



CITY OF WALLED LAKE
REGULAR COUNCIL MEETING
TUESDAY, SEPTEMBER 1, 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, HR Director Sears, Police Chief Shakinas, Deputy Police Chief Kolke, Fire Chief Gonzalez, DPW Superintendent Ladd, City Attorney Vanerian, and City Clerk Stuart

** Attended meeting electronically.*

REQUESTS FOR AGENDA CHANGE

Council Member Schinzing requested to add discussion on communication between staff for agenda preparation and asked how we develop agendas for City Council meetings. He said he has not received his requested analysis of allocated personnel that he had an issue with at time of budget approval. He said he has reached out to staff several times and has not received anything. He said the third item is to add something to discuss in closed session on staff and council communications.

Mayor Gunther said four weeks ago he sent a request for closed session, like a performance review or evaluation, there was no meeting last week, he said council can have his request discussed in open session tonight.

Council Member Woods said he wanted clarification to make sure the council follows the Open Meeting Act requirements. There are certain criteria to be met to enter into closed session discussions.

Mayor Gunther explained he wanted to add to discussion about the last council meeting cancellation, because he did not understand. He said he didn't get any call, and he didn't see anything until he got to city hall at 7pm and doors were locked up. He said he received a call from Russ, and he told him the meeting was cancelled. Mayor Gunther said he wants to have a discussion about that because he didn't understand why that happened, because even if council

does not have a quorum, they are supposed to show up and make a determination of a quorum. He said there's always stuff council could talk about; it did not make sense to move it out. He said he was going to give back the donated sign from his friend at the beach who dropped off the sign at his front yard. He said council got some stuff on the agenda that we wanted, right, because, yeah, like the packet goes out on Thursday and then the meetings on Monday and nobody works Friday here. He said that does not work for him.

AUDIENCE PARTICIPATION

Janice Leonhardt spoke on the Banks Dolbeer Foster Farmhouse. She said she has gathered a lot of information. She explained regarding the personage of Dr. Banks, she has information. She said she also contacted the state, she is trying to whittle everything in, but she is at the point where she probably needs a point person here in the city. She said there was a huge amount of documentation that she believed was taken over to the house and she is looking to get access to the home to get it before it gets cold. She said there were a few things that were donated from the family that she would like to take images of. She said this is a lengthy process. She said she is involved with the Historical Society, the last copy she has of the city's master plan was from 2002 and she knows things have changed. She said she is confident with things she has found and has access to so far.

Mayor Gunther said a point person is great idea.

City Manager Whitt said the city has access and will provide access to Ms. Leonhardt.

Mayor Gunther said a committee formation would be good.

City Manager Whitt said this site has gone through several committees and groups. He suggested letting the historic society take over. This site is a perpetual maintenance issue that is not funded.

Council Member Woods said if access is needed, he offered to be a resource.

Mayor Gunther said this is very close with the cemetery as a city maintenance issue. He said if you don't have confirmed as historical or have an historical society grant funding is out.

Mayor Pro Tem O'Rourke inquired if the Parks and Recreation Commission would be the ones to oversee and work with the Historical Society.

Council Member Woods said the Chairman from Parks and Recreation is here and suggested holding the matter for the time being. He explained the Recreation Commission Chair had previously presented information to Council and that it was discussed as a possible parsonage. Council Member Woods recommended reviewing the documentation and gathering additional information before returning to council for further discussion. The matter could also be discussed with the Parks and Recreation Commission in parallel.

Mayor Gunther explained the need to update the Parks and Recreation Plan and the Master Plan, as well as establishing a Historical Society, would be necessary to access certain grant

opportunities. He explained that without meeting these requirements, the city would be limited in its ability to apply for available funding.

Council Member Woods disagreed, stating that the city has previously received grants with its existing operations and that the statement was not entirely accurate. Council Member Woods explained further research is necessary to determine which grants and funding opportunities are available to the city.

City Manager Whitt agreed to have the Parks and Recreation Commission provide an overview and make recommendations back to council. Mr. Whitt said the decisions have to come through council, but discussion and research may start with the Parks and Recreation Commission.

APPROVAL OF MINUTES

1. Regular Council Meeting Minutes of July 21, 2026

Council Member Schinzing asked if Chief Gonzalez's ambulance email explanation will be attached to minutes and electrically available.

CM 09-01-26 MOTION TO APPROVE REGULAR COUNCIL MEETING MINUTES OF JULY 21, 2026 WITH EMAIL ATTACHED

Motion by Woods, seconded by Ambrose, CARRIED UNANIMOUSLY: To approve regular council meeting minutes of July 21, 2026 with email attached.

COUNCIL REPORT None

MAYOR'S REPORT

Mayor Gunther asked what happened that the last council meeting was cancelled. He explained notice said lack of quorum. He said Jamie wasn't available nor Russell or O'Rourke due to surgery, but he did not know who else wasn't coming when it was decided to cancel at 2:00 p.m. that afternoon. He directed questions to Council Member Ambrose and Council Member Woods.

