



GLADSTONE CITY COMMISSION REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue
January 26, 2026
6:00 PM

AGENDA

CALL TO ORDER

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

PUBLIC HEARINGS

PUBLIC COMMENT

CONSENT AGENDA

- [4.](#) Planning Commission Meeting Minutes - October 7, 2025
- [5.](#) DDA Regular Meeting Minutes - December 16, 2025
- [6.](#) City Commission Regular Meeting Minutes January 12, 2026
- [7.](#) 2026 Planning Commission Regular Meeting Schedule
- [8.](#) 2026 DDA Regular Meeting Schedule
- [9.](#) Coleman Engineering Invoice 58623 - South Hill Road Engineering
- [10.](#) Core & Main Invoice # Y376023
- [11.](#) Compass Minerals Salt Invoice
- [12.](#) Electric Department MMEA Dues 2025 Invoice # 4615

CONFLICTS OF INTEREST

UNFINISHED BUSINESS

NEW BUSINESS

- [13.](#) Gladstone Board of Review Reappointments - Mr. Howard Haulotte, Mr. Jason Lippens and Ms. Jody Pontius
- [14.](#) City Commission Rules of Procedure Review
- [15.](#) State Infrastructure Loan for 2026 Sewer Project
- [16.](#) Amendment to Façade Grant | 20 S 10th St
- [17.](#) Grant Application Request | MACC – Project Support and Facility Improvement & Equipment

CITY MANAGER'S REPORT

CITY COMMISSION & COMMITTEE REPORTS

- [18.](#) Year-To-Date Financial Reports

BOARDS & COMMISSIONS REPORTS

- [19.](#) 2025 Planning Commission Annual 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: 01-22-2026

Kimberly Berry, MiPMC
906-428-2311
kberry@gladstonemi.gov

RULES FOR PUBLIC COMMENT/ PUBLIC HEARINGS

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

A. Public Comment / Public Hearings

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

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



GLADSTONE PLANNING COMMISSION REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue
October 07, 2025
5:00 PM

Item 4.

MINUTES

CALL TO ORDER

Zoning Administrator, Patricia West, called the meeting to order at 5:00 PM ET.

ROLL CALL

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

City Commission Present: Mayor, Joe Thompson

Staff Present: Patricia West

1. Election of Officers

Motion made by DeFiore, seconded by Leonard to appoint Howard Haulotte as the Planning Commission Chairperson.

ROLL CALL	VOTE
Howard Haulotte	Yea
John DeFiore	Yea
Sam Hewitt	Yea
Mike Kennedy	Yea
Jason Leonard	Yea
Nick Nastoff	Yea
Jennifer Harding	Yea

MOTION CARRIED.

Motion made by Hewitt, seconded by Leonard to appoint John DeFiore as the Planning Commission Vice-Chair/Secretary.

ROLL CALL	VOTE
Howard Haulotte	Yea
John DeFiore	Yea
Sam Hewitt	Yea
Mike Kennedy	Yea
Jason Leonard	Yea
Nick Nastoff	Yea
Jennifer Harding	Yea

MOTION CARRIED.

Zoning Administrator, Patricia West, then handed the meeting over to Commission Chairperson Haulotte. Item 4.

APPROVAL AND/OR CORRECTIONS OF:

2. Planning Commission Meeting Minutes - September 2, 2025

Motion made by Kennedy, seconded by Leonard to approve the Planning Commission Meeting minutes from September 2, 2025.

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

MOTION CARRIED.

ADDITIONS TO AGENDA

None.

PUBLIC HEARINGS

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

3. Planning Commission Term Reappointments | Sam Hewitt & Jason Leonard

Both Commissioner Hewitt and Commissioner Leonard expressed interest in continuing with the renewal of their term appointments. The Planning Commission collectively supported the recommendation of both commissioners to the Mayor for reappointment to the Planning Commission, subject to the approval by a majority vote of the members elect of the City Commission.

4. Delta County Planning Commission Liaison

Motion made by DeFiore, seconded by Hewitt to appoint Commissioner Leonard as a liaison to the Delta County Planning Commission.

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

MOTION CARRIED.

5. Site Plan | Gladstone Senior Corporation (303 N 8th St)

Motion made by Leonard, seconded by Hewitt to approve the construction of the proposed garage at 303 N 8th St as presented.

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

MOTION CARRIED.

6. Site Plan | Construction Resource Management Site Plan (202 Delta Ave)

Motion made by Hewitt, seconded by Kennedy to approve the construction of the proposed addition at **202 Delta Ave** as presented.

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

MOTION CARRIED.

PUBLIC COMMENT

None.

INFORMATION SHARING

In addition to the items below, West also shared that the City of Gladstone is seeking an alternate the Board of Review. Chairperson, Haulotte, currently serves on the Board of Review and provided an overview of responsibilities.

7. DDA's Facade Grant Deadline

The deadline for the grant opportunity is October 31, 2025, and the DDA has set aside \$30,000 in funding to be used in 2026. An overview of the grant requirements is available on the DDA's webpage.

Item 4.

8. Fernwood Cemetery Clean-Up

The City of Gladstone is reminding the community that our Fernwood Cemetery clean-up is currently taking place. Individuals are encouraged to collect the belongings that are placed at the gravesite of their loved ones in preparation for the winter the months. These items can be placed back out in the spring.

9. New Business | Gladstone Savers

Gladstone Savers has joined our downtown community, and is located at 11 S 9th St.

10. New Business | R.E.E. LeDeau

R.E.E. LeDeau is a new outpatient facility working with autism in adolescent youth. They will be located at 2141 County 21st Rd 420, formally known as the Caddyshack or Oaks Restaurant.

11. Notice of General Election on November 4, 2025

Reminder of the upcoming election for the three City Commission seats.

12. The Oaks Golf Course

A lease agreement is in the works for the Oaks Golf Course, with the intent of it to return to use as a golf course.

13. Sign Ordinance Review

West shared that she will be coordinating a meeting for the Sign Ordinance Subcommittee during the month of October, and has set a goal to have the ordinance amendment drafted for the spring.

COMMISSIONER COMMENTS

Chairperson, Haulotte, shared a funding opportunity for pollinator plots through the Delta County Conservation District. The Planning Commission brainstormed potential locations, and ideas included the Native American Statues near the Gladstone Pavilion, as well as the pocket park at 701 Delta Ave.

ADJOURNMENT

The meeting adjourned at 5:35 PM ET.



GLADSTONE DOWNTOWN DEVELOPMENT AUTHORITY REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue
December 16, 2025
8:15 AM

MINUTES

CALL TO ORDER

DDA Chairperson, Jay Bostwick, called the meeting to order at 8:15 AM ET.

1. Roll Call

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

Staff Present: Patricia West, Rob Spreitzer, Renee Barron, George Sailer

BOARD COMMENTS & REPORTS

2. 2025-2026 Informational Meeting

West provided the first informational meeting for the 2025-2026 fiscal year. All taxing jurisdictions were invited to attend the meeting.

Delta County was represented by County Administrator, Emily DeSalvo. Following the presentation, DeSalvo recognized the efforts of the DDA and its positive impact on the surrounding area. She also noted potential future partnership opportunities and encouraged submission of feedback on the County Park Plan.

PUBLIC COMMENT

None.

APPROVAL OF MINUTES

3. DDA Regular Meeting Minutes - November 18, 2025

Motion made by Grzybowski, seconded by LeDuc to approve the DDA Regular Meeting Minutes of November 18, 2025.

Voting Yea: Becker, Taylor, Bostwick, Lippens, Closs, Neumeier, LeDuc, Grzybowski

MOTION CARRIED.

FINANCIALS

4. November Revenue & Expenditure Report

West provided an overview of the November Revenue & Expenditure Report. She noted that she anticipates recommending a budget amendment in January due to employee benefits now being charged to the DDA account as a result of a change in her role, which was not previously budgeted.

Item 5.

She explained that a budget amendment would also provide an opportunity for the DDA to revisit the amount allocated for the façade grant program.

West further noted that an incorrect charge was posted to the Materials & Supplies line item and stated she would provide additional information regarding that charge at the January meeting.

CONFLICTS OF INTEREST

None.

ADDITIONS TO THE AGENDA

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

5. Amendment to Facade Grant at 20 S 10th St

West provided an update to the DDA regarding the façade grant for 20 S. 10th Street, noting that Gladstone Eye Care's contractor has indicated the project will not be completed by the January 27, 2026 deadline and has requested an extension.

The DDA requested that the contractor submit an itemized list of materials and a proposed timeline specifying the additional time needed to complete the project.

Motion made by Bostwick, seconded by Neumeier to postpone this discussion until the January meeting to review the additional items from the contractor before identifying a timeline.

Voting Yea: Becker, Taylor, Bostwick, Lippens, Closs, Neumeier, LeDuc, Grzybowski

MOTION CARRIED

6. Use of DDA-Owned Equipment & Supplies Policy

Motion made by Grzybowski, seconded by Taylor, to recommend adoption of the Use of DDA-Owned Equipment & Supplies Policy to the Gladstone City Commission, with the added requirement that borrowed items be returned within 24 hours unless an exception is granted.

Voting Yea: Becker, Taylor, Bostwick, Lippens, Closs, Neumeier, LeDuc, Grzybowski

MOTION CARRIED.

CITY COMMENTS & REPORTS

West provided an update on the following items.

7. City Hall Holiday Closures

West reminded the DDA of the upcoming City Hall closures for the holidays.

8. Completion of Tree Planting on Delta Ave

West reported that the Delta Avenue tree project has been completed. She noted that the final grant report was submitted in November and that she was subsequently notified the grant funding will also apply to select trees planted within the park system.

9. Facade Grant | 426 N 9th St

West reported that Alger Delta has indicated their intent in proceeding with the façade grant, and that the application will be presented to the Gladstone City Commission at its first meeting in January. Item 5.

10. Gladstone Ski Hill Updates

West reported that staff at the Gladstone Ski Hill are actively making snow and are aiming to open prior to next week.

11. Holiday Home Decorating Contest

West reported that participation sign-ups closed on December 15, and that judges plan to conduct evaluations this week to determine the top three winners.

12. Old-Fashioned Christmas Data

West presented cell phone usage data for the downtown during the event and noted that attendance peaked at approximately 1,500 people around 5:00 p.m. She reported on the overall success of the event and shared preliminary takeaways for future planning, including the potential to extend the event duration, increase the quantity of cookies and hot chocolate, and explore strategies to encourage foot traffic throughout the day rather than primarily in the evening after businesses close.

LeDuc volunteered as a trailer driver for the event and echoed support for extending the event by 30–60 minutes. Grzybowski, who was stationed in the Christmas Market area, provided feedback that the space was too small to accommodate the volume of pedestrian traffic.

This feedback will be incorporated into planning efforts for next year's event.

13. Progress of "The Depot"

West reported that the Gladstone City Commission approved the request to apply for the grant at its most recent meeting. She noted that outreach for letters of support has begun and that initial community feedback has been positive. The grant application is due January 15, 2026.

14. Recognition of City Manager, Eric Buckman

West recognized Eric Buckman, noting that he attended his final City Commission meeting as City Manager on December 8. She acknowledged his significant contributions to the City and stated that his leadership and efforts will be missed.

15. Sleigh the Deals Promotion

West reminded the DDA and those in attendance of the Chamber of Commerce's Sleigh the Deals promotion, which encourages residents to shop locally during the holiday season.

16. Social District Annual Meeting

West reported that she is coordinating the required annual social district meeting with participating establishments and will provide an update on the outcome at the January meeting.

17. Winter Tax Bill Error

West reported that a penalty was incorrectly applied to the winter tax bills that were mailed. She noted that staff corrected the error promptly and encouraged anyone with questions to contact the City's reception area or the Treasurer directly.

ADJOURNMENT

Motion made by Neumeier, seconded by LeDuc to adjourn at 9:17 AM ET.

Voting Yea: Becker, Taylor, Bostwick, Lippens, Closs, Neumeier, LeDuc, Grzybowski

MEETING ADJOURNED.



GLADSTONE CITY COMMISSION REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue
January 12, 2026
6:00 PM

Item 6.

MINUTES

CALL TO ORDER

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

ROLL CALL

Clerk Berry called the roll:

PRESENT

Mayor Joe Thompson

Commissioner Judy Akkala

Mayor Pro-Tem Brad Mantela

Commissioner Robert Pontius

Commissioner Steve O'Driscoll

ABSENT- EXCUSED

Commissioner Whitney Maloney

Mayor Thompson added to the agenda Appointment of WPPI Alternate as Item 20.5 under New Business.

PUBLIC COMMENT

No public comment was offered.

CONSENT AGENDA

Motion made by Commissioner Akkala, Seconded by Commissioner O'Driscoll to approve the consent agenda as presented.

MOTION CARRIED

NEW BUSINESS

Motion made by Mayor Thompson, Seconded by Mayor Pro-Tem Mantela to approve the Substation Transformer Bid from Virginia Transformers in the amount of \$1,366,900.

MOTION CARRIED

Motion made by Commissioner O'Driscoll, Seconded by Commissioner Akkala to approve disbursement of funds #1 totaling \$442,637.73 for the Collection System Improvements Project.

MOTION CARRIED

Motion made by Commissioner Akkala, Seconded by Commissioner O'Driscoll to approve the Delta County Non-Motorized (DCNT) Proposal as presented by Mr. Rick Elrod and recommended by the Gladstone Parks & Recreation Advisory Board and Director Wendy Taavola.

MOTION CARRIED

Motion made by Mayor Thompson, Seconded by Commissioner Akkala to appoint Mayor Pro-Tem Mantela as the second Gladstone representative to the Delta County Solid Waste Management Authority.

MOTION CARRIED

Motion made by Commissioner O'Driscoll, Seconded by Mayor Pro-Tem Mantela to approve the DDA Facade Grant for Alger Delta Cooperative Electric Association located at 426 N. 9th Street in the amount of \$7,461.42.

MOTION CARRIED.

Motion made by Mayor Thompson, Seconded by Commissioner Akkala to adopt the DDA Downtown Action Plan as presented.

MOTION CARRIED

Motion made by Commissioner Akkala, Seconded by Commissioner O'Driscoll to adopt the Use of DDA-Owned Equipment & Supplies Policy as presented with comments incorporated into an application along with the policy as discussed.

MOTION CARRIED

Motion by Mayor Pro-Tem Mantela; Seconded by Commissioner O'Driscoll to appoint Interim City Manager Robert Spreitzer to the WPPI Board of Directors as the alternate representative effective January 12, 2026 and authorize Mayor Joe Thompson and City Clerk Kimberly Berry to sign the appointment letter.

MOTION CARRIED

CITY MANAGER REPORT

Interim City Manager Rob Spreitzer reported on the following:

- I would like to thank the DPW for their work keeping up on snow removal especially between the holidays. It has been a few years since we have seen this much snow in a short period of time.
- Also thank the electric department for taking care of some power outages during the snowstorms.
- Last Tuesday I attended a regular meeting of the Planning Commission and introduced myself to members of the Planning Commission.
- Last Thursday we had our first Staff meeting of 2026. It was a chance for the department heads to get together and discuss what is currently happening in each department. Right now, most departments are focusing on year-end budget predictions and preparing their budgets for fiscal year 2026-27.
- I am still working with staff and manager Buckman in the transition from Water department to City Hall.

BOARDS & COMMISSIONS REPORTS

Community Development Director Patricia West presented the 2025-2026 Downtown Development Authority (DDA) Informational Meeting.

ADJOURNMENT

There being no further business before the City Commission Mayor Thompson adjourned the meeting at 7:01 PM.

Mayor Joe Thompson

City Clerk Kimberly Berry

Gladstone

PLANNING COMMISSION

2026 Regular Meeting Schedule

The regular meeting schedule for the Gladstone Planning Commission will occur on the **first Tuesday of each month at 5:15 PM Eastern Time** unless otherwise noted by an asterisk in the **City Hall Chambers, 1100 Delta Ave, Gladstone, MI.**

In adherence to the Planning Commission By-Laws & Rules of Procedure, a schedule of the meeting dates, times, and places is set at the first meeting of the Planning Commission meeting in each calendar year.

Date	Time
January 6, 2026	5:00 PM
February 3, 2026	5:15 PM
March 3, 2026	5:15 PM
April 7, 2026	5:15 PM
May 5, 2026	5:15 PM
June 2, 2026	5:15 PM
July 7 2026	5:15 PM
August 4, 2026	5:15 PM
September 1, 2026	5:15 PM
October 6, 2026	5:15 PM
*November 10, 2026	5:15 PM
December 1, 2026	5:15 PM
January 5, 2027	5:15 PM

**Meeting deviates from regular schedule.*



2026 Regular Meeting Schedule

The regular meeting schedule for the Gladstone Downtown Development Authority (DDA) Board will occur on the **third Tuesday of each month at 8:15 AM Eastern Time** unless otherwise noted by an asterisk in the **City Hall Chambers, 1100 Delta Ave, Gladstone, MI**.

In adherence to the DDA By-Laws & Rules of Procedure, a schedule of the meeting dates, times, and places is set at the first meeting of the DDA in each calendar year.

Date	Time
January 20, 2026	8:15 AM ET
February 17, 2026	8:15 AM ET
March 17, 2026	8:15 AM ET
April 21, 2026	8:15 AM ET
May 19, 2026	8:15 AM ET
June 16, 2026	8:15 AM ET
July 21, 2026	8:15 AM ET
August 18, 2026	8:15 AM ET
September 15, 2026	8:15 AM ET
October 20, 2026	8:15 AM ET
November 17, 2026	8:15 AM ET
December 15, 2026	8:15 AM ET
January 19, 2027	8:15 AM ET

**Meeting deviates from the regular schedule.*



Coleman Engineering Company
635 Circle Dr
Iron Mountain, MI 49801

Eric Buckman
City of Gladstone
1100 Delta
Gladstone, MI 49837

January 2, 2026
Project No: 251100
Invoice No: 58623

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

Services from November 30, 2025 to December 27, 2025

Billing Group A Design

Professional Services

	Hours	Rate	Amount	
Engineer 11	80.00	120.00	9,600.00	
Technician 21	.50	99.00	49.50	
Totals	80.50		9,649.50	
Total Labor				9,649.50
Total this Billing Group				\$9,649.50
Total this Invoice				\$9,649.50

Authorized
By:



Date:

1-5-26

Scott Nowack

CC APPROVAL 1-26-26

202-537-804.000





INVOICE

1830 Craig Park Court
St. Louis, MO 63146

Invoice # Y376023
Invoice Date 1/14/26
Account # 098115
Sales Rep ERIC VANLAANEN
Phone # 920-983-8510
Branch #249 De Pere, WI
Total Amount Due \$5,958.00

Item 10.

Remit To:
CORE & MAIN LP
PO BOX 28330
ST LOUIS, MO 63146

CITY OF GLADSTONE
1100 DELTA AVE
GLADSTONE MI 49837-1434

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00000

Shipped To:
22 DELTA AVENUE
Troy/cell 906-428-3460
(call prior w/ETA)
GLADSTONE, MI

CUSTOMER JOB- STOCK

Thank you for the opportunity to serve you! We appreciate your prompt payment.

Date Ordered	Date Shipped	Customer PO #	Job Name	Job #	Bill of Lading	Shipped Via	Invoice#
1/12/26	1/13/26		STOCK			N&M TRANSFER	Y376023

Product Code	Description	Quantity		B/O	Price	UM	Extended Price
		Ordered	Shipped				
72261048015000	261-048015-000 4X15 REP CLP 4.74-5.14 OD BID SEQ# 10	1	1		154.00000	EA	154.00
72261069015000	261-069015-000 6X15 REP CLP 6.84-7.24 OD BID SEQ# 20	1	1		182.00000	EA	182.00
72261090515000	261-090515-000 8X15 REP CLP 8.99-9.39 OD BID SEQ# 30	1	1		220.00000	EA	220.00
390710C0434QNL	C04-34-Q-NL 3/4X1 BRS FLR ADPT FEM FLRXQJ CTS NO LEAD BID SEQ# 40	6	6		38.00000	EA	228.00
7486054016316	860-54-0163-16 6 HYMAX 2 FLIP CPLG 6.42-7.05 LR 7.01-7.68 HR OD BID SEQ# 50	2	2		425.00000	EA	850.00
3710B44444QNL	B44-444-Q-NL 1 BALL CURB STOP QJ CTSXQJ CTS NO LEAD BID SEQ# 60	6	6		160.00000	EA	960.00
3610F1000QNL	F1000-4-Q-NL 1 KEY CORP STOP CCXQJ CTS NO LEAD BID SEQ# 70	6	6		80.00000	EA	480.00
59CEA27040	EA2-70-40 7'0 AP CURB BOX 3/4 & 1 BID SEQ# 80	6	6		72.00000	EA	432.00
08I10S100K	1X100 SOFT K COPPER TUBE IMP PER FOOT BID SEQ# 100	200	200		11.75000	FT	2,350.00
59ROD36	36 CB STATIONARY ROD USA FORD ROD-36 WITH PIN BID SEQ# 110	6		6	22.00000	EA	.00

CONTINUED... Page: 1

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INVOICE

1830 Craig Park Court
St. Louis, MO 63146

Invoice # Y376023
Invoice Date 1/14/26
Account # 098115
Sales Rep ERIC VANLAANEN
Phone # 920-983-8510
Branch #249 De Pere, WI
Total Amount Due \$5,958.00

Item 10.

