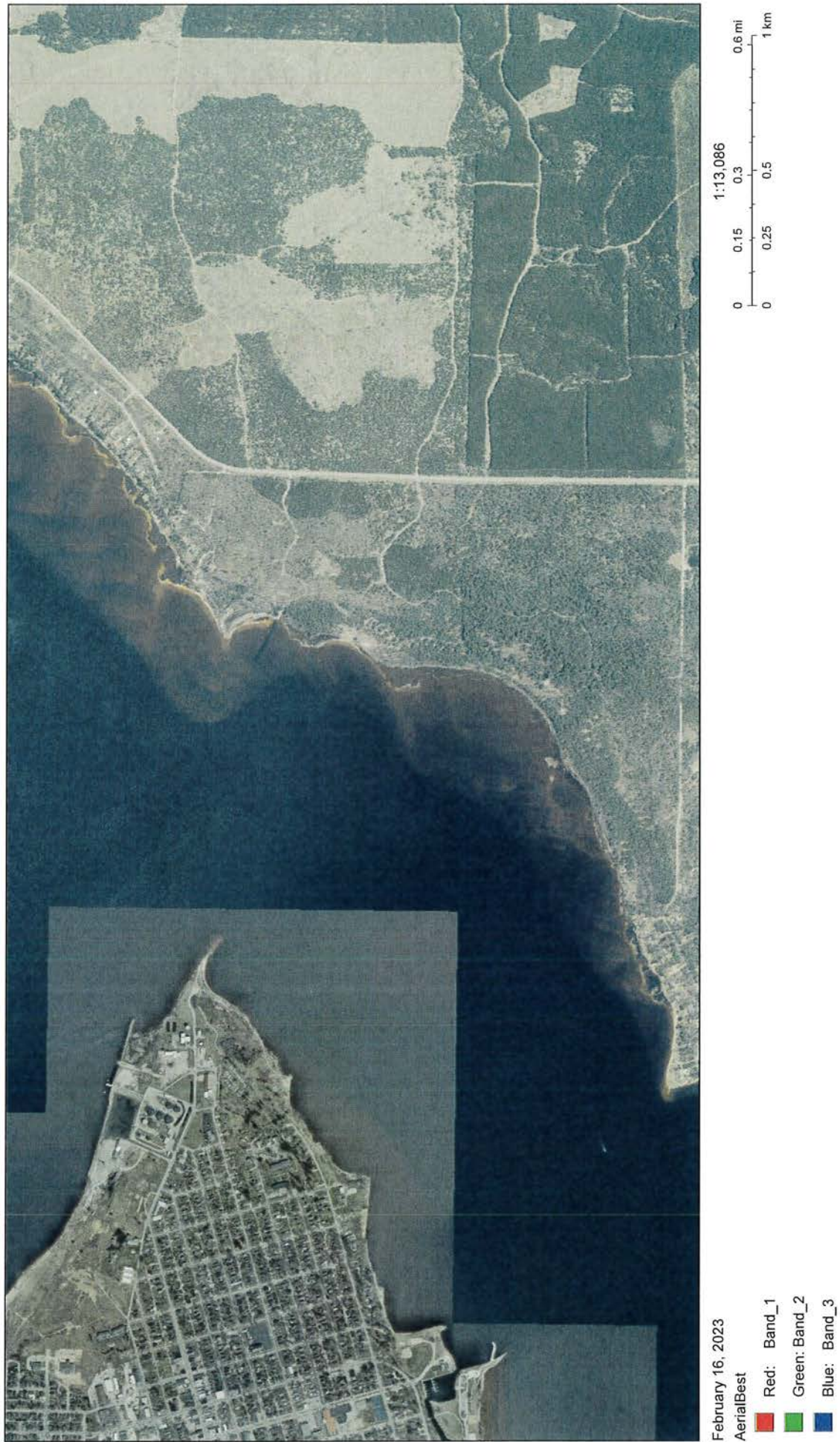
DATE
March 7, 2023

Figure 7 - Natural Rivers

MICHIGAN'S DESIGNATED NATURAL RIVERS



Figure 9 - Major Surface Waters



Item 4.

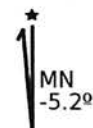
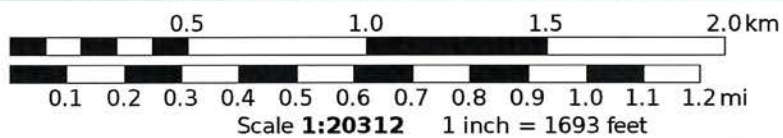


Figure 10

Geology

Geologic information of the site location indicates a composition of glacial outwash, sand, gravel and post glacial alluvium. Refer to Figure 11.

Soil Types

Soil types in the proposed project location consist of previously disturbed and developed lands. Soils include wetland soils, sand, muck, peat and marl. Refer to Figure 12.

Agricultural Resources

Agricultural land is not anticipated to be impacted by the project. It does not appear there will be any long-term significant negative impacts on these resources due to the project construction. Refer to Figure 13.

Fauna and Flora

Fauna and flora mainly consist of white pine and white oak in the area. Impacts to wetlands will be avoided as the installation of new service lines are through residential yards in previously disturbed areas. Refer to Figure 14.

All Federal Crosscutter environmental requirements will be met if the project is determined to be fundable through EGLE's DWSRF program.

Figure 11 - Geology

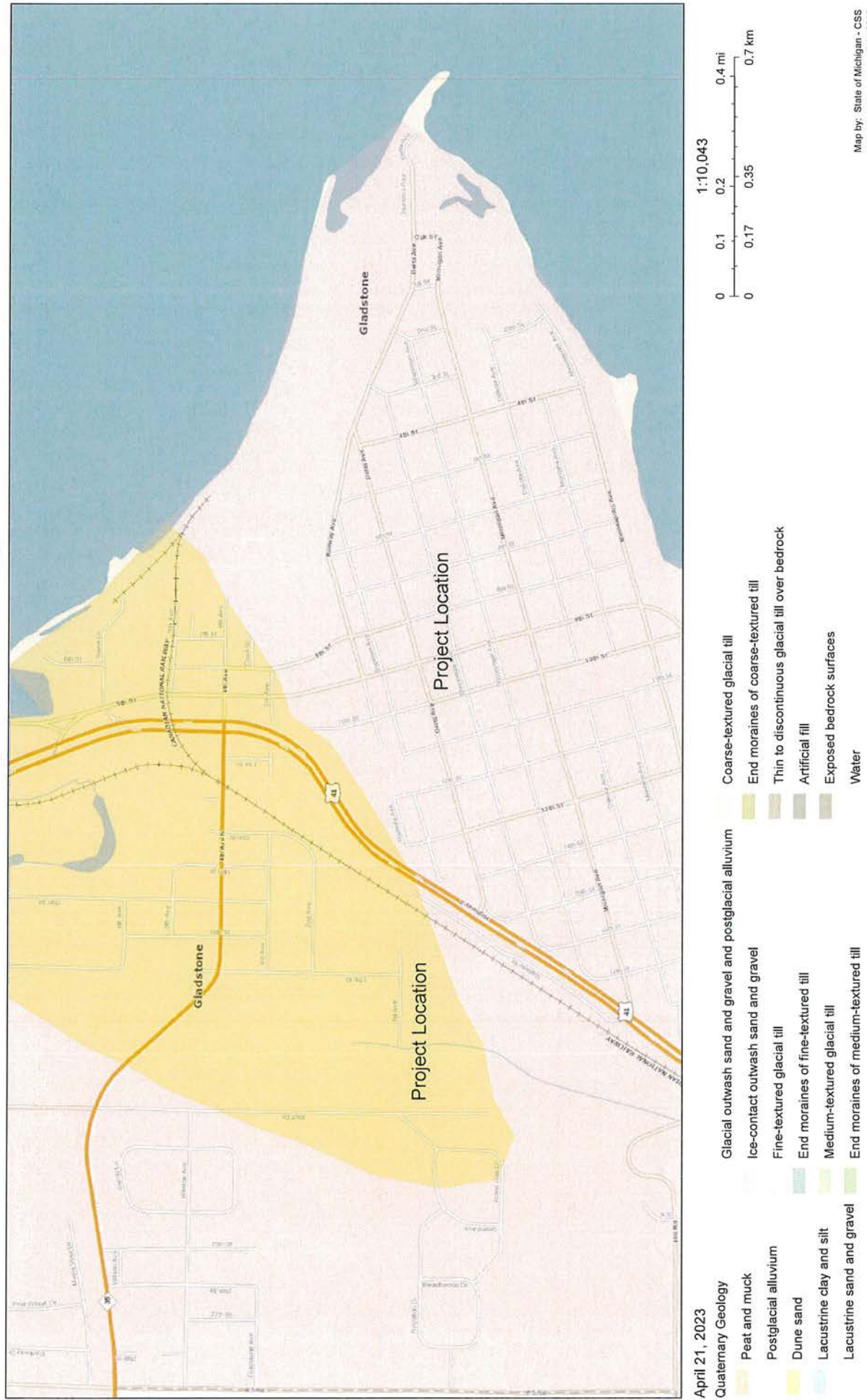


Figure 12 - Soils



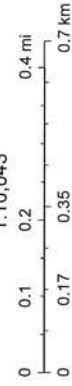
April 21, 2023

Soils SSURGO 10 Meter Grid

- Area Not Mapped
- Pits, Quarries, Mines
- Landfill, Made Land, Disturbed, Other
- Urban Land

- Water
- Rock Outcrop
- Other
- Sand
- Loamy Sand
- Sandy Loam
- Loam
- Silt Loam
- Sandy Clay Loam
- Clay Loam
- Silty Clay Loam
- Silt Clay
- Clay
- Muck, Peat, Marl

1:10,043



Map by: State of Michigan - CSS
copyright 2013

Item 4.

