



**CITY OF WALLED LAKE**  
**SPECIAL ORGANIZATIONAL COUNCIL MEETING**  
**REGULAR COUNCIL MEETING**  
**TUESDAY, NOVEMBER 21, 2023**  
**7:30 P.M.**

City Clerk Stuart welcomed everyone to the regularly scheduled November City Council meeting and introduced Council Member Casey R. Ambrose, Council Member Mindy Fernandes, Council Member Tamra Loch, Council Member John Owsinek, Council Member Ryan Woods, Mayor Pro Tem Bennett Lublin, and Mayor Linda Ackley.

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

**PLEDGE TO FLAG & INVOCATION**

Invocation by Mayor Pro Tem Lublin.

**ROLL CALL**

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

**OTHERS PRESENT**

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

**REQUESTS FOR AGENDA CHANGES**

Council Member Owsinek requested to add the annual performance reviews for City Manager Whitt and City Attorney Vanerian. Mayor Ackley added under new business item #4 annual performance evaluation of City Manager Whitt and #5 annual performance evaluation of City Attorney Vanerian.

**CURRENT COUNCIL**

- 1. Proposed Resolution 2023-91 Ratifying the November 7, 2023, General Election Results for the Office of Council Member**

**CM 11-01-23 MOTION TO APPROVE RESOLUTION 2023-91 A RESOLUTION RATIFYING THE NOVEMBER 7, 2023 GENERAL ELECTION RESULTS FOR THE OFFICE OF COUNCIL MEMBER; ACCEPTING INCUMBENT RYAN WOODS AS A COUNCIL MEMBER**

Motion by Lublin, seconded by Owsinek, UNANIMOUSLY CARRIED: Motion to approve resolution 2023-91 a resolution ratifying the November 7, 2023, general election results for the Office of Council Member; accepting incumbent Ryan Woods as a council member.

Roll Call Vote

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

**2. Proposed Resolution 2023-92 Ratifying the November 7, 2023, General Election Results for the Office of Council Member**

**CM    11-02-23      MOTION TO APPROVE RESOLUTION 2023-92 A RESOLUTION RATIFYING THE NOVEMBER 7, 2023 GENERAL ELECTION RESULTS FOR THE OFFICE OF COUNCIL MEMBER; ACCEPTING INCUMBENT CASEY ROBERT AMBROSE AS A COUNCIL MEMBER**

Motion by Owsinek, seconded by Woods, UNANIMOUSLY CARRIED: Motion to approve resolution 2023-92 a resolution ratifying the November 7, 2023 general election results for the Office of Council Member; accepting incumbent Casey Robert Ambrose as a council member.

Roll Call Vote

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

**3. Ratifying the November 7, 2023, General Election Results for the Office of Council Member**

**CM    11-03-23      MOTION TO APPROVE RESOLUTION 2023-93 A RESOLUTION RATIFYING THE NOVEMBER 7, 2023 GENERAL ELECTION RESULTS FOR THE OFFICE OF COUNCIL MEMBER; ACCEPTING INCUMBENT TAMRA LOCH AS A COUNCIL MEMBER**

Motion by Woods, seconded by Ambrose, UNANIMOUSLY CARRIED: Motion to approve resolution 2023-93 a resolution ratifying the November 7, 2023 general election

results for the Office of Council Member; accepting incumbent Tamra Loch as a council member.

Roll Call Vote

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

**4. Sine Die of Current Council**

**CM 11-04-23 SINE DIE OF CURRENT COUNCIL**

Motion by Owsinek, seconded by Lublin, UNANIMOUSLY CARRIED: To adjourn, Sine Die of current council.

**ORGANIZATIONAL MEETING**

**1. Swearing in of Council Members for a new four-year term of office beginning 8:00 p.m., November 21, 2023**

Ceremonial Oath of Office administered to reelected Council Member Woods, Council Member Ambrose, and Council Member Loch by HR Director/Deputy Clerk Sears.

**2. Introduction of newly elected City Council**

**3. Ratifying the Appointment of Council Member Ryan Woods as Mayor Pro Tem**

**CM 11-05-23 MOTION TO APPROVE RESOLUTION 2023-94 A RESOLUTION RATIFYING THE APPOINTMENT OF COUNCIL MEMBER RYAN WOODS AS MAYOR PRO TEM**

Motion by Lublin, seconded by Fernandes, UNANIMOUSLY CARRIED: To approve resolution 2023-94 a resolution ratifying the appointment of Council Member Ryan Woods as Mayor Pro Tem.

