



# GLADSTONE CITY COMMISSION REGULAR MEETING

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

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## AGENDA

### CALL TO ORDER

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

### PUBLIC HEARINGS

- [4.](#) Establishment of Plant Rehabilitation District - AMI Industries, Inc.
- [5.](#) Grand View Estates Subdivision #4

### PUBLIC COMMENT

### CONFLICTS OF INTEREST

### CONSENT AGENDA

- [6.](#) City Commission Regular Meeting Minutes August 11, 2025
- [7.](#) DDA Meeting Minutes - July 15, 2025
- [8.](#) EPS invoice #00174065 Substation test and Maintenance
- [9.](#) PSE Invoice #9059788 Substation Engineering
- [10.](#) Berger & King, Inc. - Repairs to ADA Shower at Campground

### UNFINISHED BUSINESS

### NEW BUSINESS

- [11.](#) "The Power to Thrive" WPPI Presentation
- [12.](#) Michigan Department of Natural Resources - Mutual Aid Fire Control Agreement
- [13.](#) Accept Electric Department Flooring Bid from Carpet & Drapery Shoppe
- [14.](#) Authorize PSE to Request Bids for the Electric Department Substation Transformers
- [15.](#) Publication of Notice of Intent to Issue Revenue Bonds- Water Intake Project

### CITY MANAGER'S REPORT

### CITY COMMISSION & COMMITTEE REPORTS

### BOARDS & COMMISSIONS REPORTS

### CITY COMMISSIONER COMMENTS

### CITY CLERK COMMENTS

### CLOSED SESSION

### ADJOURNMENT

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

Posted: 08-21-2025

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

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

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

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

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

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



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

Minutes of a regular meeting of the City Commission of City of Gladstone held on August 25, 2025, at 1100 Delta Avenue in the Gladstone City Commission Chambers at 6:00 pm.

PRESENT:

ABSENT:

The following preamble and resolution were offered by: \_\_\_\_\_ and supported by: \_\_\_\_\_.

**Resolution Establishing a Plant Rehabilitation District for AMI, Inc.**

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

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

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

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

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

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

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

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

GC 21 0/2 103-7 103-8 SEC 21 T40N R22W PT OF LOTS 9,10,11&12 BLK 61; ALL OF BLK 62; PT OF LOTS 1,2,3,4,5,& 6, ALL OF LOTS 7,8,9,10,11 &12, BLK 63 OF THE FIRST ADDN TO CITY

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

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

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the City Commission of the City of Gladstone, County of Delta, Michigan, as a regular meeting held on August 26, 2025.

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Kimberly Berry  
Gladstone City Clerk

Gladstone Building

103 North 12<sup>th</sup> Street

1.The building will have three tenants.

Company Name	Leased Footage	Leased Percentage of the building 120K
Del Fab	43,000'	35.8%
Gladstone Braze & Powder Coat	38,500'	32.1%
AMI Inc.	38,500'	32.1%

2. AMI Inc. will control all outside storage.

3. The building’s ceiling, walls and floors will be cleaned.

4. The building inside will be painted.

5. Front of building refaced. Southside and part of the east side block walls will be painted.

6. All outside trash will be disposed of off premises.

7. All outside storage areas will be clean out and disposed of off premises.

8. Total cost of upgrades are \$600,000.00 to \$700,000.00.

DESCRIPTION OF BUSINESSES

Gladstone Braze and Power Coat LLC

1. Brazing is the process of assembling components into a part with all joints having copper applied to them. The part is then placed on a wire mesh belt which transports it through a 2000-degree furnace and then through cooling chambers. The plant will have two stainless steel and one low carbon steel furnaces. AMI, a sister company currently purchases \$1,000,000.00 of brazing from outside sources. Additionally, the company has identified additional brazing of opportunities of \$1,000,000.00 plus. (Brazing is considered a critical manufacturing process. Most brazed parts are required to be leak free.
2. Powder Coating is the process of electrically applying coating to a metal part which is transported through a curing oven at 300 to 400 degrees to bake the coating to the metal. AMI, a sister company, currently purchases \$1,162,000.00 of Power Coating from outside sources. The company had identified \$400,000.00 of new business. The company (AMI) has numerous customers in the UP, Wisconsin and Minnesota markets and believes there are numerous businesses opportunities.

## 3. AMI Inc.

AMI is a manufacturer of fluid handling tubular products for the Automotive, Heavy Truck, Marine and Recreational Vehicle markets. Examples are fuel and brake lines, water tubes, air lines, fuel rails, turbo drain and feed lines, hydraulic lines, oil dipsticks, etc. The company sells \$40,000,000.00 of these types of products a year and believes there is a significant growth driven by tariffs/localization of production, NATO defense spending increases to name a few.

**Combined AMI Gladstone and Gladstone Braze and Powder Coating Plants**

Sales	\$13,742,500.00
Employees (direct and indirect)	53
Payroll	\$2,460,000.00
Investment (Equipment)	\$2,050,000.00

**AMI Inc. (Gladstone)**

Sales	
Current	\$6,225,000.00
New	\$2,000,000.00
New (T&F)	<u>\$2,000,000.00</u>
Total AMI Sales	\$10,225,000.00

Employees	
Direct	20
Indirect	<u>9</u>
	29
Payroll	\$1,460,000.00

Investment	
Assembly Equipment (Current)	\$800,000.00
New Sales	\$250,000.00
New Sales (T&F)	<u>\$150,000.00</u>
	\$1,150,000.00

**Gladstone Braze and Powder Coat**

## Sales

## Braze (Stainless Steel)

Current	\$355,000.00
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New	\$650,000.00
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## Braze (Low Carbon)

Current	\$600,000.00
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New	<u>\$350,000.00</u>
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Total Braze	\$1,955,000.00
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## Powder Coat

Current	\$1,162,500.00
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New	<u>\$400,000.00</u>
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Total Powder Coat	<u>\$1,562,500.00</u>
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Total Sales for Braze and Powder Coat	\$3,517,500.00
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## Employees

Total direct and indirect	24
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Payroll	\$1,000,000.00
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## Investment

Powder Coat Line	\$300,000.00
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Two Stainless Steel Braze Furnaces	\$400,000.00
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One Low Carbon Braze Furnaces	\$100,000.00
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One Cooling Tower	<u>\$100,000.00</u>
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Total Investment

\$900,000.00





<b>Board:</b>	City Commission
<b>Agenda</b>	August 25, 2025
<b>Date:</b>	
<b>Department:</b>	Community Development
<b>Presenter:</b>	Renee Barron & Patricia West

## Staff Report

### Agenda Item Title:

Grand View Estates Subdivision #4

### Background:

The applicants, Phil and Lee's Homes, are the owners of the vacant property located near the Grand View Estates subdivision. They are proposing a subdivision consisting of 24 single-family residential lots (Grand View Estates #4). The Planning Commission found that the proprietor has met all the conditions for approval of the preliminary plat after their public hearing and review with Dynamic Design Group and department heads during their meeting on August 5, 2025.

The City Commission shall hold a public hearing on the final preliminary plat. Following the public hearing, the city commission shall approve the final preliminary plat if the proprietor has met all of the conditions for approval of the preliminary plat.

Final approval of the preliminary plat under this section shall confer upon the proprietor for a period of two years from the date of approval the conditional right that the general terms and conditions under which preliminary approval was granted will not be changed.

### Fiscal Effect:

None.

