



**CITY OF WALLED LAKE  
REGULAR COUNCIL MEETING  
&  
ORGANIZATIONAL MEETING  
TUESDAY, NOVEMBER 18, 2025  
7:30 P.M.**

City Clerk Stuart welcomed everyone to the regularly scheduled and organizational City Council meeting of November 18, 2025.

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

**PLEDGE TO FLAG & INVOCATION**

Invocation by Mayor Pro Tem Woods.

**ROLL CALL**

Mayor Ackley, Mayor Pro Tem Woods, Council Member Ambrose, Council Member Fernandes, Council Member Loch, and Council Member Lublin

**OTHERS PRESENT**

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

**REQUESTS FOR AGENDA CHANGES**

Mayor Pro Tem Woods requested to add under New Business, item #2 Appointment to a Board or Commission.

**PRESENTATION**

**1. Pfeffer, Hanniford, and Palka – Audit Presentation for Fiscal Year 2025**

- **Proposed Resolution 2025-30 Authorize the Independent Auditors to file timely, the 2025 Year-End Financial Statements with the State**

Mr. John Pfeffer explained the most important aspect of the audit is the audit opinion. Mr. Pfeffer explained the city received an unmodified opinion, the highest opinion that can be awarded. He explained this is what the state of Michigan reviews and is concerned with. Mr. Pfeffer explained that he is asking for council approval to move forward with a timely submission. Mr. Pfeffer explained the city is meeting its financial obligations, including retirement benefits. Mr. Pfeffer explained the outgoing city council members have accomplished a lot. Mr. Pfeffer explained the city was able to increase the fund balance by \$1.1 million dollars, which is a 24% increase. Mr. Pfeffer explained years prior, the fund balance was quite

small. Mr. Pfeffer said the city cut costs and legacy debt on retirement benefits. Mr. Pfeffer said all current benefits are being paid during the year, the retirement health care liability started this year at \$1.3 million and now it is down to \$1.1 million. Mr. Pfeffer said he wishes to stress the continual financial improvement made by the current council which will benefit the future city council. He said this is important to understand. Mr. Pfeffer said the city has no outstanding bonds and is financially in a good position.

Council Member Lublin said an unmodified opinion is the highest standard in the audit community, this is what the city received, outstanding.

**CM 11-01-25 MOTION TO APPROVE RESOLUTION 2025-30 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WALLED LAKE TO DIRECT AND AUTHORIZE THE INDEPENDENT AUDITORS TO FILE TIMELY, THE 2025 YEAR-END FINANCIAL STATEMENTS WITH THE STATE**

Motion by Fernandes, seconded by Ambrose, CARRIED UNANIMOUSLY: To approve resolution 2025-30 a resolution of the City Council of the City of Walled Lake to direct and authorize the independent auditors to file timely, the 2025 year-end financial statements with the state.

**Roll Call Vote**

Ayes (6) Ambrose, Fernandes, Loch, Lublin, Woods, Ackley  
Nays (0)  
Absent (1) Owsinek  
Abstain (0)

**CURRENT COUNCIL**

**1. Proposed Resolution 2025-31 Ratifying the November 4, 2025, General Election Results for the Office of Mayor**

**CM 11-02-25 MOTION TO APPROVE RESOLUTION 2025-31 RATIFYING THE NOVEMBER 4, 2025, GENERAL ELECTION RESULTS FOR THE OFFICE OF MAYOR; ACCEPTING RICHARD GUNTHER AS MAYOR**

Motion by Woods, seconded by Ambrose, CARRIED UNANIMOUSLY: To approve resolution 2025-31 ratifying the November 4, 2025, General Election results for the Office of Mayor; accepting Richard Gunther as Mayor.

Roll Call Vote

Ayes (6)      Fernandes, Loch, Lublin, Woods, Ambrose, Ackley  
Nayes (0)  
Absent (1)      Owsinek  
Abstain (0)

**2. Proposed Resolution 2025-32 Ratifying the November 4, 2025, General Election Results for the Office of Council Member**

**CM    11-03-25      MOTION TO APPROVE RESOLUTION 2025-32 RATIFYING THE NOVEMBER 4, 2025, GENERAL ELECTION RESULTS FOR THE OFFICE OF COUNCIL MEMBER; ACCEPTING JAMES ARNOLD AS COUNCIL MEMBER**

Motion by Loch, seconded by Woods, CARRIED UNANIMOUSLY: To approve resolution 2025-32 ratifying the November 4, 2025, General Election results for the Office of Council Member; accepting James Arnold as Council Member.

