



GLADSTONE CITY COMMISSION REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue
June 12, 2023
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.](#) Recreation Board Minutes April 4, 2023
- [5.](#) Recreation Board Minutes May 2, 2023
- [6.](#) EDC Regular Meeting Minutes of May 9, 2023
- [7.](#) City Commission Regular Meeting Minutes of May 22, 2023
- [8.](#) Payment of Bills

UNFINISHED BUSINESS

NEW BUSINESS

- [9.](#) Bid Amendment for Elevated Storage Tank Coatings and Improvements.
- [10.](#) Utilities and Miscellaneous Invoices Placed As Liens on Summer 2023 Tax Roll
- [11.](#) Michigan Fire Equipment Grant Program
- [12.](#) Annual Planning & Zoning Report 2022
- [13.](#) Set City of Gladstone Utility Rates & Fees
- [14.](#) Special Assessment 2023-323 South West Gladstone Paving Project

CITY MANAGER'S REPORT

CITY COMMISSION & COMMITTEE REPORTS

BOARDS & COMMISSIONS REPORTS

- [15.](#) Code Enforcement 2022-2023 Year End Report

CITY COMMISSIONER COMMENTS

CITY CLERK COMMENTS

CLOSED SESSION

ADJOURNMENT

The City of Gladstone will provide all necessary, reasonable aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting to individuals with disabilities at the meeting/hearing upon five days notice to the City of Gladstone. Individuals with disabilities requiring auxiliary aids or services should contact the City of Gladstone by writing or calling City Hall at (906) 428-2311.

Posted: 06-09-2023

Kimberly Berry, MiPMC
906-428-2311 x 7
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 PARKS & RECREATION ADVISORY BOARD

Parks & Recreation Office - 901 Montana Avenue
April 04, 2023
6:30 PM

MINUTES

MEETING CALL TO ORDER: 6:30pm

ROLL CALL

Present: Anne Pfothenauer, Stacie Carter, Cathy Sjoquist, Bob Bosk, Gary Stevenson

Absent: Jay Bostwick, Jeremy Cook

Others: Jason Davis

APPROVAL OF MINUTES: MARCH 7TH, 2023

A motion was made by Stacie Carter and supported by Cathy Sjoquist to accept the Recreation Board minutes of March 7th, 2023, motion was carried unanimously at 6:31pm.

CALL TO THE PUBLIC: NONE

STAFF REPORT - Davis talked about an upcoming meeting with Mr. Ingraham about the Sports Park Ski Chalet property. Mr. Ingraham has some initial drawings and a rough estimate on a proposed Convention Hall, tap room and pizzeria.

BOARD ANNOUNCEMENTS & REPORTS: NONE

CORRESPONDENCE: NONE

OLD BUSINESS: NONE

NEW BUSINESS

1. Name Sports Park Playground - The board had many suggestion on the name of the playground. The names were: Braves Spirit Park, North Bluff Playground Homebase/Homeplate/Hideaway/Hideout, Sports Park Playground, and North Bluff Nature Playground. The board wanted to wait until all the members were present to vote on a name for the playground. We will revisit this in the future.
2. Sail School Suggestions - Troy Drebenstedt talked about the status of the boats, rigging and the sails. He also gave his opinion on the registration and would like to see a cap for families with multiple kids/parents. We were able to purchase more sails and rigging this year, thanks to a generous donation from the Yacht Club. Nick Sundstrom shared his extensive experience with sailing and his willingness to help out the program this year.

BOARD MEMBER COMMENTS:

Cathy Sjoquist - Asked if the Dept. had contact the Gladstone Pickleball Club about approaching the other township and/or cities about getting funds for the pickleball courts, because some of

the members live in other towns/cities. Mrs. Pfothenauer also asked about changing the time the board meetings.

Item 4.

ADJOURNMENT

The motion was made to adjourn the meeting by Anne Pfothenauer and seconded by Bob Bosk and was carried unanimously at 7:40pm.



GLADSTONE PARKS & RECREATION ADVISORY BOARD

Parks & Recreation Office - 901 Montana Avenue

May 02, 2023

6:30 PM

MINUTES

MEETING CALL TO ORDER: 6:30 PM

ROLL CALL: Gary Stevenson, Anne Pfothauer, Jay Bostwick, Cathy Sjoquist, Bob Bosk, Jeremy Cook

Absent: Stacie Carter

Other: Duane Kinnart

APPROVAL OF MINUTES: April 04, 2023

A motion was made by Jeremy Cook and supported by Cathy Sjoquist to accept the Recreation Board minutes of March 7th, 2023 with the correction to change the names in Board Member Comments about the time change to Mrs. Pfothauer instead of Mrs. Sjoquist, motion was carried unanimously at 6:30pm.

CALL TO THE PUBLIC: Duane Kinnart asked the department if he could pursue plans to construct a gazebo around the Indian Statues, he would provide plans and look into funding for this as well. He stated that his daughter works for a board that funds projects relating to Native Americans. He will draw up plans, look into funding and work with the dept. on a gazebo design that wouldn't obstruct the view.

STAFF REPORT:

1. **Parks Facilities opening update:** Davis gave an update on the facilities opening status: The Campground opened on April 29th, Harbor is expected to open on May 13th, Snack Shack is expected to open May 8th and lifeguards will start June 24th.
2. **Pumpout Station installation at Harbor:** Director Davis stated that the Pump Out station is installed and ready to go once the Harbor opens up on the 13th.
3. **Howes Batting Cage installation:** Davis thanked the volunteers who helped install the batting cage to honor Linda Sanville and we will be installing a plaque in her name. Batting cage posts/nets as well as tee pads were donated and installed and the city provided, spread and seeded the top soil around the press box side of Howes Field.

BOARD ANNOUNCEMENTS & REPORTS: None

CORRESPONDENCE: None

OLD BUSINESS:

4. **Name Sports Park Playground:**

A motion was made by Jeremy Cook to name the Sports Park Playground the "North Bluff Playground" and supported by Jay Bostwick, the motion was carried unanimously.

NEW BUSINESS

Item 5.

5. **4th of July event update:** Davis shared with the board the upcoming 4th of July events and related festivities going on. The 4th of July coordinator Kristyn Madalinski has been doing a great job getting everything lined up. **see attachment**
6. **Pickleball Courts update:** Davis gave an update on the Pickleball courts project. He stated that the courts project looks promising, they are still waiting on funding to be released from the Great Lakes Sports Commission to see if they can do the whole project or if they will have to cut out the surfacing.

BOARD MEMBER COMMENTS: Bob Bosk - He asked about having Kristyn come to the next meeting and talk about the projects for the Friends of Gladstone.

Cathy Sjoquist - She asked if the dept. could buy Preen for the FCS flower beds on the northside, 10th St. and Wally's. She also asked about the Roses on the highway by First Bank, if we could remove the stumps on the ends of the 10th St. flower beds and about the city's involvement with the railroad committee.

Jay Bostwick - He wanted an update on the Radford property.

Anne Pfothenhauer - She asked if the dept. could remove the shack by her house on the Ski Hill.

Jeremy Cook - Suggested that Joe Skellenger could build Gazebo by Indian Statues

Gary Stevenson - He said that the LBNT looks good and clean

ADJOURNMENT:

A motion was made to adjourn by Anne Pfothenhauer and supported by Bob Bosk at 7:32pm.

GLADSTONE ECONOMIC DEVELOPMENT CORPORATION MEETING MINUTES

PRESENT: Chairman Steve Tackman, Steve DeLaire, Kevin Gendron, Mike Nardi, Steve O’Driscoll and Steven Soderman

ABSENT: Members Jim Andersen, Dirk Manson, and Gary Maynard – Excused

OTHERS: Delta County EDA Director, Mr. Ed LeGault; Eric Buckman, City Manager; Renee Barron, Community Development Director and Kim Berry, City Clerk

Chairman Tackman called the meeting to order, and Clerk Berry completed roll call.

Public Comment: None

Motion by Kevin Gendron; seconded by Mike Nardi to approve the February 14, 2023 meeting minutes as presented.

MOTION CARRIED

Discussion of sale of land and price of \$7500 per acre for Mr. Bob Bosk proposal.

Manager Buckman and Community Development Director updated on the Northshore Development.

Delta County EDA Director, Mr. Ed LeGault updated on the Lake Effect Distillery opening in Escanaba, The Chamber Golf Classic will be held June 1st at Gladstone Golf Course. Discussion regarding housing needs in Delta County. Manager Buckman updated that Phil Lamarche of Grand View Estates stopped by to discuss possible expansion of their property.

Motion by Mike Nardi; seconded by Steve DeLaire to adjourn the meeting at 1:15 PM.

MOTION CARRIED

Kimberly Berry, Clerk

GLADSTONE



GLADSTONE CITY COMMISSION REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue

May 22, 2023

6:00 PM

PRESENT: Mayor Joe Thompson, Commissioners Judy Akkala, Brad Mantela, Rob Pontius, and Greg Styczynski

ABSENT: None

Mayor Joe Thompson called the meeting to order, Commissioner Brand Mantela gave the invocation, followed by the Pledge of Allegiance and Clerk Kim Berry called the roll.

Mr. Brett Niemi, WPPI and Mayor Thompson presented WPPI Public Power Scholarship Recipients Miss Kaitlyn Demeuse and Miss Mya LaFave \$1,000 each.

Gladstone BraveBots gave a presentation of EVE the robot. Mr. Brett Niemi, WPPI and Mayor Thompson presented the Gladstone BraveBots a donation in the amount of \$1,000.00.

Mayor Thompson opened the Public Hearing for the Water Department Project Planning Document for Water System Improvements at 6:16 PM.

The following individual made public comments:

Mr. Mike O'Connor, 526 Minnesota Avenue

Mr. Scott Nowack, Coleman Engineering provided a summary of the project and answered questions.

Mayor Thompson closed the public hearing at 6:31 PM.

**CITY OF GLADSTONE RESOLUTION No. 2023-06
ADOPTING A FINAL PROJECT PLANNING DOCUMENT
FOR WATER SYSTEM IMPROVEMENTS
AND DESIGNATING AN AUTHORIZED PROJECT REPRESENTATIVE**

Motion by Commissioner Judy Akkala; seconded by Commissioner Brad Mantela to:

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 water distribution system replacement and lead service line replacement in designated areas; and

WHEREAS, said Project Planning Document was presented at a Public Hearing held on May 22, 2023 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 Eric Buckman, 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: Mayor Joe Thompson, Commissioners Judy Akkala, Brad Mantela, Rob Pontius, and Greg Styczynski

Nays: None

Abstain: None

Absent: None

RESOLUTION DECLARED ADOPTED

The following individuals spoke under public comment:
Delta County Commissioner District 2 Steve Viau

Motion by Commissioner Styczynski; seconded by Commissioner Pontius to approve the consent agenda as presented.

MOTION CARRIED UNANIMOUSLY

Motion by Commissioner Mantela; seconded by Commissioner Styczynski to approve the Gladstone Robotics UP Color Run on Sunday, September 10, 2023.

MOTION CARRIED UNANIMOUSLY


WPPI Energy "Leading with Purpose" Presentation by Valy Goeprich, Vice President of Operations:

LEADING WITH PURPOSE

Updates for WPPI Energy
Member Governing Bodies

Valy Goepfrich
VP Operations
vgoepfrich@wppienergy.org

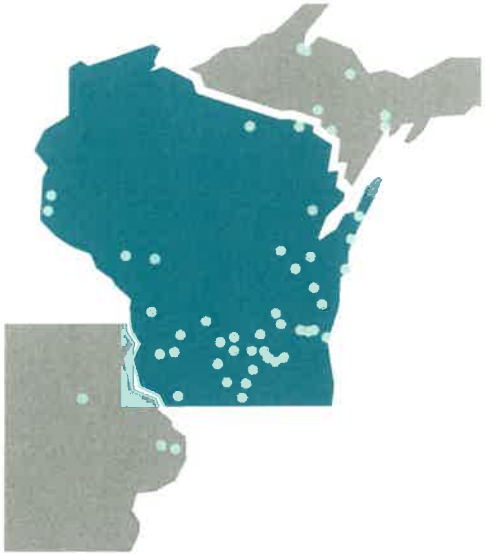
Gladstone City Commission
May 22, 2023



0

WPPI BY THE NUMBERS

- Public power joint action agency formed in 1980
- 51 Members, 3 States
- Governed by Board of Directors
 - One representative for each member
 - 11-member Executive Committee elected by the Board
- Peak demand: 999 megawatts (MW) ⁽²⁰²²⁾
- Total assets: \$751.3 million ⁽²⁰²²⁾
- Annual budget: \$524.4 million ⁽²⁰²³⁾



1

OUR MISSION

To help member utilities accomplish more by working together for reliable, affordable, responsible electricity, forward-thinking services and effective advocacy.

OUR VISION

WPPI Energy members will set the standard for locally owned utilities working together to help their communities thrive.

2

2

MEMBER-FOCUSED BUSINESS PLAN

Driven By Shared Purpose



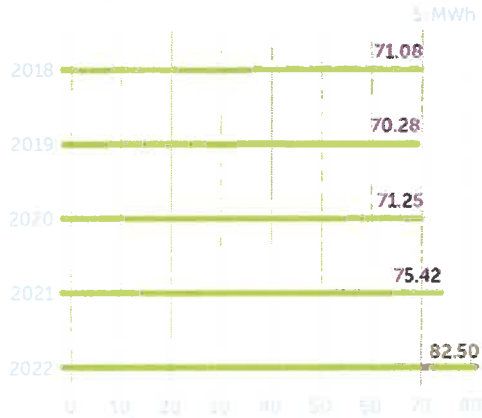
- Shaped by feedback from all members
- Key Objectives
 - Reliable, cost-effective, responsible power supply
 - Forward-looking services
 - Effective energy policy advocacy
- 2023 Top Initiatives
 - Long-term resource planning
 - Member interconnection process for solar
 - Organizational staff development

3

3

POWER COSTS REMAIN COMPETITIVE

Average Power Cost to Members



2022 Costs
 WPPI 9.5% above budget as high natural gas costs drive up market energy prices

Falling natural gas costs, lower market energy prices

Improvement in 2023

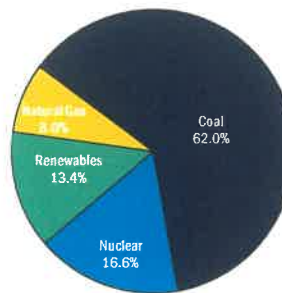
4

RESOURCES

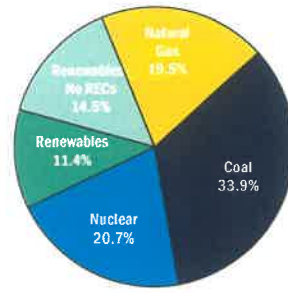
Diverse, Competitive, Responsible

- 431 MW owned resources
- No single unit provides more than 10% total capacity
- Diverse purchased power suppliers and staggered contract lengths
- Manageable future capacity needs
- Decreasing dependence on coal

2010 Fuel Mix



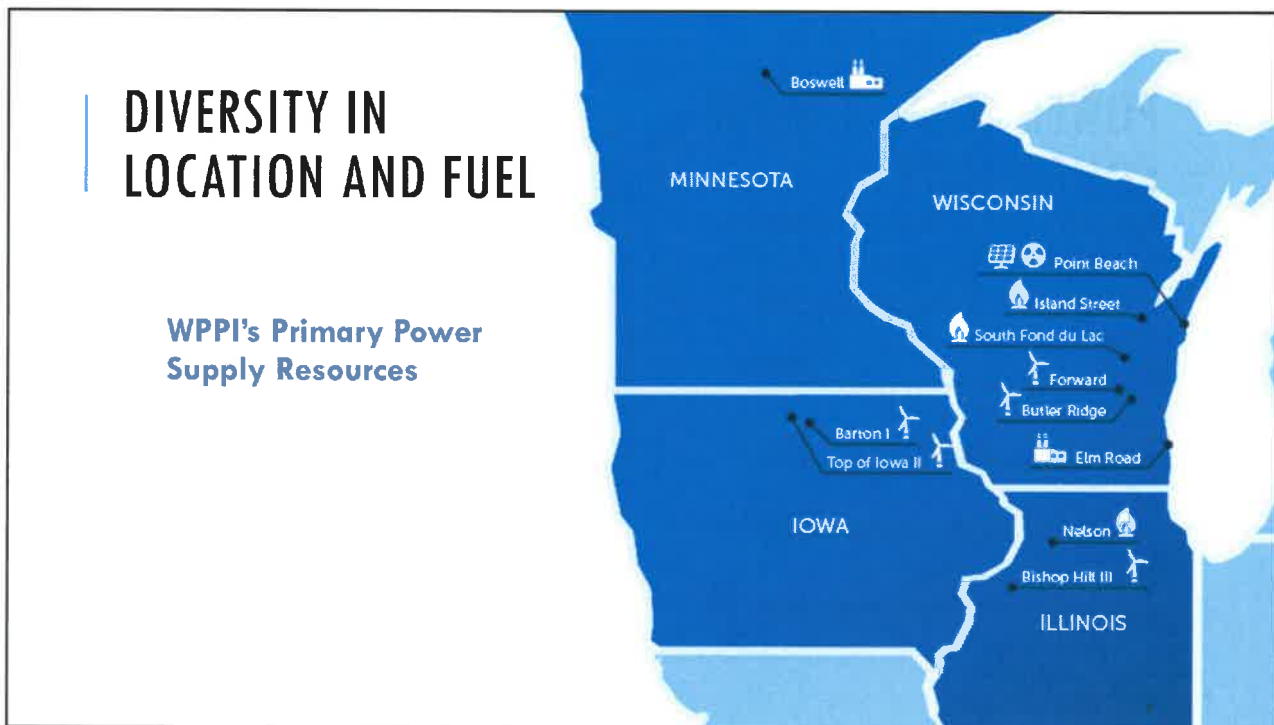
2022 Preliminary Fuel Mix*



*The area of the chart labeled "Renewables" represents the portion of electricity received from renewable sources for which WPPI Energy received and has not sold the associated Renewable Energy Credits (REC). These RECs may in the future be used by WPPI Energy to comply with regulatory requirements, retired for other purposes or sold to third parties. The portion of the chart labeled "Renewables, No RECs" represents the portion of electricity received from renewable sources for which WPPI Energy did not purchase the associated RECs in the first instance, or for which the associated RECs have been sold.

5

5



6

ENVIRONMENTAL RESPONSE

WPPI is targeting net-zero carbon by 2050

- We are on-track for a 45% reduction in CO2 emissions from 2005 levels by 2025
- Engaged at the highest level of the company
 - Mike Peters served on WI Governor's Task Force on Climate Change and is a member of APPA Climate Task Force
- Reliability and costs are equally important
 - Reaching goal in a cost-effective way will require continuing improvements in technology



7

7

KEEPING COSTS DOWN: 2023A BONDS

Refunding of WPPI's 2013A Bonds Outstanding

- Approximately \$112 million of 2013A bonds
 - Callable on July 1, 2023
 - Bonds maturing between 2024-2037
- Transaction closed on April 6, 2023
 - 2.97% rate locked in as of May 5, 2022
 - Transaction to provide significant savings through 2037



8

8

LEADING WITH PURPOSE

Continued strength in joint action.

- WPPI members remain engaged and unified for the shared purpose of helping their communities thrive.

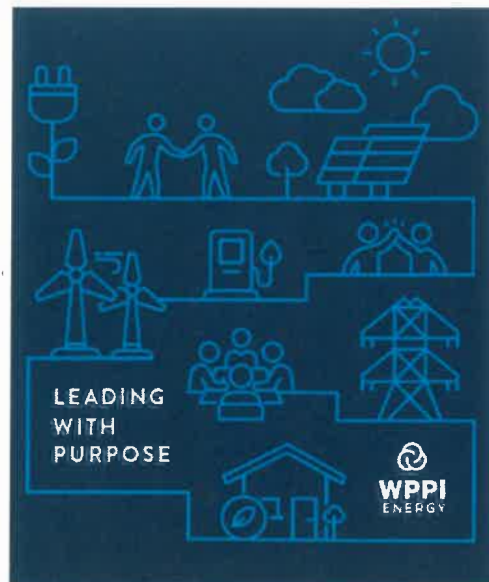
Reliable, affordable, responsible.

- We remain focused on delivering your community reliable wholesale power at a competitive cost while also reducing CO2 emissions.

Setting the standard.