Council Member Ambrose said he had a personal matter and could not attend the meeting.

Council Member Woods said not having a quorum means you don't have four people; he felt Mayor's direction towards he and Council Member was maybe unjust.

Mayor Gunther asked who made the decision because the way he reads the Charter, council can meet even if there is not a quorum of four.

Council Member Woods said Mayor Gunther is adding his own opinion and as a chairperson he is to be fair and just and should not have an opinion according to Roberts Rules of Order.

Mayor Gunther said you are supposed to decide when whoever shows up, if you're going to have a meeting. He said you could still have a meeting, discuss anything but cannot vote on items. He said we can have conversations 23323 about stuff. He said he was never told the meeting was cancelled.

Council Member Woods said we all received the email notification there was no quorum.

Mayor Pro Tem O'Rourke explained we do have a lot of commissions, and there are discussions with no quorum.

Mayor Gunther asked City Attorney Vanerian to review procedures for meeting cancellations.

City Attorney Vanerian said he will review and report back to council.

Mayor Pro Tem O'Rourke said cancellations should be a phone call in addition to email notification.

1. First Reading of Proposed Amendment to Parks and Recreation Ordinance

Mayor Gunther explained we got first reading of a proposed amendment to the Parks and Recreation ordinance. He said this is what he gave City Attorney in reference to what he was looking for. Mayor Gunther said he had people coming to his house and complaining that they were getting harassed, they were afraid to walk around the park at the beach. He said other cities have ordinances in place ordinances to try and give the police officers and the ordinance officers some teeth. He said the situation with the man downtown was dangerous.

Council Member Woods asked for details on the dangerous situation.

Mayor Gunther explained the man was brandishing an 18-inch serrated hunting knife, pointed a stick with a sharpened point on it and said you could bleed out before the police could save you. People were getting very afraid of the man. He said he was harassed by this man, and he chose not to file a police report.

Council Member Woods asked Mayor Gunther why he did not report to police.

Mayor Gunther explained he didn't want it on record, that he was one of the persons that was complaining because he got a sign put at his house by this man and the man stood outside his home. He said the sign was actually placed at neighbor's house, the man stood outside the house yelling at them. Mayor Gunther said he was not going to do a police report on this because he has a little kid.

Council Member Woods said he was confused regarding the circumstances surrounding an incident at the beach. He referenced text messages from Mayor Gunther indicating that there was an issue at the beach and that he intended to involve the Salvation Army. Council Member Woods explained he felt there was more to the text messages sent by Mayor Gunther, so he forwarded the Mayor's text messages to the Police Department and City Attorney for review

because he had concerns regarding the actions described. He said he did not think the Mayor's actions were appropriate actions. Council Member Woods said he followed up on alleged incidents requesting police call reports from the police department, some of which included reports from the individual at the beach calling in his own reports of issues going on down at the beach and harassment from Mayor Gunther. He expressed concern that public safety personnel should be contacted to address incidents requiring police intervention. He stated that, in his opinion, if an individual displayed a knife, the police should be contacted, and a police report should be filed. He noted that Mayor Gunther, as Mayor of the City, should follow the appropriate public safety procedures.

Mayor Gunther said the man was living at the beach, going after his house, going after him and his child.

Council Member Woods clarified that Mayor Gunther visited the man on the beach.

Mayor Gunther said he visited him every day because he walked past the thing every day.

Council Member Woods stated then it's not a dangerous situation. If he was afraid of somebody, he would walk around him and stay away from him and get the police involved. Mr. Woods explained he is confused with the situation Mayor Gunther presented to all of council. He said he felt there were not ethical issues with Mayor Gunther's actions but moral issues that could get the city in trouble, if the wrong action is taken as Mayor Gunther is not the police.

Council Member Ambrose stated he agrees with Council Member Woods.

Mayor Gunther said he wanted to get the man help because he clearly needed help. He said he engaged with Salvation Army who has health people who can address the situation. He said Salvation Army offered help to set up a place for the man to live.

Council Member Woods explained he did not disagree with offering help to the man, but council have to let the professionals do their job, they know the process and will do it the right way.

City Manager Whitt explained that, following the involvement of appropriate professionals, the situation had been addressed and commended the city staff and the Police Department for their response. He stated that the individual was receiving ongoing care and that arrangements had been made to secure his animals. City Manager Whitt explained that the individual had support from members of the community and was a long-term resident of the area. He said, based on the information available to city staff and public safety personnel, there was no indication that an emergency situation was occurring at the time. He stated that there were other concerns associated with the situation but that he did not wish to discuss personal matters publicly. He then asked Police Chief Shakinis to provide an account of the circumstances and how the matter was resolved.