Remit To:
CORE & MAIN LP
PO BOX 28330
ST LOUIS, MO 63146

CITY OF GLADSTONE
1100 DELTA AVE
GLADSTONE MI 49837-1434

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Shipped To:
22 DELTA AVENUE
Troy/cell 906-428-3460
(call prior w/ETA)
GLADSTONE, MI

CUSTOMER JOB- STOCK

Thank you for the opportunity to serve you! We appreciate your prompt payment.

Date Ordered	Date Shipped	Customer PO #	Job Name	Job #	Bill of Lading	Shipped Via	Invoice#
1/12/26	1/13/26		STOCK			N&M TRANSFER	Y376023

Product Code	Description	Quantity		B/O	Price	UM	Extended Price
		Ordered	Shipped				
61WTV1934	1 POUND WAT HYDRANT GREASE BID SEQ# 130	1	1		52.00000	EA	52.00
61WTW6767	#67 WAT BREAK CPLG HALF BID SEQ# 140	2	2		25.00000	EA	50.00
21AMF8061106	6 EBAA MEGALUG MJ DI 1106 RSTR F/DI PIPE BLACK	6		6	40.00000	EA	.00
21AMG106	6 MJ REGULAR GASKET F/DI	6		6	6.00000	EA	.00
21AMB10735C111	3/4X3-1/2 T-HEAD B&N C111	36		36	2.00000	EA	.00

WA 591-540-970 = \$ 4,450
WA 591-544-751 = \$ 1,458
WA 591-554-751 = \$ 50
Total = \$ 5,958

CONSUMER SERVICE
Materials for laterals
line Maint Materials
Fire Hydrant Materials

CC Approved 01-26-2026 *RS*

Shipment Information

Carrier: N&M TRANSFER
Tracking #: 113783484

Please visit <https://oa.coreandmain.com>
to view delivery status.

Freight Delivery Handling Restock Misc

Terms: NET 30
Ordered By: TROY

Subtotal: 5,958.00
Other: .00
Tax: .00

Invoice Total: \$5,958.00

This transaction is governed by and subject to Core & Main's standard terms and conditions, which are incorporated by reference and accepted.
To review these terms and conditions, please visit: <https://coreandmain.com/terms-of-sale/>

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Page: 2

**INVOICE**

Page - 1 of 1

PLEASE REMIT TO/SELLER: COMPASS MINERALS AMERICA INC. P O BOX 277043 ATLANTA,GA 30384-7043	FEDERAL ID#: 48-1047632	PAYMENT TERMS NET 30 DAYS	INVOICE DATE 01/05/2026	INVOICE NUMBER 1598088
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SOLD TO : 55805 / CH703116
CITY OF GLADSTONE
1100 DELTA
GLADSTONE ,MI 49837

00131



SHIP TO: 415471 / CSH755558
CITY OF GLADSTONE-DELTA CO
30 MICHIGAN AVE
GLADSTONE ,MI 49837 UNITED STATES

SHIPPED FROM 20687 - ESCANABA	DATE SHIPPED SEE BELOW	CUSTOMER PO SEE BELOW	BILL OF LADING SEE BELOW	ORDER NUMBER SEE BELOW	ORDER TYPE SH
CARRIER SEE BELOW	RAIL / TRUCK SEE BELOW	EQUIPMENT TYPE SEE BELOW	F.O.B. SHIPPING POINT	FREIGHT TERMS SEE BELOW	TERRITORY SM9
TAX STATUS EXEMPT	TAX ID # EXEMPT 38- 6004686	SALES REP			

PRODUCT	CUSTOMER ITEM	3 rd ITEM	DESCRIPTION	FHC	TAX	EQUIPMENT	QUANTITY	UOM	UNIT PRICE	EXTENDED PRICE
613544		6615	HWY DEICING ROCK SALT GM	PPD	Y	DMP	219.0800	TN	71.2500	15,609.45

SCALE TICKET #	QUANTITY	SHIPPED	ORDER #	CARRIER	TRUCK / RAIL #	CUSTOMER PO #	RELEASE #
9009084	55.0800	01/05/2026	3157926	60173981	BL88		
9009085	54.5100	01/05/2026	3157926	60173981	BL77		
9009086	55.3200	01/05/2026	3157926	60173981	BL88		
9009087	54.1700	01/05/2026	3157926	60173981	BL77		

SUMMARY :

202-478-751.000 - \$10,609.45
203-478-751.000 - \$5,000
B 28

PRODUCT 15,609.45
FREIGHT & FUEL

SUBTOTAL 15,609.45
STATE TAX
COUNTY TAX
CITY TAX

MESSAGES:

FED ID # 48-1047632

TOTAL WEIGHT... 438,160.00 Gross Pounds
FOR BILLING INQUIRIES CALL 1-800-323-1641

THANK YOU FOR YOUR ORDER
WE APPRECIATE YOUR BUSINESS

PLEASE PAY >>>
IN US DOLLARS

15,609.45

CREDIT NOTE >>>
IN US DOLLARS

This Sale of Goods is subject to the Terms and Conditions of Sale on the reverse side of this Invoice. You may owe use tax on this purchase. The purchase is subject to state use tax unless it is specifically exempt from taxation. The purchase is not exempt from sales or use tax merely because it is made over the internet or by other remote means. Please refer to the applicable state requirements for sales and use tax at <https://www.taxadmin.org/state-tax-agencies> to determine if necessary to file and pay sales and use tax on purchases for which no tax was collected.

3110





Michigan Municipal Electric Association
809 Centennial Way
Lansing, MI 48917
+15173238346
mmeainvoices@mpower.org

Item 12.

Invoice 4615

BILL TO

James Olson
City of Gladstone
1100 Delta Avenue
Gladstone, MI 49837

DATE
01/19/2026

PLEASE PAY
\$5,628.00

DUE DATE
02/18/2026

DESCRIPTION	ACTIVITY	AMOUNT
2026 Membership Dues	2026 Membership Dues	5,628.00

Banking Instructions for Remittances

Beneficiary: Fifth Third Bank N.A., G.R., MI
Account Number: 7905355942 (Checking)
ABA for ACH: 072400052
ABA for Wire: 042000314

TOTAL DUE \$5,628.00

THANK YOU.



Board:	City Commission
Agenda	01-26-2026
Date:	
Department:	Board of Review
Presenter:	Kim Berry

Staff Report

Agenda Item Title:

Board of Review Reappointments – Mr. Howard Haulotte, Mr. Jason Lippens and Ms. Jody Pontius

Background:

- *These appointments have a term expiration of two years – January 2028
- *There is currently a vacancy for an alternate.
- *Mandatory training is now required by the State of Michigan for BOR members; each of the members has attended training previously and will be recertified 02-17-2026.

Fiscal Effect:

Budgeted annual pay of \$500.00. March BOR, they receive \$400 and \$50 for July BOR and \$50 for December BOR.

Supporting Documentation:

None

Recommendation:

Motion to reappoint Mr. Howard Haulotte, Mr. Jason Lippens and Ms. Jody Pontius to the Gladstone Board of Review with term expirations of January 2028.



Board:	City Commission
Agenda Date:	01-26-2026
Department:	City Commission
Presenter:	Kim Berry

Staff Report

Agenda Item Title:

City Commission Rules of Procedure

Background:

After each election the City Commission reviews their rules of procedure and makes changes if needed.

I felt I needed to include a note in red regarding clarification regarding the organization meeting of the Commission. Still no action has been taken by the State to clean up this language for local jurisdictions.

Fiscal Effect:

None

Supporting Documentation:

City Commission Rules of Procedure - Draft

Recommendation:

Motion to approve rules of procedures with changes as presented, or table until the next meeting if more time is needed for review.



CITY COMMISSION RULES OF PROCEDURE

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I. AUTHORITY

These rules are adopted by resolution of the Gladstone City Commission under the authority of Section 5 of the City Charter. None of the rules stated herein may supersede the City Charter, City Code or Laws of the State of Michigan.

II. MEETINGS

A. Organizational Meeting; Election of Mayor, Mayor Pro Tem.

1. At 6:00 o'clock p.m., on the first Monday following the regular municipal election, the commission shall meet at the usual place for holding meetings of the legislative body of the city, for the purpose of the organization. The clerk shall preside at the first meeting and until the mayor shall have been selected, as hereinafter provided. (Charter Chap. II Sec. 5)

NOTE: Election laws have changed when an election is certified by the County and State due to extended deadlines for absent voters and military voters. Commissioners cannot take office until the election is certified which would be the City of Gladstone first meeting in December.

(There was legislation proposed in 2025 that if passed would make December 1st the date for local officials to take office, this would clean up conflicting language/dates with local charters. To date that has not happened.)

2. The commission, at its first regular meeting following the first election under this Charter, and following each municipal election thereafter, shall elect, by ballot, one of its members mayor, who shall be the presiding officer and executive head of the city, and perform such other duties as are, or may be imposed or authorized by the laws of the state or this Charter. In times of public danger or emergency he may, with the consent of the commission, take command of the police and such other department and subordinates of the city as may be deemed necessary by the commission, and maintain order and enforce laws. The commission shall also, at the first regular meeting elect by ballot another member of the commission mayor pro tem, who during the absence or disability of the mayor to perform his or her

duty, shall act in the name and instead of the mayor, and shall, during the time of such absence or disability, exercise all the duties and possess all the powers of the mayor.

(Charter Chap. II Sec. 5)

3. In city elections, electors may vote for their recommended candidate for Mayor from among any of the incumbent commissioners. The City Commission is required to consider such recommendation when it elects the Mayor of the city but is not bound by such recommendation. (Referendum 04/06/92).

B. Regular Meetings

The commission shall meet at such times as may be prescribed by ordinance or resolution, except that it shall meet regularly no less than twice each month. (Charter Chap. II Sec. 5)

C. Special Meetings

1. The mayor, any two members of the commission, or the manager, may call special meetings of the commission, upon at least eighteen hours written notice to each member, served personally or left at his usual place of residence; provided, however, any special meeting at which all members of the commission are present shall be a legal meeting for all purposes without such written notice. (Charter Chap. II Sec. 5) OMA Sec. 5(4)
2. Special meetings shall be scheduled in compliance with the Open Meetings Act * and meeting notices shall state the purpose of the meeting. No official action shall be transacted at any special meeting unless the item has been stated in the notice of the meeting.

* The Open Meetings Act is Act 267 Michigan Public Acts of 1976, as amended.

D. Closed Meetings

Closed meetings may be scheduled in compliance with the Open Meetings Act.

15.268 Closed sessions; permissible purposes.

Sec. 8. A public body may meet in a closed session only for the following purposes:

(a) To consider the dismissal, suspension, or disciplining of, or to hear complaints or charges brought against, or to consider a periodic personnel evaluation of, a public officer, employee, staff member, or individual agent, if the named person requests a closed hearing. A person requesting a closed hearing may rescind the request at any time, in which case the matter at issue shall be considered after the rescission only in open sessions.

Requires simple majority vote (3).

(c) For strategy and negotiation sessions connected with the negotiation of a collective bargaining agreement if either negotiating party requests a closed hearing.

Requires simple majority vote (3).

(d) To consider the purchase or lease of real property up to the time an option to purchase or lease that real property is obtained.

Requires 2/3 majority vote (4).

(e) To consult with its attorney regarding trial or settlement strategy in connection with specific pending litigation, but only if an open meeting would have a detrimental financial effect on the litigating or settlement position of the public body.

Requires 2/3 majority vote (4).

(f) To review and consider the contents of an application for employment or appointment to a public office if the candidate requests that the application remain confidential. However, except as otherwise provided in this subdivision, all interviews by a public body for employment or appointment to a public office shall be

held in an open meeting pursuant to this act.

Requires 2/3 majority vote (4).

(h) To consider material exempt from discussion or disclosure by state or federal statute.

Requires 2/3 majority vote (4).

E. Recessed Meetings

Any meeting of the Commission may be recessed to a later date and time, provided that no recess shall be for a longer period than until the next scheduled meeting. However, if recessed for more than thirty-six (36) hours, public notice shall first be posted at least eighteen (18) hours before recessed meeting time. OMA Sec. 5(5)

F. Work-Sessions

1. The commission may meet in study sessions at the call of the mayor or majority of the commission to study difficult issues, gather and analyze information and clarify problems. Such sessions shall be open to the public and no action shall be taken at such sessions. Notice of the session shall be given to the commission members and to the public at least eighteen (18) hours before the study session meeting time. OMA Sec. 5(5)
2. Special Committees
The Commission may appoint a special committee of two Commissioners to study an issue or to work on a special project with City Staff. Committee may include staff or other appointed City Board members if it is deemed appropriate by a majority of the Commissioners.

G. Emergency Meetings

The commission may meet in emergency session in the event of a severe and imminent threat to the health, safety or welfare of the public without complying with public notice requirements when two-thirds (2/3) of the members serving on the commission decide that delay would be detrimental to efforts to lessen or respond to the threat. In the absence of such two-thirds (2/3) vote by the City Commission, the commission members and the public shall be given notice at least eighteen (18) hours before the emergency meeting time. OMA Sec. 5(5)

H. Place of Meetings

All regular and special meetings will be held in the commission chambers in the City Hall or as may be provided by ordinance or resolution of the commission. The city clerk may change the meeting to a larger room if needed. A notice of the change shall be posted on the door of the commission chambers with the location of the new meeting place.

I. Time of Meeting

1. All regular meetings other than the reorganizational meeting shall begin at 6:00 p.m. unless the commission, by ordinance or resolution, shall establish a different starting time.
2. All other meetings may be scheduled for other times.
3. Time to end meetings. No agenda item of an open meeting other than one under consideration will be discussed after 10:00 p.m. Any unfinished business will be deferred to the next Commission Agenda. The Commission shall have the authority to suspend this requirement by majority vote only.

J. Public Notice of Meetings

1. Regular Meetings - A public notice shall be posted at the City Hall within ten days after the first meeting of the commission in each calendar year stating the dates, times and places of its regular meetings, and the schedule of meetings shall be published in a newspaper of general circulation within the city with the same ten-day time period. If there is a change in the schedule of regular meetings, a public notice shall be posted at the City Hall within three days after the meeting at which the change is made stating the new dates, times and places of its regular meetings, and the schedule of meetings shall be promptly published in a newspaper of general circulation within the city. OMA Sec. 5(5)
2. Rescheduled Regular Meetings - A public notice stating the date, time and place of the meeting shall be posted at the City Hall at least eighteen hours before the meeting.
OMA Sec. 5(4)

3. Special Meetings - A public notice stating the date, time, place and purpose of the meeting shall be posted at City Hall at least eighteen hours before the meeting.
OMA Sec. 5

III. MEETING PROCEDURE

A. Quorum

A majority of all members elected to the commission shall constitute a quorum, but a lesser number may adjourn from day to day and compel the attendance of absent members in such manner and under such penalties as may be prescribed by ordinance. The commission shall act only by ordinance or resolution. Once established, a quorum is not defeated if one or more members leave the meeting before adjournment.

B. Presiding Officer

1. The mayor shall preside at all meetings of the commission. In the absence of the mayor, the mayor pro tem shall preside. In the absence of both the mayor and mayor pro tem, the meeting shall be called to order by the city clerk for the election of a temporary presiding officer.
2. The presiding officer shall be responsible for enforcing these rules of procedure and conducting meetings in a manner which preserves order and decorum, prevents attacks on personalities or the impugning of members' motives, and confine debate or comments to the question under discussion. The presiding official shall endeavor to conduct the meeting in a fashion that draws a balance between the informality and congeniality possible in a small community while also maintaining the decorum and formality necessary to transact business in an orderly fashion.

C. Agenda Preparation

1. An agenda for each regular meeting shall be prepared by the mayor in consultation with the city manager and city clerk in accordance with the following order of business:

Call to Order, Invocation, Pledge of Allegiance and Roll Call
 Conflict of Interests
 Public Hearings
 Public Comment
 Consent Agenda
 Unfinished Business
 New Business
 City Manager's Report
 Reports - Identify from which Commission, Board and/or Committee on agenda.
 City Commissioner Comments
 City Clerk Comments
 Closed Sessions
 Adjournment

2. The order of business may be changed at a meeting by the presiding officer or by a majority vote of the commission.
3. A consent agenda may be used to allow the commission to act on numerous administrative or noncontroversial items at one time. Included on this agenda can be noncontroversial matters such as approval of minutes, payment of bills, approval of recognition resolutions, etc. Upon request by any member of the commission, an item shall be removed from the consent agenda and placed on the regular agenda for discussion.
4. Any item on the agenda shall appear on each successive agenda unless disposed of, defer indefinitely or defer until a certain date at which time the item shall reappear on the agenda.
5. The presiding officer or the Commission by a majority vote at a meeting may add an item to the agenda if the item requires prompt action and cannot be deferred to the next regular meeting.

D. Agenda Distribution

Agenda and commission packets will be delivered by e-mail to each Commissioner and upon request a hard copy packet will be available for pickup at City Hall in the City Commission mailbox on the Thursday prior to each regular commission meeting.

Deadline for Public: Requests for agenda items with supporting documentation is 4:00 pm seven (7) business days prior to each regular commission meeting. The Mayor and City Manager will authorize placement of the request.

Deadline for Staff: An agenda item with supporting documentation is 4:00 pm Tuesday prior to each regular commission meeting.

E. 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.

IV. VOTING

A. Duty to Vote

Commission members present at a meeting shall vote on every matter before the body unless otherwise excused or prohibited from voting by law. However, the presiding officer shall be the last member called upon to vote.

1. A member is excused from voting where the member has a conflict of interest as determined under the conflict of interest provision of these rules.
2. A member may abstain from a vote for approval of minutes if the member did not attend the meeting for which the minutes apply.
3. A member, in order to vote, must be present at the time the vote is taken. Voting by proxy or other forms of communication is not permitted.

B. Vote Required for Action

The concurring vote of three members of the commission is required to make any order, recommendation, decision or determination upon any matter, except as otherwise provided in these Rules or ordinance or City Code or State law.

Charter Chap. V. Sec. 2

1. A simple majority of a quorum is required for procedural motions or resolutions, such as:
 - (a) Motion to approve or amend the minutes
 - (b) Motion to defer
 - (c) Motion to postpone
 - (d) Motion to recess
 - (e) Motion to adjourn
 - (f) Motion to recognize achievement or contribution
 - (g) Motion to add matters to the agenda
 - (h) Motion to approve consent agenda
 - (i) Motion to set Public Hearings

C. Calling for the Vote

1. Voting on procedural motions or resolutions described in B above may be a voice vote.
2. In all matters other than procedural, the presiding officer shall call for a voice vote for and against the matter. If on a voice vote no member states opposition to the motion, it shall be deemed to have passed unanimously and shall be so recorded. In the event any member votes in opposition to the motion, a roll call shall be conducted and recorded.
3. The mover of the motion before the commission shall be called upon to vote first, with the remaining members called upon in alphabetical order except that the presiding officer shall be the last called upon to vote.

D. Results of Voting

In all cases where a vote is taken, the presiding officer shall declare the result.

E. Reconsideration of Vote

Any member voting in the majority may move for a reconsideration of the vote at the meeting at which the vote was taken, said reconsideration motion to be taken up at that meeting or at the next succeeding meeting of the commission. When a motion to reconsider fails, it cannot be renewed.

F. Debate/Discussion

Debate/Discussion is to occur after a motion has been made on an agenda item. The presiding officer will call on each Commissioner for their comments on the motion. No Commissioner is entitled to speak a second time while any other member wishes to make the first speech.

V. CONFLICT OF INTEREST

A. Disclosure

Before participating in a decision or hearing or casting a vote on a matter on which a member may reasonably be considered to have a conflict of interest, the member shall disclose the potential conflict of interest to the Commission. The Commission will determine by a vote if a conflict of interest does exist. If a conflict of interest does occur with a Commissioner the Commission Member is to leave the Commission Chambers for that specific agenda item and return to the meeting after the vote is made.

