CITY OF WALLED LAKE
REGULAR COUNCIL MEETING
TUESDAY, JULY 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 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

CM 07-04-26 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.

REQUESTS FOR AGENDA CHANGE None

AUDIENCE PARTICIPATION

Mr. Chadi Reda, 235 N Pontiac Trail said he is the new owner of the old Woody's, it was a staple in the community. It's been around 60 plus years. He said they are looking to develop it and started the process approximately 4 months ago. He said he has been in Walled Lake since 2000, owned 4 businesses here and the city has been great to him. He said the challenge they are facing is that they are four months into trying to get the remodel on a building that's 1400 square feet. He said every time we do a submission; it takes about two to three weeks to get a turnaround on an answer. He said the latest submission was to move a dumpster over 2 feet. He said his architect is present this evening and it seems that there's a bottleneck somewhere. He said they wanted to put a facade that was aggregated metal, aluminum, black, the city shot it down. He said he was told by the city they wanted something like a veneer or a design like in Rochester or Birmingham. He said they had to return the material they already purchased and pay a restocking fee of 20%. He said the city focuses on the building is that they didn't want to keep the hexagon shaped window. They wanted a square window. He said these requests are ridiculous. He said we are trying to, you know, beautify the downtown area. He said he is looking to do other things in the downtown area, but it seems to be, you know, a never-ending battle in terms of what the requests are. He said the submissions are done within two to three days the turnaround, is another two to three weeks.

City Manager Whitt said he did not think any of that has to do with the city planning. Commission, it has to do with the submissions. He said the submittals have to meet the code and reference the correct code on the plans. He said whoever is doing the architectural work has to submit all of that. City Manager Whitt said he is saying there is a bottleneck, we don't reject plans to keep it from developing. City Manager Whitt said the code has to be followed; this platform is the wrong place to have these discussions.

Mr. Reda said they are not tearing down walls, all plans have been submitted, and to give him a preapproval. He said yeah, it is frustration on his part because the city has a third-party who reviews plans that come in, and that third party God knows when they come in and they review these plans. He said he has given free rent while trying to do this build out, four months later and he has to extend again. He said they are $20,000 into architectural work for telling him to move a dumpster over 2 feet. He said to give them something that needs to be done in the beginning.

Mayor Gunther said it's just a weird conversation and he wants to understand what the city does.

City Manager Whitt explained this concern is not going to be resolved here, that is not the role of council, but council can listen to the grievance.

Mr. Steve Eggleston, applicants architect, said he met with planning staff and they have been great. He said he thinks the timing of utilizing a third party is an issue. He said the city planner is in one day a week and so much a month. He said he is scheduled to discuss accessibility, handicap bathrooms, and update of bathrooms with Building Official tomorrow.

Mr. Fred Hader said this will be the 16th restaurant he has built in Michigan. He has been in every city from Port Huron, Brightton, Southfield, Royal Oak, etc. He said there is something amiss in the process here. He said he has built stores in a great shell from scratch, with city approval in under 90 days. He said he has never taken this long to build a store. He said the day he signed his lease, he walked into the clerk's office and said this is what he is planning to do. He said the city came and did a walk through, he knows the building needs some TLC. He said somewhere along the line, it's very difficult to wait two or three weeks to get comments back. He said they try to submit them as quickly as possible, and then they wait for a response, another two or three weeks. He said he is not here to cause trouble or tell council anybody's doing a bad job. He wants to speed up the process. They are starting to get discouraged while this this site is on hold, he signed another lease somewhere else in these last four months, he has negotiated a lease, signed a lease, got his plans approved and now about a month into construction. He said he has another store going to open in the next two weeks in another city.

City Manager Whitt said if there is a hold-up, it will be addressed, this is not the place to have a debate. He asked Mr. Eggleston, whom he met with from the city.

Mr. Steve Eggleston met with Mario; the bottle neck is Mario not responding.

City Manager Whitt said we will review our process.

Mayor Gunther said we will work with the process.

Council Member Woods said the fair thing to do is to have the City Manager follow-up that way we can get all the information, if there is something that we need to do we will.

City Manager Whitt said it will be reviewed.

APPROVAL OF MINUTES

1. **Regular Council Meeting Minutes of June 16, 2026**

CM 07-05-26 MOTION TO APPROVE REGULAR COUNCIL MEETING MINUTES OF JUNE 16, 2026

Motion by O'Rourke, seconded by Woods, CARRIED UNANIMOUSLY: To approve regular council meeting minutes of June 16, 2026.

