



**CITY OF WALLED LAKE
REGULAR COUNCIL MEETING
TUESDAY, MARCH 3, 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 Loch, Council Member Schinzing

ABSENT Council Member Woods

OTHERS PRESENT City Manager Whitt, Finance Director Pesta, City Attorney Vanerian, HR Director Sears, Deputy Director Public Safety Shakinas

CM 03-01-26 MOTION TO EXCUSE COUNCIL MEMBER WOODS FROM TONIGHT'S MEETING

Motion by Loch, seconded by O'Rourke, CARRIED UNANIMOUSLY: To excuse council member Woods from tonight's meeting.

REQUESTS FOR AGENDA CHANGES

Council Member Schinzing asked to add the agenda item from prior meetings regarding posting the contracts on the city's website.

Council Member Ambrose requested discussion be had on hosting a town hall meeting for the purpose of the downtown streetscape project and bringing the boards and business owners together.

AUDIENCE PARTICIPATION

Rich Greenwell, 395 W. Walled Lake Drive, expressed his animosity towards the direction the city has been going in.

Dena Potter, 1856 Meadowridge, asked if left turns were going to be allowed out of the new development on Maple and Decker. She said she was concerned with the traffic at the intersection of Maple and Decker. She said that D&M Motors already cause safety concerns with

their loading and unloading of vehicles. Ms. Potter expressed her disapproval of the current city manager.

Discussion was held on local business D&M Motors and their continued violations of the city ordinances.

Mayor Gunther said he would go and discuss with D&M Motors this week.

Jeff Rondeau, 1159 Wabasso, said D&M Motors have been a problem since he worked for the city over 8 years ago. He urged council to get rid of the current city manager and said otherwise nothing is going to get done.

Ms. Tracey Millman, 741 Woods Ct, said, first of all, you don't pull somebody's license, you act like a community and you resolve the issue. I have not seen them and I live right here, ok? The cars that were out there today were broken down. I saw them unloading in the city lot. We got three lots back here. Why can't we be a good community? Let them offload over there. If the city wants, if they want to make a payment to the city, that would be lovely. Wouldn't that be lovely? He picks and chooses the businesses to enforce, i.e. Jack's Car Wash is supposed to have drainage. For six months, it has been an ice danger spot. The Copper Mug he made no left turn because he almost got hit at Bazonzoes. Ok, so now you can't turn left to go back into Walled Lake, ok? But you got to drive through the Copper Mug parking lot, which should not be allowed. They don't get ticketed. One minute he can control, the next minute he can't. So you want to control DM, but then you want to drop a 7-11 in the middle of it, but he has no control. Now I'm going to move on. 35 properties i've identified that are owned by the City of Walled Lake. People want to know why their taxes went up, because he took them off the tax rolls so they don't show up on the audit. There are LLCs acquiring city property. They're not licensed. And I can name them and I can name where the payments are going, but we'll let that go for a minute, ok? The minutes are being altered. The minutes are supposed to be posted within 8 days. I don't want to hear that I'm having a diatribe. And he gets to bad mouth me when I'm not there. These are civil offenses. If you guys want to serve, you got to learn the laws because these 2, 3, 4 are running circles around the city. He's taking 7, 8, 9 department heads. I see here we are having more zoning issues. They've split lots in closed meetings. You took \$200,000 stipend in November in a lame duck session. They were not supposed to vote on. So you got people that were outgoing voting after elections to increase their own budget and give him more money. He's supposed to be the Budget Director, the City Manager, the City Clerk, the payrolls do not match the department heads. The checking accounts do not match. He's in control of the Civic Fund, it's tax free. Anybody know where the gambling and beer tent money went? Because near as I can tell, it's a big fat laundry. The DDA falls under City Council. You have the final authority. When I ask where the budget is, that's what I expect to see in the minutes. Not Tracy went into a diatribe. Not my address exposed, those are civil liberties and windfall whistleblower felonies. But you know what? He doesn't know that because he has no licensure. So he signed permits and zoning and planning with no realtor, no broker, no licensure. You want to tell me who signed off on this fraudulent permit across the street for Deca Properties LLC. But wait, the cities owned it for 4 or 5 years, but he's going to sit here and lie to everybody and tell us we have no control over the wetlands. Next, four different topics of mitigation of insurance. And we're all liable. Now, you know this, all contracts are supposed to be public knowledge, period. 19 years