B. Definition

A conflict of interest for a member of the Commission shall include, but not necessarily be limited to, a matter pending before the Commission which:

1. Concerns the member himself or herself
2. Concerns work on land owned by the member or which is adjacent to land owned by the member
3. Involves a corporation, company, partnership or other entity in which the member is a part owner or any other relationship where the member may stand to have a financial gain or loss.
4. Results in a pecuniary benefit to the member.
5. Concerns the member's spouse, children, stepchildren, grandchildren, parents, brothers, sisters, grandparents, parent's in-law, or members of the member's household.
6. The member's employee or employer is:
 - An applicant or agent for the applicant, or
 - Has a direct interest in the outcome.

7. The member has a close business or family relationship with an applicant, the applicant's attorney or another representative, or any expert witness.
8. A conflict of interest shall not include an interest the member may have in common with the general public interest.
9. If such a conflict of interest is identified, the member shall disqualify himself or herself at the outset of the hearing or discussion and shall not participate in the discussion or decision.
10. If there is a question whether a conflict of interest exists or not, the question shall be determined by a majority vote of the remaining members of the commission.

VI. GENERAL RULES

A. Attendance at Meetings

1. Commission members shall use their best efforts to attend all meetings of the Commission. Pursuant to the City Charter provisions, the absence of a member from three consecutive regular meetings shall operate to vacate the seat of the member, unless the absence is excused by the Commission by the resolution setting forth the reason for such absence and such excuse fully entered upon the journal. Charter Chap. II Sec. 10.
2. The City Manager shall attend all meetings of the Commission unless excused by the Mayor or Commission and shall be entitled to attend meetings of all of its committees and to take part in all discussions but shall have no vote. Charter Chap. II Sec. 16.
3. The City Clerk shall attend all meetings of the Commission unless excused by the Mayor or Commission. Charter Chap. II Sec. 19.

B. Filling Commission Vacancy

A vacancy in any elective office shall be filled by appointment by a majority of the remaining members of the commission. Such appointee shall hold office until the next regular state or municipal election taking place more than sixty days after such vacancy occurs, at which election a successor shall be elected for

the remainder of the term of the member in whose office the vacancy occurs; provided, however, that the term of no member shall be lengthened by his resignation and subsequent appointment.

Charter Chap. II Sec. 9.

C. Record of Meetings and Internet Streaming of Meetings

1. Recording Responsibilities

The city clerk shall keep a journal of the Commission proceedings, in English, which shall be regularly published, at least monthly, or after each meeting, as the Commission shall determine. The journal shall be signed by the City Clerk and approved in writing by the Mayor. Charter Chap. II Sec. 5 & 19.

2. Contents of Minutes

The minutes of each meeting shall show the date, time, place, members present, members absent, any decisions made at a meeting open to the public, and the purpose or purposes for which a closed session is held. The minutes shall include a record of all votes taken at the meeting. Corrections in the minutes shall be made not later than the next meeting after the meeting to which the minutes refer. Corrected minutes shall be available no later than the next subsequent meeting after correction. The corrected minutes shall show both the original entry and the correction. OMA Sec. 9

3. Public Inspection

Minutes shall be public records open to public inspection and shall be available at the address designated on posted public notices. Copies of the minutes shall be available to the public at the reasonably estimated cost for printing and copying. Proposed minutes shall be available for public inspection not more than eight (8) business days after the meeting to which the minutes refer. Approved minutes shall be available for public inspection not later than five (5) business days after the meeting at which the minutes are approved by the public body; except that minutes of a closed session are not available to the public unless disclosure is required by a civil action, as provided in the Open Meetings Act. OMA Sec. 7(2)(9)

4. All City Commission Meetings will be broadcast over the Internet using the most cost-effective means possible. The City will also video record the meetings so a DVD of the proceedings can be created and available to the public.

D. Suspension of Rules

Any provision of these rules not governed by City Charter, City Code or State law may be temporarily suspended by a concurring vote of three members of the Commission. Such suspension must be for good cause and for a specified portion of a meeting.

E. Amendment of Rules

The Commission may amend these Rules of Procedure by a concurring vote of three members during any regular meeting or special meeting, provided that all members have received an advance copy of the proposed amendments at least ten (10) hours prior to the meeting at which such amendments are to be considered.

Adopted: 12-14-2009
 Revised: 02-28-2011
 Revised: 10-28-2013
 Revised: 06-22-2015
 Revised: 10-26-2015 Effective 01-01-2016
 Revised: 05-23-2016
 Revised: 02-13-2017
 Revised: 11-27-2017
 Revised: 11-25-2019



Board:	City Commission
Agenda	January 26, 2026
Date:	
Department:	Public Works
Presenter:	Barry Lund

Staff Report

Agenda Item Title:

State Infrastructure Loan for 2026 sewer project

Background:

In 2026 the Wastewater Department has a \$5,129,900 project to replace numerous sanitary sewer mains that are failing throughout the city. Local and Major Street Funds will be responsible for \$440,740 for that project. Public Works wants to take advantage of the State Infrastructure Bank to cover those costs. We are looking to borrow \$550,000 for the project. The extra money is for contingency and if not needed, can be used on other street paving projects. The interest rates are favorable, and I should have the percentage at the time of the meeting.

Fiscal Effect:

\$550,000 loan with a 10-year payback that will come from the Street and General Funds.

Supporting Documentation:

Attached

Recommendation:

Approve

22-0421 Gladstone CWSRF Sanitary System Improvements - Preliminary Construction Costs			
Sheet Number	Street Name	Participating Total	Non-Participating Total
G-005	General Quantities (no sheet)	\$464,025	\$0
R-101/C-101	N 17th Street	\$304,099	\$0
R-102/C-102	N 17th Street	\$314,861	\$0
R-103/C-103	3rd Avenue N	\$99,361	\$0
R-104/C-104	Minnesota Avenue	\$406,691	\$57,422
R-105/C-105	Minnesota Avenue	\$343,218	\$56,067
R-106/C-106	Minnesota Avenue	\$428,459	\$66,435
R-107/C-107	Minnesota Avenue	\$296,111	\$41,170
R-108/C-108	Michigan Avenue	\$337,982	\$69,376
R-109/C-109	Michigan Avenue	\$419,136	\$83,548
R-110/C-110	Michigan Avenue	\$345,304	\$66,724
C-111	W Superior Avenue	\$193,089	\$0
C-112	Delta Avenue	\$192,965	\$0
C-113	Minneapolis Avenu	\$166,211	\$0
C-114	Minneapolis Avenu	\$213,988	\$0
C-115	Minneapolis Avenu	\$163,661	\$0
Sub Totals		\$4,689,161.02	\$440,740.39
		TOTAL	\$5,129,901.41

Michigan Department
of Transportation
1784 (02/2024)

Page 1 of 4

STATE INFRASTRUCTURE BANK INITIAL PROJECT APPLICATION

Information required by Michigan Department of Transportation, by authority of the National
Highway System Designation Act of 1995, to apply for funding.

APPLICANT INFORMATION

1. APPLICANT AGENCY

- | | | |
|--|---|---|
| ☐ MDOT | ☐ Economic Development Corp. | ☐ Airport/Port Authority |
| ☐ State or Regional Government | ☐ County Road Commission | ☐ Transit Agency |
| ☒ Other (Specify): City Government | | |

2. APPLICANT NAME

City of Gladstone

DATE SUBMITTED

3. PROJECT NAME

Gladstone CWSRF Sewer Improvements

PROJECT ZIP CODE

49837

4. APPLICANT MAILING ADDRESS

1100 Delta Avenue

CITY

Gladstone

STATE

MI

ZIP CODE

49837

5. CONTACT PERSON

Rob Spreitzer

TITLE

City Manager

PHONE NUMBER

(906) 428-2311

CONTACT PERSON'S ADDRESS

1100 Delta Avenue

CITY

Gladstone

STATE

MI

ZIP CODE

49837

E-MAIL ADDRESS

rspreitzer@gladstonemi.gov

PROJECT DESCRIPTION

6. ROUTE NAME/FACILITY

Various Streets in the City of Gladstone

LOCATION

MDOT REGION

Superior

COUNTY

Delta

CITY/VILLAGE/TOWNSHIP

Gladstone

7. TYPE OF PROJECT

☐ HIGHWAY

☐ TRANSIT

☒ OTHER (Specify): Sewer rehab with street reconstruction

8. IS THIS PROJECT ELIGIBLE FOR FEDERAL AID?

☐ Yes

☒ No

9. PROJECT DESCRIPTION (Provide brief description here and more detail in [Attachment A.](#))

Project consists of Road reconstruction work in conjunction with the sanitary sewer reconstruction work bid through Egle CWSRF funding. Project would allow the City of Gladstone to construct full width replacement of streets within the Egle CWSRF Project limits. SIB Loan would apply to Non-Participating road reconstruction efforts that are not eligible costs through the SRF Program.

10. PROJECT BENEFITS (Provide brief description here and more detail in [Attachment B.](#) i.e., Importance of project to community, how it promotes economic development.)

Project Benefits include full replacement of streets (curb line to curb line) rather than partial width construction for installation of sanitary sewer. Increasing the useful life of the streets rather than partial width construction.

RISK ASSESSMENT (If agency does not receive loan, it may not (what?))

If loan is not granted, the City would be limited to reconstruct the streets that only are affected by the sanitary sewer work. Partial width construction would be implemented and the structural integrity of the road will be compromised.

11. DOES THE PROJECT HAVE THE SUPPORT OF THE LOCAL GOVERNMENT UNIT(S) THAT ARE IMPACTED BY THE PROJECT?

☒ Yes ☐ No

12. DOES THE PROJECT HAVE THE SUPPORT OF THE TRANSPORTATION AGENCY (e.g. County Road Commission, City Street Administration, Local Transit Agency, etc.) WITH JURISDICTION OVER THE FACILITY?

☒ Yes ☐ No

13. IS THE PROJECT WITHIN A METROPOLITAN PLANNING ORGANIZATION (MPO) BOUNDARY?

If yes, is the Project on an approved MPO Transportation Improvement Plan (TIP)?

☐ Yes ☒ No

If no, is the Project on an approved State Transportation Improvement Plan (STIP)?

☐ Yes ☐ No

☐ Yes ☒ No

14. IS THE PROJECT ON A STATE HIGHWAY TRUNKLINE?

If yes, is it on the STIP?

☐ Yes ☒ No

☐ Yes ☐ No

PROJECT FINANCING

15. PROJECT STATUS (Please explain current status of the project, e.g. planning, design, project start and completion dates.)

Bidding has been completed with construction start date planned for Spring 2026

ESTIMATE PROJECT CONSTRUCTION TIMELINE Spring 2026 to Fall of 2027	START DATE 01/14/2026	END DATE 09/15/2027
---	--------------------------	------------------------

16. TOTAL PROJECT COST	SIB LOAN AMOUNT REQUESTED
------------------------	---------------------------

17. PROPOSED PROJECT FINANCING SOURCES (Do not include SIB Repayment Source)

STATE INFRASTRUCTURE BANK	\$	550,000.00
FEDERAL AID	\$	
ACT 51 FUNDS	\$	
ASSESSMENTS	\$	
USER PAYMENTS/FEES	\$	
LOCAL FUNDS	\$	
OTHER (Specify): <u>EGLI CWSRF Loan</u>	\$	4,970,510.00

18. TYPE OF FINANCING ASSISTANCE REQUESTED ☒ LOAN ☐ CREDIT ENHANCEMENT	19. REPAYMENT TERMS REQUESTED 10 years
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20. REPAYMENT SOURCE FOR SIB LOAN

City Act 51 Funds	\$	550,000.00
	\$	
	\$	
TOTAL \$		550,000.00

21. PROPOSED SECURITY/COLLATERAL

City Act 51 funds are received on a yearly basis. Repayment of SIB loan would come from the ACT 51 and General funds received by the City.

22. ARE YOU AN ACT 51 AGENCY? ☒ Yes ☐ No If yes, what is your annual Act 51 allocation? \$965,907.00**CHECKLIST**

23. CHECK ALL OF THE FOLLOWING ITEMS THAT ARE ATTACHED

☒ ATTACHMENT A - Description of Proposed Project ☒ ATTACHMENT B - Benefits of Proposed Project**CERTIFICATION**

24. SIGNATURE	TITLE City Manager	DATE 01/26/2026
---------------	-----------------------	--------------------

Completed Initial Project Application and all applicable attachments may be submitted for initiation of the SIB review process to:

State Infrastructure Bank
Michigan Department of Transportation
Office of Economic Development
Van Wagoner Building
425 W. Ottawa Street
P.O. Box 30050
Lansing, Michigan 48909

SIB Coordinator
Jessica Pierce
Phone Number: (517) 241-0185
Email Address: PierceJ3@Michigan.gov



Board:
Agenda
Date:
Presenter:

Downtown Development Authority
January 26, 2026

Patricia West

Staff Report

Agenda Item Title:

Amendment to Façade Grant | 20 S 10th St

Background:

Gladstone Eye Care has updated Patricia West that their contractor has informed them that they will not be able to complete the previously approved façade work prior to their grant deadline of January 27, 2026. They still intend to complete the project and asked for an extension through March of 2026.

Fiscal Effect:

\$2500 (budgeted for in the DDA).

Supporting Documentation:

None.

Recommendation:

Motion to amend the façade grant contract for Gladstone Eye Care to accommodate a new project completion deadline March 31, 2026.



Board: City Commission
Agenda January 26, 2026
Date:
Presenter: Patricia West

Staff Report

Agenda Item Title:

Grant Application Request | MACC – Project Support and Facility Improvement & Equipment

Background:

MACC's Experience Support grant program provides arts and culture-related project funding to Michigan organizations for which arts and culture is not the primary focus of the organization's mission. MACC funding may only be allocated towards arts and culture programs/projects/services that are open to the public.

Staff would like to recommend the support of applying for the MACC Project Support and Facility Improvement & Equipment grant funding to be applied to summer music programming and "The Depot".

All applicants are required to make a minimum 25% cash match (no in-kind expenses allowed) to the total amount awarded.

Fiscal Effect:

Maximum request amount is \$42,450, requiring a minimum 25% (\$10,613) match from the DDA.

Supporting Documentation:

Michigan Arts & Culture Council | FY26 Experience Support Guidelines (Pages 1,7-8)

Recommendation:

Motion to approve the DDA and Parks & Recreation's grant application for the MACC grant for music programming and placemaking efforts at 701 Delta Ave for up to \$42,450.



FY26 Experience Support Guidelines

*For Municipalities, Tribal Entities, PreK-12 Schools,
Colleges/Universities, and Non-Arts and Culture Nonprofit Organizations*

Application Deadline: Thursday January 22, 2026, 5:00PM EST

(Grant Period: Projects occurring March 1, 2026 through December 31, 2026.)

Available FY26 Experience Support Funding Opportunities

- Project Support (up to \$20,000)
- Facility Improvement & Equipment (up to \$30,000)
- Professional/Organizational Development (up to \$1,500)
- Field Trips (up to \$1,500)

MACC Mission Statement

The Council guides the distribution of resources to ensure that Michigan communities thrive from the civic, economic, and educational benefits of arts and culture.

MACC Vision Statement

The Council envisions a Michigan where communities celebrate creative expression and every person has access to, or participates in, arts and cultural experiences.

[Michigan Arts and Culture Council](https://michigan.gov/arts) (<https://michigan.gov/arts>)

Project Support

Maximum Request Amount: up to \$20,000

Project Support funding is designed to support the production, presentation, and creation of arts and culture experiences for Michigan communities. Projects may range anywhere from a single, one-day event to a program that takes place over the entire grant period. Experience opportunities resulting from grant funds must be open to the public. Grant funds can only be used for the specific arts and culture-related project that is awarded (under no circumstances may grant funds be used for any portion of the organization's non-arts and culture-related programs).

(PreK-12 applicants that previously submitted project requests under MACC's Arts in Education program should now apply here in Project Support. In the case of PreK-12 schools, the "community" would include a "community" of students, and "open to the public" would mean programming open to any student attending the school).

Project Support - Allowable Expenses

- ✓ Fees related to hiring artists and/or culture bearers such as wages, honoraria, and residencies
- ✓ Expenses directly relating to the specific arts and culture-related project that is awarded, including:
 - ✓ In-state travel expenses including transportation of equipment and lodging for artists/culture bearers
 - ✓ Staff time directly related to the project
 - ✓ Production supplies
 - ✓ Marketing expenses
 - ✓ Fees related to renting a facility for the project
 - ✓ Transportation costs associated with moving art, cultural objects, or arts and cultural equipment

Unallowable Project Support expenses include but are not limited to:

- ✗ Out-of-state travel
- ✗ Incentives for participation including cash awards
- ✗ Scholarships
- ✗ Contributions or donations to other organizations
- ✗ Individual private lesson instruction
- ✗ Fundraising activities
- ✗ Capital improvements
- ✗ Equipment purchases
- ✗ Existing deficits
- ✗ Scholarly or academic activities (including tuition and research) which generate academic credit or formal study toward an academic or professional degree
- ✗ Any other expenses determined not eligible by MACC

Facility Improvement & Equipment

Maximum Request Amount: up to \$30,000

Facility Improvement & Equipment funding is designed to assist organizations with both facility improvements and/or the purchase of equipment related to the arts and culture programming, services, and/or activities the organization provides to its audiences and communities. Organizations may request any combination of facility improvement and/or equipment needs up to the maximum request amount. Organizations applying for Facility Improvement & Equipment must have proof of ownership of the building or evidence of a long-term lease.

Facility Improvement & Equipment - Allowable Expenses

- ✓ Expansion, renovation, or construction of applicant-owned cultural facilities
- ✓ Facility structure or system maintenance of applicant-owned cultural facilities
- ✓ Feasibility studies, architectural drawings/fees, and design fees
- ✓ Construction and project management costs
- ✓ Purchase of equipment directly related to the organization's arts/cultural production

Unallowable Facility Improvement & Equipment expenses include but are not limited to:

- ✗ Costs not directly related to the project/equipment request
- ✗ General operating costs, fundraising including cost of handling grant funds
- ✗ Travel
- ✗ Costs occurring before/after the grant period
- ✗ Purchase of land
- ✗ Purchase of a building
- ✗ Purchase of a vehicle
- ✗ Capital improvements to home offices
- ✗ Projects that take place outside of Michigan
- ✗ Paying consultants of the project that are members of the applicant's board or staff
- ✗ Debt retirement
- ✗ Mortgage payments
- ✗ Preservation or restoration of non-arts and cultural related collections
- ✗ Projects that utilize funding from other state programs as matching funds
- ✗ Projects that already received funding from a previous MACC award
- ✗ Any other expenses determined not eligible by MACC

Please contact MACC staff for questions regarding allowable/unallowable expenses.



Board:	City Commission
Agenda	January 26, 2026
Date:	
Department:	All Funds
Presenter:	Robert Spretizer

Staff Report

Agenda Item Title:

Year-To-Date Financial Reports

Background:

Attached are the year-to-date financial reports through December 2025 for Commission review. These numbers are pre-audited and are subject to change. You are more than welcome to email me questions. Overall, the budget is right on track for where we should be.

Fiscal Effect:

Supporting Documentation:

Revenue and expenditure reports, balance sheet reports.

Recommendation:

No action is required at this time; this is for informational purposes only.