Roll Call Vote

Ayes (6)      Loch, Lublin, Woods, Ambrose, Fernandes, Ackley  
Nayes (0)  
Absent (1)      Owsinek  
Abstain (0)

**3. Proposed Resolution 2025-33 Ratifying the November 4, 2025, General Election Results for the Office of Council Member**

**CM    11-04-25      MOTION TO APPROVE RESOLUTION 2025-33 A RESOLUTION RATIFYING THE NOVEMBER 4, 2025, GENERAL ELECTION RESULTS FOR THE OFFICE OF COUNCIL MEMBER; ACCEPTING DENNIS O'ROURKE AS COUNCIL MEMBER**

Motion by Lublin, seconded by Ambrose, CARRIED UNANIMOUSLY: To approve resolution 2025-33 a resolution ratifying the November 4, 2025, General Election results for the Office of Council Member; accepting Dennis O'Rourke as Council Member.

Roll Call Vote

Ayes (6)      Lublin, Woods, Ambrose, Fernandes, Loch, Ackley  
Nayes (0)  
Absent (1)      Owsinek  
Abstain (0)

**4. Proposed Resolution 2025-34 Ratifying the November 4, 2025, General Election Results for the Office of Council Member**

**CM 11-05-25 MOTION TO APPROVE RESOLUTION 2025-34 A RESOLUTION RATIFYING THE NOVEMBER 4, 2025, GENERAL ELECTION RESULTS FOR THE OFFICE OF COUNCIL MEMBER; ACCEPTING RUSS SCHINZING AS COUNCIL MEMBER**

Motion by Ambrose, seconded by Woods, CARRIED UNANIMOUSLY: To approve resolution 2025-34 a resolution ratifying the November 4, 2025, General Election results for the Office of Council Member; accepting Russ Schinzing as Council Member.

**Roll Call Vote**

Ayes (6) Woods, Ambrose, Fernandes, Loch, Lublin, Ackley  
Nays (0)  
Absent (1) Owsinek  
Abstain (0)

**APPROVAL OF MINUTES**

**1. Regular Council and Public Hearing Minutes of October 21, 2025**

**CM 11-06-25 MOTION TO APPROVE REGULAR COUNCIL AND PUBLIC HEARING MEETING MINUTES OF OCTOBER 21, 2025**

Motion by Ambrose, seconded by Woods, CARRIED UNANIMOUSLY: To approve regular council and public hearing meeting minutes of October 21, 2025.

**Roll Call Vote**

Ayes (6) Ambrose, Fernandes, Loch, Lublin, Woods, Ackley  
Nays (0)  
Absent (1) Owsinek  
Abstain (0)

Mayor Ackley asked if council had any closing comments.

Council Member Lublin said as a council member for the last 10 years, it has been his honor and privilege to serve the city he deeply cares about. Council Member Lublin said having lived and raised his family in the same home for 41 years, the Walled Lake community will always be a part of his life and who he is. Council Member Lublin said the city council position pays \$35 per meeting, no contractual benefits, no trips, and no extras. He said his service, voluntary of time on the council, DDA, and library board for these past 24 years collectively has never been about the money. Council Member Lublin said he is immensely proud of all council's accomplishments

over the last decade. He said this council has completed major road and infrastructure improvements throughout the city and invested in modernization of the police, fire, and DPW equipment. Mr. Lublin said council has strengthened the city's emergency services and upgraded the public safety campus, as well as improving the city parks and downtown areas. He said all these upgrades, which totaled millions of dollars, were completed without raising taxes and without special assessments. Mr. Lublin said the city fire department is rated in the top 5% of all fire departments statewide, with average emergency response times often under 4 minutes. Mr. Lublin said the city finances are strong after making smart decisions. Mr. Lublin said the departments work together as a team, and these are just some examples of all achievements. Council Member Lublin said he is proud of the progress this council has made. Council Member Lublin said this council has saved before they spent, and today Walled Lake is 100% debt-free. Mr. Lublin said the election is over, and he congratulates the new mayor and the new council members on a successful campaign. Council Member Lublin said he fully supports the new council and wishes them nothing but success. Council Member Lublin said the direction of the city is now in their hands and he hopes they continue to prioritize fiscal responsibility, public safety, and infrastructure construction. He wished the new council best of luck.

Council Member Fernandes said she echoes her fellow council member and it has been a great honor to serve the citizens of Walled Lake. Council Member Fernandes said we love this city. She wished the best to the new council and mayor.

Mayor Elect Gunther said thank you to everyone. Mayor Elect Gunther said he would like to recognize a legacy, Ms. Linda Ackley. Mayor Elect Gunther explained Ms. Ackley has devoted her life, living here forever, being on this council and the life investment to this city she has made. Mayor Elect Gunther explained that Ms. Ackley had guided the city when in serious major financial problems, through scary moments such as COVID and thanked her. Mayor Elect Gunther said when his family moved here 20 years ago, he saw the care for the city. Mayor Elect Gunther explained this dedication has put the city in a good position. Mayor Elect Gunther explained the new council will have a chance to build the future and solve some problems that the residents have brought to them, it is not going to be easy. He explained because of the foundation developed; we can finish it. He thanked the current council for what they accomplished. He said when we reach out for advice, please remember, we always will appreciate having you forever on our team. He said those here this evening, the citizens, business owners, neighbors, renters, everybody is ready. He said he thinks this new council will capitalize on that. This new government is dedicated to transparency, respect, and accountability. He said on behalf of the community, thank you for your service. Thank you for all the pleasure of this moment. Mayor Ackley.