2. **Regular Council Meeting Minutes of July 7, 2026**

CM 07-06-26 MOTION TO APPROVE REGULAR COUNCIL MEETING MINUTES OF JULY 7, 2026

Motion by Ambrose, seconded by O'Rourke, CARRIED UNANIMOUSLY: To approve regular council meeting minutes of July 7, 2026.

COUNCIL REPORT

1. **Mayor Pro Tem O'Rourke – Traffic Safety Board Update**

Mayor Pro Tem O'Rourke explained during his campaign, there was a lot of concern raised by the residents around the amount of traffic that's been coming through Walled Lake and traffic violations such as speeding and running red lights. He explained part of his commitment was to bring back the Walled Lake Traffic Safety Board and introduced Traffic Safety Board Chairman Jason Easter.

Chairman Easter said he has already been sworn in as chairman of the Traffic Safety Board and has been working with the Police Chief, Oakland County Traffic Improvement Association (TIA), whom the city has worked with in the past. He said the board is in need of more members and contacts for the Walled Lake Schools Transportation Supervisor. He said there is leg work to do.

Mayor Gunther asked if the city has all the traffic safety board information.
City Manager Whitt said the city does have prior packets and documents. He said the history was pulled and it will be useful going forward. He said Mr. Easter is one of the original members.

Chairman Easter said the board reviews signs, traffic control, bus stops, etc.

Mayor Pro Tem O'Rourke asked who is going to contact the Walled Lake Transportation Supervisor.

Police Chief Shakinas said he can reach out to the schools and gather information for Mr. Easter.

Mayor Gunther said he wants e-Bikes reviewed which are out of control.

2. **Council Member Woods – Priority Waste**

Mr. Sam Caramagno, Jr., and Mr. Brett Quitiquit from Priority Waste were present to address council.

Council Member Woods said that he appreciated Priority Waste's efforts throughout the winter season, noting that the company appeared to have addressed its earlier financial challenges and had made positive progress. He acknowledged there have been periodic delays in yard waste collection since the start of the season, Walled Lake had generally fared better than many surrounding communities. Council Member Woods asked what additional steps Priority Waste was taking to improve service. He said he watched the Novi City Council meeting on July 13, where Priority Waste discussed operational changes being implemented. He said Priority had indicated that the first week of those changes had been impacted by the holiday work schedule but that improvements were beginning to take effect. He said Priority Waste's investment in automated collection trucks, noting that Walled Lake does not currently utilize automated collection, and expressed interest in understanding how those improvements might eventually benefit the city. He asked about changes to the company's route management system and asked for an update on enhancements to customer communications, including whether the company had partnered with a new organization to manage or assist with its customer service call center.

Mr. Quitiquit explained they partnered with a third-party call center to assist and speed up waiting times for callers. Mr. Quitiquit explained that Priority Waste has a new Chief Executive Officer, Aaron Johnson, who has 22 years of experience in the waste management industry and previously worked for Waste Management. He further explained that Priority Waste also has a new controlling investment partner, TPG, which assumed a controlling interest following the departure of the former CEO. Mr. Quitiquit stated that TPG has invested approximately $190 million in the company to strengthen operations and address existing challenges. Mr. Quitiquit said that one of the new CEO's first priorities was to increase staffing and equipment. As part of that effort, the company has ordered 91 new collection trucks, which are expected to help improve service reliability and operational efficiency.

Mayor Gunther asked about the advantages and financial figures for automated services.

Mr. Quitiquit said it depends on the situation you're dealing with.

Council Member Woods said from the Novi meeting, it sounds like Priority's manpower is stable. He commented that the crews try to do their best, they are not too loud, they are respectful. He asked how they were going to get the delays to stop in Walled Lake. He explained Beachwood had a truck leak that left residue over the road which was still not cleaned up as of today. He asked how Priority was going to get to the next step with Walled Lake

Mr. Caramagno explained that of the 91 new collection trucks being added to Priority Waste's fleet, 41 trucks are being delivered to the company's Wayne facility, which is the location that services the City of Walled Lake. Although those trucks are not the type currently used to service Walled Lake, he said their addition will free up equipment throughout the fleet, allowing newer rear-load trucks, which are compatible with Walled Lake's collection needs, to be reassigned to the city over time. Mr. Caramagno explained Priority Waste expects to assign Walled Lake a full-time Route Manager, referred to internally as a District Manager, effective the following Monday. He explained that having a dedicated manager assigned to the City will provide greater oversight of daily operations and improve responsiveness to service issues. Mr. Caramagno explained that the Route Manager position is being transitioned to a site-based role, allowing the manager to interact directly with drivers on a daily basis. He said the increased face-to-face communication during morning and evening meetings provides better operational oversight, helps resolve issues more quickly, and improves ongoing communication with collection staff.