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As of 12/31/2025
% Fiscal Year Completed: 75.34

GL Number	Description	25-26 Original Budget	25-26 Amended Budget	YTD Balance 12/31/2025 (Abnormal)	Available Balance 12/31/2025 (Abnormal)	% Bdtg Used

Fund: 101 GENERAL FUND
Account Category: Revenues

Department: 000 REVENUE

101-000-402.000	CURRENT YEAR TAX LEVY - REAL	1,790,158.00	1,790,158.00	1,558,697.89	231,460.11	87.07
101-000-410.000	CURRENT YEAR TAX LEVY - PERSONAL	202,877.00	202,877.00	183,939.15	18,937.85	90.67
101-000-416.000	STATE OF MICHIGAN - SWAMP TAX	70.00	70.00	0.00	70.00	0.00
101-000-427.000	ACT 33 PUBLIC SAFETY MILLAGE	538,405.00	538,405.00	287,205.81	251,199.19	53.34
101-000-432.001	IN LIEU OF TAXES--HOUSING COMMISSION	2,230.00	2,230.00	2,779.72	(549.72)	124.65
101-000-432.002	IN LIEU OF TAXES--THORNTREE HOUSING	3,769.00	3,769.00	4,103.07	(334.07)	108.86
101-000-432.003	IN LIEU OF TAXES--WATERVIEW APT 1	6,512.00	6,512.00	6,633.99	(121.99)	101.87
101-000-441.001	EDC FUND ADMINISTRATIVE FEES	546.00	546.00	546.00	0.00	100.00
101-000-441.002	DDA FUND ADMINISTRATIVE FEES	20,000.00	20,000.00	20,000.00	0.00	100.00
101-000-441.003	DDA FUND BEAUTIFICATION ADMIN FEES	10,000.00	10,000.00	10,000.00	0.00	100.00
101-000-441.004	HARBOR FUND ADMINISTRATIVE FEES	5,000.00	5,000.00	5,000.00	0.00	100.00
101-000-441.005	SOLID WASTE FUND ADMINISTRATIVE FEES	26,778.00	26,778.00	26,778.00	0.00	100.00
101-000-441.006	ELECTRIC FUND ADMINISTRATIVE FEES	260,230.00	260,230.00	260,230.00	0.00	100.00
101-000-441.007	WASTEWATER FUND ADMINISTRATIVE FEES	84,583.00	84,583.00	84,583.00	0.00	100.00
101-000-441.008	WATER FUND ADMINISTRATIVE FEES	56,816.00	56,816.00	56,816.00	0.00	100.00
101-000-442.001	SOLID WASTE FUND ALLEY MAINTENANCE	14,110.00	14,110.00	0.00	14,110.00	0.00
101-000-442.002	ELECTRIC FUND ALLEY MAINTENANCE	9,816.00	9,816.00	0.00	9,816.00	0.00
101-000-442.003	WASTEWATER FUND ALLEY MAINTENANCE	1,840.00	1,840.00	0.00	1,840.00	0.00
101-000-442.004	WATER FUND ALLEY MAINTENANCE	7,908.00	7,908.00	0.00	7,908.00	0.00
101-000-445.000	PENALTIES & INTEREST ON TAXES	8,800.00	8,800.00	9,902.78	(1,102.78)	112.53
101-000-447.000	PROPERTY TAX ADMINISTRATION FEE	61,000.00	61,000.00	40,971.62	20,028.38	67.17
101-000-450.000	MISCELLANEOUS--CITY HALL	0.00	0.00	96.49	(96.49)	100.00
101-000-452.000	SALE OF LAND	200,000.00	200,000.00	0.00	200,000.00	0.00
101-000-477.000	FRANCHISE FEE-CHARTER COMMUNICATIONS	85,000.00	85,000.00	34,555.67	50,444.33	40.65
101-000-478.000	LIQUOR LICENSES	4,200.00	4,200.00	4,440.70	(240.70)	105.73
101-000-540.004	MMRMA RAP GRANTS	1,000.00	1,000.00	0.00	1,000.00	0.00
101-000-540.008	PUBLIC SAFETY INSERVICE GRANT	1,000.00	1,000.00	3,450.15	(2,450.15)	345.02
101-000-540.016	COUNTY FIRE CHIEF ASSOC - GRANT	700.00	700.00	700.82	(0.82)	100.12
101-000-573.000	LOCAL COMM STABILIZATION SHARE APPRO	20,000.00	20,000.00	27,780.53	(7,780.53)	138.90
101-000-574.001	CONSTITUTIONAL REVENUE SHARING	571,785.00	571,785.00	290,824.00	280,961.00	50.86
101-000-574.002	STATUTORY REVENUE SHARING	152,486.00	152,486.00	74,555.00	77,931.00	48.89
101-000-628.001	SOR FEES COLLECTED	600.00	600.00	550.00	50.00	91.67
101-000-628.002	RAMPART RENT	4,000.00	4,000.00	3,000.00	1,000.00	75.00
101-000-628.005	PARKING VIOLATIONS	300.00	300.00	20.00	280.00	6.67
101-000-628.006	MISCELLANEOUS--PUBLIC SAFETY	10,900.00	10,900.00	1,046.04	9,853.96	9.60
101-000-628.007	PUBLIC SAFETY FIRE SERVICE CALLS	1,000.00	1,000.00	278.41	721.59	27.84
101-000-628.009	GLADSTONE SCHOOLS SRO COST SHARE	62,640.00	62,640.00	46,980.00	15,660.00	75.00
101-000-629.001	4TH OF JULY	5,500.00	5,500.00	6,210.00	(710.00)	112.91
101-000-630.001	BEACH HOUSE RENTAL	800.00	800.00	280.00	520.00	35.00
101-000-630.003	PAVILION & GAZEBO RENTAL	4,900.00	4,900.00	3,040.00	1,860.00	62.04
101-000-630.004	SPORTS PARK FEES (TUBING & PASSES)	45,000.00	45,000.00	4,589.00	40,411.00	10.20
101-000-630.005	SPORTS PARK CONCESSION	15,000.00	15,000.00	0.00	15,000.00	0.00
101-000-630.006	SPORTS PARK BUILDING RENTAL	5,500.00	5,500.00	7,650.00	(2,150.00)	139.09
101-000-630.007	BAYSHORE BALL FIELD REVENUE	1,100.00	1,100.00	152.50	947.50	13.86
101-000-630.008	RECREATION PROGRAMS	600.00	600.00	725.00	(125.00)	120.83
101-000-630.009	CAMPGROUND	194,500.00	194,500.00	201,412.58	(6,912.58)	103.55
101-000-630.010	MISCELLANEOUS--PARKS & REC	5,000.00	5,000.00	4,387.96	612.04	87.76
101-000-630.011	BESSE CONCESSION STAND	12,000.00	12,000.00	14,952.07	(2,952.07)	124.60

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As of 12/31/2025
% Fiscal Year Completed: 75.34

GL	Item 18.	Description	25-26	25-26	YTD Balance	Available	% Bdg Used
			Original Budget	Amended Budget	12/31/2025 (Abnormal)	12/31/2025 (Abnormal)	

Fund: 101 GENERAL FUND
Account Category: Revenues

Department: 000 REVENUE

101-000-631.002	FENCE PERMITS	500.00	500.00	820.00	(320.00)	164.00
101-000-631.003	SIGN PERMITS	120.00	120.00	130.00	(10.00)	108.33
101-000-631.004	SITE PLAN REVIEW/ZONING COMPLIANCE	950.00	950.00	2,995.00	(2,045.00)	315.26
101-000-631.005	CODE ENFORCEMENT FEES	10,000.00	10,000.00	0.00	10,000.00	0.00
101-000-631.006	RENTAL PROPERTY REGISTRATION FEE	150.00	150.00	0.00	150.00	0.00
101-000-631.007	LAND DIVISION FEE	200.00	200.00	100.00	100.00	50.00
101-000-631.008	ZONING VARIANCE/APPEAL	100.00	100.00	0.00	100.00	0.00
101-000-631.009	ORDINANCE VIOLATIONS	20,000.00	20,000.00	36,614.97	(16,614.97)	183.07
101-000-631.011	HOUSING INSPECTION FEES	12,000.00	12,000.00	5,172.77	6,827.23	43.11
101-000-631.012	OTHER PERMITS, LICENSE & FILING FEES	0.00	0.00	162.00	(162.00)	100.00
101-000-632.001	GRAVEL SALES	10,000.00	10,000.00	814.00	9,186.00	8.14
101-000-632.003	GRASS CUTTING	0.00	0.00	126.00	(126.00)	100.00
101-000-632.005	DPW EQUIPMENT RENTAL	200,000.00	200,000.00	162,156.04	37,843.96	81.08
101-000-632.006	MISCELLANEOUS--DPW	2,500.00	2,500.00	250.00	2,250.00	10.00
101-000-632.007	SOLID WASTE BUILDING RENTAL REVENUE	10,000.00	10,000.00	10,000.00	0.00	100.00
101-000-634.001	OPENING GRAVES & STORAGE	35,000.00	35,000.00	26,831.00	8,169.00	76.66
101-000-634.002	CEMETERY LOT SALES	14,000.00	14,000.00	30,040.00	(16,040.00)	214.57
101-000-640.000	FOIA REQUESTS	1,100.00	1,100.00	148.80	951.20	13.53
101-000-642.000	MISCELLANEOUS/CREDIT CARD FEES	0.00	0.00	56.60	(56.60)	100.00
101-000-652.000	GAIN ON SALE OF EQUIPMENT	10,000.00	10,000.00	0.00	10,000.00	0.00
101-000-658.000	PENALTY INCOME	4,000.00	4,000.00	11,265.45	(7,265.45)	281.64
101-000-665.000	INTEREST INCOME	45,000.00	45,000.00	44,815.87	99.59	78.92
101-000-666.001	LIABILITY & PROP INS REIMBURSEMENT	35,000.00	35,000.00	27,621.33	7,378.67	100.00
101-000-674.000	DONATIONS	0.00	0.00	12,476.00	(12,476.00)	100.00
101-000-674.002	LITTLE BAY DE NOC TRAIL DONATIONS	300.00	300.00	300.00	0.00	100.00
101-000-674.004	K-9 DONATIONS	1,500.00	1,500.00	600.00	900.00	40.00
101-000-674.010	DONATIONS--PUBLIC SAFETY	0.00	0.00	1,000.00	(1,000.00)	100.00
101-000-674.020	DONATIONS--PRAM PROGRAM	10,240.00	10,240.00	7,725.01	2,514.99	75.44
101-000-674.021	DONATIONS--HISTORIC TOUR SIGNS	0.00	0.00	1,900.00	(1,900.00)	100.00
101-000-674.023	DONATIONS--PUBLIC SAFETY DRONE	0.00	0.00	19,250.00	(19,250.00)	100.00
101-000-699.233	TRANSFER FROM DR MARY CRETENS TRUST	198,000.00	198,000.00	0.00	198,000.00	0.00
101-000-699.331	TRANSFER FROM PATROL CAR FUND BALANC	7,800.00	7,800.00	0.00	7,800.00	0.00
101-000-699.392	TRANSFER FROM K9 FUND BALANCE	9,875.00	9,875.00	0.00	9,875.00	0.00
101-000-699.393	TRANSFER FROM OLSON TRUST FUND BALAN	4,500.00	4,500.00	0.00	4,500.00	0.00
101-000-699.395	TRANSFER FROM PS ROOF REPAIR FUND BA	50,000.00	50,000.00	0.00	50,000.00	0.00
101-000-699.397	TRANSFER FROM PRAM PROGRAM FUND BALA	14,760.00	14,760.00	0.00	14,760.00	0.00
101-000-699.705	TRANSFER FROM PERPETUAL CARE FUND	11,000.00	11,000.00	0.00	11,000.00	0.00

Total Dept 000 - REVENUE

Revenues	5,235,554.00	5,235,554.00	3,693,234.79	1,542,319.21	70.54
Fund 101 - GENERAL FUND:					
TOTAL REVENUES	5,235,554.00	5,235,554.00	3,693,234.79	1,542,319.21	70.54

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As of 12/31/2025
% Fiscal Year Completed: 75.34

Item 18.

GL	Description	25-26 Original Budget	25-26 Amended Budget	YTD Balance 12/31/2025 (Abnormal)	Available Balance 12/31/2025 Normal (Abnormal)	% Bdt Used
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Fund: 101 GENERAL FUND
Account Category: Expenditures

101 - CITY COMMISSION	132,927.00	132,927.00	123,170.93	9,756.07	92.66
172 - CITY MANAGER	167,972.93	167,972.93	123,645.77	44,327.16	73.61
192 - OFFICE CLERK	95,081.00	95,081.00	71,790.02	23,290.98	75.50
215 - CITY CLERK	182,832.00	182,832.00	139,713.40	43,118.60	76.42
247 - BOARD OF REVIEW	2,953.00	2,953.00	0.00	2,953.00	0.00
253 - CITY TREASURER	185,906.00	185,906.00	148,788.27	37,117.73	80.03
257 - CITY ASSESSOR	87,585.00	87,585.00	61,223.28	26,361.72	69.90
262 - ELECTIONS	27,980.00	27,980.00	11,832.12	16,147.88	42.29
265 - CITY HALL	48,677.00	48,677.00	54,805.74	(6,128.74)	112.59
268 - FERNWOOD CEMETERY	115,406.00	115,406.00	85,877.99	29,528.01	74.41
301 - POLICE DEPARTMENT	1,865,891.00	1,865,891.00	1,342,674.72	523,216.28	71.96
302 - K9 PROGRAM	9,875.00	9,875.00	2,400.49	7,474.51	24.31
336 - FIRE DEPARTMENT	439,446.00	439,446.00	171,642.56	267,803.44	39.06
429 - FORESTRY	44,798.00	44,798.00	49,342.88	(4,544.88)	110.15
441 - D.P.W. ADMINISTRATION	161,977.50	161,977.50	91,388.77	70,588.73	56.42
470 - ALLEY MAINTENANCE	30,673.25	30,673.25	60,553.51	(29,880.26)	197.41
524 - GROUNDS MAINTENANCE	37,703.25	37,703.25	30,563.76	7,139.49	81.06
532 - MOTOR EQUIPMENT POOL	228,598.25	228,598.25	170,758.13	57,840.12	74.70
701 - COMMUNITY DEVELOPMENT	199,210.00	199,210.00	153,488.30	45,721.70	77.05
752 - RECREATION ADMINISTRATION	323,295.00	323,295.00	214,581.28	108,713.72	66.37
753 - BEAUTIFICATION	10,000.00	10,000.00	21,405.66	(11,405.66)	214.06
754 - PARKS	112,910.00	112,910.00	114,289.98	(1,379.98)	101.22
755 - BEACH	62,314.00	62,314.00	45,968.68	16,345.32	73.77
756 - OTHER RECREATIONAL FACILITIES	58,491.00	58,491.00	61,865.95	(3,374.95)	105.77
759 - CAMPGROUND	117,975.00	117,975.00	119,868.51	(1,893.51)	101.61
761 - SPORTS PARK	119,525.00	119,525.00	59,505.64	60,019.36	49.79
762 - RECREATION PROGRAMS	30,055.00	30,055.00	27,210.88	2,844.12	90.54
906 - DEBT SERVICE	300,000.00	300,000.00	100,000.00	200,000.00	33.33
990 - GRANTS & TRANSFERS	35,497.00	35,497.00	0.00	35,497.00	0.00
Expenditures	5,235,554.18	5,235,554.18	3,658,357.22	1,577,196.96	69.88

Fund 101 - GENERAL FUND:

TOTAL EXPENDITURES	5,235,554.18	5,235,554.18	3,658,357.22	1,577,196.96	69.88
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REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As of 12/31/2025
% Fiscal Year Completed: 75.34

GL Number	Description	25-26 Original Budget	25-26 Amended Budget	YTD Balance 12/31/2025 (Abnormal)	Balance 12/31/2025 Normal (Abnormal)	Available 12/31/2025 (Abnormal)	% Bdg Used
Fund: 103 LAND DEVELOPMENT FUND							
Account Category: Revenues							
Department: 000 REVENUE							
103-000-665.000 INTEREST INCOME							
Total Dept 000 - REVENUE		0.00	0.00	434.01		(434.01)	100.00
		0.00	0.00	434.01		(434.01)	100.00
Revenues		0.00	0.00	434.01		(434.01)	100.00
Fund 103 - LAND DEVELOPMENT FUND:							
TOTAL REVENUES		0.00	0.00	434.01		(434.01)	100.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As of 12/31/2025
% Fiscal Year Completed: 75.34

25-26
Original
Budget

25-26
Amended
Budget

YTD Balance
12/31/2025
(Abnormal)

Availble
Balance 12/31/2025
Normal (Abnormal)

% Bdg
Used

Item 18.

Description

Fund: 202 MAJOR STREET FUND

Account Category: Revenues

Department: 000 REVENUE

202-000-548.000 MOTOR VEHICLE FUNDS - ACT 51
202-000-549.000 BUILD MICHIGAN ROADS PROGRAM
202-000-550.000 ANNUAL WINTER MAINTENANCE PMT
202-000-665.000 INTEREST INCOME
202-000-666.001 LIABILITY & PROP INS REIMBURSEMENT
202-000-679.000 MISCELLANEOUS INCOME

Total Dept 000 - REVENUE

Revenues

Fund 202 - MAJOR STREET FUND:

TOTAL REVENUES

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As of 12/31/2025
% Fiscal Year Completed: 75.34

25-26
Original
Budget

25-26
Amended
Budget

YTD Balance
12/31/2025
(Abnormal)

Availble
Balance 12/31/2025
Normal (Abnormal)

% Bdg
Used

GL Number Description

Fund: 202 MAJOR STREET FUND

Account Category: Expenditures

453 - RE-CONSTRUCTION
458 - NON-MOTORIZED
463 - SURFACE MAINTENANCE
464 - STORM DRAINS
474 - TRAFFIC CONTROL
478 - WINTER MAINTENANCE
522 - SWEEP/FLUSHING
537 - ADMINISTRATIVE

Expenditures

Fund 202 - MAJOR STREET FUND:

TOTAL EXPENDITURES

54,400.00	54,400.00	29,400.00	25,000.00	54.04
7,007.00	7,007.00	2,537.50	4,469.50	36.21
91,668.00	91,668.00	41,660.26	50,007.74	45.45
10,568.00	10,568.00	7,515.68	3,052.32	71.12
25,517.00	25,517.00	21,796.80	3,720.20	85.42
125,520.00	125,520.00	48,632.70	76,887.30	38.74
26,513.00	26,513.00	19,201.23	7,311.77	72.42
392,441.00	392,441.00	261,494.98	130,946.02	66.63
733,634.00	733,634.00	432,239.15	301,394.85	58.92
733,634.00	733,634.00	432,239.15	301,394.85	58.92

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As of 12/31/2025
% Fiscal Year Completed: 75.34

Item 18.

GL	Description	25-26 Original Budget	25-26 Amended Budget	YTD Balance 12/31/2025 (Abnormal)	Balance 12/31/2025 Normal (Abnormal)	% Bdg't used
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Fund: 203 LOCAL STREET FUND
Account Category: Revenues

Department: 000 REVENUE

203-000-548.000	MOTOR VEHICLE FUNDS - ACT 51	268,436.00	268,436.00	149,030.16	119,405.84	55.52
203-000-549.000	BUILD MICHIGAN ROADS PROGRAM	2,500.00	2,500.00	2,438.31	61.69	97.53
203-000-550.000	ANNUAL WINTER MAINTENANCE PMT	1,200.00	1,200.00	0.00	1,200.00	0.00
203-000-551.000	METRO ACT PA 48 STABILIZATION AUTHOR	29,064.00	29,064.00	31,806.41	(2,742.41)	109.44
203-000-631.012	PERMIT FEES	500.00	500.00	0.00	500.00	0.00
203-000-665.000	INTEREST INCOME	14,500.00	14,500.00	12,209.20	2,290.80	84.20
203-000-666.001	LIABILITY & PROP INS REIMBURSEMENT	0.00	0.00	19.88	(19.88)	100.00
203-000-699.202	TRANSFER FROM MAJOR STREET	200,000.00	200,000.00	200,000.00	0.00	100.00
Total Dept 000 - REVENUE		516,200.00	516,200.00	395,503.96	120,696.04	76.62

Revenues

Fund 203 - LOCAL STREET FUND:

TOTAL REVENUES	516,200.00	516,200.00	395,503.96	120,696.04	76.62
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REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As of 12/31/2025
% Fiscal Year Completed: 75.34

GL Number	Description	25-26 Original Budget	25-26 Amended Budget	YTD Balance 12/31/2025 (Abnormal)	Available Balance 12/31/2025 Normal (Abnormal)	% Bdg't used
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Fund: 203 LOCAL STREET FUND

Account Category: Expenditures

453 - RE-CONSTRUCTION	9,600.00	9,600.00	11,061.28	(1,461.28)	115.22
458 - NON-MOTORIZED	2,536.00	2,536.00	958.50	1,577.50	37.80
463 - SURFACE MAINTENANCE	256,851.00	256,851.00	226,971.00	29,880.00	88.37
464 - STORM DRAINS	9,065.00	9,065.00	9,691.55	(626.55)	106.91
474 - TRAFFIC CONTROL	6,329.00	6,329.00	1,355.15	4,973.85	21.41
478 - WINTER MAINTENANCE	109,898.00	109,898.00	31,501.89	78,396.11	28.66
522 - SWEEP/FLUSHING	39,979.00	39,979.00	25,604.63	14,374.37	64.05
537 - ADMINISTRATIVE	81,942.00	81,942.00	58,548.30	23,393.70	71.45

Expenditures

Fund 203 - LOCAL STREET FUND:

TOTAL EXPENDITURES	516,200.00	516,200.00	365,692.30	150,507.70	70.84
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REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As of 12/31/2025
% Fiscal Year Completed: 75.34

Item 18.