### Supporting Documentation:

Preliminary Plat for City of Gladstone City Commission

### Recommendation:

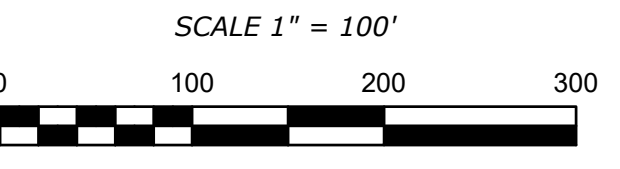
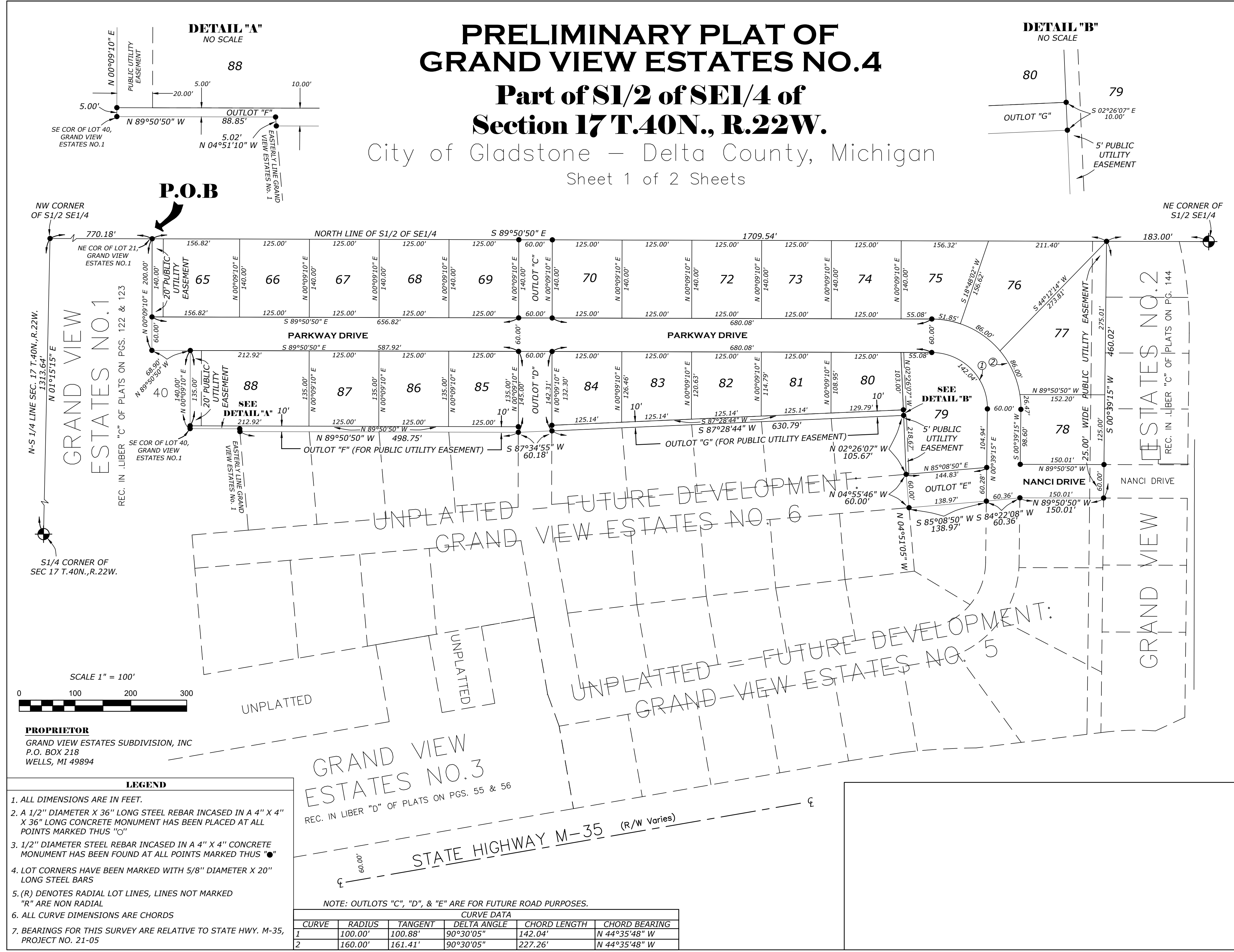
Approve the final preliminary plat as presented.

\\SERVER\FR\CD\DWG\100-DWG\24-4606-PH and Lees, Subdivision, Gladstone, MI\24-4606\_civil.dwg 1/8/2025 12:12:48 PM

# PRELIMINARY PLAT OF GRAND VIEW ESTATES NO.4

## Part of S1/2 of SE1/4 of Section 17 T.40N., R.22W.

City of Gladstone – Delta County, Michigan  
Sheet 1 of 2 Sheets



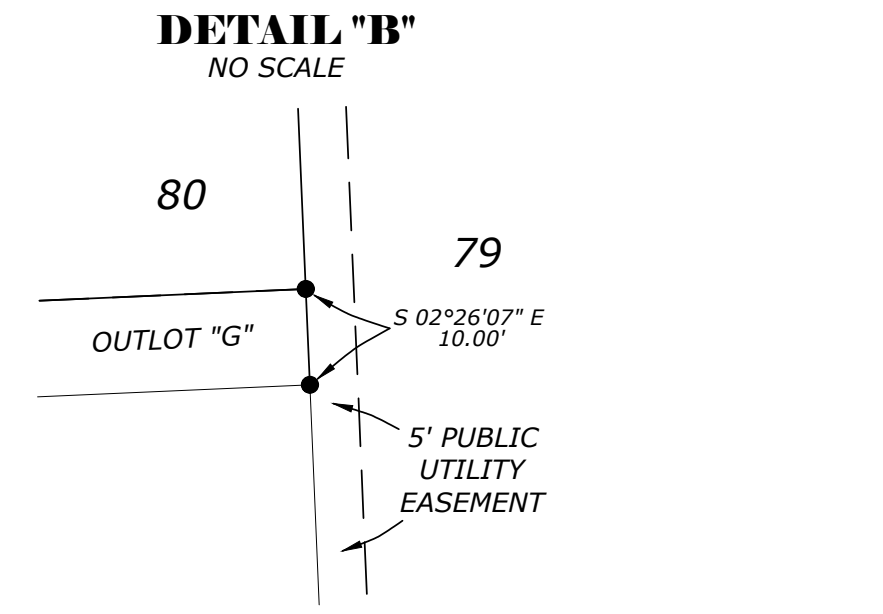
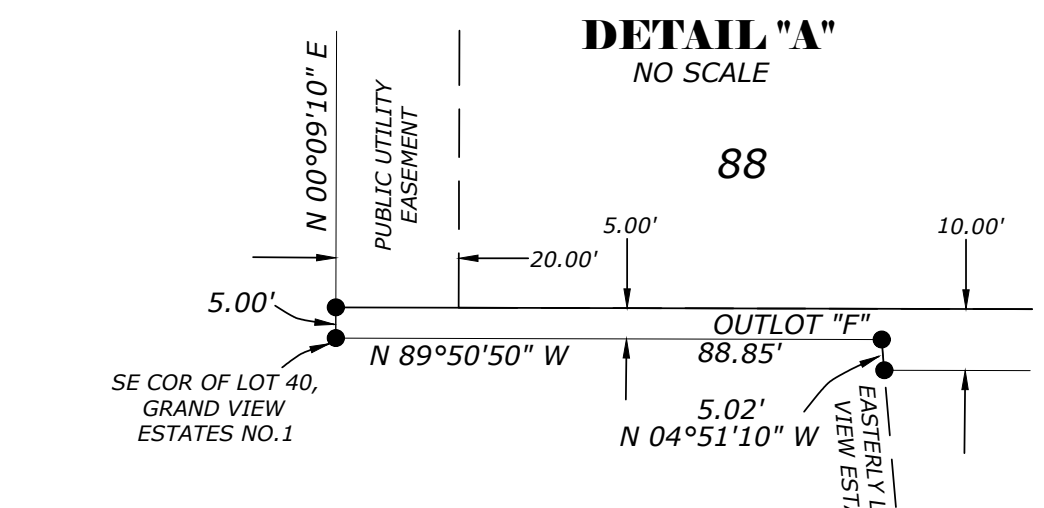
**PROPRIETOR**  
GRAND VIEW ESTATES SUBDIVISION, INC  
P.O. BOX 218  
WELLS, MI 49894

- LEGEND**
1. ALL DIMENSIONS ARE IN FEET.
  2. A 1/2" DIAMETER X 36" LONG STEEL REBAR INCASED IN A 4" X 4" X 36" LONG CONCRETE MONUMENT HAS BEEN PLACED AT ALL POINTS MARKED THUS "O"
  3. 1/2" DIAMETER STEEL REBAR INCASED IN A 4" X 4" CONCRETE MONUMENT HAS BEEN FOUND AT ALL POINTS MARKED THUS "●"
  4. LOT CORNERS HAVE BEEN MARKED WITH 5/8" DIAMETER X 20" LONG STEEL BARS
  5. (R) DENOTES RADIAL LOT LINES, LINES NOT MARKED "R" ARE NON RADIAL
  6. ALL CURVE DIMENSIONS ARE CHORDS
  7. BEARINGS FOR THIS SURVEY ARE RELATIVE TO STATE HWY. M-35, PROJECT NO. 21-05

NOTE: OUTLOTS "C", "D", & "E" ARE FOR FUTURE ROAD PURPOSES.

CURVE DATA				
CURVE	RADIUS	TANGENT	DELTA ANGLE	CHORD LENGTH
1	100.00'	100.88'	90°30'05"	142.04'
2	160.00'	161.41'	90°30'05"	227.26'

1 PRELIMINARY PLAT OF GRAND VIEW ESTATES NO. 4  
Scale: 1"=100'  
SCALE STATED IS WHEN PRINTED ON 22X34 PAPER.  
HALF-SCALE WHEN PRINTED ON 11X17 PAPER



FOR CITY OF GLADSTONE PRELIMINARY REVIEW

REVISION	DATE

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**Dynamic Design Group, Inc.**  
Engineers—Architects—Project Managers

design document manage

**SUBDIVISION**  
**PHIL AND LEE'S HOMES**  
**GLADSTONE, MI**

Date **06-04-2025**  
Drawn By **MJB**  
Checked By **DSB**

**C3.0**

Job No. **24-4606**



# GLADSTONE CITY COMMISSION REGULAR MEETING

Item 6.