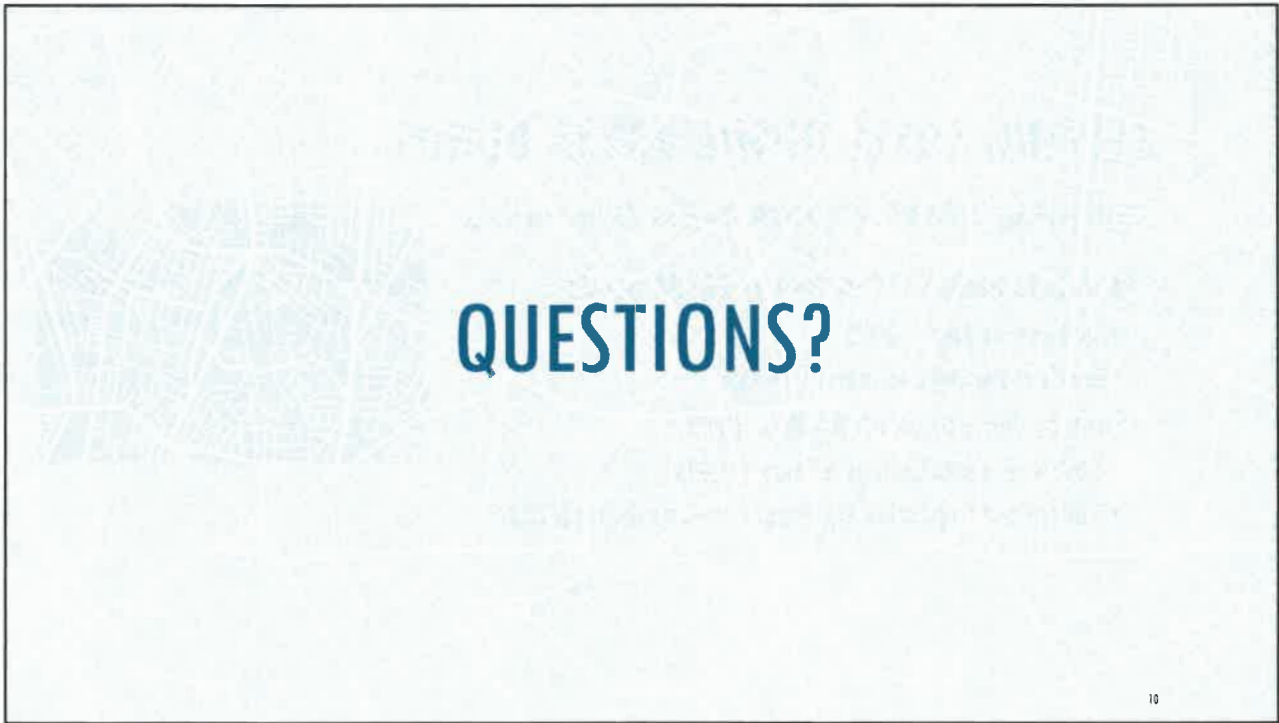
- As a WPPI member, your community has helped build forward-thinking programs and services and a shared voice for energy policy advocacy that are unparalleled in our industry.

Thank you for helping to lead the way.



9

9



10



11

Motion by Commissioner Akkala; seconded by Commissioner Pontius to appoint Mr. Nathan Neumeier to the Gladstone Downtown Development Authority, with a term expiration date of May 2025.

MOTION CARRIED UNANIMOUSLY

Motion by Commissioner Styczynski; seconded by Mayor Thompson to reappoint Mr. Kyle Closs for reappointment to the Downtown Development Authority, with a term expiration of May 2027.

MOTION CARRIED UNANIMOUSLY

**City of Gladstone
County of Delta
Resolution No. 2023-07**

RESOLUTION AUTHORIZING A CLAIM FOR THE PROTECTING MI PENSION GRANT

Motion by Commissioner Brad Mantela; seconded by Commissioner Judy Akkala to:

WHEREAS, Public Act 166 of 2022, Section 979a(1) appropriated funds to the Michigan Department of Treasury (Treasury) for the Protection MI Pension: Michigan Local Pension Grant Program (Protecting MI Pension) for qualified units that operate a qualified retirement system, and

WHEREAS, a “qualified unit” means a city, county, township, village, or road commission that operates a qualified retirement system as defined in Public Act 166 of 2022, section 979a (7)c, and

WHEREAS, a “qualified retirement system”, as defined in Public Act 166 of 2022, section 979a(7)(b), means a retirement pension benefit within a retirement system, as defined in section 3 of the protecting local government retirement and benefits act, Public Act 202 of 2017, MCL 38.2803, of a qualified unit, with a funded ratio below 60 percent based on the last report filed as required by section 5 of the protecting local government retirement and benefits act, Public Act 202 of 2017, MCL 38.28035, as of December 31, 2021, and

WHEREAS, qualified units with a qualified retirement system are eligible to submit a claim for a grant award for an amount to increase the funding of the qualified retirement system liabilities to 60 percent funded or to a cap of \$170,000,000, whichever amount is less, and

WHEREAS, qualified units with qualified retirement systems shall comply with “grant award requirements”, and

WHEREAS, “grant award requirements” are defined in Section 979a (2)(a)-(f) of Public Act 166 of 2022, and further detailed as part of the Protecting MI Pension grant application (Treasury Forms 5886 and 5887), and

WHEREAS, Treasury requires each qualified unit’s governing body to adopt a resolution authorizing the Chief Administrative Officer to file a claim for an award for the Protecting MI Pension Grant Program, and

WHEREAS, City of Gladstone acknowledges that it: (i) is a “qualified unit”; (ii) operates a “qualified retirement system”; (iii) agrees to comply with “grant award requirements”; (iv) authorizes the Chief Administrative Officer to file a claim for a grant award on behalf of the local government;

And thus, is eligible to participate in a Protecting MI Pension Grant Program;

NOW, THEREFORE, BE IT RESOLVED THAT the City of Gladstone Commission hereby authorize participation in the Protecting MI Pension grant program (and on behalf of the City of Gladstone) authorizes Eric Buckman, City Manager to provide this resolution indicating its approval to Treasury, and to submit and execute documents requested by Treasury relating to the Protecting MI Pension grant program requirements.

YEAS: Mayor Joe Thompson, Commissioners Judy Akkala, Brad Mantela, Rob Pontius, and Greg Styczynski

NAYS: None

RESOLUTION DECLARED ADOPTED.

Motion by Commissioner Mantela; seconded by Commissioner Styczynski to approve request for disbursement of funds draw #10 totaling \$945,955.00 for the Wastewater Improvements Project.

MOTION CARRIED UNANIMOUSLY

Motion by Mayor Thompson; seconded by Commissioner Styczynski to appoint Commissioners Judy Akkala and Brad Mantela to the Funding Options Committee (FOC) to work with staff to review funding options available to the City.

MOTION CARRIED UNANIMOUSLY

Motion by Commissioner Akkala; seconded by Mayor Thompson to approved Resolution No. 2023-08 as presented.

MOTION CARRIED UNANIMOUSLY



Local Government Approval For On-Premises Tasting Room Permit
(Authorized by MCL 436.1536)

Instructions for Applicants:

- You must obtain a recommendation from the local legislative body for a new On-Premises Tasting Room Permit application.

Instructions for Local Legislative Body: City of Gladstone Resolution No. 2023-08

- Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a regular meeting of the City of Gladstone council/board
(regular or special) (township, city, village)
called to order by Mayor Joe Thompson on 05-22-2023 at 6:00 PM
(date) (time)

the following resolution was offered:

Moved by Commissioner Judy Akkala and supported by Mayor Joe Thompson

that the application from Saunders Point Brewing, LLC
(name of applicant - if a corporation or limited liability company, please state the company name)

for a **NEW ON-PREMISES TASTING ROOM PERMIT**

to be located at: 1000 Delta Avenue, Gladstone, MI 49837

It is the consensus of this body that it recommends this application be considered for
(recommends/does not recommend)
approval by the Michigan Liquor Control Commission.

If disapproved, the reasons for disapproval are N/A

Vote

Yeas: 5

Nays: 0

Absent: 0

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the City of Gladstone
council/board at a regular meeting held on 05-22-2023
(regular or special) (date) (township, city, village)

Kimberly Berry
Print Name of Clerk

Kimberly Berry
Signature of Clerk

05-22-2023
Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.

Please return this completed form along with any corresponding documents to:
Michigan Liquor Control Commission
Mailing address: P.O. Box 30005, Lansing, MI 48909
Hand deliveries: Constitution Hall - 525 W. Allegan Street, Lansing, MI 48933
Overnight deliveries: 2407 N. Grand River Avenue, Lansing, MI 48906
Fax to: 517-763-0059

Motion by Commissioner Mantela; seconded by Commissioner Akkala to appoint Mayor Joe Thompson and Commissioner Greg Styczynski to the Ski Hill Subcommittee.
MOTION CARRIED UNANIMOUSLY

Motion by Commissioner Akkala; seconded by Mayor Thompson to approve the City of Gladstone and IBEW Local Union No. 876 contract effective April 1, 2023 – March 31, 2026 with corrections on page 1 Section 2 to remove “Regular” from second sentence and Section 2 A remove “permanent”; Article 4 Section 2 to remove “permanent”.
MOTION CARRIED UNANIMOUSLY

Motion by Commissioner Mantela; seconded by Commissioner Styczynski to enter closed session at 7:50 PM to consider personnel evaluations of City Manager Eric Buckman and City Clerk Kim Berry who have selected closed session as allowable under the Open Meetings Act 267 of 1976 (15.268) Section 8 item a.

Commissioner Mantela	Yes
Commissioner Pontius	Yes
Commissioner Styczynski	Yes
Commissioner Akkala	Yes
Mayor Thompson	Yes

MOTION CARRIED UNANIMOUSLY

Mayor Thompson called the meeting back into open session at 9:24 PM with no action taken in closed session.

Motion by Mayor Thompson; seconded by Commissioner Akkala that both Manager Eric Buckman and Clerk Kim Berry received excellent evaluations and to increase Manager Buckman’s annual salary to \$89,250.00.
MOTION CARRIED UNANIMOUSLY

There being no further business before the Commission; Mayor Thompson adjourned the meeting at 9:25 PM.

Mayor Joe Thompson

City Clerk Kimberly Berry

CITY OF GLADSTONE
Monthly Bills Over \$5,000
June 12, 2023

Fund	Description	Amount
General	Northgate Equipment Invoice #88594 Gravely Mower	\$ 9,000.00
Water	Hawkins, Inc. Invoice #6475308 chemicals	\$ 5,167.12

Total Bills Over \$5,000 for Commission Approval \$ 14,167.12

****Not Budgeted**

INFORMATION ONLY

May 2023 Accounts Payable - Attached
May 2023 Payroll by Fund - Attached

NORTHGATE EQUIPMENT & SALES

6687 US HIGHWAY 2 41 M35
 Escanaba, MI 49829
 Phone: (906) 789-9812 Fax: (906) 789-9813

Invoice

88594 Item 8.

Thank you for your business! We hope to see you back soon. Items must be returned in the original package. Receipt required for full credit. Restocking fee of 20%. Electrical parts are non-returnable.

Bill To	Ship To
CITY OF GLADSTONE - PARKS AND REC 1100 Delta Avenue GLADSTONE, MI 49837	

Customer	Contact	Customer Tax Number	Phone	Cell Phone	Transaction	PO Number
1060	JASON DAVIS		9063998902		Charge	
Counter Person	Sales Person	Invoice Date	Reference	Email Address		Department
AL	House Account	05/30/23	129909	rbernson@gladstonemi.org		Counter Sales

Model	Line	Description	Ordered	B/O'd	Shipped	List	Net	Amount
ULM992137	USEW	GRAVELY 260H MOWER 27HP DIESEL	1		1	\$9,000.00	\$9,000.00	\$9,000.00
		SN 000657						

	Invoice Total	\$9,000.00
	Sales Tax	\$0.00
Account Balance: \$10,248.77	Grand Total	\$9,000.00

Parks -

Thank you for your business! We hope to see you back soon. Items must be returned in the original package. Receipt required for full credit. Restocking fee of 20%. Electrical parts are non-returnable.	
Notes:	Customer acknowledges receipt thereof:
	

Original



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

INVOICE

Total Invoice **\$5,167.12**
 Invoice Number 6475308
 Invoice Date 5/17/23
 Sales Order Number/Type 4250741 SL
 Branch Plant 54
 Shipment Number 5015146

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

Ship To: 266161
 CITY OF GLADSTONE WATER PLANT
 22 Delta Avenue
 Gladstone MI 49837

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #
7/1/23	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	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 #: 4250741

Container Barcodes: 093254, 100341

2.001	699923	30 GA Blue/Blk Drum	N	2.0000-	DR	\$30.0000	DR	32.0- LB	(\$60.00)
		DRUM 1H1/Y1.8/150		2.0000-	DR			32.0- GW	

Related Order #: 04072591

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 #: 4250741

Container Barcodes: 2209324151

4.000	33195	Aqua Hawk® 117	N	1.0000	TO	\$1.1012	LB	3,616.8 LB	\$3,982.82
		330 GA Tote		3616.8000	LB			3,891.8 GW	

Lot/SN: 679456

Demurrage charges may be invoiced if not returned timely.

Container Barcodes: 2112342947

4.001	699916	330 G SQ Stackable Poly Tote	N	1.0000	TO	\$0.0000	RT	275.0 LB	\$0.00
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Page 1 of 3

Tax Rate Sales Tax
 0 % \$0.00

Invoice Total

Continued on next page

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. Containers are to be paid for in full, as invoiced, and full refund will be made promptly, provided containers are returned to original point of shipment. Return freight charges to be prepaid. The containers returned must be the same originally shipped, and show no evidence of abuse, or use for purposes other than the storage of original containers. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose. The "Sold To" party above is the guarantor for purposes of fertilizer laws and regulations.
NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

Please Remit To:
Hawkins, Inc.
P.O. Box 860263
Minneapolis, MN 55486-0263

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.

Original



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

INVOICE

Total Invoice **\$5,167.12**
 Invoice Number 6475308
 Invoice Date 5/17/23
 Sales Order Number/Type 4250741 SL
 Branch Plant 54
 Shipment Number 5015146

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 1.0000 RT 275.0 GW

Related Order #: 4250741

5.000	4800	Chlorine - EPA Reg. No. 7870-2	N	2.0000	CY	\$1.2700	LB	300.0 LB	\$381.00
		150 LB CYL		300.0000	LB			523.8 GW	

Demurrage charges may be invoiced if not returned timely.

Container Barcodes: 031564, 109019

5.001	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 #: 4250741

6.000	1135	Hydrofluosilicic Acid	N	1.0000	DR	\$0.5932	LB	300.0 LB	\$177.96
		300 LB DR		300.0000	LB			320.0 GW	

6.001	699923	30 GA Blue/Blk Drum	N	1.0000	DR	\$30.0000	RD	16.0 LB	\$30.00
		DRUM 1H1/Y1.8/150		1.0000	RD			16.0 GW	

Related Order #: 04250741

7.000	908705	LPC-DP	N	1.0000	DR	\$1.6285	LB	384.0 LB	\$625.34
		384 LB DR		384.0000	LB			400.0 GW	

7.001	699923	30 GA Blue/Blk Drum	N	1.0000	DR	\$30.0000	RD	16.0 LB	\$30.00
		DRUM 1H1/Y1.8/150		1.0000	RD			16.0 GW	

Page 2 of 3

Tax Rate 0 %
 Sales Tax \$0.00

Invoice Total

Continued on next page

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Please Remit To: **Hawkins, Inc.**
P.O. Box 860263
Minneapolis, MN 55486-0263

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Original



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

INVOICE

Total Invoice	\$5,167.12
Invoice Number	6475308
Invoice Date	5/17/23
Sales Order Number/Type	4250741 SL
Branch Plant	54
Shipment Number	5015146

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

Related Order #: 04250741

***** 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.

WA 591-549-764 *RS*
5-25-2023

Page 3 of 3

Tax Rate	Sales Tax
0 %	\$0.00

Invoice Total	\$5,167.12
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No Discounts on Freight or Containers

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NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

Please Remit To: **Hawkins, Inc.**
P.O. Box 860263
Minneapolis, MN 55486-0263

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Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank BAY					
05/01/2023	BAY	77387	KETCH11200	JANICE ANN FRIZZELL	3,291.67
05/01/2023	BAY	877(E)	OFFIC15110	U.S. BANK EQUIPMENT FINANCE	192.04
05/02/2023	BAY	77388	CITYO03100	CITY OF GLADSTONE	300.00
05/02/2023	BAY	77389	BAYDE02100	BAY DE NOC COMMUNITY COLLEGE	1,577.69
05/02/2023	BAY	77390	DELTA04165	DELTA AREA TRANSIT AUTHORITY	440.78
05/02/2023	BAY	77391	DELTA04175	DELTA COUNTY TREASURER	3,046.57
05/02/2023	BAY	77392	DELTA04175	DELTA COUNTY TREASURER	626.55
05/02/2023	BAY	77393	DELTA04175	DELTA COUNTY TREASURER	550.92
05/02/2023	BAY	77394	DELTA04750	DELTA-SCHOOLCRAFT I.S.D.	1,028.55
05/02/2023	BAY	77395	GLADS07078	GLADSTONE AREA SCHOOLS	9,519.82
05/05/2023	BAY	878(E)	STATE19180	STATE OF MICHIGAN	12,294.87
05/09/2023	BAY	77406	CITYO03100	CITY OF GLADSTONE	48.00
05/11/2023	BAY	77407	CARQU03100	ADVANCE AUTO PARTS (CARQUEST)	632.92
05/11/2023	BAY	77408	ALS01100	ALS GROUP USA, CORP	918.00
05/11/2023	BAY	77409	ALTA	ALTA CONSTRUCTION EQUIPMENT LLC	1,289.22
05/11/2023	BAY	77410	AMERS01100	AMERISCAN IMAGING SERVICES, INC.	500.00
05/11/2023	BAY	77411	MARQU13110	ATTN: BILLING DEPARTMENT	130.00
05/11/2023	BAY	77412	BAYSH2100	BAY SHORE WOODWORKS, INC.	94.75
05/11/2023	BAY	77413	BILLY02100	BILLY ELECTRIC	40.60
05/11/2023	BAY	77414	BORDE02100	BORDER STATES INDUSTRIES INC.	580.63
05/11/2023	BAY	77415	BUGLE02100	BUGLE CONTRACTING	3,750.00
05/11/2023	BAY	77416	NAPAA14100	CHATFIELD MACHINE	556.62
05/11/2023	BAY	77417	CITYO03100	CITY OF GLADSTONE	18,006.04
05/11/2023	BAY	77418	HDSUP08100	CORE & MAIN LP	7,898.94
05/11/2023	BAY	77419	CORE03100	CORE TECHNOLOGY CORP	750.75
05/11/2023	BAY	77420	COURT3100	COURTNEY JO ARROWOOD	375.00
05/11/2023	BAY	77421	DELTA04135	DELTA COUNTY ROAD COMMISSION	4,214.70
05/11/2023	BAY	77422	DELTA04200	DELTA DISPOSAL	196.00
05/11/2023	BAY	77423	DELTA04800	DELTA SOLID WASTE MGMT AUTHORITY	12,904.11
05/11/2023	BAY	77424	ELECT05140	ELECTRICAL TESTING LABORATORY, LLC	919.25
05/11/2023	BAY	77425	ELSTE5150	ELSTER SOLUTIONS, LLC	400.00
05/11/2023	BAY	77426	FASTE06100	FASTENAL COMPANY	10.61
05/11/2023	BAY	77427	GALLS07100	GALLS, LLC	140.44
05/11/2023	BAY	77428	GEISE07100	GEISE ENGINEERING, INC	1,924.00
05/11/2023	BAY	77429	GORDO07100	GORDON FOOD SERVICE, INC.	413.91
05/11/2023	BAY	77430	CNRR012000	GRAND TRUNK WESTERN	635.50
05/11/2023	BAY	77431	JYDRO08100	HYDROCORP	710.00
05/11/2023	BAY	77432	INSIG09100	INSIGHT FS	46.43
05/11/2023	BAY	77433	IVERS09100	IVERSON'S HOME CENTER	362.29
05/11/2023	BAY	77434	JEFFS14100	JEFF'S GLASS & WINDOWS, INC.	145.00
05/11/2023	BAY	77435	JOHNF10100	JOHN FABICK TRACTOR COMPANY	416.00
05/11/2023	BAY	77436	KIMBU11100	KIM BUCKMAN	375.00
05/11/2023	BAY	77437	DEPT04110	LARA-MPSC	2,655.39
05/11/2023	BAY	77438	LAWOF12100	LAW OFFICE OF CRYSTAL MORGAN, PLLC	316.74
05/11/2023	BAY	77439	LITTL12120	LITTLE BAY CONCRETE PRODUCTS	389.50
05/11/2023	BAY	77440	MAPLE13200	MAPLERIDGE TOWNSHIP	5,964.00
05/11/2023	BAY	77441	MARQ13100	MARQUETTE VETERINARY CLINIC	478.58
05/11/2023	BAY	77442	MASON13100	MASONVILLE TOWNSHIP TREASURER	1,618.78
05/11/2023	BAY	77443	MCCOY13100	MCCOY CONSTRUCTION & FORESTRY	544.98
05/11/2023	BAY	77444	MELSL13100	MEL'S LAWN, GARDEN & FEED	1,011.99
05/11/2023	BAY	77445	MENAR13100	MENARDS - ESCANABA	28.64
05/11/2023	BAY	77446	MILAN13100	MILAN SUPPLY COMPANY	7,970.31
05/11/2023	BAY	77447	MMLWO13100	MML WORKERS' COMP FUND	11,968.00
05/11/2023	BAY	77448	MRTIE13100	MR. TIRE	16.00
05/11/2023	BAY	77449	NORTH14550	NORTHGATE EQUIPMENT & SALES	1,287.11
05/11/2023	BAY	77450	NUWAY14100	NUWAY CLEANERS LAUNDRY & RENTALS	68.00
05/11/2023	BAY	77451	PAYNE16200	PAYNE & DOLAN INC	1,559.60
05/11/2023	BAY	77452	POMPS16100	POMP'S TIRE SERVICE, INC.	589.41
05/11/2023	BAY	77453	REEDC18100	POWER LINE SUPPLY CO	1,205.05
05/11/2023	BAY	77454	MAIL13100	QUADIENT LEASING USA, INC.	1,225.26
05/11/2023	BAY	77455	REVIZ18100	REVIZE LLC	1,800.00
05/11/2023	BAY	77456	RICHE18110	RICHER'S REFRIGERATION & AC	562.40
05/11/2023	BAY	77457	SAFET19100	SAFETYWORKS, LLC	2,800.00
05/11/2023	BAY	77458	SIRCH19100	SIRCHIE ACQUISITION COMPANY, LLC	21.44
05/11/2023	BAY	77459	SYNER19100	SYNERGY SYSTEMS	721.66
05/11/2023	BAY	77460	UPACT21100	U.P. ACTION NEWS	541.20
05/11/2023	BAY	77461	OFFIC15110	U.S. BANK EQUIPMENT FINANCE	84.09
05/11/2023	BAY	77462	USABL21100	USA BLUE BOOK	23.20
05/11/2023	BAY	77463	RBCSE18100	WALKER PROCESS EQUIPMENT	3,499.78
05/11/2023	BAY	77464	HDSUP08100	CORE & MAIN LP	750.75
05/18/2023	BAY	77478	MISC	VICKI SCHROEDER	500.75
05/18/2023	BAY	77485	MISC	MYA LAFAVE	1,000.00
05/18/2023	BAY	77486	MISC	KAITLYN DEMEUSE	1,000.00
05/18/2023	BAY	880(E)	MICHI13125	MICHIGAN CONFERENCE OF TEAMSTERS	60,328.40
05/19/2023	BAY	77487	MISC	DART LOGISTICS	900.00
05/22/2023	BAY	885(E)	CARDM03100	CARDMEMBER SERVICE	26,309.78
05/24/2023	BAY	77488	CITYO03100	CITY OF GLADSTONE	80.00
05/25/2023	BAY	77489	CITYO03100	CITY OF GLADSTONE	179.00