Description

25-26
Original
Budget

25-26
Amended
Budget

YTD Balance
12/31/2025
(Abnormal)

Balance
12/31/2025
Normal (Abnormal)

% Bdg
Used

Fund: 230 DR MARY CRETENS COMMUNITY FOUNDATION

Account Category: Revenues

Department: 000 REVENUE

230-000-596.003 ANNUAL CONTRIBUTION
230-000-665.000 INTEREST INCOME
230-000-699.390 TRANSFER FROM FUND BALANCE
Total Dept 000 - REVENUE

155,000.00	155,000.00	0.00	155,000.00	0.00
20,000.00	20,000.00	16,568.77	3,431.23	82.84
23,000.00	23,000.00	0.00	23,000.00	0.00
198,000.00	198,000.00	16,568.77	181,431.23	8.37
198,000.00	198,000.00	16,568.77	181,431.23	8.37

Revenues

Fund 230 - DR MARY CRETENS COMMUNITY FOUNDATION:

198,000.00	198,000.00	16,568.77	181,431.23	8.37
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TOTAL REVENUES

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As of 12/31/2025
% Fiscal Year Completed: 75.34

GL Number Description

25-26
Original
Budget

25-26
Amended
Budget

YTD Balance
12/31/2025
(Abnormal)

Balance
12/31/2025
Normal (Abnormal)

% Bdg
Used

Fund: 230 DR MARY CRETENS COMMUNITY FOUNDATION

Account Category: Expenditures

537 - ADMINISTRATIVE

Expenditures

198,000.00	198,000.00	1,500.00	196,500.00	0.76
198,000.00	198,000.00	1,500.00	196,500.00	0.76

Fund 230 - DR MARY CRETENS COMMUNITY FOUNDATION:

198,000.00	198,000.00	1,500.00	196,500.00	0.76
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TOTAL EXPENDITURES

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As of 12/31/2025
% Fiscal Year Completed: 75.34

25-26
Original
Budget

25-26
Amended
Budget

YTD Balance
12/31/2025
(Abnormal)

Availab
Balance 12/31/2025
Normal (Abnormal)

% Bdg
Used

Item 18.

Description

Fund: 244 ECONOMIC DEVELOPMENT FUND

Account Category: Revenues

Department: 000 REVENUE

244-000-665.000 INTEREST INCOME

244-000-699.390 TRANSFER FROM FUND BALANCE

Total Dept 000 - REVENUE

Revenues

Fund 244 - ECONOMIC DEVELOPMENT FUND:

TOTAL REVENUES

2,200.00	2,200.00	3,040.41	(840.41)	138.20
10,350.00	10,350.00	0.00	10,350.00	0.00
12,550.00	12,550.00	3,040.41	9,509.59	24.23
12,550.00	12,550.00	3,040.41	9,509.59	24.23
12,550.00	12,550.00	3,040.41	9,509.59	24.23

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As of 12/31/2025
% Fiscal Year Completed: 75.34

25-26
Original
Budget

25-26
Amended
Budget

YTD Balance
12/31/2025
(Abnormal)

Availab
Balance 12/31/2025
Normal (Abnormal)

% Bdg
Used

GL Number Description

Fund: 244 ECONOMIC DEVELOPMENT FUND

Account Category: Expenditures

537 - ADMINISTRATIVE

Expenditures

Fund 244 - ECONOMIC DEVELOPMENT FUND:

TOTAL EXPENDITURES

12,550.00	12,550.00	8,575.82	3,974.18	68.33
12,550.00	12,550.00	8,575.82	3,974.18	68.33
12,550.00	12,550.00	8,575.82	3,974.18	68.33

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As of 12/31/2025
% Fiscal Year Completed: 75.34

GL N	Description	25-26		YTD Balance 12/31/2025 (Abnormal)	Balance Normal (Abnormal)	Available 12/31/2025 (Abnormal)	% Bdg Used
		Original Budget	Amended Budget				

Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY
Account Category: Revenues

Department: 000 REVENUE							
248-000-437.001	CITY CAPTURE	259,718.00	259,718.00	264,253.27	(4,535.27)	101.75	
248-000-437.005	BAY COLLEGE CAPTURE	55,470.00	55,470.00	32,667.63	22,802.37	58.89	
248-000-437.009	DELTA COUNTY CAPTURE	84,288.00	84,288.00	86,763.62	(2,475.62)	102.94	
248-000-437.013	DC ROAD PATROL CAPTURE	21,775.00	21,775.00	3,231.77	18,543.23	14.84	
248-000-437.015	COMM ACTION CAPTURE	13,399.00	13,399.00	1,988.62	11,410.38	14.84	
248-000-437.019	911 DISPATCH CAPTURE	12,561.00	12,561.00	1,872.59	10,688.41	14.91	
248-000-437.021	DATA CAPTURE	10,093.00	10,093.00	1,506.62	8,586.38	14.93	
248-000-437.023	DC RECYCLING CAPTURE	5,023.00	5,023.00	745.56	4,277.44	14.84	
248-000-437.025	DELTA COUNTY JAIL BOND CAPTURE	11,943.00	11,943.00	1,581.95	10,361.05	13.25	
248-000-437.026	VETERANS AFFAIRS CAPTURE	0.00	0.00	249.17	(249.17)	100.00	
248-000-540.000	GRANT REVENUE	6,000.00	6,000.00	2,000.00	4,000.00	33.33	
248-000-573.000	LOCAL COMM STABILIZATION SHARE APPRO	6,363.00	6,363.00	0.00	6,363.00	0.00	
248-000-642.000	DDA FACADE OWNER'S MATCH	25,000.00	25,000.00	0.00	25,000.00	0.00	
248-000-665.000	INTEREST REVENUE	5,000.00	5,000.00	11,755.54	(6,755.54)	235.11	
248-000-666.001	LIABILITY & PROP INS REIMBURSEMENT	60.00	60.00	39.75	20.25	66.25	
248-000-674.000	DONATIONS	0.00	0.00	2,500.00	(2,500.00)	100.00	
248-000-675.006	FARMERS MARKET	1,500.00	1,500.00	2,975.00	(1,475.00)	198.33	
248-000-675.007	FARMERS MARKET--FOOD ASSISTANCE PROG	1,800.00	1,800.00	2,260.00	(460.00)	125.56	
248-000-675.008	FARMERS MARKET--SQUARE RENTAL FEES	200.00	200.00	0.00	200.00	0.00	
248-000-675.009	SOCIAL DISTRICT SPONSORSHIPS	6,000.00	6,000.00	0.00	6,000.00	0.00	
248-000-675.010	SOCIAL DISTRICT STICKER REVENUE	1,200.00	1,200.00	0.00	1,200.00	0.00	
Total Dept 000 - REVENUE		527,393.00	527,393.00	416,391.09	111,001.91	78.95	

Revenues	527,393.00	527,393.00	416,391.09	111,001.91	78.95
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Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:					
TOTAL REVENUES	527,393.00	527,393.00	416,391.09	111,001.91	78.95

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As of 12/31/2025
% Fiscal Year Completed: 75.34

GL Number	Description	25-26		YTD Balance 12/31/2025 (Abnormal)	Balance Normal (Abnormal)	Available 12/31/2025 (Abnormal)	% Bdg Used
		Original Budget	Amended Budget				

Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY
Account Category: Expenditures
537 - ADMINISTRATIVE
Expenditures

527,393.00	527,393.00	452,205.02	75,187.98	85.74
527,393.00	527,393.00	452,205.02	75,187.98	85.74

527,393.00	527,393.00	452,205.02	75,187.98	85.74
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REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As of 12/31/2025
% Fiscal Year Completed: 75.34

25-26
Original
Budget

25-26
Amended
Budget

YTD Balance
12/31/2025
(Abnormal)

Available
Balance 12/31/2025
(Abnormal)

% Bdg
Used

Item 18.

Description

Fund: 301 GENERAL DEBT SERVICE FUND

Account Category: Revenues

Department: 000 REVENUE

301-000-441.101	GENERAL FUND CONTRIBUTIONS	25,000.00	25,000.00	25,000.00	0.00	100.00
301-000-441.202	MAJOR STREET FUND CONTRIBUTIONS	29,400.00	29,400.00	29,400.00	0.00	100.00
301-000-441.203	LOCAL STREET FUND CONTRIBUTIONS	9,600.00	9,600.00	9,600.00	0.00	100.00
301-000-441.248	DDA CONTRIBUTIONS	227,000.00	227,000.00	227,000.00	0.00	100.00
301-000-441.590	WASTEWATER FUND CONTRIBUTIONS	25,000.00	25,000.00	25,000.00	0.00	100.00
301-000-441.591	WATER FUND CONTRIBUTIONS	18,000.00	18,000.00	18,000.00	0.00	100.00
301-000-665.000	INTEREST INCOME	12,000.00	12,000.00	11,235.24	764.76	93.63
301-000-699.390	TRANSFER FROM FUND BALANCE	13,950.00	13,950.00	0.00	13,950.00	0.00
Total Dept 000 - REVENUE		359,950.00	359,950.00	345,235.24	14,714.76	95.91
Revenues		359,950.00	359,950.00	345,235.24	14,714.76	95.91
Fund 301 - GENERAL DEBT SERVICE FUND:						
TOTAL REVENUES		359,950.00	359,950.00	345,235.24	14,714.76	95.91

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As of 12/31/2025
% Fiscal Year Completed: 75.34

25-26
Original
Budget

25-26
Amended
Budget

YTD Balance
12/31/2025
(Abnormal)

Available
Balance 12/31/2025
(Abnormal)

% Bdg
Used

Fund: 301 GENERAL DEBT SERVICE FUND

Account Category: Expenditures

537 - ADMINISTRATIVE

Expenditures		359,950.00	359,950.00	40,200.29	319,749.71	11.17
Fund 301 - GENERAL DEBT SERVICE FUND:						
TOTAL EXPENDITURES		359,950.00	359,950.00	40,200.29	319,749.71	11.17

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As of 12/31/2025
% Fiscal Year Completed: 75.34

25-26
Original
Budget

25-26
Amended
Budget

YTD Balance
12/31/2025
(Abnormal)

Available
Balance 12/31/2025
(Abnormal)

% Bdt
Used

Item 18.

Description

57

Fund: 540 SOLID WASTE FUND
Account Category: Revenues

Department: 000 REVENUE

540-000-479.007	COMPOST PERMIT REVENUE	0.00	0.00	427.43	(427.43)	100.00
540-000-613.000	GARBAGE COLLECTION FEES	360,000.00	360,000.00	247,999.88	112,000.12	68.89
540-000-613.001	SALE OF GARBAGE CARTS	400.00	400.00	300.00	100.00	75.00
540-000-613.005	COMPOST REVENUE	191,800.00	191,800.00	150,879.93	40,920.07	78.67
540-000-647.003	LOADER LOAN REPAYMENT	13,500.00	13,500.00	0.00	13,500.00	0.00
540-000-658.000	PENALTY INCOME	4,000.00	4,000.00	2,905.73	1,094.27	72.64
540-000-665.000	INTEREST INCOME	14,000.00	14,000.00	15,936.37	(1,936.37)	113.83
540-000-666.001	LIABILITY & PROP INS REIMBURSEMENT	450.00	450.00	317.51	132.49	70.56
540-000-679.000	MISCELLANEOUS INCOME	200.00	200.00	0.00	200.00	0.00
Total Dept 000 - REVENUE		584,350.00	584,350.00	418,766.85	165,583.15	71.66

Revenues

Fund 540 - SOLID WASTE FUND:

TOTAL REVENUES

584,350.00 584,350.00 418,766.85 165,583.15 71.66

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As of 12/31/2025
% Fiscal Year Completed: 75.34

25-26
Original
Budget

25-26
Amended
Budget

YTD Balance
12/31/2025
(Abnormal)

Available
Balance 12/31/2025
(Abnormal)

% Bdt
Used

Fund: 540 SOLID WASTE FUND

Account Category: Expenditures

522 - SWEEP/FLUSHING	0.00	0.00	6,724.68	(6,724.68)	100.00
523 - COMPOSTING	28,092.00	28,092.00	37,622.36	(9,530.36)	133.93
525 - CITY CLEAN UP	12,075.00	12,075.00	10,573.24	1,501.76	87.56
528 - GARBAGE COLLECTION	219,761.00	219,761.00	167,172.24	52,588.76	76.07
537 - ADMINISTRATIVE	278,979.00	278,979.00	108,239.87	170,739.13	38.80
539 - METER READING & BILLING	8,669.00	8,669.00	6,428.72	2,240.28	74.16
560 - VEHICLE EXPENSE	36,774.00	36,774.00	36,378.23	395.77	98.92
Expenditures	584,350.00	584,350.00	373,139.34	211,210.66	63.86

Fund 540 - SOLID WASTE FUND:

TOTAL EXPENDITURES

584,350.00 584,350.00 373,139.34 211,210.66 63.86

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As of 12/31/2025
% Fiscal Year Completed: 75.34

GL Number	Description	25-26 Original Budget	25-26 Amended Budget	YTD Balance 12/31/2025 (Abnormal)	Available Balance 12/31/2025 Normal (Abnormal)	% Bdg Used

Fund: 582 ELECTRIC FUND

Account Category: Revenues

Department: 000 REVENUE

582-000-480.000	EASEMENTS	6,000.00	6,000.00	0.00	6,000.00	0.00
582-000-596.000	ATC O&M	8,185.00	8,185.00	0.00	8,185.00	0.00
582-000-617.000	RESIDENTIAL SALES	2,394,764.00	2,394,764.00	1,717,388.91	677,375.09	71.71
582-000-617.002	SMALL & LARGE POWER SALES	880,994.00	880,994.00	179,958.20	701,035.80	20.43
582-000-617.003	WATER HEATER SALES	51,500.00	51,500.00	31,227.83	20,272.17	60.64
582-000-617.004	COMMERCIAL SALES	1,229,983.00	1,229,983.00	613,751.94	616,231.06	49.90
582-000-617.005	PCAC	59,588.00	59,588.00	20,940.15	38,647.85	35.14
582-000-617.007	STREET LIGHTS	92,700.00	92,700.00	69,818.18	22,881.82	75.32
582-000-618.000	LIEF CHARGE	32,000.00	32,000.00	24,031.71	7,968.29	75.10
582-000-619.000	SALES TAX	156,560.00	156,560.00	104,896.12	51,663.88	67.00
582-000-620.001	ENERGY OPTIMIZATION	25,000.00	25,000.00	0.00	25,000.00	0.00
582-000-643.000	RECONNECT CHARGE	3,000.00	3,000.00	3,625.00	(625.00)	120.83
582-000-647.002	LEASE ON TRASH CARTS	31,500.00	31,500.00	0.00	31,500.00	0.00
582-000-647.004	LOAN PAYMENT-MARBLE ARMS	22,600.00	22,600.00	0.00	22,600.00	0.00
582-000-658.000	PENALTY INCOME	30,000.00	30,000.00	18,974.47	11,025.53	63.25
582-000-658.001	DOOR HANGER CHARGES	25,000.00	25,000.00	19,370.00	5,630.00	77.48
582-000-665.000	INTEREST INCOME	90,000.00	90,000.00	81,877.36	8,122.64	90.97
582-000-666.001	LIABILITY & PROP INS REIMBURSEMENT	5,000.00	5,000.00	3,318.66	1,681.34	66.37
582-000-667.002	COMMUNICATION TOWER--CELLCOM	18,150.00	18,150.00	18,150.00	0.00	100.00
582-000-667.003	COMMUNICATION TOWER--VERIZON	12,000.00	12,000.00	10,871.68	1,128.32	90.60
582-000-667.004	UTILITY POLE RENTAL	21,000.00	21,000.00	20,976.00	24.00	99.89
582-000-669.001	ATC INVESTMENT REVENUE	50,000.00	50,000.00	43,101.13	6,898.87	86.20
582-000-676.000	WPII-COMMUNITY RELATIONS REIMBURSEME	24,900.00	24,900.00	19,549.00	5,351.00	78.51
582-000-679.000	MISCELLANEOUS INCOME	2,000.00	2,000.00	149.50	1,850.50	7.48
582-000-699.390	TRANSFER FROM FUND BALANCE	275,877.00	275,877.00	0.00	275,877.00	0.00
Total] Dept 000 - REVENUE		5,548,301.00	5,548,301.00	3,001,975.84	2,546,325.16	54.11

Revenues

Fund 582 - ELECTRIC FUND:

TOTAL REVENUES

5,548,301.00	5,548,301.00	3,001,975.84	2,546,325.16	54.11
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REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As of 12/31/2025
% Fiscal Year Completed: 75.34

GL Account	Description	25-26		YTD Balance 12/31/2025 (Abnormal)	Available Balance 12/31/2025 Normal (Abnormal)	% Bdt Used
		Original Budget	Amended Budget			

Fund: 582 ELECTRIC FUND Account Category: Expenditures

448 - STREET LIGHTING	117,720.00	117,720.00	63,238.80	54,481.20	53.72
537 - ADMINISTRATIVE	1,311,421.00	1,311,421.00	778,257.42	533,163.58	59.34
538 - SAFETY TRAINING PROGRAM	75,200.00	75,200.00	39,679.56	35,520.44	52.77
539 - METER READING & BILLING	217,450.00	217,450.00	116,019.32	101,430.68	53.35
540 - CONSUMER SERVICES	0.00	0.00	13,177.91	(13,177.91)	100.00
541 - WPPi COMMUNITY SERVICES	24,900.00	24,900.00	22,505.81	2,394.19	90.38
542 - NEW CONSTRUCTION	17,865.00	17,865.00	32,222.90	(14,357.90)	180.37
544 - LINE MAINTENANCE	677,800.00	677,800.00	472,547.54	205,252.46	69.72
547 - METER MAINTENANCE	0.00	0.00	2,300.00	(2,300.00)	100.00
550 - ENERGY & SUBSTATION	2,903,570.00	2,903,570.00	1,984,306.27	919,263.73	68.34
552 - ENERGY OPTIMIZATION	40,000.00	40,000.00	13,134.88	26,865.12	32.84
555 - BUILDING & GROUNDS	53,625.00	53,625.00	56,858.50	(3,233.50)	106.03
560 - VEHICLE EXPENSE	108,750.00	116,750.00	30,848.08	85,901.92	26.42
Expenditures	5,548,301.00	5,556,301.00	3,625,096.99	1,931,204.01	65.24

Fund 582 - ELECTRIC FUND:

TOTAL EXPENDITURES	5,548,301.00	5,556,301.00	3,625,096.99	1,931,204.01	65.24
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REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Item 18.

GL N Description

Balance As of 12/31/2025
% Fiscal Year Completed: 75.34
25-26 Original Budget
25-26 Amended Budget
YTD Balance 12/31/2025 (Abnormal)
Available Balance 12/31/2025 (Abnormal)

% Bdg
Used

Fund: 590 WASTE WATER FUND

Account Category: Revenues

Department: 000 REVENUE

590-000-607.000	TAP FEES	2,500.00	2,500.00	4,000.00	(1,500.00)	160.00
590-000-615.000	SEWER CHARGE REVENUE	1,811,058.00	1,811,058.00	1,194,532.65	616,532.35	95.96
590-000-615.001	SEWER CHARGE-MASONVILLE TWP	295,624.00	295,624.00	185,924.50	109,699.50	62.89
590-000-615.002	MASONVILLE TWP REVENUE	1,000.00	1,000.00	0.00	1,000.00	0.00
590-000-646.000	CONSUMER SERVICE	2,000.00	2,000.00	6,666.02	(4,666.02)	333.30
590-000-646.001	SEWER CONNECTIONS & CLEAN	500.00	500.00	0.00	500.00	0.00
590-000-658.000	PENALTY INCOME	13,000.00	13,000.00	10,857.71	2,142.29	83.52
590-000-665.000	INTEREST INCOME	30,000.00	30,000.00	47,779.92	(17,779.92)	159.27
590-000-666.001	LIABILITY & PROP INS REIMBURSEMENT	6,500.00	6,500.00	4,097.19	2,402.81	63.03
590-000-679.000	MISCELLANEOUS INCOME	1,500.00	1,500.00	221.10	1,278.90	14.74
590-000-692.001	SRF PROCEEDS	2,088,000.00	2,088,000.00	598,679.25	1,489,320.75	28.67
Total Dept 000 - REVENUE		4,251,682.00	4,251,682.00	2,052,751.34	2,198,930.66	48.28
Revenues		4,251,682.00	4,251,682.00	2,052,751.34	2,198,930.66	48.28

Fund 590 - WASTE WATER FUND:

TOTAL REVENUES

4,251,682.00	4,251,682.00	2,052,751.34	2,198,930.66	48.28
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REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

GL Number	Description	Balance As of 12/31/2025 % Fiscal Year Completed: 75.34 25-26 Original Budget	25-26 Amended Budget	YTD Balance 12/31/2025 (Abnormal)	Available Balance 12/31/2025 (Abnormal)	% Bdg Used
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Fund: 590 WASTE WATER FUND

Account Category: Expenditures

527 - SOLDS HANDLING	13,311.00	13,311.00	8,203.08	5,107.92	61.63
536 - MASONVILLE TWP SEWER PROJECT	95,679.00	95,679.00	49,684.21	45,994.79	51.93
537 - ADMINISTRATIVE	1,517,056.00	1,517,056.00	1,094,587.26	422,468.74	72.15
538 - SAFETY TRAINING PROGRAM	11,390.00	11,390.00	5,602.26	5,787.74	49.19
539 - METER READING & BILLING	45,023.00	45,023.00	32,122.24	12,900.76	71.35
540 - CONSUMER SERVICES	14,285.00	14,285.00	15,370.21	(1,085.21)	107.60
544 - LINE MAINTENANCE	16,690.00	16,690.00	8,844.01	7,845.99	52.99
547 - METER MAINTENANCE	20,446.00	20,446.00	11,639.47	8,806.53	56.93
549 - PLANT OPERATION & MAINTENANCE	205,522.00	205,522.00	136,057.61	69,464.39	66.20
551 - LAB	82,215.00	82,215.00	68,586.66	13,628.34	83.42
553 - LIFT STATIONS	60,860.00	60,860.00	51,753.74	9,106.26	85.04
555 - BUILDING & GROUNDS	37,890.00	37,890.00	30,030.06	7,859.94	79.26
556 - PLANT IMPROVEMENTS	89,344.00	89,344.00	235,897.14	(146,553.14)	264.03
560 - VEHICLE EXPENSE	34,454.00	34,454.00	40,421.39	(5,967.39)	117.32
562 - CONSENT ORDER	2,007,517.00	2,007,517.00	399,116.39	1,608,400.61	19.88
Expenditures	4,251,682.00	4,251,682.00	2,187,915.73	2,063,766.27	51.46

Fund 590 - WASTE WATER FUND:

TOTAL EXPENDITURES

4,251,682.00	4,251,682.00	2,187,915.73	2,063,766.27	51.46
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REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Item 18.