Mayor Gunther asked about the call centers.

City Manager Whitt said maybe Priority can develop their version of broadcast texting instead of calling the city. He asked if there are examples in any communities required under contract for Priority to provide mass text services.

Mr. Caramagno replied no, there are none in existence.

Council Member Woods asked for the data on call volume specific to Walled Lake.

Mr. Quitiquit said he does not have it but will provide the data later.

City Manager Whitt said the issue is notification. He said Walled Lake has been good with companies over the years, our own DPW crew picked up residential garbage during delays. City Manager Whitt said residents want to know why and it was confirmed this evening labor issues and trucks.

MAYOR'S REPORT

None

CITY MANAGER'S REPORT

1. **Consent Agenda Written Departmental / Divisional Statistical Reports**
    - **a. Police**
    - **b. Fire**
    - **c. Finance**
        - **Warrant**

d. Code Enforcement

Council Member Schinzing asked about the code enforcement report and no mention of the East Bay retention pond valve issue, was it resolved.

DPW Superintendent Ladd provided an update regarding the backflow preventers at East Bay. He reported that the property maintenance company had repaired and cleaned the backflow preventer located on the north side of the retention basin, and it is now functioning properly. He said the backflow preventer on the south side was found to have a hole and requires repair or replacement. The property maintenance company is working to obtain the necessary parts or determine whether the unit can be rebuilt and reinstalled. Superintendent Ladd stated that the company will continue to provide updates to Code Enforcement and the City as work progresses. He said that the company has agreed to conduct annual inspections of the backflow preventers moving forward.

Council Member Woods asked about Angle Road work and GLWA project.

Mr. Ladd explained 14 Mile should be open in a couple of weeks. Mr. Ladd explained Angle Road is open, the sidewalks are open, but the restoration has not been done. He said the contractor has a few adjustments to make on the manhole covers. He said the contractor is going to have to tear out the asphalt that they laid. He explained the manhole covers were not at the right elevations, but the paving company went ahead and paved it anyway thinking they could feather it in and make it work. Mr. Ladd said he met with contractor Rickman Excavating and explained to them it had to be redone.

CM 07-07-26 MOTION TO APPROVE CONSENT AGENDA WRITTEN DEPARTMENTAL / DIVISIONAL STATISTICAL REPORTS

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

Council Member Woods commented on the overall appearance of the downtown corridor, emphasizing the importance of curb appeal and maintaining an attractive community. He recognized several businesses, including Casey's, Murray's, Subway, and the WOW gas station, for doing an excellent job maintaining their properties. However, he noted that other properties have not kept up with the maintenance of their frontage, which detracts from the City's appearance. Council Member Woods suggested referring the matter to the Downtown Development Authority (DDA) for review, including the possibility of resealing sidewalk or pavement edges where appropriate. He stated that improving the appearance of commercial properties would enhance the City's overall image and create a more welcoming environment for residents and visitors alike.

Council Member Schinzing asked about the variance report for the financials and to receive it in CSV format.

City Manager Whitt said reports will be provided at next meeting and will start sending them monthly.

CORRESPONDENCE

None

ATTORNEY'S REPORT

1. **Request for Closed Session to discuss Confidential Attorney Client Communications pending litigation matters pursuant to MCL 15.268, Section 8 (e) of the Open Meetings Act**

CM 07-08-26 MOTION TO APPROVE TO REQUEST FOR CLOSED SESSION

Motion by O'Rourke, seconded by Ambrose, CARRIED UNANIMOUSLY: To approve request for closed session

2. **Memorandum Electronic Meeting Attendance**

City Attorney Vanerian reviewed the provisions of the Michigan Open Meetings Act relating to electronic meeting attendance. He explained that during the COVID-19 pandemic, amendments to the Act permitted public bodies to conduct meetings entirely remotely, allowing elected officials, staff, and members of the public to participate electronically. He explained those temporary provisions worked well and enabled the City to continue conducting business without significant issues, many of the emergency measures expired as the pandemic subsided. City Attorney Vanerian explained that Sections 3 and 3a of the Open Meetings Act now govern electronic meetings and remote participation. He explained that the Act continues to allow remote attendance under certain circumstances, including military service, and generally permits participation due to qualifying medical conditions. He advised that actions and decisions of a public body are presumed to be valid and in compliance with the Open Meetings Act. While decisions may be challenged in court, a court would have the discretion to invalidate an action only if it determined that a violation of the Act materially impaired the public's rights. City Attorney Vanerian said that the city has invested in reliable technology that allows both in-person and remote participants to see, hear, and communicate with one another through two-way audio and video. As a result, he believes it would be difficult for a challenge based solely on remote participation to succeed. City Attorney Vanerian said under the law as it currently stands, remote participation is clearly authorized for members serving on military duty and for qualifying medical conditions.

