



**CITY OF WALLED LAKE**  
**REGULAR COUNCIL MEETING**  
**TUESDAY, JUNE 17, 2025**  
**7:30 P.M.**

City Clerk Stuart welcomed everyone to the regularly scheduled June 17, 2025, City Council meeting then introduced Council Member Casey R. Ambrose, Council Member Mindy Fernandes, Council Member Tamra Loch, Council Member Bennett Lublin, Council Member John Owsinek, Mayor Pro Tem Ryan Woods, Mayor Ackley and special guest County Commissioner Robert Smiley.

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

**PLEDGE TO FLAG & INVOCATION**

Invocation by Mayor Pro Tem Woods.

**ROLL CALL**

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

**OTHERS PRESENT**

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

**REQUESTS FOR AGENDA CHANGES**     *None*

**AUDIENCE PARTICIPATION**     *None*

**APPROVAL OF MINUTES**

**1. Regular Council and Public Hearing Meeting Minutes of May 20, 2025**

Mayor Pro Tem Woods asked for Council Comments to be amended on page 9, to read "Mayor Pro Tem Woods said there is an outstanding property with very nice landscaping at the corner of Walled Lake Drive and Ladd Road and invited all to review the site it is very nice".

**CM    06-01-25       MOTION TO APPROVE REGULAR COUNCIL AND PUBLIC HEARING MEETING MINUTES AS AMENDED OF MAY 20, 2025**

Motion by Woods, seconded by Lublin, CARRIED UNANIMOUSLY: To approve regular council and public hearing meeting minutes as amended of May 20, 2025.

## Roll Call Vote

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

## COUNCIL REPORT

Council Member Fernandes explained that the Summer Concert Series will kick off on Wednesday, June 25 at Hiram Sims Park, with a performance by the band Sound Station. She also reminded everyone that the annual downtown fireworks display is scheduled for Saturday, June 21, 2025. Council Member Fernandes expressed her appreciation to all who participated in the Memorial Day Parade, noting that it was a great event.

Council Member Lublin said the Library Board met this past Friday, discussing and reviewing policies such as internet use policy, the supervision of children policy, patron behavior policy, computer use, library employee conduct and expectations, etc. making them more practical and current to today's uses. Council Member Lublin said the library's Summer Reading Kick Off event was held today with over 150 visitors, a huge success offering bounce houses, face painting, and Kona Ice services. Council Member Lublin explained the Institute of Museum and Library Services (IMLS) was part of the federal budget adjustments and the board is researching other methods including grants to recapture lost revenue sources.

Council Member Ambrose said thank you to the city's amazing Parks and Recreation team. The annual Memorial Day parade continues to be a success. There was coverage from Fox 2 News with Maurielle Lue, who was also a member of the parade. He said the parade is a fantastic summer kickoff event for the City of Walled Lake and he is looking forward to next year's event.

Council Member Owsinek said the Planning Commission met last week and the case was tabled. Applicant, DM Motors, had issues with their site plan. Council Member Owsinek explained Fire Chief Gonzalez had concerns, one of them being the turn radius. Further information was requested.

## MAYOR'S REPORT

Mayor Ackley said on June 21<sup>st</sup>, there will be an event hosted by the River Church who will be performing a bell service - ringing a bell 200 times, honoring the 200-year anniversary of Commerce Township and Walled Lake. Mayor Ackley said Stonecrest is also having an open house that day. Mayor Ackley reminded everyone of the Walled Lake fireworks are the same day.

**CITY MANAGER'S REPORT****1. Consent Agenda of Written Departmental / Divisional Statistical Reports**

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

**CM 06-02-25 APPROVAL OF CITY MANAGER'S CONSENT AGENDA ITEMS**

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

**Roll Call Vote**

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

**2. Update from Randy Thomas, Insite Commercial**

- 615 N. Pontiac Trail/Walled Lake Consolidated School Property

City Manager Whitt explained that Mr. Thomas was not present this evening due to a lack of finalized information. He informed the Council that the Walled Lake School Board has the 615 N. Pontiac Trail property on its agenda for discussion at their meeting this Thursday. The City expects to learn which offer, if any, has been accepted following that meeting. City Manager Whitt noted that the School Board is not considering any offers below \$900,000.00 likely due to cleanup costs incurred from site contamination. He assured the Council that he would provide an update as soon as new information becomes available.