Check Date	Bank	Check	Vendor	Vendor Name	Amount
05/25/2023	BAY	881(E)	QUADI02100	QUADIENT FINANCE USA, INC.	400.00
05/26/2023	BAY	77491	BILLY02100	BILLY ELECTRIC	207.18
05/26/2023	BAY	77492	BUGLE02100	BUGLE CONTRACTING	3,750.00
05/26/2023	BAY	77493	C2AE01000	C2AE	37,629.20
05/26/2023	BAY	77494	CASC3100	CASCADE ENGINEERING	11,450.00
05/26/2023	BAY	77495	DEARB4100	DEARBORN LIFE INSURANCE CO.	599.51
05/26/2023	BAY	77496	DELLM04100	DELL MARKETING L.P.	29.22
05/26/2023	BAY	77497	DISPL04100	DISPLAY SALES	217.00
05/26/2023	BAY	77498	MISC	DYLAN NADEAU-ENRIGHT	134.16
05/26/2023	BAY	77499	MISC	GLADSTONE BRAVEBOTS	1,000.00
05/26/2023	BAY	77500	GLADS7079	GLADSTONE INDIANS BASEBALL ASSOC.	237.85
05/26/2023	BAY	77501	GORDO07100	GORDON FOOD SERVICE, INC.	286.80
05/26/2023	BAY	77502	HAWK08100	HAWKINS, INC.	120.00
05/26/2023	BAY	77503	HIAWA08100	HIAWATHA CHEF SUPPLY, INC.	426.40
05/26/2023	BAY	77504	INFOS09100	INFOSEND	1,752.15
05/26/2023	BAY	77505	IVERS09100	IVERSON'S HOME CENTER	318.05
05/26/2023	BAY	77506	MISC	JEFF MILLER	2,340.00
05/26/2023	BAY	77507	JEFFS14100	JEFF'S GLASS & WINDOWS, INC.	3.00
05/26/2023	BAY	77508	JOHNS10100	JOHNSTON PRINTING & OFFSET, INC	75.00
05/26/2023	BAY	77509	LEXIPO1210	LEXIPOL	721.00
05/26/2023	BAY	77510	MASON13100	MASONVILLE TOWNSHIP TREASURER	60.77
05/26/2023	BAY	77511	MEIER13100	MEIERS SIGNS, INC.	110.00
05/26/2023	BAY	77512	MENAR13100	MENARDS - ESCANABA	972.69
05/26/2023	BAY	77513	MILLE13110	MILLER, CANFIELD, PADDOCK & STONE	4,599.50
05/26/2023	BAY	77514	MOTIO13100	MOTION INDUSTRIES, INC	170.63
05/26/2023	BAY	77515	NAULT14100	NAULT'S GREEN LAWN LIQUID FERT, INC	4,127.64
05/26/2023	BAY	77516	NORTH14113	NORTHERN MACHINING & REPAIR, INC	9,147.50
05/26/2023	BAY	77517	NUWAY14100	NUWAY CLEANERS LAUNDRY & RENTALS	21.75
05/26/2023	BAY	77518	PARAG16100	PARAGON LABORATORIES, INC.	652.00
05/26/2023	BAY	77519	PAYMENTUS	PAYMENTUS CORPORATION	2,894.10
05/26/2023	BAY	77520	PIONE16100	PIONEER TV & APPLIANCE	386.95
05/26/2023	BAY	77521	POMPS16100	POMP'S TIRE SERVICE, INC.	299.41
05/26/2023	BAY	77522	AMERI01240	PRO ARC WELDING & FABRICATING	479.85
05/26/2023	BAY	77523	NORTH14310	RIVERSIDE FORD	32.60
05/26/2023	BAY	77524	STAAB9100	STAAB CONSTRUCTION CORPORATION	831,342.60
05/26/2023	BAY	77525	STAND19100	STANDARD ELECTRIC COMPANY	710.19
05/26/2023	BAY	77526	STAPL19200	STAPLES CREDIT PLAN	321.90
05/26/2023	BAY	77527	THEUP20100	THE UPS STORE	1,067.07
05/26/2023	BAY	77528	TRUCK20100	TRUCK EQUIPMENT INC	34.29
05/26/2023	BAY	77529	UPINT02110	UP INTERNATIONAL TRUCKS, INC	98.00
05/26/2023	BAY	77530	USABL21100	USA BLUE BOOK	1,933.65
05/26/2023	BAY	77531	RBCSE18100	WALKER PROCESS EQUIPMENT	2,408.22
05/26/2023	BAY	882(E)	VOYAG22100	VOYAGER FLEET SYSTEMS INC	6,880.65
05/30/2023	BAY	883(E)	WPPIE23100	WPPI ENERGY	170,730.90
05/31/2023	BAY	77533	MARKC13100	MARK CHRISTOFF	2,050.00

BAY TOTALS:

Total of 123 Checks:
Less 1 Void Checks:1,335,483.34
750.75

Total of 122 Disbursements:

1,334,732.59

For Journal Entries with Post Dates Between 05/01/2023 and 05/31/2023

Item 8.

Fund	Item	Amount
101	Gross Payment:	124,261.38
	Net Payment:	87,172.00
	Total Payroll:	174,095.08
	<u>Deductions</u>	<u>Amount</u>
	AFLAC_AFTER	(243.40)
	AFLAC_PRE	(373.17)
	CDSUPPHONE	10.07
	CLERKPHONE	10.07
	CRCL_TST	1,639.07
	DC LOAN REPAY	1,124.34
	DC LOAN REPAY2	1,039.95
	DEFINED_COMP_3	2,873.25
	DEFINEDBENEFIT2	190.39
	DPWSUPPHONE	6.92
	FITW	10,889.32
	FOC	273.51
	FOP	410.48
	HEALTHINSCONT	4,155.91
	MEDICARE_EE	1,746.43
	MERS 457 ROTH %	226.70
	MERS457	107.23
	MSAEEFAMILY	369.00
	MSAEESINGLE	47.35
	P&RSUPPHONE	8.18
	PSUPRPHONE	10.07
	PUBSAFPHONE	14.87
	SITW	4,701.40
	SOCSEC_EE	7,467.48
	SUPSUNIONDUES	85.90
	TEAMSTERS	287.99
	TREASPHONE	10.07
	Deduction Totals:	----- 37,089.38
	<u>Expenses</u>	<u>Amount</u>
	CLERK MSA EXPEN	12,500.00
	DEFINED_COMP_11	10,304.40
	EMPLOYER 457	586.42
	HSA PS EXPENSE	1,000.00
	MEDICARE_ER	1,746.43
	MSA ER EXPENSE	2,724.83
	MSA PS DIR ER	13,500.00
	SOCSEC_ER	7,467.48
	SUI	4.14
	Expense Totals:	----- 49,833.70

202

	Gross Payment:	2,666.98
	Net Payment:	1,859.31
	Total Payroll:	3,243.40
	<u>Deductions</u>	<u>Amount</u>
	AFLAC_AFTER	0.29
	AFLAC_PRE	0.18
	DC LOAN REPAY	3.76
	DC LOAN REPAY2	0.94
	DEFINED_COMP_3	79.98
	DPWSUPPHONE	0.88
	FITW	258.57
	HEALTHINSCONT	101.71

For Journal Entries with Post Dates Between 05/01/2023 and 05/31/2023

Item 8.

Fund	Item	Amount
	MEDICARE_EE	37.09
	MERS457	33.89
	MSAEEFAMILY	4.97
	MSAEESINGLE	0.31
	SITW	101.86
	SOCSEC_EE	158.68
	SUPSUNIONDUES	3.25
	TEAMSTERS	21.31
	Deduction Totals:	807.67
	Expenses	Amount
	DEFINED_COMP_11	293.29
	MEDICARE_ER	37.09
	MSA ER EXPENSE	87.36
	SOCSEC_ER	158.68
	Expense Totals:	576.42

203

Gross Payment:	5,828.55
Net Payment:	3,892.10
Total Payroll:	7,105.91

Deductions	Amount
AFLAC_AFTER	1.36
AFLAC_PRE	5.44
DC LOAN REPAY	33.50
DC LOAN REPAY2	68.34
DEFINED_COMP_3	174.84
DPWSUPPHONE	1.14
FITW	646.36
FOC	64.96
HEALTHINSCONT	215.94
MEDICARE_EE	80.97
MERS457	20.70
MSAEEFAMILY	20.60
MSAEESINGLE	0.78
SITW	224.83
SOCSEC_EE	346.27
SUPSUNIONDUES	2.81
TEAMSTERS	27.61
Deduction Totals:	1,936.45

Expenses	Amount
DEFINED_COMP_11	641.08
MEDICARE_ER	80.97
MSA ER EXPENSE	209.04
SOCSEC_ER	346.27
Expense Totals:	1,277.36

248

Gross Payment:	1,735.84
Net Payment:	1,421.72
Total Payroll:	1,871.89

Deductions	Amount
AFLAC_AFTER	0.29
AFLAC_PRE	0.18
DC LOAN REPAY	3.76
DC LOAN REPAY2	0.94
DEFINED_COMP_3	0.57

For Journal Entries with Post Dates Between 05/01/2023 and 05/31/2023

Item 8.

Fund	Item	Amount
	FITW	101.28
	HEALTHINSCONT	0.82
	MEDICARE_EE	25.15
	SITW	73.61
	SOCSEC_EE	107.52
	Deduction Totals:	314.12

Expenses	Amount
DEFINED_COMP_11	2.08
MEDICARE_ER	25.15
MSA ER EXPENSE	0.86
SOCSEC_ER	107.52
SUI	0.44
Expense Totals:	136.05

540

Gross Payment:	6,213.35
Net Payment:	4,415.25
Total Payroll:	7,592.26

Deductions	Amount
AFLAC_AFTER	6.39
AFLAC_PRE	10.41
DC LOAN REPAY	44.43
DC LOAN REPAY2	66.64
DEFINED_COMP_3	185.27
DPWSUPPHONE	1.13
FITW	387.59
FOC	60.15
HEALTHINSCONT	240.94
MEDICARE_EE	86.22
MERS457	20.36
MSAEFAMILY	11.06
MSAESSINGLE	1.56
SITW	226.38
SOCSEC_EE	368.66
SUPSUNIONDUES	2.82
TEAMSTERS	78.09
Deduction Totals:	1,798.10

Expenses	Amount
DEFINED_COMP_11	679.30
MEDICARE_ER	86.22
MSA ER EXPENSE	244.73
SOCSEC_ER	368.66
Expense Totals:	1,378.91

582

Gross Payment:	42,524.05
Net Payment:	26,487.12
Total Payroll:	48,542.63

Deductions	Amount
AFLAC_AFTER	56.80
AFLAC_PRE	219.78
DC LOAN REPAY	16.88
DC LOAN REPAY2	4.22
DEFINED_COMP_3	633.27
ELECPHONE	14.87
ELECSUPPHONE	10.07

For Journal Entries with Post Dates Between 05/01/2023 and 05/31/2023

Item 8.

Fund	Item	Amount
	FITW	7,991.04
	HEALTHINSCONT	669.87
	MEDICARE_EE	598.93
	MERS457	196.15
	MERS457%	1,054.29
	MSAEEFAMILY	278.67
	SITW	1,684.83
	SOCSEC_EE	2,560.83
	SUPSUNIONDUES	17.32
	TEAMSTERS	29.11
	Deduction Totals:	16,036.93

Expenses	Amount
DEFINED_COMP_10	600.44
DEFINED_COMP_11	1,661.46
MEDICARE_ER	598.93
MSA ER EXPENSE	596.92
SOCSEC_ER	2,560.83
Expense Totals:	6,018.58

590

Gross Payment:	24,239.61
Net Payment:	16,286.71
Total Payroll:	29,344.13

Deductions	Amount
AFLAC_AFTER	22.06
AFLAC_PRE	24.13
CRCL_TST	1,100.50
DC LOAN REPAY	19.57
DC LOAN REPAY2	4.90
DEFINED_COMP_3	721.64
FITW	2,017.68
HEALTHINSCONT	793.62
MEDICARE_EE	337.23
MERS457	166.63
MERS457%	10.94
MSAEEFAMILY	160.50
SITW	905.58
SOCSEC_EE	1,442.02
SUPSUNIONDUES	33.80
TEAMSTERS	191.50
USCM2284	0.60
Deduction Totals:	7,952.90

Expenses	Amount
DEFINED_COMP_11	2,645.95
MEDICARE_ER	337.23
MSA ER EXPENSE	679.32
SOCSEC_ER	1,442.02
Expense Totals:	5,104.52

591

Gross Payment:	18,200.54
Net Payment:	12,889.43
Total Payroll:	21,808.77

Deductions	Amount
AFLAC_AFTER	98.23
AFLAC_PRE	45.13

For Journal Entries with Post Dates Between 05/01/2023 and 05/31/2023

Item 8.

Fund	Item	Amount
	CRCL_TST	19.50
	DC LOAN REPAY	16.88
	DC LOAN REPAY2	4.21
	DEFINED_COMP_3	497.22
	FITW	1,970.42
	HEALTHINSCONT	373.95
	MEDICARE_EE	257.66
	MERS457	86.61
	MERS457%	10.95
	MSAEEFAMILY	9.08
	SITW	689.84
	SOCSEC_EE	1,101.74
	SUPSUNIONDUES	32.16
	TEAMSTERS	64.04
	USCM2284	23.42
	WATERSUPPHONE	10.07
	Deduction Totals:	5,311.11

Expenses	Amount
DEFINED_COMP_11	1,823.27
MEDICARE_ER	257.66
MSA ER EXPENSE	425.42
SOCSEC_ER	1,101.74
SUI	0.14
Expense Totals:	3,608.23

594

Gross Payment:	2,293.83
Net Payment:	1,749.67
Total Payroll:	2,662.32

Deductions	Amount
AFLAC_AFTER	7.02
AFLAC_PRE	0.16
CRCL_TST	60.93
DC LOAN REPAY	3.75
DC LOAN REPAY2	0.94
DEFINED_COMP_3	47.00
FITW	91.45
HEALTHINSCONT	58.91
MEDICARE_EE	32.33
MSAEEFAMILY	4.87
P&RSUPPHONE	1.89
SITW	88.60
SOCSEC_EE	138.21
TEAMSTERS	8.10
Deduction Totals:	544.16

Expenses	Amount
DEFINED_COMP_11	172.33
MEDICARE_ER	32.33
MSA ER EXPENSE	25.23
SOCSEC_ER	138.21
SUI	0.39
Expense Totals:	368.49

706

Gross Payment:	181.28
Net Payment:	108.83
Total Payroll:	220.87

For Journal Entries with Post Dates Between 05/01/2023 and 05/31/2023

Item 8.

Fund	Item	Amount
	<u>Deductions</u>	<u>Amount</u>
	AFLAC_AFTER	1.88
	AFLAC_PRE	3.36
	DEFINED_COMP_3	5.43
	FITW	17.77
	HEALTHINSCONT	1.98
	MEDICARE_EE	2.53
	MERS457	8.43
	MERS457%	10.94
	MSAEEFAMILY	1.25
	SITW	6.80
	SOCSEC_EE	10.83
	TEAMSTERS	1.25
	Deduction Totals:	----- 72.45
	<u>Expenses</u>	<u>Amount</u>
	DEFINED_COMP_11	19.94
	MEDICARE_ER	2.53
	MSA ER EXPENSE	6.29
	SOCSEC_ER	10.83
	Expense Totals:	----- 39.59

GLADSTONE



City of Gladstone, MI

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

MEETING TYPE
STAFF REPORT

Agenda Date: May 12,2023

Eric Buckman, City
Manager:

Department: Water

Department Head Name:

Rob Spreitzer

Presenter: Rob Spreitzer

Kim Berry, City Clerk:

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

AGENDA ITEM TITLE:

Bid Amendment for Elevated Storage Tank Coatings and Improvements.

BACKGROUND:

In 2022 St. Germain Sandblasting was awarded the contract to recoat the exterior and other portions of the elevated tank along with improvements to the tank prescribed by EGLE. At the present time most of the coating and improvements have been completed.

FISCAL EFFECT:

The original contract was for \$159,700, we had made a payment in December of 2022 in the amount of \$19,142 for coating and bonding. Two items were added to the contract during work this spring, we had asked for improvements to our antenna connection (\$250.00) also raising the overflow outlet was requested by EGLE (\$3200.00). $\$159,700 - \$19,142.29 = \$140,557.71$, $\$140,557.71 + \$250 + \$3200 =$ **\$144,007.71 Total Due.** Substantially more money was budgeted for this project in case tenting of the tower was required during blast, the \$3450.00 added to the project is still within budget.

SUPPORTING DOCUMENTATION:

Please find the attached Bid and Invoice.

RECOMMENDATION:

Approve bid amendment to increase contract by \$3,450.00 and approve final payment to St. Germain Sandblasting in the amount of \$144,007.71 (Invoice # 2-2336).

St.Germain Sandblasting

7 Brebner Road
Negaunee, MI. 49866

Item 9.

Invoice

Date	Invoice #
5/26/2023	2-2336

Bill To

City of Gladstone
1100 Delta Ave
Gladstone, MI 49837

P.O. No.	Terms	Due Date	Project	
	Net 30	6/25/2023	Water Storage Tank Painting	
Description		Qty	Rate	Amount
Elevated Storage Tank Exterior Blasting & Painting			115,500.00	115,500.00
Wet Interior Spot Blasting & Painting			15,000.00	15,000.00
Dry Interior Spot Blasting & Painting			12,000.00	12,000.00
Frost Free Vent Installation			9,000.00	9,000.00
Fall Protection Upgrades			6,000.00	6,000.00
Condensate Drain Modifications			2,200.00	2,200.00
Raising Overflow Pipe 18" from where it is to bring the Outlet between 12"-24"			3,200.00	3,200.00
Re-Routing Antenna Wire through Tank Column			250.00	250.00
Prior Payment for Coating & Bonding			-19,142.29	-19,142.29
It's been a pleasure working with you!			Total	\$144,007.71
			Payments/Credits	\$0.00
			Balance Due	\$144,007.71

ARTICLE 5 – BASIS OF BID

5.01 Bidder will complete the Work in accordance with the Contract Documents for the following price(s):

Name of Bidder: Earl, Inc dba St. Germain Sandblasting

EC-211043 - City of Gladstone - Elevated Water Storage Tank Painting and Rehabilitation Project

Item No.	Description of Work	Qty.	Unit	Unit Price	Total Price
Base Bid					
1	Elevated Storage Tank Exterior Blasting & Painting	1	Lump Sum		115,500.
2	Wet Interior Spot Blasting & Painting	1	Lump Sum		15,000.
3	Dry Interior Spot Blasting & Painting	1	Lump Sum		12,000.
4	Frost Free Vent Installation	1	Lump Sum		9,000.
5	Fall Protection Upgrades	1	Lump Sum		6,000.
6	Condensate Drain Modifications	1	Lump Sum		2,200.
Subtotal:					159,700.

Bid Alternate 1					
7	Elevated Water Storage Tank Tenting	1	Lump Sum		N/A
Subtotal:					
TOTAL					159,700.

Total Base Bid Amount (in words)

One Hundred Fifty-nine Thousand Seven Hundred dollars

Total Base Bid plus Bid Alternate 1 Amount (in words)

One Hundred Fifty-nine Thousand Seven Hundred dollars

Bidder acknowledges that (1) each Bid Unit Price includes an amount considered by Bidder to be adequate to cover Contractor's overhead and profit for each separately identified item, and (2) estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all unit price Bid items will be based on actual quantities, determined as provided in the Contract Documents.

ARTICLE 6 – TIME OF COMPLETION

6.01 Bidder agrees that the Work will be substantially complete and will be completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before the dates or within the number of calendar days indicated in the Agreement.

6.02 Bidder accepts the provisions of the Agreement as to liquidated damages.

ARTICLE 7 – ATTACHMENTS TO THIS BID

7.01 The following documents are submitted with and made a condition of this Bid:

- A. Required Bid Security;
- B. List of Proposed Subcontractors;

GLADSTONE



City of Gladstone, MI

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

**MEETING TYPE
STAFF REPORT**

Agenda Date: June 12, 2023

**Eric Buckman, City
Manager:**

Department: All Funds

Department Head Name:

Vicki Schroeder

Presenter: Vicki Schroeder

Kim Berry, City Clerk:

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

AGENDA ITEM TITLE:

Utilities and Miscellaneous Invoices placed as liens on Summer 2023 Tax Roll

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

FISCAL EFFECT: \$21,048.75

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

RECOMMENDATION: Assess miscellaneous invoices and past due utility balances on the Summer 2023 tax bills accordingly.

MISC INVOICES
OFF TO TAXES
SUMMER 2023

Item 10.