City Hall Chambers – 1100 Delta Avenue  
August 11, 2025  
6:00 PM

## MINUTES

Mayor Thompson called the meeting to order, gave the invocation followed by the Pledge of Allegiance.

Community Development Director, Patricia West called the roll:

### PRESENT

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

### ABSENT

- Commissioner Judy Akkala - Excused

No public present to comment.

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

### MOTION CARRIED

**City of Gladstone, County of Delta  
Resolution Certification of All Candidates Nominated  
for November 4, 2025 City Election  
Resolution No. 2025-07**

Motion by Mayor Pro-Tem Mantela; seconded by Commissioner Pontius:

WHEREAS, in accordance with Chapter III, Section 8 of the Gladstone Charter the City Clerk is required to certify the names of all candidates nominated for office for the 2025 City Election: so

**3 – CITY COMMISSIONERS FOR 4-YEAR TERM (2029)**

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

**1 – CITY MAYORIAL ADVISORY FOR 2-YEAR TERM (2027)**

- Judy Akkala
- Bradley Mantela
- Steve O'Driscoll
- Joe Thompson

BE RESOLVED, that the ballots and notices be prepared for the November 4, 2025 City Election, having printed the names of the respective candidates according to the provisions of City Charter.

AYES: Mayor Thompson, Mayor Pro-Tem Mantela, Commissioners O'Driscoll and Pontius

NAYS: None

ABSENT: Commissioner Judy Akkala - Excused

RESOLUTION DECLARED ADOPTED.

Motion made by Mayor Thompson, Seconded by Commissioner O'Driscoll to approve Change Order No. 15 as recommended by C2AE Engineering for a net increase to the contract price of \$56,977.00 for the Wastewater Treatment Improvement Project.

MOTION CARRIED.

Motion made by Commissioner O'Driscoll, Seconded by Mayor Pro-Tem Mantela to approve Request for Disbursement of Funds Draw #37 totaling \$59,977.00 for the Wastewater Treatment Improvement Project.

MOTION CARRIED

Motion made by Mayor Pro-Tem Mantela, Seconded by Commissioner Pontius to set a public hearing form Monday, August 25, 2025 Regular Commission meeting at 6:00 PM in City Hall Chambers for the proposed Grand View Estates #4 Subdivision.

MOTION CARRIED

Motion made by Commissioner O'Driscoll, Seconded by Commissioner Pontius to set a public hearing to receive public input on the proposed Plant Redevelopment District on Monday, August 25, 2025 at 6:00 PM in City Hall Chambers.

MOTION CARRIED

City Manager Eric Buckman reported on the following:

- Business After Hours hosted by Water's Edge Chiropractic/Gladstone DDA on Saturday and kickoff of the Social District and that is going well. Downtown Survey ends today
- Upward Magazine showcased Gladstone Downtown and many new businesses featured
- Attended the monthly DATA meeting
- Water Superintendent, Rob Spreitzer and I met with Rural Development regarding the Water project.
- I attended and spoke at the Rotary meeting, Delta County EDA meeting and the Regular Gladstone Planning Commission Meeting.
- Wastewater Superintendent Rodney Schwartz held a conference call with Treasury regarding the revolving loan fund
- City Treasurer Vicki Schroeder and I met with Michigan Class

- Tomorrow a meeting is planned with WPPI and the former Delfab building regarding potential electrical grants.

There being no further business before the Commission, Mayor Thompson adjourned the meeting at 6:24 PM

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Mayor Joe Thompson

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Community Development Director, Patricia West



# GLADSTONE DOWNTOWN DEVELOPMENT AUTHORITY REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue  
July 15, 2025  
8:15 AM

## MINUTES

### CALL TO ORDER

Board Chair, Jay Bostwick, called the meeting to order at 8:20 AM ET.

#### 1. Roll Call

PRESENT	ABSENT
Joe Thompson	Daniel Becker (Excused)
Jacob Taylor	Robert LeDuc
Jay Bostwick	
Jason Lippens	
Kyle Closs	
Nathan Neumeier	

**Others in Attendance:** Patricia West & Parker Grzybowski

### PUBLIC COMMENT

None.

### APPROVAL OF MINUTES

#### 2. DDA Regular Meeting Minutes - June 17, 2025

Motion made by Closs, seconded by Taylor to approve the DDA Regular Meeting Minutes of June 17, 2025.

Voting Yea: Thompson, Taylor, Bostwick, Lippens, Closs, Neumeier

**MOTION CARRIED.**

### FINANCIALS

#### 3. Internal Audit of April & May Financials

West reported on an internal audit of the DDA’s April and May financials. She is coordinating with the City Treasurer to consolidate expenses related to the Farmers Market pergola project under the “Capital Outlay” line item. Additionally, she is working to reclassify Samantha’s payroll under the “Permanent Part-Time Employee” category to ensure accurate budget reporting.

#### 4. June Revenue & Expense Report

The June Revenue & Expenditure Report was not yet available for the meeting and would be provided to the authority in August.

### CONFLICTS OF INTEREST

None.

### ADDITIONS TO THE AGENDA

None.

Item 7.

## UNFINISHED BUSINESS

None.

## NEW BUSINESS

### 5. Application for Vacant DDA Seat

Motion made by Bostwick, seconded by Thompson to recommend Parker Grzybowski to the mayor for appointment to the DDA board, subject to the approval by a majority vote of the members elect of the City Commission.

Voting Yea: Thompson, Taylor, Bostwick, Lippens, Closs, Neumeier

**MOTION CARRIED.**

### 6. Yoga in the Farmers Market Square

Motion made by Closs, seconded by Neumeier to support the yoga in the market square activity in August by waiving the \$100.00 market square rental fee.

Voting Yea: Thompson, Taylor, Bostwick, Lippens, Closs, Neumeier

**MOTION CARRIED.**

## CITY COMMENTS & REPORTS

### 7. Alternative Funding Sources

West informed the DDA of small funding opportunities available through DTE Energy and Canadian National. She is currently in contact with both organizations to gather details on the terms and eligibility requirements. Once clarified, she will provide recommendations on potential uses for the funding to support downtown initiatives.

### 8. August Facade Grant Subcommittee Meeting

West intends to set up a meeting with the Facade Grant Subcommittee in the coming weeks to begin preparation for the 2025 funding cycle.

### 9. Business After Hours

Business After Hours is scheduled for Wednesday, July 23rd from 5:00–7:00 PM. The event is expected to serve as the launch of the Downtown Social District; however, contingency plans are in place should the district not be finalized in time. DDA members are encouraged to attend, and donations are being sought to help cover the cost of food, refreshments, and prizes.

### 10. City Hall Staffing Updates

West announced that Renee Barron's last day with the city is Friday, June 18th. In light of her retirement, several internal changes are being discussed at City Hall. Additional updates are expected as duties are formally reassigned and vacant positions are filled.

### 11. Downtown Gladstone Survey

The Downtown Survey is available on the website and will remain open until August 11th.

### 12. Facade Grant Status Update - Gladstone Eye Care (20 S 10th St)

West provided an update on Gladstone Eye Care's facade grant project. The scope has shifted slightly to include the replacement of siding following the removal of the old awnings. Despite this change, the project remains consistent with the goals and mission of the program, and the board continues to express its support.

### 13. Farmers Market Subcommittee Meeting Recommendations

A summary of the recent Farmers Market Subcommittee meeting was provided by those in attendance. Following the meeting, several materials and supplies, including a

loading cart, canopies, and a table, were purchased to meet immediate operational needs. Formal recommendations addressing both current and future market needs are expected to be presented to the DDA at an upcoming meeting.

#### **14. Hot Rods & Harleys Event**

The July Hot Rods & Harley's event is scheduled for Thursday, July 17th and DDA presence is encouraged.

#### **15. Masters Walleye Circuit**

The Bass Pro Shops & Cabela's Masters Walleye Circuit qualifying event is coming to Gladstone on July 18 and 19. Anglers will compete along our waterfront for a chance to win big prizes and points to qualify for the 2026 championship in Devil's Lake, North Dakota. Parks & Recreation, as well as the DDA, have been working closely with the Chamber of Commerce on the event.

#### **16. Mid-Summer Debrief with Parks & Rec**

West plans to meet with Wendy Taavola to discuss the ongoing needs of both the DDA and Parks & Recreation Department. The goal of the meeting is to identify opportunities for mutual support through the remainder of the busy season.

#### **17. Social District Updates**

West shared the status update of what needs to be completed to open the social district.

#### **18. Welcome to Downtown Gladstone Sign**

The "Welcome to Downtown Gladstone" sign has been installed.

### **BOARD COMMENTS & REPORTS**

*None.*

### **WALKING TOUR**

The DDA took a walking tour to address the needs and future potential of the downtown.