City Manager Whitt said there is nothing to report on from city engineering for Phase 1 improvements of the downtown. City Manager Whitt said the city did, however, make improvements outside of the scope of the sidewalk work downtown. Two new parking spaces were added, and a decaying tree was removed. City Manager Whitt said the Walled Lake Civic Fund are hosting the fireworks and have partnered with Mr. Abe Keisoglou, owner of three vacant parcels downtown in front of the beach, utilizing the lots and they will be fenced off for the beer tent. City Manager Whitt said this is a temporary fence for the event. The Civic Fund has partnered with several business owners downtown for their support of the fireworks.

Public Safety Deputy Director Shakinis explained the firework street closures will be on E. Walled Lake Drive between Liberty to Witherall, beginning at 7am on June 21<sup>st</sup> until the fireworks are completed. Deputy Director Shakinis explained the road closures will not be as intense as years prior as additional businesses have moved into the area and a new layout for the

event has occurred. Deputy Director Shakinas explained the efforts of the Walled Lake Civic Fund working with Mr. Keisglou's vacant property have helped with the lessening of road closures.

City Manager Whitt said there was nothing new to report on Starbucks development. City Manager Whitt explained the 7-Eleven Speedway development is working through engineering requirements. He said the planning commission case mentioned by Council Member Owsinek, regarding DM Motors, who was approved for internet sales not full-on car lot sales. City Manager Whitt said they do not have enough room on the site to maneuver; every inch of the site has cars parked. City Manager Whitt said the applicant interferes with traffic flow on Decker Road and Maple Road.

**CORRESPONDENCE**     *None*

**ATTORNEY'S REPORT**     *None*

## **UNFINISHED BUSINESS**

### **1. Proposed Resolution 2025-11 Fire Chief Employment Agreement**

City Manager Whitt stated that an agreement has been negotiated between the City Manager's Office and Fire Chief Gonzalez. The terms of the agreement have been finalized in collaboration with Chief Gonzalez.

**CM    06-03-25       MOTION TO APPROVE RESOLUTION 2025-11 A RESOLUTION  
APPROVING AN EMPLOYMENT AGREEMENT WITH JASON  
GONZALEZ AND AUTHORIZING THE CITY MANAGER TO  
EXECUTE THE AGREEMENT**

Motion by Loch, seconded by Lublin, CARRIED UNANIMOUSLY: To approve resolution 2025-11 a resolution approving an employment agreement with Jason Gonzalez and authorizing the City Manager to execute the agreement.

## **Discussion**

Council Member Fernandes asked what timeline the contract was negotiated.

City Manager Whitt explained that the negotiations with Fire Chief Gonzalez included discussions with the City's retirement system. The final decision was to remain in the current retirement division, as transferring divisions would have resulted in a loss of benefits and introduced unnecessary administrative complications. City Manager Whitt noted that Chief Gonzalez agrees with this outcome and has retained all of his benefits under the current employee agreement.

## Roll Call Vote

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

Fire Chief Gonzalez thanked City Council for their support and approval.

City Manager Whitt reminded everyone of the Fire Open House this Saturday June 21<sup>st</sup>. City Manager Whitt asked about the fire training exercise that occurred this morning.

Fire Chief Gonzalez explained the training was live fire flashover training simulator firefighters also can learn the use of their personnel thermal imagers.

**NEW BUSINESS**

- 1. Proposed Resolution 2025-12 Adopting the Operating and Capital Budget Appropriations of Funds and Levy of taxes for Fiscal Year July 1, 2025 to June 30, 2026**

**CM    06-04-25      MOTION TO APPROVE RESOLUTION 2025-12 A RESOLUTION ADOPTING THE OPERATING AND CAPITAL BUDGET APPROPRIATION OF FUNDS AND LEVY OF TAXES FOR FISCAL YEAR JULY 1, 2025 TO JUNE 30, 2026**

Motion by Lublin, seconded by Woods, CARRIED UNANIMOUSLY: To approve resolution 2025-12 a resolution adopting the operating and capital budget appropriation of funds and levy of taxes for fiscal year July 1, 2025 to June 30, 2026.

## Roll Call Vote

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

- 2. Proposed Resolution 2025-13 Delinquent Property Transfer Affidavit Penalty placed on the Summer 2025 Tax Roll**

**CM    06-05-25      MOTION TO APPROVE RESOLUTION 2025-13 A RESOLUTION OF THE CITY OF WALLED LAKE AUTHORIZING THE TRANSFER OF THE 2024 DELINQUENT PROPERTY TRANSFER AFFIDAVIT FEES TO BE PLACED ON THE 2025 JULY CITY OF WALLED LAKE TAX ROLL**

Motion by Owsinek, seconded by Lublin, CARRIED UNANIMOUSLY: To approve resolution 2025-13 a resolution of the City of Walled Lake authorizing the transfer of the 2024 delinquent property transfer affidavit fees to be placed on the 2025 July City of Walled Lake Tax Roll.

