



City Council Regular Meeting

Monday, July 21, 2025, at 7:30 PM

27400 Southfield Road, Lathrup Village, Michigan 48076

1. **Call to Order** by Mayor Garrett at 7:39 pm
2. **Roll Call**

Present: Mayor Garrett, Mayor Pro Tem Kantor, Councilmember Jennings, Councilmember Mannarino-Thompson

Also Present: City Administrator Greene, Attorney Baker, City Clerk Emanuel

Absent: Councilmember Hammond

Moved by Mayor Pro Tem Kantor, seconded by Councilmember Jennings, to excuse Councilmember Hammond.

Yes: Garrett, Kantor, Jennings, Mannarino-Thompson

No: N/A

Motion Carried

3. **Pledge of Allegiance**
4. **Approval of Agenda**

Moved by Mayor Pro Tem Kantor, seconded by Councilmember Jennings, to approve the agenda with the addition of 8.Q. Liquor License Resolution for Lathrup Village Music Festival.

Yes: Garrett, Kantor, Jennings, Mannarino-Thompson

No: N/A

Motion Carried

5. **Presentations**
 - A. Lathrup Village Police Officer Introduction

Introduction of new LVPD Officers Elliott Mateyek and Ahnes Cehic.

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

Leslie Balian, Rackham Dr., commented on the PILOT ordinance in regards to where tax dollars are going if they are not paying a millage?

Diane Anderson, gave a review of politics leading to the PILOT program, and commented that it helps the corporate sector at the expense of the public, it encourages renting instead of home ownership, along with other comments including that she thinks there is no evidence of a need for apartment units, and Council can exert control over private property with ordinances and planning and protect the integrity of neighborhoods.

Lauren Beras noted that she remembers when the need for housing was introduced at the Planning Commission meeting and expressed her concern regarding disparaging remarks against people by name who are deceased, by the same individual, time and time again. She commented that the PILOT is a common practice policy that Cities across the country use to attract developers.

Timothy Hillman, San Quentin, made comments about the speaker at the Town Hall that was organized to educate residents about the PILOT ordinance, referencing Jackson, and pointed out the difference between Jackson's PILOT ordinance, which allows for flexibility in negotiating term length, and our draft that mandates a 15-year baseline term. He also commented that Mr. Surnow, who commented at a prior City Council Study Session, should not be treated as a consultant on this manner because he has a vested interest, and Mr. Hillman would like them (Council) to maintain their flexibility and leverage to negotiate terms.

Kevin Pough, BSB Communications, explained that BSB has local support, is reliable for your residents, that they understand the building, equipment and cabling, and if internet goes down calls can still get to a mobile phone or identified number, and noted other Cities that they have BSB systems including: Birmingham, Dearborn, Ann Arbor, Romulus, and Rochester.

Mayor Garrett read emails:

Bruce Copus, who was against the City having a Flag Flying Policy, commented on the PILOT application fee and new ordinances in the business district.

Erica and Frank Reed, who stand on God's word and his teachings, and are against flying the Pride flag at City Hall.

7. Consent Agenda

A. Approval of Minutes

- i. 6-16-25 - Study Session
- ii. 6-16-25 - Regular Meeting
- iii. 6-23-25 - Special Meeting
- iv. 6-30-25 - Special Meeting
- v. 7-7-25 - Study Session

B. Building & Code Enforcement Reports

C. Community & Economic Development Reports

D. Police Department Monthly Reports

E. Finance Department Reports

F. MML Workers' Compensation Fund - Trustee Election

Moved by Mayor Pro Tem Kantor, seconded by Councilmember Jennings, to approve the consent agenda minus items A.i and F.

Yes: Garrett, Kantor, Jennings, Mannarino-Thompson

No: N/A

Motion Carried

Moved by Mayor Pro Tem Kantor, seconded by Councilmember Jennings, to approve the June 16, 2025, City Council Study Session minutes with a correction to the spelling of Chuck Snelling's name.

Yes: Garrett, Kantor, Jennings, Mannarino-Thompson
No: N/A
Motion Carried

Mayor Garrett asked in regards to item F. MML Workers' Compensation Fund, that no one is left out, and there are only four people that we are agreeing to, and CA Greene confirmed that there are only four.

Moved by Mayor Pro Tem Kantor, seconded by Councilmember Jennings, to approve item F to the MML Trustee election.