#### **19. Tour of City Hall Building**

West began with a tour of the upstairs space at City Hall. The board discussed its potential as a revenue-generating asset but acknowledged significant barriers to activation, including the lack of an elevator and the need for substantial funding and resources. West noted a key challenge for the authority to consider: we encouraging downtown property owners to maintain and invest in their buildings when the city faces similar struggles with its own facilities.

#### **20. Tour of Rialto Center**

The board made their way to the Rialto Center, where Patrick Johnson provided them with a tour of the vacant space above the offices. Johnson hopes to tap into MEDC funding to facilitate the creation of three loft apartments.

#### **21. Tour 701 Delta Ave**

The DDA toured the 700 block of Delta Avenue, acknowledging the need for future investment in the area. In light of the existing facade grant commitment to 709 Delta Avenue, the board discussed opportunities to collaborate with Code Enforcement and property owners to strategically revitalize the corridor. Noted gaps included the absence of trash receptacles, bike racks, flowers, and benches, especially as the social district boundary ends one block prior.

At the block's end is a city-owned pocket park featuring wooden benches in disrepair and overgrown trees. The board explored placemaking ideas for the space, including installing signage to designate it as a public area, constructing a pavilion, creating a

venue for food trucks and public seating, and other improvements aimed at making the park a welcoming community gathering spot. From there, the DDA made their way back to City Hall.

Item 7.

**ADJOURNMENT**

Motion made by Neumeier, seconded by Closs to adjourn at 10:27 AM ET.

Voting Yea: Thompson, Taylor, Lippens, Closs, Neumeier

***MEETING ADJOURNED.***



# INVOICE

July 23, 2025

City of Gladstone  
1100 Delta Avenue  
Gladstone, MI, 49837

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

<b>Project Name:</b> GRB25192-500-City of Gladstone-COG Bus 2 5 Yr Test & Maint		<b>EPS Project #:</b> GRB25192-500	<b>Customer PO #:</b> 1368	<b>EPS Invoice #:</b> INV_00174065	<b>Customer #:</b> 219069
<b>Project Description:</b> EPS to travel to North Bluff Substation in Gladstone, MI, to perform 5 Year testing and Maintenance on Bus 2 equipment.			<b>Project Site Location:</b> Michigan		
Labor	Date	Quantity	Rate Category	Billing Rate	Amount
Senior Field Technician	6/23/2025	8.0	RT	178.00	\$1,424.00
Senior Field Technician	6/23/2025	2.0	OT	240.00	\$480.00
Field Technician	6/23/2025	8.0	RT	156.00	\$1,248.00
Field Technician	6/23/2025	2.0	OT	210.00	\$420.00
Senior Relay Engineer	6/24/2025	8.0	RT	189.00	\$1,512.00
Senior Relay Engineer	6/24/2025	2.0	OT	255.00	\$510.00
Senior Field Technician	6/24/2025	8.0	RT	178.00	\$1,424.00
Senior Field Technician	6/24/2025	2.0	OT	240.00	\$480.00
Field Technician	6/24/2025	8.0	RT	156.00	\$1,248.00
Field Technician	6/24/2025	2.0	OT	210.00	\$420.00
Senior Relay Engineer	6/25/2025	8.0	RT	189.00	\$1,512.00
Senior Field Technician	6/25/2025	8.0	RT	178.00	\$1,424.00
Senior Field Technician	6/25/2025	2.0	OT	240.00	\$480.00
Field Technician	6/25/2025	8.0	RT	156.00	\$1,248.00
Field Technician	6/25/2025	2.0	OT	210.00	\$420.00
Senior Field Technician	6/26/2025	8.0	RT	178.00	\$1,424.00
Senior Field Technician	6/26/2025	2.0	OT	240.00	\$480.00
Field Technician	6/26/2025	8.0	RT	156.00	\$1,248.00
Field Technician	6/26/2025	2.0	OT	210.00	\$420.00
Project Support Specialist	6/26/2025	1.0	RT	95.00	\$95.00
Senior Field Technician	7/3/2025	0.5	RT	178.00	\$89.00
<b>Sub-Total Labor</b>					<b>\$18,006.00</b>

Item 8.

Miscellaneous	Bill Rate	Quantity	Amount
6150 Doble Relay Test Set	\$278.00	1	\$278.00
Winding Resistance	\$40.00	1	\$40.00
TTR	\$40.00	1	\$40.00
M4000 Doble Power Factor	\$278.00	1	\$278.00
DGA & Oil Quality Package	\$190.00	3	\$570.00
Daily Per Diem	\$250.00	8	\$2,000.00
Vehicle - 1 Ton Truck	\$190.00	4	\$760.00
Trailers	\$180.00	3	\$540.00
Rental Equipment	Test Set		\$1,947.30
Rental Equipment	Manlift		\$2,031.58
<b>Sub-Total Miscellaneous</b>			<b>\$8,484.88</b>
<b>Project Total</b>			<b>\$26,490.88</b>
<b>Tax</b>			<b>\$0.00</b>

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

By Mail – Please remit payment to:

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

Direct Deposit or Credit Card:

Remittance advice: [accountsreceivable@epsii.com](mailto:accountsreceivable@epsii.com) for details.  
 Credit Card Payments incur a 3.5% service fee.

Total PO/Contract Amount:	\$26,500.00
Amount Previously Billed:	\$0.00
<b>Current Invoice Total:</b>	<b>\$26,490.88</b>
Total Contract Amount Invoiced:	\$26,490.88
Contract Amount Remaining:	\$9.12

<b>Current Invoice Total:</b>	\$26,490.88
<b>Payment Due By:</b>	8/22/2025



## INVOICE

GLADSTONE, CITY OF  
 ATTN: JAMES OLSON  
 1100 DELTA AVENUE  
 BOX 32  
 GLADSTONE, MI 498370032

August 07, 2025  
 Work Order: MI0062506  
 Invoice No: 9059788  
 PO No.:  
 Net Terms: Upon Receipt

SUBJECT: North Bluff Substation XFMR Replacements

The following charges are for consulting and engineering services performed through August 2, 2025:

1. Converting older drawings into new drawing package to be used for construction updates; assigning new drawing numbers to consolidate a new drawings package together.
2. Discussion with Gladstone regarding the purchase of two new transformers. Preparation of project budget, schedule, and cash flow estimate for the main project scope initiation.
3. Preparation of transformer specification.

<b>Consultant</b>	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>
Bodenstein, Gerald	38.50	175.00	\$6,737.50
Packwood, Seth	5.50	220.00	\$1,210.00
	<b>44.00</b>		<b>\$7,947.50</b>

Professional Consulting Labor 44.00 hrs. \$7,947.50

**AMOUNT DUE THIS INVOICE \$7,947.50 USD**

**Payments by check may be remitted to:**

Power System Engineering  
 2424 Rimrock Road, Suite 300  
 Madison, WI 53713

**ACH Payments may be made to:**

BMO Harris Bank  
 Routing #: 071025661  
 Account #: 6499503

Please email ACH remittance to: [accounting@powersystem.org](mailto:accounting@powersystem.org)

Purchaser is responsible for all sales, use or excise taxes. Any such taxes not included in this invoice may be invoiced at a later date. Payment due upon receipt, a 1.5% per month charge will be applied to amounts not paid within 30 days.

**BERGER & KING, INC.**  
**1912 LUDINGTON STREET**  
**ESCANABA, MI 49829**  
**(906) 786-1794 Fax (906) 786-1790**

Item 10.

*ADA Shower leaking.*  
*101-759-800-000*

BILL TO:	INVOICE	
CITY OF GLADSTONE 1100 DELTA AVE GLADSTONE MI 49837	<b>Invoice #</b>	W20009
	<b>Invoice Date:</b>	Aug 6/25
	<b>Terms:</b>	Net 30 Days
	<b>Customer #:</b>	148
LOCATION:	<b>PO #:</b>	
CAMPGROUND 37 MICHIGAN AVE GLADSTONE MI 49837	<b>Work Order #:</b>	0000063894

Description	Qty	Price	Total
<b>WORK PERFORMED</b>			
6/9/25 ADA shower tower needs to be replaced. Water maker also needs to be replaced. All copper running to it, (2) 3/4" lines and (1) 1" line with sweat reducer.			
7/16/25 Installed water maker and ADA shower trim. Amtrol SER #8191252542922			
<b>MATERIAL</b>			
SS-7600-100/3ISA-D2L/101 Showe	1.00	2,320.00	2,320.00
WHS-60Z Water Maker Amtrol	1.00	3,200.95	3,200.95
SR501 1-Zone Pump Controller	1.00	117.10	117.10
007e2-F2 Hi-Eff Circ Pump	1.00	290.00	290.00
1" Male Propress Adapter	2.00	18.30	36.60
3/4" Female Propress Adapter	2.00	10.60	21.20
3/4" Propress Coupling w/Stop	3.00	6.05	18.15
1" Propress Coupling w/Stop	1.00	12.96	12.96
1" Propress 90 Elbow	2.00	15.25	30.50
1" Copper Pipe - Type L Hard	3.00	9.60	28.80
3/4" Copper Pipe - Type L Hard	1.00	6.50	6.50
3/8" BX Straight Connector	3.00	0.40	1.20
12/2 Romex Wire	2.00	0.95	1.90
18/2 Thermostat Wire	20.00	0.25	5.00
<b>TOTAL MATERIAL</b>			<b>6,090.86</b>
<b>LABOR</b>			
MARJONEN, RYAN 6/9/25	2.50 hr	109.00	272.50
SEVARNS, AL 7/16/25	8.00 hr	109.00	872.00
KING, MAX 7/16/25	1.00 hr	109.00	109.00
<b>TOTAL LABOR</b>			<b>1,253.50</b>
<b>OTHER</b>			
SHIPPING	1.00	114.69	114.69
SERVICE TRUCK FEE	1.00	20.00	20.00
<b>TOTAL OTHER</b>			<b>134.69</b>

