



**CITY OF WALLED LAKE
REGULAR COUNCIL MEETING
TUESDAY, APRIL 21, 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 Council Member Schinzing.

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

CM 04-01-26 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.

Roll Call Vote

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

REQUESTS FOR AGENDA CHANGE

Council Member Schinzing requested to add discussion for a code of conduct for employees during audience participation at meetings.

APPROVAL OF MINUTES

1. Regular Council Meeting Minutes of March 17, 2026

CM 04-02-26 MOTION TO APPROVE REGULAR COUNCIL MEETING MINUTES OF MARCH 17, 2026

Motion by Schinzing, seconded by Arnold, CARRIED UNANIMOUSLY: To approve regular council meeting minutes of March 17, 2026.

Roll Call Vote

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

2. Regular Council Meeting Minutes of April 7, 2026

**CM 04-03-26 MOTION TO APPROVE REGULAR COUNCIL MEETING
MINUTES OF APRIL 7, 2026**

Motion by Ambrose, seconded by Schinzing, CARRIED UNANIMOUSLY: To approve regular council meeting minutes of April 7, 2026.

Roll Call Vote

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

PRESENTATION

1. Great Lakes Water Authority – Water Service Contract

- **Proposed Resolution 2026-08 Great Lakes Water Authority (GLWA) Water Service Contract Amendment 6**

Mrs. Coffey provided a brief overview of the contract process. She explained that Walled Lake is one of approximately 80 communities under contract, all of which follow a model agreement originally established around 2007–2008. These contracts are reopened every four years, with a contract team working with approximately 20–25% of the communities during each cycle. The current amendment pertains to Exhibits 1 and 2, which outline contractual demands. GLWA representatives have met with City staff and WRC, an agreement has been reached and approved in attached exhibits.

Mayor Gunther asked about water usage trends and whether recent increases were due to recent break.

Mrs. Coffey explained that overall water usage is down, including average daily usage. She said that most customer usage has declined, emphasizing that as a governmental entity, water usage is influenced by multiple factors beyond local consumption alone.

Mayor Gunther raised concerns regarding a recent period of interrupted service.

Mrs. Coffey clarified that the data presented reflects the last three years and does not include the most recent year. Mrs. Coffey explained if a break does occur within the 3-year review, that data is removed, it is not taken into account for water rate calculations.

City Manager Whitt explained that water usage began declining around 2018–2019, correlating with the transition to the Oakland County Water Resources Commissioner (WRC) system, during which underground leaks were identified. Mr. Whitt confirmed that the WRC transition significantly reduced water loss and improved system efficiency, crediting Mr. Ladd's leadership.

Finance Director Pesta explained that while usage has declined, WRC rates are expected to increase due to bonding for a new facility in Pontiac, these costs will be passed on to municipalities.

City Manager Whitt clarified that city water rates are set by WRC, not GLWA, and that inquiries should be directed accordingly.

Mayor Gunther noted that WRC is planning a \$140 million bond to consolidate six facilities, which will impact customer water bills.

Mayor Gunther requested a detailed history of the 14 Mile Road water main issues.

Mrs. Coffey acknowledged that the recent pipe failures are unacceptable and do not meet expected service levels. She introduced members of the GLWA team and explained that the affected pipe system is approximately 50 years old, though it was expected to last up to 100 years. She explained that GLWA inherited this infrastructure during the Detroit water system transition. The system includes large transmission mains, including 42-inch diameter pipes under high pressure. Some GLWA infrastructure is over 100 years old, and replacement prioritization is based on age and condition. Mrs. Coffey outlined the history of failure. She explained the initial failure in 2017; subsequent failures in September and March 2026; and the pipe that failed on March 7 had been inspected five years prior with no detected defects. Mrs. Coffey explained that pipe sections are approximately 20 feet long and that about 60 sections have been replaced to date. GLWA anticipates significant future investment will be required to achieve the level of service expected.

Council Member Woods requested clarification on why failures continue to occur along 14 Mile Road even with the presence of both a large transmission main and a 24-inch main.

Mrs. Coffey introduced Mr. Pete Fromm, project manager from GLWA who explained the 42-inch transmission main is from the 1970s and is being replaced (west of M-5 to west of Novi Road) while there is a 24-inch main that was installed in 2020 to provide redundancy, the 24-inch line can support average daily demand and maintain service to the Walled Lake master meters.

Council Member Woods asked why redundancy failed during the March 7 break.

