



GLADSTONE CITY COMMISSION REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue
February 12, 2024
6:00 PM

AGENDA

CALL TO ORDER

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

PUBLIC HEARINGS

PUBLIC COMMENT

CONFLICTS OF INTEREST

CONSENT AGENDA

- [4.](#) Planning Commission Minutes January 9, 2024
- [5.](#) City Commission Regular Meeting Minutes of January 1, 2024
- [6.](#) Payment of Bills

UNFINISHED BUSINESS

- [7.](#) Jones Property Update.

NEW BUSINESS

- [8.](#) Change Order No. 8 for Wastewater Treatment Plant Improvements.
- [9.](#) Wastewater Upgrades Request for Disbursement of Funds Draw #19.
- [10.](#) Introduce Ordinance # 629 to Rezone Property at 6141 County Rd 420
- [11.](#) Construction Board of Appeals
- [12.](#) Set Budget Work Sessions for Fiscal Year 2024-2025 Proposed Budget

CITY MANAGER'S REPORT

CITY COMMISSION & COMMITTEE REPORTS

- [13.](#) City Commission Letter from Brian Horst 02-05-2024

BOARDS & COMMISSIONS REPORTS

- [14.](#) Information - Planning Commission Meeting Schedule-2024

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: 02-09-2024

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 MEETING

City Hall Chambers – 1100 Delta Avenue
January 09, 2024
5:00 PM

A Regular Meeting of the Gladstone Planning Commission will be held on Tuesday, January 09, 2024 at 5:00 PM hosted at City Hall Chambers – 1100 Delta Avenue.

MINUTES

CALL TO ORDER: Commissioner Haulotte called the regular meeting of the Gladstone Planning Commission to order at 5:00PM.

ROLL CALL: Commissioners present included: Haulotte, Woodworth, Noreus, Leonard and DeFiore. Commissioners excused: Strom, Commissioners Absent: Butch

APPROVAL AND/OR CORRECTIONS OF:

- Regular Meeting Minutes 10-02-23**
Motion by Commissioner Noreus; seconded by Commissioner Woodworth to approve the Regular Meeting Minutes of November 2, 2023 as presented. MOTION CARRIED

ADDITIONS TO AGENDA: None

PUBLIC HEARINGS: None

UNFINISHED BUSINESS

- Master Plan Update-Map Review**
Barron provided an overview of the draft zoning map that she is working with Coleman Engineering on. GIS staff were absent from the city since last spring, so the mapping process had to be contracted out. Barron hopes to have the map ready for review at the next regular meeting in February.

NEW BUSINESS

- Site Plan Review-Bosk 699 Clark Drive-I-2 Zoning**
A site plan was reviewed for a new cold storage building to be built at 699 Clark Drive. This building would be used for storage purposes as well as house an office for Mr. Bosk. The building will be 5000SF, have utilities servicing the site and he is hoping to construct in the spring.
Motion by Commissioner Woodworth; seconded by Commissioner Leonard to approve the site plan for 699 Clark Drive as submitted. MOTION CARRIED
- Planning Commission 2024 Meeting Schedule**
Barron presented the 2024 meeting schedule for review.
Motion by Commissioner Noreus; seconded by Commissioner Leonard to approve the 2024 meeting schedule as presented. MOTION CARRIED

PUBLIC COMMENT: None

INFORMATION SHARING: Barron presented information on the open meeting act and encouraged commissioners to review the information.

COMMISSIONER COMMENTS: None

COMMUNITY DEVELOPMENT COMMENTS: Barron gave an update of notable items happening in the community.

ADJOURNMENT: Haulotte adjourned the meeting at 5:48.

Next regular meeting scheduled for February 6, 2024.

GLADSTONE



GLADSTONE CITY COMMISSION REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue

January 22, 2024

6:00 PM

MINUTES

Mayor Pro-Tem Mantela called the meeting to order, gave the Invocation and Clerk Kim Berry called the roll:

PRESENT

Commissioner Judy Akkala
Mayor Pro-Tem Brad Mantela
Commissioner Robert Pontius
Commissioner Greg Styczynski

ABSENT

Mayor Joe Thompson - Excused

Public Comment – None - no public present

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

Motion made by Commissioner Styczynski, Seconded by Mayor Pro-Tem Mantela to approve request for disbursement of funds draw #18 totaling \$476,514.00 for the Wastewater Upgrades Project.

MOTION CARRIED

Motion made by Commissioner Pontius, Seconded by Commissioner Styczynski to approve the Poverty Exemption Guidelines as presented.

MOTION CARRIED

Motion made by Commissioner Akkala, Seconded by Commissioner Styczynski to approve:

City of Gladstone

Resolution #2024-01

Set an Alternate Date for the March Board of Review

First Taxpayer Appeal Meeting

WHEREAS, the General Property Tax Act, MCL 211.30, requires the Board of Review to meet on the second Monday in March to hold its first meeting for taxpayer appeals; and

WHEREAS, MCL 211.30(2) allows the City Commission to authorize, by adoption of an ordinance or resolution, an alternative starting date in March when the Board of Review shall initially meet, which alternative starting dates shall be Tuesday or Wednesday following the second Monday of March; and

NOW, THEREFORE, BE IT RESOLVED that the Wednesday following the second Monday in March, has been selected as the first meeting date of the March Board of Review by the Gladstone City Commission on January 22nd, 2024.

The foregoing Resolution offered by Commission Judy Akkala; Second offered by Commission Greg Styczynski:

Upon roll call vote the following voted:

- | | |
|-------------------------|------------------|
| Commissioner Akkala | Yes |
| Commissioner Pontius | Yes |
| Commissioner Styczynski | Yes |
| Mayor Pro-Tem Mantela | Yes |
| Mayor Thompson | Absent – Excused |

Mayor Pro-Tem Mantela declared the Resolution Adopted.

Motion made by Mayor Pro-Tem Mantela, Seconded by Commissioner Akkala to appoint Mr. Howard Haulotte, Mr. Jason Lippens, Mr. John Noreus and Ms. Jody Pontious to the Board of Review with a term expiration of January 2026.

Commissioner Pontius disclosed his wife is Jody Pontious and the Commission agreed he can still vote.

MOTION CARRIED

Motion made by Mayor Pro-Tem Mantela, Seconded by Commissioner Akkala to authorize City Clerk Kim Berry to appoint the necessary election inspectors as needed for February 27, 2024 Presidential Primary Election for Precincts 1, 2, Absent Voter Counting Boards, Receiving Board, Public Accuracy Testing and Early Voting Precinct.

MOTION CARRIED

City Manager Eric Buckman reported on the following:

- Met with C2AE and contractor to discuss delays in shipping, VFDs, bypassing and spring runoff
- Attended monthly EDC meeting and Bosk purchased property
- Attended monthly DATA meeting schoolcraft and Delta County contract with Authority Director
- Met with attorney and Assessor regarding four properties that have petitioned to the Tax Tribunal all owned by Jeff Diebolt
- Met with Barry Lund, DPW; Coleman Engineering & Rich Beavaus regarding pickleball plans, winter and location
- Barry Lund, DPW and I met with Craig Westlund regarding the Delfab property for possible sale to City for DPW facility
- Congratulations to Lions fans on win and I will be leaving on Friday for ski vacation returning to the office 02-05-2024

City Clerk Berry commented on the following:

Absent voter ballots are available, please remember this is a Presidential Primary Election so voters are required to make a selection for Republican or Democratic ballot on their application to vote. The option for a Local Proposal Only is not available this election. Any questions please contact me at 906-428-2311 x7 or email: kberry@gladstonemi.gov

Motion made by Mayor Pro-Tem Mantela, Seconded by Commissioner Styczynski to enter closed session at 6:50 PM for strategy and negotiation session with Teamsters Local Union 406 Grievance Settlement Negotiation as allowable under the Open Meetings Act 267 of 1976 (15.268) Section 8 item (c).

Commissioner Akkala	Yes
Commissioner Pontius	Yes
Commissioner Styczynski	Yes
Mayor Pro-Tem Mantela	Yes
Mayor Thompson	Absent - Excused

MOTION CARRIED

Mayor Pro-Tem Mantela called the meeting back into open session at 7:05 PM where no action was taken in closed session.

Motion by Commission Pontius (microphone not on); seconded by Mayor Pro-Tem Mantela to reject the proposed Settlement & Letter of Agreement between the City of Gladstone and

General Teamsters Local Union No. 406 Bargaining Group Grievance #E1009 and direct Manager Eric Buckman to proceed to arbitration.

Commissioner Pontius	Yes
Commissioner Styczynski	Yes
Commissioner Akkala	Yes
Mayor Pro-Tem Mantela	Yes
Mayor Thompson	Absent - Excused

MOTION CARRIED.

There being no further business before the Commission Mayor Pro-Tem Mantela adjourned the meeting at 7:06 PM.

Mayor Pro-Tem Mantela

City Clerk Kimberly Berry

CITY OF GLADSTONE
Monthly Bills Over \$5,000
February 12, 2024

Item 6.