Yes: Garrett, Kantor, Jennings, Mannarino-Thompson
No: N/A
Motion Carried

8. Action Requests - For Consideration / Approval

- A. Second Reading - Ordinance #2025-01 - An Ordinance to Amend the City of Lathrup Village Code of Ordinances at Chapter 77. Urban Redevelopment, by Adding a New Article, Article III. Workforce Housing PILOT, to Provide for Approval of an Exemption From Ad Valorem Property Taxes for Housing, as Authorized by Provisions of the State Housing Development Authority Act of 1966, Public Act 346 of 1966, As Amended, MCL 125.1401, ET SEQ.**

Moved by Councilmember Mannarino-Thompson, seconded by Mayor Pro Tem Kantor, to approve the second reading.

Yes: Garrett, Kantor, Jennings, Mannarino-Thompson
No: N/A
Motion Carried

B. Request to Approve PILOT Application Fee

Moved by Councilmember Jennings, seconded by Mayor Pro Tem Kantor, to approve a \$2,300 PILOT application fee addition to the City fee schedule.

Yes: Garrett, Kantor, Jennings, Mannarino-Thompson
No: N/A
Motion Carried

C. First Reading - Ordinance #2025-03 - An Ordinance to Amend Article 2 Sign Ordinance

Moved by Mayor Pro Tem Kantor, seconded by Councilmember Jennings, to approve the first reading of ordinance #2025-03 – An Ordinance to amend Article 2 Sign Ordinance and schedule the second reading for August 18, 2025.

Yes: Garrett, Kantor, Jennings, Mannarino-Thompson
No: N/A
Motion Carried

D. First Reading - Ordinance #2025-04 - An Ordinance to Amend Chapter 10. Animals, by Amending Article IV. Chickens, Section 10-131. Number Limits, and Section 10-132. Structure

Moved by Councilmember Jennings, seconded by Mayor Pro Tem Kantor, to approve the first reading of Ordinance #2025-04 – An Ordinance to Amend Chapter 10. Animals, by amending Article IV. Chickens, Section 10-131. Number Limits, and Section 10-132. Structure and schedule the second reading for Aug 18, 2025.

Yes: Garrett, Kantor, Jennings, Mannarino-Thompson

No: N/A

Motion Carried

E. First Reading - Ordinance #2025-05 - An Ordinance to Amend Chapter 18. Businesses, Article IV. Landlords & Tenants, Section 18-181 Definitions & Section 18-184 Rental Licenses

Moved by Councilmember Mannarino-Thompson, seconded by Mayor Pro Tem Kantor, to approve the first reading of Ordinance #2025-05 – An Ordinance to Amend Chapter 18, Businesses, Article IV. Landlords & Tenants, Section 18-181 Definitions & Section 18-184 Rental Licenses, and schedule the second reading for August 18, 2025, with the modification of a 30-mile radius.

Yes: Kantor, Jennings, Mannarino-Thompson

Abstain: Garrett

No: N/A

Motion Carried

F. First Reading - Ordinance #2025-06 - An Ordinance to Amend Article 18. Businesses, by Adding a New Article, Article VII. Short-Term Rentals, to Provide for the Licensing & Regulation of Short-Term Rentals in the City of Lathrup Village

Moved by Mayor Pro Tem Kantor, seconded by Councilmember Jennings, to approve the first reading of Ordinance #2025-06 – An Ordinance to Amend Article 18. Businesses, by Adding a New Article, Article VII. Short-Term Rentals, to Provide for the Licensing & Regulation of Short-Term Rentals in the City of Lathrup Village, and schedule the second reading for August 18, 2025, with the modification of a 30-mile radius.

Yes: Kantor, Jennings, Mannarino-Thompson

Abstain: Garrett

No: N/A

Motion Carried.

G. Request to Approve Zoning Ordinance Amendment - Money Service Businesses

Moved by Councilmember Mannarino-Thompson, seconded by Councilmember Jennings, to accept the Planning Commission's recommendation for a Zoning Ordinance Amendment to permit money service businesses only as a Special land use in the Commercial Vehicle District.

Yes: Garrett, Kantor, Jennings, Mannarino-Thompson

No: N/A

Motion Carried.

H. Request to Approve Zoning Ordinance Amendment - Small Box Discount Retail Stores

Moved by Councilmember Jennings, seconded by Mayor Pro Tem Kantor, to accept the Planning Commission's recommendation for a Zoning Ordinance Amendment for Special land use review of small-box discount Retail Stores in the Commercial Vehicular District.

Yes: Garrett, Kantor, Jennings, Mannarino-Thompson

No: N/A

Motion Carried.