Roll Call Vote

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

## PRESENTATION

### 1. Resource Recovery and Recycling Authority – Mike Csapo

Mr. Mike Csapo explained city administration has kept a very sharp watch over the financials for services. Mr. Csapo provided a presentation on the city's household per capita for recycling and waste services opining the city held very low expenditures. Mr. Csapo explained larger communities are spending more. Mr. Csapo explained the proposal before the council does have a modest 13% rate increase over a three-year extension. Mr. Csapo explained the rate increase accounts for inflation and CPI adjustments each year.

Council Member Lublin said \$180 per year per household is approximately \$15 a month.

Mayor Ackley said the quality of service and price we are receiving from Green for Life (GFL) has been satisfying and the proposal is well within reason.

Mayor Pro Tem Woods said GFL does well with their timeline for pick up. Mayor Pro Tem Woods asked about services for recycling carts.

Mr. Csapo explained adding cart services provides a cleaner look however, smaller communities may have some trouble with storage. Mr. Csapo explained if in the future the city wishes to move to carts that can be reviewed after this three-year extension.

Council Member Owsinek said GFL does a good job and wished to move on the resolution.

**CM 11-06-23 MOTION TO APPROVE RESOLUTION 2023-95 A RESOLUTION OF THE CITY COUNCIL AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE THE SOLID WASTE, YARD WASTE, RECYCLING COLLECTION, AND DISPOSAL AGREEMENT AND EXTENSION WITH GREEN FOR LIFE**

Motion by Owsinek, seconded by Loch, UNANIMOUSLY CARRIED: To approve resolution 2023-95 a resolution of the City Council authorizing and directing the City Manager to execute the solid waste, yard waste, recycling collection, and disposal agreement and extension with Green for Life.

### Roll Call Vote

Ayes (7) Owsinek, Ambrose, Fernandes, Loch, Lublin, Woods, Ackley  
Nays (0)  
Absent (0)  
Abstain (0)

**AUDIENCE PARTICIPATION** None

## APPROVAL OF MINUTES

### 1. Regular Council Meeting and Public Hearing of October 17, 2023

#### CM 11-07-23 MOTION TO APPROVE REGULAR COUNCIL MEETING AND PUBLIC HEARING OF OCTOBER 17, 2023

Motion by Lublin, seconded by Woods, UNANIMOUSLY CARRIED: To approve regular council meeting minutes and public hearing of October 17, 2023.

## COUNCIL REPORT

Council Member Owsinek said there was not a planning commission meeting this month, but City Attorney Vanerian does have an agenda item this evening regarding a conditional rezoning request that came before the Planning Commission in October.

Council Member Lublin said the library board met on Friday to report visits have increased significantly, construction is complete, and it looks great. Council Member Lublin explained the library board approved starting January 1, 2024, not charging a fee for overdue books. Council Member Lublin said he met with realtor Mr. Randy Thomas about 615 N Pontiac Trail and the state has not approved the site.

## MAYOR'S REPORT None

## CITY MANAGER'S REPORT

City Manager Whitt introduced the city staff, City Clerk Jennifer Stuart, HR Director Miranda Sears, Finance Director Chelsea Pesta, Public Safety Deputy Director Paul Shakinis, Acting Police Chief Heather Kolke, General Services Director Scott Schrader, Deputy Fire Chief Jason Gonzalez/Fire Marshal, and Assistant to City Manager Hana Jaquays, who was in attendance virtually from Hong Kong. City Manager Whitt said he has a good staff and is looking forward to another good year.

### 1. Consent Agenda Written Departmental / Divisional Statistical Reports

- a. Police
- b. Fire
- c. Finance
  - Warrant

#### CM 11-08-23 APPROVAL OF CITY MANAGER'S CONSENT AGENDA ITEMS

Motion by Loch, seconded by Woods, UNANIMOUSLY CARRIED: To approve City Manager's Consent Agenda items.