Mr. Fromm explained that valve configurations east of M-5 and system flow conditions limited the effectiveness of the backup system at that time. Operational adjustments were required to stabilize service.

Mayor Gunther expressed concern regarding the poor project management, insufficient planning, traffic impacts, and lack of coordination, specifically citing heavy truck traffic on East Walled Lake Drive.

Mrs. Coffey responded that GLWA strives to follow best practices and coordinates with multiple agencies, including the Road Commission for Oakland County (RCOC), but acknowledged that improvements in coordination and communication are needed. She said GLWA has the best people who oversee these types of projects.

Mayor Gunther stated that there appears to be a lack of coordination between GLWA, RCOC, and WRC.

Mrs. Coffey agreed and committed to improving communication and ensuring the city is more involved in planning processes.

Council Member Woods requested an update on construction timelines.

Mr. Fromm explained the 42-inch main installation was completed. The 48-inch main completion is approximately one week behind schedule. He explained their testing is underway, with the 42-inch main expected to return to service west of M-5 to Wixom's master meter by early May. He explained road restoration along 14 Mile Road is underway in coordination with RCOC and the project remains on track for completion by late June or July.

Council Member Woods referenced discussions in Novi regarding pressure fluctuations caused by switching between DTE power and generator systems.

Mrs. Coffey explained that pressure transients (waves) can occur during power interruptions and may impact system stability. GLWA works to minimize these effects but acknowledged challenges when DTE outages occur.

Mayor Gunther emphasized the need for improved mass communication, including a potential text alert system.

Mrs. Coffey outlined GLWA's current emergency communication protocol which includes 24/7 system monitoring; initial notification to DPW directors in affected communities; activation of emergency operations as needed; and public communication coordinated through local agencies. She noted that six communities were impacted during the most recent incident, though not all experienced full-service disruption.

City Manager Whitt expressed concern that notification to the City occurred via email at 4:00 a.m. and stressed the need for more effective communication. He emphasized that residents often attribute system failures to City leadership due to lack of clear information.

Mrs. Coffey agreed that communication improvements are necessary and expressed openness to developing enhanced notification systems, including potential push alerts, in collaboration with the city.

Council Member Schinzing asked about ongoing testing and investigation of pipe failures.

Mrs. Coffey explained that failed pipes undergo forensic analysis, confirming that the issue stems from pipe degradation rather than external interference. The pipes are prestressed concrete with internal wire reinforcement, and failures are occurring due to accelerated wire deterioration beyond expected rates. She explained that GLWA is evaluating a hybrid approach of increased monitoring and large-scale replacement. Significant investment will be required moving forward to maintain system reliability and meet service expectations. Ms. Coffey said that enhanced communication strategies will require additional follow-up discussions with the city.

CM 04-04-26 MOTION TO APPROVE RESOLUTION 2026-08 A RESOLUTION TO APPROVE AMENDMENT NO. 6 TO WATER SERVICE CONTRACT BETWEEN GREAT LAKES WATER AUTHORITY AND CITY OF WALLED LAKE

Motion by Schinzing, seconded by Woods, CARRIED UNANIMOUSLY: To approve resolution 2026-08 a resolution to approve amendment No. 6 to water service contract between Great Lakes Water Authority and City of Walled Lake.

Roll Call Vote

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

NEW BUSINESS

Council Member Schinzing requested to address the City's Code of Conduct related to staff and city council during audience participation. Council Member Schinzing said that the Constitution affirms the public's right to petition and address their government, and that elected officials have an obligation to listen. He stated that during public comments, Council Members and staff should refrain from responding either verbally or through gestures to individuals addressing the Council. He further stated that if a Council Member or staff member is uncomfortable with comments being made, they may leave the meeting temporarily rather than engage. Council Member Schinzing said that enforcement measures would include censure for Council Members and disciplinary action for staff, up to and including termination with cause, in order to mitigate legal risk and maintain decorum. He said that Council should not engage in back-and-forth during public comment, individuals should not be required to remain present if they feel uncomfortable and may step away at their discretion.

Council Member Arnold said that sounds reasonable, but where do you draw the line. He said he recalled a couple meetings ago, one of our peers was challenged.

Mayor Gunther directed City Attorney Vanerian to provide a policy at the next council meeting.

Council Member Schinzing said no one should sit through anything they are uncomfortable, as the government we are tasked with listening to the residents, they have three (3) minutes. He moved to direct the city attorney to draft code of conduct policy for city council and staff.

Mayor Gunther said this was a directive not a motion.