Fund	Description	Amount
Electric	Electric Power Systems Inv. #00142454 SCADA hardware/test/install	\$ 8,525.47
General	BS & A Inv. # 151239 Cloud Modules Work Orders/Timesheets	\$ 18,000.00

Total Bills Over \$5,000 for Commission Approval \$ 26,525.47

****Not Budgeted**

INFORMATION ONLY

January 2024 Accounts Payable - Attached
January 2024 Payroll by Fund - Attached

ELECTRIC POWER SYSTEMS INVOICE

TESTING & ENGINEERING SERVICES

January 12, 2024

Gladstone Utility
 1100 Delta Ave
 Gladstone, MI, 49837

Electric Power Systems International, Inc.
 PO Box 958012
 St. Louis, MO 63195-8012
 Phone: 1-855-245-5456
 Fax: 314-890-9998

Project Name: CHF23012-800-Gladstone Utility-Misc ENG	EPS Project #: CHF23012-800	Customer PO #: MSA	EPS Invoice #: INV_00142454	Customer #: 219174
Project Description: Misc Eng Services		Project Site Location: Michigan		

Billing Description	Amount
SCADA hardware install/test/commission. SHARK meter RMA	\$8,525.47
Sub-Total Milestones	\$8,525.47
Mark-Up	\$0.00
Tax	\$0.00

Please reference this invoice number or EPS Project number with any payment

By Mail – Please remit payment to:

EPS International
 PO Box 958012
 St. Louis, MO 63195-8012

Direct Deposit or Credit Card:

Remittance advice: accountsreceivable@epsii.com for details.

Credit Card Payments incur a 3.5% service fee.

Total PO/Contract Amount:	\$46,660.00
Amount Previously Billed:	\$18,960.50
Current Invoice Total:	\$8,525.47
Total Contract Amount Invoiced:	\$27,485.97
Contract Amount Remaining:	\$19,174.03
Current Invoice Total:	\$8,525.47
Payment Due By:	2/11/2024

582-550-970.000
 5.0.
 1/30/24

cle 2/12/24

BS& A Software
14965 Abbey Lane
Bath, MI 48808

INVOICE

Invoice Number: 151239
Invoice Date: Jan 12, 2024
Page: 1

Voice: 517-641-8900
Fax: 517-641-8960

cc 2/12/24

Bill To:
CITY OF GLADSTONE
1100 Delta Avenue
GLADSTONE, MI 49837
DELTA

Customer ID	Customer PO	Payment Terms	
GLADCTYDELT		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
KEEGAN NIXON	Regular billing		2/11/24

Quantity	Description	Unit Price	Amount
	Work Orders Cloud SaaS fee	1,640.00	
	Timesheets Cloud SaaS fee	1,190.00	
1.00	Upgrade Implementation	18,000.00	18,000.00
	Work Orders & Timesheets Cloud Setup & Training	1,000.00	
	Travel Expenses-Property	2,430.00	
	Travel Expenses-Financial Management & Personnel Management	11,155.00	

*101-265-970-000
delvcs*

Subtotal	18,000.00
Sales Tax	
Total Invoice Amount	18,000.00
Payment/Credit Applied	
TOTAL	18,000.00

Check/Credit Memo No:

CHECK REGISTER FOR CITY OF GLADSTONE
CHECK DATE 01/01/2024 - 01/31/2024

Item 6.

Check Date	Check	Vendor Name	Amount
Bank BAY			
01/01/2024	1041(E)	U.S. BANK EQUIPMENT FINANCE	192.04
01/02/2024	78733	JANICE ANN FRIZZELL	3,291.67
01/03/2024	78734	GLADSTONE PUBLIC LIBRARY	3,122.14
01/04/2024	1042(E)	MERS	107,692.00
01/04/2024	78770	DELTA AREA TRANSIT AUTHORITY	27,239.98
01/04/2024	78773	GLADSTONE AREA SCHOOLS	534,373.30
01/04/2024	78774	BAY DE NOC COMMUNITY COLLEGE	75,320.37
01/04/2024	78775	DELTA COUNTY TREASURER	144,705.76
01/04/2024	78776	DELTA COUNTY TREASURER	32,688.42
01/04/2024	78777	DELTA-SCHOOLCRAFT I.S.D.	61,339.80
01/05/2024	78735	BENOIT'S GLASS & LOCK	175.00
01/05/2024	78736	BOSK CORPORATION	6,400.00
01/05/2024	78737	CITY OF GLADSTONE	18,618.81
01/05/2024	78738	COOPER OFFICE EQUIPMENT INC	60.00
01/05/2024	78739	CUPPAD	1,048.00
01/05/2024	78740	DEARBORN LIFE INSURANCE CO.	680.94
01/05/2024	78741	LARA-MPSC	2,599.53
01/05/2024	78742	DR LAB SERVICES	1,400.00
01/05/2024	78743	ELECTIONSOURCE	1,799.91
01/05/2024	78744	GARD SPECIALISTS	128.77
01/05/2024	78745	GORDON FOOD SERVICE, INC.	136.17
01/05/2024	78746	HIAWATHA CHEF SUPPLY, INC.	32.00
01/05/2024	78747	INSIGHT FS	493.79
01/05/2024	78748	LAW OFFICE OF CRYSTAL MORGAN,	294.00
01/05/2024	78749	MAPLERIDGE TOWNSHIP	5,496.79
01/05/2024	78750	MARK CHRISTOFF	2,465.00
01/05/2024	78751	MENARDS - ESCANABA	387.86
01/05/2024	78752	MICHIGAN MUNICIPAL RISK MNGMN	150.00
01/05/2024	78753	MID-CONTINENT GROUP	815.00
01/05/2024	78754	MARK JENSHAK	899.98
01/05/2024	78755	BRAD NAULT	10.00
01/05/2024	78756	CHARITY POTIER	10.00
01/05/2024	78757	LEIF SJOQUIST	10.00
01/05/2024	78758	CHATFIELD MACHINE	82.99
01/05/2024	78759	NU-WAY CLEANERS LAUNDRY & REN	21.75
01/05/2024	78760	NYE UNIFORM	329.28
01/05/2024	78761	PEARSON ASBESTOS ABATEMENT	9,896.00
01/05/2024	78762	POWER LINE SUPPLY	685.12
01/05/2024	78763	REMY BATTERY CO. INC.	47.64
01/05/2024	78764	SAFETYWORKS, LLC	2,800.00
01/05/2024	78765	THE SHERWIN WILLIAMS CO.	86.40
01/05/2024	78766	TILBERTS INC.	85.00
01/05/2024	78767	TREETOP PRODUCTS, LLC	188.23
01/05/2024	78768	USA BLUE BOOK	425.82
01/09/2024	1043(E)	MICHIGAN DEPT OF TREASURY	13,886.44
01/09/2024	1044(E)	STATE OF MICHIGAN	11,579.82
01/09/2024	78778	MICHIGAN MUNICIPAL LEAGUE	18.68
01/10/2024	78779	TROY RODMAN	148.12
01/10/2024	78801	DANIELS WESLEY & ELISABETH	4,711.16
01/10/2024	78802	JOSEPH PILON	300.00
01/12/2024	1046(E)	FICA, MEDICARE, FEDERAL	28,447.44
01/12/2024	1047(E)	NATIONWIDE RETIREMENT SOLUTIO	12.01
01/12/2024	78803	ALERUS FINANCIAL	20,711.08
01/12/2024	78804	IBEW LOCAL 876	117.74
01/12/2024	78805	MATRIX TRUST COMPANY	1,978.27
01/12/2024	78806	MICHIGAN STATE DISBURSEMENT U	199.31
01/16/2024	78807	CITY OF GLADSTONE	300.00
01/18/2024	78809	A1 SPORT & WELD SUPPLY	62.50
01/18/2024	78810	ADVANCE AUTO PARTS (CARQUEST)	970.44
01/18/2024	78811	ALERT ELECTRONICS INC.	975.00
01/18/2024	78812	ANGELA RUBLE	149.71
01/18/2024	78813	BILLY ELECTRIC	694.40
01/18/2024	78814	BS&A SOFTWARE	15,491.00
01/18/2024	78815	CORPORATE WAREHOUSE SUPPLY	489.85
01/18/2024	78816	DAILY PRESS	608.85
01/18/2024	78818	DELTA COUNTY CHAMBER OF COMME	792.80
01/18/2024	78819	DELTA DISPOSAL	180.00
01/18/2024	78820	DELTA SOLID WASTE MGMT AUTHOR	5,144.09
01/18/2024	78821	FOUR SEASON'S SMALL ENGINE	126.12
01/18/2024	78822	GALLS, LLC	5.25
01/18/2024	78823	GORDON FOOD SERVICE, INC.	136.17

CHECK REGISTER FOR CITY OF GLADSTONE

CHECK DATE 01/01/2024 - 01/31/2024

Item 6.