Police Chief Shakinis explained that the Police Department's mental health co-responder, Tyler Smith, works with the city through a grant-funded program and has been involved with the individual at the beach. Chief Shakinis stated that the individual appeared to have mental health-

related issues but that he would not speculate on a specific diagnosis. Chief Shakinas explained that individuals experiencing mental health concerns retain their rights and that the city and Police Department must ensure those rights are respected. He noted that the mental health system presents challenges and that resolving these situations can take time. He stated that the Police Department's social worker was able to use established relationships with local hospitals and psychiatric units to assist with the situation. Chief Shakinas reported that he had signed the necessary petition with the assistance of the social worker, resulting in the individual being placed in inpatient treatment. He stated that the city is continuing to work toward a longer-term solution, including potential involvement of Protective Services.

City Manager Whitt stated that the Salvation Army is a church organization and does not have authority to commit anybody for anything they perceive as an issue. He said that some individuals who responded to the situation did not have the appropriate credentials and that, once City professionals became involved, the Police Department took over the matter. City Manager Whitt stated that he directed the Police Chief to address the situation and he personally monitored the response. Mr. Whitt said the situation had been resolved and that arrangements were in place pending the individual's release. He explained the importance of respecting the individual's rights as a citizen and noted that there were differing perspectives regarding the circumstances. He said the people from Salvation Army were not qualified nor Mayor Gunther to do what they were trying to do, they set off the man. He said if you approach the man, try to touch him or take his dogs, he gets aggressive. City Manager Whitt stated that no additional resolution, ordinance, or motion was necessary for the city to address the situation.

Council Member Ambrose said he has no hardship in updating and bettering the ordinances.

Council Member Woods said he agreed with fellow council members and believed the proposed document for first reading was a good starting point. He recommended obtaining input from the Parks and Recreation Commission and the Downtown Development Authority, as the document addresses parks, recreation, and public spaces. Then bring it back to council. Council Member Woods explained several provisions could be clarified to avoid ambiguity, including language regarding dangerous weapons and nighttime use of parks and sidewalks. He also suggested that some provisions could address concerns related to e-bikes and motorbikes.

City Manager Whitt explained that the individual is a long-time resident of the community and has experienced personal and mental health challenges. He noted that there was no indication of serious substance abuse or that the individual posed a serious threat to others. He stated that the knife involved was legally possessed. City Manager Whitt explained that the individual had expressed concerns regarding how he was treated by certain individuals, but not by the Police Department. City Manager Whitt explained that the situation had been addressed through appropriate professional intervention and recommended moving forward with the proposed ordinance for first reading.

Council Member Woods said he reviewed the proposed provisions and recommended that the terminology regarding "public" and "public area" be made consistent throughout Section 54.1. He suggested clarifying the provisions regarding canopies and shade structures on the beach to ensure reasonable shade options remain available to beach users. Council Member Woods also

noted that one provision in Section 54.1 appeared redundant and recommended reviewing it for possible consolidation. He suggested further clarification regarding motorized vehicles, including e-bikes and similar devices, to address safety concerns and ensure consistency with existing regulations. He further recommended clarifying the language regarding "dangerous weapons" to provide a more specific and enforceable definition.

City Attorney Vanerian explained that the definition of dangerous weapons is defined by state law.

Council Member Woods said there are newly acquired DDA properties that do not have hours posted.

City Attorney Vanerian explained the park hours are established by the Parks and Recreation Commission. He explained council can however change the parameter. Attorney Vanerian explained that the DDA property is not a park, nor is it city property per say, no action has been taken to make it a park or establish it as a parking facility. He explained that the DDA property is not designated for any purpose or open to the public at this time. The DDA could chose to post the property "No Trespassing". He said if someone did go onto property, they could be asked to leave the property.

Council Member Woods inquired about removing private property or personal property immediately, but when you go back into another section, it says there's a period. He said one section states to remove personal property immediately then in another section it goes into detail a little bit of when that property should be removed.

Attorney Vanerian explained these sections are for due process.

CM 09-02-26 MOTION TO APPROVE FIRST READING C-383-26 AN ORDINANCE TO AMEND CHAPTER 54, "PARKS AND RECREATION", ARTICLE I, "IN GENERAL" OF THE CITY OF WALLED LAKE CODE OF ORDINANCES TO ADOPT REGULATIONS PERTAINING TO PUBLIC AREAS WITH DISCUSSED REVISIONS FROM COUNCIL; DISTRIBUTE TO THE PARKS AND RECREATION COMMISSION AND DOWNTOWN DEVELOPMENT AUTHORITY FOR THEIR REVIEW AN INPUT

Motion by Woods, seconded by Schinzing, CARRIED UNANIMOUSLY: To approve first reading C-383-26 an ordinance to amend Chapter 54, "Parks and Recreation", Article I. "In General" of the City of Walled Lake Code of Ordinances to adopt regulations pertaining to public areas with discussed revisions from council; distribute to the Parks and Recreation Commission and Downtown Development Authority for their review and input.

Roll Call Vote

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

CITY MANAGER'S REPORT

1. Consent Agenda Written Departmental / Divisional Statistical Reports

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

**CM 09-03-26 MOTION TO APPROVE CONSENT AGENDA WRITTEN
DEPARTMENTAL / DIVISIONAL STATISTICAL REPORTS**

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

2. Discussion – Boss Engineering Phase 1 Downtown Project

City Manager Whitt introduced consultant city engineer Mr. Bradd Maki and requested status report on the Phase 1 Downtown Project.