NAME	SERVICE ADDRESS	PARCEL #	Owner Address	City, State, Zip	INVOICE #	DESCRIPTION	AMOUNT	10 % PENALTY	TOTAL
Shane Wallin	213 Wisconsin Ave	052-002-004-00	6400 Matt L.4 Dr	Escanaba, MI 49829	2483	Snow Removal	\$ 61.90	\$ 6.19	\$ 68.09
Bailey McClinchy	810 Michigan Ave	052-041-010-00	810 Michigan Ave	Gladstone, MI 49837	2491	Snow Removal	\$ 71.80	\$ 7.18	\$ 78.98
Brad Vetter	1102 Wisconsin Ave	052-065-017-00	1102 Wisconsin Ave	Gladstone, MI 49837	2426	Snow Removal	\$ 112.36	\$ 11.24	\$ 123.60
William & Kelly Cavanaugh	1210 Michigan Ave	052-073-012-00	8397 S Lakeside T.5 Dr	Rapid River, MI 49878	2492	Snow Removal	\$ 71.80	\$ 7.18	\$ 78.98
Clinton & Amelia Seawright	408 N 9th St	052-621-007-00	5256 S Kurth 17.75 Dr	Escanaba, MI 49829	2484	Snow Removal	\$ 74.28	\$ 7.43	\$ 81.71
Kaitlin Peterson & Lucas Ehrenberg	619 N 8th St	052-273-027-00	619 N 8th St	Gladstone, MI 49837	2422	Snow Removal	\$ 68.90	\$ 6.89	\$ 75.79
Steve Heitman	624 N 8th St	052-274-006-00	624 N 8th St	Gladstone, MI 49837	2423	Snow Removal	\$ 74.20	\$ 7.42	\$ 81.62
North Coast 929 Holdings LLC	1420 Michigan Ave	052-089-009-00	5151 19th Ln	Gladstone, MI 49837	2431	Snow Removal	\$ 65.23	\$ 6.52	\$ 71.75
Bayshore Bait & Tackle	1323 N Lakeshore Dr	052-616-017-00	1323 N Lakeshore Dr	Gladstone, MI 49837	2311	Annual inspection/maintenance liftstation	\$ 160.17	\$ 16.02	\$ 176.19
Bayshore Bait & Tackle	1323 N Lakeshore Dr	052-616-017-00	1323 N Lakeshore Dr	Gladstone, MI 49837	2333	Material & labor repairs liftstation	\$ 853.05	\$ 85.31	\$ 938.36
Shirley Pardee	553 N 12th St	052-409-014-00	501 S Van Buren St	New Athens, IL 62264	2527	Rental Inspection	\$ 35.70	\$ 3.57	\$ 39.27
Kelly Chandler	605 Dakota Ave	052-023-002-00	4833 Kansas St, Apt 207	San Diego, CA 92116	2526	Rental Inspection	\$ 35.70	\$ 3.57	\$ 39.27
Tracy Harris	1 Pinewood Dr	052-371-044-00	1305 Superior Ave	Gladstone, MI 49837	2520	Rental Inspection & Certification	\$ 51.00	\$ 5.10	\$ 56.10
Alex Moscatello	1512 Dakota Ave	052-097-010-00	1437 Walnut St	Grundy, VA 24614	2478	Rental Inspection	\$ 36.40	\$ 3.64	\$ 40.04
Joseph & Colleen Maki	107 4th Ave NE	052-276-009-00	1701 Lakeshore Dr	Gladstone, MI 49837	2497	Rental Inspection	\$ 36.40	\$ 3.64	\$ 40.04
Joseph & Colleen Maki	107 4th Ave NE	052-276-009-00	1701 Lakeshore Dr	Gladstone, MI 49837	2446	Late Cancellation of Rental Inspection	\$ 15.90	\$ 1.59	\$ 17.49
Erik Tallberg	50 Tipperary Rd	052-378-374-00	78758 Sunrise Canyon Ave	Palm Desert, CA 92211	2529	Broken Rental Inspection	\$ 30.60	\$ 3.06	\$ 33.66
Erik Tallberg	50 Tipperary Rd	052-378-374-00	78758 Sunrise Canyon Ave	Palm Desert, CA 92211	2437	Rental Inspection	\$ 37.10	\$ 3.71	\$ 40.81
DSV SPV2 LLC	1310 Superior Ave	052-078-005-00	PO Box 1348	Lexington, SC 29071	2521	Broken Rental Inspection	\$ 30.60	\$ 3.06	\$ 33.66
DSV SPV2 LLC	1310 Superior Ave	052-078-005-00	PO Box 1348	Lexington, SC 29071	2496	Broken Rental Inspection	\$ 31.20	\$ 3.12	\$ 34.32
DSV SPV2 LLC	1310 Superior Ave	052-078-005-00	PO Box 1348	Lexington, SC 29071	2457	Broken Rental Inspection	\$ 31.80	\$ 3.18	\$ 34.98
DSV SPV2 LLC	1310 Superior Ave	052-078-005-00	PO Box 1348	Lexington, SC 29071	2415	Broken Rental Inspection	\$ 31.80	\$ 3.18	\$ 34.98
Craig & Nichole Lauerman	1315 Delta Ave	052-080-008-00	9089 Blueberry 23.5 Ln	Gladstone, MI 49837	2458	Rental Inspection	\$ 37.10	\$ 3.71	\$ 40.81
Craig & Nichole Lauerman	1315 Delta Ave	052-080-008-00	9089 Blueberry 23.5 Ln	Gladstone, MI 49837	2414	Broken Rental Inspection	\$ 31.80	\$ 3.18	\$ 34.98
Craig Lauerman	502 Minneapolis Ave	052-021-014-00	9089 Blueberry 23.5 Ln	Gladstone, MI 49837	2459	Rental Inspection	\$ 37.10	\$ 3.71	\$ 40.81
Timothy Rife	553 N 16th St	052-358-017-00	553 N 16th St	Gladstone, MI 49837	2435	Rental Inspection & Certification	\$ 53.00	\$ 5.30	\$ 58.30
Timothy Rife	553 N 16th St	052-358-017-00	553 N 16th St	Gladstone, MI 49837	2384	Broken Rental Inspection	\$ 32.40	\$ 3.24	\$ 35.64
Jenna Phillips	552 N 9th St	052-405-017-00	820 Minneapolis Ave	Gladstone, MI 49837	2336	Rental Certification	\$ 16.50	\$ 1.65	\$ 18.15
Jenna Phillips	552 N 9th St	052-405-017-00	820 Minneapolis Ave	Gladstone, MI 49837	2258	Rental Inspection	\$ 39.20	\$ 3.92	\$ 43.12
Sherry Myers	10 Parkway Dr	052-371-025-00	10 Parkway Dr	Gladstone, MI 49837	2341	Rental Inspection & Certification	\$ 55.00	\$ 5.50	\$ 60.50
Sherry Myers	10 Parkway Dr	052-371-025-00	10 Parkway Dr	Gladstone, MI 49837	2272	Broken Rental Inspection	\$ 33.60	\$ 3.36	\$ 36.96
Michael Olsen	1510 Minnesota Ave	052-094-010-00	423 S 15th St	Escanaba, MI 49829	2221	Code Violation	\$ 57.00	\$ 5.70	\$ 62.70
Sherry Myers	11 Parkway Dr	052-371-013-00	10 Parkway Dr	Gladstone, MI 49837	2329	Rental Inspection	\$ 38.50	\$ 3.85	\$ 42.35
Sherry Myers	11 Parkway Dr	052-371-013-00	10 Parkway Dr	Gladstone, MI 49837	2271	Broken Rental Inspection	\$ 33.60	\$ 3.36	\$ 36.96
Sherry Myers	11 Parkway Dr	052-371-013-00	10 Parkway Dr	Gladstone, MI 49837	2208	Broken Rental Inspection	\$ 34.20	\$ 3.42	\$ 37.62
Sherry Myers	10 Parkway Dr	052-371-013-00	10 Parkway Dr	Gladstone, MI 49837	2207	Failure to Register Rental; Broken Inspection	\$ 91.20	\$ 9.12	\$ 100.32
Patricia Gartland	1205 Montana Ave	052-070-002-00	8801 0.8 Ln	Gladstone, MI 49837	2474	Code Violation	\$ 53.00	\$ 5.30	\$ 58.30
Patricia Gartland	1205 Montana Ave	052-070-002-00	8801 0.8 Ln	Gladstone, MI 49837	2470	Rental Re-inspection	\$ 36.40	\$ 3.64	\$ 40.04
Patricia Gartland	1205 Montana Ave	052-070-002-00	8801 0.8 Ln	Gladstone, MI 49837	2396	Rental Re-inspection	\$ 32.40	\$ 3.24	\$ 35.64
Patricia Gartland	1205 Montana Ave	052-070-002-00	8801 0.8 Ln	Gladstone, MI 49837	2183	Rental Inspection	\$ 42.35	\$ 4.24	\$ 46.59
Andrew Seymour	914 Wisconsin Ave	052-049-015-50	914 Wisconsin Ave	Gladstone, MI 49837	5194	Rental Certification	\$ 17.10	\$ 1.71	\$ 18.81
Michael & Marilyn Albrecht	1225 Michigan Ave	052-072-007-00	2706 2nd Ave W	Gladstone, MI 49837	2442	Broken Rental Inspection	\$ 31.80	\$ 3.18	\$ 34.98
Michael & Marilyn Albrecht	1225 Michigan Ave	052-072-007-00	2706 2nd Ave W	Gladstone, MI 49837	2381	Broken Rental Inspection	\$ 32.40	\$ 3.24	\$ 35.64
Michael & Marilyn Albrecht	1225 Michigan Ave	052-072-007-00	2706 2nd Ave W	Gladstone, MI 49837	2339	Broken Rental Inspection	\$ 33.00	\$ 3.30	\$ 36.30
Michael & Marilyn Albrecht	1225 Michigan Ave	052-072-007-00	2706 2nd Ave W	Gladstone, MI 49837	2307	Broken Rental Inspection	\$ 33.60	\$ 3.36	\$ 36.96

MISC INVOICES
OFF TO TAXES
SUMMER 2023

Item 10.

NAME	SERVICE ADDRESS	PARCEL #	Owner Address	City, State, Zip	INVOICE #	DESCRIPTION	AMOUNT	10 % PENALTY	TOTAL
Michael & Marilyn Albrecht	1225 Michigan Ave	052-072-007-00	2706 2nd Ave W	Gladstone, MI 49837	2279	Broken Rental Inspection	\$ 34.20	\$ 3.42	\$ 37.62
Michael & Marilyn Albrecht	1225 Michigan Ave	052-072-007-00	2706 2nd Ave W	Gladstone, MI 49837	2273	Broken Rental Inspection	\$ 34.20	\$ 3.42	\$ 37.62
Michael & Marilyn Albrecht	1225 Michigan Ave	052-072-007-00	2706 2nd Ave W	Gladstone, MI 49837	2182	Broken Rental Inspection	\$ 36.90	\$ 3.69	\$ 40.59
PJL Group LLC	421 Minnesota Ave	052-011-011-00	4660 Fernwood 16.85 Dr	Escanaba, MI 49829	2244	Rental Certification	\$ 17.10	\$ 1.71	\$ 18.81
Delta Hide	409 N 9th St	052-621-007-00	5256 S Kurth 17.75 DR	Escanaba, MI 49829	2220	Code Violation	\$ 290.00	\$ 29.00	\$ 319.00
William & Kelly Cavanaugh	1210 Michigan Ave	052-073-011-00	8398 S Lakeside T.5 Dr	Rapid River, MI 49878	2475	Labor & Materials for condemnation of property	\$ 2,299.01	\$ 229.90	\$ 2,528.91
William & Kelly Cavanaugh	1210 Michigan Ave	052-073-011-00	8398 S Lakeside T.5 Dr	Rapid River, MI 49878	2443	Code Violation	\$ 265.00	\$ 26.50	\$ 291.50
William & Kelly Cavanaugh	1210 Michigan Ave	052-073-011-00	8398 S Lakeside T.5 Dr	Rapid River, MI 49878	2260	Code Violation	\$ 57.00	\$ 5.70	\$ 62.70
Leyla Hughey-Devoll	1319 Delta Ave	052-080-010-00	1319 Delta Ave	Gladstone, MI 49837	2543	Code Violation	\$ 51.00	\$ 5.10	\$ 56.10
Gary Micheau	120 Cliffs Ave	052-616-007-00	9000 Stagecoach Q.5 Dr	Gladstone, MI 49837	2252	Rental Certification	\$ 17.10	\$ 1.71	\$ 18.81
Gary Micheau	120 Cliffs Ave	052-616-007-00	9000 Stagecoach Q.5 Dr	Gladstone, MI 49837	2217	Broken Rental Inspection	\$ 34.80	\$ 3.48	\$ 38.28
Shane & Heather Wallin	213 Wisconsin Ave	052-002-004-00	6400 Matt L.4 Dr	Escanaba, MI 49829	2498	Rental Inspection Late Cancellation Fee	\$ 15.60	\$ 1.56	\$ 17.16
Shane & Heather Wallin	213 Wisconsin Ave	052-002-004-00	6400 Matt L.4 Dr	Escanaba, MI 49829	2382	Rental Re-inspection	\$ 37.80	\$ 3.78	\$ 41.58
Shane & Heather Wallin	213 Wisconsin Ave	052-002-004-00	6400 Matt L.4 Dr	Escanaba, MI 49829	2344	Broken Rental Inspection	\$ 33.00	\$ 3.30	\$ 36.30
Shane & Heather Wallin	213 Wisconsin Ave	052-002-004-00	6400 Matt L.4 Dr	Escanaba, MI 49829	2324	Broken Rental Inspection	\$ 33.60	\$ 3.36	\$ 36.96
Shane & Heather Wallin	213 Wisconsin Ave	052-002-004-00	6400 Matt L.4 Dr	Escanaba, MI 49829	2274	Broken Rental Inspection	\$ 34.20	\$ 3.42	\$ 37.62
Shane & Heather Wallin	213 Wisconsin Ave	052-002-004-00	6400 Matt L.4 Dr	Escanaba, MI 49829	2270	Broken Rental Inspection	\$ 34.20	\$ 3.42	\$ 37.62
Shane & Heather Wallin	213 Wisconsin Ave	052-002-004-00	6400 Matt L.4 Dr	Escanaba, MI 49829	2196	Broken Rental Inspection	\$ 34.80	\$ 3.48	\$ 38.28
							\$ 6,279.65	\$ 627.96	\$ 6,907.61

Account No	Parcel ID	Acct Name	Service Address	Owner Name	Owner Street	City, State, Zip	Electric	Fire Protection	Refuse	Sewer	Water	Compost	Utility Balance	10% Pen	Total	Notes
1220-31	052-405-017-00	Jenna Phillips	552 N 9th St	Jenna Phillips	820 Minneapolis Ave	Gladstone, MI 49837	\$ 319.84	\$ 5.71	\$ 39.82	\$ 118.31	\$ 69.62	\$ 17.62	\$ 570.92	\$ 57.09	\$ 628.01	landlord acct prior to becoming rental
1352-30	052-621-010-00	DelFab, Inc	101 N 12th St	DelFab, Inc	103 N 12th St	Gladstone, MI 49837	\$ 6,282.92	\$ 12.73	\$ -	\$ 93.77	\$ 61.29	\$ 15.38	\$ 6,466.09	\$ 646.61	\$ 7,112.70	
1353-30	052-621-010-00	DelFab, Inc	101 N 12th St	DelFab, Inc	103 N 12th St	Gladstone, MI 49837	\$ 1,372.80	\$ 7.72	\$ -	\$ 142.15	\$ 92.70	\$ 23.23	\$ 1,638.60	\$ 163.86	\$ 1,802.46	
2235-34	052-031-021-00	Hillary Laasko	708 Delta Ave 1B	Mike Tripp	PO Box 21	Wells, MI 49894	\$ 18.12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18.12	\$ 1.81	\$ 19.93	former tenant
2900-30	052-371-048-00	Frances Ott	11 Mapleview Dr	James Ott	PO Box 183058	Utica, MI 483118	\$ 198.26	\$ 12.60	\$ 81.30	\$ -	\$ 92.94	\$ 37.56	\$ 422.66	\$ 42.27	\$ 464.93	passed away; enforced off
2980-34	052-019-004-00	Cassandra Schettek	515 Michigan Ave	Cassandra Schettek	515 Michigan Ave	Gladstone, MI 49837	\$ 187.47	\$ 6.30	\$ 114.72	\$ 249.44	\$ 98.54	\$ 51.86	\$ 708.33	\$ 70.83	\$ 779.16	
3212-32	052-048-017-00	Aundra Green	914 Minnesota Ave	Northwoods Trust	PO Box 135	Rapid River, MI 49878	\$ -	\$ 13.95	\$ 91.56	\$ 327.05	\$ 74.41	\$ 41.90	\$ 548.87	\$ 54.89	\$ 603.76	former tenant
3667-32	052-371-044-00	Thad Gentz	1 Pinewood Dr	Tracy Harris	1305 Superior Ave	Gladstone, MI 49837	\$ 193.78	\$ 7.29	\$ 52.98	\$ -	\$ 78.84	\$ 22.92	\$ 355.81	\$ 35.58	\$ 391.39	former owner
3667-33	052-371-044-00	Ryan Timm	1 Pinewood Dr	Tracy Harris	1305 Superior Ave	Gladstone, MI 49837	\$ 160.90	\$ 6.03	\$ 38.84	\$ -	\$ 54.72	\$ 17.94	\$ 278.43	\$ 27.84	\$ 306.27	former owner
4053-30	052-378-374-00	Erik Tallberg	50 Tipperary Rd	Erik Tallberg	78758 Sunrise Canyon	Palm Desert, CA 92211	\$ -	\$ 2.60	\$ 16.77	\$ 37.70	\$ 19.17	\$ 7.75	\$ 83.99	\$ 8.40	\$ 92.39	landlord acct
4208-31	052-002-003-00	Misti & Brad McDonald	211 Wisconsin Ave	Raeanna Brown	211 Wisconsin Ave	Gladstone, MI 49837	\$ 226.52	\$ 2.33	\$ 15.05	\$ 107.33	\$ 57.11	\$ 6.95	\$ 415.29	\$ 41.53	\$ 456.82	former owner
4209-47	052-002-004-00	Shane Wallin	213 Wisconsin Ave	Shane Wallin	6400 Matt L.4	Escanaba, MI 49829	\$ 57.25	\$ 4.20	\$ 27.11	\$ 94.02	\$ 48.95	\$ 12.53	\$ 244.06	\$ 24.41	\$ 268.47	landlord acct
4324-30	052-066-003-00	John Gillis	1109 Wisconsin Ave	John Gillis	1109 Wisconsin Ave	Gladstone, MI 49837	\$ 470.50	\$ 5.76	\$ 37.61	\$ 199.65	\$ 106.57	\$ 17.28	\$ 837.37	\$ 83.74	\$ 921.11	
4365-38	052-081-015-60	Shane Wallin	1326 Wisconsin Ave	Shane Wallin	6400 Matt L.4	Escanaba, MI 49829	\$ 13.91	\$ 9.29	\$ 65.50	\$ 102.53	\$ 47.03	\$ 28.78	\$ 267.04	\$ 26.70	\$ 293.74	landlord acct; enforced off
													\$ -	\$ -	\$ -	
													\$ -	\$ -	\$ -	
													\$ -	\$ -	\$ -	
							\$ 9,502.27	\$ 96.51	\$ 581.26	\$ 1,471.95	\$ 901.89	\$301.70	\$ 12,855.58	\$1,285.56	\$ 14,141.14	

Business	\$	8,104.69	63.04%
Landlord	\$	898.97	6.99%
Back to Bank			0.00%
Enforced shutoff	\$	451.44	4.08%
Vacant			0.00%
Prev Owner/Tenant	\$	1,616.52	12.57%
Subtotal	\$	11,071.62	
All Others	\$	1,783.96	13.88%
Total	\$	12,855.58	

Comparisons (totals w/o 10% penalty)	
Winter 2022	\$3,096.47
Summer 2022	\$28,340.93 (large commercial balance)
Winter 2021	\$4,857.88
Summer 2021	\$2,268.48
Winter 2020	\$ 21,956.01 (large commercial balance)
Summer 2020	\$ 12,346.63

GLADSTONE



City of Gladstone, MI

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

MEETING TYPE
STAFF REPORT

Agenda Date: June 12, 2023

Eric Buckman, City
Manager:

Department: Public Safety

Department Head Name:

Presenter: Ron Robinson

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:

Michigan Fire Equipment Grant Program

BACKGROUND:

- 1) Pursuant to Public Act 166 of 2022, Section 801(1), the Michigan Fire Fighter Grant Program is intended to assist Fire Department that consist of mostly "on-call, part-time or Volunteer"
 - 2) The Fire Fighter Grant Program is designed to assist departments with the purchase of protective fire gear/equipment for Firefighters.
 - 3) The grant allows entities to request up to \$10,000 for future purchases or to use the funds as a re-imbusement for gear/equipment already purchased.
 - 4) Director Robinson applied for the grant (full \$10,000) on 6-7-2023 - with City Manager Eric Buckman as the Chief Executive Official.
 - 5) If awarded, the funds may be put towards outfitting the newer Volunteers with proper fitting turn-out gear, to include helmets, Nomex hoods, jackets, pants, boots and gloves.
- NOTE:** We have several new firefighters who were not around when we purchased new gear. Some have had a hard time finding newer-used gear that properly fits. A new set of full turn-out gear is approximately \$3,600.00.
- 6) Other options discussed have been to purchase new self-contained breathing apparatus air tanks (SCBA) (Scott 4500psi carbon wrapped) or high-temperature SCBA masks.
 - 7) Bid awards will occur early August

FISCAL EFFECT: No match

SUPPORTING DOCUMENTATION:

Copy of grant

RECOMMENDATION:

Authorize submission of grant application for the Michigan Fire Equipment Grant Program

MI Fire Equipment Grant Program Application

Issued under Public Act 166 of 2022.