Check Date	Check	Vendor Name	Amount
Bank BAY			
01/18/2024	78824	HAWKINS, INC.	130.00
01/18/2024	78825	HEATHER ELLISON	80.00
01/18/2024	78826	INFOSEND	1,718.34
01/18/2024	78827	ITRON, INC	988.12
01/18/2024	78828	JEFF'S GLASS & WINDOWS, INC.	370.26
01/18/2024	78829	JONES & BARTLETT LEARNING, LL	140.22
01/18/2024	78830	KEVIN HALFADAY	80.30
01/18/2024	78831	KONICA MINOLTA BUSINESS SOLUT	999.90
01/18/2024	78832	LAKE AND POND SOLUTIONS	309.26
01/18/2024	78833	MCCOY CONSTRUCTION & FORESTRY	349.91
01/18/2024	78834	MEL'S LAWN, GARDEN & FEED	490.64
01/18/2024	78835	MENARDS - ESCANABA	223.28
01/18/2024	78836	MOTION INDUSTRIES, INC	925.58
01/18/2024	78837	NORTHERN MACHINING & REPAIR,	5,246.10
01/18/2024	78838	NU-WAY CLEANERS LAUNDRY & REN	83.75
01/18/2024	78839	PARAGON LABORATORIES, INC.	82.00
01/18/2024	78840	PAYMENTUS CORPORATION	3,015.65
01/18/2024	78841	RICHARDS PRINTING INC.	269.31
01/18/2024	78842	SABERNIAK HOLDINGS, LLC	94.25
01/18/2024	78843	SNOW MACHINES, INC.	1,152.68
01/18/2024	78844	STANDARD ELECTRIC COMPANY	272.81
01/18/2024	78845	STATE OF MICHIGAN	140.00
01/18/2024	78846	THE SHERWIN WILLIAMS CO.	89.92
01/18/2024	78847	THE UPS STORE	562.21
01/18/2024	78848	TRUCK EQUIPMENT INC	281.79
01/18/2024	78849	U.S. BANK EQUIPMENT FINANCE	168.18
01/18/2024	78850	UP INTERNATIONAL TRUCKS, INC	195.71
01/18/2024	78851	USA BLUE BOOK	271.65
01/18/2024	78852	WESCO RECEIVABLES CORP.	411.96
01/22/2024	1049(E)	MICHIGAN CONFERENCE OF TEAMST	62,232.60
01/23/2024	78853	SAMUEL LEE HEWITT	1,825.00
01/25/2024	1050(E)	UPPER PENINSULA PUBLIC POWER	6,582.03
01/25/2024	78854	CITY OF GLADSTONE	308.88
01/25/2024	78869	STAAB CONSTRUCTION CORPORATIO	449,660.55
01/26/2024	1052(E)	FICA, MEDICARE, FEDERAL	26,452.19
01/26/2024	1053(E)	NATIONWIDE RETIREMENT SOLUTIO	12.01
01/26/2024	1056(E)	VOYAGER FLEET SYSTEMS INC	4,161.53
01/26/2024	78866	IBEW LOCAL 876	209.41
01/26/2024	78867	IBEW LOCAL UNION 906	160.74
01/26/2024	78868	MICHIGAN STATE DISBURSEMENT U	199.31
01/26/2024	78871	BAY DE NOC COMMUNITY COLLEGE	24,101.47
01/26/2024	78872	DELTA AREA TRANSIT AUTHORITY	8,747.22
01/26/2024	78873	DELTA COUNTY TREASURER	45,923.59
01/26/2024	78874	DELTA COUNTY TREASURER	10,496.72
01/26/2024	78875	DELTA-SCHOOLCRAFT I.S.D.	19,509.78
01/26/2024	78876	GLADSTONE AREA SCHOOLS	213,625.96
01/26/2024	78877	ALERUS FINANCIAL	19,423.69
01/26/2024	78878	MATRIX TRUST COMPANY	2,228.27
01/26/2024	78879	TEAMSTERS LOCAL #406	903.00
01/29/2024	1055(E)	WPPI ENERGY	212,538.76
01/30/2024	1054(E)	AFLAC	883.16
01/31/2024	1057(E)	QUADIENT FINANCE USA, INC.	800.00
BAY TOTALS:			
Total of 123 Checks:			2,287,091.16
Less 0 Void Checks:			0.00
Total of 123 Disbursements:			<u>2,287,091.16</u>

JOURNAL TOTALS BY FUND REPORT FOR CITY OF GLADSTONE

For Check Dates 01/01/2024 to 01/31/2024

Item 6.

Fund	Item	Amount
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Totals For Fund: 101

Gross Payment:	141,904.40
Net Payment:	102,244.58
Total Payroll:	167,455.92

-- Deductions --

AFLAC_AFTER	162.43
AFLAC_PRE	236.21
CDSUPPHONE	10.07
CLERKPHONE	10.07
CRCL_TST	2,386.99
DC LOAN REPAY	795.55
DC LOAN REPAY2	952.73
DEFINED_COMP_4%	1,028.53
DEFINED_COMP_3	2,514.29
DPWSUPPHONE	7.05
ELECPHONE	0.60
FITW	11,084.62
FOC	274.86
HEALTHINSCONT	4,176.49
IBEW876UNION%	2.22
MEDICARE_EE	1,871.48
MERS 457 ROTH %	223.74
MERS457	133.88
MERS457%	2.81
MSAEEFAMILY	274.32
MSAEESINGLE	28.86
P&RSUPPHONE	10.07
PSUPRPHONE	10.07
PUBSAFPHONE	14.87
SITW_MI	5,067.59
SOCSEC_EE	8,002.21
SUPSUNIONDUES	77.67
TEAMSTERS	289.47
TREASPHONE	10.07
Total Deductions:	39,659.82

-- Expenses --

DEFINED_COMP_10	14.82
DEFINED_COMP_11	12,031.25
EMPLOYER 457	686.54
MEDICARE_ER	1,871.48
MSA ER EXPENSE	2,864.92
SOCSEC_ER	8,002.21
SUI	80.30
Total Expenses:	25,551.52

Totals For Fund: 202

Gross Payment:	4,911.21
Net Payment:	3,383.39
Total Payroll:	5,927.60

-- Deductions --

AFLAC_AFTER	0.52
AFLAC_PRE	2.62
CRCL_TST	7.17
DC LOAN REPAY	17.70
DC LOAN REPAY2	33.40
DEFINED_COMP_3	142.70
DPWSUPPHONE	1.00
FITW	466.19
FOC	32.19
HEALTHINSCONT	172.66
MEDICARE_EE	66.12
MERS457	17.14
MSAEEFAMILY	16.86
MSAEESINGLE	10.04
SITW_MI	181.97
SOCSEC_EE	282.68
SUPSUNIONDUES	6.71

JOURNAL TOTALS BY FUND REPORT FOR CITY OF GLADSTONE
For Check Dates 01/01/2024 to 01/31/2024

Item 6.

Fund	Item	Amount
	TEAMSTERS	70.15
	Total Deductions:	1,527.82
	-- Expenses --	
	DEFINED_COMP_11	523.34
	MEDICARE_ER	66.12
	MSA ER EXPENSE	141.40
	SOCSEC_ER	282.68
	SUI	2.85
	Total Expenses:	1,016.39
Totals For Fund: 203		
	Gross Payment:	4,601.03
	Net Payment:	3,061.79
	Total Payroll:	5,547.08
	-- Deductions --	
	AFLAC_AFTER	1.33
	AFLAC_PRE	6.65
	CRCL_TST	5.84
	DC LOAN REPAY	44.93
	DC LOAN REPAY2	84.78
	DEFINED_COMP_3	130.76
	DPWSUPPHONE	1.01
	FITW	424.15
	FOC	81.71
	HEALTHINSCONT	163.94
	MEDICARE_EE	60.54
	MERS457	11.72
	MSAEEFAMILY	12.40
	MSAEESINGLE	5.33
	SITW_MI	165.13
	SOCSEC_EE	258.73
	SUPSUNIONDUES	4.56
	TEAMSTERS	75.73
	Total Deductions:	1,539.24
	-- Expenses --	
	DEFINED_COMP_11	479.36
	MEDICARE_ER	60.54
	MSA ER EXPENSE	144.79
	SOCSEC_ER	258.73
	SUI	2.63
	Total Expenses:	946.05
Totals For Fund: 248		
	Gross Payment:	1,248.04
	Net Payment:	1,027.74
	Total Payroll:	1,361.19
	-- Deductions --	
	DEFINED_COMP_3	3.35
	FITW	61.96
	HEALTHINSCONT	4.79
	MEDICARE_EE	18.03
	MERS457	2.50
	SITW_MI	52.59
	SOCSEC_EE	77.08
	Total Deductions:	220.30
	-- Expenses --	
	DEFINED_COMP_11	12.29
	MEDICARE_ER	18.03
	MSA ER EXPENSE	5.00
	SOCSEC_ER	77.08
	SUI	0.75
	Total Expenses:	113.15
Totals For Fund: 540		
	Gross Payment:	7,008.26
	Net Payment:	5,197.75
	Total Payroll:	8,556.21

JOURNAL TOTALS BY FUND REPORT FOR CITY OF GLADSTONE
For Check Dates 01/01/2024 to 01/31/2024

Item 6.