Figure 13 - Agricultural Resources
CDL2022 Area of Interest



Land Cover Categories
(by decreasing acreage)

AGRICULTURE

Grass/Pasture

Alfalfa

Rye

Oats

Clover/Wildflowers

Other Hay/Non Alfalfa

NON-AGRICULTURE*

Developed/Medium Intensity

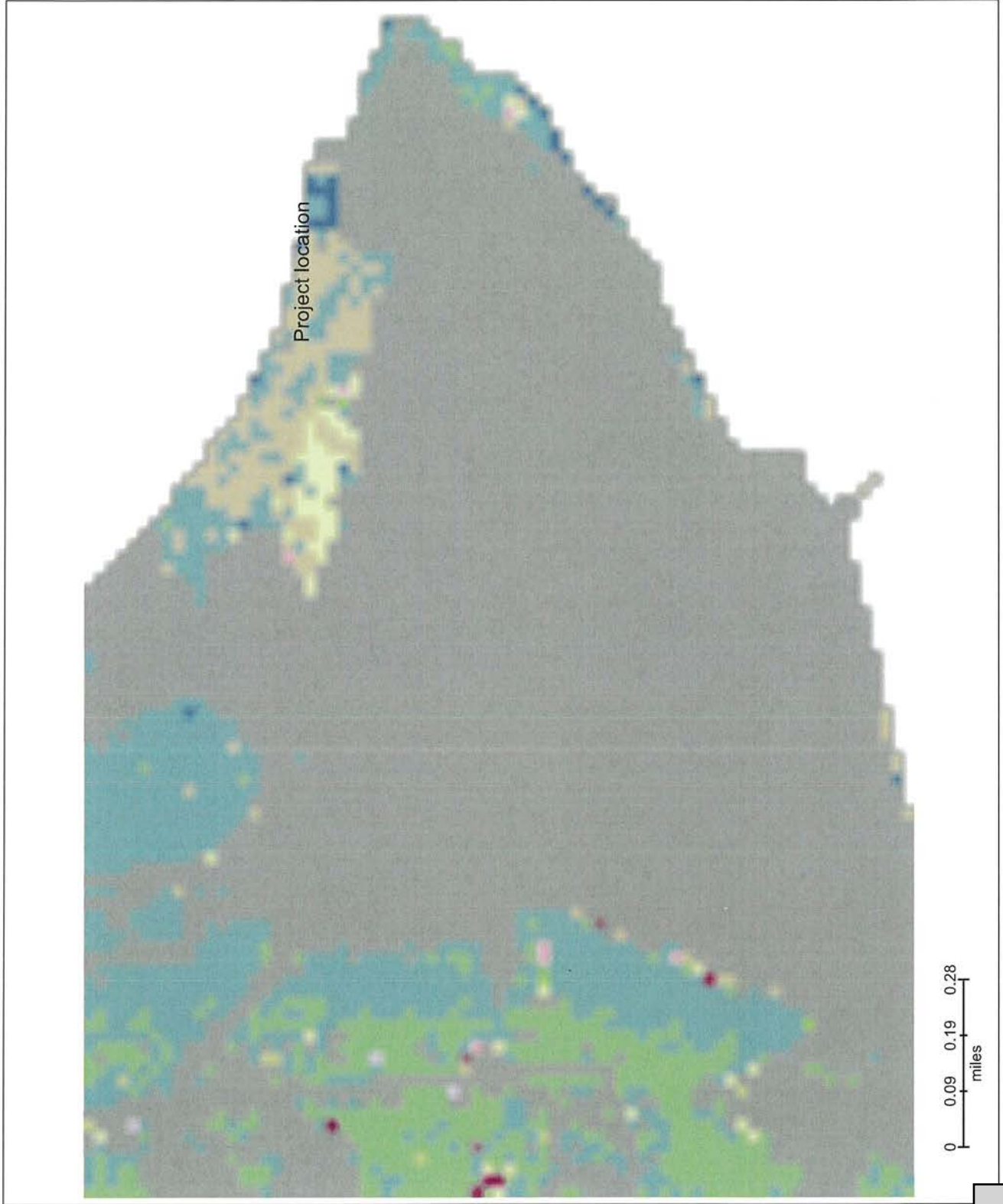
Developed/Low Intensity

Woody Wetlands

Developed/Open Space

Developed/High Intensity

Deciduous Forest



0 0.09 0.19 0.28
miles

Figure 14 - Fauna and Flora



Map by: State of Michigan - CSS
copyright 2013

D. Existing System

Water System

The City of Gladstone owns and operates a public water system which provides potable water to residents within the City limits. There are two metered customers outside of the City limits supplied with water. The system draws raw water from Little Bay de Noc on Lake Michigan through a 24-inch intake pipe and built in crib arrangement. Surface water is treated in a 1.5 MGD conventional surface water treatment plant that utilizes coagulation, flocculation, sedimentation, filtration, disinfection and treated water storage.

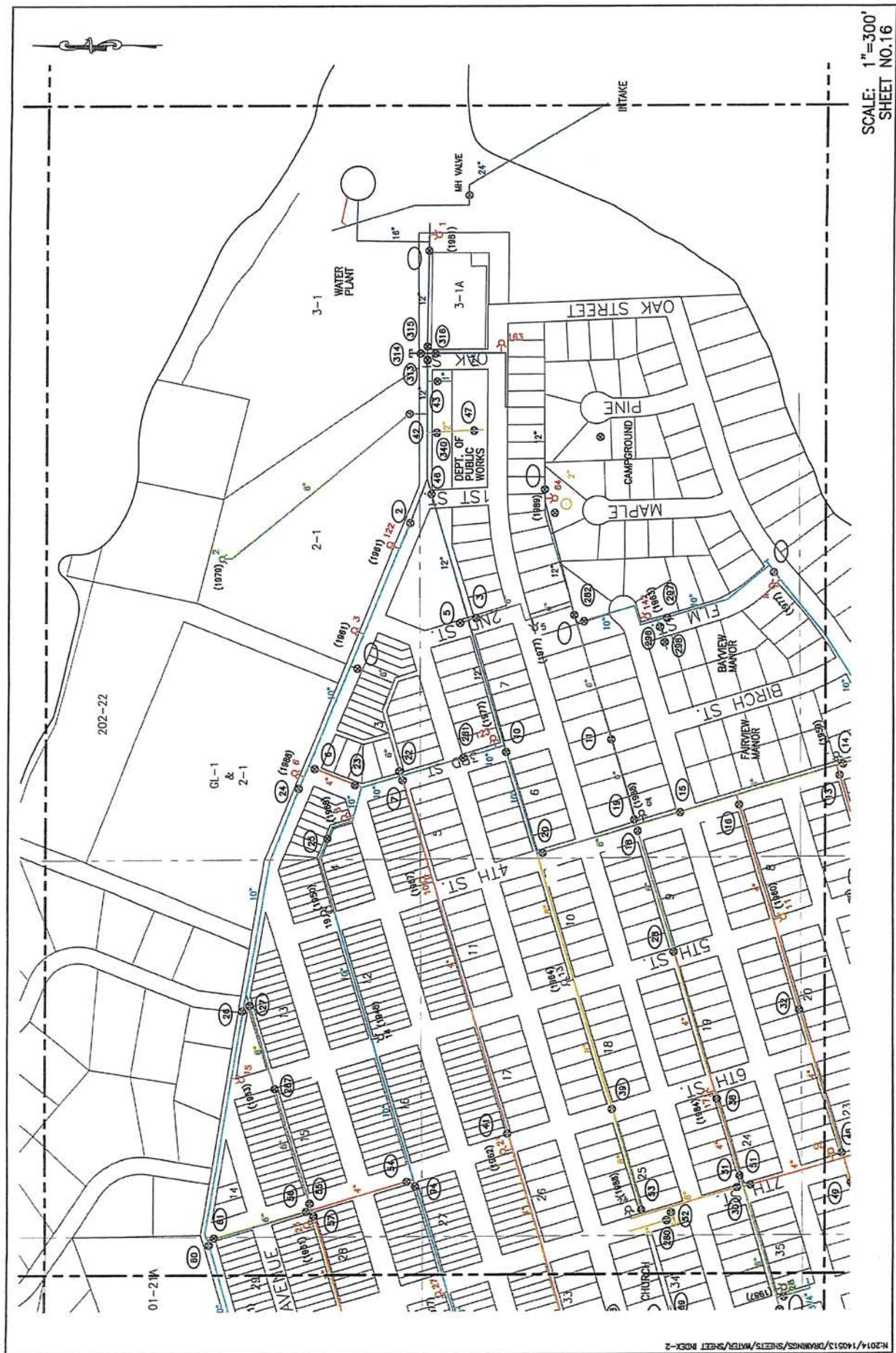
The existing distribution system consists of approximately 215,000-feet of 4-inch to 12-inch water main, a 500,000-gallon finished water storage tank, a 1,000,000-gallon elevated reservoir, a 250,000-gallon elevated storage tank and a booster station near the industrial park. Refer to Figures 15, 16 and 17 for project area components maps.

The Gladstone service area operates in two separate pressure districts. Water produced at the City treatment plant flows from the existing finished water storage tank to the 1,000,000-gallon underground storage tank which services the eastern portion of the City, built below the Gladstone Bluff (Bluff) and generally includes the easterly 50% of the City service area. The Bluff booster pump station draws suction from the ground storage reservoir and pumps to a 250,000-gallon elevated tank. This is the elevated storage for the upper pressure district. The Bluff booster pump station is a 1.5 MGD firm capacity pump station upgraded in 1997. The ground storage structure is approximately 85 years old, and the elevated tank is approximately 40 years old.

Intake and Crib

The original raw water intake is a 24-inch inner dimension wood stave pipe and was constructed in 1887. In 1924, a section of the shore portion was replaced with 24-inch steel pipe. The shore portion of the pipe is 14-inch in diameter, connecting the shore well to the 24-inch steel pipe. The condition of the stave pipe and crib structure are summarized in an inspection report from Underwater Construction Corporation dated July 22, 2019. The intake crib is still in service but in poor condition, with screens no longer in place. The crib is a 5-foot square and sits approximately 3 feet, 9 inches above the surrounding lake bottom at a depth of 45 feet. There are four (4) anchor cables on each corner, connected 18 inches below the top, running into the lake bottom. The side consists of horizontal 2-inch by 6-inch planks with 2 inches of spacing between them. The planks are thin and weak and could be moved easily. The top of the crib is made up of 2-inch by 10-inch planks with a 24-inch diameter hole cut out for the intake pipe. All planks are present and gaps up to 3/4-inch have developed. The intake pipe is open to the lake and has no protective screens or grating. There is 100% coverage of zebra mussels inside the pipe, reducing the inside diameter. The water intake and crib structure are to be replaced with a USDA-RD funded project scheduled for 2026-2028.

Figure 15 - Project Area Component Map



The intake is connected to a rectangular concrete shore well, which is 55 feet long by 15 feet wide and has a side water depth between 6 and 10 feet. The shore well is constructed to accept baffling and the concrete is in fair condition.

Surface water is treated in a 1.5 MGD conventional surface water treatment plant that utilizes coagulation, flocculation, sedimentation, filtration, disinfection and treated water storage. Treated water is pumped to the distribution system through a single 12-inch ductile iron water main.

Pipe materials for the distribution lines consist of cast iron, ductile iron and HDPE. Sizing is as follows.

	<u>Ductile/Cast Iron</u>	<u>HDPE</u>
12-inch:	29,324 feet	880 feet
10-inch:	55,903 feet	395 feet
8-inch:	30,099 feet	
6-inch:	80,536 feet	245 feet
4-inch:	17,664 feet	

The condition of the distribution system piping has been summarized in the City of Gladstone Asset Management Plan. The City has summarized the condition, based on the installation year of the main and valve. Groups 1, 2, 3 and 4 (1880–1959) show moderate deterioration; groups 5, 6 and 7 (1960–1989) show minor deterioration; and groups 8, 9 and 10 (1990–present) are considered in excellent condition. Refer to Figure 18 for asset inventory.