Pursuant to Section 801(1) of Public Act 166 of 2022, the MI Fire Equipment Grant Program is a grant program intended to assist local government fire departments that are “predominately on-call, part-time or volunteer” to purchase fire equipment for firefighters. Through a competitive grant process, eligible fire departments will be reimbursed for allowable fire equipment purchases. Applications **must be submitted to the Michigan Department of Treasury via e-signature solution no later than July 10, 2023**, for consideration.

PART 1: LOCAL GOVERNMENT INFORMATION		
Local Unit Name City of Gladstone	Local Unit Municipal Code 21-2020	
Contact Name Ronald L. Robinson	Contact Email Address rrobinson@gladstonemi.gov	
Contact Title Director of Public Safety	Contact Telephone Number 906-428-3131	Extension None
PART 2: GRANT ELIGIBILITY		
<p>Eligibility for the MI Fire Equipment Grant Program will be determined by the grant requirements pursuant to PA 166 of 2022, Section 801(1), which are predominately on-call, part-time, or volunteer with purchasing fire gear for firefighters.</p> <p>“Fire Department” means a department, authority, or other governmental entity that safeguards life and property from damage from explosion, fire, or disaster and that provides fire suppression and other related services in this state. Organized fire department includes any lawfully organized firefighting force in this state. As defined in section 1 of the fire prevention code, 1941 PA 207, MCL 29.1</p> <p>“Local Unit of Government” means a city, village, township, tribal government or an authority or commission established by a county, village, city of township by resolution, motion, or charter.</p> <p>Does your city, village, township, tribal government, authority, or commission have a fire department where more than 50 percent of the firefighters are part-time, volunteer, or paid on call?</p> <p><input checked="" type="checkbox"/> Yes: The requesting local government certifies that it meets the eligibility criteria listed in MI Fire Equipment Grant Program.</p> <p><input type="checkbox"/> No: The requesting local government certifies that it does not meet the eligibility criteria listed in MI Fire Equipment Grant Program.</p> <p>Does the requesting local government fire department serve more than one local government as the primary provider of fire department services?</p> <p><input type="checkbox"/> Yes: The requesting local government fire department certifies that it is the primary provider of fire department services for more than one local government (please list all local governments in the table below).</p> <p><input checked="" type="checkbox"/> No: The requesting local government fire department certifies that it is primary provider of fire department services for only one local government.</p>		
Number	Local Governments Provided Primary Fire Department Services	
1	City of Gladstone	
2	Automatic Aid to Escanaba Township Fire Department on all structure fires; but not the primary provider	
3		
4		
5		
6		

7	
8	
9	
10	

PART 3: GRANT QUALIFICATIONS (See Instructions)

To qualify for the MI Fire Equipment Grant Program, the eligible local government must be registered as having more than 50% “nonpaid” or “part paid” firefighters as presented in the Fire Service Directory established by LARA under Public Act 207 of 1941. Please provide the requested information below related to numbers of firefighters for the eligible local government fire department.

NFIRS Code	Total Firefighters	No. of “Non paid” Firefighters	No. of “Part Paid” Firefighters
02106	29	0	20

Do the numbers of “Non paid” and “Part Paid” firefighters listed in the table above represent more than 50 percent of the total number of firefighters listed in the table above for the eligible local government fire department?

- Yes:** The requesting local government certifies that the information listed above demonstrates that more than 50 percent of total firefighters are “Non Paid” or “Part Paid”.
- No:** The requesting local government certifies that the information listed above demonstrates that more than 50 percent of total firefighters are not “Non paid” or “Part Paid”.

PART 4: GRANT AWARD REQUEST

Eligible local government fire departments may submit a claim for a grant award up to \$10,000, pursuant to Section 801(1) of Public Act 166 of 2022. Please enter the requested grant award claim below.

Grant Award Amount Requested (\$10,000 per local government listed in Part 2): 10,000

Qualified Expenses (Enter \$ amounts for eligible expenditures already incurred for reimbursement. If Applicable.)

Turnout coats and pants	SCBA Masks	Gloves (structural, and extrication)	Hoods	Radios, batteries, and antennas
\$	\$	\$	\$	\$
Flashlights	Helmets	Safety Vest for traffic accidents	Boots	Personal thermal imaging cameras
\$	\$	\$	\$	\$

Supporting Documentation

- If the grant request is for expenditures for eligible items that have already been incurred, please attach supporting documentation.

PART 5: CERTIFICATION

I hereby certify to the best of my knowledge that the information provided in this application is true and that I am authorized to submit a claim on behalf of the qualified unit as the Chief Administrative Officer, to receive funds for the MI Fire Equipment Grant Program pursuant to and if I am submitting expenses for reimbursement that all expenditures for which reimbursement is requested are eligible, and that these expenditures will not be reimbursed from any other source.

Chief Administrative Officer Signature <small>[as defined in MCL 141.422b]</small> E-SIGNED by Eric Buckman on 2023-06-06 14:44:39 EDT	Printed Name of Chief Administrative Officer <small>[as defined in MCL 141.422b]</small> Eric Buckman
Title City Manager	Date 2023-06-06 14:44:39 UTC

Disclaimer: This form is subject to audit by the Michigan Department of Treasury. All supporting documentation regarding eligibility and monitoring requirements for the MI Fire Equipment Grant Program and must be retained by the local government for 7 years.

GLADSTONE



City of Gladstone, MI

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

**MEETING TYPE
STAFF REPORT**

Agenda Date: 6/12/23

**Eric Buckman, City
Manager:**

Department: Community Development

Department Head Name: _____

Presenter: Renée Barron

Kim Berry, City Clerk: _____

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

AGENDA ITEM TITLE:

Annual Planning & Zoning Report

BACKGROUND:

The Planning Commission accepted the 2022 Annual Report for Planning & Zoning at their meeting on June 6, 2023.

FISCAL EFFECT:

SUPPORTING DOCUMENTATION: Annual Report

RECOMMENDATION: Accept 2022 Planning & Zoning Annual Report into the record.

2022 Annual Planning & Zoning Report



Planning Commission

Howard Haulotte, Chairperson
Jason Leonards
Pete Ross
Dave Woodworth
Alger Strom
John Noreus
Tom Butch

Prepared by:
Reneé Barron
Community Development Director



Purpose of the Annual Report

In accordance with Michigan Planning Enabling Act, Public Act 33 of 2008, the City of Gladstone’s Planning Commission provides a written report to the legislative body on an annual basis. This report reflects the Planning Commission operations and the status of planning activities and includes recommendations regarding actions needed by the legislative body related to planning and development. The Planning Commission serves to promote orderly development within the city. The purpose of this annual report is to communicate to the governing body and the citizens of the City of Gladstone the activities and status of planning activities within the City of Gladstone.

2023 **Meeting Schedule**

Meetings are held at 5:00 p.m. in Chambers at City Hall on the first Tuesday of the month.

- **April 4th**
- **May 2nd**
- **June 6th**
- **July 11th**
- **August 1st**
- **September 5**
- **October 3**
- **November 14**
- **December 5**

What is Zoning Zoning is the public regulation of land use; it is the division of a community into districts or zones and the establishment of regulations governing the use, placement, spacing and size of land and buildings. Regulations are found in the text of the zoning ordinance and the accompanying zoning map. The City of Gladstone adopts local zoning codes to enforce regulations to protect the public health, safety and general welfare of its citizens. The authority to adopt zoning is granted to local units of government through the state legislature. Zoning is adopted and enforced to ensure that natural resources are protected, to prevent nuisances, to ensure land use compatibility, to prevent overcrowding and to prevent the overuse of land. Zoning codes adopted also conserve property values and natural resources.

The Role of the Planning Commission

The Planning Commission is responsible for implementing local land use and development regulations. They also play a key role in the development and maintenance of the comprehensive plan (Master Plan). Some of the key roles of a Planning Commissioner are:

- Educate the public on local planning issues, the master plan and land use regulations.
- Cooperate and coordinate with other units of government on planning matters.
- Prepare, adopt and maintain a master plan.
- Review other communities' master plans.
- Draft and present zoning ordinances and amendments and advise the Commission on various zoning actions.
- Review and comment on proposed public works projects

The Planning Commission meets the first Tuesday of the month at 5:00 PM in Chambers at City Hall. All meetings are open to the public and are posted regularly on our city website: www.gladstonemi.org.

PLANNING COMMISSION MEMBERS

The Planning Commission is made up of seven members, serving three-year terms. The membership has adopted By-Laws and Rules of Procedure which outline their operations.

Residents wishing to serve as Planning Commission Members may apply to the City Clerk and applicants are considered as terms expire and/or when an opening has occurred. In addition to fulfilling the duties of a Planning Commissioner, most of our members serve on various sub-committees. These sub-committees enable members, residents and staff to tackle specific issues, concerns and ordinances through workshop sessions. Sub-Committee members report back final recommendations to the Planning Commission for action. Current members of the Planning Commission are:

Name	Office	Phone
Pete Ross	Member	
Dave Woodworth	Member	906-428-2699
Thomas Butch	Member	906-428-2457
Alger Strom	Member	906-428-2262
Howard Haulotte	Chairperson	906-428-9021
John Noreus	Member	906-428-1764
Jason Leonards	Member	832-474-2128

ZONING BOARD OF APPEALS MEMBERS

The City Commission members serve as the Zoning Board of Appeals. The Appeals Board is responsible for hearing variances and appeals on administrative planning and zoning decisions and/or Planning Commission decisions. They are the final board of appeal within the city. There were two board of appeals meetings in 2022. The first one was regarding a zoning classification and the other was over a rental property maintenance order. Members of the Zoning Board of Appeals include:

Name	Office	Phone/Contact
Joseph Thompson	Mayor	906-420-1338
Brad Mantela	Pro-Tem	906-428-2457
Robert Pontius	Member	rpontius@gladstonemi.gov
Judy Akkala	Member	jakkala@gladstonemi.gov
Greg Styczynski	Member	906-420-8078

Planning Commission -2022 Site Plan Reviews

The Planning Commission reviewed just under twenty-one million dollars of improvements to our business, commercial and industrial class in 2022. Most of those improvements were involved with the Wastewater Treatment Plant upgrade. Other areas with improvement included:

- Bramco: 824 Clark Drive (40' X 50' Industrial Storage Building)
- Ives Trucking: 201 Rains Drive (30' X 50' Industrial Storage Building)
- Helping Hands: 704 Superior Avenue (Small Adult Foster Care Facility)
- Hansen Storage: 602 4th Avenue North (68 Unit Storage Facility)



- City of Gladstone Waste Water Treatment Plant: 413 Minneapolis Avenue (Waste Water Treatment Plant Upgrade)



- Saloon Pizza: 1421 Delta Avenue (New Restaurant)



- Great Lakes Credit Union: 1005 Delta Avenue (Bank Upgrades, Expanded Drive thru)
- Norfab: 3520 Sjoquist Drive (3 buildings 60' X 75' for Industrial Use)

Administrative Site Plan Reviews

The Community Development Department reviewed 1.5 million dollars' worth of improvements in the residential class. These improvements included two homes, 16 garages and several decks and additions.

- Garage 155 29th Street
- Garage North Bluff Drive
- Car Port 1418 Michigan
- Garage 39 Kenneally
- Pole Building 3 Park Avenue
- Pole Building 105 1st Avenue North
- Garage 1701 Montana
- Garage 4 Harbor Point Lane
- Garage 623 North 14th Street

- Garage 553 N. 8th Street
- Garage 1518 Dakota Avenue
- Garage 404 Delta Avenue
- Garage 24 Tipperary
- Garage 6 Grand Avenue
- Garage 33 Kenneally
- Garage/Apartment 402 Minneapolis
- 3 Decks
- 2 Additions
- Home 14 Mallard Lane
- Home 23 Tipperary



TRAININGS/EDUCATION

Training and education are key components of being a Planning Commissioner and working with the public. Workshops and training provide valuable resources for staying up to date on Michigan laws, regulations, trends and upcoming issues.

Trainings attended in 2022 by the Planning Commission and staff includes:

- MEDC Brownfield Training
- Redevelopment Ready Community
- Managing Flood Plains
- NMPSA-FOIA
- NMPSA- Open Meeting Act
- Delta County Election Training
- Leadership Training (12 Week Series)

The Planning Commission maintains membership with the Michigan Association of Planning (MAP) and is a subscriber to the Planning Commissioners Journal. MAP is the only organization in Michigan devoted solely to representing elected and appointed local officials, and professional planners, who share a commitment to making informed land use and planning decisions. They provide regional and online workshops, the MI Planner monthly magazine, publications, guidebooks and offer CEU to maintain certifications. The Planning Commissioners Journal (PCJ) is a yearly subscription that is the nation's principal publication designed for citizen planners, including (but certainly not limited to) members of local planning commissions and zoning boards. The PCJ covers a wide range of planning issues, focusing on how citizen planners can work most effectively.

FUTURE ACTIVITY:

The text below outlines and prioritizes Zoning Ordinance amendments that should be considered to address the direction dictated in our Master Plan.

Master Plan Amendment

The City is currently in the process of amending the Master Plan and we hope to have this accomplished by the Summer of 2023. A sub-committee was created to work on this objective with Patricia West heading up the activities. Staff from each department have been involved and the public will also be invited to participate and provide input. A series of Public Hearings will be held to ensure compliance with the State Planning and Enabling Acts. Preliminary census data demonstrates that while Delta County had a slight population decrease the City was one of six U.P. Communities to see a significant population increase.

Establish New Districts

Many of the districts in the city's current Zoning Ordinance contain the beginnings of the new zoning classifications envisioned in the Master Plan. However, the Future Land Use Plan outlines zoning classifications that would, when implemented, guide the development of more districts within the city. Implementation of the Future Land Use Map should proceed in five steps:

1. Identify the desired standards for each district.

2. Draft standards for each district, including any needed graphics.
3. Hold a public hearing on the draft standards.
4. Adopt standards.
5. Change the zoning map.

Step 5 is crucial to convey to developers what the city hopes to be in the future. The individual Future Land Use Plan pages of the Master Plan outline some specific recommendations for future district standards.

New Provisions

Screening standards for industrial uses can dramatically improve the aesthetic environment of the city, especially along the waters edge. Some existing industrial uses will be non-conforming after the adoption of such standards, and the city can work with these property owners to determine a course of action for improved screening. This may include pursuing funding for plantings.

The establishment of the CBD Central Business District zoning classification is intended to provide the city with an opportunity to differentiate the commercial uses and intent of this area from the more general uses currently provided for in the B-2 classification; the B-1 classification is currently not used on the city's current zoning map.

Broader Changes to the Zoning Ordinance

Generally, the current Zoning Ordinance lacks strong site standards for landscaping, screening, lighting, flexibility for off-street parking, and building materials. The city may decide that in some of these areas additional standards are not appropriate, but in many cases even a few simple provisions to give stronger guidance to developers could go very far in improving the city's overall appearance. Additional regulation need not be anti-development, and in fact, a well-crafted regulation can help promote development by ensuring predictability and giving a developer confidence that the quality of subsequent development will match the quality of his or her project.

The ordinance also does not provide standards for most uses permitted in the city, either as principal uses or as conditional uses. Special land use should be governed by clear standards.

In general, incorporating more visual aids and performing some minor reorganization, such as collecting use standards in one section and site standards in another, or relocating all definitions to one section where currently some appear in other parts of the ordinance, could help make the ordinance easier for potential developers to navigate and use. Design standards and provisions for publicly accessible space may be appropriate for the FLEX districts.

COMMUNITY DEVELOPMENT DEPARTMENT

Renée Barron, Community Development Director/Zoning Administrator
Jerry Hebert, Code Enforcement Official
Patricia West, DDA Coordinator/Code Enforcement Official

Rentals are inspected on a two-year basis and are intended to ensure a high quality of rental housing stock to help maintain positive property values in the community.

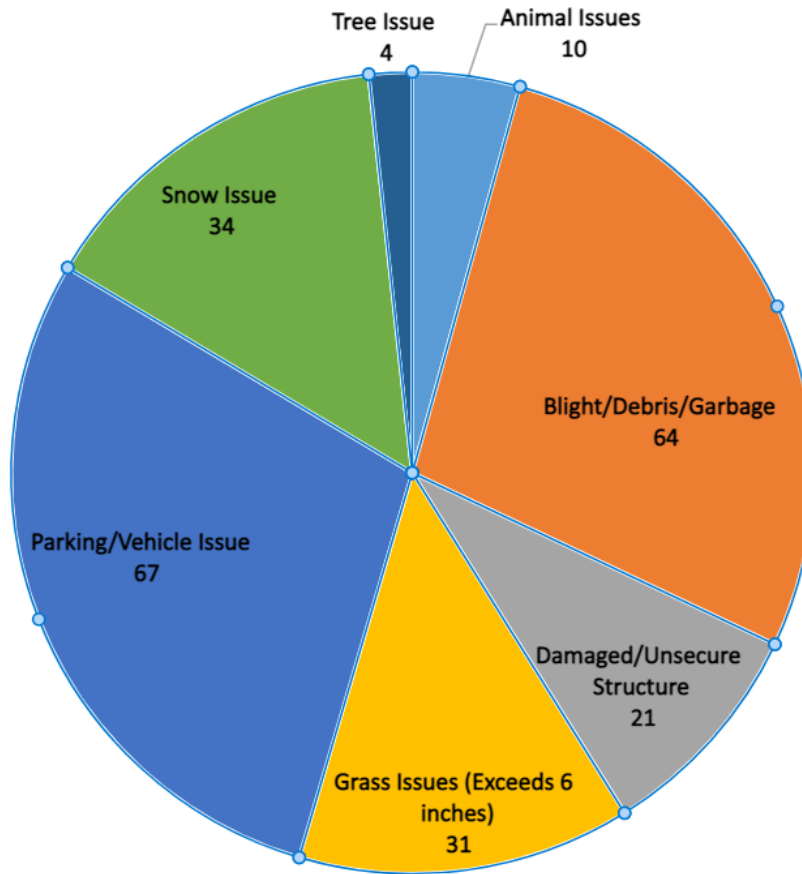
In 2017 the city decided to go through the County to provide building inspections, they continue to provide this service for the City of Gladstone. The City completes a zoning approval for each site to ensure the development meets zoning codes that are in place and the county ensures that all State building codes are met. The county issued 34 building permits in 2022 on behalf of the City. Of these 34 permits, 24 of them were for residential activity. While largely the permits consisted of remodeling, additions and garages, two residential homes were built. The remaining permits were for commercial/industrial development. The estimated value of construction for 2022 was around \$21,000,000, with nearly \$17,000,000 of that coming from the Wastewater Treatment Plant upgrades.

CODE ENFORCEMENT

Patricia West, our Code Enforcement Official, works closely with Public Safety and various departments to handle property maintenance issues. She handled 207 property maintenance complaints in 2022. Many of the complaints involve properties that are neglected by owners and works to resolve neighbor issues that arise. She also enforces grass violations to maintain property values and snow removal from sidewalks to ensure the safe passage for pedestrians.

In 2022, Code Enforcement transitioned their property complaint form from physical to digital, and it is available on the City of Gladstone’s website. This has streamlined complaint tracking significantly by funneling all complaints into a spreadsheet allowing anyone within the city to reference the current status, documentation and details related to the complaint.

2022 Complaint Categories (Count)



Outside of the rental inspection process, Code Enforcement condemned one property in April of 2022 due to structural damage in our downtown district. The intent of a condemnation is to work with the property owners to get the property back into compliance and fit for human occupancy, meeting the minimum health and safety standards. This building was sold in December of 2022 with the pre-established Property Maintenance orders on the property transitioning to the new owner. The Code Enforcement Team is optimistic that the orders will be corrected in 2023.

The following are a few before and after photos of successful Property Maintenance orders issued in 2022.

January 2022



March 2022



January 2022



March 2022



2021



June 2022



City of Gladstone Planning Commission Priorities & Budget Recommendations 2023-2024

PRIORITIES & BUDGET RECOMMENDATIONS

The Planning Commission suggests the following areas receive priority for the upcoming fiscal year.

- Trainings
- Continued GIS Mapping
- Continued Codification
- Professional Planning to address Flex Zoning and other zoning deficiencies identified through the Master Plan

County level Planning and Zoning should be a priority as their situation is currently not in a good place. The City should monitor and support the County and encourage them to work with the smaller townships who do not have the resources and expertise to manage Planning and Zoning. All communities will suffer if Delta County should decide to abandon its support to those who rely on the County for these services.

Training is a key component of a functioning Planning Commission. Commissioners and/or ZBA members will attend and seek training as needed. Two new commissioners are on board this year, but they bring a wealth of talent and experience. Local training will be utilized whenever possible to minimize expenses.

GIS Mapping is critical to enabling the Zoning Administrator to carry out job functions. The City has made great strides in the development of its GIS capabilities. The Planning Commission continues to support further development of GIS to enable all departments and residents' access to these services.

Codification/Professional Planning: When new ordinances are adopted, they need to get into the code (called codification). An accurate and up-to-date code is a key component to ensure the Planning Commission, the Zoning Administrator and others make accurate decisions regarding any zoning/planning issue. Each time an ordinance is created or updated the Municode system will track them and keep an up-to-date version available to the public and staff. Professional Planning is a valuable resource to the Planning Commission and assists us on occasions when expert planners are needed to help guide and direct activities.

The Planning Commission will need to address some areas within the zoning code to adopt the Flex Zoning district. We will work with planners and other experts to work through these requirements. Funding will be sought from outside resources to accommodate this process, but some local funds will have to be utilized.

GLADSTONE



City of Gladstone, MI

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

**MEETING TYPE
STAFF REPORT**

Agenda Date: June 12, 2023

**Eric Buckman, City
Manager:**

Department: All

Department Head Name:

Presenter: Eric Buckman & Depts.

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 City of Gladstone Utility Rates & Fees

BACKGROUND:

City is required to set the rates at the first meeting in June of each year. Rate and fee adjustments are in the proposed Utility Rate & Fees document. All utility rates were adjusted per WPPI and Utility Financial Services, LLC cost of service study and fees have been adjusted due to cost and inflation.

