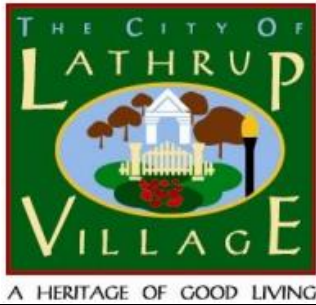




City Council Regular Meeting

Monday, November 24, 2025, at 7:30 PM

27400 Southfield Road, Lathrup Village, Michigan 48076

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1. **Call to Order** by Mayor Garrett at 7:30 pm
 2. **Pledge of Allegiance**
 3. **Officials' Comments & Reports**

Mayor Garrett announced that she is stepping back from the position of Mayor and shared a heartfelt letter, and announced that she would be running for a State Representative position.

Some Councilmembers responded to Mayor Garrett's announcement, saying:

- Thanking her for her steadfast leadership
- A job well done
- Being a great example

4. **Adjournment Sine Die of 2023-2025 City Council**

Mayor Garrett announced the adjournment Sine Die of the 2023-2025 City Council.

5. **Call to Order of the 2025-2027 City Council by the City Clerk** at 7:38 pm
6. **City Clerk Announces Election Results & Administers the Oath of Office**

The City of Lathrup Village today announced the certified results of the November 4, 2025, General Election. The Oakland County Elections Division has completed its canvass, and all results are now official.

- Jalen C. Jennings – 1,124 votes (34.47%)
- Bruce Kantor – 1,115 votes (34.19%)
- John Sousanis – 771 votes (23.64%)
- Carlisa Mathis (Write-in) – 218 votes (6.69%)
- Rejected write-ins – 33 votes (1.01%)

Jalen C. Jennings & Bruce Kantor, as the top two vote-getters, have been elected to serve four-year terms on the City Council. John Sousanis, as the third highest vote-getter, has been elected to serve a two-year term.

7. **Election of Officers**
 - A. **Election of Mayor by Written Ballot**

The elected Mayor of Lathrup Village is Bruce Kantor.

B. Election of Mayor Pro-Tem by Written Ballot

The elected Mayor Pro Tem of Lathrup Village is Mykale “Kelly” Garrett.

8. **Oath of Office for Mayor & Mayor Pro-Tem**
9. **Call to Order by Mayor Kantor** at 7:48 pm.
10. **Roll Call**

Present: Mayor Kantor, Mayor Pro Tem Garrett, Councilmember Sousanis, Councilmember Jennings, Councilmember Hammond

Also Present: City Administrator Greene, Attorney Baker, DDA Director Colson, and City Clerk Emanuel

11. Approval of Agenda

Moved by Councilmember Sousanis, seconded by Councilmember Hammond, to approve the agenda.

Yes: Sousanis, Kantor, Garrett, Jennings, Hammond

No: N/A

Motion Carried

12. Presentations

A. LVPD Service Awards

Lt. Zang gave awards to Officers: Roberts, Huston, and Holley for working above and beyond in their duties.

B. LVPD New Officers Introduction

C. Fiscal Year 2024-2025 Audit – Tyler P. Baker, Sr. Manager at Maner Costerisan, presented a slide report and explained the report before the City Council and members of the audience.

City Councilmembers, Attorney Baker, City Administrator Greene, and Tyler P. Baker of Maner Costerisan Discussed, among other items:

- Material Journal Entries
- Fund Financial Statements/Governmental Fund Financial Statements
- Revenues, Expenditures, and Fund Balances
- Disaster Recovery Plan that the City has
- Decreasing Journal Entries
- Revenue trends/shifts through the year
- Fluctuations with Grants
- Factors in using PTO, and the increase with anyone using GASB
- Upcoming Accounting pronouncements

