



CITY OF WALLEE LAKE
REGULAR COUNCIL MEETING
TUESDAY, JUNE 16, 2026
7:30 P.M.

The meeting was called to order at 7:30 p.m. by Mayor Gunther.

PLEDGE TO FLAG & INVOCATION

Invocation by Mayor Pro Tem O'Rourke.

ROLL CALL

Mayor Gunther, Mayor Pro Tem O'Rourke, Council Member Ambrose, Council Member Arnold, Council Member Schinzing, and Council Member Woods

OTHERS PRESENT

City Manager Whitt, Finance Director Pesta, HR Director Sears, Police Chief Shakinis, Deputy Police Chief Kolke, Fire Chief Gonzalez, DPW Superintendent Ladd, City Attorney Vanerian, and City Clerk Stuart

REQUESTS FOR AGENDA CHANGE None

AUDIENCE PARTICIPATION None

APPROVAL OF MINUTES

1. Public Hearing and Regular Council Meeting Minutes May 19, 2026

CM 06-07-26 MOTION TO APPROVE PUBLIC HEARING AND REGULAR COUNCIL MEETING MINUTES MAY 19, 2026

Motion by Woods, seconded by Ambrose, CARRIED UNANIMOUSLY: To approve public hearing and regular council meeting minutes May 19, 2026.

2. Regular Council Meeting Minutes June 2, 2026

CM 06-08-26 MOTION TO APPROVE REGULAR COUNCIL MEETING MINUTES JUNE 2, 2026

Motion by Ambrose, seconded by O'Rourke, CARRIED UNANIMOUSLY: To approve regular council meeting minutes of June 2, 2026

PRESENTATION

1. Downtown Rehabilitation

City Manager Whitt asked if council would prefer all members of council be present for this presentation. He said Mr. Maki, city consultant engineer, is present.

Mayor Gunther said Council Member Schinzing can see online, let's push this forward.

Mr. Bradd Maki, Boss Engineering city consultant provided a detailed explanation of the downtown rehabilitation. Construction plans are not available yet. Actions to date include a preliminary Phase 1 Design which was presented to council and the DDA over the last year. He said multiple items were reviewed on E Walled Lake Drive, Pontiac Trail to Liberty, addressing the existing coal chutes in the street R.O.W., grading to sidewalks, parking, street paving, stormwater runoff control, and underground storm sewer piping needs. He provided diagrams and further locations were discussed including property corners being close to intersections. Mr. Maki explained differences between sidewalk, curb alignment, and shifting sidewalks, all of which will be addressed with this proposal.

Mayor Gunther asked about the sidewalk in front of the downtown liquor store.

Mr. Maki explained there is shifting in the sidewalk there and the goal is to correct the shifting and enhance the parking, not removal of the sidewalk or parking. Mr. Maki said meeting the ADA accessibility is the primary goal. Mr. Maki explained design features include sidewalk replacement, ADA accessible parking stalls, ADA accessible routes, safer pedestrian circulation, and update the storm system. Mr. Maki explained specific work items such as sidewalks, must be replaced to meet slope requirements, balance street grading, and upgrades to underground storm sewer and water services. Mr. Maki said one handicapped space is required and it will be van accessible. Mr. Maki said there was a lot of thought with the grading plan to meet the ADA requirements, addressing both sides of the streets, both of which are at different elevations. This plan will address all the ADA requirements, sidewalks, drainage, etc. Mr. Maki said there are two power poles that will not be relocated.

Mayor Gunther said we need to prep to transition power lines to underground, we need to look at this now to work simultaneously. He does not want to see all this work completed for phase 1 and then we are stuck not being able to transition lines to underground.

Mr. Maki said there will be conduits installed for underground installation in future.

Council Member Ambrose asked if there was another option besides planters. The longevity, the maintenance, the pinch points between the planter boxes and businesses are narrow. Are we stranded with this planter box design.

