COUNCIL ADMINISTRATIVE MEMO
November 5, 2026

OFFICE OF THE CITY MANAGER

Subject: Recommendations for the Rescheduled Council Meeting of November 9, 2026

Item 1 CALL TO ORDER
Prerogative of the Mayor to call this meeting to order.

Item 2 ROLL CALL
Prerogative of the Mayor to request a Roll Call from the City Clerk.

Item 3 PLEDGE OF ALLEGIANCE
Prerogative of the Mayor to lead the City Council, Administration, and members of the audience in the Pledge of Allegiance.

Item 4 RECOGNITION OF COMMISSION MEMBERS
Prerogative of the Mayor to request Commission Members in attendance at tonight's meeting to approach the podium and introduce themselves and the Commission on which they serve.

Item 5 ACCEPTANCE OF AGENDA
Prerogative of the City Council that all items on tonight's agenda be received, placed on file, and taken in order of appearance.

Item 6 CONSENT AGENDA
All items listed under the consent agenda are considered routine by the Council and will be enacted by one motion and a second. There will be no separate discussion of these items. If discussion of an item is required, it will be removed from the consent agenda and considered. One member may request that an item be removed and no second is required.

Prerogative of the City Council to approve all items (6A-6D) listed under the consent agenda as presented.

A. Approval of Minutes

1. Council 10/19/26

B. Items Received and Placed on File

1. Election Commission Minutes 10/05/26 w/ recommendation*

*Recommendation to approve the Certification of Election Inspectors and rates of pay for the November 3, 2026, General Election.

2. Planning Commission Minutes 09/22/26

C. Bids/Proposals/Contracts

1. Budget Amendment - CLEMIS Authority
   a) Memo 10/29/26 - Director of Public Safety Kosanke
   b) Invoice INV-10102 - 10/25/26 - CLEMIS Authority
   c) PO No. 26-49638 - 07/01/26

2. Emergency Expenditure - Tennis Court Resurfacing at Lake Front Park
   a) Memo 11/05/26 - City Manager Como
   b) Lake Front Park Court 3 - Invoice No. 2627 - 10/30/26 - $14,300.00
   c) Lake Front Park Court 4 - Invoice No. 2628 - 10/30/26 - $14,300.00
   d) Lake Front Park Tennis Courts - Invoice No. 2629 - 10/30/26 - $3,600.00

3. Budget Account Numbers Request for the Approved Pavilion at Ghesquiere Park
   a) Memo 11/05/26 - City Manager Como
   b) Memo 08/17/26 - City Manager Como
   c) City Council Clipping 08/17/26
   d) Invoice 11/01/26 - Work Performed at Ghesquiere Park - Relyon Construction - $43,500.00

D. Claims and Accounts

1. Anderson, Eckstein & Westrick, Inc. (AEW) - City Engineers
   a) Vernier & Mack Ave. Intersection Improvement - Invoice No. 168825 - Proj. No. 0160-0455 - 10/27/26 - $5,612.57.
   b) Lee Ct., Doyle Ct. & Thorntree Water Mains - Invoice No. 168826 - Proj. No. 0160-0497 - 10/27/26 - $1,537.54.
   c) Cook Rd. Inlay (Mack to Wedgewood) - Invoice No. 168827 - Proj. No. 0160-0501 - 10/27/26 - $8,650.00.
   d) 2026 Miscellaneous Concrete Program - Invoice No. 168828 - Proj. No. 0160-0506 - 10/27/26 - $17,936.22.
   e) 2026 Sewer TV & Clean Program - Invoice No. 168829 - Proj. No. 0160-0509 - 10/27/26 - $309.72.
   f) 2026 GPW Road Program - Invoice No. 168837 - Proj. No. 0160-0511 - 10/27/26 - $1,295.00.
   g) 2026-2027 General Engineering - Invoice No. 168838 - Proj. No. 0160-0515 - 10/27/26 - $2,961.69.
   h) 2026 Concrete Pavement Repair Program - Proj. No. 0160-0506 - Payment Invoice No. 02 - Mattioli Cement Co., LLC - 10/29/26 - $227,489.19.
   i) Doyle Ct. & Lee Ct. Water Main Replacement - Proj. No. 0160-0497 - Payment Invoice No. 06 - Fontana Construction, Inc. - 10/21/26 - $14,056.78.

2. McKenna - Building/Planning Services
   a) Building Services - Invoice No. 21849-126 - September 2026 - 10/16/26 - $55,691.16.
   b) Planning Services - Invoice No. 22-064-59 - September 2026 - 10/16/26 - $3,135.00.
   c) GPW MSHDA Zoning Ordinance Update - Invoice No. 25-030-16 - September 2026 - 10/22/26 - $7,000.00.
3. Tomlinson & McGrail, PLLC - Legal Billing - Invoice No. 501 - October 2026 - 11/02/26 - $2,557.50.

Item 7 PUBLIC HEARING(S)

Open the Public Hearing. Receive and place on file all communications pertaining to this request. Hear any comments, first in support of, second in opposition to, the request from the audience. Make a motion to close the Public Hearing.

Item 7A SPECIAL LAND USE: 20485 MACK AVENUE – PEACH LAB (FITNESS STUDIO)

Prerogative of the City Council to concur with the recommendations of the city planners and Planning Commission to approve the Special Land Use and site plans for 20485 Mack Avenue, based on the following findings:

A. **Consistency with the Master Plan.** The subject site is designated as "Corridor Mixed Use" on the Future Land Use Map of the 2024 Master Plan. The proposed use aligns with the intended uses of the Corridor Mixed Use designation, which includes retail, restaurant, and personal service establishments serving nearby residents. Additionally, the current zoning district of the site (C, Commercial Business) is consistent with the Corridor Mixed Use designation.

B. **Compatible Surrounding Land Uses.** The site is located on an existing commercial corridor. Occupancy will be limited to 18 individuals on site at any given time to ensure that traffic levels do not disturb the adjacent residential properties.

C. **No Anticipated Nuisance or Public Hazard.** The nature of the business (a fitness studio offering group workouts and an accessory juice bar for members) will not create disruptive noise, smoke, odor, glare, or vibration.

D. **Support for Walkable, Mixed-Use Development.** The site is located on Mack Avenue, a commercial corridor designed to accommodate pedestrian-oriented businesses and promote a walkable environment. The reuse of an existing commercial storefront supports compact, efficient development.

E. **Compliance with Zoning Ordinance Intent.** The proposed fitness studio facility is consistent with the intent of the C, Commercial Business District to support local business **development that** benefits both residents and merchants.

Item 8 COMMUNICATION(S)

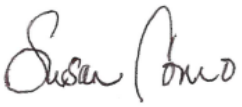
Item 8A RESIGNATION – HISTORICAL COMMISSION – COLLEEN D'AGOSTINO
Prerogative of the Mayor to accept the resignation of Colleen D'Agostino from the Historical Commission with regret, and direct that appropriate thanks and recognition be sent to Ms. D'Agostino.

Item 9 NEW BUSINESS/PUBLIC COMMENT
Prerogative of the Mayor to ask if there is any New Business to come before the City Council from the City Council or Administration; and then, to ask members of the audience if there is any Public Comment to come before the City Council.

*Reiterate the 3-minute time limit.

Item 8 ADJOURNMENT
Upon the conclusion of New Business/Public Comment with no further business to be conducted by the City Council, prerogative of the City Council to motion for adjournment of tonight's meeting.

Respectfully submitted,



Susan Como
City Manager