Fund	Item	Amount
	-- Deductions --	
	AFLAC_AFTER	4.30
	AFLAC_PRE	5.61
	DC LOAN REPAY	5.42
	DC LOAN REPAY2	10.23
	DEFINED_COMP_3	208.66
	DPWSUPPHONE	1.01
	FITW	402.25
	FOC	9.86
	HEALTHINSCONT	277.39
	MEDICARE_EE	97.30
	MERS457	33.09
	MSAEEFAMILY	10.40
	MSAEESINGLE	5.77
	SITW_MI	255.25
	SOCSEC_EE	415.99
	SUPSUNIONDUES	5.84
	TEAMSTERS	62.14
	Total Deductions:	<u>1,810.51</u>
	-- Expenses --	
	DEFINED_COMP_11	765.08
	MEDICARE_ER	97.30
	MSA ER EXPENSE	265.37
	SOCSEC_ER	415.99
	SUI	4.21
	Total Expenses:	<u>1,547.95</u>
Totals For Fund: 582		
	Gross Payment:	37,571.21
	Net Payment:	24,801.62
	Total Payroll:	45,113.01
	-- Deductions --	
	AFLAC_AFTER	50.61
	AFLAC_PRE	222.65
	DEFINED_COMP_3	1,068.81
	ELECPHONE	14.27
	FITW	3,567.86
	HEALTHINSCONT	565.46
	IBEW876FLAT	92.00
	IBEW876UNION%	229.15
	MEDICARE_EE	528.89
	MERS457	1,029.85
	MERS457%	1,439.95
	MSAEEFAMILY	256.61
	SITW_MI	1,409.76
	SOCSEC_EE	2,261.57
	TEAMSTERS	32.15
	Total Deductions:	<u>12,769.59</u>
	-- Expenses --	
	DEFINED_COMP_10	705.60
	DEFINED_COMP_11	3,142.77
	MEDICARE_ER	528.89
	MSA ER EXPENSE	880.44
	SOCSEC_ER	2,261.57
	SUI	22.53
	Total Expenses:	<u>7,541.80</u>
Totals For Fund: 590		
	Gross Payment:	25,933.31
	Net Payment:	17,749.79
	Total Payroll:	31,222.06
	-- Deductions --	
	AFLAC_AFTER	19.75
	AFLAC_PRE	23.18
	CRCL_TST	1,100.24
	DEFINED_COMP_3	748.64
	FITW	2,090.25

JOURNAL TOTALS BY FUND REPORT FOR CITY OF GLADSTONE
For Check Dates 01/01/2024 to 01/31/2024

Item 6.

Fund	Item	Amount
	HEALTHINSCONT	789.91
	IBEW876UNION%	1.26
	MEDICARE_EE	350.31
	MERS 457 ROTH	2.94
	MERS457	167.71
	MERS457%	13.44
	MSAEEFAMILY	159.18
	SITW_MI	941.19
	SOCSEC_EE	1,497.84
	SUPSUNIONDUES	33.39
	TEAMSTERS	243.86
	USCM2284	0.30
	WATERSUPHONE	0.13
	Total Deductions:	<u>8,183.52</u>
	-- Expenses --	
	DEFINED_COMP_11	2,745.01
	MEDICARE_ER	350.31
	MSA ER EXPENSE	680.49
	SOCSEC_ER	1,497.84
	SUI	15.10
	Total Expenses:	<u>5,288.75</u>
Totals For Fund: 591		
	Gross Payment:	20,243.08
	Net Payment:	14,390.88
	Total Payroll:	24,068.46
	-- Deductions --	
	AFLAC_AFTER	98.15
	AFLAC_PRE	44.89
	CRCL_TST	19.76
	DEFINED_COMP_3	532.35
	FITW	2,261.49
	HEALTHINSCONT	365.24
	IBEW876UNION%	1.26
	MEDICARE_EE	274.78
	MERS 457 ROTH	27.06
	MERS457	87.71
	MERS457%	13.44
	MSAEEFAMILY	9.18
	SITW_MI	746.84
	SOCSEC_EE	1,175.02
	SUPSUNIONDUES	32.57
	TEAMSTERS	128.80
	USCM2284	23.72
	WATERSUPPHONE	9.94
	Total Deductions:	<u>5,852.20</u>
	-- Expenses --	
	DEFINED_COMP_11	1,951.99
	MEDICARE_ER	274.78
	MSA ER EXPENSE	412.38
	SOCSEC_ER	1,175.02
	SUI	11.21
	Total Expenses:	<u>3,825.38</u>
Totals For Fund: 594		
	Gross Payment:	129.96
	Net Payment:	111.07
	Total Payroll:	139.98
	-- Deductions --	
	FITW	3.43
	MEDICARE_EE	1.89
	SITW_MI	5.52
	SOCSEC_EE	8.05
	Total Deductions:	<u>18.89</u>
	-- Expenses --	
	MEDICARE_ER	1.89
	SOCSEC_ER	8.05

JOURNAL TOTALS BY FUND REPORT FOR CITY OF GLADSTONE
For Check Dates 01/01/2024 to 01/31/2024

Item 6.

Fund	Item	Amount
	SUI	0.08
	Total Expenses:	10.02
Totals For Fund: 706		
	Gross Payment:	168.66
	Net Payment:	100.44
	Total Payroll:	204.99
	-- Deductions --	
	AFLAC_AFTER	1.45
	AFLAC_PRE	2.81
	DEFINED_COMP_3	5.06
	FITW	15.47
	HEALTHINSCONT	1.92
	IBEW876UNION%	1.26
	MEDICARE_EE	2.37
	MERS457	6.40
	MERS457%	13.44
	MSAEEFAMILY	1.05
	SITW_MI	6.19
	SOCSEC_EE	10.10
	TEAMSTERS	0.70
	Total Deductions:	68.22
	-- Expenses --	
	DEFINED_COMP_11	18.55
	MEDICARE_ER	2.37
	MSA ER EXPENSE	5.21
	SOCSEC_ER	10.10
	SUI	0.10
	Total Expenses:	36.33

GLADSTONE



City of Gladstone, MI

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

**MEETING TYPE
STAFF REPORT**

Agenda Date: 02-12-2024

**Eric Buckman, City
Manager:**

Department: City Commission

Department Head Name: _____

Presenter: Manager Buckman

Kim Berry, City Clerk: _____

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

AGENDA ITEM TITLE:

Jones Property Update.

BACKGROUND:

The exploration of a new lease with different terms and conditions has been discussed with Miller Canfield Attorney. The same attorney has been working with the City on the Oaks Golf Course Property and as previously stated once that property is taken care of this will be the next property issue/information we bring to the Commission. The Oaks property is moving but filing and executing documents is still being conducted. We are asking the Commission to table Jones Property Lease to April 8, 2024 Regular City Commission Meeting.

FISCAL EFFECT:

SUPPORTING DOCUMENTATION:

RECOMMENDATION:

Motion to table the Jones Property Lease until Monday, April 8, 2024 regular City Commission meeting.

GLADSTONE



City of Gladstone, MI

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

Staff Report

Agenda Date: February 12, 2024

Eric Buckman, City Manager: _____

Department: Wastewater

Department Head Name: Rodney Schwartz

Presenters: Rodney Schwartz/Darren Pionk Kim Berry, City Clerk: _____

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

AGENDA ITEM TITLE: Change Order No. 8 for Wastewater Treatment Plant Improvements.

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

FISCAL EFFECT: \$26,198.00 increase in contract price. This will increase the current contract price from \$17,980,370.00 to \$18,006,568.00. Original contract price was \$17,743,000. (\$263,568.00 overall increase, 21.9% of contingency)

SUPPORTING DOCUMENTATION: Please see attached Change Order No. 8 from C2AE Engineering.

RECOMMENDATION: Make a motion to approve Change Order No. 8 as recommended by C2AE Engineering for a net increase to the contract price of \$26,198.00.



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

Change Order #8

DATE OF ISSUANCE: 01/31/2024

EFFECTIVE DATE: Effective on Funding Agency Approval

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

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

Reason for Change Order: See Items below.

Attachments: Bulletin #15 with Contractor Change Order Requests 1 through 5 signed, revised quotes 15.1 (Including emailed instruction) and 15.3, and Staab quotes dated 01/12/2024; Bulletin #16 with Contractor Change Order Request 1 signed and Staab quote dated 01/12/2024; Work Change Directives #8 and Staab signed quote dated 08/24/2023; Work Change Directive #10 and Staab signed quote dated 10/03/2023; Change Order #5 and Change Order #6 showing duplication of Work Change Directive #6.

Table with 5 rows: CHANGE IN CONTRACT PRICE: Original Contract Price (\$17,743,000.00), Net Increase (Decrease) from previous Change Orders No 1 to 7 (\$237,370.00), Contract Price prior to this Change Order: (\$17,980,370.00), Net increase (decrease) of this Change Order: (\$26,198.00), Contract Price with all approved Change Orders: (\$18,006,568.00)

Table with 5 rows: CHANGE IN CONTRACT TIMES: Original Contract Times: Substantial Completion: April 15, 2024, Ready for final payment: June 24, 2024; Net change from previous Change Orders No. 1 to No. 7: Substantial Completion: 3 Months, Ready for final payment: 2 Months; Contract Times prior to this Change Order: Substantial Completion: July 15, 2024, Ready for final payment: August 15, 2024; Net increase (decrease) this Change Order: Substantial Completion: None, Ready for final payment: None; Contract Times with all approved Change Orders: Substantial Completion: July 15, 2024, Ready for final payment: August 15, 2024

RECOMMENDED:
By: [Signature]
ARCH/ENGR (Authorized Signature)
Date: 01/31/2024

APPROVED:
By: _____
OWNER (Authorized Signature)
Date: _____

ACCEPTED:
By: _____
CONTRACTOR (Authorized Signature)
Date: _____

1. Bulletin #15:

- a. B15.1 **Add Waste Gas Production and Flare Line Meters.** Add 1 – 2" waste gas meter bypass loops with isolation valving, coordinate location with SD 217 digester gas layout comments. A master meter shall be provided after the accumulator. See Sheet G-106 (not reissued).

Reason: Per Owner request production of waste gas produced shall be tracked via the additional meter.