Mr. Maki explained plans are being designed to meet the ADA mandates and improve the corridors. He explained Boss Engineering has been the city's engineer for some time, and they know the city intimately. He said they understand the downtown area well and these improvements are going to be exciting. He said since receiving council approval on June 16, 2026, they have been working consistently on getting plans completed, working through internal issues in dealing with required outside entities such as Oakland County Road Commission and structural engineering. He explained that in addition to design work for sidewalk, the proposal encompasses the downtown roadways, parking, underground work, and on the north and south sides of Walled Lake Drive. He explained the construction documents will include planning specifications for bidding purposes. He explained the winter months are the best time for the bidding process because contractors are wanting to set up next year's projects. He said he felt this time frame will give the city the best competitive bid. He said they should have a full package ready for bidding by November.

Patrick Cleary, Boss Engineering, explained E. Walled Lake Drive is an entrance to the city, and the landscape design will work to address the ADA issue but also make the area more inviting. He explained that the investment is not just sidewalk work and ramps. He said the topographic survey of the entire downtown was completed. He explained the work will solve the DDA issues but also improve and make the areas more inviting. He explained there is a coal chute to address

and lighting. Mr. Cleary explained that during their work on Mercer Beach in 2022, the review of the other areas of downtown were viewed. He said in working with structural engineers for the coal chutes, the ADA is not just E. Walled Lake Drive at Pontiac Trail, the work will be required to address the entire intersection to address DOT traffic control items involving soil core. He reiterated their goal is to have construction plan designs for bids by November. He said there is a public procurement process involving advertisements for bids, contracts, etc. to have a spring 2027 start date.

Council Member Woods explained the prior council made the decision to go bigger, reviewing the whole downtown with the graphical survey. He said knowing now, the city will be required to address the whole intersection on both sides solidified the prior council made the decisions to go for the whole downtown and not just a section.

Mayor Gunther said there may be new owners of the Tiki Bar.

City Manager Whitt said he has met with the potential new owners, but nothing is done until the blue ink signature is received. City Manager Whitt said the new group is high-end this becomes a destination, not a bar.

Finance Director Pesta stated as of today all of the Tiki Bar delinquencies have been paid in full.

City Manager Whitt said this group has several deals going, Walled Lake is not the only one. Mr. Whitt said he wished to clear up a couple of items, first of all, the city cannot do the downtown rehabilitation for \$200,000 as peddled. He said you have people who think they are experts, but they are not and they are running these rumors out there. He said the peddling of this misinformation must stop. He said we have the real deal, we need to obtain the real cost and move ahead, or we'll never get anything done.

Council Member Ambrose agreed and explained Mr. Barbat currently owns property in Walled Lake, the complex with Jet's Pizza. He explained that Mr. Barbat also owns buildings in Detroit, Prime 29, they are a class act developer. He said we will continue to welcome him to Walled Lake. Council Member Ambrose asked how communications to the downtown businesses take place before, during, and after the downtown rehabilitation. He asked for the plan of operations of how those effected businesses will continue to operate during construction.

Mr. Cleary said the business will be communicated with, some have rear entrances, others that do not will have temporary platforms to get to those businesses. The general contractor will be required to communicate directly with the businesses. Mr. Cleary said it will be disruptive for a time, staging of construction areas will be communicated daily and weekly as work will be in stages.

Council Member Ambrose clarified these requirements will be in the specifications when bidding.

Mr. Cleary said yes.

City Manager Whitt said he wants one more vote tonight to move this project forward. He said not all the downtown businesses get along, the back entrance option may not be a complete option, some businesses do not have back entrances. Mr. Whitt stressed the need to give access to the front doors.

**CM 09-04-26 MOTION TO PROCEED FORWARD WITH BOSS
ENGINEERING PHASE 1 DOWNTOWN PROJECT AS
OUTLINED IN THIS EVENING'S DISCUSSION AND WITH
RECOMMENDATIONS FROM CITY MOVING FORWARD**

Motion by O'Rourke, seconded by Woods: CARRIED UNANIMOUSLY: To proceed forward with Boss Engineering Phase 1 Downtown project as outlined in this evening's discussion and with recommendations from city moving forward.

Roll Call Vote

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

Council Member Woods asked City Engineer Maki for the status of requested PASER study. He explained the PASER report prioritizes the roads, gives council good guidance, which road we need to address in what order.

Mr. Maki said we have completed the PASER study and report will be provided shortly.

Council Member Ambrose said an updated PASER study every five years also helps with any potential funding.

City Manager Whitt said a resident who lives on Sparks Lane reached out with concerns and asked DPW Superintendent Ladd to report. City Manager Whitt explained the city has been plowing Sparks Lane. He said the city will review the PASER study to assist with priorities in road restorations.