Council Member Ambrose said if it becomes a reoccurring problem that somebody does continue to go on zoom for the meeting, does council need to request a doctor's letter. He said he does not want to get into a position where somebody constantly is sick and that is the reason they do not attend.

Mayor Gunther said what is weird and a little bit bizarre where you have people like Russ, he is helping the Department of War make submarines. He said he is not in the military, but he is doing work for the military. He said the MCL is written open ended.

City Attorney Vanerian explained that remote work is common in many workplaces, particularly in the private sector, where many organizations have found it to be an effective practice. He stated that, while remote participation in public meetings is governed by the Open Meetings Act, any legal challenge to a decision based on a member's remote attendance would ultimately be decided by the courts. He explained that a court would consider whether there had been a material impairment of the public's rights before setting aside a decision. Even if a court determined there had been a technical violation of the Open Meetings Act, it would also evaluate whether the violation meaningfully affected the meeting's transparency, public participation, or the ability of members to communicate. City Attorney Vanerian said that, absent such a showing, it would be difficult for a challenger to persuade a court to invalidate an action taken by the public body.

Council Member Arnold suggested that the city consider adopting a balanced approach regarding remote participation. He proposed establishing a policy that would require a majority of Council Members and the Mayor to be physically present at meetings while allowing other members to participate remotely when necessary. Council Member Arnold said he takes his role and responsibilities seriously and intends to remain fully engaged, there may be circumstances where requiring in-person attendance for every meeting could become prohibitive. He said that the City's current electronic meeting capabilities allow the public to view, hear, and participate in meetings effectively, and he questioned whether the City could adopt a local policy that provides flexibility for remote participation while maintaining transparency and compliance with the Open Meetings Act.

City Attorney Vanerian explained that the City could not adopt a policy allowing the type of flexible remote participation suggested by Council Member Arnold because the State statute establishes specific requirements and procedures that public bodies must follow when conducting electronic meetings and allowing remote participation. He stated that the City must comply with the requirements set forth in the Open Meetings Act and cannot create procedures that conflict with the statutory provisions. City Attorney Vanerian noted that the City has already adopted a resolution addressing remote attendance and electronic meetings pursuant to the State statute, and that the resolution mirrors the requirements established by State law. He confirmed that the city is currently in compliance with those requirements and has implemented the procedures required for electronic participation.

Mayor Pro Tem O'Rourke said the mayor's view is that the risk is minimal because it says recommended. Mayor Pro Tem O'Rourke explained the city attorney's memo says if you are attending remotely, you should not participate.

City Attorney Vanerian explained that his recommendation is limited by the requirements established in the State statute. He explained that he is providing guidance based on the legal framework currently in place and advising the Council of how the law would be applied in the event of a legal challenge or allegation of noncompliance. City Attorney Vanerian noted that because the statute establishes specific requirements for electronic meeting participation, he must provide a recommendation that is consistent with those statutory provisions and cannot recommend a procedure that conflicts with the law.

Mayor Pro Tem O'Rourke asked Mayor Gunther what his position was because he ultimately is the one who would oversee. Mr. O'Rourke asked if he attended electronically and started talking and outing his opinion, would the mayor allow it or stop it.

City Attorney Vanerian said electronic member attendee may watch but they cannot participate as a member of council in the meeting.

Mayor Gunther said it is a personnel decision and he is not worried.

UNFINISHED BUSINESS

1. **Proposed Resolution 2026-19 Purchase of a New 2027 Ford E-450 Ambulance**

Chief Gonzalez explained this resolution was from last meeting, it is no longer valid that particular vehicle is no longer available. He said three vendors provided quotes. Arrow Ambulance 2026 E-450 with a 12-month build time frame; 2026 F-450 Ambulance Network remount and third R.S.V.P. Specialty Vehicles New 2027 Ford E-450. Fire Chief Gonzalez recommended the bid from R.S.V.P. Specialty Vehicles New 2027 Ford E-450 Ambulance. He explained the total cost including accessory items to be $294,680.75

Council Member Schinzing asked how old the patient cot load system and the ARM chest compression devise were.