Mr. Maki explained to have pedestrians use the steps in a safe manner, the planters align and guide. He said the planters are portable, serviceable and felt these were the best option.

Mayor Gunther said he dislikes the planter option it looks ugly.

Council Member Ambrose said the proposed planter boxes are very tall, maybe a little lower style would be more pleasing.

Mr. Maki explained this is not the exact planter to be used, it is to show the council the proposed pedestrian access. Mr. Maki concluded his presentation and said the next steps to move forward will be directives to begin designing construction plans. He explained tonight's presentation is preliminary, and for discussion purposes.

Mayor Gunther said we need to get everybody together, GLWA, DTE, all the utilities. He said coordination must happen; we need everybody's engineering specs of what they wish to see as well.

Council Member Woods asked what utilities exist to the north side.

Mr. Maki said there is not a lot, there are services like water and sanitary services.

Council Member Woods said he agreed with Council Member Arnolds prior comments from last meeting to work in parallel, if there are not a lot of utilities on the north side lets focus on beginning there. He said let's work towards what we can do with the least number of utilities to be concerned with.

Mayor Gunther said he wants to get the ADA compliance done. He said the city needs to coordinate with all the entities before we tear apart existing infrastructure.

Council Member Schinzing asked, can we get the construction plans moving while we are obtaining all the other agency's information.

Mr. Maki said they do communicate with the utilities. However, with DTE going from overhead wires to underground is not typical. He explained water service, sanitary and sewer are the normal items they address. He said if council wishes to address underground wiring, they can do it.

Council Member Schinzing said the construction plan can be put together while simultaneously addressing the other utilities. Nothing must be torn up.

Council Member Ambrose said he agrees with Council Member Schinzing that getting construction plans together shows these other entities we are serious and the ball is then in their court.

City Manager Whitt said he agrees to move forward with construction plan design. He said grants cannot be pursued without plans. City Manager Whitt said he would like to request a motion to instruct city engineers to prepare construction plans.

CM 06-09-26 MOVE TO DIRECT CITY ENGINEER TO MOVE FORWARD

**WITH PHASE 1 CONSTRUCTION DRAWINGS FOR E. WALLED
LAKE DRIVE AND PONTIAC TRAIL TO LIBERTY ON THE
NORTH AND SOUTH SIDE**

Motion by Ambrose, seconded by Schinzing, CARRIED UNANIMOUSLY: To direct city engineer to move forward with phase 1 construction drawings for E. Walled Lake Drive and Pontiac Trail to Liberty on the north and south side

Discussion

Council Member Arnold asked about sidewalks in disarray farther north behind the buildings and along their route.

Mr. Maki explained those areas are a part of standard maintenance for the corresponding property owners not this project.

COUNCIL REPORT

1. Discussion for the downtown rehabilitation

Addressed in prior agenda item.

MAYOR'S REPORT

1. Historic District and Historical Commission

Mayor Gunther asked why the historic commission was cancelled. He said we have to try and get money to assist with cemetery, same thing with the Foster Farmhouse. We are not a part of Mainstreet either. There is a lot of money that is available. We need to be a part of Oakland County Parks, create an Historic Commission again, and join Mainstreet. He said he understands that requirements sometimes are unrealistic, we don't want to be bogged down with that stuff, but we need to be a part of them.

City Manager Whitt said he recalls the city's historic commission was overlapping with Commerce Twp historic group. There is no right or wrong. He stressed caution with the actions to run a city on grants.

Council Member Ambrose said council needs to have a plan for downtown. He said the council is starting to create that plan now. He was not in favor of creating an additional commission when not having full boards and commissions for the city right now.

Council Member Woods said Janice Leonhardt offered to assist with obtaining a grant for the Foster farmhouse, we don't need to create an additional commission. He said the city is still working on the Foster farmhouse. He said we do have a group, we have a resource, let's reach out and keep that moving forward.