Council Member Woods said historically the PASER study gives you that road map, it rates roads on a scale 1 to 5. We're trying to do things evenly for everybody. He said Decker Road, Gamma Road, Delta Road, Ladd Road, Glenwood, Green Vista, Woodcrest, the cemetery, which was paid for by cemetery funds, then Quinif and Annjo. He said drives within Sims Park, Riley Park, and Marshall Taylor Park have been addressed. He said 14 Mile was done but paid for by GLWA. He said it's fair too to say we do have roads that are in the city, right, that we don't own. Some are also owned by the neighborhood associations, not the city.

City Manager Whitt said he is requesting a motion tonight to instruct an update of the city's master plan. Mr. Whitt said you have to have a planner, everybody needs to review it, council, planning commission, etc. He said the master plan is not the law; it is a plan, a wish list.

**CM 09-05-26 PROCEED WITH UPDATING THE MASTER PLAN TO BE
CONSISTENT WITH STATE LAW**

Motion by Ambrose, seconded by Woods, CARRIED UNANIMOUSLY: To proceed with updating the master plan to be consistent with state law.

**3. Closed Session to discuss Collective Bargaining Agreement Negotiations pursuant to
Section 8 (c) of the Open Meetings Act**

**CM 09-06-26 MOTION TO APPROVE CLOSED SESSION TO DISCUSS
COLLECTIVE BARGAINING AGREEMENT NEGOTIATIONS
PURSUANT TO SECTION 8 (C) OF THE OPEN MEETINGS ACT**

Motion by Woods, seconded by Ambrose, CARRIED UNANIMOUSLY: To approve closed session to discuss collective bargaining agreement negotiations pursuant to Section 8 (c) of the Open Meetings Act.

CORRESPONDENCE None

ATTORNEY'S REPORT None

UNFINISHED BUSINESS None

NEW BUSINESS

**1. Second Reading C-380-26 Amend Chapter 2, "Administration" to adopt Article IV
"Ethics"**

Mayor Gunther said he needs more time for review, he felt items overlapped.

City Manager Whitt recommended passing ordinance, if there is room for improvement it can be amended. He explained this is beneficial not only for staff but for elected officials and board and commission members.

**CM 09-07-26 MOTION TO ADOPT C-380-26 AN ORDINANCE TO AMEND
CHAPTER 2, "ADMINISTRATION", OF THE CITY OF WALLED
LAKE CODE OF ORDINANCES, TO ADOPT A NEW ARTICLE
IV "ETHICS"**

Motion by Ambrose, seconded by Woods, CARRIED UNANIMOUSLY: To adopt C-380-26 an ordinance to amend Chapter 2, "Administration" of the City of Walled Lake Code of Ordinances, to adopt a new Article IV "Ethics".

Roll Call Vote

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

2. Second Reading C-381-26 amend Chapter 2, Article II, add "Standardization of City Employment Contracts"

City Attorney Vanerian said he did not receive any feedback for changes or revisions from council.

CM 09-08-26 MOTION TO ADOPT C-381-26 AN ORDINANCE TO AMEND CHAPTER 2, ARTICLE II OF THE CODE OF ORDINANCES, CITY OF WALLED LAKE, MICHIGAN, BY ADDING NEW SECTION 2-5 "STANDARDIZATION OF CITY EMPLOYMENT AGREEMENTS; MANDATING ETHICAL COMPLIANCE AND SEVERANCE FORFEITURE TERMS; ESTABLISHING CITIZENS COMPENSATION BOARD OVERSIGHT; REQUIRING TWO-THIRDS (2/3) UNANIMOUS COUNCIL CHANGES; DEMANDING PUBLIC DISCLOSURE PREREQUISITES PRIOR TO CONTRACT EXECUTION

Motion by Schinzing, seconded by O'Rourke:

Discussion

Council Member Woods referenced page 83 of packet, page 2 of proposed ordinance section 1), Citizens Compensation Board Review; 2) Formal Public Disclosure; 3) Unanimous Two-Thirds Council Vote; 4) Final Contract Approval. He there should be a reasonable timeframe for the process, not to leave open-ended. He said item number 2 Formal Public Disclosure would be required to have the compensation board to submit to the council. He said number 3, Unanimous Two-Thirds vote does not make sense to him. He suggested a timeframe be established because he does not want to get into a position where the city is stuck searching for somebody while in the process that could take six months or longer. He said there should be a guard rail.

City Attorney Vanerian said council can do that. There is nothing legally inappropriate about that request.

Mayor Gunther asked how we accelerate the process to hire so we don't lose a qualified candidate.

Council Member Arnold recommended thought be placed behind this because these items are carefully be added with much consideration.

City Manager Whitt said this creates another committee, a Citizen Compensation Committee. It will be his role to put together. He explained there is no immediate effective other than how to make it work. City Manager Whitt said you cannot standardize a union contract; this is for people who are not in the union. City Manager Whitt said he recommends passing and felt the city council should be the compensation committee.

Mayor Pro Tem O'Rourke recommended tabling with further discussion to be held.