Increase the contract in the amount of: \$17,437.00

- b. B15.2 **Modify the Waste Gas Drip Traps.** All motor actuated drip traps are to be manual lever operated. See Sheet G-106 (not reissued).

Reason: Reconfiguration of the drip traps allowing for access within the gallery for manual operation of the drip traps, allowing for deletion of any controls and automated valve actuators.

Decrease the contract in the amount of: \$(5,119.00)

- c. B15.3 **Various Site Plan Changes.** Grade changes around the Final Settling Tanks. Remove the retaining wall on the east side of the staircase that goes up to the Chlorine Contact Tank and leave at existing grade. Construct the retaining wall to the west of the Chlorine Contact Tank perpendicular to the stairs and sidewalk. Modify proposed stairs to butt up to the Chlorine Contact Tank and modify the rise and tread to match proposed grades. Add handrail to the proposed stairs. See Sheet C-102 (reissued).

Reason: Per Owner request the grades around the FST were adjusted for better maintenance access.

Decrease the contract in the amount of: \$(3,038.00)

- d. B15.4 **Primary Digester Sludge Suction Line Isolation Valve.** Add the demolition of the existing 6" sludge plug valve and installation of the Owner furnished 6" plug valve. See Sketch on Bulletin 15 (B15.4).

Reason: Per Owner request the primary digester sludge isolation valve, within the sump, shall be relocated to the operating floor elevation within the basement.

Increase the contract in the amount of: \$2,643.00

2. Bulletin #16:

- a. B16.1 **Connect Existing Garage to NPW System.** Within the sludge pumping room, connect the existing 1" water line servicing the garage to the 1" NPW line penetrating the ceiling. Provide non-potable labels for piping and faucets and/or hose bibbs within the garage. Work must be coordinated with the Owner to ensure water service to the garage is maintained. See Sheet PPP-201 (not reissued) for more detail.

Reason: NPW water is required in the garage for Boiler makeup water and filling the sewer cleaning truck tanks.

Increase the contract in the amount of: \$750.00

3. Work Change Directive #8:

- a. WCD8.1 Add a 24x24x24 wye, two 24x16 reducers with all necessary to connect the existing 16" line from FST #1 and #2 to the proposed 16" line from FST #3. This connection shall be to the west of location shown for Junction Manhole #2. Install new 24" pipe from the wye east to the Junction Manhole #2.
- b. WCD8.2 Modify Junction Manhole #2 by eliminating the 2 proposed 16" pipe penetrations. Provide two 24" pipe penetrations at 180 degrees, install 24" pipe through the manhole to provide continuous pipe from the proposed wye to the chlorine contact tank.

Reason: To allow Contractor to proceed with piping and fitting purchase and prevent delay in the work.

Increase the contract in the amount of: \$22,684.00

4. Work Change Directive #10:

- a. Contractor shall provide the inlet box and screens in the west MBBR tanks as shown on the attached Staab Drawings. (Attachments to WCD – Staab Construction Drawings 113 to 116 inclusive, dated 9/28/2023).

Reason: To eliminate any possibility of MBBR Media loss from the west MBBR basin through the interconnecting piping.

Increase the contract in the amount of: \$17,566.00

5. Change Order #6:

- a. Work Change Directive #6 was included on Change Order #6 in error. This Work Change Directive had already been processed on Change Order #5.

Reason: Work Change Directive #6 was included on Change Order #6 in error. It had already been included in Change Order #5.

Decrease the contract in the amount of: \$(26,725.00)

MICHIGAN DEPARTMENT OF ENVIRONMENT GREAT LAKES AND ENERGY
FINANCE DIVISION - WATER INFRASTRUCTURE FINANCING SECTION

**DRINKING WATER STATE REVOLVING FUND (DWSRF),
CLEAN WATER STATE REVOLVING FUND (CWSRF), AND
STRATEGIC WATER QUALITY INITIATIVES FUND (SWQIF)
REQUEST FOR DISBURSEMENT OF FUNDS**

THIS INFORMATION IS REQUIRED UNDER AUTHORITY OF PARTS 52, 53 AND 54, 1994 PA 451

PLEASE SEE NEXT PAGE FOR INSTRUCTIONS TO COMPLETE REQUEST

A. Project # 5727-01	B. Request # 19	C. Period Covered by Request 12/22/2023 to 01/23/2024 (M/Y) (M/Y)	D. Request Type * partial / final	E. Recipient's EIN 38-6004686	F. Loan Amount \$21,305,000
G. Recipient's Name: City of Gladstone					Phone # 906-428-2311
Address: City Hall, 1100 Delta Avenue, Gladstone, MI 49837					
H. Recipient's Bank Name: Baybank					Phone # 906-428-4040
Address: 115, 10th Street, Gladstone, MI 49837					
Account Name: Checking				ABA #	Account #
Special Terms: NA					
I. Budget Items (round amounts to the nearest dollar)				Approved Amount Incurred this Period \$	Approved Amount Incurred to Date
1. ASSET MANAGEMENT PROGRAM/FISCAL SUSTAINABILITY COSTS					\$0.00
2. PLANNING COSTS					\$0.00
3. RATE METHODOLOGY DEVELOPMENT COSTS					\$39,896.00
4. DESIGN/ENGINEERING COSTS					\$1,399,660.00
5. LEGAL/FINANCIAL SERVICE FEES					\$73,625.00
6. ADMINISTRATIVE COSTS					\$2,488.00
7. BOND COUNSEL FEES					\$65,000.00
8. BOND ADVERTISEMENT COSTS					\$6,533.00
9. BID ADVERTISEMENT COSTS					\$0.00
10. CAPITALIZED INTEREST					\$0.00
11. LAND ACQUISITION/RELOCATION COSTS					\$0.00
12. LAND PURCHASE COSTS					\$0.00
13. CONSTRUCTION ENGINEERING COSTS				\$0.00	\$654,748.00
14. CONSTRUCTION COSTS (bid contracts)				\$483,012.00	\$12,214,510.00
15. CONSTRUCTION COSTS (force account)					\$0.00
16. EQUIPMENT COSTS					\$0.00
17. OTHER PROJECT COSTS					\$0.00
18. ADJUSTMENTS DUE TO OTHER FUNDING					\$0.00
19. TOTAL AMOUNT INCURRED THIS PERIOD				\$483,012.00	
20. TOTAL CUMULATIVE AMOUNT INCURRED TO DATE					\$14,398,480.00
21. AMOUNT PREVIOUSLY DISBURSED					\$13,863,448.00
22. AMOUNT REQUESTED FOR DISBURSEMENT					\$483,012.00
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 (Print or Type): _____			Title: _____		
Authorized Representative Signature: _____			Date: _____		
EMAIL THIS COMPLETED REQUEST TO YOUR EGLE PROJECT MANAGER OR MAIL TO THE ADDRESS SHOWN ON THE NEXT PAGE					
FOR EGLE USE ONLY:					
Approved by EGLE Project Manager: _____			Date: _____		

(EOP 3822 REV 3-31-22)

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

Contractor's Application for Payment No. 20

To (Owner): CITY OF GLADSTONE	Application Period: 12/22/23 to 1/23/2024	Application Date: 01/23/24
Project: 4632- GLADSTONE, MI WWTF	From (Contractor): Staab Construction Corporation	Via (Engineer): C2AE
Owner's Contract No:	Contract: _____	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	\$411,380.00	-\$174,010.00
Number	Additions	Deductions
	0.00	0.00
TOTALS	\$411,380.00	-\$174,010.00
Net Change by Change Orders		\$237,370.00

1. ORIGINAL CONTRACT PRICE	\$17,743,000.00
2. Net Change By Change Orders	\$237,370.00
3. Current Contract Price (Line 1+2)	\$17,980,370.00
4. TOTAL COMPLETED AND STORED TO DATE (Column G on Progress Estimate)	\$13,113,528.00
5. RETAINAGE:	
5.00 % of Total Contract (Project over 50% Complete)	
c. Total Retainage (Line 5a = 5b)	\$899,018.50
6. AMOUNT ELEGIBLE TO DATE (Line 4 - Line 5c)	\$12,214,509.50
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application) ..	\$11,731,497.50
8. AMOUNT DUE THIS APPLICATION	\$483,012.00
9. BALANCE TO FINISH, PLUS RETAINAGE	
(Column H on Progress Estimate + Line 5 above)	\$5,765,860.50

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

STAAB CONSTRUCTION CORPORATION

By:  Date: 1-30-24
 Benjamin Le, President

Payment of: \$483,012.00
 Line 8 or other - attach explanation of other amount)

is recommended by:  02/02/2024
 (Engineer) (Date)

Payment of: \$483,012.00
 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. : 20