Fire Chief Gonzalez explained the Styker patient cot and load system is 10 years old which has already been upgraded once. After speaking with representatives from Stryker, they will not upgrade anymore, and they suggested using it as backup in the reserve unit. He said typically medical devices are good for seven years. Fire Chief Gonzalez explained they are down from three to one chest compression unit. He said those units that are available to be traded in will produce $1000 for operational non battery units and $250 for the unit not operational.

Mayor Gunther said he understood if the equipment is still being maintained, Oakland County doesn't have a law that says it's only lasting this time frame, but if you're still being able to get service from the company it can stay in service.

Council Member Schinzing thanked Fire Chief Gonzalez for his email providing the information he requested and asked for it to be placed as an attachment to the minutes.

Council Member Woods apologized to Council Member Schinzing for previously asking a question regarding his vehicle, stating that he felt the question was not appropriate and wanted to retract the comment. Council Member Woods reiterated that he believes the ambulance is a priority for the city. He discussed the potential tax-exempt purchase rate associated with the ambulance lease option, terms of a tax exempt 20-30% finance cost, this does not take care of the entire situation. He explained that the average finance cost is about 6 to 7% and the city is looking at an ambulance cost of $300,000 with a 5-year financing plan under a lease, additional costs incur of $48,000. He said in reality we are doing a municipal service; residents want the money back in their pockets. He said going back to what Councilman Schinzing said last meeting, we have a lot to pay for sewer/water work to be done, sidewalks to be placed and replaced, etc. He said this is why we apply for grants, apply for low principal loans so we do not spend an extra $48,000 over 5 years. He said the city has done a lot of work to free up funds and remove the bond debt. Council Member Woods motioned to purchase the 2027 Ford E-450 Ambulance.

CM 07-09-26 MOTION TO APPROVE REPLACEMENT RESOLUTION 2026-19 A RESOLUTION APPROVING THE PURCHASE OF A NEW 2027 FORD E-450 AMBULANCE.

Motion by Woods, seconded by Ambrose, CARRIED, To approve replacement resolution 2026-19 a resolution approving the purchase of a new 2027 Ford E-450 Ambulance.

Discussion

Council Member Woods said he reached out to an apparatus supplier who works with fire equipment and fire vehicles, and they told him over the last 40 vehicles they sold, they had zero cities that leased.

Roll Call Vote

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

NEW BUSINESS

1. **Resolution 2026-20 Water Reliability Study Update Proposal – Boss Engineering**

DPW Superintendent Ladd explained this study is for the water system and pipes, fire hydrants, gate valves, etc.

CM 07-10-26 MOTION TO APPROVE RESOLUTION 2026-20 A RESOLUTION AUTHORIZING BOSS ENGINEERING TO UPDATE THE CITY'S 2017 WATER RELIABILITY STUDY PER EGLE'S REQUEST

Motion by O'Rourke, seconded by Ambrose, CARRIED UNANIMOUSLY: To approve resolution 2026-20 a resolution authorizing Boss Engineering to update the city's 2017 water reliability study per EGLE's request.

Roll Call Vote

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

2. **Resolution 2026-21 Public Safety Department – Police Division – Patrol Vehicle Purchase**

CM 07-11-26 MOTION TO APPROVE RESOLUTION 2026-21 A RESOLUTION APPROVING THE PURCHASE OF TWO NEW 2027 DODGE DURANGO POLICE PACKAGE PATROL VEHICLES

Motion by O'Rourke, seconded by Woods, CARRIED UNANIMOUSLY: To approve resolution 2026-21 a resolution approving the purchase of two new 2027 Dodge Durango police package patrol vehicles.

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

3. **Resolution 2026-22 Auto Auction Bid Acceptance and Award**

CM 07-12-26 MOTION TO APPROVE RESOLUTION 2026-22 A RESOLUTION FOR ACCEPTANCE OF BIDS AND DETERMINATION OF AWARD APPROVED BY CITY COUNCIL FOR THE 2026 AUCTION AND TO AUTHORIZE SALE OF SAID ITEMS

Motion by Gunther, seconded by O'Rourke, CARRIED UNANIMOUSLY: To approve resolution 2026-22 a resolution for acceptance of bids and determination of award approved by City Council for the 2026 auction and to authorize sale of said items.

City Manager Whitt said on Thursday our Chief of Police will have been serving our community for 25 years. Whitt said 16 of the 25 years serving as the city's police chief.

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

CM 07-13-26 MOTION TO APPROVE FIRST READING 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 Schinzing, seconded by Arnold, CARRIED UNANIMOUSLY: To approve first reading 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".

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

CM 07-14-26 MOTION TO APPROVE FIRST READING 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 Arnold, seconded by O'Rourke: CARRIED UNANIMOUSLY: To approve first reading 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.