CM 09-09-26 MOTION TO TABLE C-381-26 AN ORDINANCE TO AMEND CHAPTER 2, ARTICLE II OF THE CODE OF ORDINANCES, CITY OF WALLED LAKE, MICHIGAN, BY ADDING NEW SECTION 2-5 "STANDARDIZATION OF CITY EMPLOYMENT CONTRACTS" TO REGULATE EXECUTED EMPLOYMENT AGREEMENTS; MANDATING ETHICAL COMPLIANCE AND SEVERANCE FORFEITURE TERMS; ESTABLISHING CITIZENS COMPENSATION BOARD OVERSIGHT; REQUIRING TWO-THIRDS (2/3) UNANIMOUS COUNCIL CHANGES; DEMANDING PUBLIC DISCLOSURE PREREQUISITES PRIOR TO CONTRACT EXECUTION

Motion by O'Rourke, seconded by Woods: CARRIED UNANIMOUSLY: To table C-381-26 an ordinance to amend Chapter 2, Article II of the Code of Ordinances, City of Walled Lake, Michigan, by adding new section 2-5 "Standardization of city employment contracts" to regulate executed employment agreements; mandating ethical compliance and severance forfeiture terms; establishing citizens compensation board oversight; requiring two-thirds (2/3) unanimous council changes; demanding public disclosure prerequisites prior to contract execution.

3. Second Reading C-382-26 Amend Chapter 26, Article II, "Downtown Development Authority"

CM 09-10-26 MOTION TO ADOPT C-382-26 AN ORDINANCE TO AMEND CHAPTER 26, ARTICLE II, "DOWNTOWN DEVELOPMENT AUTHORITY" DIVISIONS I "GENERALLY" OF THE CITY OF WALLED LAKE CODE OF ORDINANCES TO ADOPT UPDATED REFERENCES AND REQUIREMENTS UNDER PUBLIC ACT 57 OF 2018 WITH DELETION OF SECTION 26-32 (17) AND (18)

Motion by Woods, seconded by Arnold, CARRIED UNANIMOUSLY: To adopt C-382-26 an ordinance to amend Chapter 26, Article II, "Downtown Development Authority" Divisions I "Generally" of the City of Walled Lake Code of Ordinances to adopt updated references and requirements under Public Act 57 of 2018 with deletion of section 26-32 (17) and (18).

Discussion

Council Member Woods explained 26-32 (17) was going to be removed as per discussions from the DDA Board and he suggested 26-32 (18) A-E and incubator items be removed. He said a future conversation could be held for amendments.

City Manager Whitt said as the Executive Director of the DDA he also supports the changes and recommends approval.

Roll Call Vote

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

4. Proposed Resolution 2026-24 Authorizing Budget Amendment for Prepayment for Capital Improvements to the Walled Lake-Novı Wastewater Treatment Plant

Finance Director Pesta stated that the \$969,000 payment had been discussed with council and would cover the five-year wastewater treatment plant improvement project while helping to keep water bills low for residents.

City Manager Whitt explained that the City did not participate in the Authority and is proceeding with prepayment.

Ms. Pesta confirmed this.

City Manager Whitt stated that, to the city's knowledge, there are no additional Authority charges at this time. He explained that water bills will continue to have normal increases; however, those increases will not be attributable to the five-year wastewater treatment plant improvements. He further stated that past council has never voted to increase the city's millage rate and that increases in residents' overall tax burden are attributable to millages imposed by other entities.

Council Member Schinzing asked how the \$3 million amount was determined.

Ms. Pesta stated that the WRC presented the \$3 million amount to the city in January during their presentation to council. She explained that the city received confirmation of the actual amount due on August 6, 2026.

City Manager Whitt stated that the city had been preparing for this expense and that funds had been set aside for the project.

Council Member Schinzing asked where the funds were currently held.

Finance Pesta explained the funds are already in reserve as part of the Capital Improvement Projects discussed in City Manager's three budget work sessions for Fiscal Year 2027.

CM 09-11-26 MOTION TO APPROVE RESOLUTION 2026-24 A RESOLUTION AUTHORIZING BUDGET AMENDMENT FOR PREPAYMENT FOR CAPITAL IMPROVEMENTS TO THE WALLED LAKE-NOVI WASTEWATER TREATMENT PLANT

Motion by Ambrose, seconded by Schinzing, CARRIED UNANIMOUSLY: To approve resolution 2026-24 a resolution authorizing budget amendment for prepayment for capital improvements to the Walled Lake- Novi Wastewater Treatment Plant.

Roll Call Vote

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

Council Member Schinzing said he would like to have Mayor Gunther involved with preparation of agenda items.

CM 09-12-26 MOTION TO HAVE THE MAYOR INVOLVED IN PREPARATIONS FOR AGENDA ITEMS

Motion by Schinzing, failed due to lack of second.

Discussion

City Manager Whitt said every member of council has an opportunity to be involved in the agenda by contacting the clerk's office. He explained every member of council may add items, he said items also can be added the evening of the meeting.