Rates and fees are effective August 1, 2023.

FISCAL EFFECT:

Various

SUPPORTING DOCUMENTATION:

City of Gladstone Utility Rates & Fees Schedule

RECOMMENDATION:

Approve the utility rates and fees as presented.

2023 - 2024

FEE SCHEDULE

APPROVED BY CITY COMMISSION 06/XX/2023



Changed rates and new items in red
Current rate references in blue
Unchanged items in black

For Commission Approval

Department Contact Information

Departmental Fees


- City Hall
- Community Development
- Downtown Development Authority
- Fernwood Cemetery
- Public Safety
- Public Works
- Recreation

Utility Rates & Fees

- Electric
- Wastewater
- Water
- Solid Waste

CITY OF GLADSTONE
 DIRECTORY

Item 13.

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

Fee Item	Fee	Minimum Bond Requirement	Notes
Metal Detecting Permit	\$ 5.00	\$ -	annual
Going Out of Business-Application for Sale	\$ 50.00	\$ -	
Going Out of Business-Application for Sale-Renewal	\$ 50.00	\$ -	
Business Registration	\$ -	\$ -	
Hawker or Peddler		\$ 200.00	Per application
	\$ 10.00		Each Day
	\$ 30.00		Each Week
	\$ 50.00		Each month
	\$ 100.00		Each year

Sales of Products from Temp Structures - Confections; Food; Tobacco; Tobacco Products	\$ 2.00	\$ -	One Day
	\$ 3.00	\$ -	Period not exceeding one week
	\$ 10.00	\$ -	Period not exceeding one month
	\$ 25.00	\$ -	Period not exceeding six months
	\$ 35.00		Period not exceeding one year

All Licenses under this section expire May 1 of each year. Location of temporary structure subject to approval as per ordinance (Sec. 10-192)

Transient Photographer	\$ 3.00	\$ -	One Day
			Each successive day not exceeding six months
	\$ 2.00		Period of six months
	\$ 35.00		Period of one year
Transient Merchant	\$ 60.00	\$ 2,000.00	1st Day
	\$ 15.00		Each successive day
Circus &/or Menagerie	\$ 75.00	\$ -	Per day
Carnival &/or Medicine Show	\$ 25.00	\$ -	Per day
Taxicab	\$ 10.00	Sec Sec. 10-392 of City Code	Per taxicab
Bus	\$ 10.00	Sec Sec. 10-392 of City Code	Per bus

Assessment or Tax Roll Requests

Hard Copy	\$ 700.00		per roll requested \$306.90
Electronic Copy	\$ 500.00		per roll requested \$175
Assessment Card	\$ 5.00		per card (hard copy)
Assessment Card	\$ 2.00		per card (electronic)

Miscellaneous Fees

City Hall copies	\$ 1.00		per page
Notary Fee	\$ 5.00		per transaction
Commission Packet-Printed & Mailed	\$ 3.00		per packet plus postage
Non Sufficient Fund Payment (NSF)	\$ 25.00		per incident

HOUSING/BUILDING/ZONING
2023-2024

Item 13.

Fee Item	Fee	Notes
Initial Rental Inspection Per Building	\$ 35.00	Single/Duplex
	\$ 45.00	Three to Five Units
	\$ 70.00	Six to Ten Units
	\$ 85.00	Eleven or more
Per Unit Charge in Addition To Rental Inspection Charge Per Building	\$ 5.00	Three to Five Units
	\$ 3.00	Six to Ten Units
	\$ 2.00	Eleven or more
Rental Certification-Per Unit	\$ 15.00	Every 2 years
Rental Registration	\$ -	Upon becoming a rental unit
Late Rental Registration	\$ 50.00	Non-compliance rental registration
Late Inspection Cancellation Notice	\$ 20.00	Two (2) Business Days Prior \$15
First Re-inspection	\$ -	Re-inspection of issues from initial inspection
Subsequent Re-Inspections	\$ 30.00	Additional inspections for issues unresolved
Broken Appointment reschedule fee	\$ 35.00	No show for inspection \$30
Outside normal inspection hours	\$ 60.00	Single Family to Two Units \$50
	\$ 70.00	Three to Five Units \$60
	\$ 95.00	Six to Ten Units \$85
	\$ 110.00	Eleven or more Units \$100
Property Maintenance Appeal Fee	\$ 75.00	Per issue appealed
Nuisance Property Fee (NEW)	\$ -	Fee based on contractor fee and materials + 15%
Permits	\$ 30.00	Fence
	\$ 12.50	Temporary Sign
	\$ 12.50	Construction Sign
	\$ 12.50	Community Special Event Sign
	\$ 25.00	Sign in Residential Area
	\$ 30.00	Sign in Commerical Area
	\$ 30.00	Home Occupation Permit
	\$ 30.00	Zoning Compliance Permit
Project completion without permit issuance (NEW)	\$ -	Double appropriate permit fee
Applications	\$ 550.00	Cell Antenna Site Application
	\$ 550.00	Fiber Installation Application
	\$ 250.00	Special Meeting Request (NEW)
	\$ 200.00	Conditional Use-Residential
	\$ 300.00	Conditional Use-Commercial/Industrial
	\$ 300.00	Rezoning/Text Amendment (plus GIS fee and mailing costs)
	\$ 500.00	Alley/Street Vacated/Easement (Plus admin & Legal cost)
	\$ 200.00	Variance/Waiver/ZBA Request
	\$ 200.00	Land Divisions/Lot Splits-unplatted
	\$ 50.00	Land Divisions/Lot Splits-platted
	\$ 300.00	Planned Unit Development
	\$ 50.00	GIS Parcel Update
Site Plan Reviews	\$ 200.00	Site Plan Review-Partial
	\$ 300.00	Site Plan Review-Full
	\$ 450.00	Planned Unit Development-Plus Consulting Costs

If Application requires Public Notice, postage fee will be added.

Market Square Rental

**Market Square rentals are in 4 hour blocks*

Set-Up	Fee	Refundable Deposit	Addition Hour	6ft Table & 2 Chairs	Canopy, 6ft Table & 2 Chairs
Full Space	\$ 100.00	\$ 25.00	\$ 25.00	\$ 10.00	\$ 15.00
Shared Space	\$ 15.00	\$ 5.00	N/A	\$ 10.00	\$ 15.00

Farmers Market		
Vendor Fee-Full Season	\$ 75.00	includes 1 canopy, 1 table & 2 chairs
Vendor Fee-One Time	\$ 25.00	includes 1 canopy, 1 table & 2 chairs

FERNWOOD CEMETERY
2023-2024

Item 13.

	Fee Item	Resident	Non-Resident	Notes
Plot Prices	One Plot	\$ 670.00	\$ 1,005.00	\$650 & \$975
	Family Plot	\$ 4,675.00	\$ 7,010.00	Eight Full \$4540 & \$6810
	Half Family Plot	\$ 2,470.00	\$ 3,705.00	Four Full \$2400 & \$3600
	Babyland Plot	\$ 125.00	\$ 190.00	\$120 & \$180
	Cremains Plot	\$ 410.00	\$ 615.00	Two Urns \$400 & \$600

Opening/Closing Graves - Burial Cost**	Adult	\$ 695.00	\$ 1,040.00	\$675 & \$1010
	Small Grave	\$ 335.00	\$ 500.00	\$325 & \$485
	Stillborn	\$ 335.00	\$ 335.00	\$325 & \$325
	Urn of Cremains	\$ 325.00	\$ 500.00	\$325 & \$485
	Limb	\$ 325.00	\$ 500.00	\$325 & \$485

Additional Fees	Weekday	\$ 165.00	\$ 165.00	Effective 2:00 p.m.-3:30 p.m. \$160 both
	Weekends & Holidays	\$ 390.00	\$ 390.00	Full Burial \$380 both
	Weekends & Holidays	\$ 230.00	\$ 230.00	Urn Burial \$225 both
	Winter Storage	\$ 50.00	\$ 50.00	Burial at Fernwood
	Winter Storage	\$ 100.00	\$ 100.00	Burial another Cemetery
	Winter Burial	\$ 550.00	\$ 550.00	Full Burial \$535 both
	Winter Burial	\$ 225.00	\$ 225.00	Urn Burial (\$220 both)
	Set Veterans Marker	\$ 100.00	\$ 100.00	
	Monument Foundation/Encase Marker	\$ 0.25	\$ 0.25	Per square inch measured from the outside of concrete

Perpetual Care - Included in plot prices above	Single Plot	\$ 100.00	\$ 100.00
	Family Plot	\$ 400.00	\$ 400.00
	Cremation Plot	\$ 50.00	\$ 50.00

Perpetual Care must be paid in full before the burial on a family plot. When purchasing plots for a burial, the plot in which a burial will be made must be paid in full before the burial. The opening of the grave must be paid prior to the burial.

- *Resident Veterans will be charged 50% of opening & closing charge
- *Veteran killed on active duty opening & closing burial charge is waived
- **DHHS Assistance burials required to pay 50% of burial charge

All markers and monuments shall have bases, which shall be 3" larger than the marker or monument on all sides

PUBLIC SAFETY
2023-2024

Item 13.

	Fee Item	Fee	Notes
	PBT Test Fee	\$ 3.00	Preliminary Breath Test
	Parking Violations	\$ 20.00	per violation-fines doubles is ot paid within 10 days
Public Safety or Fire Emergencies*	Personnel-Public Safety		per hour rate based on Union Contract
	Personnel-Volunteer Firefighter	\$ 13.00	per hour/per volunteer
	Personnel-Volunteer Fire Chief	\$ 14.00	per hour
	Engine 64	\$ 100.00	per hour
	Engine 65	\$ 100.00	per hour
	Foam Buckets Used	\$ 200.00	per container \$90
	Fire Extinguishers Used	\$ 50.00	per extinguisher
	Other Rescue Related Equipment	\$ 100.00	per hour (Ice Rescue/Hovercraft)

Charges for Public Safety or Fire Emergencies will not be assessed if the total costs do not exceed \$250 per incident.

Charges will not exceed \$1,000 except in the case of illegal fires or criminal events

*Code of Ordinances, Chapter 18, Sec. 18.1

Notary Fee	\$ 5.00	per transaction
Processing NSF checks	\$ 25.00	3+ incidents, same offender, same business (pd by business) \$30
Finger Printing	\$ 10.00	Prints only done when forms supplied by Applicant
Freedom of Information Act Requests		Rate per FOIA Policy

PUBLIC WORKS
2023-2024

Item 13.

	Fee Item	Fee	Notes
Streets	Concrete Curb Removal	\$ 7.10	per linear foot (\$100 min) \$6.90
	Concrete Curb Installation	\$ 21.57	per linear foot (\$200 min) \$16.10
	6" Concrete Driveway Removal	\$ 2.90	per square foot (\$100 min) \$2.60
	6" Concrete Driveway Installation	\$ 8.40	per square foot (\$200 min) \$7.75
	Boulevard Restoration		Time & Material plus 10%
	Grass Cutting	\$ 50.00	base fee plus time & materials
	Right-of-way permit	\$ 30.00	\$60 if construction starts before permit is approved
	Dumpster Permit	\$ 50.00	2-week permit (in right of ways)- additional \$50 if dumpster is placed before receiving permit
Sidewalks	Sidewalk Removal	\$ 2.10	per square foot (\$100 min)
	4" Sidewalk Installation	\$ 6.10	per square foot (\$150 min) \$5.65
	6" Sidewalk Installation	\$ 8.25	per square foot (\$150 min) \$7.65
	Snow Removal (other)	\$ 50.00	base fee plus time & equipment plus 10%
	Snow Removal Truck Load	\$ 60.00	per Truckload \$55
GIS Services	Full Map	\$ 600.00	\$550
	Quarter Section	\$ 65.00	\$60
Printed Map	8 1/2" x 11"	\$ 7.00	Black and White \$5
	8 1/2" x 11"	\$ 12.00	Color \$10
	11" x 14"	\$ 9.00	Black and White \$7
	11" x 14"	\$ 16.00	Color \$14
	Large Print	\$ 25.00	Black and White \$20
	Large Print	\$ 35.00	Color \$30
	Labor*	\$ 65.00	per hour \$55

**After first hour, hourly rate is added to map cost*

PARKS AND RECREATION
2023-2024

Item 13.

	Fee Item	Resident	Non Resident	Notes	
Facility Rentals	Kids Kingdom Pavilion	\$ 50.00	\$ 80.00	per day	
	Large Pavilion	\$ 80.00	\$ 120.00	per day	
	Beach House	\$ 70.00	\$ 120.00	per day	
	Gazebo	\$ 25.00	\$ 40.00	per day	
	Ski Chalet		\$ 100.00	\$ 150.00	Mon-Thur
			\$ 400.00	\$ 500.00	1-day (Fri, Sat or Sun)
			\$ 700.00	\$ 800.00	2-day (Fri & Sat or Sat & Sun)
			\$ 100.00	\$ 100.00	3-hour block Grad week-end only
		\$ 100.00	\$ 100.00	Weekday Security Deposit	
		\$ 250.00	\$ 250.00	Weekend Security Deposit	
Ballfields	Bayshore Ballfied	\$ 225.00	\$ 225.00	Per reserved day of the week for season	
	Bayshore Ballfied	\$ 100.00	\$ 100.00	Per season for football	
	Besse Complex Ballfield	\$ 10.00	\$ 10.00	Per 1-1/2 hours for non-contract holders games and practices	
	Besse Complex Tournaments	\$ 300.00	\$ 300.00	per week-end tournament (Fri,Sat,Sun)	
	Besse Complex Concession	\$ 100.00	\$ 100.00	per single day event	
	Ski & Tubing	Skiing	\$ 12.00	\$ 12.00	per day
Preschool Skiing		\$ 4.00	\$ 4.00	per day	
Combo		\$ 18.00	\$ 18.00	Skiing & 1/2 day tubing per day	
Tubing		\$ 10.00	\$ 10.00	1/2 day	
Skiing Membership			\$ 150.00	\$ 175.00	Single \$130 & \$150
			\$ 250.00	\$ 290.00	Family \$230 & \$265
Tubing Membership			\$ 110.00	\$ 135.00	Single \$90 & \$110
			\$ 170.00	\$ 205.00	Family \$150 & \$180
Combo Membership			\$ 220.00	\$ 265.00	Single \$180 & \$210
			\$ 380.00	\$ 450.00	Family \$290 & \$335
Private Tubing Parties	Less than 50 people	\$	105.00	per hour \$85	
	50-75 people	\$	130.00	per hour \$110	
	76-100 people	\$	155.00	per hour \$135	
	101-150 people	\$	180.00	per hour \$160	
	151-200 people	\$	250.00	per hour \$200	
	over 200 people	\$	350.00	per hour \$300	
	tow attendant	\$	70.00	per hour \$55	
Harbor	North Wall 25'	\$	1,525.00	\$1,300	
	East Wall 30' Pier	\$	1,830.00	\$1,560	
	East Wall 45' Pier	\$	2,745.00	\$2,340	
	West End	\$	800.00	build your own dock \$700	
	Transient		25' and less = \$25.00/day >25' = \$1.00/foot/day	Variable rate set by MI State Waterways Commission	

PARKS AND RECREATION
2023-2024

Item 13.

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

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

*Campground monthly rates reflect 7 free days

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

UTILITY RATES & FEES

ELECTRIC
WASTEWATER
WATER
SOLID WASTE

Rates approved 06/XX/2023
Rates effective 08/01/2023
Fees adopted 06/XX/2023

ELECTRIC RATES
EFFECTIVE 08/01/2023

Item 13.

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

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

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

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

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

*Distribution Demand is calculated on the highest demand over a rolling 12-month period of time

*Demand thresholds are based on demand not exceeding maximum over a 12 consecutive month period of time

*For each month, the customer shall be billed the lessor of 1) the amount for the Energy Limiter, and 2) the amount for Energy charge plus the amount for the Demand Charge. Does not affect Readiness to Serve, PCAC or distribution demand charges .

Distributed Generation	All Solar		\$ (0.07216)	Power returned to City by Solar Generation as metered. Rate changes Jan 1 annually based on power costs. (\$0.04773)
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Street Lights	All wattage	\$ 16.50	\$ 0.15000	
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Dusk to Dawn	All wattage	\$ 8.75	\$ 0.15000	
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ELECTRIC RATES
EFFECTIVE 08/01/2023

Item 13.

ADDITIONAL BILLING FEES		
Item	Fee	Notes
Power Cost Adjustment (PCAC)	variable	Based on cost power power purchased vs kWh sold. May
LIEAF	\$ 0.90	Set by MPSC every October 1. No more than \$1 \$0.91
Energy Optimization (EO)-Residential		
Energy Optimization (EO)-Commercial		
Meter reconnection	\$ 15.00	Reconnection of meter service
Meter reconnection-enforced off	\$ 30.00	Reconnection of meter service turned off for non-payment
Meter reconnection-after hours	\$ 200.00	After hours is considered after 3:00 pm on standard work day \$100
Service reconnection at pole	variable	Cost based on 2 men and truck and materials; minimum
48-hour notice of disconnection for non-payment	\$ 30.00	Per State of Michigan notification process, 48-hour notice of pending disconnection manually delivered to premise.
Distributed Generation Application Fee	\$ 100.00	One time fee for solar application (required for all new solar installations or purchase of premise with solar installed)
Security Deposit-Residential	\$ 500.00	Non premise owner \$300
Security Deposit-Business	\$ 500.00	Non premise owner
Security Deposit-Leased Land	\$ 500.00	Oak Bluff Estates and Lake Bluff Retirement Village \$300
Security Deposit-Lakeview Apartments	\$ 200.00	Lakeview Apartment tenants \$150
Security Deposit Interest	1%	Interest is per annum and applied upon finalization of utility account or return of deposit
Penalty unpaid utility bill	5%	Based on bill not running balance, unless less than latest billing amount. Applied on accounts unpaid after 4:00 p.m. on due date
Non Sufficient Funds	\$ 25.00	Per NSF \$40 (MI law cannot charge over \$25)

SERVICE RELATED		
Item	Fee	Notes
Relocation of current overhead service	variable	Materials & Labor
Underground Service	variable	Materials & Labor
Meter Testing request by customer	\$ 25.00	May be waived if meter tests off by more than 2% accuracy
Replacement of broken meter	replacement cost	Meter broken through customer negligence.
Repair private lighting-non residential	\$25+materials	Repair of dusk to dawn commercial/governmental

WASTEWATER RATES
EFFECTIVE 08/01/2023

Item 13.

RATES	COST	UNIT	COMMENTS
Wastewater rate/unit*	\$ 11.20	Per 1,000 gallons	based on water usage (if applicable) \$10.50
Monthly customer charge*			based on meter size-readiness to serve
5/8" meter	\$ 31.00	Monthly	\$29
1" meter	\$ 39.55	Monthly	\$37
1-1/2" meter	\$ 73.76	Monthly	\$69
2" meter	\$ 94.07	Monthly	\$88
3" meter	\$ 160.35	Monthly	\$150
4" meter	\$ 176.39	Monthly	\$165

*The same Wastewater rates apply to resident customer that are sewer only with private wells
Outside City Limits (non Masonville Township sewer customer)
Rate is 2 x wastewater unit rate + 2 times monthly customer charge

Masonville Township Rate	COST	UNIT	COMMENTS
Monthly Debt Reduction	\$ 31.26	Per parcel	All parcels which sewer service is available; charge by Township, includes vacant lots. Rate set by Township.
Wastewater rate	\$ 58.80	per EDU*	1 EDU is based on 5,000 gallons \$55.13
Monthly Customer charge	\$ 24.68	per EDU*	1 EDU is based on 5,000 gallons \$22.58

*EDU = Equivalent Domestic Unit
 $\text{Rate/EDU} = (1,000 \text{ gallons}) \times (\text{WW rate} \times 1.05\%) + (\text{MCC}) + (\text{Debt Reduction}) = \text{Total}$
 $5 \times (\$11.20 \times 1.05) + \$24.68 + \$31.26 = \text{\$114.74 (total based on 1 EDU per each rate)}$
 $5 \times (\$10.50 \times 1.05) + \$22.58 + 31.26 = \text{\$108.97}$

TESTING	COST	UNIT	COMMENTS
Laboratory Examinations Wastewater Samples	\$15.00	Sample	Per test per sample

TAP FEES	TIME & MATERIALS	UNIT	COMMENT
North Lakeshore Drive	\$ 1,100.00	Lateral Connection	Homeowner responsible for liftstation and lateral
South Bluff	\$ 2,000.00	Lateral Connection	plus material & labor
Blackwell Avenue	\$ 1,994.00	Lateral Connection	plus material & labor
Masonville Township			Contact Masonville Township

SERVICES	COST	UNIT	COMMENTS
Wastewater Sewage Lift Station Callout-business hours	\$ 75.00	per service call	Reset
Wastewater Sewage Lift Station Callout-after hours	\$ 150.00	per service call	Reset
Lift Station Repairs	Time & materials	per repair	All repair services and unplugging
Video of Sewer Lateral	\$ 50.00	per service call	Any maintenance issues billed separately

WATER RATES
EFFECTIVE 08/01/2023

Item 13.

RATES	COST	UNIT	COMMENTS
Water rate/unit*	\$ 5.70	Per 1,000 gallons	based on water usage
Monthly customer charge*			based on meter size-readiness to serve
5/8" meter	\$ 14.75	Monthly*	
1" meter	\$ 28.60	Monthly*	\$23.90
1-1/2" meter	\$ 54.75	Monthly*	\$43.50
2" meter	\$ 83.90	Monthly*	\$64.60
3" meter	\$ 152.17	Monthly*	\$114.78
4" meter	\$ 248.45	Monthly*	\$182.30
Per additional unit on one meter	\$ 2.00	per unit	buildings with multiple units on one water meter.