Asset Inventory

[illegible]

Treatment Assets												
Chlorine Gas Feed System, Pro and Pond Chlorination												
A	B	C	D	E	F	G	H	I	J	K	L	M
Material	Location	Latitude	Longitude	Manufacturer	Original Cost	Replacement Cost	Remaining Useful Life in Years	Condition	Probability of Failure	Consequence of Failure		
Chlorine Gas Feed System, Pro and Pond Chlorination	22 Delta Avenue	45°59'53"	87°01'11"	CHT Superior	\$59,518	\$92,400	15	1	1	2		
	22 Delta Avenue	45°59'53"	87°01'11"	CHT Superior	\$59,518	\$92,400	12	2	2	5		
	22 Delta Avenue	45°59'53"	87°01'11"	CHT Superior	\$59,518	\$92,400	10	3	3	5		
	22 Delta Avenue	45°59'53"	87°01'11"	CHT Superior	\$59,518	\$92,400	8	4	4	5		
	22 Delta Avenue	45°59'53"	87°01'11"	BlackWhite overflow	\$6,632	\$6,632	28	5	1	2		
	22 Delta Avenue	45°59'53"	87°01'11"	BlackWhite overflow	\$6,632	\$6,632	28	6	1	2		
	22 Delta Avenue	45°59'53"	87°01'11"	Graco pump	\$13,093	\$18,700	12	2	2.5	0		
	22 Delta Avenue	45°59'53"	87°01'11"	BlackWhite overflow	\$18,700	\$30	30	2	2.5	0		
	22 Delta Avenue	45°59'53"	87°01'11"	BlackWhite overflow	\$6,632	\$6,632	28	2	2	2		
	22 Delta Avenue	45°59'53"	87°01'11"	BlackWhite overflow	\$6,632	\$6,632	28	2	2	2		
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	22 Delta Avenue	45°59'53"	87°01'11"	BlackWhite overflow	\$6,632	\$6,632	28	2	2	2		
Polymer Feed System	22 Delta Avenue	45°										

[illegible]

E. Need for the ProjectCompliance Status

The City of Gladstone has identified approximately 330 lead service lines that need replacing in order to comply with the Michigan Lead and Copper Rule.

Orders

There are currently no court orders, Federal or State enforcement orders, or administrative consent orders against the City of Gladstone's water treatment plant or distribution systems.

Water Quality Problems

The ultimate goal of the proposed project is to maintain a sustainable distribution system while protecting the health and safety of the public and natural environment

SECTION 3: ANALYSIS OF ALTERNATIVES

A. Identification of Potential Alternatives

No Action

The No Action alternative would save the City a large amount of capital investment. However, this option would result in adverse impacts to the City and its water and customers. Those negative impacts include the following:

- Non-Compliance with the Michigan Lead and Copper Rule
- Decreased reliability in aging infrastructure, resulting in possible water disruptions to customers.

It is due to these reasons that the City of Gladstone has deemed the No Action alternative not feasible, because it will not address long-term sustainability to the water distribution systems and would place the City in non-compliance with the Michigan Lead and Copper Rule.

Regionalization

Regional alternatives have been considered in the past and would consist of a connection to the City of Escanaba, located 3.5 miles to the southwest, or to Rapid River, located 5 miles to the northeast. Connection to the City of Escanaba has been eliminated as a regionalization alternative due to the lack of treatment capacity at the existing City of Escanaba water treatment plant and the long transmission distance between the two cities. Rapid River does not operate a municipal water system.

The regionalization alternative was not considered further because it would not address the replacement of lead service lines and would place the City in non-compliance with the Michigan Lead and Copper Rule.

Replacement

Complete replacement of the identified 330 lead service lines would put the City of Gladstone in compliance with the Michigan Lead and Copper Rule.

B. Analysis of Principal Alternatives

The three principal alternatives that were considered include:

1. No Action: This alternative would do nothing to put the City in compliance with the Michigan Lead and Copper Rule.

2. System Regionalization: This alternative involves regionalizing a water distribution system but would do nothing to address the replacement of lead service lines which is required to be in compliance with the Michigan Lead and Copper Rule.
3. System Replacement: This alternative involves replacement of 330 lead service lines.

Alternative 1: No Action

This alternative would put the City in Non-Compliance with the Michigan Lead and Copper Rule.

It was for this reason that the no action alternative was deemed not feasible.

Alternative 2: System Regionalization

This alternative involves regionalizing a water distribution system and does not address the need to replace lead service lines to maintain compliance with the Michigan Lead and Copper Rule. It was for this reason that the system regionalization was not chosen.

Alternative 3: System Replacement

This alternative would replace 330 lead water service lines in the project area, improving water quality.

This alternative achieves all the goals of the project and does it in the most cost-effective way. Lead Service Line replacement will put the City in compliance with the Michigan Lead and Copper Rule. Refer to User Costs in the Selected Alternative section for user rate increases.

See Appendix A for a cost estimate of this alternative.

This is why the system replacement alternative was chosen as the preferred option.

C. Monetary Evaluation

Table 2: Present Worth Analysis

Description	Alternative 3
Capital Costs	\$4,041,780
Annual O & M	\$1,304,552
Future Salvage Value	\$0
Present Worth of O & M	\$20,336,873
Present Worth of Salvage Value	\$0
Total Present Worth	\$24,378,653

Note: Federal discount rate of 2.5% for water resources projects was used.

Sunk Costs

Financial commitments made before and during the project planning have not been included in the project cost or cost-effectiveness analysis. The existing facilities and land have been under City control for many years and existing bond indebtedness, if any, has not been included in the cost-effectiveness analysis for the various alternatives. Also, the Project Plan preparation costs have not been included in the cost-effectiveness analyses.

Present Worth

Present worth is the sum that if invested now, at a given interest rate, would provide exactly the funds required to pay all present and future costs. A present worth analysis was used in the monetary evaluation of the alternatives. A planning period of 20 years and a real discount rate of 2.5% was used for this analysis.

Salvage Value

Salvage value is assumed to be \$0. Once a piece of pipe is put in the ground it no longer has a monetary value.

Escalation

Cost estimates for each alternative were done in 2026 dollars and no cost escalator was used.

Interest During Construction

Interest during construction was not applied in the present worth analysis.

Mitigation Costs

No significant structural or nonstructural mitigative measures are expected to be needed for long-term implementation of the project. Temporary construction control measures, such as limiting working hours and installation of soil erosion and sedimentation control measures, are planned to minimize short-term environmental impacts of the construction activities. Short-term mitigation measures have been accounted for in the cost estimates.

User Costs

Refer to user costs in the selected alternative section for details on how the proposed project will affect the City's utility rates.

Delivery Method

The proposed project is intended to be delivered using the design-bid-build delivery method.

D. Environmental Evaluation

Table 3 summarizes the potential environmental impacts due to each alternative.

Table 3: Environmental Evaluation

Category	Alternative 1 No Action	Alternative 2 System Regionalization	Alternative 3 System Replacement
Historical/Archaeological	1	1	1
Air Quality	1	1	1
Wetlands	1	1	1
Coastal Zones	1	1	1
Floodplains	1	1	1
Natural or Wild and Scenic Rivers	1	1	1
Surface Waters	1	1	1
Recreational Facilities	1	1	1
Topography	1	1	1
Geology	1	1	1
Soils	1	1	1
Agricultural Resources	1	1	1
Sensitive Habitats	1	1	1
Threatened/Endangered Species	1	1	1
Unique Features	1	1	1
Total	15	15	15

1 = No Impact, 2 = Some Impact, 3 = Most Impact

None of the considered alternatives are expected to result in long-term impact to historical, archaeological, geological, cultural or recreational resources in the study area. Both action alternatives would have temporary construction related direct adverse impacts to air quality, noise, traffic and material consumption. The action alternatives would have a temporary positive impact on economics through construction related employment and materials purchased. They would also have positive long-term impacts on the area water quality due to a reliable water distribution system.

SECTION 4: SELECTED ALTERNATIVE

A. Relevant Design Parameters

The selected alternative is Alternative 3: System Replacement. This alternative will replace 330 lead water service lines in the project area. All work is expected to take place within existing public right-of-way with the exception of the private side lead water service line replacements. Existing piping will be replaced with adequately sized pipe in accordance with current engineering standards. Construction will consist of open trench excavation for replacement of lead water service lines and restoration of surface features. Directional drilling may be utilized when it is found to be cost effective.

B. Design Criteria

Water System

Design criteria will be in accordance with “Recommended Standards for Water Works – 2012” (Ten States Standards); Michigan’s requirements under the Clean Water Act, Act 399 P.A. 1976; and EGLE’s requirements of 100 gallons per inch diameter per mile per day allowable leakage. The following general criteria should also be observed for water distribution systems:

- a minimum pipe size diameter of 6 inches is required on all municipal water lines (water lines which provide fire protection);
- operating pressures: 35 psi minimum, 150 psi maximum, 20 psi minimum residual during fire flow;
- fire flow: residential 750 GPM, commercial/industrial 2,000 GPM, duration 2 hours;
- water mains shall be subjected to pressure and leakage testing in accordance with AWWA C600; and
- minimum storage: average daily demand.

C. Useful Life

The project will install copper pipe for the water services. These materials all have a useful life of 100 years, which is much longer than the DWSRF loan terms.

D. Schedule for Design and Construction

The following table shows the proposed schedule.

Table 4: Proposed Schedule

Task	Date
Notice of Intent to Apply	October 2025
Overburdened Status Survey Form	March 2026
Draft Project Plan Submittal	May 2026
Advertise for Public Hearing	April 2026
Hold Public Hearing	May 2026
Submit Final Project Plan	June 2026
Project Priority List Announcement	September 2026
Milestone Schedule	October 2026
EA and FONSI	April 2027
Draft Plans and Specs to EGLE	February 2027
Part I Application	May 2027
Part II Application	May 2027
Advertise for Bids	May 2027
Bid Opening	June 2027
Part III Application	July 2027
Loan Closing	August 2027
Construction Award	September 2027
Construction Completion	November 2029

E. Cost Summary**Table 5: Total Project Costs Funded Through DWSRF**

Total Water Related Costs	\$4,041,780
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Refer to Appendix A for a detailed project cost estimate.

F. Authority to Implement the Selected Alternative

The City of Gladstone has successfully implemented numerous public works projects and has proven it has the legal, institutional, financial and managerial resources to accomplish completion of the proposed alternative.

G. User Costs

The City plans to use water user charges to repay the debt for the proposed project. A summary of the water user costs before and after the project is presented in Table 6 and Table 7. These costs are based on the average usage of a residential customer. Average residential usage from City billing records was determined to be 2,774 gallons per month for water. The City has approximately 2,230 residential and commercial water users.

Table 6: Current Utility Rates

Description	Water
Fixed Charge 5/8" meter	\$18.25
Commodity Charge per 1000 gal.	\$6.30
Total Monthly Charge	\$35.73

The City is requesting a 30-year or 40-year loan from EGLE. For the purpose of this report, assumed loan terms of 2.0% interest for 30 years was used in the user cost analysis.

The following table shows the estimated rate increases required to cover the loan payments.