Roll Call Vote

Ayes (7)        Fernandes, Loch, Lublin, Owsinek, Woods, Ambrose, Ackley  
Nays (0)  
Absent (0)  
Abstain (0)

**CORRESPONDENCE**                      None

**ATTORNEY'S REPORT**

City Attorney Vanerian said the proposed amendment rezones parcel 92-17-35-400-055 from C-1 to C-2. City Attorney Vanerian said the owner is proposing conditional rezoning. City Attorney Vanerian explained a conditional rezoning offers more than a straight rezoning, the land owner proposes conditions upon the land, a multi-tenant commercial building with a drive-thru. City Attorney Vanerian explained the rezoning request went before the planning commission for the required public hearing and it was approved for site plan and special land use. The rezoning is an ordinance amendment and requires a first and second reading before council.

1. **Memorandum Proposed Rezoning of NE Corner of 14 Mile and Decker, Parcel No. 92-17-35-400-055**
  - **First Reading C-371-23 Conditional Rezoning of NE Corner of 14 Mile & Decker Rd., Parcel No. 92-17-35-400-055**

**CM 11-09-23        MOTION TO APPROVE FIRST READING C-371-23 AN ORDINANCE TO AMEND TITLE V, ZONING AND PLANNING, CHAPTER 51, ZONING; ARTICLE 3.00, SECTION 3.02 "ZONING DISTRICT BOUNDARIES", TO REZONE A CERTAIN PARCEL FROM C-1 TO C-2, AND AMEND THE ZONING MAP TO REFLECT THE CHANGES TO THE ZONING DISTRICT BOUNDARIES**

Motion by Owsinek, seconded by Lublin, UNANIMOUSLY CARRIED: To approve first reading C-371-23 an ordinance to amend Title V, Zoning and Planning, Chapter 51, Zoning; Article 3.00, Section 3.02 "Zoning District Boundaries", to rezone a certain parcel from C-1 to C-2, and amend the zoning map to reflect the changes to the zoning district boundaries.

Roll Call Vote

Ayes (7)        Loch, Lublin, Owsinek, Woods, Ambrose, Fernandes, Ackley  
Nays (0)  
Absent (0)  
Abstain (0)

**UNFINISHED BUSINESS** None

**NEW BUSINESS**

**1. Proposed Resolution 2023-95 Green for Life Contract Extension**

Motion made after Presentation agenda item.

**2. Proposed Resolution 2023-96 Filing of Audit Fiscal Year 2023**

**CM 11-10-23 MOTION TO APPROVE RESOLUTION 2023-96 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WALLED LAKE TO DIRECT AND AUTHORIZE THE INDEPENDENT AUDITORS TO FILE TIMELY, THE 2023 YEAR-END FINANCIAL STATEMENTS WITH THE STATE**

Motion by Loch, seconded by Owsinek, UNANIMOUSLY CARRIED: To approve resolution 2023-96 a resolution of the City Council of the City of Walled Lake to direct and authorize the independent auditors to file timely, the 2023 year-end financial statements with the state.

Roll Call Vote

Ayes (7) Lublin, Owsinek, Woods, Ambrose, Fernandes, Loch, Ackley  
Nays (0)  
Absent (0)  
Abstain (0)

**3. Proposed Resolution 2023-97 Meeting Cancellation of the December 5, 2023 Regularly Scheduled City Council Meeting**

**CM 11-11-23 MOTION TO APPROVE RESOLUTION 2023-97 A RESOLUTION OF THE CITY COUNCIL TO CANCEL THE REGULARLY SCHEDULED CITY COUNCIL MEETING OF DECEMBER 5, 2023**

Motion by Loch, seconded by Woods, UNANIMOUSLY CARRIED: To approve resolution 2023-97 a resolution of the City Council to cancel the regularly scheduled City Council meeting of December 5, 2023.

Roll Call Vote

Ayes (7) Owsinek, Woods, Ambrose, Fernandes, Loch, Lublin, Ackley  
Nays (0)  
Absent (0)  
Abstain (0)

#### 4. Annual Performance Reviews for City Manager Whitt

Council Member Owsinek explained Mr. Whitt has the option to request a closed session for his performance review.

City Manager Whitt said he declined a closed session.

**CM 11-12-23 TO FIND AND DETERMINE THE CITY MANAGER'S ANNUAL PERFORMANCE REVIEW DURING THE CALENDAR YEAR OF 2023 WAS SATISFACTORY**

Motion by Owsinek, seconded by Loch, UNANIMOUSLY CARRIED: To find and determine the City Manager's annual performance review during the calendar year of 2023 was satisfactory.

#### Discussion

Council Member Lublin said City Manager Whitt well exceeds satisfactory by far.