Application Date : 1/23/2024

To: 1/23/2024

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

Invoice #: 20

Contract: 4632- GLADSTONE, MI WWTF

A Item No.	B Description of Work	C Scheduled Value	D Work Completed From Previous Application (D+E)	E This Period In Place	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)	J Retainage
010010-00	PM/Supervision	420,000.00	360,000.00	12,000.00	0.00	372,000.00	88.57%	48,000.00	
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	360,000.00	20,000.00	0.00	380,000.00	90.48%	40,000.00	
015000-00	Temporary Facilities	130,000.00	108,000.00	4,000.00	0.00	112,000.00	86.15%	18,000.00	
016000-00	Yard & Equipment	545,000.00	420,000.00	20,000.00	0.00	440,000.00	80.73%	105,000.00	
024100-00	Demolition	145,000.00	25,000.00	5,000.00	0.00	30,000.00	20.69%	115,000.00	
024135-00	Equipment Demo	55,000.00	40,000.00	10,000.00	0.00	50,000.00	90.91%	5,000.00	
030000-00	Sitework Concrete	130,000.00	80,000.00	0.00	0.00	80,000.00	61.54%	50,000.00	
030000-10	Service Concrete	140,000.00	0.00	0.00	0.00	0.00	0.00%	140,000.00	
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	40,000.00	23,000.00	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	0.00	0.00	0.00	0.00	0.00%	3,000.00	
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	4,000.00	0.00	0.00	4,000.00	15.38%	22,000.00	
042000-00	Masonry	393,000.00	286,800.00	0.00	0.00	286,800.00	72.98%	106,200.00	
055000-00	Metal Fabrications	320,000.00	2,908.00	100,092.00	180,000.00	283,000.00	88.44%	37,000.00	
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	0.00	31,000.00	50,000.00	81,000.00	71.05%	33,000.00	
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	0.00	0.00	0.00	0.00	0.00%	100,000.00	
075300-00	Single Ply Roof	300,000.00	99,000.00	15,000.00	70,000.00	184,000.00	61.33%	116,000.00	
081000-00	Metal & FRP Doors	180,000.00	170,000.00	10,000.00	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.

Invoice #: **20** Contract: **4632- GLADSTONE, MI WWTF**

Application No. : **20**

Application Date : **1/23/2024**

To: **1/23/2024**

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

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored	G Total Completed and Stored To Date	H % (G / C)	I Balance To Finish (C-G)	J Retainage
			From Previous Application (D+E)	This Period In Place					
					(Not in D or E)	(D+E+F)			
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	150,000.00	20,000.00	0.00	170,000.00	35.42%	310,000.00	
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	90,000.00	5,000.00	0.00	95,000.00	100.00%	0.00	
124000-00	Furnishings ALLOWANCE	40,000.00	10,466.00	0.00	0.00	10,466.00	26.17%	29,534.00	
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	269,000.00	20,000.00	0.00	289,000.00	71.36%	116,000.00	
230500-00	HVAC	1,400,000.00	680,000.00	20,000.00	0.00	700,000.00	50.00%	700,000.00	
260500-00	Electrical Construction	2,300,000.00	1,018,000.00	10,000.00	0.00	1,028,000.00	44.70%	1,272,000.00	
260500-01	Electrical ALLOWANCE	17,000.00	0.00	0.00	0.00	0.00	0.00%	17,000.00	
312000-00	Earthwork	590,000.00	442,000.00	0.00	0.00	442,000.00	74.92%	148,000.00	
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	0.00	0.00	0.00	0.00	0.00%	64,000.00	
323100-00	Fencing	75,000.00	12,000.00	0.00	0.00	12,000.00	16.00%	63,000.00	
329219-00	Site Restoration	17,000.00	0.00	0.00	0.00	0.00	0.00%	17,000.00	
333000-01	Underground Piping Materials	360,000.00	355,000.00	0.00	0.00	355,000.00	98.61%	5,000.00	
333000-02	Underground Piping Install	570,000.00	565,000.00	0.00	4,452.00	569,452.00	99.90%	548.00	
400519-01	Interior Piping Materials	1,100,000.00	0.00	300,469.00	500,000.00	800,469.00	72.77%	299,531.00	
400519-02	Interior Piping Install	390,000.00	100,000.00	20,000.00	0.00	120,000.00	30.77%	270,000.00	
400557-00	Stop & Slide Gates	240,000.00	198,000.00	27,000.00	0.00	225,000.00	93.75%	15,000.00	
400562-00	Valve Material	650,000.00	0.00	0.00	583,033.00	583,033.00	89.70%	66,967.00	
412214-00	Trolley & Hoist	49,000.00	0.00	0.00	32,912.00	32,912.00	67.17%	16,088.00	
431133-00	Rotary Screw Blower	4,000.00	0.00	0.00	0.00	0.00	0.00%	4,000.00	
432313-00	Centrifugal Slurry Pumps	78,000.00	0.00	0.00	37,100.00	37,100.00	47.56%	40,900.00	
432331-00	Drypit Sumpersible Pumps	370,000.00	0.00	0.00	341,862.00	341,862.00	92.40%	28,138.00	
432331-01	Vertical Non Clog Sewage Pumps	62,000.00	0.00	0.00	50,368.00	50,368.00	81.24%	11,632.00	
462133-00	Rotary Drum Screen	145,000.00	0.00	0.00	119,250.00	119,250.00	82.24%	25,750.00	

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. : 20
 Application Date : 1/23/2024
 To: 1/23/2024
 Architect's Project No.: ENG PROJ NO. 21-0120

Invoice # : 20 Contract : 4632- GLADSTONE, MI WWTF

A Item No.	B Description of Work	C Scheduled Value	D Work Completed From Previous Application (D+E)	E This Period In Place	F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	% (G / C)	H Balance To Finish (C-G)	I Retainage
462324-00	Vortex Grit Removal and Classifier	380,000.00	0.00	0.00	291,500.00	291,500.00	76.71%	88,500.00	
464350-00	Chain and Flight Sludge Collector	355,000.00	50,372.00	0.00	264,628.00	315,000.00	88.73%	40,000.00	
465326-00	MBBR Equipment	610,000.00	600,000.00	0.00	0.00	600,000.00	98.36%	10,000.00	
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	41,510.00	0.00	38,000.00	79,510.00	99.39%	490.00	
467333-00	Digester Gas Handling	130,000.00	0.00	0.00	98,262.00	98,262.00	75.59%	31,738.00	
467341-00	Spiral Heat Exchanger	80,000.00	0.00	0.00	74,011.00	74,011.00	92.51%	5,989.00	
468000-00	Samplers	48,000.00	0.00	0.00	0.00	0.00	0.00%	48,000.00	
C.O. # 01	Change Order #1	-68,722.00	0.00	0.00	0.00	0.00	0.00%	-68,722.00	
C.O. # 02	Change Order #2	69,561.00	0.00	0.00	0.00	0.00	0.00%	69,561.00	
C.O. # 03	Change Order #3	120,708.00	0.00	0.00	0.00	0.00	0.00%	120,708.00	
C.O. # 04	Change Order #4	-47,909.00	0.00	0.00	0.00	0.00	0.00%	-47,909.00	
C.O. # 05	Change Order #5	-57,379.00	0.00	0.00	0.00	0.00	0.00%	-57,379.00	
C.O. # 06	Change Order #6	154,269.00	0.00	30,125.00	0.00	30,125.00	19.53%	124,144.00	
C.O. # 07	Change Order #7	66,842.00	0.00	23,408.00	0.00	23,408.00	35.02%	43,434.00	
Grand Totals		17,980,370.00	9,652,056.00	726,094.00	2,735,378.00	13,113,528.00	72.93%	4,866,842.00	899,018.50

GLADSTONE



City of Gladstone, MI

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

**MEETING TYPE
STAFF REPORT**

Agenda Date: February 7, 2024

**Eric Buckman, City
Manager:**

Department: Community Development

Department Head Name:

Renée Barron

Presenter: Renée Barron

Kim Berry, City Clerk:

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

AGENDA ITEM TITLE: Introduce Ordinance 629 to Rezone Property at 6141 County Road 420

BACKGROUND:

The Planning Commission met on 2-6-24 and made a motion to recommend rezoning of a parcel located at 6141 County Road 420. The purpose of this rezoning is to:

- 1) Establish this property as B-2 Commercial to allow for commercial type activities on the site,
- 2) Correct a spot zone where the restaurant property exists.
- 3) Allow future use of the cart shed property to be utilized as a conditional use for storage.

The Planning Commission held a public hearing with no public comment noted. Notice was provided to residents both in the City limits as well as in the County within 300' and the hearing was published in the Daily Press.

FISCAL EFFECT:

SUPPORTING DOCUMENTATION:

Included in the packet is the staff findings presented to the Planning Commission, the minutes from the Public Hearing 2/6/24, a map of the area and the ordinance amendment that is proposed.

RECOMMENDATION: Set a public hearing to hear the case for March 11th, 2024.



CITY OF GLADSTONE, MICHIGAN

CITY HALL, 1100 DELTA AVENUE

GLADSTONE, MI 49837

PHONE: 906-428-2311

FAX: 906-428-3122

www.gladstonemi.org

"Year Round Playground"

February 1, 2024

Planning Commission
City of Gladstone
Gladstone, MI 49837

Subject: Rezoning Request

Location: 21-052-629-010-73

Address: 6141 County Road 420

Applicant: City of Gladstone

Current Zoning: R-4 Mobile Home Residential to B-2 Commercial

Dear Planning Commission Members:

The applicant above is proposing a rezoning request for the area identified above. This property is currently owned by Tracy Thompson. This parcel is part of a settlement agreement that will be owned by the City of Gladstone and Matt Maranger. This request to rezone to B-2 Commercial in to accommodate the use of the cart shed as a storage facility.