as a Michigan legislature, but you're not quite sure? The vendor contracts, they're going to out-of-state, LLCs. Oh, yeah. Off the porch smiling. I know when he smiles, I got him good. Should we talk about how the addresses match the ones in his residence. Yeah, I'm gonna blow you out of the water tonight because I'm sitting at home, I am so mad at you I come out with no makeup. You want to make me look bad? You want to escort me out of the building and make me look like I have, quote, political ambitions. The permit is illegal that is filed as a minor project, which it is not. He admitted it's a wetland, it's a watershed. Do you understand by him allowing this building, it mitigates our risk insurance? We have no FEMA insurance, we don't qualify, it's fraud and he knows it. And so did McKenna. And so do you. DDA contracts, he's now the consultant. He's dealing on our dime for contracts we know nothing about and he has no business. He's supposed to represent the city, not private LLCs. Not Watermark Terrace, not Forestbrook, not Wild Leaf, not the veterinary clinic. So you guys don't, but they do, ok? You do not have any licensing to be signing off on planning or permitting, period. Now I'm paying Boss Engineering over and over. I'm paying McKenna over and over, but I see \$154,000 budgeted for the Planning Commission. Who's licensed and what's that money for? So you took zoning? You took planning. You're illegally splitting lots. By the way, 615 is city property. He already has it contracted for multi-unit housing. It's a triple wetland. It was given by the school, to the city, to the citizens. He's not supposed to be signing contracts, especially for personal gain. He's mailing out bills that are being mailed to City Hall. He can't use it for personal profit. The Police Department. \$4 million in millages for the first four years have been misappropriated and moved. You know why they put a bridge? Because Mr. Ambrose over here owns Caseys and people can walk right up. That's conflict of interest. He admitted it in city minutes. And he did recuse himself from the vote. So you're profiting off illegal gains. You need to step down. Both of you. You've approved contracts, you've approved budget amendments for LLCs and private contractors along inter fund transfers. I'm sorry, this says you're going to do rezoning tonight. Well, where is the reading? Why are we not allowed to see this and why don't we have public notice? Let me finish and I'll be done. I only got 3 minutes. Now, police and fire. Here's your second mitigation. First of all, don't you dare run a campaign and tell me I'm going to lose my police and fire when we gave you an extra \$1,000,000 and it's proven that you absconded with it when it was supposed to go to police and fire. Don't tell me we don't have winter rescue. He's promoting fishing and polar plunges and softball and fishing on the lake. And there's nobody to rescue you when the six cars that went in this year fall in. That mitigates our risk insurance and it mitigates the local agreement we have with all counties. You don't put in your fair share, you don't get your fair share. So if your kid falls in Walled Lake ice fishing, guess what, you're waiting for Oakland County if they decide to show up because it's not mandatory. I got no scuba gear. I got no float boat. I got nobody trying to go in the water. We live on one of the biggest lakes in Oakland County, in the third richest county in America, and I don't have police and fire. Now, by law, you have to have 4, 5, 6 full time EMS. We have 3 full time. By the fire chiefs, it takes 4 to 5 and every time somebody gets to be transported I see collection money to be paid to collect the ambulance fees, but I sure don't see them in the budget. So, where's the ambulance money going, ok? Are we paying out? Are we paying in? And why don't they have their own fund? That mileage is supposed to go into a public safety fund. I can clearly show you on the budget where it was moved into the General Fund. And my Police Chief and my Fire Chief, you have to ask for equipment. Because it's in the General Fund. These are felonies. They mitigate the insurance leaving it to board members and citizens. And you mitigate this wetland by the way. There's no construction in the winter, let alone putting in gas tanks untethered in a