- GASB 103-Financial Reporting Model Improvements
- GASB 104-Disclosure of Certain Capital Assets
- Noting that the Pension plan is a legacy plan and is no longer offered
- Additional draw on the State Revolving Fund
- The prior year, Bank Reconciliation, timing, and internal review
- Documentation of review that corrected items
- Separation of duties
- Thanks to Finance Director Townsend, Deputy Treasurer Miller, and City Administrator Greene

13. Public Comment for Items on the Agenda (speakers are limited to 3 minutes)

Ian Ferguson expressed in part: congratulations to Councilmembers on the election, looking forward to working with Mr. Sousanis, thanked Mayor Pro Tem Garrett and Officer Roberts for being there for him and his wife, and asked if we have a plan regarding the separation of duties in the audit, and other questions about the audit.

Karen Miller, expressed in part: that she believes that the City leadership is out of touch with a majority of residents and stated examples, she does not think the Council should be here randomly voting, she thinks the committees are filled with handpicked residents, that she spent years bringing concerns of out of control administrative costs to Council's attention, and that there are smart knowledgeable and committed residents who could be used to help set our future path together.

Kim Hodge, expressed in part: that libraries are important to her, she has inquired at a Berkley library about the e-book app and that you can't buy a membership there, in Troy you can buy a membership, she is willing to pay for a membership at Southfield Library, and asked Council to please do everything in their power to keep the library agreement.

Diane Anderson expressed in part: property values not keeping pace in Lathrup Village, a loss of heritage buildings from lack of code enforcement, losing Annie Lathrup Park as a parking lot, and that libraries give value to housing.

Sharon Payne expressed in part that the library is not just a place where books are, but it is a place where Seniors go to use computers. where children go to be safe, they are places within the Community that attract people, and she urged the Council to keep the library.

Jeannie Barron expressed in part that at libraries she sees families, seniors, people that don't have computers, children finding a love of books, and libraries are important to new families.

Karen Harris expressed in part: a reference to a 1984 report that showed that Lathrup Village's expenses were going up faster than the City's income and compared that to Lathrup Village's current financial situation. She also referenced an older article from the

Southfield Eccentric, which had a main point of millage votes not failing when residents want to keep a vital community, and expressed that we have to work with supporting our Administration and City Council as a partnership.

Timothy Hillman expressed in part: Congratulations to elected City Council members, to Carlisa Mathis for her devotion and commitment running as a write-in candidate, and to Clerk Emanuel on the election work. He also encouraged the Council to delay voting on the Library contract until negotiating with neighboring community libraries.

Allyson Hill's letter was read by Mayor Kantor, expressing in part that she uses the library constantly, that libraries are not an option, they are a cornerstone of an educated, connected community, not just a building, but a meeting space/welcoming place, and offers impactful services, and she asked Council to please protect this funding.

14. Consent Agenda

- A. Approval of Minutes
 - i. 10-20-25 - City Council Study Session
 - ii. 10-20-25 - City Council Regular Meeting
- B. Building & Code Enforcement Reports
- C. Finance Department Reports
- D. Community & Economic Development Report
- E. LVPD Monthly Reports

Moved by Councilmember Hammond, seconded by Councilmember Jennings, to approve the Consent Agenda.

Yes: Sousanis, Kantor, Garrett, Jennings, Hammond

No: N/A

Motion Carried

15. Public Hearings

- A. **Community Development Block Grant Funds - Project Year 2026**

Public Hearing opened at: 8:50 pm

No comments

Public Hearing closed at 8:50 pm

16. Action Requests - For Consideration / Approval

- A. **Request to Approve Resolution #2025-19 - Community Development Block Grant Project Year 2026**

Moved by Councilmember Jennings, seconded by Mayor Pro Tem Garrett, to approve Resolution #2025-19 – Community Development Block Grant Project Year 2026.

Yes: Sousanis, Kantor, Garrett, Jennings, Hammond

No: N/A

Motion Carried

B. Request to Receive & File the Fiscal Year 2024-2025 Audit

Moved by Councilmember Hammond, seconded by Councilmember Jennings, to receive and file the Fiscal Year 2024-2025 Financial Audit.