Council Member Woods questioned then if something is said that is not true, council is not able to correct. He did not agree with this. Council Member Woods said city official emails are readily available, we can all be reached. Council Member Woods said if someone said misinformation, he would like to respond.

Mayor Pro Tem O'Rourke thanked the Clerk, Ms. Stuart, for her efforts in enforcing the three-minute time limit for public comment. He noted that since the issue was first raised at a prior meeting, she has done an effective job maintaining order and ensuring speakers adhere to the established time constraints. Mayor Pro Tem O'Rourke explained input from City Attorney Vanerian regarding the proposed changes Code of Conduct is necessary. He agreed with concerns raised by Council Member Arnold and Woods.

City Attorney Vanerian said he will review rules of conduct and ethics policy and reporting back to council.

CM 04-05-26 TO DIRECT THE CITY ATTORNEY TO DRAFT CODE OF CONDUCT LANGUAGE FOR COUNCIL MEETINGS FOR CITY COUNCIL AND STAFF

Motion by Schinzing, seconded by Arnold, CARRIED UNANIMOUSLY: To direct the city attorney to draft code of conduct language for council meetings for city council and staff.

Roll Call Vote

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

AUDIENCE PARTICIPATION

Mr. Jerry Anderson, 127 S. Pontiac Trail, a Walled Lake resident since 1978 acknowledging progress on the 14 Mile Road project and expressed appreciation for the anticipated reopening timeline. He then shifted his comments to the East Bay matter, confirming it was an agenda item. He stated that the issue has created friction among residents. He identified himself as President of the Lake Area Homeowners Association (LAHA), which represents residents with riparian rights on Walled Lake and Shawood Lake. He noted that at least one East Bay resident is a member of LAHA due to having riparian rights. Mr. Anderson explained that under the 2002

Planned Unit Development (PUD) agreement between the city and the East Bay developer, motorized boats were prohibited. He described this provision as a key condition of the agreement, noting that the City granted significant concessions to the developer including variances related to building height, density, setbacks, and elevations to make the project financially feasible. He stated that, in his view, the primary benefit retained by the city in the agreement was the prohibition of motorized boats. He explained that the development did not provide financial contributions for any infrastructure improvements, which, this development has contributed to ongoing traffic and safety concerns in the area since being built. He said look at Leon Road, that is a death threat. Mr. Anderson emphasized that the East Bay development is now established and has been in place since 2002, like it or not. He questioned why the issue of allowing motorized boats is being revisited, stating that the existing bylaws clearly prohibit them. He suggested that the current discussion attempts to address a problem that does not exist. He referenced prior consideration of the issue in 2016, noting that the Planning Commission recommended denial in a 5-1 vote and that the City Council also denied the request in a 5-2 vote. He questioned what has changed since that time to warrant reconsideration. He said the only change that he is aware of is the new council members. Mr. Anderson said he does not believe a hardship exists, noting that East Bay continues to develop and sell units, some starting at \$300,000 and reiterated his concern regarding reopening the matter.

Kelly Adams, 100 East Bay Drive explained she is a co-owner in East Bay Village. She said a few of us are here tonight to ask the Council to table the discussion to amend our PUD regarding the motorized boat docking for their community. She said they need to take a pause to ensure transparency and to evaluate the heavy impacts of this proposal. She explained there are issues such as legal validity. The board is acting upon an 11-year-old vote that was never to their knowledge finalized. This may not reflect the current will of our 248 co-owners. Our community has turned over quite a bit in the last 11 years, and a new vote should be taken with our current community. We feel that there's a disproportionate loss. The prior drafted plan sacrifices 2/3 of our shared waterfront. There are also safety and environmental concerns. We have seen no plans for swimming safety, pollution control, etc. There's a concern that the water depth is insufficient for safe boating maneuvering. We have financial unknowns, there's a lack of clarity in what the insurance costs, accident and damage liability. What happens to the strain on their parking and who is ultimately paying for the construction and maintenance of our boat dock and slips. In closing, we're simply requesting the deferment until a formal committee meeting can occur. She said they want to protect their community areas as well as the entire community, not just for a small minority. She asked for time to review the economic and physical impacts before making a permanent change to their neighborhood.