#### Roll Call Vote

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

### 3. Proposed Resolution 2025-14 Oakland County Equalization Division Assistance

**CM 06-06-25 MOTION TO APPROVE RESOLUTION 2015-14 A RESOLUTION OF THE CITY COUNCIL OF WALLED LAKE AUTHORIZING THE AGREEMENT WITH OAKLAND COUNTY EQUALIZATION FOR ASSESSING SERVICES FOR YEARS 2025-2028**

Motion by Owsinek, seconded by Lublin,

#### Discussion

Council Member Lublin clarified that his support for the resolution was solely to initiate discussion and not an indication of approval. He expressed serious concerns about the significant cost increases associated with the agreement, noting a 60–70% increase. Council Member Lublin stated he does not understand the County's rationale behind the figures presented and questioned how they arrived at such a dramatic increase.

City Manager Whitt explained that as the proposed cost increases became known to City Council, the City administration proactively explored alternatives. He explained that he and Finance Director Pesta have identified another vendor and are prepared to offer City Council an alternative option should they choose to pursue a different route.

Mayor Ackley expressed strong opposition to the county equalization agreement, stating that she is deeply appalled by its terms.

City Manager Whitt said County Commissioner Smiley did not support this agreement and asked him to speak on the topic.

County Commissioner Smiley said he is here at the request of City Council to provide some insight. On May 1<sup>st</sup> the vote was taken by the County to make big increases to the agreement. A lot of back-and-forth discussions were held on those for and against these increases, in the end

those who wanted the increase received it. Commissioner Smiley explained that leading up to the final vote, great cases against the increases were made by several municipalities. Commissioner Smiley said City Council Members Fernandes, Woods, and Ambrose were present at the county's board meeting, the city was well represented at the final vote. Commissioner Smiley explained concerns he had heard were that the proposed changes were given with very little prior notice, collaboration, or consultation. Commissioner Smiley explained that the leaders of the community had no idea this was coming. Commissioner Smiley said the feedback he was given by municipalities was that the increases caused further strain on local budgets, compromising critical public services, a very flawed methodology in apportioning this indirect cost was applied and creates long term uncertainty. Commissioner Smiley said due to the ill-will this agreement has caused; municipalities have chosen to leave the county services. Commissioner Smiley said his big point this evening is the county has been subsidizing the municipality costs associated with these services for 50 years. Commissioner Smiley explained it was suggested the county keep the current figures for one more year and give the locals time to address this in their budgets. Commissioner Smiley explained some of the increases were 200%, or more, some communities were being charged more or less than others and this new agreement corrects this. Commissioner Smiley explained there are communities that were hurt by this proposal; however, some understood they had a good deal from the county for a long time. Commissioner Smiley said these communities asked for more time to absorb this price adjustment. Commissioner Smiley said he is available to ask any questions City Council members may have.

City Manager Whitt said the City Council can make an adjustment they have the authority to do so. City Manager Whitt provided City Council with the alternate assessing proposal agreement for review.

Commissioner Smiley explained he understands that Commerce Township has cut ties and possibly the City of Wixom too.

Finance Director Pesta explained in discussing the potential partnership with Assessment Administration Services, L.L.C, they recently transitioned six of the thirty-two communities that were partnered with the county. They are Commerce Township, Ferndale, Madison Heights, Township of Oakland, Oxford, and Lake Orion. Finance Director Pesta explained the proposal from Assessment Administration Services, L.L.C. saves the city 63% in costs and asked the City Council to substitute the current resolution to name Assessment Administration, L.L.C. as the city's assessor and they are ready to begin July 1, 2025. She said Assessment Administration Services L.L.C. already work the county's Citrix system for taxes and assessing program, which is what the city currently uses.

City Manager Whitt explained City Council can substitute the current resolution on the agenda with this new one. City Manager Whitt explained this creates a record to show the discussion was had.