Yes: Sousanis, Kantor, Garrett, Jennings, Hammond

No: N/A

Motion Carried

C. Request to Approve the Cancellation of the Library Contract between the City of Lathrup Village and the City of Southfield

Moved by Councilmember Garrett, seconded by Councilmember Jennings, to table the request to approve the cancellation of the Library Contract between the City of Lathrup Village and the City of Southfield.

Yes: Sousanis, Kantor, Garrett, Jennings, Hammond

No: N/A

Motion Carried

D. First Reading - Ordinance #2025-10 - An Ordinance to Amend Article 18. Business, by adding a new Article, Article VIII. Outdoor Collection Boxes, to Provide for the Licensing & Regulation of Outdoor Collection Boxes

Moved by Councilmember Hammond, seconded by Councilmember Jennings, to approve the first Reading of Ordinance #2025-10 – An Ordinance to Amend Article 18. Business, by adding a new Article, Article VIII. Outdoor Collection Boxes, to provide for the Licensing and Regulation of Outdoor Collection Boxes; and schedule a Second Reading for December 15, 2025.

Yes: Sousanis, Kantor, Garrett, Jennings, Hammond

No: N/A

Motion Carried

E. Request to Approve Zoning Ordinance Amendment - Cryptocurrency ATMs

Moved by Mayor Pro Tem Garrett, seconded by Councilmember Hammond, to adopt Ordinance #2025-11, a zoning ordinance amendment establishing limitations on Cryptocurrency ATMs within the City of Lathrup Village.

Yes: Kantor, Garrett, Jennings, Hammond

No: Sousanis
Motion Carried

F. Request to Approve DPS Building Gutter Replacement

Moved by Councilmember Hammond, seconded by Councilmember Jennings, to award the DPS Building Gutter Replacement Project to LeafFilter for an estimated cost of \$7,737.

Yes: Sousanis, Kantor, Garrett, Jennings, Hammond
No: N/A
Motion Carried

G. Request to Appoint Downtown Development Authority Board Member

Mayor Kantor and Mayor Pro-Tem Garrett recommend Tracey Williams as the new DDA Board Member.

Moved by Councilmember Jennings, seconded by Mayor Pro Tem Garrett, to appoint Tracey Williams to the Downtown Development Authority for a term expiring February 1, 2028.

Yes: Sousanis, Kantor, Garrett, Jennings, Hammond
No: N/A
Motion Carried

17. **City Administrator Report** - None

18. **City Attorney Report** - None

19. Reports of Boards, Commissions, and Committees

- a. Downtown Development Authority -The Winterfest is on December 5th from 6-8 pm in the Community Room, with some Arts and Crafts and Photos with Santa, along with a Food Truck and more.
- b. Planning Commission –The Cryptocurrency ATM ordinance that was recommended to be sent to Council last month was approved today, 27601 to 27651 Southfield, Middle Eats Restaurant expansion for dining space, and the site plan has been approved.
- c. Parks & Recreation – Thanked Elaine Mantinan, who has stepped down from the Committee, for being an excellent member with experience, commitment, and energy, and announced that they are accepting applications. There is a Woody Invasives lecture and Field Experience with Reed Boskey on December 3rd and 6th, the Winterfest is Friday, Dec 5th, an Ornament Making class on Dec 10th at 6:30 pm at City Hall, and there is Monday night's Yoga from 6:30-7:30 pm in City Hall.
- d. Tree Committee – The next meeting is December 1st, at 4:00 pm, and they have been in contact with Davey Trees, and their arborist will be at the next meeting.

- e. Southfield School Board – The School system received a grant from VW for ELabs and new buses, and there is a School Board opening since member Ashanti Bland has been elected to the Southfield City Council.