GL N Description

Balance As of 12/31/2025
% Fiscal Year Completed: 75.34
25-26 Original Budget
25-26 Amended Budget
YTD Balance 12/31/2025 (YTD Balance)
Available 12/31/2025 (Available)
% Bgt Used

Fund: 591 WATER FUND

Account Category: Revenues

Department: 000 REVENUE

591-000-614.003	WELL POINTS & WATER TESTING	3,200.00	3,200.00	3,424.00	(224.00)	107.00
591-000-616.000	SALES TO CUSTOMERS	998,000.00	998,000.00	994,919.43	303,080.57	69.63
591-000-616.002	PUBLIC FIRE PROTECTION CHARGE	57,950.00	57,950.00	38,602.43	19,347.57	66.61
591-000-643.000	RECONNECT CHARGE	1,500.00	1,500.00	2,360.00	(860.00)	157.33
591-000-646.000	CONSUMER SERVICE	1,000.00	1,000.00	100.60	899.40	10.06
591-000-646.001	TAP FEE	1,500.00	1,500.00	3,420.00	(1,920.00)	228.00
591-000-658.000	PENALTIES INCOME	7,500.00	7,500.00	4,548.47	2,951.53	60.65
591-000-665.000	INTEREST INCOME	15,000.00	15,000.00	28,676.18	(13,676.18)	191.17
591-000-666.001	LIABILITY & PROP INS REIMBURSEMENT	10,000.00	10,000.00	6,969.42	3,030.58	69.69
591-000-679.000	MISCELLANEOUS INCOME	500.00	500.00	513,834.36	(513,334.36)	102,766.87
591-000-699.390	TRANSFER FROM FUND BALANCE	203,773.00	203,773.00	0.00	203,773.00	0.00
Total Dept 000 - REVENUE		1,299,923.00	1,299,923.00	1,296,854.89	3,068.11	99.76

Revenues

Fund 591 - WATER FUND:

TOTAL REVENUES		1,299,923.00	1,299,923.00	1,296,854.89	3,068.11	99.76
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REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As of 12/31/2025
% Fiscal Year Completed: 75.34
25-26 Original Budget
25-26 Amended Budget
YTD Balance 12/31/2025 (YTD Balance)
Available 12/31/2025 (Available)
% Bgt Used

GL Number Description

Fund: 591 WATER FUND

Account Category: Expenditures

534 - NEW LINES	18,000.00	18,000.00	18,000.00	0.00	100.00
537 - ADMINISTRATIVE	531,713.00	531,713.00	311,035.04	220,677.96	58.50
538 - SAFETY TRAINING PROGRAM	5,710.00	5,710.00	2,586.51	3,123.49	45.30
539 - METER READING & BILLING	42,400.00	42,400.00	35,734.46	6,665.54	84.28
540 - CONSUMER SERVICES	68,850.00	68,850.00	38,007.11	30,842.89	55.20
544 - LINE MAINTENANCE	28,240.00	28,240.00	16,806.63	11,433.37	59.51
545 - RESERVOIR & ELEV TANK	24,350.00	24,350.00	24,500.29	(150.29)	100.62
547 - METER MAINTENANCE	26,160.00	26,160.00	11,646.25	14,513.75	44.52
549 - PLANT OPERATION & MAINTENANCE	301,820.00	301,820.00	126,165.47	175,654.53	41.80
551 - LAB	142,260.00	142,260.00	102,032.80	40,227.20	71.72
554 - HYDRANT MAINTENANCE	3,620.00	3,620.00	647.47	2,972.53	17.89
555 - BUILDING & GROUNDS	21,300.00	21,300.00	8,089.25	13,210.75	37.98
556 - PLANT IMPROVEMENTS	8,500.00	8,500.00	16,665.00	(8,165.00)	196.06
560 - VEHICLE EXPENSE	77,000.00	77,000.00	2,822.26	74,177.74	3.67
Expenditures	1,299,923.00	1,299,923.00	714,738.54	585,184.46	54.98

Fund 591 - WATER FUND:

TOTAL EXPENDITURES	1,299,923.00	1,299,923.00	714,738.54	585,184.46	54.98
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REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As of 12/31/2025
% Fiscal Year Completed: 75.34

25-26 Original Budget
25-26 Amended Budget
YTD Balance 12/31/2025 (Abnormal)
Available Balance 12/31/2025 (Abnormal)

% Bdtg Used

Item 18.

Description

Fund: 594 HARBOR FUND

Account Category: Revenues

Department: 000 REVENUE

594-000-479.005	SEASONAL LAUNCH PERMITS	2,500.00	2,500.00	4,756.00	(2,256.00)	190.24
594-000-479.006	DAILY LAUNCH PERMITS	2,400.00	2,400.00	1,790.41	609.59	74.60
594-000-540.000	GRANT REVENUE	172,000.00	172,000.00	0.00	172,000.00	0.00
594-000-596.000	MISCELLANEOUS	0.00	0.00	312.30	(312.30)	100.00
594-000-614.001	HARBOR - SEASONAL DOCKAGE	65,000.00	65,000.00	74,847.56	(9,847.56)	115.15
594-000-614.002	HARBOR - TRANSIENT DOCKAGE	5,700.00	5,700.00	2,348.70	3,351.30	41.21
594-000-614.007	GAS & OIL SALES	12,500.00	12,500.00	8,803.25	3,696.75	70.43
594-000-646.000	SEWAGE PUMP OUTS	15.00	15.00	0.00	15.00	0.00
594-000-665.000	INTEREST INCOME	5,000.00	5,000.00	8,340.77	(3,340.77)	166.82
594-000-666.001	LIABILITY & PROP INS REIMBURSEMENT	420.00	420.00	281.38	138.62	67.00
594-000-679.000	MISCELLANEOUS INCOME	0.00	0.00	53.00	(53.00)	100.00
594-000-699.390	TRANSFER FROM FUND BALANCE	188,533.00	188,533.00	0.00	188,533.00	0.00
Total Dept 000 - REVENUE		454,068.00	454,068.00	101,533.37	352,534.63	22.36
Revenues		454,068.00	454,068.00	101,533.37	352,534.63	22.36
Fund 594 - HARBOR FUND:						
TOTAL REVENUES		454,068.00	454,068.00	101,533.37	352,534.63	22.36

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As of 12/31/2025
% Fiscal Year Completed: 75.34

25-26 Original Budget
25-26 Amended Budget
YTD Balance 12/31/2025 (Abnormal)
Available Balance 12/31/2025 (Abnormal)

GL Number Description

Fund: 594 HARBOR FUND

Account Category: Expenditures

537 - ADMINISTRATIVE

Expenditures

Fund 594 - HARBOR FUND:

TOTAL EXPENDITURES

	454,068.00	454,068.00	63,623.76	390,444.24	14.01
	454,068.00	454,068.00	63,623.76	390,444.24	14.01
	454,068.00	454,068.00	63,623.76	390,444.24	14.01

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As of 12/31/2025
% Fiscal Year Completed: 75.34

GL Number	Description	25-26 Original Budget	25-26 Amended Budget	YTD Balance 12/31/2025 (Abnormal)	Available Balance 12/31/2025 (Abnormal)	% Bdt Used
Fund: 705 CEMETERY PERPETUAL CARE FUND						
Account Category: Revenues						
Department: 000 REVENUE						
705-000-614.002 PERPETUAL CARE REVENUE						
705-000-665.000 INTEREST INCOME						
Total Dept 000 - REVENUE						
Revenues		1,000.00	1,000.00	3,150.00	(2,150.00)	315.00
		11,000.00	11,000.00	9,782.69	1,217.31	88.93
		12,000.00	12,000.00	12,932.69	(932.69)	107.77
		12,000.00	12,000.00	12,932.69	(932.69)	107.77
Fund 705 - CEMETERY PERPETUAL CARE FUND:						
TOTAL REVENUES		12,000.00	12,000.00	12,932.69	(932.69)	107.77

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As of 12/31/2025
% Fiscal Year Completed: 75.34

GL Number	Description	25-26 Original Budget	25-26 Amended Budget	YTD Balance 12/31/2025 (Abnormal)	Available Balance 12/31/2025 (Abnormal)	% Bdt Used
Fund: 705 CEMETERY PERPETUAL CARE FUND						
Account Category: Expenditures						
537 - ADMINISTRATIVE						
Expenditures		12,000.00	12,000.00	25.85	11,974.15	0.22
		12,000.00	12,000.00	25.85	11,974.15	0.22
Fund 705 - CEMETERY PERPETUAL CARE FUND:						
TOTAL EXPENDITURES		12,000.00	12,000.00	25.85	11,974.15	0.22

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As of 12/31/2025
% Fiscal Year Completed: 75.34

Item 18.		25-26 Original Budget		25-26 Amended Budget		YTD Balance 12/31/2025 (Abnormal)	Available Balance 12/31/2025 (Abnormal)	% Bdg't Used
GL Number	Description							

Fund: 731 RETIREMENT SYSTEM FUND
Account Category: Revenues

Department: 000 REVENUE

731-000-665.000	INTEREST INCOME	12,000.00	12,000.00	16,610.34	(4,610.34)	138.42
731-000-699.101	TRANSFER FROM GENERAL FUND	75,000.00	75,000.00	75,000.00	0.00	100.00
731-000-699.202	TRANSFER FROM MAJOR STREET	15,747.00	15,747.00	15,747.00	0.00	100.00
731-000-699.203	TRANSFER FROM LOCAL STREET	15,747.00	15,747.00	15,747.00	0.00	100.00

Total Dept 000 - REVENUE

		118,494.00	118,494.00	123,104.34	(4,610.34)	103.89
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Revenues

Fund 731 - RETIREMENT SYSTEM FUND:

		118,494.00	118,494.00	123,104.34	(4,610.34)	103.89
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TOTAL REVENUES

		118,494.00	118,494.00	123,104.34	(4,610.34)	103.89
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Report Totals:

		19,852,099.00	19,852,099.00	12,334,389.25	7,517,709.75	62.13
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TOTAL REVENUES - ALL FUNDS

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As of 12/31/2025
% Fiscal Year Completed: 75.34

GL Number	Description	25-26 Original Budget	25-26 Amended Budget	YTD Balance 12/31/2025 (Abnormal)	Available Balance 12/31/2025 (Abnormal)	% Bdg't Used
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Fund: 731 RETIREMENT SYSTEM FUND
Account Category: Expenditures

537 - ADMINISTRATIVE

	Expenditures	118,494.00	118,494.00	0.00	118,494.00	0.00
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118,494.00

0.00

118,494.00

0.00

Fund 731 - RETIREMENT SYSTEM FUND:
TOTAL EXPENDITURES

118,494.00

118,494.00

0.00

118,494.00

0.00

Report Totals:

		19,852,099.18	19,860,099.18	11,961,984.62	7,898,114.56	60.23
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TOTAL EXPENDITURES - ALL FUNDS

BALANCE SHEET REPORT FOR CITY OF GLADSTONE

Balance As of 12/31/2025

Item 18.

Y 12/31/2025

GL Number	Description	Normal	(Abnormal)
Fund: 101 GENERAL FUND			
*** Assets ***			
101-000-001.000	CASH	504,309.89	
101-000-004.000	PETTY CASH	440.00	
101-000-004.001	PETTY CASH	150.00	
101-000-017.000	INVESTMENT IN FIRST BANK	374,206.59	
101-000-017.001	INVESTMENTS IN MI CLASS	525,363.38	
101-000-017.002	BAY DE NOC TRAIL INVESTMENTS IN MI CLASS	8,996.81	
101-000-017.003	OLSON TRUST INVESTMENTS IN MI CLASS	36,976.50	
101-000-026.000	TAXES REC DELINQ REAL	32,648.60	
101-000-040.000	MISCELLANEOUS ACCOUNTS RECEIVABLE	100,469.35	
101-000-047.000	DELINQUENT SPECIAL ASSESSMENTS	31,133.50	
101-000-055.000	ACCRUED INCOME	3,096.65	
101-000-078.000	DUE FROM STATE OF MICHIGAN	4,206.30	
101-000-102.000	INVENTORY-GRAVEL STOCKPILE	57,350.91	
101-000-123.000	PREPAID EXPENSE	(244.66)	
101-000-275.000	MERIT ESCROW	(6,000.00)	
Total Assets			1,673,103.82
*** Liabilities ***			
101-000-202.000	ACCOUNTS PAYABLE	16,249.34	
101-000-209.000	INSURANCE PAYABLE	456.73	
101-000-214.540	DUE TO SOLID WASTE FUND	65,250.00	
101-000-214.582	DUE TO ELECTRIC FUND	505,600.41	
101-000-216.002	REVENUE COLLECTED IN ADV CAMPGROUND	9,895.00	
101-000-216.004	REVENUE COLLECTED IN ADV PAVILION	490.00	
101-000-216.005	REVENUE COLLECTED IN ADV SPORTS PARK	1,000.00	
101-000-228.001	STATE UNEMPLOYMENT INSURANCE	794.96	
101-000-228.002	STATE TAX LIABILITY	9,966.18	
101-000-231.000	FRINGES PAYABLE	(1,884.32)	
101-000-231.006	MEDICAL SAVINGS ACCOUNT	100.00	
101-000-231.014	DISABILITY INSURANCE PAYABLE	(542.97)	
101-000-231.015	AFLAC-CANCER, ACCIDENT, ICU, HIP PAYABLE	493.74	
101-000-231.016	AFLAC-SHORT TERM DISABILITY PAYABLE	(578.21)	
101-000-231.021	CIRCLE TRUST	3,526.64	
101-000-231.035	TEAMSTERS INSURANCE LIAB	4,448.16	
101-000-257.000	ACCRUED PAYROLL	5,781.54	
101-000-259.000	ST FIRE INSURANCE WITHHOLDING	15,520.00	
101-000-361.000	DEFERRED REVENUES	32,648.60	
Total Liabilities			669,215.80
*** Fund Equity ***			
101-000-375.000	OLSON TRUST	35,334.60	
101-000-380.000	POLICE CAR RESERVE FUND	43,191.67	
101-000-382.000	FIRE CIP	260,842.94	
101-000-383.000	K9 FUND	20,121.16	
101-000-383.001	PUBLIC SAFETY BUILDING ROOF REPAIR RESER	50,000.00	
101-000-383.002	PUBLIC SAFETY EQUIPMENT RESERVE FUND	44,000.00	
101-000-383.600	DPW RESERVE FUND	24,764.44	
101-000-384.000	BAY DE NOC TRAIL FUND BALANCE	8,288.08	
101-000-390.000	FUND BALANCE	482,467.56	
Total Fund Equity			969,010.45
Total Fund 101:			
TOTAL ASSETS			1,673,103.82
BEG. FUND BALANCE			969,010.45
+ NET OF REVENUES & EXPENDITURES			34,877.57
= ENDING FUND BALANCE			1,003,888.02
+ LIABILITIES			669,215.80
= TOTAL LIABILITIES AND FUND BALANCE			1,673,103.82

BALANCE SHEET REPORT FOR CITY OF GLADSTONE
Balance As of 12/31/2025

Item 18.
Y 12/31/2025
Normal (Abnormal)

GL Number	Description	
Fund: 103 LAND DEVELOPMENT FUND		
*** Assets ***		
103-000-001.000	CASH	16,819.48
Total Assets		16,819.48
*** Fund Equity ***		
103-000-390.000	FUND BALANCE	16,385.47
Total Fund Equity		16,385.47
Total Fund 103:		
TOTAL ASSETS		16,819.48
BEG. FUND BALANCE		16,385.47
+ NET OF REVENUES & EXPENDITURES		434.01
= ENDING FUND BALANCE		16,819.48
+ LIABILITIES		0.00
= TOTAL LIABILITIES AND FUND BALANCE		16,819.48

BALANCE SHEET REPORT FOR CITY OF GLADSTONE
Balance As of 12/31/2025

Item 18.