*Water and irrigation meters billed separately on utility bill

*Irrigation meters are sewer exempt

*Hose bib attachments pay wastewater charges on water used; upon return to city they are calculated for usage and any credit received for wastewater placed on November utility bill

Outside City Limits

Rate is 2 x water unit rate + 2 times monthly customer charge

MONTHLY FIRE PROTECTION	COST	UNIT	COMMENTS
5/8" meter	\$ 2.00	Monthly	charge based on size of primary water meter
1" meter	\$ 5.00	Monthly	
1-1/2" meter	\$ 10.00	Monthly	
2" meter	\$ 16.00	Monthly	
3" meter	\$ 32.00	Monthly	
4" meter	\$ 50.00	Monthly	

FIRE HYDRANT FEE	COST	UNIT	COMMENTS
Fire Hydrant (not metered)	\$ 125.00	per day	
Fire Hydrant Metered	\$ 25.00	week	water billed based on use
Water Plant Hydrant	\$ 25.00	Month	water billed based on use

LABORATORY EXAMINATIONS WATER SAMPLES	COST	UNIT	COMMENTS
Coliform Presence/Absence	\$20	Sample	Per test per sample*
Coliform MPN	\$20	Sample	Per test per sample*

*10% administrative fee added to all tests invoiced

WATER RATES
EFFECTIVE 08/01/2023

Item 13.

TAP FEES	TIME & MATERIALS	UNIT	COMMENT
3/4" - 1"	\$ 800.00	Lateral Connection	up to 20 feet \$700
1 1/4" and larger	Labor & Materials	Lateral Connection	
South Bluff Tap Fee	\$ 1,500.00	Lateral Connection	

SERVICES	COST	UNIT	COMMENTS
Reconnection			
Turn-on charge, other than repair	\$ 40.00	service call	Reconnection of water meter for service
Turn-on charge for existing irrigation meter	\$ 20.00	service call	Seasonal reconnection
Turn-on charge home & irrigation (same call)	\$ 40.00	service call	Reconnection of water meter for service
Thaw Out (freeze ups)			
Monday-Friday 7:00 am to 3:30 pm	\$ 100.00	service call	Non holiday-normal work day
After hours	\$ 200.00	service call	Evenings, weekends, holidays
Frozen/damaged water meter repair	\$ 75.00	per repair	
Complete meter replacement	Labor & Materials	per meter	Based on current market price for appropriated size water meter
Private Well Registration	\$ 10.00	well	One time fee

SOLID WASTE RATES
EFFECTIVE 08/01/2023

Item 13.

Billing Item	Rate	Notes
Monthly Customer Charge	\$ 6.13	\$5.96
Refuse Pickup	\$ 13.27	Includes monthly refuse and recycle pickup \$12.90
Refuse Pickup-outside city	\$ 21.76	Areas on P.5 Rd and areas in Kipling \$21.15
Extra Pickup	\$ 11.81	Extra refuse can at same time \$11.48
Recycling Only	\$ 3.65	Premises required to have a dumpster \$3.55
Fairview/Waterview Manors	\$ 303.56	Per Manor \$295

GLADSTONE



City of Gladstone, MI

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

**MEETING TYPE
STAFF REPORT**

Agenda Date: 06-12-2023	Eric Buckman, City Manager: _____
Department: DPW	Department Head Name: _____
Presenter: Barry Lund	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:

Special Assessment 2023-323 South West Gladstone Paving Project

BACKGROUND:

The project will consist of street reconstruction including paving, repaving, curbing, reshaping, storm sewer, and all necessary appurtenances and attachments.

This begins the process of establishing a special assessment district with a public hearing to be held on Monday, June 26, 2023 at 6:00 PM with notifications to the affected property owners and publication in the DAILY PRESS (the Action no longer qualifies as a newspaper of record).

FISCAL EFFECT:

Special Assessment cost in the approximate amount of \$270,581.00

SUPPORTING DOCUMENTATION:

Resolution No. 2023-09-SAD-01

RECOMMENDATION:

Approve Resolution No. 2023-09-SAD-01 for the 2023-323 South West Gladstone Paving Project

**SW Gladstone Paving Project Estimate
SA # 2023-323**

DDA Contribution	\$0
Major Street Fund	\$157,421
Special Assessment	\$113,160
Total Estimated Project	\$270,581

Assessable Footage	TBD
Estimated Cost/Foot	TBD

Revised: 6/9/2023

**2023-323 SPECIAL ASSESSMENT
(SW Gladstone Paving Project)**

RESOLUTION NO. 2023-09-SAD-01

City of Gladstone
County of Delta, State of Michigan

Minutes of a regular meeting of the City Commission of the City of Gladstone, County of Delta, State of Michigan, held in the City on June 12, 2023, at 6:00 p.m., Eastern Daylight Time.

PRESENT:

ABSENT:

VACANCIES:

The following preamble and resolution were offered by _____ and supported by _____:

WHEREAS, Chapter XI of the Gladstone City Charter empowers the City Commission to provide for the payment of all or any part of the cost of construction, reconstruction, repairs, operation or maintenance of any structure or work in the nature of public improvements by levying and collecting special assessments upon property specially benefitted; and

WHEREAS, the City Commission, on its own initiative, tentatively declares its intent to proceed with public improvements as described in Exhibit A attached hereto and made a part hereof in the special assessment district tentatively described in Exhibit B attached hereto and made a part hereof; and

WHEREAS, the City Commission has caused to be prepared plats and diagrams showing certain public improvements as described in Exhibit A, the location thereof in the special assessment district tentatively described in Exhibit B, and the estimated cost thereof; and

WHEREAS, the same have been received by the City Commission and are on file with the City Clerk; and

WHEREAS, the City Commission desires to proceed with the proposed public improvements.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The preparation of plats and diagrams by the City of Gladstone Public Works Department showing the improvement, the location thereof and estimates of the cost thereof is hereby ratified, confirmed and approved.

2. The City Commission hereby tentatively declares its intention to make the public improvements described in Exhibit A.

3. The City Commission hereby tentatively designates as the special assessment district against which part of the cost in the approximate amount of \$113,160.00 of said public improvements is to be assessed as the lots and parcels of land more particularly described in Exhibit B.

4. The City Commission shall meet in the Commission Chambers on Monday, June 26, 2023, at 6:00 o'clock p.m., Eastern Daylight Time, at which time and place the City Commission shall hear suggestions and objections to the proposed public improvements and the special assessment district therefor.

5. The City Clerk is hereby authorized and directed to cause notice of such hearing to be published once prior to said hearing in the DAILY PRESS, a newspaper of general circulation in the City, at least five (5) days before the date of hearing, and shall cause notice of said hearing to be mailed by first-class mail to all record owners of or persons in interest in property in the special assessment district as shown on the last City tax assessment records of the City, at least ten (10) days before the date of said hearing.

6. Said notice shall be in substantially the form attached hereto as Exhibit C.

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

AYES:

NAYS:

ABSENT:

RESOLUTION ADOPTED.

Kim Berry, City Clerk

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Commission of the City of Gladstone, County of Delta, Michigan, at a regular meeting held on June 12, 2023, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Kim Berry, City Clerk

EXHIBIT A

Public Improvements

The project will consist of street reconstruction including paving, repaving, curbing, reshaping, storm sewer, and all necessary appurtenances and attachments.

EXHIBIT B

Special Assessment District

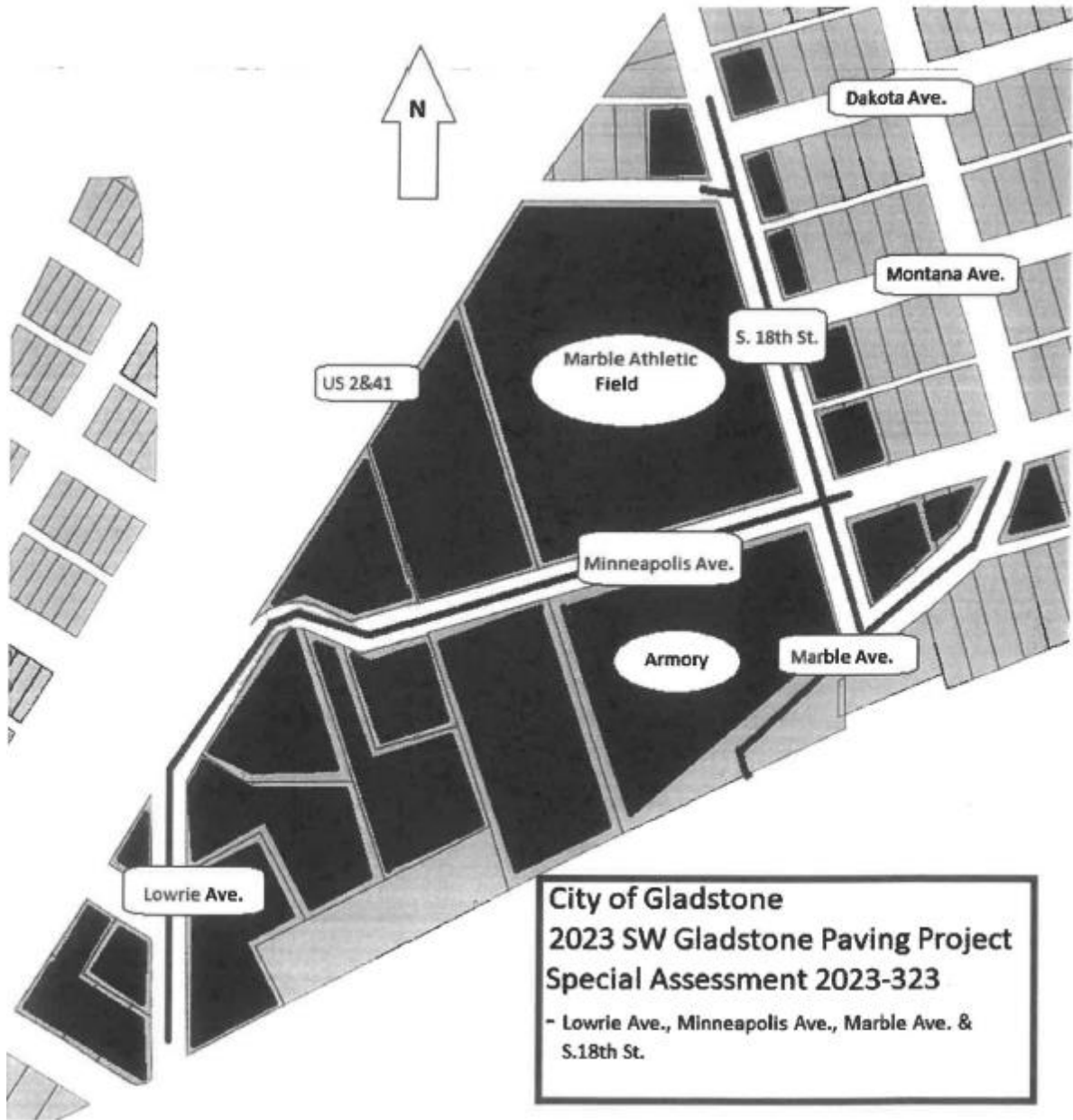


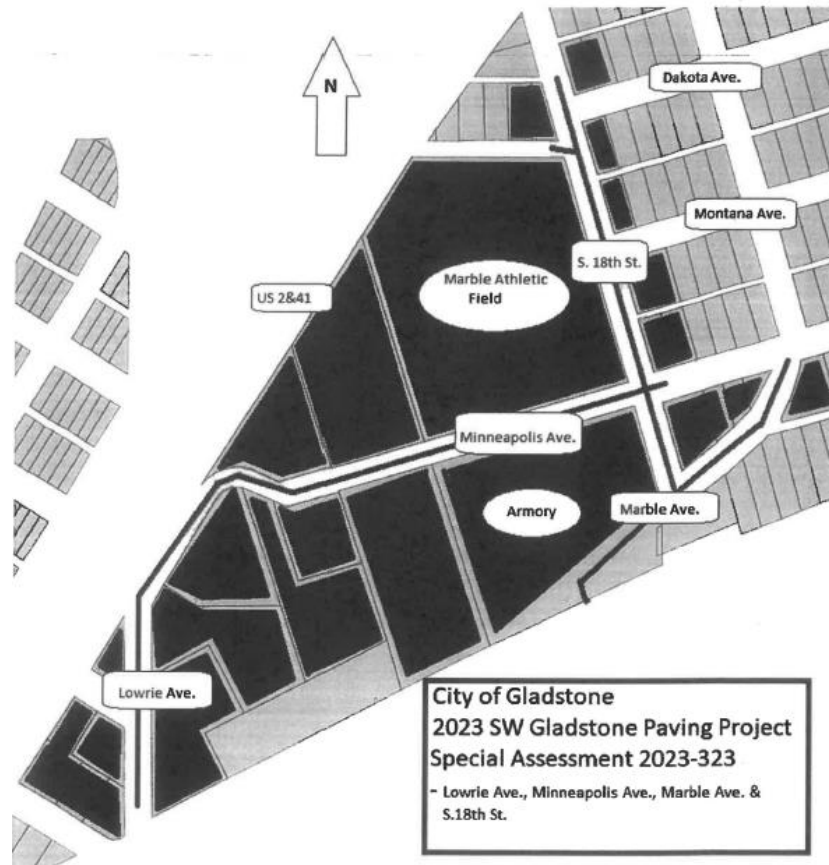
EXHIBIT C

Public Hearing Notice

**NOTICE OF HEARING ON SPECIAL ASSESSMENT
FOR PUBLIC IMPROVEMENTS BY THE
CITY COMMISSION OF THE CITY OF GLADSTONE**

TO ALL OWNERS OF THE FOLLOWING-DESCRIBED LANDS:

All parcels as shown on the following map:



TAKE NOTICE that pursuant to the provisions of the City Charter of the City of Gladstone, the City Commission has tentatively declared its intention to proceed with the improvements described as follows:

The project will consist of street reconstruction including paving, repaving, gravel, reshaping, culvert replacement, ditching, and all necessary appurtenances and attachments.

TAKE FURTHER NOTICE that the City Commission has tentatively declared its intention to make such improvement and tentatively designated the above-described premises as a special assessment district against which at least a part of the cost of said public improvements is to be assessed.

TAKE FURTHER NOTICE that the City Commission has caused to be prepared plats and diagrams showing the public improvements, the location thereof and an estimate of the cost thereof which have been filed with the office of the City Clerk, located at City Hall, 1100 Delta Avenue, Gladstone, Michigan, 49837 for public examination.

PUBLIC NOTICE IS HEREBY GIVEN that the City Commission will meet on Monday the 26th day of June, 2023, at 6:00 p.m., Eastern Daylight Time, in the Commission Chambers, located at City Hall, 1100 Delta Avenue, Gladstone, Michigan, to hear objections to the public improvements and to the proposed special assessment district therefor.

Kim Berry, City Clerk

City of Gladstone Code Enforcement

2022-2023 Year End Report

The Importance

Code enforcement ensure *minimum safeguards* within a community while *preventing the deterioration* of property values.



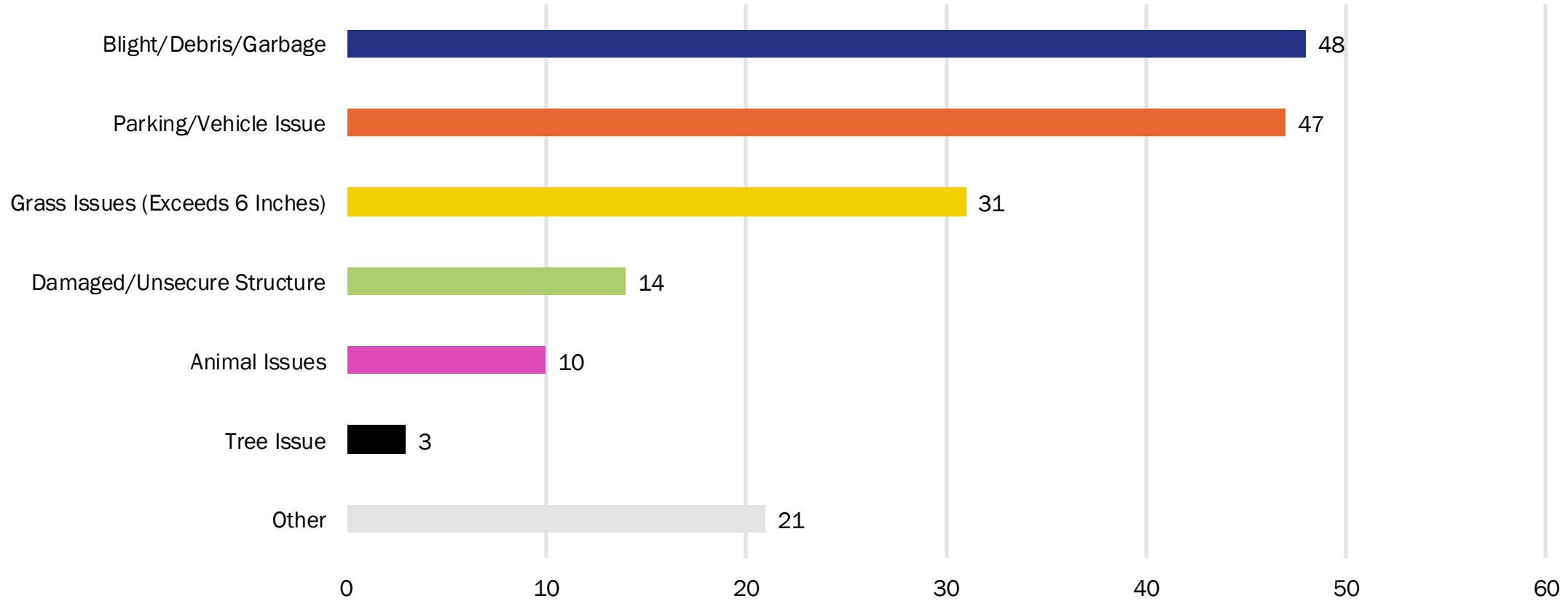
Filing a Complaint

At the beginning of 2022, the paper complaint form was transitioned to a [digital form](#) available on the website.

Between **April 1, 2022** and **March 31, 2023** a total of **131 complaints** were submitted through the online form.



Summary of Reports



The Typical Process

01. Site Visit

Someone from our Code Enforcement Team visits the property to confirm the violation and capture pictures of the violations visible from the right of way.

02. 1st Notice

Property owner is notified of the violation by a mailing and given a deadline to resolve the issue.

03. 2nd Notice

If the property owner fails to meet the deadline, a second notice is mailed with a new deadline

04. 3rd Notice

Failure to meet the second established deadline will result in a third mailing with a penalty fee.

05. Continued Notice

Notices will continue to be mailed to the property owner until the violation is resolved, with fees included following the established fee schedule.



Fee Schedule

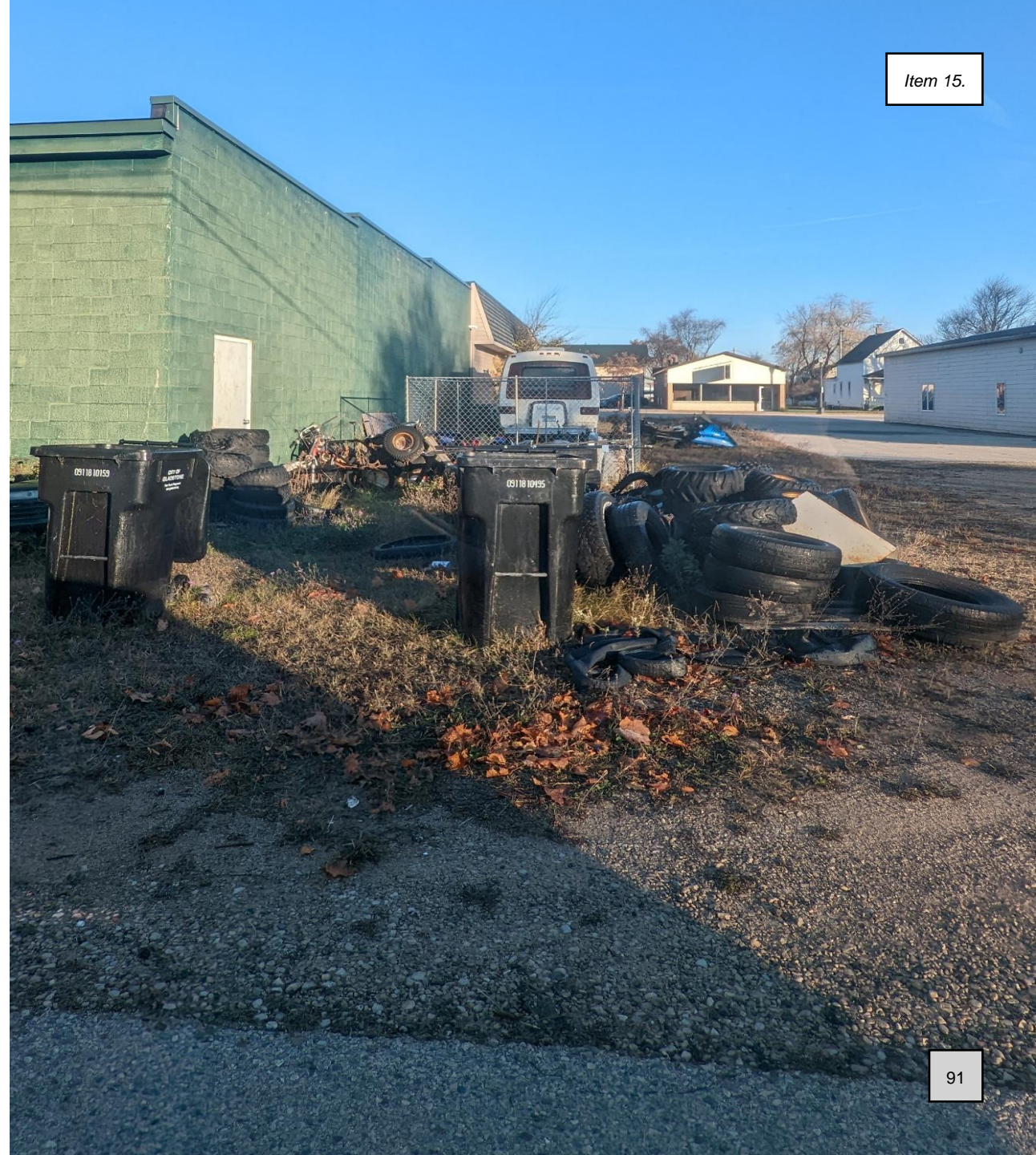
Fines are a tool we can use to push for compliance.