Table 7: Utility Rates After Project

Description	Water
Project Cost Funded through SRF	\$4,041,780
Annual Payment: 2.0% for 30 Years	\$180,465
Monthly Increase per Residential User	\$5.87
Total Monthly Charge Before Project	\$35.73
Total Monthly Charge After Project	\$41.60

H. Overburdened Community Status

The Overburdened Status and Significantly Overburdened Community Status Determination worksheets were submitted to EGLE in March of 2026. At the time of report writing, it is assumed that the City is considered overburdened. Refer to Appendix G.

SECTION 5: EVALUATION OF ENVIRONMENTAL IMPACTS

A. Analysis of the Impacts

Direct Impacts

1. Construction Impacts: Negative impacts to archaeological, historical or cultural resources are not anticipated. All program requirements related to the State Historic Preservation Office (SHPO) will be met as the project development process is completed at a later date. Based on the conceptualized project scope of work, there are no anticipated impacts to cultural or historic properties resulting from this project. Surface water and groundwater will not be negatively impacted by the project. Mitigation measures to control stormwater runoff during construction will be required by the contract documents. There will be short-term impacts to air quality due to fugitive dust from construction activities. This will be mitigated through watering. The project is not expected to have any adverse impacts to floodplains, wetlands, stream crossings, shorelands, prime or unique agricultural lands or threatened and endangered species. All work will be limited to previously developed areas.
2. Operational Impacts: Improvements to the water system will put the City in compliance with the Michigan Lead and Copper Rule and improve water quality.
3. Social Impacts: There will be an increase to water user costs as a result of the project. The City will need to increase rates to pay for the water loan. Refer to the User Cost section on page 34 for rate increase. The project will create short-term economic benefits due to the needed construction workers and materials. The project will also cause short-term traffic delays during construction. Relocation of residents or businesses will not be required. Long-term social impacts will be positive, as this project will increase efficiency and reliability in the project area.

Indirect Impacts

1. Land Development: The areas of improvement are in areas of existing water service and will not change the rate, density, or type of land development. No changes will be made to any transportation routes.
2. Land Use: The project will not make changes to land use.
3. Air and Water Quality: The project will not negatively impact air and water quality.
4. Secondary Growth: The project is not expected to spur secondary growth.
5. Cultural, Human, Social and Economic: Impacts to cultural, human, social and economic resources will be positive, as a sustainable water distribution system will promote public health and safety.
6. Aesthetics: The project will not negatively impact area aesthetics. Minor destruction during construction will be offset by restoration.
7. Resource Consumption: The project will not increase resource consumption in any way. Construction activities will produce extra solid waste, but the extra waste will not be reoccurring over the useful life of the infrastructure.

Cumulative Impacts

The proposed project is not expected to create any adverse impacts to the environment that increase over time or that result from individually minor but collectively significant actions taking place over time.

SECTION 6: MITIGATION

Where adverse impacts due to construction of the proposed project cannot be avoided, mitigation measures will be implemented. Costs for mitigation measures were considered and included, where applicable, in the engineer's opinion of cost. Mitigation measures needed during construction will be included in the construction contract documents.

A. Short-Term Construction Related Mitigation

General Construction

Anticipated construction problems include high groundwater and areas of inferior pipe bedding and backfill soil material. These are normal occurrences with construction in the area. Planning and design will mitigate these issues and should not be a problem for qualified contractors.

Traffic

Short-term street closures and traffic rerouting is expected during construction. Any traffic disruptions that occur due to construction related activities will be organized and controlled to minimize disruption to local, transient, and emergency traffic. All needed barriers and signing or flagging will be in accordance with City, County and Michigan Department of Transportation (MDOT) standards.

Safety

All work shall comply with Federal, State and local laws governing activities, safeguards, devices and protective equipment. Minimum requirements are defined by the U.S. Department of Labor and the Michigan Occupational Safety and Health Act.

Dust and Noise

Construction dust and noise will be required to be kept to a minimum. No on-site burning will be allowed. Water will be used to control fugitive dust.

Erosion

A Soil Erosion and Sedimentation Control Permit will be required for the project. Site specific mitigation measures will be addressed during design and included in the construction contract documents.

Restoration

Damaged roadway, curbing, driveway and sidewalk surfaces will be restored to equal or better condition, in accordance with modern construction standards. Undeveloped areas will be restored with topsoil, fertilizer, mulch and seed or sod as needed.

Utilities

Disruptions of utility services during construction will be kept to the minimum necessary to complete the project. In the event proposed utility upgrades will disrupt service for a long duration, temporary service lines will be required. It is expected there will be minor disruptions when water services going to individual residential houses and businesses are replaced.

Valuable Features

This project is not expected to significantly impact valuable existing features such as mature vegetation. Areas of proposed construction are already fully developed.

Construction Spoils

Disposal of construction spoils in wetlands, floodplains, shorelines or other sensitive areas will not be allowed. Any disposal of material will need to be permitted and disposed of at an approved location.

Permitting

Water permits will be required from EGLE, along with a Soil Erosion and Sedimentation Control Permit from Delta County.

Endangered/Threatened Species

The project is not anticipated to impact endangered or threatened species.

Stream Crossings

The proposed work does not involve any stream crossings.

Wetlands

Impacts to wetlands will be avoided as the installation of new service lines are through residential yards in previously disturbed areas or through the use of directional drilling.

B. Mitigation of Long-Term Impacts

General Construction

No adverse long-term impacts are expected as a result of the proposed project.

Siting Decisions

All construction will take place in already developed street right-of-ways. Exact locations of utilities will be determined during project design.

Operational Impacts

The proposed project will not have an operational impact to the City's water distribution or water treatment systems. The project will be replacing old failing infrastructure.

C. Mitigation of Indirect Impacts

Master Plan and Zoning

Long range planning by the City identified the proposed project areas. These areas are all in previously developed areas and would have no effect on planning and zoning in the City. The work will not impact historical features, agricultural land or other natural features.

Ordinances

Local ordinances are in place regarding minimum building construction, operation standards and site erosion control. Wetlands, floodplains and other sensitive habitats are protected by State laws and permits.

Staging of Construction

Construction activities will be staged in a way to minimize disruption to local residences and businesses.

SECTION 7: PUBLIC PARTICIPATION

A. Public Hearing on Project Alternatives

A public hearing was held at X:XX p.m. on XXXXXXXX, at Gladstone City Hall.

Scott Nowack from Coleman Engineering Company presented on the contents of the Project Plan. Refer to Appendix B for an outline of the presentation, comments after the presentation and the related responses, draft meeting minutes and a sign-in sheet of participants.

The public hearing notice was posted on the City's website on May 11, 2023, which meets the 10-day notice requirement. A screen shot of the posting is included in Appendix F.

B. Adoption of the Project Plan

On May 22, 2023, the City of Gladstone passed a resolution to approve the Project Plan. Refer to Appendix C for the signed resolution.

Update once Public Hearing is determined

City of Gladstone

Drinking Water State Revolving Fund Project

Preliminary Opinion of Cost

LSLR Project

CEC - 10/20/2025

Items	Units	Unit Cost	Total
Lead Service Line Replacements (LSLR)	330	\$ 9,500	\$ 3,135,000

Archeological Monitoring
ELAC = Engineering, Legal, Admin, Contingency

Construction Total	\$	3,135,000
Arch Monitoring	\$	100,000
ELAC	\$	806,780
Grand Total	\$	4,041,780



MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY

Finance Division

FISCAL YEAR 2027 INTENT TO APPLY FORM

This form must be submitted by all applicants seeking financing through the State Revolving Fund programs in fiscal year (FY) 2027 (October 1, 2026 – September 30, 2027). This includes the Drinking Water State Revolving Fund (DWSRF), Clean Water State Revolving Fund (CWSRF), and Strategic Water Quality Initiatives Fund (SWQIF). The Intent to Apply form may be submitted at any time but is due on or before November 1, 2025. Applicants must complete a separate form for CWSRF and DWSRF, if applying for both.

General InformationDate Submitted: **10/28/2025**ITA Tracking Number: **1028-1943**

Is this project a carry-over from a plan submitted within the previous five fiscal years?

☐ Yes ☒ No ☐ Unknown

Project Name:

City of Gladstone - LSLR Project

Project Need:

Replacement of remaining lead service lines in the City to be in compliance with the State of Michigan Lead Copper rule.

FY27 Project Scope:

Replacement of Lead Service Lines at various locations throughout the City of Gladstone as mandated by the State of Michigan Lead Copper rule.Legal Name of Municipality*: **City of Gladstone**County*: **Delta**Applicant Contact Person Name*: **Rob Spreitzer**Title*: **Superintendent**Phone Number*: **(906) 428-3460**Email*: **rspreitzer@gladstonemi.gov**Alternative Email: **ebuckman@gladstonemi.gov**Consulting Engineer Name: **Scott Nowack, P.E.**Firm: **Coleman Engineering Company**

Phone Number: (906) 774-3440 Email: glessard@coleman-engineering.com

Project Information

Project funding source*:

- ☐ Clean Water State Revolving Fund
☒ Drinking Water State Revolving Fund
☐ Strategic Water Quality Initiatives Fund

Treatment Facility Name (if applicable): **City of Gladstone**

Will the proposed project result in a new or increased discharge requiring NPDES permit issuance?

☐ Yes ☐ No ☐ Unknown

Are you planning on constructing a new well? ☐ Yes ☒ No ☐ Unknown

Proposed Construction Start Date: **12/2026**

FY 2027 Estimated Total Project Cost: **\$ 4,041,780**

(FY 2027 loan amount including any LSLR and/or Emerging Contaminant costs if applicable)

Will the project planning document include future work beyond the FY 2027 loan:
(This would include projects to be financed by future SRF loan(s) in FY 2028-2031.)

☐ Yes ☒ No ☐ Unknown

FY 2027 Lead Service Line Replacement Cost: **\$ 4,041,780**

Estimated Number of Lead Service Lines replaced by FY 2027 project: **330**

FY 2027 Emerging Contaminant Cost: **\$ 0**

Identify additional funding sources being used on the project (check all that apply):

- ☐ MDOT ☐ USDA
☐ MEDC ☐ Other:

Identify any completed project-related planning documents (check all that apply):

- ☒ Capital Improvements Plan ☒ Project Plan ☐ NASSCO Report
☒ Asset Management Plan ☐ Infiltration & Inflow Study ☐ Master Plan

☒ Preliminary Engineering Report

☐ Environmental Report

☐ Other:

☐ Sanitary Sewer Evaluation Study

☐ Watershed Management Plan

☒ Reliability Study

☒ DSMI

Additional Information

Overburdened Community Status Determination Worksheets for FY 2027 cannot be completed until early 2026. Once the form is available, it will be posted to the [SRF: Affordability Criteria website](#) and information will be sent to all applicants. Note that a new form is required every year for all applicants.

Please note: Applicants for CWSRF funding may be required to use a Qualifications-based Selection (QBS) process to select and hire an architectural and engineering firm for those costs to be eligible for CWSRF funding. This includes planning, design engineering and construction engineering services. Your assigned project manager will discuss these requirements in more detail.

After your submission is received, you will be contacted by an assigned EGLE Water Infrastructure Funding and Financing Section (WIFFS) project manager within the next couple weeks to discuss the next steps. The project manager can help to identify project funding opportunities, challenges, and project planning guidance to assist the efforts of the applicant and their consulting engineer.