Council Member Woods said he does not understand the "I gotcha moment" Council Member Schinzing is producing. Woods explained to Mayor Gunther and Council Member Schinzing they may meet with the City Manager at any point, to put anything on the agenda.

CM 09-13-26 CITY MANAGER TO CONTACT THE MAYOR TO WORK ON THE AGENDA BEFORE IT GOES OUT

Motion by Schinzing, failed due to lack of second.

Mayor Gunther said to City Manager Whitt, "we have to speak more there are several items I want to get done".

City Manager Whitt said if you disrespect the office or disrespect my staff, then you're not going to get the attention you deserve. We are professional, everybody over there (pointing to city staff) is a professional with college degrees. We respond to anybody who's responsive. Manager Whitt stated he will not participate in the circus atmosphere. He said he has met with Mayor Gunther many times. He said if reference is being made to the recent activity with the man on the beach, he believed Mayor Gunther was dead wrong in his actions, and he was not going to participate in any of that. He said he has received complaints against the mayor, from the man downtown.

Council Member Schinzing explained he does not see the agenda until Thursday, does not like adding items for the day of meeting. He asked if the agenda can be shared ahead of time, residents don't even know what is going on.

City Manager Whitt said we can set a time limit for when items can be added to agenda. He explained historically it has been Thursday for packet production and presentation, if council would like it for Tuesday, then we can work with that.

Council Member Schinzing said if we can find out on Tuesday what is going on agenda for Thursday that would be good. He said what he is blind about is what exactly is going on agenda and if items he wants to discuss are missing, they can be added before Thursday presentation.

Council Member Woods said it would be best to visit or communicate with administration; we can table an item if not quite there yet, we also have to give staff time to get things done.

Council Member Schinzing said what he has a problem with is he does not know what is going to be on agenda before it goes out.

Mayor Pro Tem O'Rourke said if you want something on agenda send it in. He said there are a couple of things he wanted to have added to agenda and they were.

Council Member Schinzing said he has sent in several emails requesting information on allocated personnel and the FTE analysis. He said he began conversations in March with this request and has been asking for this ever since.

Council Member Woods explained based on his review, he believed the issue was causing frustration for staff. He explained that when reviewing the adopted budget, including the approved budget presented in June and the FY 2026-27 and FY 2027-28 forecasts, the figures appeared to balance to zero from a General Ledger perspective. Council Member Woods explained for purposes of analysis and ensuring compliance with State requirements and grant requirements, personnel allocations should be reflected in the General Ledger. He noted that the adopted budget identifies the authorized positions and their allocations. He explained that conducting a detailed personnel allocation analysis would require employees to track and allocate their time among different positions or functions. He said using the City Manager as an example, he explained that if the City Manager performed duties associated with another position, the time would need to be separately allocated, creating an additional administrative burden.

Council Member Woods stated that such a process could slow the city's operations and divert staff time from other municipal responsibilities. He explained that while a step-down method could be used, the direct method is less complex and currently reflects the allocated portions for FY 2026, FY 2026-27, and FY 2027-28, which he believed all balance to zero. Council Member Woods stated that the reciprocal method would be the most complex and could further increase the administrative workload.

Council Member Schinzing, said staff did this, and he wants to know what percentage of their salary is allocated to that GL account. It should be available. He said he is not asking for a new document, but one that exists. He said he does not understand those numbers. He said he has been asking for a while and he is ignored. He said the FTE analysis in last year's budget was incorrect. This year's budget there was not a FTE analysis. This should be available. He said he has been told when he met with staff, he would get this, and he still does not have this.

CM 09-14-26 MOTION TO GET FTE ANALYSIS BEFORE NEXT MEETING

Motion by Schinzing, failed due to lack of second.

City Manager Whitt said what Council Member Schinzing is talking about makes no sense, he made misstatements today. Mr. Whitt said this is a circus Mr. Schinzing has created. City Manager Whitt said he does not know what Council Member Schinzing does not know.

Mayor Gunther explained you allocate 1/3 of a person here and 1/3 of a person here. He explained that Council Member Schinzing is asking what documents showed the numbers. He said the numbers are different from last year.

City Manager Whitt stated he will meet with Council Member Schinzing.

Council Member Schinzing said he has asked for this three times, what employees and what percentage of the GL they are related to.

CM 09-15-26 WHAT EMPLOYEE AND PERCENTAGE IS ASSOCIATED WITH WHAT GL

Motion by Schinzing, second by Woods: MOTION CARRIED: To provide employee and percentage is associated with GL.

Council Member Arnold said he agrees there is a communication issue if council has to make a motion to get information.

Mayor Pro Tem O'Rourke stated he agreed with Council Member Arnold.

City Manager Whitt said he cannot make Council Member Schinzing understand what he says he does not understand. He said he will meet with Council Member Schinzing when he is available to meet.

Council Member Schinzing said he never said finance is doing anything wrong, he said he does not have the data, and he would like to see the data behind it. He said he is available Monday and Tuesday of next week to meet with City Manager Whitt.