**CM 06-10-26 INSTRUCT CITY MANAGER TO REACH OUT TO COMMERCE
TWP HISTORICAL SOCIETY TO BEGIN COMMUNICATIONS
IN A JOINT PARTNERSHIP**

Motion by Woods, seconded by Ambrose, CARRIED UNANIMOUSLY: Instruct City Manager to reach out to Commerce Twp Historical Society to begin communications in a joint partnership.

City Manager Whitt explained in the past being a member of Oakland County Mainstreet served no purpose for the city. He said there was pushback from them and multiple reporting requirements. But the city never saw benefit from them.

Mayor Gunther said let's assess what it is going to take to get in the Mainstreet program and reach out to Commerce Twp Historical Society to work in tandem. There are a lot of opportunities.

**CM 06-11-26 MOTION TO REJOIN OAKLAND COUNTY MAINSTREET,
HISTORICAL COMMISSIONS, AND OTHER ENTITIES TO
BENEFIT THE CITY**

Motion by Ambrose, seconded by Gunther, CARRIED UNANIMOUSLY: To rejoin Oakland County Mainstreet, Historical Commissions, and other entities to benefit the city.

CITY MANAGER'S REPORT

1. Consent Agenda Written Departmental / Divisional Statistical Reports

- a. Police**
- b. Fire**
- c. Finance**
 - Warrant**
- d. Code Enforcement**

**CM 06-12-26 MOTION TO APPROVE CONSENT AGENDA WRITTEN
DEPARTMENTAL / DIVISIONAL STATISTICAL REPORTS**

Motion by Woods, seconded by Ambrose, CARRIED UNANIMOUSLY: To approve consent agenda written departmental / divisional statistical reports.

ATTORNEY'S REPORT

- 1. Request for Closed Session to discuss Confidential Attorney Client Communications pending litigation matters pursuant to Section 8 (e) of the Open Meetings Act**

CM 06-13-26 MOTION TO APPROVE TO REQUEST FOR CLOSED SESSION

Motion by Ambrose, seconded by Woods, CARRIED UNANIMOUSLY: To approve request for closed session

2. Memorandum – Ethics

City Attorney Vanerian explained he prepared an ethics ordinance as requested. He said this is not up for first reading this is a draft for council to decide what to add or subtract. Then when council decides on a final draft, that document would be introduced as an ordinance amendment first reading. City Attorney Vanerian said he reviewed the Michigan Municipal League; they have a handbook and ordinances. He said he pulled city charter provisions on pecuniary language, and incorporated Mayor Gunther's comments.

Mayor Gunther asked council to take the time to review and provide comments to City Attorney.

City Attorney Vanerian explained conduct, disclosure requirements, and enforcement provisions are primary features of the first ordinance. He said the second draft ordinance involves language from the mayor, for employment agreements.

Mayor Gunther said resolution 2017-9 contradicts the city charter and asked City Attorney Vanerian to review.

City Attorney Vanerian explained this resolution was for rules of decorum at meetings, he will review.

3. Memorandum – Updates on DM Motors and Mercer Beach

DM Motors

City Attorney Vanerian explained in early April he was instructed to send written communications to DM Motors with the need to move forward on their site plan resubmittal. He said after 30 days with no response, staff followed up for an update. City Attorney Vanerian said he was advised by DM Motors on May 18th they were working towards acquiring a neighboring piece of property to incorporate into their resubmittal package. He nor the city had heard back from them since that time. He said he did reach to DM Motors last week advising them an update was going to be provided to council at this meeting.

Phil Charlot, DM Motors said they are working to acquire GEB Collision, the neighboring building, but it is in a trust.

Mayor Gunther asked if this property purchase was critical to site plan resubmittal. He asked if a lease is possible until sale.

Mr. Charlot said they would rather buy it.

Mayor Gunther said council needs to have something to resolve the problem. He told Mr. Charlot they cannot park or unload on Maple Road or Decker Road.

Council Member Ambrose said this can be addressed by having less vehicles.