Scott Toth, 455 Sparks stated that much of the discussion regarding East Bay has focused on the eastern portion of the development, while he believes concerns on the western side warrant greater attention. He explained stormwater drainage improvements that were identified in 2018, specifically related to the detention pond located on the west side of the development. He explained that, according to prior plans prepared by Boss Engineering, backflow prevention measures (check valves) were to be installed as part of drainage area improvements. Mr. Toth described ongoing issues with the detention pond, noting that it fills during rain events and, once reaching capacity, overflows onto his property. He indicated that the runoff contains parking lot drainage, which has negatively impacted vegetation, created standing water, and contributed to

mosquitoes and other pests. He also expressed concern about erosion and the effect on his ability to safely use his yard with his children. He further stated that drainage in the area is constrained, with no clear outlet for excess water once overflow occurs. As a result, water remains on his property until it evaporates or is manually pumped out, which he indicated has become his responsibility. Mr. Toth questioned whether the detention pond is being properly maintained, including whether dredging and other upkeep activities are occurring as intended. He expressed concern that if existing stormwater infrastructure is not being maintained, it raises broader concerns about overall management of the development.

Chris Tamer, 435 Decker, has lived in the city since 1991 and he does have deeded access to the lake by way of Leon Road. He said there has been an abundance of boats on the lake. How many boats can a resident have on the water. He said this is a problem in Novi as well. He said overcrowding is apparent, who enforces the number of boats on the lake who should not be there. He does not want to lose his lake access because he has not used it. He asked council to visit the number of boats on the lake before even considering East Bay's request.

Council Member Ambrose said it has become relaxed and he will bring up under discussion that that is something that should be focused on.

Diana Sabo, 444 Old Pine Way, said she is a member of the East Bay Board of directors. She said she is very concerned about the lack of acknowledgement of their riparian rights. They have 250 or so condos and they are asking for 15 boat slips. She said over 90% of the residents, said "yes", they want boat slips. She said it was her understanding that when the owner made the agreement with Walled Lake, the question of riparian rights wasn't even acknowledged. She said they are the only condo association on the lake that does not have boat slips and she thinks that is sad, especially considering that there are boats all over the lake from nonresidents.

Sylvia Toth, 455 Sparks Lane stated that she and her husband moved to Walled Lake in approximately 2015 and have enjoyed being part of the community. She said that they have attended many City Council meetings, many of which have involved discussion related to the East Bay development. Mrs. Toth referenced the 2002 Planned Unit Development (PUD) agreement, which prohibited motorized boats, and this condition was clearly established. She also acknowledged that certain issues during the original development process are in the past but emphasized that ongoing concerns remain. She stated that drainage issues related to "Drainage Area H" have been discussed at multiple Council meetings, with commitments made for improvements. However, she indicated that flooding continues to impact not only her property but also on multiple neighboring homes. She noted that these issues occur regularly across seasons and her husband provided council with picture documentation. Mrs. Toth said the backflow prevention measures have not been completed. She stated that runoff from the East Bay detention area continues to discharge onto her property, contributing to standing water, property damage, and usability issues. She described impacts to her household to include flooding of her yard, limiting use by her children; water damage to personal property, including items stored in a shed; ongoing concern about potential structural flooding, noting that a neighboring home has experienced flooding. Mrs. Toth questioned whether proper maintenance of the detention basin, including cleaning out the debris from the basin, is being performed. She stated that addressing these drainage and maintenance issues should be prioritized before

consideration of additional requests related to lake use and expressed concern for protecting her property and family.

Mark Lampinen said we're asking for ½ of 1% of the residents of East Bay to be allowed to have a boat on the water. It's not like there's going to be a great influx of all these boats speeding around. As far as the water situation is concerned. He said he sympathizes with the neighbors. Certainly, something was approved with this design for our community. If there's something that needs to be corrected, he agrees that they should be looking at that. But it shouldn't stand in the way of them getting at least a few boat slips. He said boat slips at Easy Bay will increase our property value, therefore the tax base. He explained that their development is a huge tax paying community, he thinks they deserve to have a limited number of boat slips. He said he has been waiting 26 years for this moment. He said this agreement from 2002 between the builder and the city was a secret agreement. He said he is one of the original purchasers and none of this was ever mentioned to him. He said having some boat access would help their property values increase and future sales would be higher, bringing in an increased tax base.

Tina Miller, 1957 West Lake Drive, said she is the riparian representative on the Lake Improvement Board and chairperson of the Walled Lake Improvement Board. She said she has attended previous meetings where East Bay presented requests. She said there is a dock there but not for boating purposes. She said this information is within their disclosure documents when they purchase condominiums at East Bay. She said that she has documentation about boat capacity for the lakes around this area and she offered to share this information that speak about the impact of boats towards lake quality and safety.