6. **First Reading C-382-26 Amend Chapter 26, Article II, "Downtown Development Authority"**

City Attorney Vanerian explained that he was asked to review several legal matters, including the City's current Downtown Development Authority (DDA) ordinance, to ensure compliance with current State law. He stated that the proposed amendment before Council for first reading updates the City's DDA ordinance to reflect the requirements of current State statutes.
City Attorney Vanerian explained that Act 57 of 2018 recodified the former DDA statute, previously known as Act 197, while retaining most of the substantive provisions. He noted that the primary changes involved renumbering statutory sections, along with a few substantive modifications. As part of his review, he updated the references within the City's DDA ordinance to reflect the current statutory citations. He further explained that a new section was added to the ordinance addressing public record disclosure requirements under Part 9 of Act 57 of 2018. This section was not included in the former DDA statute and establishes requirements for making certain DDA-related information and documents available to the public, including through the City's website. City Attorney Vanerian noted that the City already maintains a DDA webpage and that the City's current practices are consistent with the public disclosure requirements

outlined in State law. He stated that the amendment primarily updates statutory references and incorporates the newer transparency requirements established by the State.

Council Member Woods asked about the updated provisions under Section 2632, Powers and Duties, specifically the newly added items 17, 18, and 19. He referenced the provisions related to a board's authority to create, operate, or fund a retail business or incubator, as well as the authority to establish a loan program. Council Member Woods compared the proposed provisions to previous discussions regarding the DDA and the importance of conducting appropriate risk assessments and implementing safeguards to protect the City. He referenced the downtown festival planning process, where measures were put in place to help mitigate potential risks to the city. Council Member Woods questioned whether similar safeguards should be included for any potential loan program or funding opportunities. He stated that the city would want to ensure that loans are not provided to individuals or businesses that are not in good standing with the city, such as those with outstanding water bills, taxes, or other unpaid obligations. He asked whether additional language or requirements could be included to provide protections for the city before implementing such a program. He requested this ordinance be brought before the DDA for review and approval.

City Attorney Vanerian said yes ordinance criteria or qualifications to receive a loan or grant could be placed.

Mayor Gunther asked if the city basic boiler plate is we don't do business with criminals and aliens.

CM 07-15-26 MOTION TO APPROVE FIRST READING 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

Motion by Woods, seconded by O'Rourke, CARRIED UNANIMOUSLY: To approve first reading 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.

City Manager Whitt said as the DDA executive Director, he will take it to the DDA.

7. Resolution 2026-23 CLEMIS Interlocal Agreement

Police Chief Shakinas explained that the regional public safety information system, which was previously operated as a department or division under Oakland County, is transitioning to an independent authority. He stated that leadership and participating law enforcement agencies determined that the system had outgrown its structure within Oakland County and that establishing an independent authority would better support future operations.

Police Chief Shakinas said that agencies are being asked to join the newly established authority, which is expected to be fully separated from Oakland County in September. He explained that future support, system improvements, and related services will be managed through the new authority rather than Oakland County. Chief Shakinas noted that Oakland County provided $10 million in initial funding to help establish the authority and, as part of that arrangement, obtained several seats on the new authority's governing board. He stated that Oakland County will continue to have some influence through its representation on the board. Chief Shakinas highlighted the benefits of the system, stating that it provides an exceptional database and has proven to be highly reliable, with consistent up time. He explained that the authority is currently evaluating technology improvements to increase efficiency. Currently, officers must return to their vehicles or the station to access and complete certain reports, while newer technology options would allow for a more streamlined process. Chief Shakinas stated that the current provider has maintained pricing and has advised that there will be no increase at this time, although future adjustments are always possible.

Mayor Gunther said he wanted to see minutes, he does not trust the county.

City Manager Whitt said he recommends moving forward with Chief Shakinas' recommendation.

City Attorney Vanerian said he reviewed the agreement and renewed agreement occurs automatically after end of each one-year term unless one of the parties sends written notice to cancel.

CM 07-16-26 MOTION TO APPROVE RESOLUTION 2026-23 A RESOLUTION AUTHORIZING AN AGREEMENT BETWEEN THE COURTS AND LAW ENFORCEMENTS MANAGEMENT INFORMATION SYSTEMS (CLEMIS) AUTHORITY AND THE CITY OF WALLED LAKE TO PROVIDE INFORMATION TECHNOLOGY SERVICES TO WALLED LAKE AND TO AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT

Motion by O'Rourke, seconded by Ambrose, CARRIED UNANIMOUSLY: To approve resolution 2026-23 a resolution authorizing an agreement between the Courts and Law Enforcements Management Information Systems (CLEMIS) Authority and the City of Walled Lake to provide information technology services to Walled Lake and to authorize the City Manager to execute the agreement.