Mr. Drew Charlot said having delivery drivers not speaking English is an issue.

Council Member Ambrose said we cannot tell this to the multiple residents who have serious concerns with the site. He said we have had these same conversations already, that does not explain it to the residents. He said we want you to continue doing business in the city and we want the residents to be happy.

Mayor Gunther said he agrees, something must be done in the interim. He explained the city was ready to take legal action, and he provided DM Motors and option but there has been no follow-through.

Council Member Ambrose asked when the original site plan was approved, how many cars were allowed.

City Manager Whitt said the original site plan approval was for internet sales only. He explained since then there has been an evolution in the business.

Mr. Charlot said maybe they can investigate off-site parking; they are trying to figure this out.

Council Member Arnold asked if the suppliers could be penalized, utilizing commercial leverage, a retribution.

Council Member Schinzing asked if the city has any recourse to fine the transportation company for illegal deliveries.

City Attorney Vanerian explained the drivers can be ticketed.

Police Chief Shakinas said the department has issued several citations to this site for loading and unloading inappropriately.

Discussions were had on the deliveries, signage issues, etc.

Mayor Pro Tem O'Rourke asked about the property north of the applicant and the agreement they said was in place to use this property. What happened.

Mr. Charlot said the property is too steep to utilize, the trucks bottom out.

Mayor Pro Tem O'Rourke said when he and Mayor Gunther met on site with DM Motors, they were told the site was going to be leveled. He said something needs to be done now, immediately. He asked Mr. Charlot what their commitment was.

Mr. Charlot said they can work on leveling out the area now.

Mayor Pro Tem O'Rourke said we need to have a commitment.

Council Member Ambrose said getting the contract signed, we then we have a date moving forward is good.

Mayor Pro Tem O'Rourke asked DM Motors for a firm date to address this.

Mr. Charlot said they should be able to obtain a contractor in the next couple of days and they will forward agreement to city offices.

Mayor Pro Tem O'Rourke said this council has been generous with this business.

Mayor Gunther asked if the council could request a bond.

City Attorney Vanerian explained if a permit is required to do the work to address the slope of the drive, then yes, a performance bond can be requested through the permitting process.

Mayor Pro Tem ORourke asked if council can request a copy of the purchase agreement with GEB.

City Attorney Vanerian said council can ask but it is not required. At some point the city can demand documentation of transactions and if not provided then the city will move forward with legal action. City Attorney Vanerian explained that currently DM Motors is operating without zoning approvals. If they do acquire this new piece of property, GEB Collision will require site plan approvals.

Police Chief Shakinas asked if the city was still in court with DM Motors over prior citations.

City Attorney Vanerian said we did get some level of relief, but if this continues to where some type of legal action is required going forward then he recommends circuit court action.

Mercer Beach

City Attorney Vanerian explained that a grant was received, approximately \$97,000 in funding for improvements. City Attorney Vanerian explained the grant agreement included the beach shall always be open and on equal terms, the city does not have the option to refund grant funds in order to make the beach private, and it is silent on the user fees charging an entry fee.

Council Member Schinzing asked if the grant stipulations included beach parking.

Mayor Gunther said to remove the parking by the beach, the grant has nothing to do with parking for the beach.

Discussions on charging for downtown parking.

Mayor Gunther said the biggest problem is nonresidents using the beach.

UNFINISHED BUSINESS None

NEW BUSINESS

1. Proposed Resolution 2026-14 Adopting the Operating and Capital Budget Appropriations of Funds and Levy of Taxes for Fiscal Year July 1, 2026 – June 30, 2027

Council Member Schinzing said he has some reservations and does not feel comfortable with line items and personnel allocations. He said he asked for clarification on it and still has not received it. He said he met with staff. He said he does not feel comfortable with the line items and most of the budgetary areas that have personal allocations, he does not understand what this is. He said he asked for clarification.