**CM 06-07-25 MOTION TO SUBSTITUTE RESOLUTION 2025-14 WITH 2025-15  
A RESOLUTION OF THE CITY OF WALLED LAKE  
AUTHORIZING NOT TO RENEW THE AGREEMENT WITH  
OAKLAND COUNTY EQUALIZATION FOR ASSESSING  
SERVICES FOR YEARS 2025-2028 AND TO SWITCH TO  
ASSESSMENT ADMINISTRATION L.L.C. TO ENSURE FISCAL  
RESPONSIBILITY**

Motion by Owsinek, seconded by Loch,

Discussion

Mayor Ackley said she would like to send a clear message to Oakland County that the City of Walled Lake is against this proposal. Mayor Ackley explained that the city had an assessor in years past, he was out in the community, took phone calls, it all worked well. Mayor Ackley said the county at that time explained to the city what a great opportunity they could provide for the city by becoming its assessor. She said things changed to bring the county in as the city's assessor. Mayor Ackley said the county agreement increases our services by 82%, this council can stop this proposal right here. Mayor Ackley said the county wants to build a new executive building, move something else in there, spend money and raise the costs to the locals. Mayor Ackley said she wishes to see a definite no vote on the renewal resolution not a substitution resolution. Mayor Ackley said tell the county flat out no. Mayor Ackley said it is about time Oakland County Commissioners started listening to their people again. They have gotten totally out of hand, they do whatever they want over there in Pontiac, and she is tired of paying for it.

City Manager Whitt explained City Council can vote on the original motion or withdraw the original motion. The minutes will show the discussion and show just how upset the Mayor is with this proposal.

**CM 06-08-25 MOTION TO DISAPPROVE 2025-14 A RESOLUTION OF THE  
CITY COUNCIL OF WALLED LAKE AUTHORIZING THE  
AGREEMENT WITH OAKLAND COUNTY EQUALIZATION  
FOR ASSESSING SERVICES FOR YEARS 2025-2028**

Motion by Owsinek, seconded by Lublin, UNANIMOUSLY CARRIED: To disapprove resolution 2025-14 a resolution of the City Council of Walled Lake authorizing the agreement with Oakland County Equalization for assessing services years 2025-2028.

Roll Call Vote

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



**CM 06-09-25 MOTION TO APPROVE RESOLUTION 2025-15 A RESOLUTION OF THE CITY OF WALLED LAKE AUTHORIZING NOT TO RENEW THE AGREEMENT WITH OAKLAND COUNTY EQUALIZATION FOR ASSESSING SERVICES FOR YEARS 2025-2028 AND TO SWITCH TO ASSESSMENT ADMINISTRATION SERVICES L.L.C. TO ENSURE FISCAL RESPONSIBILITY**

Motion by Owsinek, seconded by Loch, CARRIED UNANIMOUSLY: To approve resolution 2025-15 a resolution of the City of Walled Lake authorizing not to renew the agreement with Oakland County Equalization for assessing services for years 2025-2028 and to switch to Assessment Administration Services, L.L.C. to ensure fiscal responsibility.

**Roll Call Vote**

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

**4. Proposed Resolution 2025-16 Budget Amendment FY 2024-2025**

**CM 06-10-25 MOTION TO APPROVE RESOLUTION 2025-16 A RESOLUTION AMENDING FISCAL YEAR 2024-2025 TO REFLECT INCREASED REVENUE FROM INTEREST EARNED AND CORRESPONDING INCREASES IN EXPENDITURES FOR PUBLIC SAFETY PERSONNEL COSTS AND PURCHASES**

Motion by Woods, seconded by Lublin, CARRIED UNANIMOUSLY: To approve resolution 2025-16 a resolution amending fiscal year 2024-2025 to reflect increased revenue from interest earned and corresponding increases in expenditures for public safety personnel costs and purchases.

**Discussion**

City Manager Whitt explained that the Downtown Development Authority (DDA) has completed work downtown, and corresponding budget adjustments need to be recorded. He discussed the potential purchase of the vacant properties across from the beach, City Manager Whitt noted that such a purchase is feasible through the DDA or in coordination with the City Council. The DDA currently has approximately \$2.5 million available, and discussions regarding potential acquisition have begun. City Manager Whitt suggested that this may be one reason Mr. Keisoglou chose to work with the Walled Lake Civic Fund this year. He explained that if the City were to purchase these parcels, it would help deter unqualified or inappropriate development proposals that have been previously submitted and rejected. He emphasized that

City Council should consider the benefits of City and DDA control over the property, noting that since he has served in his role, no progress has been made on the site. Currently, the City receives approximately \$8,000 annually in taxes from the three vacant parcels. He explained the concerns that the City would lose revenue by owning the land could be addressed through future development, which could recoup and surpass the lost tax income. City Manager Whitt added that Mr. Keisoglou has been covering the expenses for the property and is now interested in letting it go. He concluded by urging both City Council and the DDA to give this matter serious consideration.