Council Member said she agreed with Council Member Lublin.

Council Member Owsinek said City Manager Whitt's performance is extraordinarily good, he is here and available 24 hours a day / 7 days a week, and has provided great service to the council and residents.

Mayor Ackley said the city manager has done an excellent job for Walled Lake.

#### Roll Call Vote

Ayes (7) Woods, Ambrose, Fernandes, Loch, Lublin, Owsinek, Ackley  
Nays (0)  
Absent (0)  
Abstain (0)

#### 5. Annual Performance Reviews for City Attorney Vanerian

Council Member Owsinek explained Mr. Vanerian has the option to request a closed session for his performance review.

City Attorney Vanerian said he declined a closed session.

**CM 11-13-23 TO FIND AND DETERMINE THE CITY ATTORNEY'S ANNUAL PERFORMANCE REVIEW DURING THE CALENDAR YEAR OF 2023 WAS SATISFACTORY**



Motion by Owsinek, seconded by Loch, UNANIMOUSLY CARRIED: To find and determine the City Attorney's annual performance review during the calendar year of 2023 was satisfactory.

#### Discussion

Council Member Lublin said City Attorney Vanerian has done an excellent job and exceeds a satisfactory review.

City Manager Whitt said working with City Attorney Vanerian is a pleasure, he is the best attorney he has ever worked with. City Manager Whitt said we work together, it is a team effort, and the council is right in finding his performance satisfactory.

City Attorney Vanerian said the skill and competence of the city staff in general make his job successful, you're only as good as the tools in your toolbox.

Mayor Ackley said City Attorney Vanerian has brought a lot to the city and she is glad he was brought on board as a full-time employee. Mayor Ackley said City Attorney Vanerian is very good at his job, and easy to work with, and she hopes he stays for quite a while.

#### Roll Call Vote

Ayes (7)      Ambrose, Fernandes, Loch, Lublin, Owsinek, Woods, Ackley  
Nays (0)  
Absent (0)  
Abstain (0)

#### COUNCIL COMMENTS

Council Member Loch said thank you to everyone who came out and voted on November 7, 2023. Council Member Loch said it is an honor working for our citizens, we have the best staff, and looking forward to the next four years.

Council Member Owsinek said working with this council and staff is a very fulfilling tenure. Council Member Owsinek reminded everyone of the tree lighting ceremony on December 4<sup>th</sup> at 7:00 p.m. Council Member Owsinek wished everyone a happy Thanksgiving, a Merry Christmas, and a prosperous new year.

Council Member Fernandes wished everyone a happy Thanksgiving. Council Member Fernandes thanked DPW Superintendent Ladd for the festive décor at the city campus, it looks great and emphasizes the holiday spirit. Council Member Fernandes said it is truly an honor to work with this council, thank you, and congratulations. Council Member Fernandes invited everyone to the tree lighting ceremony on the 4<sup>th</sup> of December.

Council Member Lublin said we have a good team, council, police, fire, public works, and administration, all of our people work well together. Happy holidays to everyone. Council Member Lublin said even with the recent retirement of the Fire Chief, the response time of 4 min and 30 seconds remains outstanding, and the team continues to do well.

Council Member Ambrose thanked everyone who came out and voted on November 7, 2023, he is proud to call this community home. Council Member Ambrose said he is excited to continue on the council for another 4 years. Council Member Ambrose thanked City Manager Whitt, city staff, police, fire, and DPW for keeping our community safe.

Mayor Pro Tem Woods said the teamwork between City Manager Whitt, City Attorney Vanerian, city staff, DPW, police, and fire is appreciated. Mayor Pro Tem Woods said congratulations to Council Member Ambrose and Council Member Loch on their re-election. Mayor Pro Tem Woods invited everyone to the annual tree lighting on December 4<sup>th</sup>.

### MAYOR'S COMMENTS

Mayor Ackley said it is great to continue the momentum with this council, she has put her trust in this council and appreciates the support of this council. Mayor Ackley said Walled Lake is a great town and a great place to be. Mayor Ackley said she is excited about the annual tree lighting ceremony on December 4<sup>th</sup> and looking forward to welcoming all the children and their excitement.

### ADJOURNMENT

Meeting adjourned at 8:30 p.m.

  
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Jennifer A. Stuart, City Clerk  
*approved 11/8/24*

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Linda S. Ackley, Mayor