floodplain. Guess what? It mitigates our insurance yet again. So you got no winter rescue. You got nobody in the police station. I want to see the contract for Oakland County Sheriff of what you're paying because he takes administrative fees on every contract he signs or resigns. Why are we not collecting escrow and where is it? Why am I paying Boss Engineering out of the trust in and escrow fund. And you tell me ma'am I'm costing the city money when you're signing off on this egregious spending. And I have yet to get into you two, but when I start looking into more LLC's and they're out of state. We're not supposed to be sending consulting fees to Florida. Who's in Florida consulting? Are they licensed, because this man is not? How dare he sign planning minutes, planning rezoning, tax assessment? We have no assessment. Max Griffin did not follow through with his licensure. He is now unlicensed. This one signs off on the assessing role. 35 properties he took off the tax roll so he can hide them. We have no inventory and you know it. You need to step down. He is to be removed from the DDA. Where are these contracts? Where are these budgets and where is the Civic Fund? This man just gave himself what they call a superpower. Him and Miss Pesta are the only two supposedly with access to all accounts. How many checking accounts does the city have? How many departments? Because they sure don't match. So the budget says I got a City Clerk. But the payroll says I got a City Clerk and Assistant City Clerk. Why do I need this in a two-mile city? I've got two different accountants and you still can't balance a budget. Every month it's budget this, budget that, budget resolution, budget amendment. So in November it's not posted because apparently Miss Stewart doesn't seem to be able to take full accounting of minutes. This is law. The contracts, there's no question, it's the law. Your 4 masters, it's the law. Signing, permitting, zoning, replanning, and tax assessing, you are not licensed for any of it. And if I get into Walled Lake investments and walled lake properties and wild lake and Decker, Maple, and 1700, and by the way, the 35 properties, when you try to look them up, he's also changed the PIN numbers and they're addressed as 0000, so you can't find them. That ought to give you enough to chew on and stop passing things without reading them. This police thing with the radios. Gives him full. He has full access to your audio, your personal, your video. Every time a car passes by his Flock cameras that weren't passed and the city has no knowledge. There are supposed to be laws. How long does it stay on the record? Who has access to it? What is it used for? Where does it go? So, he went and passed it through the DDA out of the Public Safety Fund without public knowledge. So basically, the taxpayers are paying for him to spy on us. Now he's giving himself audio and video permission and all these little radios they want is so he can sit at home and watch what you're doing, what your kids are doing, what your wife is doing. And I got objection to that. I got no police and fire. But this one is giving my personal information to the state police freely and ratty, along with Oakland County. And I can be tracked anywhere in Michigan, along with my family, friends, and your children. Now these things are supposed to come up as public notice and be posted in a newspaper, not on the back door of City Hall in a little paper, that Stuart decided to get around to. By the way, how much are we paying for internet and consulting fees? Maybe Gem IT sound familiar? How about Wex Bank? That's a real good one. So we have a fleet contract or do we not? Because guess what? It gets rebates. Do you see any rebates in the budget? He took Public Safety Millage and moved it for administrative fees. Sewer and water, \$4 million. That's just been the last 3 or 4 years. Missing. These are felonies. These are enterprise funds, he cannot touch. Then you want to tell me you're not taking any money when it clearly lists administrative fees. But you don't have any hours docked. So tell me, you admitted WRC does the billing but you're taking administrative fees for billing. How many hours do you spend? And by law you're supposed to account for that or you don't get administrative fees out of the sewer fund. All funds

need to be reviewed. All bank accounts need to be frozen. You need access. This one has superpowers and he's sending money out of state to fraudulent LLCs without anybody knowing, under vendor expenditures. Thank you for listening. I appreciate it. And let's get something done. Until you put a leash on him and you control the money and you watch what he's doing. He is not an executive planner. Why am I paying Boss and McKenna but he gets to sign the permits. Why do I have an illegal in a flood zone that negates everybody's risk management insurance and you're letting them get away with it. And he, oh, happy happy. No PUD's no SEV's. This one, Ryan Woods. Yeah, they, they lowball. They've sold properties to themselves for a dollar. Our property, city owned property to fraudulent LLC's. He lowers the SEV value, and then I got to look online and see that people's property taxes went up 30%. How much did yours go up Mayor? Because he's not paying any. Then they resell the property back to the city for extensively raised fees. He took a brownfield. He took our tip. This is not a brownfield, it's a wetland. That's a brownfield that he refuses to address. And it was owned by the city. Yet suddenly it's owned by an LLC. Law. Those cities are to be publicly noticed and auctioned. Not double dipping. Contracting by a lawyer that you're paying and he's working for private entities. And this one's done. All money should be recouped. Full audit. State Treasury and you could stand here and tell me all about calling the FBI and how if there was anything wrong. But all of you, you, you, Woods, you were all very well of corrective action plans and every other bell and whistle he's trying in the city. And yes, I can prove you split plats. 850, by the way, 850 is selling poisonous marijuana and altering the numbers. Could we please remove their license and take them off the streets? Well wait, they're associated with Greenhouse. The Bates family. Shall I go on? No. Yeah it got awfully quiet, didn't it? Your time is up. Your time is up. When is enough enough with your greed. Huh, Miami, Delaware, Indiana. Shall I go on. New York. Thanks. Minnesota. Miss Loch, did you read the budget? Do you read what you sign? Did you give a \$200,000 stipend and he's not licensed? Or any of it.

Mayor Gunther stated we have, you've had a lot of time. Thank you very much. We do have some business.

Ms. Millman stated thank you for listening, appreciate it. Where's my police escort, I need one?

City Manager Whitt said it is a live meeting and posted on the internet, Ms. Millman's attack and false accusations are already out there. City Manager Whitt explained the Mayor and Council need to take appropriate actions to address this, he will not sit through that again. He said what Ms. Millman said was wrong, none of what she said was true.