For questions, please visit our website at Michigan.gov/CWSRF and Michigan.gov/DWSRF, or contact WIFFS at 517-284-5433 or EGLE-WIFFS@Michigan.gov. You may also contact the [SRF Project Manager](#) located in your EGLE District Office

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. Questions or concerns should be directed to the Nondiscrimination Compliance Coordinator at EGLE-NondiscriminationCC@Michigan.gov or 517-249-0906.

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

APPENDIX G: OVERBURDENED COMMUNITY STATUS WORKSHEETS

Finance Division

Overburdened Preliminary Determination for FY27 State Revolving Fund Projects

Applicant Information

Applicant: City of Gladstone

ITA Tracking Number: 1028-1943

Project Name: City of Gladstone - LSLR Project

Funding Source: DWSRF

Regional System: ☒ Yes ☐ No

Contact Information

Name of Applicant Contact and Title	Gary Lessard
Email	glessard@coleman-engineering.com
Phone Number	(906) 282-4768

Summary of Determination

Preliminary Determination	Overburdened
SRF Loan Minimum to Maintain or Gain Overburdened Status	\$

The table above displays the preliminary results of the application. If the box displays a significantly overburdened determination then the applicant has a preliminary determination of significantly overburdened for FY27. If the box displays overburdened, whether by calculation or not, the applicant has a preliminary determination of overburdened for FY27.

The following pages break down the information that was submitted and used for the preliminary determination. When a final determination has been made, the applicant will be notified of the result.

City of Gladstone Blended Community Worksheet

Municipality Name	Percent of Flow	MAHI	TVPC	MAHI Contribution	TVPC Contribution
Gladstone city	99.86	\$54,970.00	\$26,036.00	\$54,893.00	\$26,000.00
Escanaba township-Delta County	0.14	\$81,250.00	\$41,604.00	\$114.00	\$58.00
Flow Total	100			Blended MAHI \$55,007.00	Blended TVPC \$26,058.00

Initial Overburdened Screening

MAHI Threshold Qualification	
Overburdened Determination Without Need for Calculation	Overburdened

For determinations made using anticipated debt (i.e., determinations where the change in loan amount will change the applicant status from overburdened to not or vice versa), a final determination will be made based upon the final loan amount after bids/project scope is finalized and not the anticipated amount provided on this form.

If this applicant has applied for overburdened or significantly overburdened status in prior fiscal years, the numbers in the survey (i.e., breakdown of municipalities and their flow amounts, annual payments on existing debt, total OM&R, and REUs) will be compared to check for discrepancies as most of these numbers should be similar year to year. EGLE will contact the applicant if inconsistencies are found, and the final determination may change if the original numbers need to be updated.

I **Gary Lessard** on behalf of **City of Gladstone** hereby certify that the information in this form is complete, true, and correct to the best of my knowledge.

☒ Yes

03/10/2026

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

ITA Tracking Number: 1028-1943

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.

Preliminary



GLADSTONE PLANNING COMMISSION REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue

March 03, 2026

5:15 PM

Item 5.

MINUTES

CALL TO ORDER

Commission Chairperson, Howard Haulotte, called the meeting to order at 5:15 PM.

ROLL CALL

PRESENT	ABSENT
Howard Haulotte	
John DeFiore	
Sam Hewitt	
Mike Kennedy	
Jason Leonard	
Nick Nastoff	
Jennifer Harding (Arrived at 5:16)	

Staff Present: Patricia West, Wendy Taavola, Rob Spreitzer

WPPI Present: Brett Niemi

APPROVAL AND/OR CORRECTIONS OF:

1. Planning Commission Regular Meeting Minutes - February 3, 2026

Motion made by Leonard, Seconded by Nastoff to approve the Planning Commission Regular Meeting Minutes of February 3, 2026.

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

MOTION CARRIED.

ADDITIONS TO AGENDA

West distributed a summary of the sign survey feedback which was not included in the packet for review during agenda item number 6.

PUBLIC COMMENT

None.

PUBLIC HEARINGS

None.

UNFINISHED BUSINESS

2. Master Plan Annual Review

Goal 5: Environment & Recreation

West introduced Wendy Taavola, Director of Parks and Recreation, who provided a line-by-line update on each objective and strategy. Many of the initiatives are ongoing; however, Taavola highlighted several key efforts, including planned harbor improvements, continued pursuit of ADA accessibility, campground upgrades, completion of the pickleball court at the Sports Park, and reconfiguration of the tubing runs at the ski hill. She also discussed the removal of the previous boardwalk and the

continued pursuit of grant funding for its replacement, as well as a pram rental program in partnership with the Gladstone Sail School. The Recreation Plan is a five-year plan implemented in 2022, and it is anticipated that it will be reviewed again in 2027.

Item 5.

No action was taken on this agenda item. Discussions and updates on the Master Plan for the additional goals will be planned for in the next Planning Commission Meeting.

NEW BUSINESS

None.

INFORMATION SHARING

3. Data Centers & Cryptomining Presentation by WPPI Energy

West introduced Brett Niemi, Senior Energy Services Manager for WPPI Energy, who provided a presentation on data centers and crypto-mining operations. Niemi outlined the differences between traditional data centers and crypto-mining facilities and discussed the potential benefits and challenges communities may face when considering these types of developments. He also noted that non-disclosure agreements (NDAs) can sometimes complicate the public process and limit opportunities for community input. Niemi further explained that, on a national scale, current energy supply is not sufficient to meet the growing demand from proposed data center developments.

Commissioner Haulotte asked whether Gladstone's proximity to water would make the community attractive for these types of operations. Niemi responded that while the location could be appealing, the City currently lacks the electrical infrastructure needed to support the estimated 5–20 megawatts required for such facilities without constructing a new substation.

Commissioner Leonard inquired about potential sound impacts on surrounding areas. Niemi indicated he was not able to speak to that topic.

Commissioner DeFiore asked for clarification regarding the need for a new substation versus a new power plant. It was clarified that the City would be responsible for constructing a new substation if required, while WPPI Energy would be responsible for securing the necessary power supply.

4. Leading Rural Michigan Program Updates

West provided an update on the leadership program she is participating in, noting that she attended an in-person workshop in Gaylord the previous month.

5. North Shore Development Updates

West provided several updates on the North Shore Development, noting that the City Commission approved proceeding with engineering plans for infrastructure improvements, including water, sewer, and road systems.

Additionally, the staff will be requesting permission from the City Commission to pursue Congressional Directed Spending through the office of Senator Gary Peters to support infrastructure for the project.

6. Sign Ordinance Survey Feedback

West distributed and summarized sign survey feedback, which is included as an attachment to the meeting minutes.

Item 5.

7. Planning Commission Training Opportunities

West shared several Planning Commission training opportunities for consideration.

8. Upcoming Dimensional Variance Request

West shared that a dimensional variance request for the United Methodist Church (1920 Lake Shore Dr.) will be considered by the Zoning Board of Appeals on Monday, March 23 at 5:00 p.m. in the City Hall Chambers. Notice of the public hearing has been distributed to the required entities.

COMMISSIONER COMMENTS

Commissioner Hewitt thanked Brett Niemi for the information he provided on data centers and crypto-mining.

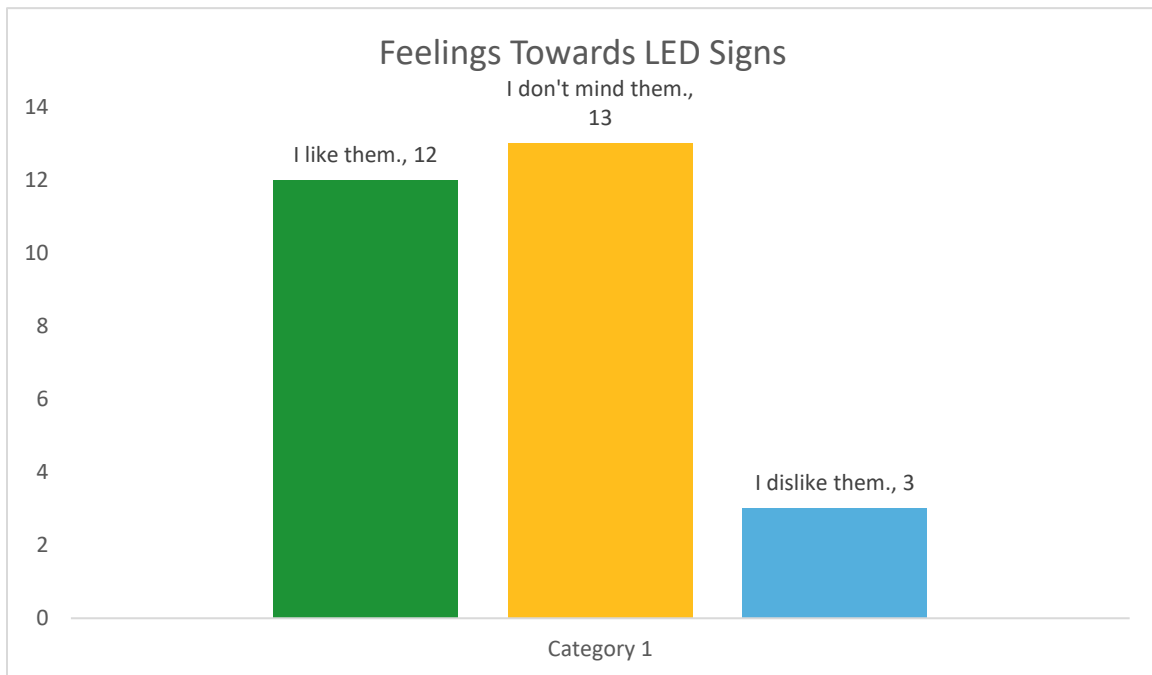
ADJOURNMENT

The meeting adjourned at 6:09 PM ET.