<b>SUBTOTAL</b>	<b>7,479.05</b>
<b>6% SALES TAX</b>	
<b>TOTAL INVOICE</b>	<b>7,479.05</b>



<b>Board:</b>	City Commission
<b>Agenda Date:</b>	08-25-2025
<b>Department:</b>	Electric
<b>Presenter:</b>	Tom Hanrahan, WPPI

## Staff Report

### Agenda Item Title:

“The Power to Thrive” Presentation by WPPI

### Background:

This year’s presentation (about 15 minutes) is titled “The Power to Thrive,” and will focus on our power supply planning, business and industry developments, and a few key policy issues. And I’m happy to cover any other issues as you might wish.

### Fiscal Effect:

N/A

### Supporting Documentation:

N/A

### Recommendation:

No Action - Information



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# THE POWER TO THRIVE

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C E L E B R A T I N G

# 415

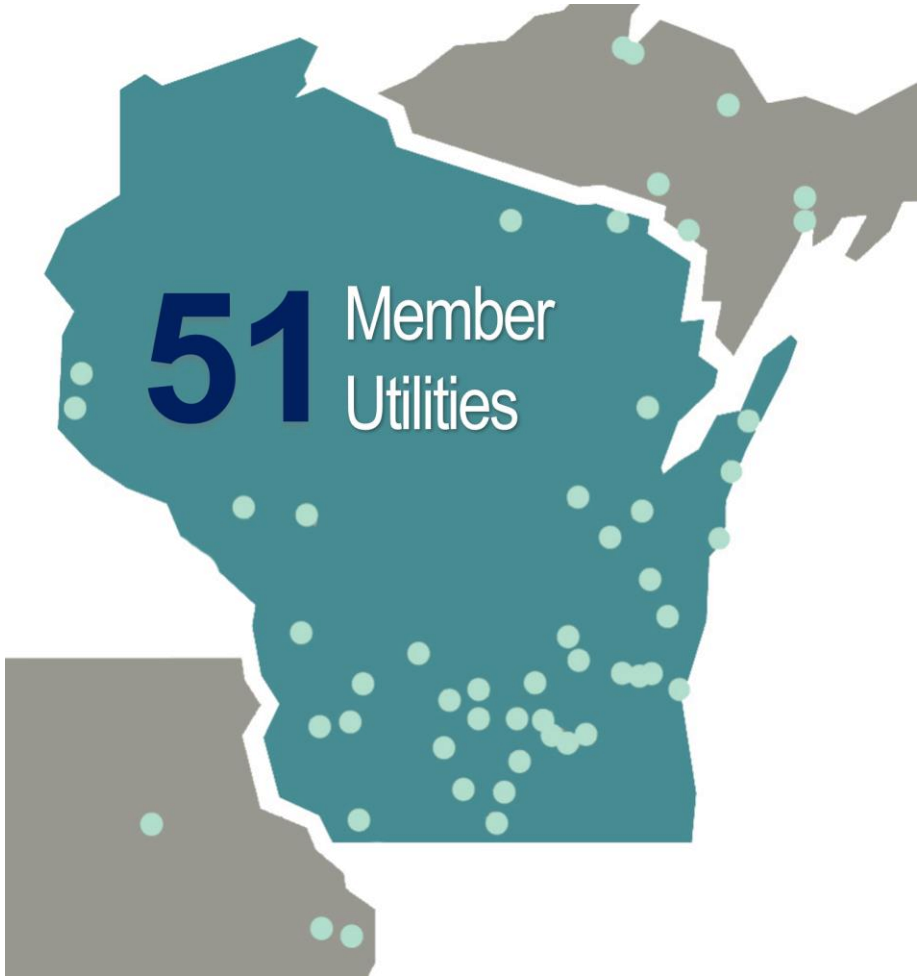
Y E A R S

————— A JOINT ACTION UPDATE FOR —————  
**MEMBER GOVERNING BODIES**

---



**Tom Hanrahan**  
General Counsel  
August 25, 2025



**1980**

Members form WPPI as a public power joint action agency

**51**

Every community has a seat on the board of directors

**11**

Board elects 11 representatives to an executive committee

**1,050**

Peak demand (in megawatts)<sup>2024</sup>

**WPPI BY THE NUMBERS**

**\$500**

Annual budget (in millions)<sup>2025</sup>

Total assets (in millions)<sup>2024</sup>

**\$759**

# OUR DIVERSE RESOURCE PORTFOLIO

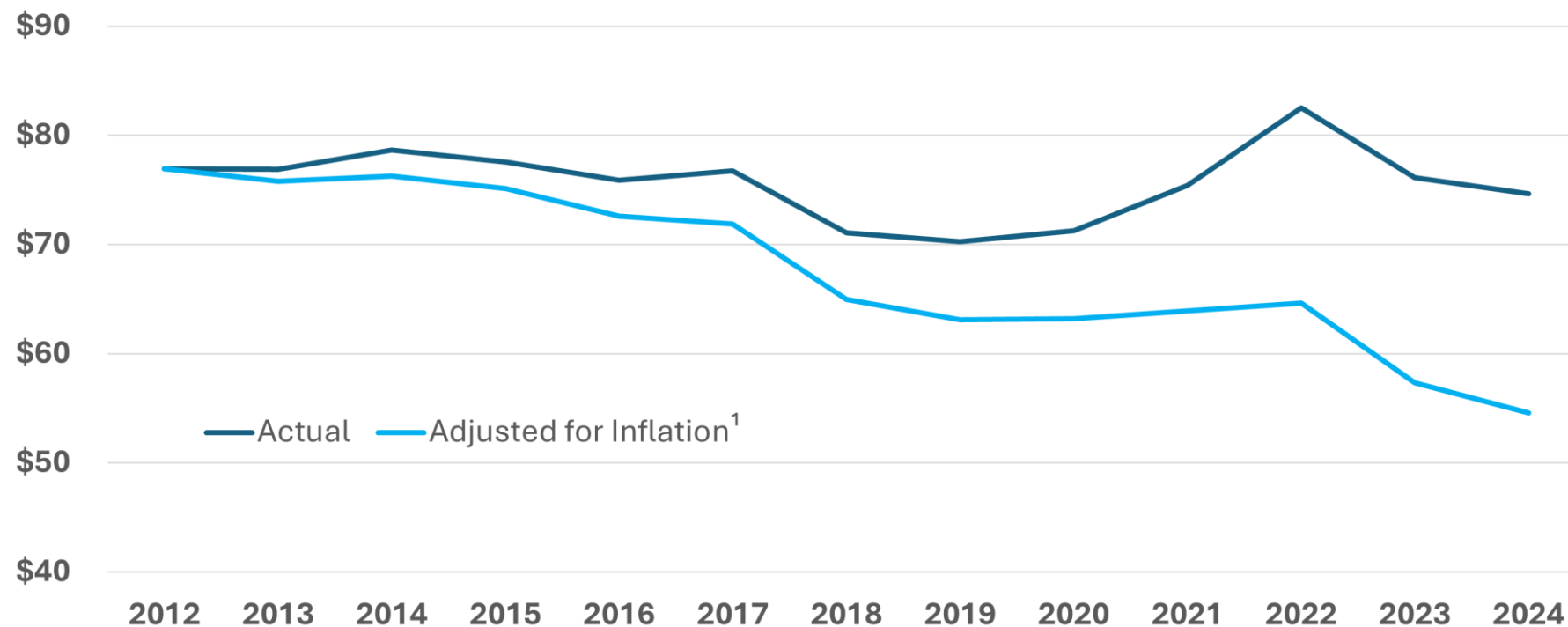
## WPPI's Primary Power Supply Resources



# STABLE, COMPETITIVE COSTS

## Average Wholesale Cost of Power to Member Utilities

\$ per megawatt-hour (\$/MWh)



(1) Source: U.S. Bureau of Labor Statistics CPI-U, base year 2012.