References and resources that were considered regarding this site plan propose include:

Gladstone Code of Ordinances

- Section 30-546 R-4 District
- Section 30-548 B-2 District
- Section 30-475 Amendments

GIS Mapping—City of Gladstone

Google Earth

Existing Land Use Map

Future Land Use Map

Public notice was provided to those within 300' of the property by mail (25 residents/parcels) on January 22nd, 2024. Notice was provided to the Daily Press regarding the public hearing to be held on February 6th, 2024.



 The City of Gladstone is an equal opportunity employer and provider.

SUMMARY AND RECOMMENDATION

Staff reviewed the rezoning application and considered: 1. Is the rezoning consistent with the City's comprehensive plan and the purpose of the Code; 2. Is the rezoning and the uses involved consistent with the purpose of the proposed zoning district; 3. Are there substantial changes in the subject area that warrant a zoning change; 4. Does the development in the proposed zoning district create significant adverse impacts to surrounding properties or the neighborhood and 5) is it a spot zone?

Staff felt confident that the rezoning would not have adverse impacts to the surrounding community and in fact would serve as a resource to the village people who reside around the golf course. Staff also reviewed that the proposed zoning clears up a current spot zoning (restaurant property) and the proposed zoning district will accommodate a conditional use for the cart shed. Because of these reasons staff recommend approval of the rezoning request as submitted.

If you have any questions regarding this information, please don't hesitate to contact me by email at rbarron@gladstonemi.gov or by phone at 428-4586 ext 4.

Respectfully Submitted,



Renée Barron, Zoning Administrator
City of Gladstone

Cc: City Manager
Department Heads
City Assessor
File



Area to be rezoned

AN ORDINANCE TO AMEND THE CITY OF GLADSTONE ZONING
MAP

The City of Gladstone ordains and is hereby ordained by the authority of the same as follows:
Section 1. Section 201 of Ordinance #453 is hereby amended by transferring the zoning of the following parcel as indicated.

ZONING CHANGE: FROM: R-4 (Mobile Home) TO: B-2 (Commercial)

PARCEL NUMBER: 21-052-629-010-73

LEGAL DESCRIPTION: PART OF THE W 1/2 OF THE NW 1/4 OF SEC 29, T40N, R22W AND PART OF THE SE 1/4 OF THE NE 1/4 OF SEC 30, T40N, R22W, DESCRIBED AS FOLLOWS:
COMMENCING FROM THE NW CORNER OF SEC 29, T40N, R22W, MEASURE S 00° 26' 30" E ALONG THE LINE COMMON WITH SEC 29 & 30 A DISTANCE OF 500.86'; THENCE MEASURE N 89° 57' 25" E A DISTANCE OF 406.43' TO THE POB; THENCE N 00° 59' 08" W 77.32'; THENCE S 89° 00' 52" W 48'; THENCE N 00° 59' 08" W 42'; N 89° 00' 52" E 48'; N 00° 59' 08" W 48.54'; N 14° 05' 32" W 176.48'; THENCE N 00° 43' 29" W 107.01' TO A POINT ON THE S ROW LINE OF CTY RD 420; THENCE N 89° 16' 19" E ALONG SAID ROW LINE A DISTANCE OF 65.70' TO A POINT THAT IS 904.66' W OF THE E LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SEC 29; THENCE S 00° 06' 23" E PARALLEL W SAID E LINE A DISTANCE OF 125.92'; THENCE S 18° 41' 20" E 182.99' TO A POINT THAT IS 300' S OF SAID ROW LINE; THENCE S 89° 16' 19" W PARALLEL WITH SAID S ROW LINE A DISTANCE OF 20.08'; THENCE S 18° 41' 17" E 89.71' TO THE BEG 890' RADIUS CURVE TO THE RIGHT; THENCE SE'LY ALONG SAID CURVE A CHORD BEARING OF S 08° 37' 32" E A CHORD DISTANCE OF 311.03'; THENCE S 01° 26' 16" W 32.21'; THENCE N 89° 46' 57" W 9.97'; THENCE S 00° 13' 57" W 465'; THENCE S 52° 57' 22" W 187.10'; THENCE N 10° 04' 43" E 91.28' TO A POINT ON A 390.54' RADIUS CURVE TO THE LEFT; THENCE SW'LY ALONG SAID CURVE A CHORD BEARING OF S 64° 57' 13" W A CHORD DISTANCE OF 180.17' TO THE BEGINNING OF A 440.54' RADIUS CURVE TO THE RIGHT; THENCE SW'LY ALONG SAID CURVE A CHORD BEARING OF S 71° 44' 28" W A CHORD DISTANCE OF 303.14'; THENCE N 50° 43' 52" E 83.82' TO A POINT ON THE LINE COMMON WITH SAID SEC 29 AND 30; THENCE NE'LY ALONG A 390.54' RADIUS CURVE TO THE LEFT A CHORD BEARING OF N 67° 05' 23" E A CHORD DISTANCE OF 208.38' TO THE BEG OF A 440.54' RADIUS CURVE TO THE RIGHT; THENCE NE'LY ALONG SAID CURVE A CHORD BEARING OF N 66° 14' 32" E A CHORD DISTANCE OF 222.46'; THENCE N 10° 04' 43" E 112.52'; THENCE N 00° 13' 56" E 325'; THENCE S 89° 46' 57" E 64.99'; THENCE N 01° 26' 16" E 33.28' TO THE BEG OF A 840' RADIUS CURVE TO THE LEFT; THENCE NW'LY ALONG SAID CURVE A CHORD BEARING OF N 06° 58' 18" W A CHORD DISTANCE OF 245.69'; THENCE S 89° 57' 25" W 52.94' TO THE POB.

Section 2. All of the provisions of said Ordinance, as amended, shall remain in effect.

Section 3. This Ordinance shall become effective ten (10) days after final adoption and publication in accordance with City Charter.

THE CITY OF GLADSTONE

Joe Thompson, Mayor

Kimberly Berry, City Clerk

Planning Commission Public Hearing: 2-6-24
Introduced City Commission: 2-12-24
Public Hearing Notice Published:
City Commission Public Hearing: 3-11-24
Adopted:
Published:
Effective:



CITY OF GLADSTONE, MICHIGAN

CITY HALL, 1100 DELTA AVENUE

GLADSTONE, MI 49837

PHONE: 906-428-2311
FAX: 906-428-3122
www.gladstonemi.gov

"Year Round Playground"

January 18th, 2024

RE: NOTICE OF PUBLIC HEARING FOR ZONING AMENDMENT: Owner Gladstone Oaks, LLC

PLEASE TAKE NOTICE, the City of Gladstone Zoning Administrator has received an application for a zoning amendment. **The zoning amendment request is to rezone property from R-4 Mobile Home District to B-2 Commercial District.**

The property to be considered for rezoning starts at County Road 420 and runs south to the cart shed property located on the Irish Oaks Golf Course. An enclosed map details the area in which the proposed change is located. The parcel number for the property is 21-052-629-010-73. A full legal description of the property can be found on the City of Gladstone's website under News, Ordinance #629 at www.gladstonemi.org. The property is currently owned by Gladstone Oaks, LLC.

As the owner of property located within 300' of the proposed area to be rezoned you are hereby being notified of the public hearing as required by the Zoning Enabling Act. At the **PUBLIC HEARING**, the public will have an opportunity to speak, and the Planning Commission will act upon this request by making a recommendation to the City Commission. Any recommendation they make will follow the criteria set forth in Section 30-475 "Amendments" of the Land Development Regulations of the code of ordinances for the City of Gladstone. The City Commission has the authority to make the final decision to change zoning.

All interested people are invited to attend the **PUBLIC HEARING**; set for **Tuesday, February 6th at 5:00 P.M. (EST)** in the Gladstone City Commission Chambers: 1100 Delta Avenue, Gladstone, Michigan. Written comments will be included as part of the public record and can be submitted to: Renée Barron, Zoning Administrator at (906) 428-4586 Ext 4, email rbarron@gladstonemi.gov. Written comments must be received no later than 4:30 PM on Tuesday, February 6th, 2024, by the Zoning Administrator at the email above or by mail at 1100 Delta Avenue, Gladstone, Michigan 49837.