Council Member Schinzing said he could not get the personnel allocation to zero out. He said from a transparency standpoint we need to know what the percentage is that is allocated to the different departments. He said he understands the idea of the personnel allocation.

City Manager Whitt said we did try to explain to Council Member Schinzing in recent meetings. We worked to identify percentages and how much time is spent in another place. There are different funds that staff provide support to.

Council Member Schinzing explained that his concerns were related to personnel allocations within the budget. He explained that City employees often perform work across multiple departments or budget accounts, resulting in their compensation being allocated among those areas. Council Member Schinzing explained that the personnel chart included in the current budget did not align with his understanding of the City's actual staffing levels, as the total full-time equivalent (FTE) count appeared to exceed the number of employees. He stated that he had requested a chart showing how personnel costs and FTE allocations were distributed across departments in order to better understand the budgeted figures. Council Member Schinzing requested to receive regular budget-to-actual variance reports.

Mayor Gunther requested council be granted read access only to BS&A.

Council Member Woods said the actuals are available, there may be positions that become vacated and nothing is allocated to that. If you have somebody no longer employed, it shows. He said an annual review with a third-party auditor is conducted. He said he does agree with request for a variance report. Council Member Woods explained as a point of management that is what the City Manager is required to do as part of the city charter requirements.

Council Member Schinzing said personnel allocations are not clear to him.

City Manager Whitt said the monthly revenue and expenditure reports will be provided. He said he does believe he has the authority to give this type of access. He said he does not access BS&A. City Manager Whitt explained the city audit continually produces an unqualifying opinion.

Council Member Arnold explained a generated report out of BS&A should be able to be provided, exported out, and stored electronically. He said he is in favor of receiving CSV files.

CM 06-14-26 MOTION TO PROVIDE CITY COUNCIL THE REVENUE AND EXPENDITURE REPORTS IN CSV OR EXCEL FORMAT

Motion by Gunther, seconded by Arnold, CARRIED UNANIMOUSLY: To provide city council the revenue and expenditure reports in csv or excel format.

Discussion

Council Member Woods asked for the reporting to be pdf format.

Mayor Gunther said no, he does not want pdf format because he cannot utilize OCR (optical character recognition) with the format the city uses.

CM 06-13-26 MOTION TO APPROVE RESOLUTION 2026-14 A RESOLUTION ADOPTING THE OPERATING AND CAPITAL BUDGET APPROPRIATION OF FUNDS AND LEVY OF TAXES FOR FISCAL YEAR JULY 1, 2026 – JUNE 30, 2027

Motion by Ambrose, seconded by Gunther, MOTION CARRIED: To approve resolution 2026-14 a resolution adopting the operating and capital budget appropriation of funds and levy of taxes for fiscal year July 1, 2026 to June 30, 2027.

Roll Call Vote

Ayes (5)	Ambrose, Arnold, O'Rourke, Woods, Gunther
Nays (1)	Schinzing
Absent (1)	Loch
Abstain (0)	

2. Proposed Resolution 2026-15 Delinquent Property Transfer Affidavit Penalty placed on Summer 2026 Tax Roll

CM 06-14-26 MOTION TO APPROVE RESOLUTION 2026-15 A RESOLUTION OF THE CITY OF WALLED LAKE AUTHORIZING THE TRANSFER OF THE 2025 DELINQUENT PROPERTY TRANSFER AFFIDAVIT FEES TO BE PLACED ON THE 2026 JULY CITY OF WALLED LAKE TAX ROLL

Motion by Schinzing, seconded by Woods, CARRIED UNANIMOUSLY: To approve resolution 2026-15 a resolution of the City of Walled Lake authorizing the transfer of the 2025 delinquent property transfer affidavit fees to be placed on the 2026 July City of Walled Lake tax roll.

3. Proposed Resolution 2026-16 Amendment to Oakland County IT Agreement

Mayor Gunther asked if there was time to pause on approval of this agreement.