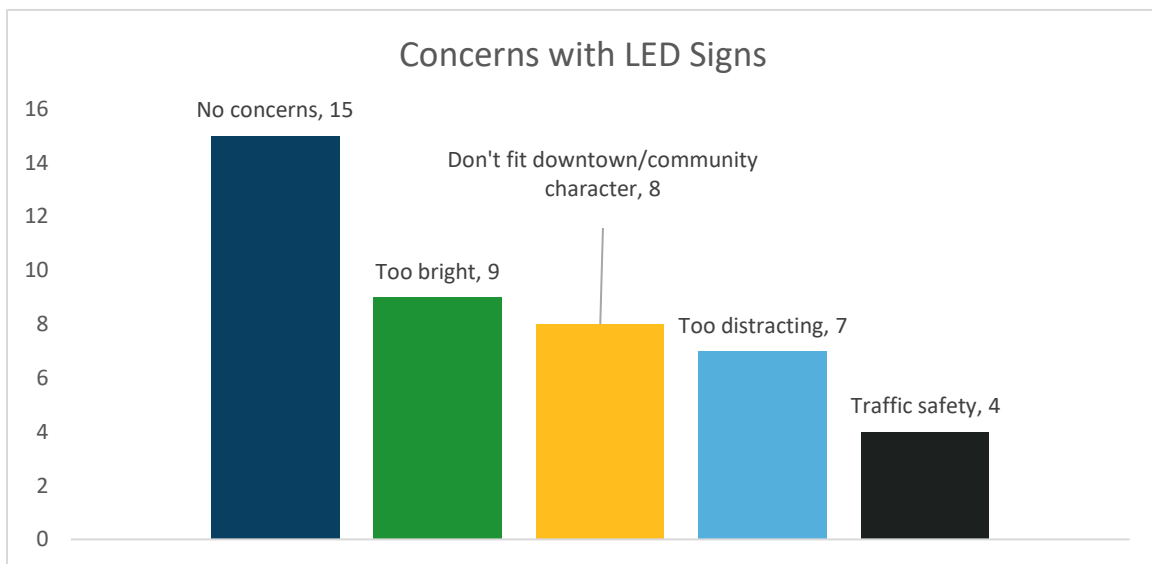
Sign Survey Feedback

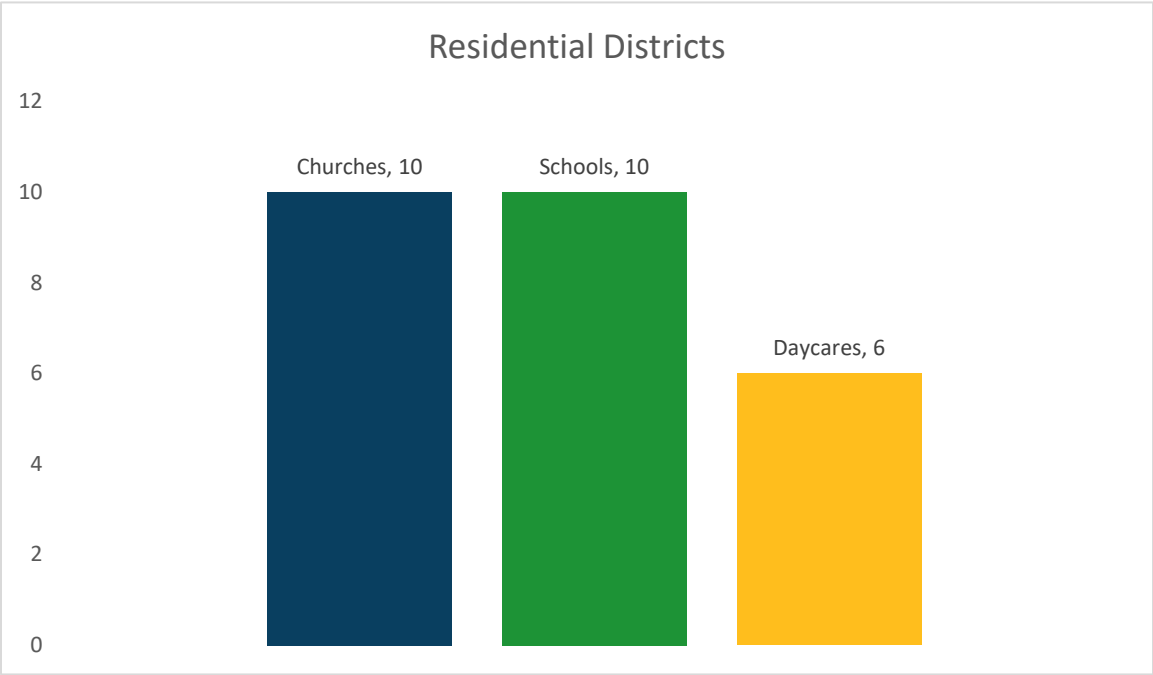
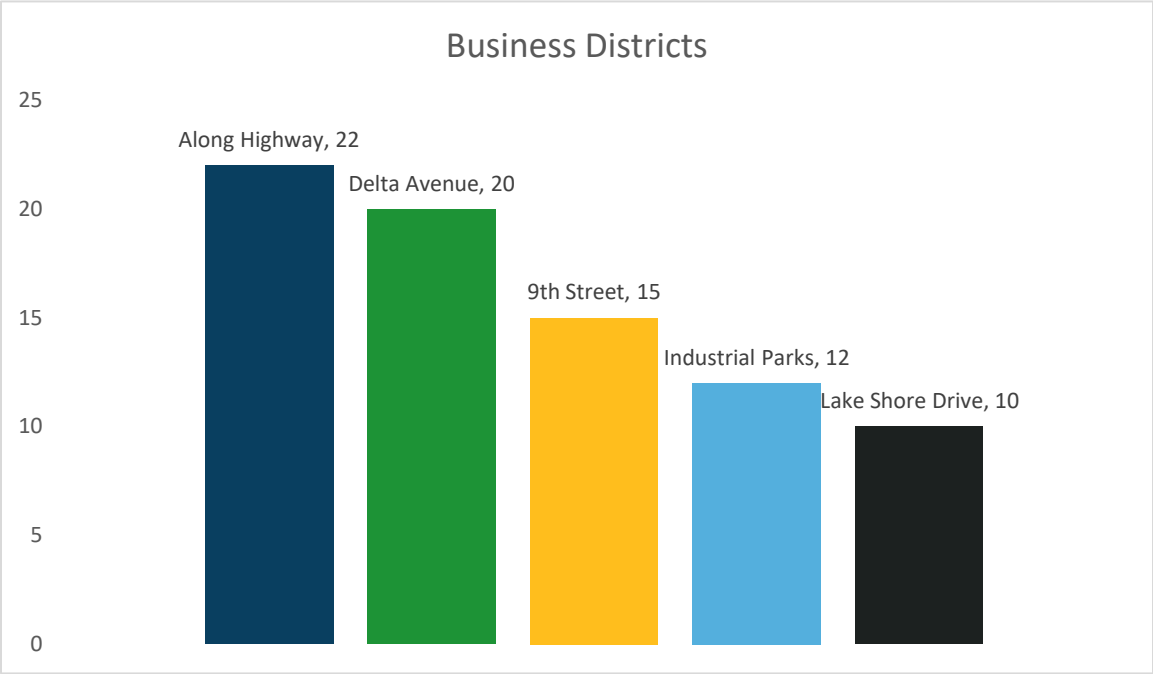
Total Responses: 29

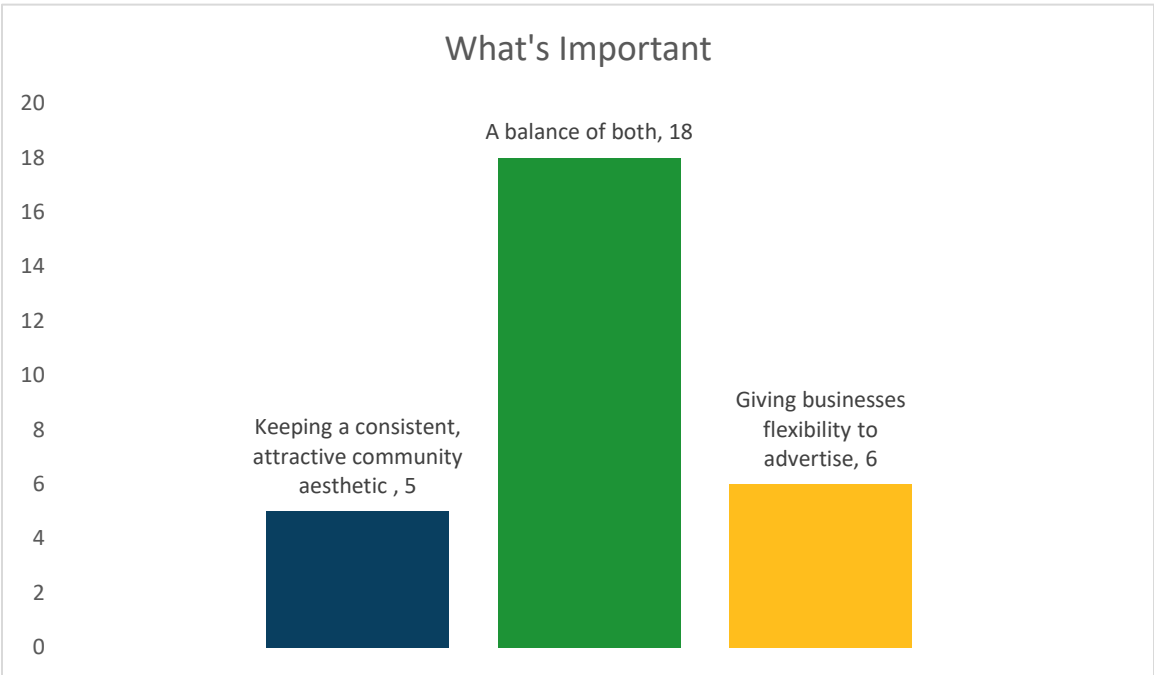
What best describes your feelings about LED or electronic signs in the Gladstone community?



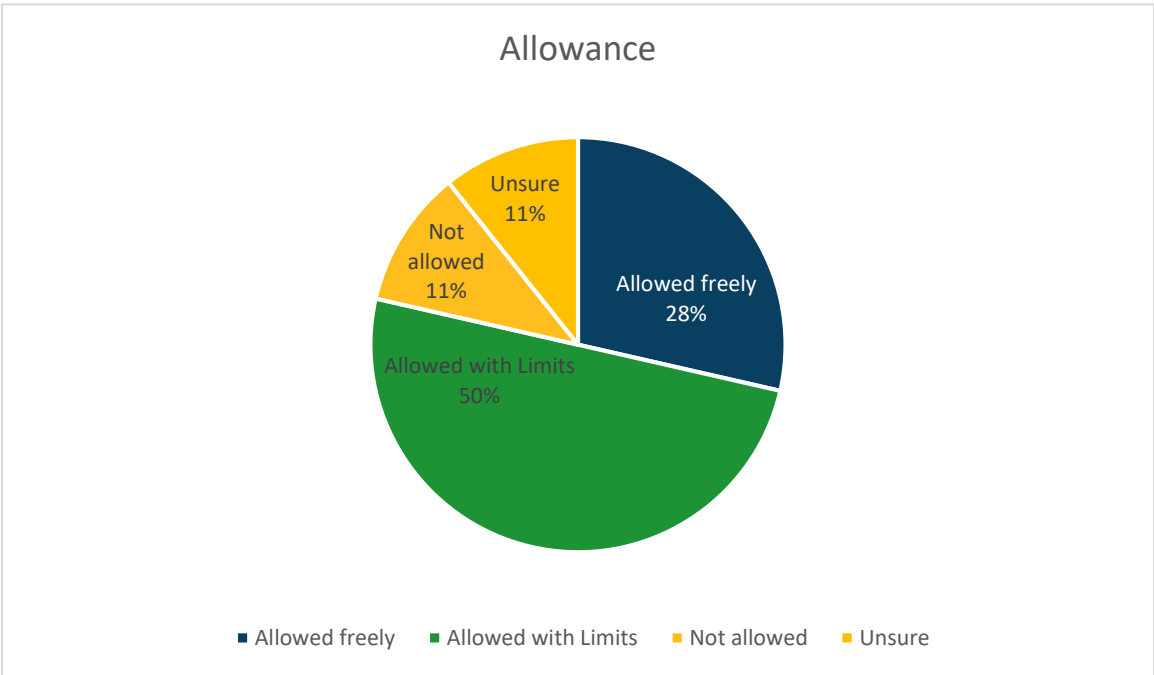
What concerns, if any, do you have about LED signs and digital message boards? (Check all that apply)







In your opinion, LED signs and digital message boards should be...