MAYOR'S REPORT

Mayor Gunther said he received an application for the Board of Review and would like to nominate Ms. Lori Woods to the Board.

1. Discussion – Board and Commission Appointments

City Manager Whitt said the City Clerk prepared individual resolutions to renew each member's term for those currently sitting on a city board and/or commission.

CM 03-02-26 MOTION TO APPOINT LORI WOODS TO THE BOARD OF REVIEW

Motion by Ambrose, seconded by O'Rourke, CARRIED UNANIMOUSLY: To appoint Lori Woods to the board of review.

Roll Call Vote

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

No further action was taken.

ATTORNEY'S REPORT

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

CM 03-03-26 MOTION TO ENTER INTO CLOSED SESSION TO DISCUSS CONFIDENTIAL ATTORNEY CLIENT COMMUNICATIONS PURSUANT TO SECTION 8(E) OF THE OPEN MEETINGS ACT

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

Roll Call Vote

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

Council entered into closed session at 8:46 p.m.

Council arose from closed session at 9:36 p.m.

No action was taken.

NEW BUSINESS

- 1. First Reading C-377-26 Amendment to Chapter 51 Zoning to amend Article 16.00 Planned Unit Development**

Council Member Schinzing said he has a lot of markups on the proposed amendment.

City Attorney Vanerian said this is just a starting point. Attorney Vanerian said it is easier to take things out than to add things in.

Mayor Gunther said he didn't like the memo from the planning consultant. Mayor Gunther said the planning consultant redlined things that he didn't think were good to redline, and he added language that he did not care for. Mayor Gunther said Mckenna Associates has done this for other communities and when it came to the impact study, they made it more objective rather than subjective.

City Attorney Vanerian said once this is forwarded to the planning commission, the city planner will be more involved. He explained the planning commission members will also probably have some revisions and suggestions as well.

Council Member Schinzing asked if council should make revisions before the first reading or if they can still make them after.

City Attorney Vanerian said if council has identified things they would like to add or remove to send to him or they can do so tonight and approve the first reading based on those changes.

Mayor Gunther stated that we would still be in trouble because we don't have a planning commission to send it back to.

Council Member Schinzing said he would rather take the time to sit down and work through this.

City Attorney Vanerian said there are going to be opportunities for council to make changes and work through this. He explained if council wants to get moving on this, he recommends approving the first reading tonight.

Council Member Schinzing asked if they sent it to the planning commission and then it comes back to council with the planning commission's recommendations or changes, does it have to go back to planning commission for approval before council's second reading.

City Attorney Vanerian said it depends and explained that it does not, if you make a few minor tweaks and changes but major changes or a full rewrite would need to go back to planning commission. He explained council approved first reading and now this item will need a public hearing before the Planning Commission. City Attorney Vanerian reminded council that currently there are only three members of the seven-member planning commission, there is not a quorum to have any meetings.

**CM 03-04-26 MOTION TO APPROVE FIRST READING C-377-26 AN
ORDINANCE TO AMEND CHAPTER 51, "ZONING", OF TITLE
V, "ZONING AND PLANNING", THE CITY OF WALLED LAKE
ZONING ORDINANCE, TO AMEND ARTICLE 16.00 "PLANNED
UNIT DEVELOPMENT" AS PROVIDED BY THIS ORDINANCE**

Motion by Schinzing, seconded by Loch, CARRIED UNANIMOUSLY: To approve first reading C-377-26 an ordinance to amend Chapter 51, "Zoning", of Title V, "Zoning and Planning", the City of Walled Lake Zoning Ordinance, to amend Article 16.00 "Planned Unit Development" as provided by this ordinance.

Roll Call Vote

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

2. First Reading C-378-26 Amendment to Chapter 51 Zoning to amend Article 30.00 Commercial Planned Unit Development

CM 03-05-26 MOTION TO TABLE FIRST READING C-378-26 AN ORDINANCE TO AMEND CHAPTER 51, "ZONING", OF TITLE V, "ZONING AND PLANNING", THE CITY OF WALLED LAKE ZONING ORDINANCE, TO AMEND ARTICLE 30.00 "COMMERCIAL UNIT DEVELOPMENT" AS PROVIDED BY THIS ORDINANCE

Motion by Schinzing, seconded by Loch, CARRIED UNANIMOUSLY: To table first reading C-378-26 an ordinance to amend Chapter 51, "Zoning", of Title V, "Zoning and Planning", the City of Walled Lake Zoning Ordinance, to amend Article 30.00 "Commercial Unit Development" as provided by this ordinance.