-Gladstone Zoning Administrator-

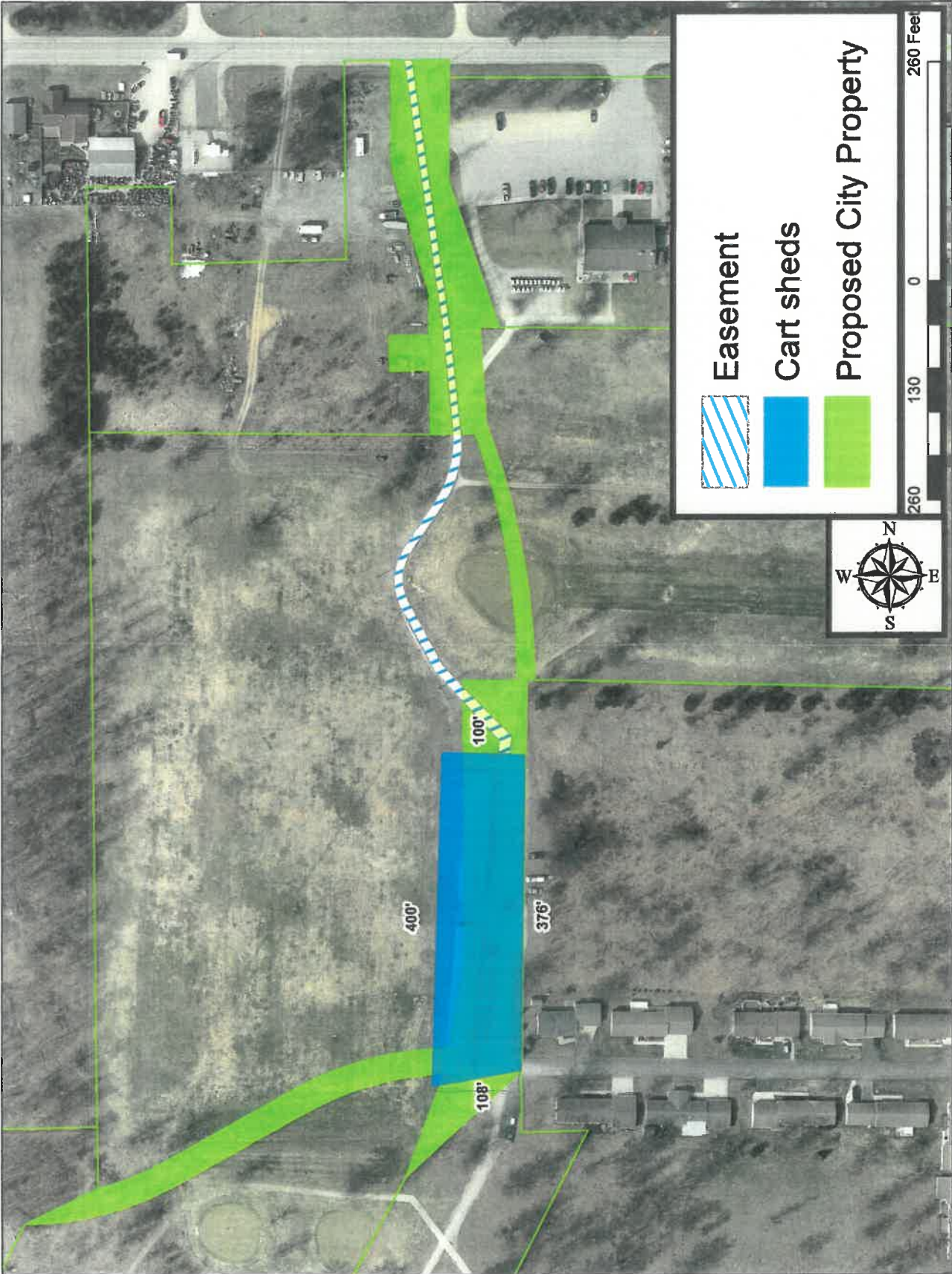
PLEASE NOTE: This notice is being mailed to you as required by the Gladstone City Ordinances because your property is located within 300 feet of the property that has requested a zoning amendment. **No action is required if you have no objections or questions.**



The City of Gladstone is an equal opportunity employer and provider.

Area to be rezoned







GLADSTONE PLANNING COMMISSION MEETING

City Hall Chambers – 1100 Delta Avenue
February 06, 2024
5:00 PM

A Regular Meeting of the Gladstone Planning Commission will be held on Tuesday, February 06, 2024 at 5:00 PM hosted at City Hall Chambers – 1100 Delta Avenue.

MINUTES

CALL TO ORDER: Commission Haulotte called the regular meeting of the Gladstone Planning Commission to order at 5:00PM.

ROLL CALL: Commissioners present included: Haulotte, Woodworth, Leonard & DeFiore. Commissioners excused: Strom & Noreus, Commissioners absent; Butch.

APPROVAL AND/OR CORRECTIONS OF:

1. **Regular Planning Minutes of January 9, 2024**

Motion by Commissioner Leonard, seconded by Commissioner Woodworth to approve the Regular Meeting Minutes of January 9, 2024 as submitted. MOTION CARRIED

ADDITIONS TO AGENDA: None

PUBLIC HEARINGS

2. **Rezoning Property-Irish Oaks Parcel 21-052-629-010-73**

Barron reviewed the request for rezoning the parcel listed above and gave a brief history of this property as well as described the intentions of what it shall be utilized for the future. Commissioner Haulotte opened the Public Hearing at 5:12PM. Barron confirmed that no correspondences were received to her office prior to the meeting. The Public Hearing was closed after Haulotte noted that no public was present.

Motion by Commissioner Leonard; seconded by Commissioner DeFiore to recommend approval of the rezoning request of the Irish Oaks Parcel number 21-052-629-010-73 to the City Commission. MOTION CARRIED

UNFINISHED BUSINESS

3. **Master Plan**

Motion by Commissioner DeFiore; seconded by Commissioner Leonard to add a strategy to the proposed master plan to encourage creative dining methods and to support social districts in our community. MOTION CARRIED

NEW BUSINESS: None

PUBLIC COMMENT: None

INFORMATION SHARING: None

COMMISSIONER COMMENTS: None

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS: Barron shared information regarding the budget, upcoming projects, and county activities.

ADJOURNMENT: Commissioner Haulotte adjourned the meeting at 5:28PM.

Item 10.

GLADSTONE



City of Gladstone, MI

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

**MEETING TYPE
STAFF REPORT**

Agenda Date: 2-12-24

**Eric Buckman, City
Manager:**

Department: Community Development

Department Head Name:

Renée Barron

Presenter: Renée Barron

Kim Berry, City Clerk:

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

AGENDA ITEM TITLE:

Construction Board of Appeals

BACKGROUND:

MCL Section 125.1514 requires a Construction Board of Appeals for each governmental subdivision enforcing the code and requires not less than 3 members. The County is the governing entity that enforces our building codes/permits and they have requested that each jurisdiction they service to provide and maintain their own Construction Board of Appeals in the event that the board need to be activated. This board was initiated at the time we moved to the county for our building permits and to date has not been utilized. The appointment of these members will be for two years.

FISCAL EFFECT:

SUPPORTING DOCUMENTATION:

RECOMMENDATION:

Appoint Mr. Jason Lippens, Contractor, Jerry Hebert, Contractor/Code Enforcement Official & Renée Barron, Community Development Director. Between the 3 committee members it will provide over 100 years of experience working with construction codes, processes and permitting.



City of Gladstone, MI

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

Staff Report

Agenda Date: 02-12-2024 **Eric Buckman, City Manager:** _____

Department: City Commission **Department Head Name:** _____

Presenter: Eric Buckman **Kim Berry, City Clerk:** _____

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

AGENDA ITEM TITLE: Set Fiscal Year 2024-2025 Budget Work Sessions

BACKGROUND:

Proposed dates:

Thursday, February 29, 2024 5-7 PM – Review FY23-24 Year End, Present Proposed FY 24-25 General Fund & Street Funds

Monday, March 4, 2024 5-7 PM – Present Proposed FY24-25 Utility Funds

Tuesday, March 5, 2024 5-7 PM – If needed

FISCAL EFFECT:

SUPPORTING DOCUMENTATION:

RECOMMENDATION:

Motion to set _____ as budget work sessions for Fiscal Year 2024-2025 proposed budget.

From: Brian Horst, Former Gladstone City Manager

Subject: Financial Support for the Gladstone Library

To: Gladstone City Commissioners

On October 21st last year I attended a Halloween Story Hour at the Gladstone Library having been invited there by the adoptive parents of my Great Granddaughter, who are from Marquette. We had fostered her (Jordyn) for about a year before adoption. I was surprised to see about thirty folks there including a family from Escanaba. It made me wonder how it was that our Library was drawing folks from the townships, and other cities (even as far away as Marquette) for the presentation.

Our Host was Lori Wells, the Library Director. I've known Lori since my time as City Manager, and I had attended the Library Advisory Board meetings (as does Eric Buckman) then. Lori is an articulate, intelligent leader who guides the library to provide a wide variety of specialized services to the Community. To name a few: Covid home test kits are available, provision of State and Federal forms for citizens, E-Books, Talking Books and books for the visually impaired, rental of fishing equipment for visitors, rental of a telescope for those who want a closer look at the Northern Lights, links to a wide variety of networks to obtain information and services including Secretary of State (SOS) data links. In short, just about every kind of Library service you can imagine and then some. The Library has been a Community/School Library for nearly 100 years!

I was surprised to learn that a few years after I left the position of City Manager, the City's contribution went from \$25,000 in 2009-10 to \$2,000 in 2011-12. Funding went back up to \$10,000 the following two years and then down to the current amount of \$6,100 for the past 10 years.

I've indicated that Lori is an excellent manager, but even excellent managers can't ignore cost increases due to inflation. Good services cost money! Lori has a keen focus on getting the most out of every dollar. I believe that support for the Library, Lori Wells and her staff is an investment in superior community services. The Townships support the Library financially to a limited degree, and I believe the City should increase support since the Library is located in the heart of the City and makes up the largest percentage of patrons (53% of current card holders).

Oh, and I eat my own cooking. We support the Library by buying new books and donating them at the rate of about 2 books a month. All in all that comes to between \$500 and \$600 a year. Please consider enhanced support for this unique and important community asset.



Brian Horst

Gladstone City Manager, March 1996 to March 2005

Planning Commission 2024 Meeting Dates

January 9, 2024

February 6, 2024

March 5th, 2024

April 2nd, 2024

May 7th, 2024

June 4th, 2024

July 9th, 2024

August 13th, 2024

September 3rd, 2024

October 1st, 2024

November 12th, 2024

December 2nd, 2024

Posted: 2/1/24