Is there anything you'd like the City of Gladstone to consider when it comes to signage, especially LED and digital message boards?

- My only real concern is illuminated signs being too bright in residential areas. There should be a time limit to use them or a way to limit brightness to under a certain candlepower etc.
- How much would it cost to implement this project, cost to post messages or should it be only for sharing community information and who would determine what can be posted?
- Being able to have digital signs that can be updated with current information (change of hours, closed for weather, special events, etc.) seems better than a stagnant printed sign. City leaders should have some

rules about the signs to help the community keep its character, but they can be useful technology when used properly.

Item 5.

- Gladstone is a historical community. Maintaining this integrity is vital.
- Where they should be allowed is where signs are permitted. I feel the restrictions should be based on other things such as speed and brightness of messages.
- Each business has its own financial amounts. Allowing the. Business to decide on the size, shape, and color of the sign would be most helpful. I understand making sure the sign is high enough over the sidewalk to avoid pedestrians hitting it, but there doesn't need to be a rule for how big or small it should be. Let the business decide that.
- Signage is every thing
- I dislike the type of movable letter message boards that have letters that fall off. They are dated and now look very unprofessional.
- Personally I think they bring a lot of attention to businesses in a positive way! It catches people's attention whether they are walking or driving a scenic route to that specific business.
- The First Lutheran Church on Minneapolis Ave. put one in without asking and it can be awful at night. Every 10 seconds a new color scheme, message and image changes and it flickers down the street through the windows. I really wish these were banned within the city residential areas. They are so bright they light up bedrooms at night trying to sleep. I wish they had hour limits, like 8am to 8pm. At night they should be turned off or dimmed.
- surveys should be done more often
- Businesses need to advertise. If you live in a business district/DDA you should expect signage.



GLADSTONE CITY COMMISSION REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue

April 13, 2026

6:00 PM

MINUTES

Mayor Thompson called the meeting to order Mayor Pro-Tem Mantela gave the Invocation and led 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 Steve O'Driscoll

Commissioner Whitney Maloney

Mayor Thompson opened the public hearing on the proposal to vacate West Half of Birch Street at 6:02 PM to receive public input. No public comment received, Mayor Thompson closed the public hearing at 6:02 PM.

No public comment received.

Motion made by Commissioner Akkala, Seconded by Mayor Pro-Tem Mantela to accept the consent agenda as presented with correction of Commissioner Maloney's name in minutes.

MOTION CARRIED

Motion made by Commissioner Akkala, Seconded by Commissioner O'Driscoll to authorize Mr. Jim McNeil of Delta Force Security & PI to work with the City of Gladstone Parks & Recreation Department for the 2027 Gladstone 4th of July Fireworks Display.

MOTION CARRIED

Motion made by Commissioner O'Driscoll, Seconded by Mayor Pro-Tem Mantela to approve the application to the Hannahville 2% Grant Program by the Delta County Non-Motorized Trails Group for the Community Bike Path Project.

MOTION CARRIED

Motion made by Mayor Pro-Tem Mantela, Seconded by Mayor Thompson to approve the revisions to the City of Gladstone Metal Detecting Policy as recommended by the Gladstone Parks & Recreation Advisory Board.

MOTION CARRIED

Motion made by Commissioner Akkala, Seconded by Mayor Pro-Tem Mantela to approve the Police Cruiser Upfitting bid from Mark Wilk in the amount of \$5,985.46.

MOTION CARRIED

Motion made by Mayor Pro-Tem Mantela, Seconded by Commissioner O'Driscoll to set a public hearing for Proposed Drinking Water State Revolving Fund Lead Service Line Replacement Project for Monday, April 27, 2026 at 6:00 PM.

MOTION CARRIED

Manager Spreitzer reported the following:

Since the last commission meeting, I attended the Hannahville Task force meeting with Patricia West. At the meeting we were able to thank most of the individuals and organizations that provided letters of support in our application seeking Congressional Spending.

Last week I attended the Leadership Forum at Billerud, the event showcased their project milestones and included a tour of their new state-of-the-art woodyard.

I would like to recognize recent achievements by City Staff. Patricia West has passed her test with the MSU Extension Zoning Administrator Certification Program.

City Clerk Kim Berry has obtained her Level Three Michigan Professional Clerk Certification. In the Michigan Association of Municipal Clerks there are 1,171 total members and out of those there are only 2 level 5's, 1 level 4's, and 26 level 3's.

We also received a letter from EGLE recognizing the achievement of our water treatment plant personnel in exceeding their Combined Filter Effluent goal of 0.10 NTU 99% of the time in 2025. The AWOP goal is 95% of the time.

Also, thank you to the wastewater staff for keeping up with larger than normal flows at both the plant and lift stations. The significant rainfall has led to some challenges at their facilities.

Mr. George Sailer, Community Development Code Official presented the Property Maintenance 2025 Annual Report.

There being no further business before the Commission, Mayor Thompson adjourned the meeting at 7:02 PM.

Mayor Joe Thompson

City Clerk Kimberly Berry



Coleman Engineering Company
635 Circle Dr
Iron Mountain, MI 49801

Eric Buckman
 City of Gladstone
 1100 Delta
 Gladstone, MI 49837

March 4, 2026
 Project No: 251100
 Invoice No: 59310

Project 251100 South Hill Road MDOT Small Urban
 PO/Contract: 190286
 WO: 1

Services from January 25, 2026 to February 21, 2026

Billing Group A Design

Professional Services

	Hours	Rate	Amount
Engineer 15	10.50	142.00	1,491.00
Technician 25.5	.25	130.00	32.50
Engineer 11	47.00	120.00	5,640.00
Technician 24	6.50	120.00	780.00
Totals	64.25		7,943.50
Total Labor			7,943.50

Total this Billing Group \$7,943.50

Total this Invoice \$7,943.50

Authorized
 By:

Date:

3-4-26

Scott Nowack

202-537-804.000

B8



Hawkins, Inc.
2381 Rosegate
Roseville, MN 55113
Phone: (612) 331-6910

INVOICE

Total Invoice **\$11,853.89**
Invoice Number 7388259
Invoice Date 4/10/26
Sales Order Number/Type 5116203 SL
Branch Plant 54
Shipment Number 6152314

Sold To: 266160
ACCOUNTS PAYABLE
CITY OF GLADSTONE
1100 Delta Ave
Gladstone MI 49837-1434

Ship To: 266161
CITY OF GLADSTONE WATER PLANT
22 Delta Ave
Gladstone MI 49837-1904

591-549-764.000

CC approved 4-27-26
[Signature]

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#			P.O. Release		Sales Agent #
5/25/26	Net 45	PPD Origin	HWTG						065
Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.001	699923	30 GA Blue/Blk Drum	N	1.0000-	DR	\$30.0000	DR	16.0- LB	(\$30.00)
		DRUM 1H1/Y1.8/150		1.0000-	DR			16.0- GW	
Related Order #: 04971781									
1.002	699923	30 GA Blue/Blk Drum	N	1.0000-	DR	\$30.0000	DR	16.0- LB	(\$30.00)
		DRUM 1H1/Y1.8/150		1.0000-	DR			16.0- GW	
Related Order #: 04995121									
1.003	699923	30 GA Blue/Blk Drum	N	1.0000-	DR	\$30.0000	DR	16.0- LB	(\$30.00)
		DRUM 1H1/Y1.8/150		1.0000-	DR			16.0- GW	
Related Order #: 05017201									
1.004	699923	30 GA Blue/Blk Drum	N	1.0000-	DR	\$30.0000	DR	16.0- LB	(\$30.00)
		DRUM 1H1/Y1.8/150		1.0000-	DR			16.0- GW	
Related Order #: 05017201									
1.005	699923	30 GA Blue/Blk Drum	N	1.0000-	DR	\$30.0000	DR	16.0- LB	(\$30.00)
		DRUM 1H1/Y1.8/150		1.0000-	DR			16.0- GW	
Related Order #: 05045659									
2.001	699916	330 G SQ Stackable Poly Tote	N	2.0000-	TO	\$0.0000	RT	550.0- LB	\$0.00

Page 1 of 3

Tax Rate

Sales Tax

0 %

\$0.00

Invoice Total

Continued on next page

No Discounts on Freight
IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.
NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

CHECK REMITTANCE:
Hawkins, Inc.
P.O. Box 860263
Minneapolis, MN 55486-0263

WIRING CONTACT INFORMATION:
Email: Credit.Dept@Hawkinsinc.com
Phone Number: (612) 331-6910
Fax Number: (612) 225-6702

FINANCIAL INSTITUTION:
US Bank
800 Nicollet Mall
Minneapolis, MN 55402

Account Name: Hawkins, Inc.
Account #: 180120759469
ABA/Routing #: 091000022
Swift Code#: USBKUS44IMT
Type of Account: Corporate Checking

ACH PAYMENTS:
CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment.
For other than CTX, the remit to information may be emailed to Credit.Dept@Hawkinsinc.com

CASH IN ADVANCE/EFT PAYMENTS:
Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

This contractor and subcontractor shall abide by the requirements of 41 CFR §60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability.

www.hawkinsinc.com

Job# 25955

75



Hawkins, Inc.
2381 Rosegate
Roseville, MN 55113
Phone: (612) 331-6910

INVOICE

Total Invoice **\$11,853.89**
Invoice Number 7388259
Invoice Date 4/10/26
Sales Order Number/Type 5116203 SL
Branch Plant 54
Shipment Number 6152314

Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
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Continued from previous page

Red Base #6610087B97202

2.0000- RT

550.0- GW

Related Order #: 5116203

Container Barcodes: 2107321754, 2312311730

3.000	33195	Aqua Hawk® 117	N	1.0000	TO	\$1.3570	LB	3,616.8 LB	\$4,908.00
		330 GA Tote		3616.8000	LB			3,891.8 GW	

Lot/SN: 959058

Demurrage charges may be invoiced if not returned timely.

Container Barcodes: 1809335361

3.001	699916	330 G SQ Stackable Poly Tote	N	1.0000	TO	\$0.0000	RT	275.0 LB	\$0.00
		Red Base #6610087B97202		1.0000	RT			275.0 GW	

Related Order #: 5116203

3.010	Fuel Surcharge	Freight	N	1.0000	EA	\$26.5000			\$26.50
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4.000	4800	Chlorine EPA 7870-2	N	2.0000	CY	\$1.3081	LB	300.0 LB	\$392.43
		150 LB CY (Hawkins Cylinder)		300.0000	LB			523.8 GW	
		Customer Item #: L1128565							

Demurrage charges may be invoiced if not returned timely.

