

MINUTES OF THE REGULAR CITY COUNCIL MEETING OF THE CITY OF GROSSE
POINTE WOODS HELD ON MONDAY, SEPTEMBER 21, 2026, IN THE COUNCIL-
COURTROOM OF THE ROBERT E. NOVITKE MUNICIPAL CENTER, 20025 MACK PLAZA
DR., GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:19 p.m. by Mayor Bryant.

PRESENT: Mayor Bryant
Council Members: Brown, Granger, Koester, McConaghy, Motschall
ABSENT: Gafa

Also Present: City Manager Como
City Attorney Walling
Treasurer/Comptroller Schmidt
City Clerk Antolin
Director of Public Services Kowalski
City Planner Mangan

Motion by Brown, seconded by McConaghy, that Councilmember Gafa be excused from tonight's meeting.

Motion carried by the following vote:

Yes: Brown, Bryant, Granger, Koester, McConaghy, Motschall
No: None
Absent: Gafa

Council, Administration, and the audience Pledged Allegiance to the U.S. Flag.

The following Commission members were in attendance:

- Catherine Dumke, Senior Citizens' Commission
- David Bryk, Historical Commission
- William Marx, Planning Commission

Motion by McConaghy, seconded by Brown, that all items on tonight's **agenda be received, placed on file, and taken in order of appearance.**

Motion carried by the following vote:

Yes: Brown, Bryant, Granger, Koester, McConaghy, Motschall
No: None
Absent: Gafa

Motion by Granger, seconded by McConaghy, to approve all items (6A-6E) listed under the consent agenda as presented.

A. Reappointments

1. Commission/Board Reappointments
 - a) Memo 09/21/26 - Administrative Assistant Coyle

B. Approval of Minutes

1. Council 09/14/26

C. Monthly Financial Report

1. August 2026

D. Bids/Proposals/Contracts

1. Blue Cross Blue Shield Medicare Advantage and Humana Renewals 2027
 - a) Memo 09/21/26 - Treasurer/Comptroller Schmidt
 - b) Medicare Advantage Plans w/o RX
 - c) Humana PDP Renewal

E. Claims and Accounts

1. Anderson, Eckstein & Westrick, Inc. (AEW) - City Engineers
 - a) Vernier & Mack Ave. Intersection Improvement - Invoice No. 167770 - Proj. No. 0160-0455 - 09/03/26 - \$1,308.93.
 - b) Lee Ct./Doyle Ct. & Thorntree Water Mains - Invoice No. 167771 - Proj. No. 0160-0497 - 09/03/26 - \$1,174.07.
 - c) Cook Rd. Inlay (Mack to Wedgewood) - Invoice No. 167772 - Proj. No. 0160-0501 - 09/03/26 - \$8,650.00.
 - d) 2026 Water Main Replacement Program - Invoice No. 167773 - Proj. No. 0160-0503 - 09/03/26 - \$11,400.00.
 - e) 2026 Miscellaneous Concrete Program - Invoice No. 167774 - Proj. No. 0160-0506 - 09/03/26 - \$4,402.86.
 - f) 2026 Sewer TV & Clean Program - Invoice No. 167777 - Proj. No. 0160-0509 - 09/03/26 - \$254.52.
 - g) 2026 GPW Road Program - Invoice No. 167780 - Proj. No. 0160-0511 - 09/03/26 - \$2,590.00.
 - h) Eng. Plan Review - 20160 Mack Ave. - Invoice No. 167783 - Proj. No. 0160-0514 - 09/03/26 - \$3,490.48.
 - i) 2026-2027 General Engineering - Invoice No. 167784 - Proj. No. 0160-0515 - 09/03/26 - \$1,765.08.
 - j) 2026 Open Cut Sewer Repair Program - Invoice No. 167785 - Proj. No. 0160-0516 - 09/03/26 - \$8,100.00.
 - k) 2025 Sewer Rehabilitation by Full Length CIPP Lining - Proj. No. 0160-0495 - Payment Invoice No. 05 - Insituform Technologies USA, LLC - 09/11/26 - \$53,066.12.

2. Rosati, Schultz, Joppich & Amtsbuechler, P.C. - Legal Services
 - a) Invoice No. 1086589 - August 2026 - 09/11/26 - \$9,347.32.
 - b) Invoice No. 1086590 - GPW Retirement System & Retiree Health Care - 09/11/26 - \$29.00.
3. WCA Assessing - Assessing Services - Invoice No. 090126 - October 2026 - 09/01/26 - \$8,306.66.

Motion carried by the following vote:

Yes: Brown, Bryant, Granger, Koester, McConaghy, Motschall
No: None
Absent: Gafa

The City Council recessed the Regular City Council Meeting and convened as a **Zoning Board of Appeals** at 7:22 p.m. Upon conclusion of the Zoning Board of Appeals meeting, the City Council reconvened at 7:36 p.m.

At the September 14, 2026, Council meeting, a Special Land Use request for 20439 Mack Avenue (Golf Simulator) was tabled until the petitioner can attend the Council meeting. The petitioner, Tyler Walker, is present at today's meeting.

Motion by Granger, seconded by Brown, that the City Council remove the Special Land Use request for 20439 Mack Avenue from the table for consideration.

Motion carried by the following vote:

Yes: Brown, Bryant, Granger, Koester, McConaghy, Motschall
No: None
Absent: Gafa

The Petitioner, Tyler Walker provided a brief background and overview of his proposed golf simulator business, Cyber Swing at 20439 Mack Avenue. City Council addressed the following concerns:

- Noise level and abatement
- Timetable to open (within the next 4 months)
- Light shielding from residents
- Accessible entrances
- Issues with being open 24 hours/Monitoring with no employees
- Age limits/under-age supervision
- Fee Schedule
- Options of review and revocation

Motion by Granger, seconded by Koester, that the City Council concur with the Planning Commission's recommendation to approve the Special Land Use request at 20439 Mack Avenue as presented with the following *additional conditions**:

1. All doors and windows parallel to Mack Avenue are to remain uncovered at all times, to contribute to an active street presence.
**Window coverage during night hours.*
2. Operational hours for special events, tournaments, camps, and clinics, are limited to traditional business hours as shared by similar establishments along Mack Avenue (between 9:00 am and 11:00 pm), to limit disturbance to adjacent residential properties.
3. Maximum occupancy is limited to 20 individuals, including participants, instructors, and visitors.
4. Applicant returns in one year to review problems/issues that may arise. Remedies could include limiting the hours or adding on-site staff.

**Revisit in 6 Months from time of opening to review problems/issues.*

Motion carried by the following vote:

Yes: Brown, Bryant, Granger, Koester, McConaghy, Motschall

No: None

Absent: Gafa

Under New Business, the following individuals were heard:

- Mayor Bryant/City Council and staff wished a Happy Birthday to City Attorney, Debra Walling.

Under Public Comment, no one wished to be heard.

Motion by Motschall, seconded by Koester, to **adjourn tonight's meeting** at 7:54 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

Paul P. Antolin
City Clerk

Arthur W. Bryant
Mayor