12/31/2025

GL Number	Description	Normal	(Abnormal)
Fund: 202 MAJOR STREET FUND			
*** Assets ***			
202-000-001.000	CASH	328,195.56	
202-000-017.000	INVESTMENT IN FIRST BANK	84,390.87	
202-000-017.001	INVESTMENTS IN MI CLASS	112,797.94	
202-000-055.000	ACCRUED INCOME	698.36	
Total Assets		526,082.73	
*** Liabilities ***			
202-000-202.000	ACCOUNTS PAYABLE	561.74	
202-000-214.582	DUE TO ELECTRIC FUND	23,006.88	
202-000-257.000	ACCRUED PAYROLL	163.93	
Total Liabilities		23,732.55	
*** Fund Equity ***			
202-000-390.000	FUND BALANCE	516,795.36	
Total Fund Equity		516,795.36	
Total Fund 202:			
TOTAL ASSETS		526,082.73	
BEG. FUND BALANCE		516,795.36	
+ NET OF REVENUES & EXPENDITURES		(14,445.18)	
= ENDING FUND BALANCE		502,350.18	
+ LIABILITIES		23,732.55	
= TOTAL LIABILITIES AND FUND BALANCE		526,082.73	

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GL Number	Description	Normal	(Abnormal)
Fund: 203 LOCAL STREET FUND			
*** Assets ***			
203-000-001.000	CASH		62,724.64
203-000-017.000	INVESTMENT IN FIRST BANK		183,803.96
203-000-017.001	INVESTMENTS IN MI CLASS		201,794.65
203-000-055.000	ACCRUED INCOME		1,521.02
Total Assets			449,844.27
*** Liabilities ***			
203-000-202.000	ACCOUNTS PAYABLE		1,016.55
203-000-214.582	DUE TO ELECTRIC FUND		19,888.89
203-000-257.000	ACCRUED PAYROLL		252.57
Total Liabilities			21,158.01
*** Fund Equity ***			
203-000-390.000	FUND BALANCE		398,874.60
Total Fund Equity			398,874.60
Total Fund 203:			
TOTAL ASSETS			449,844.27
BEG. FUND BALANCE			398,874.60
+ NET OF REVENUES & EXPENDITURES			29,811.66
= ENDING FUND BALANCE			428,686.26
+ LIABILITIES			21,158.01
= TOTAL LIABILITIES AND FUND BALANCE			449,844.27

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GL Number	Description	Normal	(Abnormal)
Fund: 214 MSHDA HOMEOWNER			
*** Assets ***			
214-000-001.000	CASH		23,528.69
Total Assets			23,528.69
*** Fund Equity ***			
214-000-390.000	FUND BALANCE		23,528.69
Total Fund Equity			23,528.69
Total Fund 214:			
TOTAL ASSETS			23,528.69
BEG. FUND BALANCE			23,528.69
+ NET OF REVENUES & EXPENDITURES			0.00
= ENDING FUND BALANCE			23,528.69
+ LIABILITIES			0.00
= TOTAL LIABILITIES AND FUND BALANCE			23,528.69

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GL Number	Description	Normal	(Abnormal)
Fund: 216 MSHDA-HABITAT REHAB			
*** Assets ***			
216-000-001.000	CASH		25,000.00
Total Assets			25,000.00
*** Fund Equity ***			
216-000-390.000	FUND BALANCE		25,000.00
Total Fund Equity			25,000.00
Total Fund 216:			
TOTAL ASSETS			25,000.00
BEG. FUND BALANCE			25,000.00
+ NET OF REVENUES & EXPENDITURES			0.00
= ENDING FUND BALANCE			25,000.00
+ LIABILITIES			0.00
= TOTAL LIABILITIES AND FUND BALANCE			25,000.00

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GL Number	Description	Normal	(Abnormal)
Fund: 230 DR MARY CRETENS COMMUNITY FOUNDATION			
*** Assets ***			
230-000-001.000	CASH		61.14
230-000-017.000	INVESTMENT IN FIRST BANK		108,553.86
230-000-017.001	INVESTMENTS IN MI CLASS		305,678.89
230-000-055.000	ACCRUED INCOME		898.31
Total Assets			415,192.20
*** Fund Equity ***			
230-000-390.000	FUND BALANCE		400,123.43
Total Fund Equity			400,123.43
Total Fund 230:			
TOTAL ASSETS			415,192.20
BEG. FUND BALANCE			400,123.43
+ NET OF REVENUES & EXPENDITURES			15,068.77
= ENDING FUND BALANCE			415,192.20
+ LIABILITIES			0.00
= TOTAL LIABILITIES AND FUND BALANCE			415,192.20

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GL Number	Description	Normal	(Abnormal)
Fund: 244 ECONOMIC DEVELOPMENT FUND			
*** Assets ***			
244-000-001.000	CASH		6,833.68
244-000-017.000	INVESTMENT IN FIRST BANK		25,079.01
244-000-017.001	INVESTMENTS IN MI CLASS		63,781.08
244-000-055.000	ACCRUED INCOME		207.53
Total Assets			95,901.30
*** Liabilities ***			
244-000-202.000	ACCOUNTS PAYABLE		27.03
Total Liabilities			27.03
*** Fund Equity ***			
244-000-389.000	CURRENT SURPLUS - RESERVE		39,727.35
244-000-390.000	FUND BALANCE		61,682.33
Total Fund Equity			101,409.68
Total Fund 244:			
TOTAL ASSETS			95,901.30
BEG. FUND BALANCE			101,409.68
+ NET OF REVENUES & EXPENDITURES			(5,535.41)
= ENDING FUND BALANCE			95,874.27
+ LIABILITIES			27.03
= TOTAL LIABILITIES AND FUND BALANCE			95,901.30

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GL Number	Description	Normal	(Abnormal)
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY			
*** Assets ***			
248-000-001.000	CASH		(207,234.01)
248-000-017.000	INVESTMENT IN FIRST BANK		78,042.74
248-000-017.001	INVESTMENTS IN MI CLASS		406,922.88
248-000-055.000	ACCRUED INCOME		645.82
Total Assets			278,377.43
*** Liabilities ***			
248-000-202.000	ACCOUNTS PAYABLE		3,943.22
248-000-257.000	ACCRUED PAYROLL		259.28
Total Liabilities			4,202.50
*** Fund Equity ***			
248-000-390.000	FUND BALANCE		309,988.86
Total Fund Equity			309,988.86
Total Fund 248:			
TOTAL ASSETS			278,377.43
BEG. FUND BALANCE			309,988.86
+ NET OF REVENUES & EXPENDITURES			(35,813.93)
= ENDING FUND BALANCE			274,174.93
+ LIABILITIES			4,202.50
= TOTAL LIABILITIES AND FUND BALANCE			278,377.43

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GL Number	Description	
Fund: 301 GENERAL DEBT SERVICE FUND		
*** Assets ***		
301-000-001.000	CASH	297,061.59
301-000-017.000	INVESTMENT IN FIRST BANK	167,604.60
301-000-017.001	INVESTMENTS IN MI CLASS	10,571.78
301-000-055.000	ACCRUED INCOME	1,386.97
301-000-123.000	PREPAID EXPENSE	500.00
Total Assets		477,124.94
*** Liabilities ***		
301-000-202.000	ACCOUNTS PAYABLE	775.29
Total Liabilities		775.29
*** Fund Equity ***		
301-000-390.000	FUND BALANCE	171,314.70
Total Fund Equity		171,314.70
Total Fund 301:		
TOTAL ASSETS		477,124.94
BEG. FUND BALANCE		171,314.70
+ NET OF REVENUES & EXPENDITURES		305,034.95
= ENDING FUND BALANCE		476,349.65
+ LIABILITIES		775.29
= TOTAL LIABILITIES AND FUND BALANCE		477,124.94

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GL Number	Description	Normal	(Abnormal)
Fund: 540 SOLID WASTE FUND			
*** Assets ***			
540-000-001.000	CASH		110,704.41
540-000-017.000	INVESTMENT IN FIRST BANK		59,969.13
540-000-017.001	INVESTMENTS IN MI CLASS		433,199.66
540-000-033.000	UTILITIES RECEIVABLE		56,009.25
540-000-055.000	ACCRUED INCOME		496.26
540-000-084.101	DUE FROM GENERAL FUND		65,250.00
540-000-148.000	CAPITALIZED EQUIPMENT		718,596.32
540-000-149.000	ACCUM DEPRECIATION - CAP EQUIPMENT		(488,798.32)
540-000-196.000	DEFERRED OUTFLOWS--PENSION		9,269.00
Total Assets			964,695.71
*** Liabilities ***			
540-000-202.000	ACCOUNTS PAYABLE		1,176.13
540-000-255.000	UTILITY BILLING DEPOSIT		1,752.00
540-000-257.000	ACCRUED PAYROLL		234.53
540-000-334.000	PENSION LIABILITY		52,987.00
540-000-360.001	DEFERRED INFLOWS--PENSION		4,895.00
Total Liabilities			61,044.66
*** Fund Equity ***			
540-000-390.000	FUND BALANCE		858,023.54
Total Fund Equity			858,023.54
Total Fund 540:			
TOTAL ASSETS			964,695.71
BEG. FUND BALANCE			858,023.54
+ NET OF REVENUES & EXPENDITURES			45,627.51
= ENDING FUND BALANCE			903,651.05
+ LIABILITIES			61,044.66
= TOTAL LIABILITIES AND FUND BALANCE			964,695.71

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Normal (Abnormal)

GL Number	Description	
Fund: 582 ELECTRIC FUND		
*** Assets ***		
582-000-001.000	CASH	1,179,987.16
582-000-004.000	INVESTMENT IN ATC	592,473.48
582-000-017.000	INVESTMENT IN FIRST BANK	687,522.09
582-000-017.001	INVESTMENTS IN MI CLASS	918,951.83
582-000-033.000	UTILITIES RECEIVABLE	(119,799.21)
582-000-040.000	MISCELLANEOUS ACCOUNTS RECEIVABLE	9,500.39
582-000-055.000	ACCRUED INCOME	5,689.41
582-000-062.000	LEASES RECEIVABLE (CURRENT)	25,135.97
582-000-084.101	DUE FROM GENERAL FUND	505,600.41
582-000-084.202	DUE FROM MAJOR STREET FUND	23,006.88
582-000-084.203	DUE FROM LOCAL STREET FUND	19,888.89
582-000-103.000	INVENTORY	201,980.31
582-000-130.000	LAND FOR WASTEWATER	236,835.69
582-000-136.000	BUILDINGS	1,069,015.44
582-000-137.000	ACCUM DEPRECIATION - BUILDING	(550,863.97)
582-000-140.000	EQUIPMENT	990,659.46
582-000-141.000	ACCUM DEPRECIATION - EQUIPMENT	(564,646.36)
582-000-159.000	DISTRIBUTION SYSTEM CONTROL	7,803,069.26
582-000-159.001	RESERVE FOR DEPRECIATION	(5,314,795.35)
582-000-189.000	LEASES RECEIVABLE (LONG TERM)	62,472.84
582-000-196.000	DEFERRED OUTFLOWS--PENSION	116,549.00
Total Assets		7,898,233.62
*** Liabilities ***		
582-000-202.000	ACCOUNTS PAYABLE	45,534.13
582-000-255.000	UTILITY BILLING DEPOSIT	78,183.47
582-000-257.000	ACCRUED PAYROLL	1,827.47
582-000-260.000	ACCRUED SICK & VACATION	29,318.61
582-000-260.001	ACCRUED SICK & VACATION-CURRENT	124,403.26
582-000-276.000	NMU ESCROW	6,000.00
582-000-334.000	PENSION LIABILITY	560,813.00
582-000-360.001	DEFERRED INFLOWS--PENSION	52,402.00
582-000-361.000	DEFERRED INFLOWS LEASES	87,608.81
582-537-257.000	ACCRUED PAYROLL	2,330.00
Total Liabilities		988,420.75
*** Fund Equity ***		
582-000-387.000	CAPITAL SURPLUS	257,278.58
582-000-390.000	FUND BALANCE	7,275,655.44
Total Fund Equity		7,532,934.02
Total Fund 582:		
TOTAL ASSETS		7,898,233.62
BEG. FUND BALANCE		7,532,934.02
+ NET OF REVENUES & EXPENDITURES		(623,121.15)
= ENDING FUND BALANCE		6,909,812.87
+ LIABILITIES		988,420.75
= TOTAL LIABILITIES AND FUND BALANCE		7,898,233.62

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GL Number	Description	Normal	(Abnormal)
Fund: 590 WASTE WATER FUND			
*** Assets ***			
590-000-001.000	CASH	820,962.30	
590-000-001.009	WASTEWATER UPGRADES	495.83	
590-000-017.000	INVESTMENT IN FIRST BANK	153,543.42	
590-000-017.001	INVESTMENTS IN MI CLASS	709,576.61	
590-000-033.000	UTILITIES RECEIVABLE	149,500.82	
590-000-033.001	WASTEWATER - RR	80,909.79	
590-000-040.000	MISCELLANEOUS ACCOUNTS RECEIVABLE	402.49	
590-000-040.001	PUMP STATION & SEWER CONNECTION RECEIVAB	1,127.20	
590-000-055.000	ACCRUED INCOME	1,270.61	
590-000-078.000	DUE FROM STATE OF MICHIGAN	379,353.50	
590-000-131.000	EQUIPMENT	608,717.86	
590-000-136.000	BUILDINGS	13,773,359.76	
590-000-136.002	UTILITY PLANT IN SERVICE	5,951,787.48	
590-000-137.000	ACCUMULATED DEPRECIATION	(4,275,922.12)	
590-000-156.000	CONSTRUCTION IN PROGRESS	6,227,761.76	
590-000-196.000	DEFERRED OUTFLOWS--PENSION	33,018.00	
Total Assets			24,615,865.31
*** Liabilities ***			
590-000-202.000	ACCOUNTS PAYABLE	28,585.90	
590-000-202.001	MASONVILLE TWP AP	72,744.50	
590-000-202.002	RETAINAGE PAYABLE	75,000.00	
590-000-255.000	UTILITY BILLING DEPOSIT	11,848.03	
590-000-257.000	ACCRUED PAYROLL	1,416.99	
590-000-260.000	ACCRUED SICK & VACATION	26,109.18	
590-000-260.001	ACCRUED SICK & VACATION-CURRENT	104,436.73	
590-000-300.000	BOND PAYABLE	16,997,693.75	
590-000-307.002	NOTE PAYABLE - SLUDGE STORAGE	180,718.00	
590-000-334.000	PENSION LIABILITY	162,005.00	
590-000-360.001	DEFERRED INFLOWS--PENSION	16,100.00	
Total Liabilities			17,676,658.08
*** Fund Equity ***			
590-000-287.000	EMPLOYEE LEAVE	9,820.00	
590-000-302.000	CONTRIBUTIONS	234,615.95	
590-000-350.000	CONTRIBUTED CAPITAL	779,695.71	
590-000-376.000	CURRENT SURPLUS-BOND RESERVE	80,000.00	
590-000-388.000	CURRENT SURPLUS-UNRESERVED	(92,898.05)	
590-000-389.000	CURRENT SURPLUS - RESERVE	(46,058.86)	
590-000-390.000	FUND BALANCE	6,109,196.87	
Total Fund Equity			7,074,371.62
Total Fund 590:			
TOTAL ASSETS			24,615,865.31
BEG. FUND BALANCE			7,074,371.62
+ NET OF REVENUES & EXPENDITURES			(135,164.39)
= ENDING FUND BALANCE			6,939,207.23
+ LIABILITIES			17,676,658.08
= TOTAL LIABILITIES AND FUND BALANCE			24,615,865.31

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GL Number	Description	Normal	(Abnormal)
Fund: 591 WATER FUND			
*** Assets ***			
591-000-001.000	CASH	135,954.19	
591-000-017.000	INVESTMENT IN FIRST BANK	308,822.22	
591-000-017.001	INVESTMENTS IN MI CLASS	246,304.86	
591-000-017.101	MI CLASS INVESTMENT PFAS SETTLEMENT	442,447.17	
591-000-033.000	UTILITIES RECEIVABLE	86,561.41	
591-000-040.000	MISCELLANEOUS ACCOUNTS RECEIVABLE	619.92	
591-000-055.000	ACCRUED INCOME	2,555.58	
591-000-131.000	EQUIPMENT	705,699.80	
591-000-133.000	ACCUM. DEPT.-WATER UTILITY	(4,423,737.99)	
591-000-136.001	FILTRATION PLANT	5,901,226.06	
591-000-136.003	GARAGE	304,005.87	
591-000-137.000	ACCUM DEPRECIATION - GARAGE	(102,797.83)	
591-000-141.000	ACCUM DEPRECIATION - EQUIPMENT	(185,501.57)	
591-000-156.000	CONSTRUCTION IN PROGRESS	24,078.76	
591-000-196.000	DEFERRED OUTFLOWS--PENSION	54,871.00	
Total Assets			3,501,109.45
*** Liabilities ***			
591-000-202.000	ACCOUNTS PAYABLE	8,978.96	
591-000-255.000	UTILITY BILLING DEPOSIT	6,976.58	
591-000-257.000	ACCRUED PAYROLL	(675.41)	
591-000-260.000	ACCRUED SICK & VACATION	13,849.30	
591-000-260.001	ACCRUED SICK & VACATION-CURRENT	55,397.20	
591-000-334.000	PENSION LIABILITY	240,978.00	
591-000-360.001	DEFERRED INFLOWS--PENSION	24,284.00	
Total Liabilities			349,788.63
*** Fund Equity ***			
591-000-287.000	EMPLOYEE LEAVE	9,820.00	
591-000-302.000	CONTRIBUTIONS	199,168.29	
591-000-350.000	CONTRIBUTED CAPITAL	105,596.57	
591-000-390.000	CURRENT SURPLUS	2,254,619.61	
Total Fund Equity			2,569,204.47
Total Fund 591:			
TOTAL ASSETS			3,501,109.45
BEG. FUND BALANCE			2,569,032.49
+ NET OF REVENUES & EXPENDITURES			582,116.35
+ FUND BALANCE ADJUSTMENTS			171.98
= ENDING FUND BALANCE			3,151,320.82
+ LIABILITIES			349,788.63
= TOTAL LIABILITIES AND FUND BALANCE			3,501,109.45

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GL Number	Description	Normal	(Abnormal)
Fund: 594 HARBOR FUND			
*** Assets ***			
594-000-001.000	CASH		28,095.86
594-000-017.000	INVESTMENT IN FIRST BANK		69,571.34
594-000-017.001	INVESTMENTS IN MI CLASS		162,852.55
594-000-055.000	ACCRUED INCOME		575.72
594-000-140.000	EQUIPMENT		553,366.01
594-000-141.000	ACCUM DEPRECIATION - EQUIPMENT		(353,721.02)
Total Assets			460,740.46
*** Liabilities ***			
594-000-202.000	ACCOUNTS PAYABLE		5,142.46
594-000-216.000	REVENUE COLLECTED IN ADVANCE		25.00
594-000-257.000	ACCRUED PAYROLL		0.31
Total Liabilities			5,167.77
*** Fund Equity ***			
594-000-390.000	FUND BALANCE		417,663.08
Total Fund Equity			417,663.08
Total Fund 594:			
TOTAL ASSETS			460,740.46
BEG. FUND BALANCE			417,663.08
+ NET OF REVENUES & EXPENDITURES			37,909.61
= ENDING FUND BALANCE			455,572.69
+ LIABILITIES			5,167.77
= TOTAL LIABILITIES AND FUND BALANCE			460,740.46

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GL Number	Description	Normal	(Abnormal)
Fund: 701 TRUST & AGENCY TAX FUND			
*** Assets ***			
701-000-001.000	CASH	427,158.12	
701-000-028.000	2000 DEL PERSONAL PROP TAXES	8,586.00	
701-000-028.001	2001 DEL PERSONAL PROP TAXES	17,495.36	
701-000-028.002	2002 DEL PERSONAL PROPERTY TAXES	15,465.19	
701-000-028.003	2003 DEL PERSONAL PROPERTY TAXES	14,895.04	
701-000-028.004	2004 DEL PERSONAL PROPERTY TAXES	14,193.98	
701-000-028.006	2006 DELINQUENT PERSONAL PROPERTY TAXES	37.26	
701-000-028.007	2007 DELINQUENT PERSONAL PROPERTY	159.33	
701-000-028.008	2008 DELINQUENT PERSONAL PROPERTY	366.22	
701-000-028.009	2009 DELINQUENT PERSONAL PROPERTY	257.65	
701-000-028.010	2010 DELINQUENT PERSONAL PROPERTY	204.55	
701-000-028.011	2011 DELINQUENT PERSONAL PROPERTY	2,298.04	
701-000-028.012	2012 DELINQUENT PERSONAL PROPERTY TAX	361.10	
701-000-028.013	2013 DELINQUENT PERSONAL PROPERTY	816.73	
701-000-028.014	2014 DELINQUENT PERSONAL PROPERTY	965.61	
701-000-028.015	2015 DELINQUENT PERSONAL PROPERTY	489.89	
701-000-028.016	2016 DELINQUENT PP TAX	533.23	
701-000-028.017	2017 DELINQUENT PPT	514.49	
701-000-028.018	2018 DELINQUENT PPT	601.53	
701-000-028.019	2019 DELINQUENT PPT	631.83	
701-000-028.020	2020 DELINQUENT PPT	860.26	
701-000-028.021	2021 DELINQUENT TAXES	706.15	
701-000-028.022	2022 DELINQUENT TAXES	833.87	
701-000-028.023	2023 DELINQUENT PERSONAL PROPERTY TAXES	553.90	
701-000-028.024	2024 DELINQUENT PERSONAL PROPERTY	13,443.59	
701-000-028.025	2025 DELINQUENT PERSONAL PROPERTY	(63.11)	
701-000-028.076	DEL PERSONAL PROP TAXES RECEIV	4,361.28	
701-000-028.090	DEL PERSONAL PROP TAXES RECEIV	3,322.10	
701-000-028.091	DEL PERSONAL PROP TAXES RECEIV	1,240.34	
701-000-028.092	DEL PERSONAL PROP TAXES RECEIV	72.96	
701-000-028.093	DEL PERSONAL PROP TAXES RECEIV	733.54	
701-000-028.094	DEL PERSONAL PROP TAXES RECEIV	340.55	
701-000-028.095	DEL PERSONAL PROP TAXES RECEIV	195.67	
701-000-028.096	DEL PERSONAL PROP TAXES RECEIV	439.42	
701-000-028.098	1998 DEL PERSONAL PROPERTY TAXES	37.03	
701-000-028.999	DLQ PPT RECEIVABLE	(32,648.60)	
701-000-040.000	MISCELLANEOUS ACCOUNTS RECEIVABLE	576.00	
701-000-047.000	DELINQUENT SPECIAL ASSESSMENTS	2,870.58	
Total Assets		503,906.68	
*** Liabilities ***			
701-000-202.000	ACCOUNTS PAYABLE	379.69	
701-000-202.999	CITY DELINQUENT	(32,648.60)	
701-000-237.000	ADMIN FEE	3,418.00	
701-000-238.001	PILT-DEGRAND TRAILER COURT	4,767.00	
701-000-238.002	PILT-SMITH RETIREMENT VILLAGE	2,592.00	
701-000-238.003	THORNTREE PILT	(0.01)	
701-000-241.001	TAXES LEVIED FOR CITY REAL	2,864.93	
701-000-241.003	TAXES LEVIED FOR COUNTY REAL	940.68	
701-000-241.005	TAXES LEVIED FOR SCHOOL OPER REAL	138,829.44	
701-000-241.007	TAXES LEVIED FOR ISD REAL	28,782.44	
701-000-241.009	TAXES LEVIED FOR COLLEGE REAL	39,951.38	
701-000-241.013	TAXES LEVIED FOR ROAD PATROL REAL	31,120.95	
701-000-241.015	TAXES LEVIED FOR COMM ACTION REAL	19,151.02	
701-000-241.017	TAXES LEVIED FOR S.E.T. REAL	1,133.26	
701-000-241.019	TAXES LEVIED FOR SCHOOL DEBT REAL	14,509.85	
701-000-241.021	TAXES LEVIED FOR 911 DISPATCH-REAL	18,033.60	
701-000-241.023	TAXES LEVIED FOR DATA - REAL	14,509.85	
701-000-241.025	TAXES LEVIED FOR RECYCLING--REAL	7,181.14	
701-000-241.027	PA33 PUBLIC SAFETY	60,842.44	
701-000-241.028	TAXES LEVIED FOR VETERANS AFFAIRS REAL	2,401.89	
701-000-242.005	TAXES LEVIED - SCHOOL OPER PERSONAL	3,231.00	
701-000-242.007	TAXES LEVIED FOR ISD PERSONAL	635.91	
701-000-242.009	TAXES LEVIED FOR COLLEGE PERSONAL	882.69	
701-000-242.013	TAXES LEVIED FOR RD PATROL PERSONAL	692.93	
701-000-242.015	TAXES LEVIED-COMM ACTION PERSONAL	426.42	
701-000-242.019	TAXES LEVIED FOR SCHOOL DT PERSONAL	323.10	
701-000-242.021	TAXES LEVIED 911 DISPATCH PERSONAL	401.55	
701-000-242.023	TAXES LEVIED - DATA PERSONAL	323.10	

BALANCE SHEET REPORT FOR CITY OF GLADSTONE

Balance As of 12/31/2025

Item 18.