Resident Shannon from Shoreline explained she is speaking for majority, letting council know that they do not want the boat docks at East Bay. She said there are two main reasons, one being it is very, very, very crowded. She said there is a huge Leon Road dock in that area, and adding another 12 boats is not safe for people in that area. She said the traffic in that area is already bad, and it will only become worse. She said there are alternative solutions as everyone stated previously that all 248 people that bought into these condos were well aware that boat docks did not come with them. She said it was explicitly clear in the deed. She said when she bought her condo at Shoreline six years ago, she explicitly asked if boat slip was available.

Nate Marco, 115 Arvida, said he is disappointed to be here tonight because this issue has already been reviewed multiple times, including in 2002, 2015, and 2018. Revisiting the same arguments without new information feels like an inefficient use of everyone's time. He explained he wanted to address what he sees as a flawed argument being raised, that being some ordinances may already be violated, we should consider changing the rules. That reasoning doesn't hold. He explained if someone chooses to exceed the speed limit on East Lake Drive, we wouldn't respond by raising the speed limit to accommodate that behavior. Ordinances exist for a reason, and they should be enforced not adjusted to match violations. He explained that if council members review the historical records and agreements as some of you have been asked to do you'll find that the contractual limitations and legal framework surrounding this issue are clearly established and not subject to change in the way being suggested. He said he wanted to correct a point that continues to be mischaracterized regarding the EGLE study, the study did not approve or recommend a specific number of boats, whether 44, 25, or even 15. It concluded that, at the

time, adding 15 boats to the entire lake would have a minimal impact. That study is now quite dated, and we have already exceeded those conditions. Using it to justify further expansion is misleading. He said continuing to revisit settled matters without new, substantive information is frustrating. He urged council to rely on the established agreements and prior decisions rather than reopening this issue again

Mark Adams, 1721 East Lake Drive expressed his opposition to the proposed boat slips at East Bay. He explained his concern is simple, once you open the door, it will not stop there, don't let the genie out of the bottle. If 15 slips are approved, it is almost certain that requests will follow for 20, then 30, then 60. And when those larger requests are eventually denied, the City could very well face legal challenges as a result. He said historically, it goes back more than 250 years, Oakland County had 300 and some people. There were 500 Native Americans living in Walled Lake because it was the spot, a gem, don't screw it up. Cass Lake has become overcrowded and, at times, chaotic. Even on Union Lake, when public access points fill up, it leads to congestion and safety concerns. He said if council allows boats at East Bay, they are opening it up to all these other developments. He said Walled Lake will become Cass Lake. He said not to let the genie out of the bottle.

Mark Miller, 1957 West Lake Drive, said there were two state of Michigan supreme court rulings 1991 and 1992 that gave specific jurisdictions, the local community, the zoning power for boat docking ordinances. He said EGLE does not control how many boats are on the lake, it is under the control of the local government according to the Supreme Court.

Mayor Gunther said anyone who wishes to speak on this topic to submit it in writing as it is going to be tabled as requested.

Council Member Ambrose said the residents are here for a reason they have something to say they should be able to speak.

Marilyn Boylan, 761 E Walled Lake, said they purchased their lot in Walled Lake because it was supposed to be the largest lake in Oakland County that did not have public access. She said that it was a drawing card for them. She said she would highly encourage council to go back to the stickers that were issued for boats.

James Gross, 1316 Leon thanked the police for writing tickets. He said he did some research just before the meeting and what he found states there should be 10 acres per boat. He said Walled Lake is 670 acres, which means we should have 67 boats on Walled Lake. He said more is not safe, he said he recalls someone mentioning Cass Lake, there were a number of accidents on Cass Lake.

Bob Daar, 148 Arvida has been here for 40 years. He said City Attorney Vanerian was with the city in 2002 and was instrumental in the writing of the PUD, regarding East Bay having riparian rights, based on survey back then. He said there were 795 boats on the lake at that time. He asked if the DNR or another entity puts out the guidelines on density, how many boats per acre of water not whether or not they have riparian rights, he said East Bay does not have riparian rights.

Mrs. Gross, 1316 Leon said it is in East Bay bylaws, the rules are what they are. She said when you buy a condo you get the rules. The rules are that there are no boats. She said what Scott and Sylvia Toth are dealing with due to East Bay for 8 years is ridiculous. She said Leon Road is dangerous, dogs get hit, it is crazy with traffic. She said not to give East Bay anymore. She said Walled Lake is supposed to be a small little town the lake is not going to handle anymore.

Mayor Gunther asked for audience members to please send their thoughts in email so council can move on with agenda. He said this can go back and forth, he said if there is something really strategically important on the topic to please send it.