Finance Director Pesta explained this agreement will continue the current services such as credit card payments for taxes and GIS.

City Attorney Vanerian said he reviewed this agreement and it does have an option to withdrawal with 120 days' written notice.

Mayor Gunther asked about another Oakland County agreement, Clemis, and if alternate sources other than Oakland County were being reviewed.

Police Chief Shakinis explained the amount of data Clemis has, is from multiple counties, Oakland County, Wayne County, Livingston County. He does not know of any Oakland County entity not utilizing Clemis. There is an alternate company out of Macomb County, however, more are joining Clemis.

CM 06-15-26 MOTION TO APPROVE RESOLUTION 2026-16 A RESOLUTION TO APPROVE AN INTERLOCAL AGREEMENT BETWEEN THE COUNTY OF OAKLAND AND THE CITY OF WALLED LAKE TO PROVIDE INFORMATION TECHNOLOGY SERVICES TO THE WALLED LAKE PUBLIC SAFETY DEPARTMENTS AND CITY ADMINISTRATION

Motion by Ambrose, seconded by Woods, CARRIED UNANIMOUSLY: To approve resolution 2026-16 a resolution to approve an interlocal agreement between the County of Oakland and the City of Walled Lake to provide information technology services to the Walled Lake Public Safety Departments and City Administration.

4. Proposed Resolution 2026-17 Budget Amendment FY25-26

CM 06-16-26 TO APPROVE RESOLUTION 2026-17 A RESOLUTION AMENDING FISCAL YEAR 2025-2026 TO REFLECT CORRESPONDING INCREASES IN EXPENDITURES FOR LEGISLATIVE AND GENERAL FUND OPERATIONS

Motion by Woods, seconded by Ambrose, CARRIED UNANIMOUSLY: To approve resolution 2026-17 a resolution amending fiscal year 2025-2026 to reflect corresponding increases in expenditures for legislative and general fund operations.

COUNCIL COMMENTS

Council Member Woods reminded everyone to join the June 20th Civic Fund fireworks event.

MAYOR'S COMMENT'S

Mayor Gunther explained there was a tragic accident involving his good friend's son who was on an E-bike. He said kids are riding around crazy on these E-bikes.

Police Chief Shakinas said all departments, coast to coast, are struggling with E-bikes. He said technology is moving faster than legislature can for rules. He said operators need to be educated. He is preparing documentation for council and will present it during July meeting.

Mayor Gunther suggested formal training classes, engaging outreach to the community.

AUDIENCE PARTICIPATION

Giovanni Johnson said he attended the recent Foster Farmhouse tour; the house is in very bad shape. He said he would like to find out about grant funding. He said in his opinion, maybe preserving some items from the home, they are historic. There was discussion of a Walled Lake Museum, historical figures from the city that do not receive any notoriety.

Council Member Woods explained to Mr. Johnson that just this evening council motioned to have City Manager Whitt reach out to the Commerce Historical Society.

Council recess 9:45 p.m.

Council entered closed session at 9:56 p.m.

Council arose from closed session at 10:25 p.m.

Council reconvened 10:25 p.m.

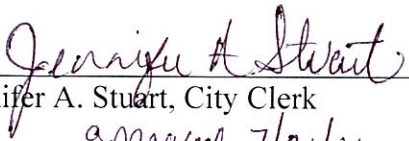
No action taken

CM 06-17-26 MOTION TO EXCUSE COUNCIL MEMBER LOCH FROM TONIGHT'S MEETING

Motion by Ambrose, seconded by Woods: UNANIMOUSLY CARRIED: To excuse Council Member Loch from tonight's meeting.

ADJOURNMENT**CM 06-18-26 ADJOURNMENT**

Motion by Ambrose, seconded by O'Rourke, CARRIED UNANIMOUSLY: To adjourn the meeting at 10:26 P.M.



Jennifer A. Stuart, City Clerk
approved 7/21/26

Richard Gunther, Mayor