MAYOR'S COMMENT'S None

AUDIENCE PARTICIPATION

Parks and Recreation Chairman Johnson thanked everyone for their time and discussed Parks and Recreation oversight of the cemetery and beach. He explained regarding the cemetery, Mr. Johnson referenced Jim Stevenson from the Masons and asked what could be done collectively to establish a small budget to address needed improvements. He said that Mr. Stevenson is essentially a one-person team who works to clean and maintain the headstones. Mr. Johnson also discussed his increased visits to the beach and parks and said he has been gathering feedback from residents regarding their experiences in these areas. He said he has concerns about nuisances, including excessively loud music and other activities that may make visitors uncomfortable. He questioned whether a member of the Parks and Recreation Commission could be given additional authority to address such issues or whether police assistance should be requested. Mr. Johnson explained concerns about activity at the beach and mentioned an individual who appeared to be homeless, stating that the beach may be attracting undesirable activity. Mr. Johnson said he had applied to serve on the Traffic Safety Board. He said he has concerns regarding the Airline Trail, noting that pedestrians using the trail may be accessing DM Motors property as a means of passing through the area.

Mayor Gunther said the Masons are funding the cemetery project.

Council Member Woods said he has personally worked with the Masons; they need more volunteers to assist. He said when he was working with Mr. Stevens, a lot of work was done.

Mayor Gunther said the Parks and Recreation Commission can be the oversight for the cemetery.

Council Member Woods said there are folks that do not want their family items touched and Mr. Stevens has been sensitive to this and has been reaching out beforehand. Council Member Woods said it is a great idea to have Mr. Johnson on the Traffic Safety Board, and he would like to also add Mr. Alan LaPoint to Parks and Recreation and Mindy Fernandes to DDA and Planning Commission.

CM 09-16-26 MOTION TO NOMINATE AND APPOINTMENT GIOVANNI JOHNSON TO THE TRAFFIC SAFETY BOARD

Motion by Woods, seconded by Ambrose, CARRIED UNANIMOUSLY: To nominate and appointment Giovanni Johnson to the Traffic Safety Board.

Roll Call Vote

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

CM 09-17-26 MOTION TO APPOINT ALAN LA POINTE TO THE PARKS AND RECREATION COMMISSION

Motion by Woods, seconded by Ambrose,

Discussion

Mayor Pro Tem O'Rourke said he is ok to vote on Mr. Johnson to Traffic Safety Board but not comfortable with the other nominations.

Council Member Arnold said he is also not comfortable and has no disrespect to any of them.

Council Member Woods said he will withdrawal motion for Alan La Pointe, we can bring Mr. LaPointe back before council for interview.

CM 09-18-26 MOTION TO NOMINATE AND APPOINT MINDY FERNANDES TO THE DDA AND PLANNING COMMISSION

Motion by Woods, seconded by Ambrose, MOTION CARRIED: to nominate and appoint Mindy Fernandes to the DDA and Planning Commission.

Discussion

Council Member Arnold said he would like to hear from Mrs. Fernandes about why she would be a good fit.

Mayor Pro Tem O'Rourke agreed.

Council Member Woods explained Mrs. Fernandes meets with Mainstreet of Oakland County, council members know her from the past election, and she is currently on the Parks and Recreation Commission.

Mayor Gunther said he does not have a problem with appointing Ms. Fernandes.

Council Member Arnold explained he did not want to railroad people onto the city's boards and commissions.

Mayor Pro Tem O'Rourke said he is agreement with Council Member Arnold.

Council Member Ambrose said he is disappointed; we have somebody who unconditionally wants to improve the city. He explained he does not understand it, and it is a massive mistake on Council Member Arnold and Mayor Pro Tem O'Rourke's part. They all know the individuals.

Mayor Gunther explained Mrs. Fernandes has massive connections that could benefit the city.

Roll Call Vote

Ayes (4)	Woods, Ambrose, Schinzing, Gunther
Nays (2)	Arnold, O'Rourke
Absent (1)	Loch
Abstain (0)	

Council Member Arnold said he will not be pressured to make a decision. Council Member Arnold said he had to excuse himself from tonight's meeting he had to go to work. He said he can get filled in later or as needed. He asked if there were any consequences to his departure.

Council Member Arnold departed from meeting at 10:23 p.m.

Council recessed 10:24 p.m.

Council reconvened 10:33 p.m.

Council entered closed session 10:35 p.m.

Council arose from closed session 10:50 p.m.

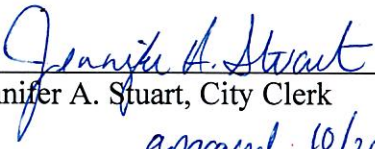
**CM 09-19-26 MOTION TO EXCUSE COUNCIL MEMBER LOCH
FROM TONIGHT'S MEETING**

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

ADJOURNMENT

CM 09-20-26 ADJOURNMENT

Motion by Ambrose, seconded by Woods, CARRIED UNANIMOUSLY: To adjourn the meeting at 10:55 P.M.



Jennifer A. Stuart, City Clerk
approved 10/20/26

Richard Gunther, Mayor