Mayor Ackley said as mayor, it has been the greatest privilege of her life serving the city of Walled Lake. Mayor Ackley said it has been her life, and she plans to continue to live here the rest of her life. Mayor Ackley wished the new council all the best and is full of faith, wishing them the best. Mayor Ackley said anything that may be needed or asked of her, she will be available. Mayor Ackley wanted to thank everyone, this has been the best council she has been a part of. Mayor Ackley said the city staff are amazing, they are trained in everything.

## **SINE DIE**

### **1. Sine Die of Current City Council**

Mayor Ackley sine die of current City Council.

## **ORGANIZATIONAL MEETING**

### **1. Swearing in of the Mayor for a new four-year term of office beginning 8:00 p.m., November 18, 2025**

City Clerk Stuart provided the ceremonial oath of office.

### **2. Swearing in of Council Members for new four-year term of office beginning 8:00 p.m., November 18, 2025**

City Clerk Stuart provided the ceremonial oaths of office.

### **3. Introduction of newly elected City Council**

### **4. Proposed Resolution 2025-35 Ratifying the Appointment of XXX XXX as Mayor Pro Tem**

City Council Member Loch said she would like to nominate Mr. Dennis O'Rourke as Mayor Pro Tem.

**CM 11-07-25 MOTION TO APPROVE RESOLUTION 2025-35 A RESOLUTION RATIFYING THE NOVEMBER 4, 2025 GENERAL ELECTION RESULTS FOR THE OFFICE OF MAYOR; APPOINTING AND ACCEPTING CANDIDATE DENNIS O'ROURKE AS MAYOR PRO TEM**

Motion by Loch, seconded by Ambrose, CARRIED UNANIMOUSLY: To approve resolution 2025-35 a resolution ratifying the November 4, 2025, General Election results for the Office of Mayor; appointing and accepting Dennis O'Rourke as Mayor Pro Tem.

## **Roll Call Vote**

Ayes (6) Arnold, Loch, Schinzing, Woods, Ambrose, Gunther  
Nays (0)  
Absent (0)  
Abstain (1) O'Rourke

### **5. Swearing in of new Mayor Pro Tem for a two-year term of office beginning 8:00 p.m., November 18, 2025**

City Clerk Stuart provided the ceremonial oath of office.

## **AUDIENCE PARTICIPATION**

Mr. Hesano said he has been here for 15 years, it is going to be an amazing journey with people who are going to be brave for our city all the time. The citizens, the business owners, the visitors that come through our town. He thanked the old council and mayor for their service, and he anticipates a beautiful new council and mayor coming in.

Ms. Tracey Millman launched into a lengthy diatribe on City Manager Whitt.

Mayor Gunther said people are very concerned about things because of the lack of transparency. Mayor Gunther thanked Ms. Millman for her time. Mayor Gunther said he would like to speak with Ms. Millman at a later date to have a better understanding of her concerns and to include Mr. Pfeffer in helping to explain the intergovernmental transfers.

Mr. Jeff Rondeau spoke about Code Enforcement issues and how he used to work for the city. Mr. Rondeau opined that City Manager Whitt destroyed his resignation letter and rewrites narratives of this city.

Mr. Greenwell congratulated the new council. Mr. Greenwell said under the past mayor and board the city water department was removed. If there is an issue, you now must call Oakland County for service. Mr. Greenwell explained the prior council took away the beach party and market day. Mr. Greenwell said those under Linda's regime should resign now.

Mr. Giovanni Johnston said Mayor Ackley had nominated him to the Parks and Recreation Commission back in 2020 and thanked Mayor Ackley for this. Mr. Johnston said he walked the campaign trail with candidates. He said he is looking forward to working with everybody here. Mr. Johnston said we are going to work together in the best interest of all. He said we have to trust that the city is going to work together and collectively.

Mayor Gunther said we have a lot of work to do. Mayor Gunther explained there is a perception of lack of transparency, we will get transparency.

Mayor Gunther requested to adjourn the meeting.

## **ADJOURNMENT**

**CM 11-08-25 ADJOURNMENT**

Motion by O'Rourke, seconded by Schinzing: CARRIED UNANIMOUSLY: To adjourn the meeting at 8:33 P.M.

  
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Jennifer A. Stuart, City Clerk

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Richard Gunther, Mayor

approved  
12/2/25