Roll Call Vote

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

3. Receive and File Resignation Letter from Planning Commission Member

CM 03-06-26 MOTION TO RECEIVE AND FILE RESIGNATION LETTER FROM PLANNING COMMISSION MEMBER OWSINEK

Motion by Loch, seconded by Ambrose, CARRIED UNANIMOUSLY: To receive and file the resignation letter from Planning Commission Member Owsinek.

Roll Call Vote

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

City Manager Whitt reminded Mayor and Council that there are now four vacancies on the Planning Commission. City Manager Whitt stressed the importance of filling those vacancies to ensure a quorum is possible and those scheduled meetings can take place.

4. Posting of Contracts on the City Website

Mayor Gunther acknowledged that he and council received the city's employment contracts. He wants to make sure that the contract amendments were done properly, specifically the last amendment to the city attorney's contract. He asked if there was a filing from outside council looking over City Attorney's Vanerian's contract to make sure it was ok.

City Attorney Vanerian said yes, his contract was sent out to outside council for review and recommendations.

Mayor Gunther expressed his displeasure with the severance package in the city attorney's contract, referring to it as bizarre and unheard of. He said he always pulls himself out of the public sector and he usually thinks in the private sector and Tom Brady doesn't even get comparable severance package as City Attorney Vanerian. Mayor Gunther said in the private sector employees get one month of severance for every year of service. Mayor Gunther said he would like to have an outside audit done on the city attorney's contract and if the outside audit comes back and says it's legal and binding then he is good with it.

Council Member Schinzing said no, he is still not good with City Attorney Vanerian's agreement. Council Member Schinzing said he thinks it is a terrible thing that has been done to the residents of the city. He referred to City Attorney Vanerian's severance package as a poison pill.

City Manager Whitt said the city attorney and he serve at Council's pleasure. City Manager Whitt explained he and City Attorney Vanerian are at will employees and Council can fire them at any time.

Council Member Schinzing said if we fire them, then we have to take the poison.

Council Member Ambrose said it's not an issue unless you fire him.

Council Member Schinzing asked what if council wants to fire them. Council Member Schinzing said what if he wanted to have them fired.

Council Member Ambrose said he did not think firing the city attorney is in the best interest of the city. He said he is an asset to the city, and he feels that it would be a massive mistake.

Mayor Gunther said to City Attorney Vanerian, not that we have any intention of getting rid of you, Vahan. Mayor Gunther said we just want to know what we are encumbered by. Mayor Gunther said this is what these crazy people are upset about.

Council Member Schinzing said it's not the issue of whether we want to fire him or not. He said it is the issue of being encumbered by the previous administration. Council Member Schinzing said he would like to have this audit done to see whether we did this right or not.

CM 03-07-26 MOTION TO HAVE A COMPLIANCE AND VALIDITY AUDIT DONE BY ROSATI SCHULTZ JOPPICH AND AMTSBUECHLER ON THE CITY ATTORNEYS EMPLOYMENT CONTRACT, NOT TO EXCEED \$20,000.00

Motion by Schinzing, seconded by Arnold, CARRIED UNANIMOUSLY: To have a compliance and validity audit done by Rosati Schultz Joppich and Amtsbuechler on the city attorneys employment contract, not to exceed \$20,000.00

Roll Call Vote

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

Council Member Schinzing asked if they could still post the contracts on the website.

Mayor Gunther said he wants to hold off until they get the results back from the audit.

Council Member Arnold said he would like to at least post the union contracts on the website.

Mayor Gunther said he would like to see it tabled.

Council Member Arnold said we should start somewhere and he would like to see the union contracts on the website.

Council Member Schinzing said he did not see a problem with that.

CM 03-08-26 MOTION TO MODIFY RESOLUTION 2026-04 TO PLACE THE UNION CONTRACTS ON THE CITY'S WEBSITE ON A NEW TAB UNDER CITY GOVERNMENT

Motion by Arnold, seconded by Schinzing, MOTION CARRIED: To modify resolution 2026-04 to place the union contracts on the city's website on a new tab under city government.

Roll Call Vote

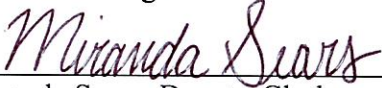
Ayes (4) Gunther, Arnold, O'Rourke, Schinzing
Nays (2) Ambrose, Loch
Absent (1) Woods
Abstain (0)

MAYOR'S COMMENTS None

ADJOURNMENT

CM 03-09-26 ADJOURNMENT

Motion by Ambrose, seconded by Loch, CARRIED UNANIMOUSLY: To adjourn the meeting at 10:12 P.M.



Miranda Sears, Deputy Clerk

Richard Gunther, Mayor