#### Roll Call Vote

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

#### **5. Proposed Resolution 2025-17 Notary Services Fee Proposal**

City Manager Whitt said this resolution will establish a formal policy for notarization services offered by the City. City Manager Whitt said the front office staff are notarizing several documents throughout the day, currently the City does not charge.

Mayor Ackley asked what the county charges?

Council Member Ambrose responded with \$10.

City Council Lublin questioned why the city resolution is only charging \$10.

City Manager Whitt explained the fee is established by state statute.

#### **CM    06-11-25      MOTION TO APPROVE RESOLUTION 2025-17 A RESOLUTION ESTABLISHING FEES FOR NOTARY SERVICES FOR RESIDENTS AND NON-RESIDENTS**

Motion by Owsinek, seconded by Loch, CARRIED UNANIMOUSLY: To approve resolution 2025-17 a resolution establishing fees for notary services for residents and non-residents.

#### Roll Call Vote

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

City Manager Whitt said he is happy all the City Council candidates are here, and he appreciates they are all going to run for re-election. He said he truly hopes the team stays together. It is good to work with such a good group.

## **COUNCIL COMMENTS**

Council Member Owsinek said he went around the lake and the areas look very nice with what the Walled Lake Civic Fund is working on for this weekend's event. People are using the beach, it is great.

Council Member Fernandes said thank you for such a great memorial day parade. She said it is a heartfelt event especially if they stayed toward the end to see the Walled Lake Honor Guard ceremony, it is a great display. She said she looks forward to seeing everyone downtown for the fireworks and for the Stonecrest history walk.

Council Member Lublin thanked DPW Superintendent Mr. Ladd for great work on W. Walled Lake Drive. He said the new cement, curbs, sidewalks, asphalt, are all great. He knows Mr. Ladd was very instrumental in this work. He said he is looking forward to the fireworks this weekend, they are a great summer kickoff event.

Council Member Ambrose said thank you to the front office city staff members, being nimble, quick and ready to jump into a totally different avenue regarding the assessing services. He thanked DDA Board Member Johnston who is also one of the chairmen of the Walled Lake Civic Fund and all his efforts with the upcoming firework event, its organization, and promotion. Council Member Ambrose said the businesses who are on the Walled Lake Civic flyer make this community better. They are willing to give money to make this community better.

Council Member Loch said she echoes her fellow council members, hopes everyone has a great time this weekend, and make it home safely afterwards. She said the city fireworks are the best.

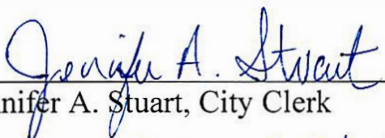
Mayor Pro Tem Woods said he agrees 100% with everything that has been said right now between the quick action of administration with the assessing agreement to the police and fire department services with the Honor Guard. Mayor Pro Tem Woods said he attended the firefighter's funeral this past week, between the Memorial Parade and funeral service for the firefighter, the Walled Lake Honor Guard is amazing. He said between both events, it went smoothly and is a true reflection of administration, Police and Fire, and the Honor Guard. Mayor Pro Tem Woods said Mayor Ackley did a great job during the Memorial Day ceremony with her speech, it was excellent. Mayor Pro Tem Woods said he wished to give personal shout outs to his kids, his youngest graduated from elementary school and his middle child graduated from middle school. They're on to a newer school. He said he is looking forward to the fireworks show.

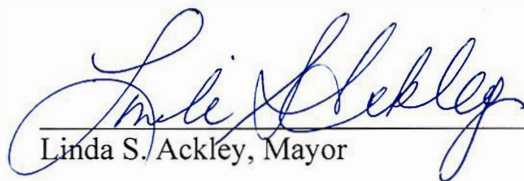
**MAYOR'S COMMENTS**

Mayor Ackley said it is always a pleasure for her to provide the Memorial Day speech. She said she appreciates this city, everything looks great, hopes everyone enjoys this weekend and is safe. Mayor Ackley said thank you to city staff and fellow council members.

**ADJOURNMENT****CM 06-12-25 ADJOURNMENT**

Motion by Owsinek, seconded by Woods: CARRIED UNANIMOUSLY: To adjourn the meeting at 8:42 P.M.

  
\_\_\_\_\_  
Jennifer A. Stuart, City Clerk

  
\_\_\_\_\_  
Linda S. Ackley, Mayor

approved 8/19/25