# READY FOR THE FUTURE

- WPPI members are well positioned
  - Economies of scale, strength in numbers
  - Long-term power supply planning expertise
  - Transmission access and ownership
  - Financial strength



# THE POWER TO THRIVE

## Services, Support, Outreach & Advocacy

- Local data center inquiries
- Shared Resources
  - Outage management platform
  - Utility customer interconnection applications
  - GIS support
- Community outreach funds
- Energy policy advocacy
  - Tax exempt financing
  - Simplified electric rate case





C E L E B R A T I N G

415

Y E A R S

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THE POWER TO THRIVE

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## Annual Meeting & Celebration

September 17, 2025  
Lambeau Field  
Green Bay, Wis.



<b>Board:</b>	City Commission
<b>Agenda</b>	8-25-25
<b>Date:</b>	
<b>Department:</b>	Public Safety
<b>Presenter:</b>	Ronald L. Robinson

## Staff Report

### Agenda Item Title:

Michigan Department of Natural Resources – Mutual Aid Fire Control Agreement

### Background:

- 1) The City of Gladstone (Public Safety) has a mutual aid fire control agreement with the State of Michigan Department of Natural Resources, as do many other municipalities, Townships, Etc.
- 2) The agreement between the City of Gladstone and the Michigan Department of Natural Resources (DNR) was established in 2009. (See attached)
- 3) On 8-7-25, I received correspondence from the DNR advising agencies that the agreements need to be updated (renewed every 5 years).
- 4) The agreement in summary states the DNR fire division will assist GPSPD/Volunteers with Wildland fires inside the City of Gladstone, and it also makes the city eligible for DNR surplus equipment.

### Fiscal Effect:

N/A

### Supporting Documentation:

- 1) Agreement
- 2) Cooperative agreement pg. 7 – Showing the City participation since 2009
- 3) Email correspondence

### Recommendation:

Allow the City Manager and Director of Public Safety to sign the Mutual Aid Fire Control agreement between the City of Gladstone and the State of Michigan Department of Natural Resources.



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## DNR Mutual Aid Fire Control Agreement

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**From** Robbins, Kelly (DNR) <ROBBINSK@michigan.gov>

**Date** Thu 8/7/2025 10:54 AM

**To** cordesr60@gmail.com <cordesr60@gmail.com>; slagrock74@yahoo.com <slagrock74@yahoo.com>; chief10@charter.net <chief10@charter.net>; dklukowski194@gmail.com <dklukowski194@gmail.com>; mikadotwpfd@gmail.com <mikadotwpfd@gmail.com>; sshlfiredept@gmail.com <sshlfiredept@gmail.com>; ralph\_klotz@charter.net <ralph\_klotz@charter.net>; hlfd1946@gmail.com <hlfd1946@gmail.com>; chief@m33access.com <chief@m33access.com>; lincolnfire11@gmail.com <lincolnfire11@gmail.com>; Janisse, Mike (DNR) <JANISSEM@michigan.gov>; firedept@burtTwp.com <firedept@burtTwp.com>; tnerius@hughes.net <tnerius@hughes.net>; munfiredept@jamadots.com <munfiredept@jamadots.com>; jseppanen@tds.net <jseppanen@tds.net>; muntwpcfh@chartermi.net <muntwpcfh@chartermi.net>; perryw303@gmail.com <perryw303@gmail.com>; george@whitefawn.com <george@whitefawn.com>; onotafire@gmail.com <onotafire@gmail.com>; nbrink@alleganfiredistrict.org <nbrink@alleganfiredistrict.org>

 1 attachment (166 KB)

PR4274\_Mutual\_Aid\_Fire\_Control\_Agreement.pdf;

### Fire Chief:

This email is being sent to all Fire Department's in the State Fire Marshall's directory.

Attached is the Department of Natural Resources, Mutual Aid Fire Control Agreement. If your department already participates or wishes to participate in the FEPP/FFP program, the agreements need to be updated every 5 years. If your fire department has not updated this agreement in the last 5 years, please take the time to fill out the agreement and return to me via email.

Below is the link to the DNR's, Federal Excess Personal Property website. You can find the Mutual Aid Agreement and a list of departments that have agreement's on the website. The list has the department name as well as the date the agreement was last updated.

[Federal Excess Personal Property Program](#)

Please let me know if you have any questions.

Thanks,

Ms. Kelly Robbins  
Administrative Assistant  
Michigan Department of Natural Resources  
Forest Resources Division  
525 W. Allegan, Constitution Hall, 4N  
Lansing, MI 48933  
PHONE NUMBER: 517-930-4294  
[robbinsk@michigan.gov](mailto:robbinsk@michigan.gov)

Item 12.



**COOPERATIVE AGREEMENTS**

<b>ID#</b>	<b>FIRE DEPARTMENT NAME</b>	<b>DATE RECEIVED</b>	<b>COUNTY</b>	<b>FIELD OFFICE</b>
01912	Looking Glass Regional FA	03/01/2005	Clinton	Rose Lake FO
02001	Frederick Twp FD	03/25/2025	Crawford	Grayling FO
02002	Grayling City & Twp FD	12/18/2019	Crawford	Grayling FO
02003	Lovells Twp FD	04/12/2025	Crawford	Grayling FO
02004	South Branch Twp FD	01/12/2015	Crawford	Roscommon FO
02006	Beaver Creek FD	04/12/2025	Crawford	Grayling FO
02101	Baldwin Twp	03/25/2025		
02102	Bark River Twp FD	08/03/2009	Delta	Escanaba FO
02103	Brampton Fire Dept.	01/13/2010	Delta	Escanaba FO
02105	Garden Twp VFD	03/21/2013	Delta	Escanaba FO
02106	Gladstone Public Safety De	11/12/2009	Delta	Escanaba FO
02107	Tri-Twp FD	03/27/2013	Delta/Marquette	Escanaba FO
02108	Nahma Twp VFD	05/11/2003	Delta	Escanaba FO
02109	Masonville Twp FD	03/19/2013	Delta	Escanaba FO
02110	Ensign Township Fire Dept.	06/21/2012	Delta	Escanaba FO
02111	Ford River Twp VFD	03/27/2013	Delta	Escanaba FO
02112	Escanaba Twp FD	04/04/2013	Delta	Escanaba FO
02113	Cornell Twp FD	04/02/2013	Delta	Escanaba FO
02201	Breitung Twp VFD	04/08/2013	Dickinson	Norway FO
02202	Iron Mountain FD	03/25/2025	Dickinson	Norway FO
02203	Kingsford PSD	03/20/2013	Dickinson	Norway FO
02204	Norway FD	03/25/2025	Dickinson	Norway FO
02206	Sagola Twp FD	04/12/2015	Dickinson	Felch FO
02207	Breen Twp FD	03/19/2013	Dickinson	Felch FO
02208	Felch Twp FD	03/03/2005	Dickinson	Felch FO
02210	West Branch Twp VFD	06/06/2016	Dickinson	Crystal Falls FO
02301	Bellevue Community FD	11/05/2018	Eaton	Rose Lake FO



# COOPERATIVE MUTUAL AID FIRE CONTROL AGREEMENT

*This Agreement is authorized 1967 PA 7, and Part 515 of Act 451 of 1994, as amended*

_____ Name of Fire Organization	_____ Federal ID #
_____ Address	_____ Governing Unit or Board
_____ City, State and Zip Code	_____ Telephone
_____ County	_____ Fire Department Number
_____ E-mail Address	

This Cooperative Agreement made this \_\_\_\_\_ day of \_\_\_\_\_ by and between \_\_\_\_\_ (Governing Agency Unit or Board), hereinafter referred to as the Cooperator; and the Michigan Department of Natural Resources (DNR), Forest Resources Division (FRD), hereinafter referred to as the DNR, is entered into for the purpose of:

- (1) Placing Federal Excess Personal Property (FEPP) for local fire department's use.
- (2) Placing Department of Defense (DoD) Firefighter Program Property for local fire department's use.
- (3) Providing the closest possible cooperation on mutual objectives.
- (4) Lending effective support when either organization is committed to or beyond its capacity.
- (5) Defining purposes and responsibilities of the respective organization.
- (6) Providing purchase authority to the Cooperator through the Federal Defense Logistics Agency (DLA) Fire Equipment catalog.

**WITNESSETH:**

WHEREAS: The control of timber, grass, and wildland fires is essential to an effective wildland fire control program.

WHEREAS: The Cooperator is actively engaged in the prevention and suppression of all fires.

WHEREAS: It has been determined to be advantageous to the DNR, in the proper discharge of its responsibilities, to make certain equipment available to the Cooperator for rural fire control.