1st Fine: \$50.00

2nd Fine: \$250.00

3rd Fine: \$500.00

PM-106.2 Penalty: Any person who shall violate a provision of this code shall be responsible for a civil infraction subject to payment of a civil fine of not less than Fifty (\$50.00) or more than Five Hundred (\$500.00) Dollars plus costs and other sanctions for each infraction. Each day that a violation continues after due notice has been served shall be deemed a separate offense.



Condemnations

During the 2022-2023 fiscal year, Code Enforcement condemned **two properties** deemed unfit for human occupancy.

These properties are not only unsafe, but also become a public nuisance to the surrounding community.

While progress towards compliance is slow, we are optimistic that we are gaining traction and will see movement towards resolution in the next year.

CONDEMNED

DO NOT ENTER UNSAFE TO OCCUPY

ADDRESS OF PROPERTY

NOTICE: THIS PROPERTY HAS BEEN CONDEMNED AS OF _____ BY
ORDER OF THE CODE ENFORCEMENT OFFICIAL OF THE CITY OF
GLADSTONE.

PER THE PROPERTY MAINTENANCE CODE SECTION 108.1.3: ANY
STRUCTURE FOUND UNFIT FOR HUMAN OCCUPANCY THAT IS UNSAFE,
UNLAWFUL OR UNSANITARY, CONTAINS FILTH AND CONTAMINATION, OR
BECAUSE THE LOCATION OF THE STRUCTURE CONSTITUTES A HAZARD TO
THE OCCUPANTS OR THE PUBLIC CAN BE CONDEMNED BY ORDER OF THE
CITY. IN ADDITION, THE CODE ENFORCEMENT OFFICIAL CAN ORDER OR
MAKE ARRANGEMENTS FOR THE PROPERTY TO BE SECURED TO RENDER
SAID STRUCTURE TEMPORARILY SAFE.

THIS PROPERTY IS NOT PERMITTED FOR OCCUPANCY UNTIL THE ORDER OF
CONDEMNATION IS LIFTED.

IT IS UNLAWFUL TO USE THIS PROPERTY OTHER THAN TO BRING SAID
PROPERTY INTO COMPLIANCE WITH THE PROPERTY MAINTENANCE CODE.

IT IS UNLAWFUL TO REMOVE THIS PLACARD OF CONDEMNATION

CODE ENFORCEMENT OFFICIAL _____ / _____
SIGNATURE DATE

City of Gladstone
Community Development
1100 Delta Avenue
Gladstone, MI 49837

Success Stories

BEFORE →

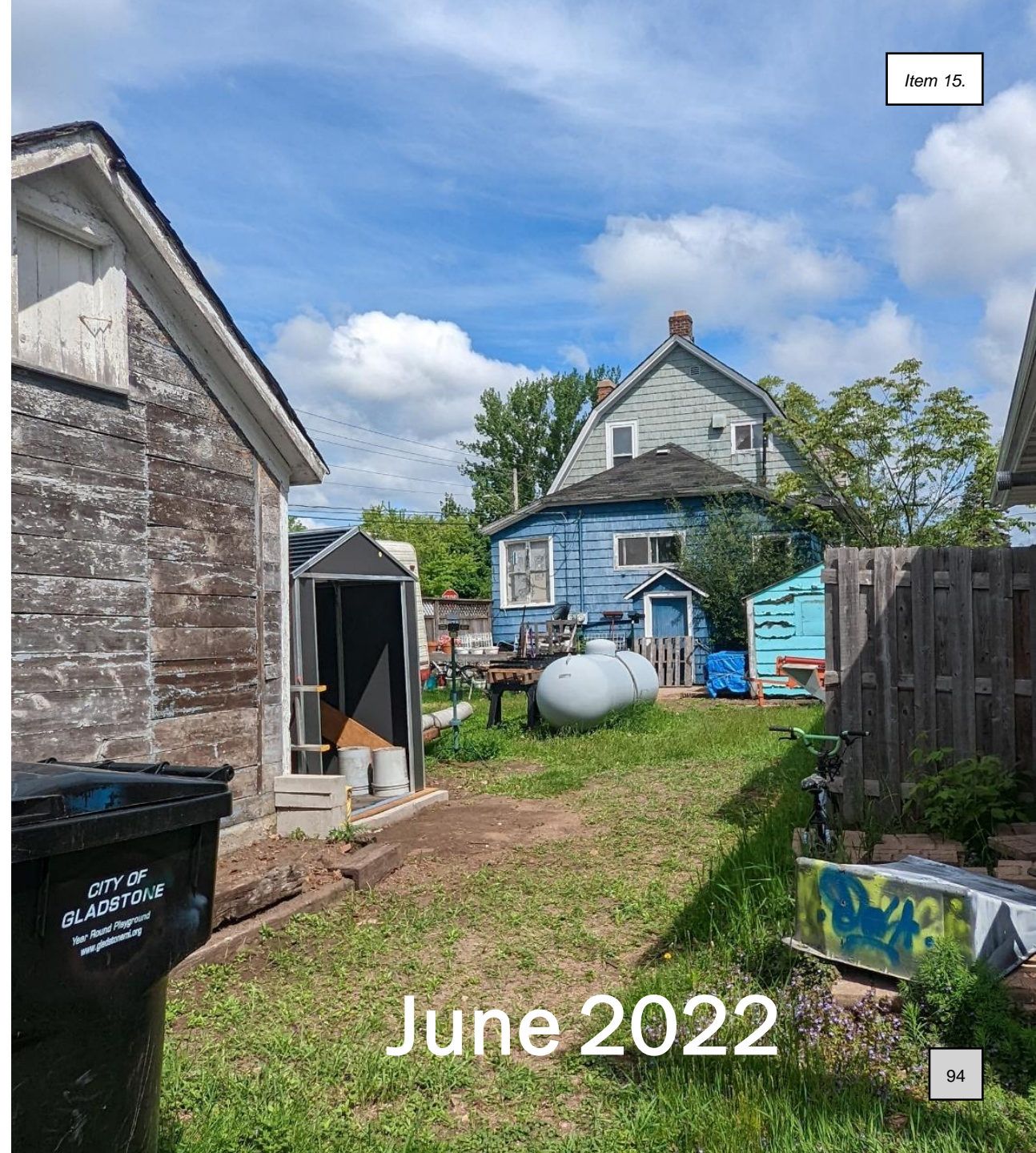


Item 15.

2021

Success Stories

AFTER →



Item 15.

June 2022

Success Stories

BEFORE →



Item 15.

April 2022

Success Stories

AFTER →

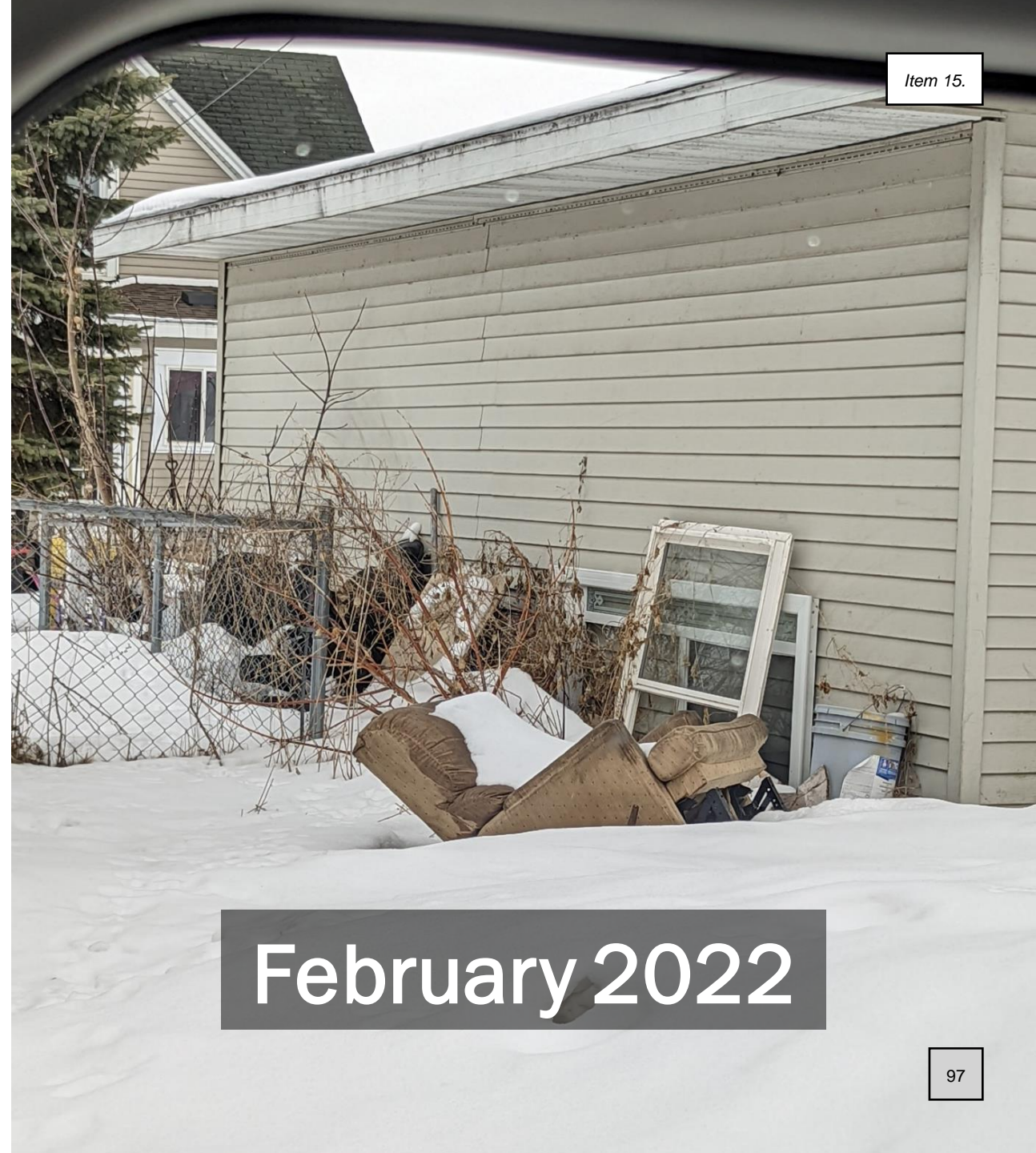


Item 15.

May 2022

Success Stories

BEFORE →

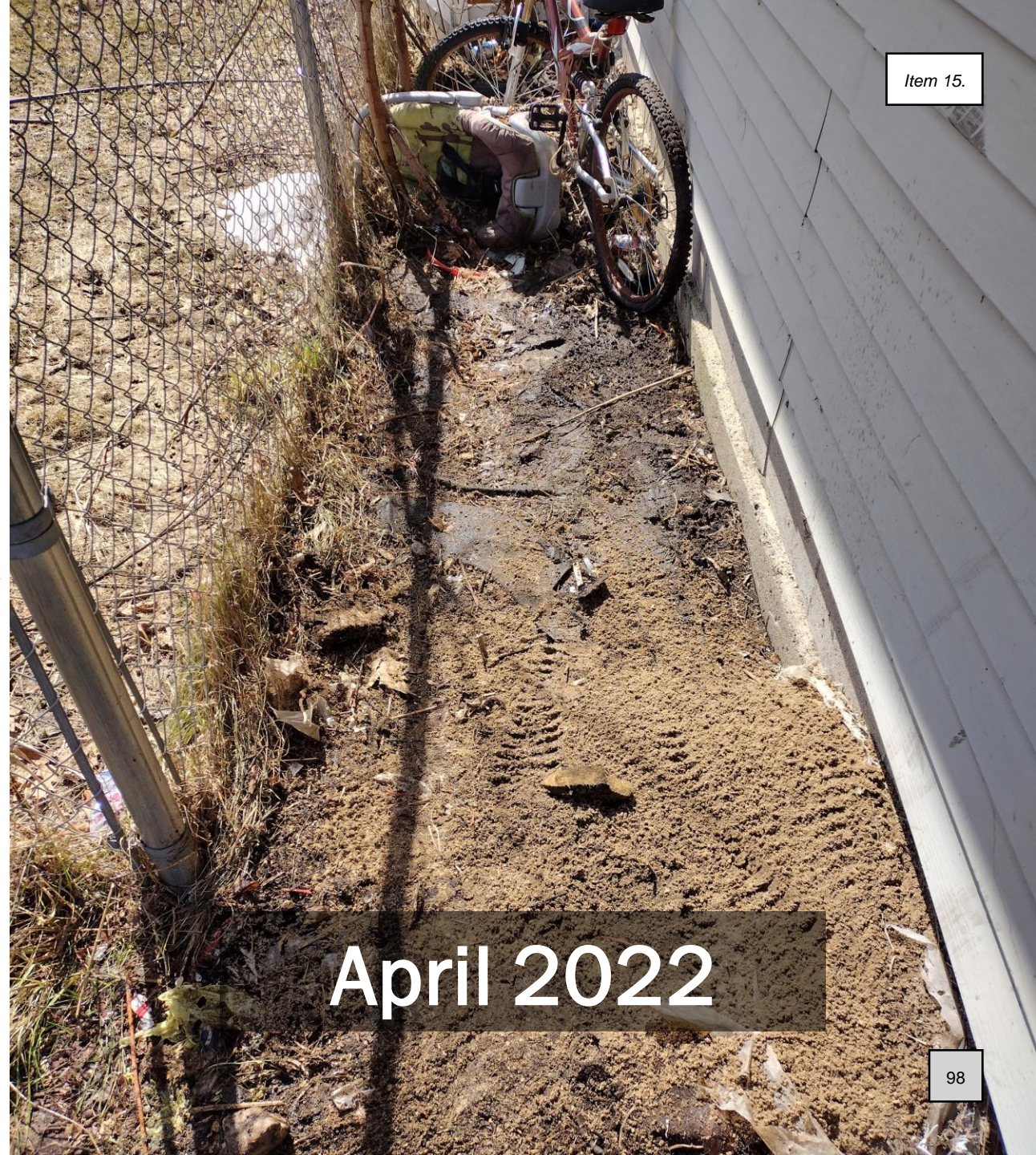


Item 15.

February 2022

Success Stories

IN PROGRESS →



Item 15.

April 2022

Success Stories

IN PROGRESS →



May 2022

Success Stories

AFTER →



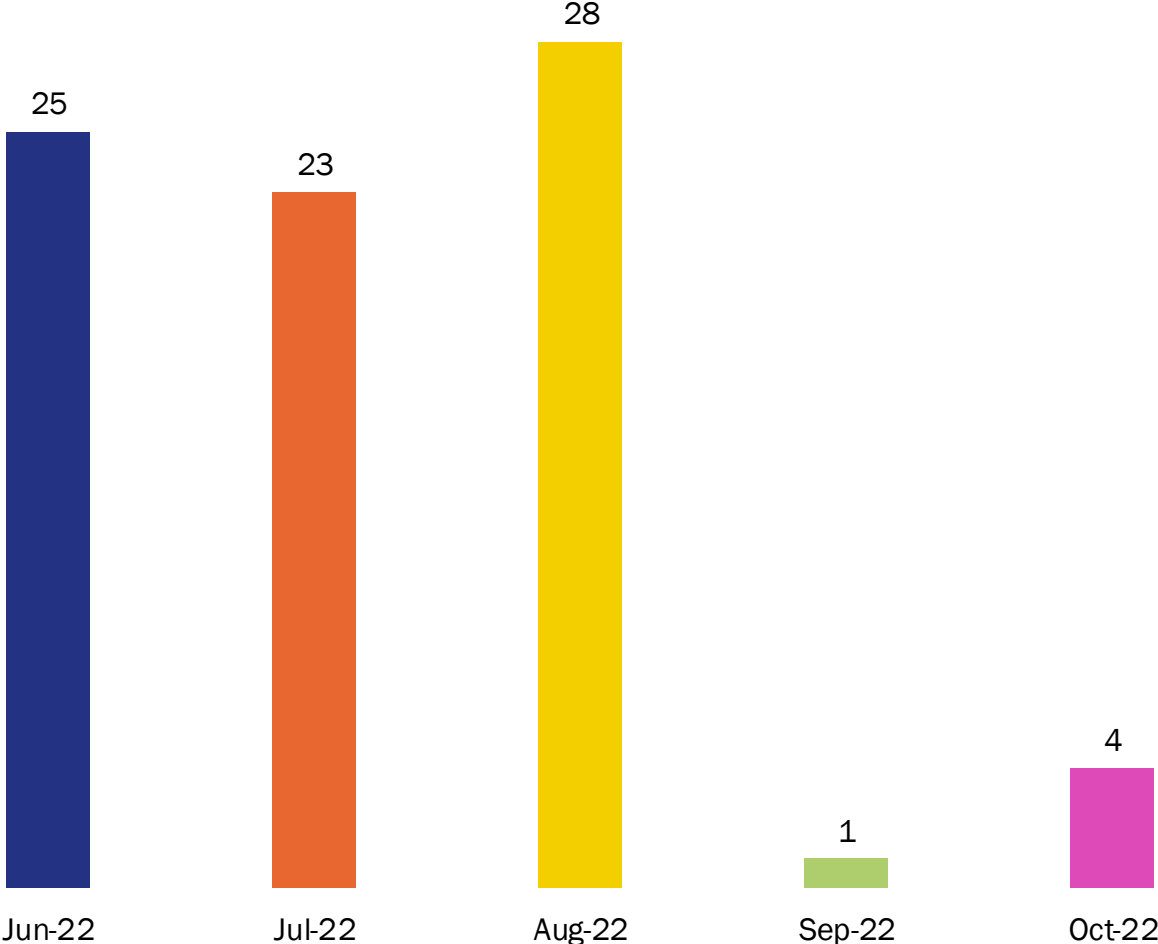
Item 15.

May 2022

Grass Notices

PM-303.4 Weeds:

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 6 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.



Unclear Sidewalks

Code of Ordinances

Sec. 46-112. - In business district.

- (a) The owners of lots or premises in the business district of the city shall be required to remove all snow and ice from the sidewalks in front of and adjacent to the lots and premises. The snow and ice may be left in a compacted pile along the curb to facilitate removal by the city.
- (b) **If any owner fails to remove, or cause to be removed, the snow and ice from the sidewalk in front of and adjacent to his lot and premises within 24 hours after such snow has fallen or accumulated upon the sidewalk, the city manager may cause the snow and ice to be removed.** The expense of the snow removal, together with a penalty of ten percent, shall be charged to the owner of the lot from which such snow was removed.

Code of Ordinances

Sec. 46-113. - In areas outside business district.

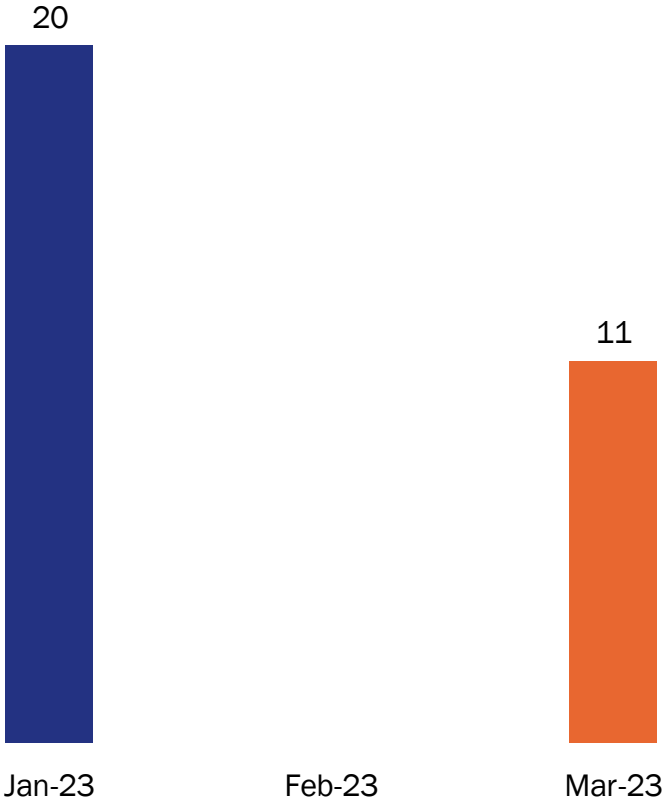
- (a) All parts of the city zoned as residential and commercial, except the portion of the city denominated as the business district, shall be governed by this section and section 46-114.
- (b) The owners of all lots or premises in the parts of the city as set forth in subsection (a) of this section are required to remove snow and ice from the sidewalks in front of and adjacent to their lots and premises.
- (c) **If such owners fail to remove, or cause to be removed, the snow and ice from the sidewalks in front of and adjacent to their lots and premises within 48 hours after such snow has fallen or accumulated upon the sidewalks, the city manager may cause the snow and ice to be removed and the expense of such removal, together with a penalty of ten percent, shall be charged to the owner of the lot from which such snow was removed.**

Unclear Sidewalks

Property Maintenance Code

PM-303.3 Sidewalks and driveways:

All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, **and maintained free from hazardous conditions**. Stairs shall comply with the requirements of sections PM-304.10 and PM-702.9





Questions?