Mary Beth Novitsky said she has been on the East Bay board since 2014, she had an email from the board attorney, Ben Howard, who facilitated this vote that the East Bay board had to move this forward to get a 2/3 vote because city council asked them to get a vote of their board members. She said she agrees to disagree; the board is comfortable taking the position to move forward. She said the East Bay board does not have to vote again, they are done, it is filed and notarized.

Mayor Gunther said he would like to see the covenant language.

City Attorney Vanerian explained that one of the conditions of the East Bay PUD approval is that there would be no motorized boats at East Bay and it was a further condition of the PUD approval that this requirement be carried over into the condominium documents, that being the master deed and bylaws. City Attorney Vanerian explained that purchasers of condominium units were put on notice through the condominium documents that restrictions on waterfront use exist. He emphasized that this is not a new issue; rather, it has been raised and discussed multiple times over the years, most recently approximately 8 to 10 years ago. He stated under the current ordinances and regulations, motorized watercraft are not permitted at that waterfront.

Mayor Gunther said East Bay gave it away to get the density.

City Manager Whitt explained administration can provide council the master deed to look over. He said he was not with the city at the time. He said City Attorney Vanerian was here in 2006 but through the city's legal firm at the time.

City Attorney Vanerian explained he was doing prosecution cases and did not play a huge role in the East Bay PUD.

Council Member Schinzing asked to go back to the water issue, if this was an engineering issue, how are properties like this.

Council Member Ambrose said he believes it to be deferred maintenance, East Bay is not cleaning the system as required.

Council Member Schinzing asked what the role of council in this situation. He said because no resident should have to be underwater, not letting their kids out to play, having to put stuff up a

foot in their shed. He asked if it is a maintenance design issue, was it the developer who did it wrong, how do we get to the bottom of this.

Council Member Woods explained he has brought this up before, if the new council had a chance to go around with the Police Chief, the DPW Director to see what they do. He said you need to get a good footing and background. You have to do some homework, so you understand when you come into a council meeting what you are dealing with. He said you can go back through meeting minutes. He said having a discussion on what "ifs" is not progress. He explained progress is learning what has been done, what still needs to get done, and how much money is available to make it happen. Go through all the priorities and make a sound decision on what we need to do. He said some of this is actually going to be the property owners' responsibility; the city does not have any control of it. He said the processes and understanding the depth of what the issues are, there is a process for that. He said sometimes it feels like it takes too long but it has to go through its process to understand where the responsibility lies. He said the best thing to do is to do their homework so we can understand how to use the city's money to address issues we are responsible for.

MAYOR'S REPORT

1. Boards and Commissions – Applicant Interviews

Mayor Gunther said he would like to nominate Mital Amin to the Planning Commission; she has expressed interest in resigning from the DDA Board but to go on with the planning commission. Mayor Gunther said he would like to nominate Mr. Bryan O'Leary to the DDA in her place.

Bryan O'Leary, 202 Witherall said he has been in the city since 2003 and he is excited about the opportunity to work with the DDA.

Mital Amin said she lives on E. Walled Lake Drive and has served on the DDA for a while. She said she worked with the city when she built her home, she was the builder, designer, and worked with the engineers. She said she has experience with several developments for medical centers, a sports complex, and strip malls. She said she understands both sides. She said the city ordinances are very much outdated by decades.

CM 04-06-26 MOTION TO RECEIVE AND FILE MITAL AMIN FROM THE DDA

Motion by Woods, seconded by Schinzing: MOTION CARRIED: To receive and file resignation of Mital Amin from the DDA.

CM 04-07-26 MOTION TO APPOINT MITAL AMIN TO THE PLANNING COMMISSION

Motion by Schinzing, seconded by Arnold, discussion

Discussion

Council Member Woods said listening to the DDA conversations, one of the things that he had concerns with, even after being one Mrs. Amin's references for her DDA application, were comments she made when the representative from the Walled lake Civic Fund tried to bring in drones, wanting to do more with the fireworks, and to promote the downtown and asked Ms. Amin for an explanation on her pushback.

Mrs. Amin explained she was told by some of the businesses that they sell alcohol, pay taxes, have restaurants that sell alcohol so why have a beer tent for the fireworks. She said she was asked by the business how much the tent costs. She said the board agreed to fund the vendors for the bounce house and stage. She said this resolves the conflict the city is not sponsoring a competing event with the downtown businesses for that day.