20. Unfinished / New Business No

21. Public Comment (speakers are limited to 3 minutes)

Ian Ferguson, commented in part: on 80% of crimes happening at Crypto Currency machines and the taxing of the Police forces to address these crimes, if Seniors and others could go to or report to Police before going to the machines, the Electric buses for Southfield Public Schools includes infrastructure charging, and asking if anyone from DPS can do gutter repair, and stated he voted yes on Headlee because he did not want to lose the following things: Wood chipping, Library access, us not being able to hire part-time Police Officers, and that he is frustrated at people that voted no without doing any research and that residents yearly increase in taxes would have been between \$60-\$300 for newer residents.

Jonathan Tara thanked the Lathrup Village Police force, because they caught a group of people distributing the SAVE flyers and informed them that if they come back, they will be arrested, and that he was happy to hear the story of the scam that was stopped by the Police Officer.

Diane Anderson commented in part that she is a member of the Three Flags Chapter of the Daughters of the American Revolution and is disappointed about the fact that this year Lathrup Village did not join in Constitution Week for the first time this year.

Ellen Greenia thanked the Council for listening to residents regarding their Library concerns and tabling it.

Timothy Hillman expressed in part: thanks to Jonathan Tara for leading the charge on the Save On coupon packet distribution, thanked Chief Zang for his presentation that was a reminder that good news and positive spirit are all around us, and you have to be present to receive it. He also mentioned hearing mean comments earlier about Council and encouraged all of us to think about the tone we set and if they model what we want to pass on, encouraged people to set down hostility and make room for good, to cling to the best in each other, and be better for it.

22. Mayor and Council Comments

Mayor Kantor:

- Thanked Jonathan Tara for his work to have the Save periodical removed
- Agreed with Ian's suggestion of seeing if anyone at the DPW can do the gutters
- Mentioned Ian's suggestion of residents going to the Police first, and Attorney Baker explaining what work has been done

- Putting ATM Cryptocurrency information where the elderly and other residents can see it, and a possible refrigerator magnet
- We do have to stay within our budget, and there are some hard decisions to be made regarding cuts to the City budget

Mayor Pro Tem Garrett

- Addressed Diane's concern and said that she did not receive it by email or by hand, referencing that it was given to someone else who put it in her mailbox

Councilmember Hammond:

- Budget Surplus questions and comments he has received and explained that they are sources of Revenue and Sources of Expenses that we did not incur, and referenced some examples of Budget Surplus items:
 - Payments after the fact, which the City paid for up front, but got revenue in the future, like sidewalks
 - Expenses that we budgeted for but did not incur, like open Police Department positions that we did not fill
- If we have budget surpluses, it is uninformed to assume that we don't have a Revenue problem; they need to be looked at in full context
- Concerns about what services they are looking to cut
- They are looking into all options and gathering information, including making staff part-time or cutting their salaries
- Just because we are looking doesn't mean we are going to do that
- We filled this year's hole in the budget with PA33

Councilmember Jennings:

- Thanks to everyone who voted for me
- We all can make motions and seconds
- There was the Lighting Ceremony at Michigan First tonight
- Gave his email jjennings@lathrupvillage.org

Councilmember Sousanis:

- Thanked everyone who voted for him
- Important that we are clear about the things we are doing to look at these budget cuts
- To the extent that there are factions in the City, at least tonight, one issue brought everyone together, and that is the Library
- How do we include the City more? Good to try to figure out ways to include the residents in the process
- Finding ways to give them (residents) a bigger forum
- Getting a packet out to the Seniors, like the old Quarterly's, because there are a lot of people not reached by internet, they were expensive, but if there is a delivery system for warnings, is there something we can do to communicate what is happening here

- Haven't heard much about the Master Planning and asked if we can put that in, and how we can best incorporate resident input

23. **Adjourn**

Moved by Councilmember Hammond, seconded by Councilmember Sousanis, to adjourn at 9:45 pm