

City of Gladstone
City Council Meeting Minutes
Date: March 2, 2026
Time: 6:00 PM
Location: Gladstone City Hall

CALL TO ORDER & ROLL CALL

The regular meeting of the Gladstone City Council was called to order by Bill O'Connor at 6:00 PM.

Council Present: Bill O'Connor, Niki Larson, Dannielle Parkin, and Mitchell Kovash. Also Present: City Attorney Christina Wenko and City Auditor Maria Kolling. City Engineer James Keidrowsky was absent.

The Pledge of Allegiance was recited.

MAYORAL VACANCY APPOINTMENT

The Council discussed the mayoral vacancy. The mayorship is up for election in June; therefore, no special election will be held. Council may appoint an acting Mayor from within its ranks to serve temporarily and then return to their council seat after the election.

Discussion took place among the council members to determine who would be the best fit.

Motion to appoint Bill as Acting Mayor made by Mitchell, seconded by Niki, motion carried.

PUBLIC HEARINGS AND SECOND READINGS

- **Public Hearing—Floodplain Ordinance**

Motion to adopt the Floodplain Ordinance made by Dannielle, seconded by Niki, motion carried.

BID OPENING – BOX PLOW

Maria reported that no bids were received.

Council discussed alternative advertising options. Niki asked about listing on Iron Planet; Christina clarified that State statute requires a competitive bidding process. Christina recommended preparing a Resolution for Surplus to formally declare the item as surplus property. Maria will contact ND Surplus to confirm process and timing requirements.

If an interested party contacts the City, they may reach out to Maria and the bid can be reopened.

PUBLIC COMMENTS

None.

MINUTES

Motion to approve the Council Meeting Minutes dated February 2, 2026, made by Niki, seconded by Mitchell, motion carried.

Motion to approve the Special Meeting Minutes dated February 24, 2026, made by Dannielle, seconded by Niki, motion carried.

BILL APPROVAL

Motion to approve the February 2026 bills was made by Niki, seconded by Mitchell, motion carried.

AGENDA REQUEST — LOT PURCHASE AND LOT SALE INQUIRIES

- **Purchase Inquiry: Lanet and Steve Scherr – Block 2, Lots 9–11**
Steve and Lanet were not in attendance. Maria has not yet received a response to her Broker Price Opinion request. Council agreed they are not in favor of selling the alley. Maria will reach out to the KC Club to get their thoughts.
- **Purchase Inquiry: Deb Cassezza – Block 25, Lots 7–8**
Concern was expressed regarding snow removal and access after a snowstorm with a northwest wind. Deb was not in attendance to answer questions. Item tabled.
- **Sale Inquiry: Hamilton Enterprises – Block 14, Lots 1–3**
Christina confirmed that the City, as a public entity, has the authority to buy and sell real estate. Bill noted he had found a potential buyer for the lots and suggested Hamilton Enterprises sells directly to that party; otherwise, if the City were to purchase the lots with the intent to resell, the property would need to be sold through the public bid process. Council discussed potential benefits of the City retaining ownership. Christina asked about the acquisition cost and noted that removing the property from the tax roll would reduce revenue. After discussion, Council declined to pursue the purchase and agreed to provide Hamilton Enterprises with the contact information of the interested buyer.

CONSIDERATION FOR APPROVAL

- **2026 Fee Schedule**
Council discussed the 2026 Fee Schedule, which included a reduction in the chicken license fee from \$20 to \$15 per bird annually.
Motion to approve the 2026 Fee Schedule with the amended chicken fee made by Mitchell, seconded by Dannielle, motion carried.

SHERIFF DEPARTMENT

No report—not in attendance.

CITY ATTORNEY

- **Parker Property**
No update from the State. Maria will follow up on the Abandoned Auto Grant paperwork we've been waiting to receive.
- **Trailer at 560 Frank Street**
Christina stated she speaks with Shelly often and will bring up the issue.

CITY ENGINEER

- **Waterworks Project**
No update—not in attendance.

CITY MAINTENANCE / PUBLIC WORKS

- **Alley Access to Yellow Shop**
City Engineer can confirm property lines and ownership of the tree. If located in the alley, the City will remove it. Maria will speak with Tasha.

- **Crack Sealing – 2026**

Maria asked the Council to confirm which streets they'd like to be crack sealed this year and confirmed \$25,000 was budgeted for Street Maintenance. The council agreed Main Street should be the next priority, with Rothschilder and 5th Street as well if cost is within budget. Maria will reach out for updated quotes.

ADMINISTRATION AND FINANCE

- **Water Leak at 248 Cottage — Plumber's Bill**

Christina recommends submitting to our insurance company before any decisions are made. She confirmed the plumber's bill should be paid by the City as it was addressed to the City. The City can invoice the citizen directly based on what the insurance company says.

- **Water Leak at 438 2nd Ave — Plumber's Bill**

Christina recommends submitting to our insurance company before any decisions are made. She confirmed the plumber's bill should be paid by the City as it was addressed to the City. The City can invoice the citizen directly based on what the insurance company says.

- **MDU Balanced Billing**

Council declined participation.

OTHER BUSINESS

- **Memorial Tree(s) for Darrell Sadowsky**

The Soil Conservation District will have preorder options available soon. Christina suggested designating an area for memorial trees, and Maria will communicate with any individuals who contact the City for information. North Park was recommended due to water access and its lower number of existing trees.

Motion to approve up to \$500 from the General Fund for a memorial tree and related supplies—such as mulch and a watering bag—for Darrell was made by Mitchell, seconded by Niki, and carried.

- **Street Sweeper Rental**

Council determined liability is too high and recommended the individual rent from Bierschbach.

CITY COUNCIL COMMENTS

- **Zoning Code Training**

Maria mentioned Mel suggested postponing the training until April due to the passing of Darrell. The Council prefers to postpone until after the June election.

ADJOURNMENT

Motion to adjourn made by Mitchell at 7:32 PM, seconded by Niki, motion carried.

END OF FEBRUARY ACCOUNT BALANCES

General Acct: \$272,088.42
Park Acct: \$53,345.30
CD 0832: \$53,345.30
CD 9423: \$109,842.21

FEBRUARY PAYROLL

<u>Employee</u>	<u>Wages</u>
Maria Kolling:	\$3,112.50
James Leintz:	\$156.00
Don Markwardt:	\$777.00
Total:	\$4,045.50

FEBRUARY BILLS

<u>Vendor</u>	<u>Amount</u>
BANYON DATA SYSTEMS	\$295.00
BOBCAT	\$242.64
COLUMN SOFTWARE PBC	\$255.99
DAKOTA COMMUNITY BANK & TRUST	\$10.00
DAKOTA SUPPLY GROUP	\$5,052.53
FERGUSON WATERWORKS	\$1,300.00
MACKOFF KELLOGG LAW FIRM	\$85.50
MGM SANITATION	\$4,267.61
MIDCONTINENT COMMUNICATIONS	\$170.26
MIDWEST DOORS	\$13.62
MONTANA DAKOTA UTILITIES	\$1,770.81
PARK ACCOUNT	\$137.73
RUNNINGS SUPPLY	\$28.71
STARK COUNTY AUDITOR	\$1,000.00
SW DISTRICT HEALTH	\$30.00
VISA	\$2,266.55
WIDDYS PLUMBING, LLC	\$1,394.04
TOTAL	\$18,320.99

--- Minutes Prepared by the Auditor and Approved by the Council ---


Auditor _____ Date 3-6-26

Mayor _____ Date _____