Y 12/31/2025

Normal (Abnormal)

GL Number	Description	
Fund: 701 TRUST & AGENCY TAX FUND		
*** Liabilities ***		
701-000-242.026	TAXES LEVIED FOR RECYCLING PERSONAL	159.92
701-000-242.028	TAXES LEVIED FOR JAIL BOND PERSONAL	339.25
701-000-242.031	TAXES LEVIED VETERANS AFFAIRS PERSONAL	53.52
701-000-243.001	CITY DELINQUENT	32,648.60
701-000-243.002	COUNTY DELINQUENT	11,086.55
701-000-243.003	SCHOOL OPER DELINQUENT	29,978.87
701-000-243.004	ISD DELINQUENT	3,769.49
701-000-243.005	COLLEGE DELINQUENT	6,203.37
701-000-243.006	RD PATROL DELINQUENT	1,622.25
701-000-243.007	COMM ACTION DELINQUENT	1,044.35
701-000-243.008	SET DELINQUENT	8,025.60
701-000-243.009	SCHOOL DT DELINQUENT	13,594.62
701-000-243.010	911 DELINQUENT	480.59
701-000-243.011	DATA DELINQUENT	439.03
701-000-243.012	RECYCLING DELINQUENT	184.01
701-000-243.013	JAIL BOND DELINQUENT	441.38
701-000-243.014	PINECREST DELINQUENT	19.67
701-000-243.015	PA33 DELINQUENT	421.34
701-000-243.016	DLQ SPECIAL ASSESSMENTS	163.36
701-000-253.000	JAIL BOND REAL	15,235.15
701-000-254.000	CITY PENALTIES ON TAXES	512.93
701-000-254.001	CITY INTEREST ON TAXES/INVEST	117.49
701-000-254.002	CNTY-SCHOOL-ISD-COLL INTEREST 1% MONTH	2,107.49
Total Liabilities		494,326.48
*** Fund Equity ***		
701-000-390.000	CURRENT SURPLUS - UNRESERVED	3,065.17
Total Fund Equity		3,065.17
Total Fund 701:		
TOTAL ASSETS		503,906.68
BEG. FUND BALANCE		3,065.17
+ NET OF REVENUES & EXPENDITURES		6,515.03
= ENDING FUND BALANCE		9,580.20
+ LIABILITIES		494,326.48
= TOTAL LIABILITIES AND FUND BALANCE		503,906.68

BALANCE SHEET REPORT FOR CITY OF GLADSTONE
Balance As of 12/31/2025

Item 18.
Y 12/31/2025
Normal (Abnormal)

GL Number	Description	
Fund: 705 CEMETERY PERPETUAL CARE FUND		
*** Assets ***		
705-000-001.000	CASH	1,304.04
705-000-017.000	INVESTMENT IN FIRST BANK	130,356.26
705-000-017.001	INVESTMENTS IN MI CLASS	158,097.69
705-000-055.000	ACCRUED INCOME	1,078.73
Total Assets		290,836.72
*** Liabilities ***		
705-000-202.000	ACCOUNTS PAYABLE	25.85
Total Liabilities		25.85
*** Fund Equity ***		
705-000-389.000	CURRENT SURPLUS - RESERVE	217,928.95
705-000-390.000	CURRENT SURPLUS - UNRESERVED	59,975.08
Total Fund Equity		277,904.03
Total Fund 705:		
TOTAL ASSETS		290,836.72
BEG. FUND BALANCE		277,904.03
+ NET OF REVENUES & EXPENDITURES		12,906.84
= ENDING FUND BALANCE		290,810.87
+ LIABILITIES		25.85
= TOTAL LIABILITIES AND FUND BALANCE		290,836.72

BALANCE SHEET REPORT FOR CITY OF GLADSTONE
Balance As of 12/31/2025

Item 18.

Y 12/31/2025

GL Number	Description	Normal	(Abnormal)
Fund: 706 MAPLERIDGE TOWNSHIP			
*** Assets ***			
706-000-001.000	CASH		(48.15)
Total Assets			(48.15)
*** Fund Equity ***			
706-000-390.000	CURRENT SURPLUS		6,873.80
Total Fund Equity			6,873.80
Total Fund 706:			
TOTAL ASSETS			(48.15)
BEG. FUND BALANCE			7,045.78
+ NET OF REVENUES & EXPENDITURES			(6,921.95)
+ FUND BALANCE ADJUSTMENTS			(171.98)
= ENDING FUND BALANCE			(48.15)
+ LIABILITIES			0.00
= TOTAL LIABILITIES AND FUND BALANCE			(48.15)

BALANCE SHEET REPORT FOR CITY OF GLADSTONE
Balance As of 12/31/2025

Item 18.

Y 12/31/2025

GL Number	Description	Normal	(Abnormal)
Fund: 731 RETIREMENT SYSTEM FUND			
*** Assets ***			
731-000-001.000	CASH		6,748.80
731-000-017.000	INVESTMENT IN FIRST BANK		189,407.75
731-000-017.001	INVESTMENTS IN MI CLASS		312,517.04
731-000-055.000	ACCRUED INCOME		1,567.40
Total Assets			510,240.99
*** Fund Equity ***			
731-000-390.000	FUND BALANCE		387,136.65
Total Fund Equity			387,136.65
Total Fund 731:			
TOTAL ASSETS			510,240.99
BEG. FUND BALANCE			387,136.65
+ NET OF REVENUES & EXPENDITURES			123,104.34
= ENDING FUND BALANCE			510,240.99
+ LIABILITIES			0.00
= TOTAL LIABILITIES AND FUND BALANCE			510,240.99

Gladstone

PLANNING COMMISSION

2025 Annual Report

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1. Introduction

The City of Gladstone Planning Commission operates under the authority granted by the Michigan Planning Enabling Act (PA 33 of 2008) and the Michigan Zoning Enabling Act (PA 110 of 2006). The Planning Enabling Act establishes the creation, organization, powers, and duties of municipal planning commissions, while the Zoning Enabling Act provides the framework for adopting and administering zoning ordinances, establishing zoning districts, and outlining the responsibilities of officials involved in zoning matters, including the Planning Commission.

In accordance with Section 19 of the Michigan Planning Enabling Act (MCL 125.3819), the Planning Commission is required to prepare an annual written report to the Gladstone City Commission summarizing its operations and outlining the status of planning activities completed during the past year.

The Commission works closely with City staff to develop and annually update the City's planning efforts, administer the Zoning Ordinance and related land use regulations, and collaborate with developers and community partners.

Zoning is one of the Commission's core responsibilities. As a public regulation of land use, zoning divides the community into districts and establishes standards for the use, placement, size, and density of structures and land. These regulations are adopted to protect public health, safety, and welfare; conserve property values; promote compatibility among land uses; prevent overcrowding; and safeguard natural resources. The Gladstone Code of Ordinances further outlines the Commission's membership, duties, and role in master planning, zoning, development review, and long-range community planning.

2. Membership

The Michigan Planning Enabling Act requires that Planning Commission membership be broadly representative of key segments of the community, including economic, governmental, educational, and social interests, and reflect Gladstone's diverse land use and development characteristics.

Consistent with statutory requirements and the City of Gladstone Planning Commission Bylaws, the Commission consists of seven members appointed by the Mayor and approved by the City Commission. Members serve three-year terms.

2025 Planning Commission Members

- Howard Haulotte, Chairperson
- John DeFiore, Vice-Chairperson / Secretary
- Jennifer Harding, Planning Commissioner
- Samuel Hewitt, Planning Commissioner
- Michael Kennedy, Planning Commissioner
- Jason Leonard, Planning Commissioner
- Nicholas Nastoff, Planning Commissioner

3. Meetings

At its organizational meeting on February 4, 2025, the Planning Commission confirmed its regular meeting schedule for the year. The Commission meets on the first Tuesday of each month at 5:00 p.m. in the Gladstone City Hall Chambers (1100 Delta Avenue). All meetings were noticed and conducted in compliance with the Michigan Open Meetings Act (PA 267 of 1976).

Two meetings were rescheduled to avoid conflicts with local elections:

- May meeting → May 13, 2025
- November meeting → November 11, 2025

In 2025, the Planning Commission held six (6) regular meetings. Meetings scheduled for January, April, May, June, November, and December were canceled due to a lack of actionable business.

Meetings Held in 2025

- February 4, 2025
- March 4, 2025
- July 1, 2025
- August 5, 2025
- September 2, 2025
- October 7, 2025

4. Planning Commission Responsibilities

The Planning Commission is responsible for fulfilling the duties established in their bylaws, Code of Ordinances, and state enabling legislation, including:

- Developing, reviewing, recommending, and periodically updating the City's Master Plan.
- Reviewing and recommending zoning ordinances, zoning district boundaries, and other land-use regulations to ensure consistency with the Master Plan and state law.

- Reviewing development proposals, including subdivision plats, site plans, zoning amendments, and other land-use applications, and making findings and recommendations based on established standards, compatibility, infrastructure, and public welfare.
- Ensuring that public infrastructure, utilities, parks, open spaces, and transportation systems are coordinated with land use planning.
- Overseeing amendments to the Master Plan and related subplans, monitoring implementation progress, and recommending adjustments as needed.
- Serving as the public hearing or recommending body for land use matters in accordance with the Open Meetings Act.
- Preparing and submitting an annual report documenting its operations and planning activities.
- Advising the City Commission, staff, and partner agencies on planning, zoning, development, and capital improvement matters.

Through these responsibilities, the Planning Commission promotes thoughtful, sustainable growth and implements the long-term vision for the City of Gladstone.

5. Planning Commission Activity in 2025

The year 2025 represented a significant period of transition, growth, and capacity-building for both the Planning Commission and the Community Development Department. In July, longtime Zoning Administrator Renée Barron retired, and Patricia West assumed the role, prompting updates to administrative processes and renewed focus on long-term planning priorities.

During the same year, four of the seven Planning Commission members resigned and were replaced. With a majority of the Commission newly appointed, much of 2025 was dedicated to training, orientation, and establishing a shared understanding of zoning procedures, development review standards, and the Master Plan. This foundational work positioned the Commission to enter 2026 with a unified and informed approach to planning.

Although formal development activity was modest, the Commission's work in 2025 laid critical groundwork for several high-impact planning initiatives, including zoning ordinance modernization, long-range planning updates, and improvements to development review processes.

2025 Required Reporting Actions

Action Type	Count
Special / Conditional Uses	0
Planned Unit Developments	0
Zoning Amendments	0
Site Plans	3
Subdivisions / Site Condominiums	1

Grand View Estates Subdivision

A public hearing was held during the August 2025 Planning Commission meeting to review the preliminary plat for Grand View Estates #4. Representatives from Dynamic Design Group presented engineering plans on behalf of Phil & Lee's Homes, the owner of the property proposing the subdivision expansion.

Following the hearing, the Planning Commission approved the preliminary plat and forwarded its recommendation to the City Commission, which approved it on August 25, 2025 after holding an additional public hearing.

Construction is anticipated to begin in 2026, adding 24 new residential lots to the Grand View Estates subdivision.

Other 2025 Planning Commission Activities

City Utility Waiver

In September 2025, the Planning Commission granted a waiver from the City's utility-connection requirement for a property facing unique infrastructure constraints, including limited easement access and distance from existing mains.

Sign Ordinance Subcommittee

Also in September, the Commission formed a subcommittee to evaluate amendments to the City's sign ordinance in response to administrative challenges and evolving legal standards following *Reed v. Town of Gilbert* (2015). Recommendations are expected in 2026.

Commission Appointments

New commissioners appointed in 2025 included Michael Kennedy, Nicholas Nastoff, Samuel Hewitt, and Jennifer Harding, replacing four outgoing members and contributing to renewed Commission engagement and alignment.

Sale of City-Owned Land

In August 2025, the Commission reviewed and approved adding the Escanaba Township properties to the City's list of lands available for sale.

6. Zoning Permit Activity

Demolitions

Two residential demolition permits were issued in 2025. One was the result of a house fire, and the other was at the property owner's request due to the required amount of investment in the property in order to make the home inhabitable.

Fence Permits

Approved Denied Withdrawn

27	0	0
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Land Divisions

Two land division applications were approved in 2025. Both involved lot-line splits within platted subdivisions and were exempt from the limited splits allowed under the State Land Division Act.

Sign Permits

Approved Denied Withdrawn

3	0	0
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Zoning Compliance for Business Use

All submissions were permitted uses within their applicable districts. One application for an automotive repair facility was withdrawn before Planning Commission review.

Approved Denied Withdrawn

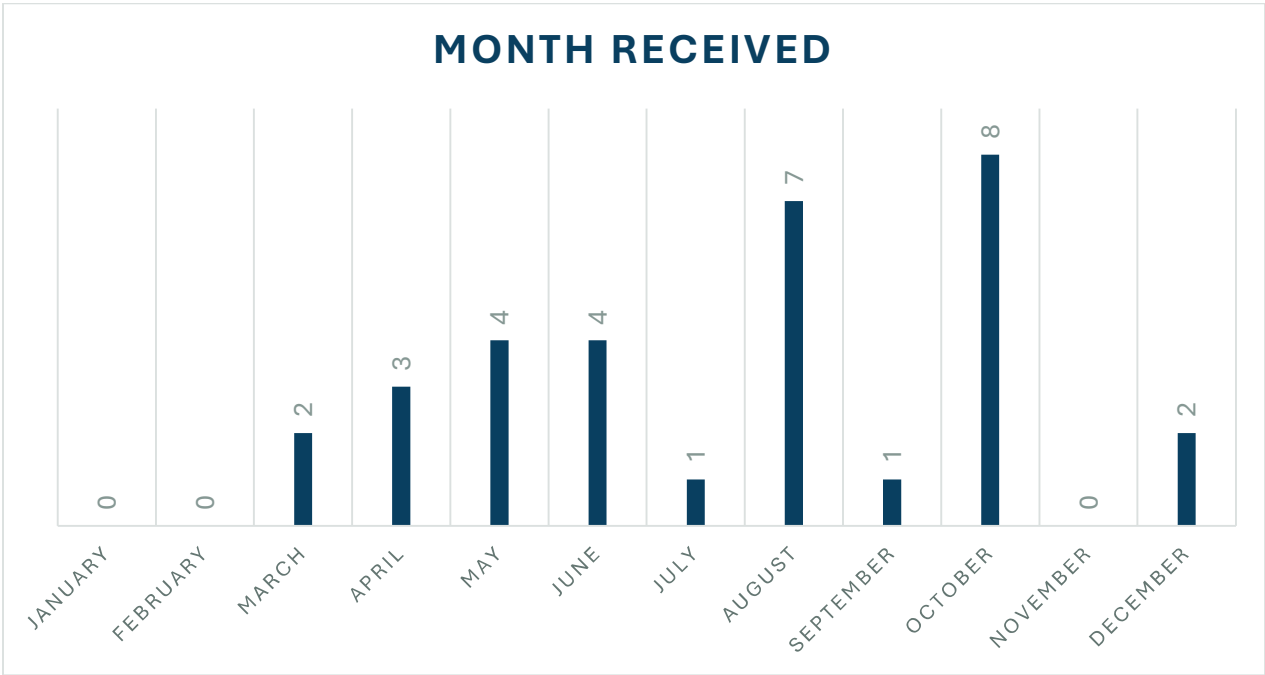
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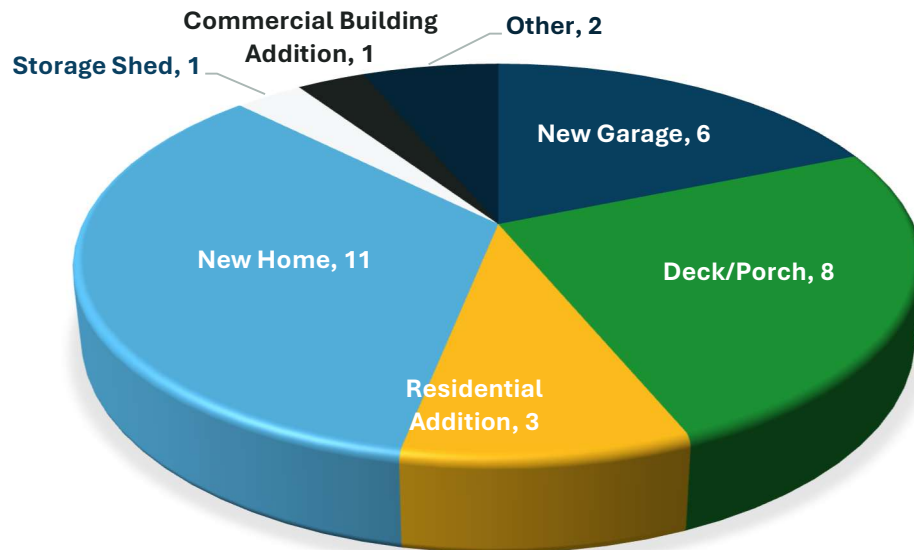
Zoning Land Use Applications

Of the 31 submissions received, two required Planning Commission review due to their location within a Business or Industrial District.

Approved Denied Withdrawn

31 1 0





7. Zoning Board of Appeals Activity

The Zoning Board of Appeals (ZBA) provides relief in situations where strict application of the zoning ordinance would cause practical difficulty or unnecessary hardship. The ZBA's responsibilities include appeals of administrative decisions, variance requests, ordinance interpretations, and consideration of certain nonconforming situations.

In Gladstone, the ZBA is composed of the City Commission.

There were no ZBA cases filed in 2025.

8. Training

Because 2025 involved significant transitions in both staffing and Commission membership, substantial emphasis was placed on professional development.

2025 Planning Commissioner Training

Training Program	Leonard Kennedy Nastoff Hewitt		
MAP – Michigan Sign Guidelines	✓	✓	✓
MSU Extension – Citizen Planner	✓	✓	✓

2025 Zoning Administrator Training

Training Program	West
EGLE – Land Division Act	✓
MAP – Michigan Sign Guidelines	✓
MAP – Planning & Zoning Essentials	✓
MIDEAL – AG FOIA Presentation	✓

Training Program	West
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MSU Extension – Citizen Planner	✓
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Zoning Administrator, Patricia West, is scheduled to complete the MSU Extension Zoning Administrator Certificate and the Leading Rural Michigan Program in 2026.

9. Planning Commission Goals for 2026

The following goals reflect the Commission's commitment to strengthening Gladstone's planning framework, improving intergovernmental coordination, and enhancing development review efficiency.

1. Adopt and Implement Sign Ordinance Amendments
2. Collaborate with the Incoming City Manager to Develop and Maintain a Capital Improvement Plan
3. Use the Master Plan to Guide Municipal Budget and Policy Decisions
4. Strengthen Collaboration with City Boards and Commissions
5. Build Regional Partnerships through the Delta County Planning Commission
6. Incorporate MEDC Redevelopment Ready Communities (RRC) Best Practices
7. Implement BS&A Software to Modernize Internal Planning and Zoning Processes