Council Member Woods explained the comment made by Mrs. Amin, about the businesses lose revenue and foot traffic downtown was confusing to him.

Mrs. Amin said she was not taking sides but reporting what she was told by those businesses. She said if that was the opposing argument, then the city is not causing them to lose revenue because the city is not sponsoring a competing event. She said the city is sponsoring the stage and bouncy house not the beer tent.

Council Member Schinzing said he was told by the Bubble Shack they were also very concerned because they sell desserts and the city is bringing in people from outside to compete on the biggest day of the year.

Council Member Ambrose said he had two items to bring up from his attendance at the DDA meeting, one was how many people come around downtown for this event, 40,000 to 50,000, you cannot fit 40,000 people in the businesses downtown. He said another item to note is the money raised at the beer tent is money that goes back to the Walled Lake Civic Fund for future firework shows, it does not go into somebody's pocket. He said it is money raised and given back to this community.

Council Member Woods explained we have got to be proactive about people who want to partner with the city, we cannot keep knocking people down for a community event. Council Member Woods explained listening to comments that seem to knock people down who want to work with the city is not helping Walled Lake and he respectfully has to vote no Mrs. Amin's appointment to the Planning Commission.

Council Member Ambrose said he echoes Council Member Woods' remarks.

Mayor Gunther said how Mrs. Amin stated items were interpreted by Council Member Woods is totally different than the way he did. Mayor Gunther said there are multiple perspectives on the same topic.

Council Member Woods said this is the feedback he has taken from Ms. Amin at multiple meetings and that is why he is making his decision. Council Member Woods said he is worried

about making sure the city moves forward and together, it is important the city has people to step up and volunteer instead of knocking people down.

Mayor Pro Tem O'Rourke asked Mrs. Amin about her comment that there are several codes that are outdated, what would she prioritize as a couple of those to change and update right away.

Mrs. Amin explained that if she takes the developer side of things, the city codes are ambiguous, for example, esthetic design, building materials, such as faux wood, the code does not list out what is or is not acceptable. Mrs. Amin said there is not a checklist for planning commission. She said the city's current code opens the city up to interpretation and lawsuits.

Motion by Schinzing, seconded by Arnold, MOTION CARRIED: To receive and file resignation of Mital Amin from the DDA and appoint her to the Planning Commission.

Roll Call Vote

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

CM 04-08-26 MOTION TO NOMINATE AND APPOINT BRYAN O'LEARY TO THE DOWNTOWN DEVELOPMENT AUTHORITY

Motion by Schinzing, seconded by Ambrose, CARRIED UNANIMOUSLY : To nominate and appoint Bryan O'Leary to the Downtown Development Authority.

Roll Call Vote

Ayes (6) Arnold, O'Rourke, Schinzing, Woods, Ambrose, Gunter
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 04-09-26 MOTION TO APPROVE CONSENT AGENDA WRITTEN DEPARTMENTAL / DIVISIONAL STATISTICAL REPORTS

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

Roll Call Vote

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

CORRESPONDENCE None

ATTORNEY'S REPORT

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

CM 04-10-26 MOTION TO ENTER INTO CLOSED SESSION TO DISCUSS CONFIDENTIAL ATTORNEY CLIENT COMMUNICATIONS PURSUANT TO SECTION 8(E) OF THE OPEN MEETINGS ACT

Motion by O'Rourke, seconded by Arnold, CARRIED UNANIMOUSLY: To enter into closed session to discuss confidential attorney client communications pursuant to Section 8(e) of the Open Meetings Act.

DISCUSSION

- 1. DM Motors – Mayor's Request for Attendance**

City Attorney Vanerian explained DM Motors are present as requested by Mayor Gunther.

Mr. Phil Charlet said they are back in the process again and they assured the council they will be submitting revised plans.

Mayor Gunther said he and Mayor Pro Tem O'Rourke visited DM Motors and met with Mr. Charlet, he said it was really a constructive discussion. He said he understands DM Motors cannot control the truck drivers and asked if DM Motors was clear on what the city is expecting for resubmittal.

Andrew Charlet said there is a truck route, however there is a concrete spot where the delivery trucks bottomed out, and they are working with a paving company to finalize the plan.

Council Member Schinzing asked if DM Motors was clear on the requirements of the site plan items the city is looking for. He said the property that DM Motors wishes to utilize to the north must be part of their site plan, they need to comply as well.

Mr. Charlet said he was confused about the engineering, he was confused that he needed to hire his own independent engineering firm to prepare a plan and that city consultant Boss Engineering will review that plan on the city's behalf. He said he is working on one to submit.