COUNCIL COMMENTS

Council Member Arnold reported a broken crosswalk signal on Decker going east not sure if due to current construction in the area or something else.

City Manager Whitt explained during the review process for the Speedway development, it would appear there were no requirements from the city or its consultants to place a brand-new sidewalk in the front area. Mr. Whitt said DPW Superintendent Ladd has already met with the site manager and the sidewalks will be addressed appropriately.

Council Member Woods said he attended the beginning of the recent concert event and enjoyed the performance. He commended the DPW staff for their work in supporting the event and said he was looking forward to the next concert. Council Member Woods also praised the library's programming, noting that he has received very positive feedback from the community. Mr. Woods said with that strong turnout it demonstrated the value the library provides through its ongoing programming and services. He said he participated in a police ride along on Saturday morning and appreciated the opportunity to learn more about the Police Department's operations. He observed a call where police assisted the Fire Department and was able to see the ambulance in service firsthand. He thanked the department for allowing him the opportunity to participate and gain additional insight into public safety operations. Council Member Woods also discussed his attendance at the Wixom City Council meeting, where data collection centers were a topic of discussion. He stated that several Walled Lake residents attended the meeting to share their concerns and encouraged the City to continue monitoring the issue. Council Member Woods said he attended the meeting to learn more about the topic and noted that there are broader issues to consider, including utility capacity, infrastructure needs, noise impacts, and protections for neighboring residents. He commended Wixom's City Council and Mayor for listening to resident concerns and working toward potential recommendations. Council Member Woods stated that the city should continue to pay attention to developments related to data collection centers and evaluate how they may impact the community.

Mayor Gunther said we are not at risk of getting one of these.

Council Member Schinzing said more importantly if Walled Lake citizens have concerns of the data centers, how does something like this affect our city and do we have to get relief from whatever the effect's may be.

Council Member Ambrose thanked city staff that keep our city not only alive but thriving. Keep it up.

Mayor Pro Tem O'Rourke recognized Code Enforcement Officer Paul Barch for his efforts in addressing unauthorized advertisement signs throughout the city. He explained that he and Kathy had recently noticed an increase in signs being placed on stop signs, utility poles, and other public areas, creating what he described as visual clutter throughout the community. Mayor Pro Tem O'Rourke said that he encountered Officer Barch while he was walking home and noticed that the back of Officer Barch's vehicle was filled with removed signs. He explained that Officer Barch had been proactively driving throughout the City, removing improperly placed signs and addressing the issue as part of his code enforcement duties. He commended Officer Barch for not only removing the signs but also taking the time to contact the responsible parties and informing them that the placement of the signs was not permitted. Mayor Pro Tem O'Rourke thanked Officer Barch for his diligence and initiative in identifying an issue and taking action to improve the appearance of the community.

MAYOR'S COMMENT'S

Mayor Gunther said he has run meetings around the globe with people from other countries. He explained we are all pointing in the same direction for things to happen the right way we should be able to run meetings without. He said he appreciated this evening's meeting. He said he and his son were able to participate in a portion of the reading of the Declaration of Independence. He asked Mr. Ladd when the cemetery sign would be replaced.

Mayor Pro Tem O'Rourke said Ms. Ruth Defresne led the reading and thanked her.

AUDIENCE PARTICIPATION None

Council recessed 9:47 p.m.

Council reconvened 9:54 p.m.

Council entered into closed session at 9:54 p.m.

Council arose from closed session 10:11 p.m.

CM 07-17-26 MOTION TO APPROVE CITY ATTORNEY RECOMMENDATION AS DISCUSSED IN CLOSED SESSION

Motion by Gunther, seconded by O'Rourke, CARRIED UNANIMOUSLY: To approve City Attorney recommendation as discussed in closed session.

ADJOURNMENT

CM 07-18-26 ADJOURNMENT

Motion by Arnold, seconded by Ambrose, CARRIED UNANIMOUSLY: To adjourn the meeting at 10:14 P.M.

