

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

CALL TO ORDER

Mayor Darrell Sadowsky called the meeting to order at 6:00 PM.

ROLL CALL

Present: Mayor Darrell Sadowsky, Council Members Bill O'Connor, Niki Larson, Dannielle Parkin, and Mitchell Kovash, City Auditor Maria Kolling, and City Engineer James Keiderowsky.

Not Present: City Attorney Christina Wenko.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

PUBLIC HEARINGS AND SECOND READINGS

- **Second Reading of Floodplain Ordinance**

Motion to approve the second reading of the Floodplain Ordinance was made by Dannielle. Second by Niki. Motion carried.

PUBLIC COMMENTS

None.

MINUTES

Motion to approve the Council Meeting Minutes dated January 5, 2026, was made by Bill. Second by Niki. Motion carried.

BILL APPROVAL

Motion to approve the January 2026 bills was made by Dannielle. Second by Mitchell. Motion carried.

AGENDA REQUEST — LOT PURCHASE INQUIRY

- **Lanet and Steve Scherr; Block 2, Lots 9–11 (Commercial Zoned)**

The Scherrs attended to discuss purchasing the lots and the alley between them.

Key discussion points included:

- Interest in constructing cold storage units for rental; initial plan for 12 units.
- Units would not require water or sewer; electrical may be added later.
- Possible need for alley abandonment.
- Alley confirmed at 16 feet wide.
- Need to consult Pat Meyer regarding KC access without the alley.
- Scherrs are willing to wait for discussions with Christina and Mel.
- They are interested in the lots with or without the alley.

SHERIFF DEPARTMENT

Nothing new to report. Preparing for Easter Egg Hunts.
A speed change on the Highway was made by the Road Department.

CITY ATTORNEY

- **Parker Property**
No updates from Christina as she was not in attendance. Maria advised she hasn't received a response or any paperwork from the State regarding the Abandoned Auto Grant.
- **Trailer at 560 Frank Street**
No updates—Christina was not in attendance.

CITY ENGINEER

- **Waterworks Project**
James recapped last month's memo shared with Maria.
 - Gladstone's application for the Drinking Water State Revolving Fund ranked 10th in 343 applications; however, it was not high enough to be approved for funding this year.
 - The project is a good fit for future funding cycles so the City will reapply next year.
 - KLJ will continue seeking funding opportunities and low-interest loan options.

CITY MAINTENANCE / PUBLIC WORKS

- **Alley Access to Yellow Shop**
 - Mitchell believes there may be room for a curb cut on Main Street to provide alternative access to the yellow shop instead of relying on the alley.
 - The tree is not fully in the alley, so the City does not have the right to remove it entirely.
 - Bill noted the tree is actually two trees growing together and the portion in the alley could be removed.
 - Costs for trimming/removal appear comparable to cutting the curb.
 - Council agreed to explore the curb cut options first. If not feasible, further discussion regarding the tree will occur.

ADMINISTRATION AND FINANCE

- **Utility Billing Position**
Proposal to hire at \$18/hour, with evaluation and potential raise after 3 months.
Motion to hire Debbie Righter-Rallens at \$18/hour was made by Bill. Second by Niki. Motion carried.
- **Water Leak at 248 Cottage — Plumber's Bill**
Maria presented both sides of the issue. Council was not comfortable accepting responsibility and requested Christina's legal opinion. Maria will follow up and report back.
- **Water Leak at 438 2nd Ave — Plumber's Bill**
Maria presented both sides of the issue. Council was not comfortable accepting responsibility and requested Christina's legal opinion. Maria will follow up and report back.
- **NDLC Spring Workshop & Elected Officials Training**
Maria requested approval to attend.
Motion to approve \$200 for Maria to attend was made by Dannielle. Second by Niki. Motion carried.

- **Rath & Mehrer Audit Approval**

Council agreed not to continue with the audit due to the increase in price from “not to exceed \$7,500” to “not to exceed \$10,000.”

Motion to not accept the 2024 & 2025 audit proposal was made by Bill. Second by Dannielle. Motion carried.

OTHER BUSINESS

- **Bid Opening for Box Plow is scheduled for March 2, 2026.**

- **Special Meeting for Zoning Book**

Council determined that March 9 and March 11 will work to review the Zoning Book with Mel. Maria will relay the dates to him.

ADJOURNMENT

Motion to adjourn was made by Bill at 7:11 PM. Second by Niki. Motion carried.

END OF JANUARY ACCOUNT BALANCES

General Acct:	\$253,477.85
Park Acct:	\$50,284.80
CD 0832:	\$53,345.30
CD 9423:	\$109,842.21

JANUARY PAYROLL

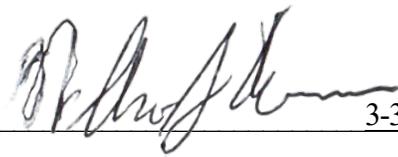
<u>Employee</u>	<u>Wages</u>
Tabitha Brawner:	\$203.50
Maria Kolling:	\$3,892.50
James Leintz:	\$156.00
Don Markwardt:	\$556.58
Total:	\$4,605.08

JANUARY BILLS

<u>Vendor</u>	<u>Amount</u>
BANYON DATA SYSTEMS	\$1,730.00
CHS	\$6.22
COLUMN SOFTWARE PBC	\$258.40
DAKOTA COMMUNITY BANK & TRUST	\$10.00
INTERNAL REVENUE SERVICE	\$1,030.84
KLJ ENGINEERING, LLC	\$591.00
MACKOFF KELLOGG LAW FIRM	\$444.90
MGM SANITATION	\$4,247.61
MIDCONTINENT COMMUNICATIONS	\$170.26
MONTANA DAKOTA UTILITIES	\$1,865.41
PARK ACCOUNT	\$146.42
STARK COUNTY AUDITOR	\$1,000.00
SW DISTRICT HEALTH	\$25.00
SW WATER AUTHORITY	\$4,693.38
THERAPY SOLUTIONS	\$50.00
USG WATER	\$1,900.00
VISA	\$41.74
WSI	\$322.21
TOTAL	\$18,533.3

— Minutes Approval —


 Auditor _____ Date _____

 3-3-26
 Mayor _____ Date _____
 Acting Mayor: Bill O'Connor