Container Barcodes: 113009, 139403

4.001	699913	150 LB Chlorine Cylinder	N	2.0000	CY	\$0.0000	RT	.0 LB	\$0.00
		CYL 3AA480		2.0000	RT			200.0 GW	

Related Order #: 5116203

5.000	1135	Hydrofluosilicic Acid	N	2.0000	DR	\$0.6300	LB	600.0 LB	\$378.00
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Page 2 of 3

Tax Rate

0 %

Sales Tax

\$0.00

Invoice Total

Continued on next page

No Discounts on Freight
IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.
NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

CHECK REMITTANCE:
Hawkins, Inc.
P.O. Box 860263
Minneapolis, MN 55486-0263

WIRING CONTACT INFORMATION:
Email: Credit.Dept@Hawkinsinc.com

Phone Number: (612) 331-6910
Fax Number: (612) 225-6702

FINANCIAL INSTITUTION:
US Bank
800 Nicollet Mall
Minneapolis, MN 55402

Account Name: Hawkins, Inc.
Account #: 180120759469
ABA/Routing #: 091000022
Swift Code#: USBKUS44IMT
Type of Account: Corporate Checking

ACH PAYMENTS:
CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment.
For other than CTX, the remit to information may be emailed to Credit.Dept@Hawkinsinc.com

CASH IN ADVANCE/EFT PAYMENTS:
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This contractor and subcontractor shall abide by the requirements of 41 CFR §560-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability.

www.hawkinsinc.com

Job# 25955

76



Hawkins, Inc.
2381 Rosegate
Roseville, MN 55113
Phone: (612) 331-6910

INVOICE

Total Invoice	\$11,853.89
Invoice Number	7388259
Invoice Date	4/10/26
Sales Order Number/Type	5116203 SL
Branch Plant	54
Shipment Number	6152314

Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
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300 LB DR	600.0000	LB	640.0	GW
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5.001	699923	30 GA Blue/Blk Drum	N	2.0000	DR	\$30.0000	RD	32.0 LB	\$60.00
		DRUM 1H1/Y1.8/150		2.0000	RD			32.0 GW	

Related Order #: 05116203

6.000	908705	LPC-DP	N	2.0000	DR	\$1.6549	LB	768.0 LB	\$1,270.96
		384 LB DR		768.0000	LB			800.0 GW	

6.001	699923	30 GA Blue/Blk Drum	N	2.0000	DR	\$30.0000	RD	32.0 LB	\$60.00
		DRUM 1H1/Y1.8/150		2.0000	RD			32.0 GW	

Related Order #: 05116203

7.000	33195	Aqua Hawk® 117	N	1.0000	TO	\$1.3570	LB	3,616.8 LB	\$4,908.00
		330 GA Tote		3616.8000	LB			3,891.8 GW	

Lot/SN: 972628

Demurrage charges may be invoiced if not returned timely.

Container Barcodes: 2112378493

7.001	699916	330 G SQ Stackable Poly Tote	N	1.0000	TO	\$0.0000	RT	275.0 LB	\$0.00
		Red Base #6610087B97202		1.0000	RT			275.0 GW	

Related Order #: 5116203

***** Receive Your Invoice Via Email *****

Please contact our Accounts Receivable Department via email at Credit.Dept@HawkinsInc.com
or call 612-331-6910 to get it setup on your account.

Page 3 of 3

Tax Rate	Sales Tax
0 %	\$0.00

Invoice Total	\$11,853.89
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No Discounts on Freight
IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.
NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

CHECK REMITTANCE:
Hawkins, Inc.
P.O. Box 860263
Minneapolis, MN 55486-0263

WIRING CONTACT INFORMATION:
Email: Credit.Dept@Hawkinsinc.com
Phone Number: (612) 331-6910
Fax Number: (612) 225-6702

FINANCIAL INSTITUTION:
US Bank
800 Nicollet Mall
Minneapolis, MN 55402

Account Name: Hawkins, Inc.
Account #: 180120759459
ABA/Routing #: 091000022
Swift Code#: USBKUS44IMT
Type of Account: Corporate Checking

ACH PAYMENTS:
CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment.
For other than CTX, the remit to information may be emailed to Credit.Dept@Hawkinsinc.com

CASH IN ADVANCE/LEFT PAYMENTS:
Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

This contractor and subcontractor shall abide by the requirements of 41 CFR §60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability.

www.hawkinsinc.com

Job# 2595513



Board:	City Commission
Agenda	04-27-2026
Date:	
Department:	Public Safety
Presenter:	Ron Robinson

Staff Report

Agenda Item Title:

2026 UPSET Agreement

Background:

Fiscal Effect:

\$5,261.00

Supporting Documentation:

2026 Agreement

Recommendation:

Motion to approve the 2026 UPSET Agreement in the amount of \$5,261.00 and authorize Robert Spreitzer City Manager to sign the agreement.



U.P.S.E.T.
Upper Peninsula Substance Enforcement Team
P.O Box 86 Marquette, MI 49855
(906) 228-1002 Fax (906) 228-0756

Item 9.

AGREEMENT FOR LAW ENFORCEMENT SERVICES

This agreement was made and entered into on the date set forth below and between the Upper Peninsula Substance Enforcement Team, hereinafter known as UPSET, its Board of Directors, and the City of Gladstone, hereinafter known as City, located in the County of Delta, State of Michigan by and through the City officials.

WHEREAS the City is desirous of contracting with UPSET for the performance of narcotics law enforcement functions within the City and,

WHEREAS UPSET is agreeable to render such services within the City on the following terms and conditions:

1. UPSET agrees to provide enforcement of narcotics and/or controlled substance laws and the prevention and detection of related criminal activities, solution of crimes concerning these laws, and in apprehension of criminal suspects within the City, including all city owned properties and privately owned properties within the City.
2. UPSET agrees that such investigations shall be provided in a workmanlike and reasonable nature with similar professionalism to that now provided by UPSET.
3. UPSET agrees to provide drug awareness presentations as requested by the city.
4. UPSET agrees that it should provide services for consideration as set forth in this contract.
5. In consideration for the above services, the City agrees to pay UPSET the sum of \$ 5,261.⁰⁰ upon execution of this Agreement.
6. It is understood by the parties that the law enforcement officers shall be under the direct and sole control of UPSET and shall be responsible only to UPSET.

City of Gladstone

Title: City Manager

Signature: _____

Date: _____

UPSET

Title: UPSET Commander

Signature: _____

Date: _____



U.P.S.E.T.

Upper Peninsula Substance Enforcement Team
P.O Box 86 Marquette, MI 49855
(906) 228-1002 Fax (906) 228-0756

Item 9.

City of Gladstone Clerk
1100 Delta Avenue
Gladstone, MI 49837

February 4, 2026

Dear Board Members,

The Upper Peninsula Substance Enforcement Team (UPSET) is a multi-jurisdictional narcotics task force committed to the safety and well-being of the citizens in the Upper Peninsula of Michigan. UPSET is seeking funding to assist with operating expenses which greatly enhance investigative efforts in your community.

Established in 1988, UPSET started out as a small drug team which primarily arrested drug users and smaller dealers. Today, UPSET has become a driving force for narcotics education, awareness, and enforcement. UPSET consists of multiple federal, state, and local agencies and serves all 15 counties of the Upper Peninsula and by working together as one, the enforcement impact on a community is like no other. UPSET has the only clandestine methamphetamine lab team with specialized training in enforcement and education. This specialized training is essential to minimizing drugs that are distributed in communities that have limited police services. UPSET provides drug awareness in schools, to civic groups, law enforcement, fire departments, medical staff, and local businesses.

Unfortunately, UPSET does not receive operating expenses from state government. UPSET is primarily funded by local municipalities, grants, and private donors. Due to economic difficulty, many of these resources have either significantly decreased or ceased their funding. Like many other organizations, UPSET continually seeks additional funding avenues to carry on our mission.

The funding you provide can significantly assist UPSET to enhance our enforcement, awareness, and education services in your community. Thank you for your continued support.

Sincerely,

D/Lt. Tim Sholander
UPSET Commander



Board:	City Commission
Agenda Date:	04-27-2026
Department:	City Commission
Presenter:	Robert Spreitzer, City Manager

Staff Report

Agenda Item Title:

Introduction of Appropriation Ordinance No. 2026-644 & Set Public Hearing

Background:

This is an introduction to Appropriation Ordinance No. 2026-634. Chapter 8, Sections 8 & 9 of the City Charter require the City Commission to adopt this ordinance. This ordinance lists General Fund Expenses for the 2026-2027 Fiscal Year.

Fiscal Effect:

Fiscal Year 2026-2027 Budget

Supporting Documentation:

Ordinance No. 2026-634

Recommendation:

Motion to accept the introduction of Ordinance No. 2026-634 and set a public hearing for Monday, May 11, 2026 at 6:00 PM Gladstone City Hall to receive public input.

**CITY OF GLADSTONE
ORDINANCE NO. 2026-634**

AN ORDINANCE MAKING APPROPRIATIONS FOR THE CURRENT FISCAL YEAR FOR THE CITY OF GLADSTONE, MICHIGAN FROM APRIL 1, 2026 THRU MARCH 31, 2027 TO DEFRAY THE DEBTS, EXPENDITURES & LIABILITIES LEVYING THE AMOUNTS THEREOF NECESSARY TO BE RAISED BY TAXATION TO BE LEVIED ON THE NEXT CITY OF GLADSTONE JULY 2026 TAX ROLL, AND FURTHER AUTHORIZING AND REQUIRING THE LEVYING ON THE JULY 2026 CITY AND DECEMBER 2026 GENERAL TAX ROLLS AS PROVIDED BY THE CITY TREASURER.

THE CITY OF GLADSTONE ORDAINS:

Section I. That pursuant to the provisions of the Charter of the City of Gladstone, and the provisions of the budget as adopted by the City Commission, appropriations are hereby made for the current fiscal year from April 1, 2026 through March 31, 2027 for the assessments and purposes hereinafter designated as follows:

General Government	\$1,301,577
Cemetery	\$117,395
Public Safety	\$2,280,210
General Public Works	\$577,187
Parks & Recreation	\$946,491

Section II. That of the amounts appropriated in Section I of this ordinance, there shall be raised by taxation upon all 2026 tax levy the tentative sum of \$2,074,937 for the purpose of defraying the debts, expenditures, and liabilities of said City of Gladstone for the current fiscal year from April 1, 2026 through March 31, 2027.

Section III. The City Clerk shall certify to the City Assessor the tentative sum of \$2,074,937 to be levied upon the assessed valuation of all taxable property within the City of Gladstone on the General City of Gladstone July 2026 tax roll for the said City of Gladstone and laws of the State of Michigan.

Section IV. This ordinance shall be published and take effect ten (10) days after its publication.

Introduction:04-27-2026

Published: XXXXX DAILY PRESS

Public Hearing: XXXXX

Adopted: XXXXX

Published: XXXX

Effective: XXXX

CITY OF GLADSTONE

By: _____
Joseph Thompson, Mayor

By: _____
Kimberly Berry, City Clerk