Jennifer A. Stuart

Jennifer A. Stuart, City Clerk

Richard Gunther, Mayor

approved 9/1/24

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.*

Jennifer Stuart

Subject: FW: Subject: Follow-up – New Ambulance Request & Alternative Options Analysis

From: Jason Gonzalez <jgonzalez@walledlake.com>
Sent: Monday, July 20, 2026 3:58 PM
To: Russ Schinzing <rschinzing@walledlake.com>
Cc: Richard Gunther <rgunther@walledlake.com>; Dennis Orourke <dorourke@walledlake.com>; Ryan Woods <rwoods@walledlake.com>; Tamra Loch <tloch@walledlake.com>; James Arnold <jarnold@walledlake.com>; Casey R. Ambrose <crambrose@walledlake.com>; L. Dennis Whitt <ldenniswhitt@walledlake.com>; Paul Shakinas <pshakinas@walledlake.com>
Subject: Subject: Follow-up – New Ambulance Request & Alternative Options Analysis

Subject: Follow-up – New Ambulance Request & Alternative Options Analysis

Councilman Schinzing,

This email is in response to the questions you raised at our last City Council meeting. I am diligently trying to answer all the questions you had and provide as much information as possible to help Council make the best financial and operational decision for our residents and firefighters.

Below is what I found regarding the alternatives you requested:

1. Re-Powering Our Existing Ambulance

Background & Vendor Input:

Staff investigated re-powering our existing 2016 F450 ambulance (52,000 miles / 7,100 engine hours). I contacted four vendors. Three responded:

- R.S.V.P. Specialty Vehicles: “Regarding repowering, that is not something RSVP offers and honestly, repowering presents too much of a reliability risk for us to take on. However, we can give you a quote for remounting your current ambulance.”

- Ambulance Network: “You don’t want to put a new motor in an old ambulance, that’s plastering a problem for 6 months to a year and then the unit will give you more headache because the rest of components are old. You can remount your existing ambulance it would take 6 to 8 months. I could get you a quote.”
- Harold’s Frame Shop: Stated they could perform the work but did not feel it was a good idea, could not provide any certification, and as of this writing has not provided a quote.

Based on this industry input, repowering is “not recommended” due to reliability concerns, long-term cost risk, and liability. A new engine and transmission does not address chassis, frame, suspension, steering, braking, electrical, or corrosion issues, and it does not recertify the vehicle to current Michigan standards (KKK-A-1822 / CAAS / NFPA 1917).

Additionally, the City only has one ambulance. A repower or remount of our existing truck would leave us with no ambulance for 9-12 months, while the work is completed.

I have attached a letter from our insurance carrier, Michigan Municipal Risk Management Authority (MMRMA) for your review: (Please see entire letter attached)

Also attached is the: State of Michigan: MANUFACTURER CERTIFICATE OF COMPLIANCE (GROUND AMBULANCE) form that must be submitted to license an ambulance.

“RE: Ambulance Fleet Assessment and Operational Risk Considerations - Based upon the vehicle's age, engine hours, observable corrosion, and the cumulative demands associated with emergency response operations, there is reasonable concern that the ambulance may be approaching or has reached the end of its useful life as a frontline emergency response vehicle... Pending the completion of such an evaluation and the acquisition of a permanent replacement vehicle, consideration should be given to limiting the current ambulance's role to reserve or secondary service status... Respectfully, Phil Kamm, ARM, CPCU, MMRMA Senior Risk Control Consultant.”

2. Remounting Our Existing Ambulance & Power Cot

I received a quote from Ambulance Network to remount our existing patient compartment onto a new Ford F550 chassis: approximately $245,000 with a 6–8-month lead time. This option costs more than purchasing a new E450 certified remount ambulance and still leaves us without an ambulance during construction.

You also asked about refurbishing our existing Stryker power cot and power load. I contacted our Stryker representative. Our Stryker cot is 10 years old and has already been upgraded once. Stryker will not recertify it due to its age and recommends it only be used as a reserve/backup cot.

3. Leasing Options

A new ambulance can be leased. I defer to the City Manager and City Treasurer on financing mechanisms. My only direct experience with leasing fire apparatus was the City's lease of our ladder truck in 2001. The original purchase price was approximately $586,000. It was leased at $77,000 per year for 10 years. At the end of the lease, the City owned the truck at a total cost of $770,000 – an additional $184,000 in cost.

Fire Department Recommendation

The Fire Department's stance is to retain our existing ambulance as a "reserve/backup unit" and purchase a new Ford E450 ambulance, whether a certified remount or a new available pre-built demo if one can be located.

However, disposition of the old unit can be discussed at a later date.

The resolution before Council this Tuesday is to authorize the purchase of a new ambulance.

If there are any other questions I did not cover, please feel free to reach out.

Respectfully,

J. Gonzalez

Jason R Gonzalez

Fire Chief

Walled Lake Fire Department

1499 E. West Maple

Walled Lake, MI 48390

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Fax: 248-624-3768

jgonzalez@walledlake.com