**PART I – FEDERAL EXCESS PERSONNEL PROPERTY**

NOW THEREFORE, the parties to this Agreement do hereby agree as follows:

**THE DNR AGREES:**

- (1) To assist the Cooperator in providing reasonable basic protection from uncontrolled fires occurring in natural cover fuels and to conduct a prevention program to reduce the number of such fires.
- (2) To dispatch equipment and personnel to fires when available, and upon request from the Cooperator.
- (3) To immediately advise the Cooperator when the DNR becomes aware of any burning or threatened structure within the Cooperator's protection area.
- (4) The title to all accessories, tools, equipment, and sirens provided by the Cooperator which are added to FEPP equipment provided by the DNR will remain with the Cooperator and the Cooperator may remove same prior to returning the equipment to the DNR.
- (5) To extend benefits of the Federal-State "Cooperative Fire Control Agreement" to enable the Cooperator to purchase firefighting equipment and supplies through the DLA Fire Equipment Catalog.

**THE COOPERATOR AGREES:**

- (1) To dispatch a crew with equipment when available, and upon request of the DNR, to any fire within their protection area, defined as the area within which the Cooperator is responsible for providing fire protection services, not to include mutual aid response to other fire departments.
- (2) Pay all invoices for equipment purchased through DLA. The DNR may require the Cooperator to send a copy of purchase orders for audit purposes.

- (3) The Cooperator, having equipment under the Federal Excess Personnel Property Program, must provide **personal and property damage insurance covering vehicles on loan to the Cooperator (required under the agreement with the federal government)**. Insurance coverage by the Cooperator will begin on the date the vehicle is received by the Cooperator. A copy of the current insurance certificate must be kept in the vehicle for inspection purposes. The Cooperator must notify the DNR immediately, in writing, of all damages, vandalism or theft of the federal excess property vehicle on loan under this agreement. The Cooperator must also report stolen federal excess property upon discovery to the DNR in writing and to local Law Enforcement authorities. If the Cooperator does not provide insurance on the vehicle, the vehicle **MUST** be returned to the DNR within thirty (30) days.
- (4) To make the equipment available for inspection, when requested, by a representative of the DNR.
- (5) The Cooperator cannot remove parts without written permission from the DNR.
- (6) The equipment may not be sold, junked, traded, or otherwise disposed of, but must be returned BY THE COOPERATOR to one of the DNR, FRD Repair Shops (Marquette in the Upper Peninsula, Gaylord in the Northern Lower Peninsula, or Rose Lake in the Southern Lower Peninsula), when a vehicle becomes surplus to the fire department's needs. Written notice is to be given to the local forest fire officer before the vehicle is returned.
- (7) Any vehicle provided will not be loaded beyond the manufacturer's recommended load capacity, and comply with the Michigan vehicle code.
- (8) All vehicles provided will be equipped and operated in compliance with the Michigan Vehicle Code and Occupational Standards applicable to their use.
- (9) All vehicles provided will be housed and under the direct control of the fire department, and used for rural and wildland fire protection.
- (10) The Cooperator will notify the DNR immediately in writing in the event of an accident or death involving a vehicle on loan to the Cooperator.
- (11) A State of Michigan license plate will continue to be used on the equipment requiring a license.
- (12) The equipment will be painted DNR red to correspond with the Cooperator's fire equipment and marked with both the Cooperator's identifying decals, and a decal furnished by the DNR.
- (13) The equipment must be converted for use for fire control and placed in fire service within twelve (12) months from date of issue to the Cooperator.
- (14) To train their personnel in proper operation of any equipment provided.

#### IT IS MUTUALLY AGREED:

- (1) **Suppression.** When both agencies are represented at the same fire, the over-all supervisory responsibility shall lie with the agency concerned most directly with the object **actually on fire**. If both types of objects, i.e., structures and vegetation, are on fire simultaneously, each agency shall attend its normal responsibility, and/or play a supporting role to the other, based on a judgment decision as to the values involved or threatened. If immediate action is required, neither agency shall be limited because of the type of object which is burning.
- (2) **Training.** Each agency agrees to attend/participate/assist. in those portions of the other agency's training programs which have a bearing on the individual agency's efficiency to the extent personnel are available.
- (3) **Personal Protection.** DNR employees are not trained nor certified to wear self-contained breathing apparatus. DNR personnel must be advised by the Cooperator when atmospheric conditions are unsafe. DNR employees may work in support of the Cooperator under restricted conditions such as, but not limited to, up wind from the incident or in supply and transport.
- (4) DNR tractors are not intended to be used for purposes other than wildland fire suppressions.
- (5) **Other.** Each agency agrees to lend its support to programs of the other agency which will increase the public awareness of the hazard and destruction of fire and/or make the objectives of this Agreement possible.
- (6) **Employee Compensation.** Each entity is responsible for the compensation of its own employees.
- (7) This agreement constitutes the complete and exclusive agreement and understanding of the parties as it relates to this transaction. This agreement supersedes all other prior agreements, and all other communications between the parties relating to this transaction.
- (8) Each provision of this agreement is severable from all other provisions of this agreement and if one or more provisions of this agreement are declared invalid, the remaining provisions of this agreement remain in full force and effect.

Failure to comply with any part of the Agreement will result in the forfeiture of said equipment.

This Agreement is authorized under 1967 PA 7, Part 515 of Act 451 of 1994, as amended; the Federal Cooperative Forestry Assistance Act of 1978; and the Federal Property and Administrative Services Act of 1949.

#### PART II – DEPARTMENT of DEFENSE FIREFIGHTER PROGRAM PROPERTY

NOW THEREFORE, the parties to this agreement, in reference to DEPARTMENT of DEFENSE FIREFIGHTER PROGRAM PROPERTY TRANSFERRED UNDER 10 U.S.C §2576(b), ADMINISTERED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) - FOREST SERVICE.

THE COOPERATOR AGREES TO:

- (1) Request for transfer only DoD firefighting property that can be effectively made usable and put into service for fire fighting or emergency services.
- (2) Convert the equipment into acceptable fire control or emergency response unit within twelve (12) months from the time of acquisition.
- (3) Use the aforementioned equipment only for the suppression of wildfire and/or for other emergencies which threaten the loss of life or property.
- (4) Provide adequate storage and maintenance for the equipment and responsible for all operational cost and repairs.
- (5) Provide access to and the right to examine all records, books papers, or documents relating to the DoD Firefighting Property to the Forest Service, DoD Office of Inspector General, the Comptroller General of the United States, or his authorized representative, and the USDA, including its Office of Inspector General, or authorized representatives.
- (6) Maintain the equipment in the Cooperator's inventory, as well as maintain property records on the equipment for a minimum of five (5) years after acquisition of said property (i.e. registration, insurance, final disposal). Written permission from the DNR is required to dispose of property retained for less than five (5) years.
- (7) Make available the said equipment for periodic inspection by a duly authorized representative of the DNR until title has been transferred to the Cooperator.
- (8) Maintain the equipment in full readiness at all times.
- (9) Obtain and maintain liability insurance coverage for any vehicles in this agreement.
- (10) The equipment will be painted DNR Red, or to correspond with the Cooperator's fire equipment, and will have all of the Cooperator's identifying decals.
- (11) All vehicles must comply with all State and Federal regulations, as well as vehicle manufacturers loading restrictions.
- (12) Owners of Firefighter Program property will cooperate with Federal and State parties to ensure compliance in State and Federal regulations and program and property management requirements.
- (13) Accept title of said property in the Agency name, not an individual member of the agency.
- (14) Properly register the vehicle to the Cooperator, and provide appropriate license plate, once title has been transferred to the Cooperator.

THE DNR AGREES TO:

The State of Michigan will provide the Cooperator with documentation to transfer title of the above equipment, upon completion of conversion, with proof that the equipment has been placed into emergency service, and is properly insured.

This Agreement will be effective from the date of execution by the DNR – FRD, and will continue in force unless terminated by either party by thirty days (30) written notice to the other, provided, however, all of the provisions herein are complied with.

IN WITNESS WHEREOF, the parties by and through their duly qualified and acting officials have hereunto set their hands.

\_\_\_\_\_  
Cooperator – Governing Unit Signature Date

\_\_\_\_\_  
Cooperator – Governing Unit (Print Name)

\_\_\_\_\_  
Fire Chief Signature Date

\_\_\_\_\_  
Fire Chief (Print Name)

\_\_\_\_\_  
Michigan Department of Natural Resources Forest Resources Division Date



<b>Board:</b>	City Commission
<b>Agenda Date:</b>	8-25-2025
<b>Department:</b>	Electric
<b>Presenter:</b>	James Olson

## Staff Report

**Agenda Item Title:**  
Electric Flooring Bid

**Background:**

We solicited bids for new flooring in the electric department. Bids received from Butch's Carpet Center, Carpet and Drapery Shoppe, and Jorgensen Williams Flooring.

**Fiscal Effect:**

\$5,326.00

**Supporting Documentation:**

Bid Results Sheet and Bid Documents

**Recommendation:**

Motion to approve Carpet and Drapery Shoppe to install Flooring at the amount of \$5,326.00

City of Gladstone

Bid Results

Name of Bidder  
Amount

Bid 1. Jorgensen Williams Flooring  
\$9,083.75

Bid 2. Carpet & Drapery Shoppe \$5,326.00

Bid 3. Butch's Carpet Center \$7,842.39



Board: City Commission  
 Agenda: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Department: \_\_\_\_\_  
 Presenter: \_\_\_\_\_

# Staff Report

**Agenda Item Title:**

Ask Permission to Permit PSE to put Substation Transformers out on Bids

**Background:**

This was not in this year’s budget, but the transformers take 55-82 weeks to come in once they are ordered, so I would like to get moving on the project. Each Transformer is going to cost around \$600,000 and is going to require a down payment between 20%-30% depending on company.