2. East Bay Village – Amendment to Planned Unit Development Agreement to permit motorized watercraft mooring

Discussed earlier.

Mayor Pro Tem O'Rourke signed off at 10:01pm

UNFINISHED BUSINESS None

NEW BUSINESS

1. Second Reading C-375-26 Amend Chapter 51, "Zoning" Article 23.00, "Zoning Board of Appeals", Section 51-23.01(a)

City Attorney Vanerian explained the Planning Commission met on April 14th and held it's required public hearing for amendment C-375-26 and the commission recommended approval.

CM 04-11-26 MOTION TO APPROVE SECOND READING C-375-26 AN ORDINANCE TO AMEND CHAPTER 51, "ZONING", OF TITLE V, "ZONING AND PLANNING", THE CITY OF WALLED LAKE ZONING ORDINANCE, TO AMEND ARTICLE 23.00 "ZONING BOARD OF APPEALS" SECTION 51-21.01(A) "CREATION" AS PROVIDED BY THIS ORDINANCE

Motion by Woods, seconded by Ambrose, CARRIED UNANIMOUSLY: To approve second reading C-375-26 an ordinance to amend Chapter 51, "Zoning", of Title V, "Zoning and Planning", the City of Walled Lake Zoning Ordinance, to amend Article 23.00 "Zoning Board of Appeals" Section 51-21.01(a) "Creation" as provided by this ordinance.

Roll Call Vote

Ayes (5) Schinzing, Woods, Ambrose, Arnold, Gunther
Nays (0)
Abstain (0)
Absent (2) Loch, O'Rourke

2. Proposed Resolution 2026-09 Defer Special Meeting Requirement for Budget Presentation and Adoption

CM 04-12-26 MOTION TO APPROVE RESOLUTION 2026-09 A RESOLUTION RESCHEDULING THE FISCAL YEAR BUDGET PRESENTATION SPECIAL COUNCIL MEETING OF MONDAY, MAY 18, 2026 TO THE REGULAR COUNCIL MEETING OF TUESDAY, MAY 19, 2026, AND TO RESCHEDULE THE SPECIAL COUNCIL MEETING FOR BUDGET ADOPTION ON MONDAY,

**JUNE 15, 2026 TO THE REGULAR COUNCIL MEETING OF
TUESDAY, JUNE 16, 2026 AT 7:30 P.M.**

Motion by Schinzing, seconded by Ambrose, CARRIED UNANIMOUSLY: To approve resolution 2026-09 a resolution rescheduling the fiscal year budget presentation special council meeting on Monday, May 18, 2026 to the regular council meeting of Tuesday, May 19, 2026, and to reschedule the special council meeting for budget adoption on Monday, June 15, 2026 to the regular council meeting of Tuesday, June 16, 2026 at 7:30 p.m.

COUNCIL COMMENTS None

MAYOR'S COMMENTS

Mayor Gunther asked Fire Chief Gonzalez for a breakdown in the different types and quantity of response calls the fire department provides, is there one particular business or residence.

Fire Chief Gonzalez said yes figures will be provided and explained the Walled Lake Villa is not an assisted living center. He explained there are assigned service workers who now monitor the residents and if the resident declines and are not able to be independent they are then transitioned to an assisted living facility

AUDIENCE PARTICIPATION None

Council recessed at 10:08 p.m.

Council reconvened at 10:20 p.m.

Council entered closed session at 10:21 p.m.

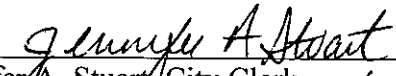
Council arose from closed session at 10:41 p.m.

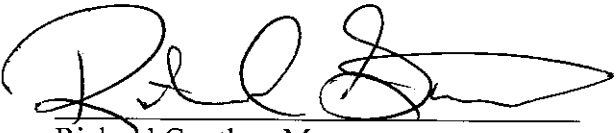
No Action Taken

ADJOURNMENT

CM 04-13-26 ADJOURNMENT

Motion by Schinzing, seconded by Ambrose, CARRIED UNANIMOUSLY: To adjourn the meeting at 10:43 P.M.


Jennifer A. Stuart, City Clerk
approved 5/19/26


Richard Gunther, Mayor
5/2/26

History: Chapter 6, The Council: Procedure and Miscellaneous Powers and Duties: Section 6.7 (a) A journal of the proceedings of each meeting shall be kept in the English language by the Clerk and shall be signed by the presiding officer and Clerk of the meeting.