**Fiscal Effect:**

\$240,00-\$360,000

**Supporting Documentation:**

**Recommendation:**

**City of Gladstone, MI**  
**North Bluff Substation XFMR Replacements - 69 kV / 12.47 kV**  
**Detailed Budget Estimate**  
**Latest Revision: 07-02-2025**

<u>Substation</u> <u>Additions/Modifications</u> Item	Material and Construction Unit Costs	Quantity	Extended Cost	Total or Contract Costs
-----	-----	-----	-----	-----
Property - Size is approximate for est. purposes		2.00 Acres	\$0	\$0
Transformer w/o OLTC - 7.5//10.5 MVA, 69 to 13.09 kV	\$600,000	2 Ea.	\$1,200,000	\$1,200,000
Substation material package		1 Lot		\$11,000
Substation construction*		1 Lot		\$264,000
Acceptance testing	\$25,000	2 Lot	\$50,000	\$50,000
Engineering including contract management		1 Lot		\$107,000
Contingencies - 12%				\$196,000
Rounding				-\$28,000
			<b>Total:</b>	<b>\$1,800,000</b>

\*Construction includes replacement of XFMRs, AC service power re-routing, cable trench repairs, & additional station lighting.

		Approximate dates																												
		May 25	June 25	July 25	Aug 25	Sept 25	Oct 25	Nov 25	Dec 25	Jan 26	Feb 26	Mar 26	Apr 26	May 26	June 26	July 26	Aug 26	Sept 26	Oct 26	Nov 26	Dec 26	Jan 27	Feb 27	Mar 27	Apr 27	May 27	June 27	July 27	Aug 27	Sept 27
<b>City of Gladstone, MI</b> <b>North Bluff Substation XFMR Replacements - 69 kV / 12.47 kV</b> <b>Schedule of Events - SUBJECT TO CHANGE</b> Latest Revision: 07-02-2025		Client Responsibility Required Dates Completed																												
ID	Task Name	Duration																												
<b>Pre-Engineering Phase</b>																														
Transformer Remanufacturing Investigation																														
Determination of project scope, tasks, budget, and schedule																														
Procurement of project funds																														
<b>Substation Design/Construction Phase</b>																														
Transformer(s)																														
Design, engineering, prepare dwgs and specs																														
Client review and send out RFQs																														
Bidding process																														
Review bids and provide recommendation																														
Award contract																														
Manufacture/shipping																														
55-85 weeks																														
Construction																														
Design, engineering, prepare dwgs and specs																														
Client review and send out RFQs																														
Bidding process																														
Review bids and provide recommendation																														
Award contract																														
Construction																														
8-12 weeks																														
Acceptance testing and start up																														
Acceptance testing																														
Target Energization Date: [Fall 2026 and Spring 2027]																														
Site preparation and miscellaneous site upgrades (AG service, lighting, trench repair) First Transformer Installation Second Transformer Installation Acceptance testing and start up																														
First XFMR Delivery 55 weeks X Second XFMR Delivery 85 weeks X																														
Lead-times vary greatly between manufacturers. Construction																														

**City of Gladstone, MI**  
**North Bluff Substation XFMR Replacements - 69 kV / 12.47 kV**  
**Cash Flow Estimate (Approximate - Subject to Change)**  
 Latest Revision: 07-02-2025

= Updated costs or moved month of payment  
 = Estimated cash flow for equipment/services not yet purchased (subject to change)  
 = Invoice paid or recommended for payment

	Jan '25	Feb '25	Mar '25	Apr '25	May '25	June '25	July '25	Aug '25	Sept '25	Oct '25	Nov '25	Dec '25	2025
<b>Substation:</b>													
Transformers									\$360k				\$360k
Material Package													\$0k
Construction													\$0k
Acceptance Testing													\$0k
Substation Engineering						\$15k	\$8k	\$5k	\$3k	\$3k	\$3k	\$3k	\$42k
<b>Sub-Totals:</b>	\$0k	\$0k	\$0k	\$0k	\$0k	\$15k	\$8k	\$5k	\$365k	\$3k	\$3k	\$3k	\$402k

	Jan '26	Feb '26	Mar '26	Apr '26	May '26	June '26	July '26	Aug '26	Sept '26	Oct '26	Nov '26	Dec '26	2026
<b>Substation:</b>													
Transformers	\$360k									\$240k			\$600k
Material Package						\$11k			\$66k				\$143k
Construction													\$0k
Acceptance Testing												\$25k	\$25k
Substation Engineering	\$5k	\$5k	\$3k	\$3k	\$5k	\$5k	\$3k	\$3k	\$3k	\$5k	\$5k	\$3k	\$48k
<b>Sub-Totals:</b>	\$365k	\$5k	\$3k	\$3k	\$5k	\$16k	\$3k	\$3k	\$311k	\$311k	\$71k	\$28k	\$816k

	Jan '27	Feb '27	Mar '27	Apr '27	May '27	June '27	July '27	Aug '27	Sept '27	Oct '27	Nov '27	Dec '27	Project Totals*
<b>Substation:</b>													
Transformers				\$240k									\$1.20M
Material Package				\$66k									\$275k
Construction													\$0k
Acceptance Testing						\$25k							\$50k
Substation Engineering				\$5k	\$5k	\$5k	\$3k	\$3k	\$3k	\$5k	\$5k	\$3k	\$105k
<b>Sub-Totals:</b>	\$0k	\$0k	\$0k	\$311k	\$71k	\$30k	\$0k	\$0k	\$0k	\$0k	\$0k	\$0k	\$1.63M
<b>Project Totals*</b>													\$1.63M

\*Project totals do not include the contingency budget.



<b>Board:</b>	City Commission
<b>Agenda</b>	08/25/2025
<b>Date:</b>	
<b>Department:</b>	Water
<b>Presenter:</b>	Rob Spreitzer

## Staff Report

### Agenda Item Title:

Resolution Authorizing Publication of Notice of Intent to Issue Revenue Bonds and Declaration of Intent to Reimburse (Water Supply Improvements)

### Background:

The resolution relates to the USDA water project and has been prepared at an amount of not to exceed \$10,000,000 to provide sufficient cushion over the current project estimates in case bids come in higher. The resolution serves two main purposes. The first purpose The Revenue Bond Act, Act 94, Public Acts of Michigan, 1933, as amended, requires the City to notify registered electors and water supply system users of its intent to issue the bonds by publishing a notice in the newspaper which gives the voters a referendum right on the issuance of the bonds. The bonds can be issued without a vote of the electors, unless a valid petition is filed with the City Clerk within 45 days of the publication of the Notice of Intent signed by at least 10% of the registered electors.

The resolution's second purpose is to meet the requirements of the federal tax law regulations pertaining to tax-exempt bonds.

### Fiscal Effect:

Adopting this Resolution is necessary for the Water Department to move forward with its construction of a new raw water intake and 12-inch transmission main.

### Supporting Documentation:

See Attached: Resolution Authorizing Publication of Notice of Intent to Issue Revenue Bonds and Declaration of Intent to Reimburse (Water Supply Improvements)

### Recommendation:

Make motion to Adopt Resolution Authorizing Publication of Notice of Intent to Issue Revenue Bonds and Declaration of Intent to Reimburse (Water Supply Improvements)

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

\_\_\_\_\_  
City of Gladstone  
County of Delta, State of Michigan  
\_\_\_\_\_

Minutes of a regular meeting of the City Commission of the City of Gladstone, County of Delta, State of Michigan, held on August 25, 2025 at 6:00 p.m. prevailing Eastern Time.

PRESENT: Commissioners \_\_\_\_\_  
\_\_\_\_\_

ABSENT: Commissioners \_\_\_\_\_

The following preamble and resolution were offered by Commissioner \_\_\_\_\_ and supported by Commissioner \_\_\_\_\_:

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED THAT:

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

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

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

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

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

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

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

AYES: Commissioners \_\_\_\_\_

\_\_\_\_\_

NAYS: Commissioners \_\_\_\_\_

RESOLUTION DECLARED ADOPTED.

\_\_\_\_\_  
Kim Berry, City Clerk  
City of Gladstone

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, State of Michigan, at a regular meeting held on August 25, 2025, 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, as amended, 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  
City of Gladstone

## APPENDIX A

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

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

### SOURCE OF PAYMENT OF REVENUE BONDS

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

### BOND DETAILS

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

### RIGHT OF REFERENDUM

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

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

Kim Berry, City Clerk  
City of Gladstone

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