I. Request to Approve Resolution #2025-17 - Designating City Flagpoles as Nonpublic Forums & Platforms for Government Speech & Establishing a Flag Display Policy

Moved by Mayor Pro Tem, seconded by Councilmember Jennings, to approve Resolution #2025-17 – Designating City Flagpoles as Nonpublic Forums & Platforms for Government Speech & Establishing a Flag Display Policy.

Yes: Kantor, Jennings, Mannarino-Thompson

No: Garrett

Motion Carried

J. Request to Approve EB 11-Mile Construction Change Order

Moved by Mayor Pro Tem Kantor, seconded by Councilmember Jennings, to approve EB-11 Mile Construction Change Order for an estimated cost of \$42,000.

Yes: Garrett, Kantor, Jennings, Mannarino-Thompson

No: N/A

Motion Carried

K. Request to Approve DPS Bobcat Backhoe Loader Purchase

Moved by Councilmember Mannarino-Thompson, seconded by Councilmember Jennings, to approve the MiDeal DPS Bobcat Backhoe Loader Purchase from Doosan Bobcat North America for a quoted price of \$102,008.92.

Yes: Garrett, Kantor, Jennings, Mannarino-Thompson

No: N/A

Motion Carried

L. Request to Approve PD Chevrolet Blazer Purchase

Moved by Mayor Pro Tem Kantor, seconded by Councilmember Mannarino-Thompson, to approve the contract for the 2025 PD Chevrolet Blazer not to exceed \$36,487.00.

Yes: Garrett, Kantor, Jennings, Mannarino-Thompson

No: N/A
Motion Carried.

M. Request to Approve Community Room Re-Roofing Specifications Preparation Services

Moved by Councilmember Jennings, seconded by Mayor Pro Tem Kantor, to approve the specialized design service quote from the Detroit Roofing Inspection Service for an estimated cost of \$5,500.

Yes: Garrett, Kantor, Jennings, Mannarino-Thompson
No: N/A
Motion Carried.

N. Request to Approve City Hall Phone System Upgrade Project

Moved by Councilmember Mannarino-Thompson, seconded by Mayor Pro Tem Kantor, to approve the phone system upgrade project with BSB Cloud for an estimated \$18,128.69.

Yes: Garrett, Kantor, Jennings, Mannarino-Thompson
No: N/A
Motion Carried.

O. Request to Approve MML Liability & Property Pool 2025 Renewal Premium

Moved by Mayor Pro Tem Kantor, seconded by Councilmember Jennings, to approve the contract for Liability insurance with the Michigan Municipal League.

Yes: Garrett, Kantor, Jennings, Mannarino-Thompson
No: N/A
Motion Carried

P. Request to Appoint Board of Review Member

Moved by Councilmember Jennings, seconded by Mayor Pro Tem Kantor, to appoint Nicole Chenault to the Board of Review for a term ending December 31, 2026.

Yes: Garrett, Kantor, Jennings, Mannarino-Thompson
No: N/A
Motion Carried.

Q. Request to approve Special Liquor License for 3rd Annual LVMF

Moved by Councilmember Jennings, seconded by Mayor Pro Tem Kantor, to authorize staff to complete and submit all required forms to the Michigan Liquor Control Commission to secure a Special Liquor License to sell beer, wine, and liquor for the 3rd Annual Lathrup Village Music Festival.

Yes: Garrett, Kantor, Jennings, Mannarino-Thompson
No: N/A
Motion Carried

9. **City Administrator Report** None
10. **City Attorney Report** None
11. **Reports of Boards, Commissions, and Committees**
 - a. Downtown Development Authority - No report
 - b. Planning Commission – No report
 - c. Parks & Recreation – Mayor Pro Tem Kantor mentioned the: Food Truck Fridays, August 9th Family Fun Day, September 13th at the LVMF - Kid Zone, balloonist, face painting, obstacle course, August 20th a Climate friendly home presentation by Dennis Nordmoe, Sept. 26 Trivia Night, Oct. 8th Puzzle night, and they are working on a Gardening series.
 - d. Tree Committee – Roger Lynn thanked the 35 dedicated volunteers who helped with the tree planting event, and that they did not get the IRA Inflation Reduction Grant.
 - e. Finance Review Committee – Town Hall on August 12th in the Community Room at 7:00 pm, there are more after that, and if you are interested in hosting one in your home with your neighbors, let Mayor Pro-Tem Kantor know.
 - f. Southfield School Board – Annual Back-to-School Fair on Thursday, August 14 from 4:00 – 7:00 pm.
12. **Unfinished / New Business**
13. **Public Comment** (speakers are limited to 3 minutes)

Karen Harris expressed gratitude to the City Council for all they have accomplished and the time they put into being on Council, and stated that it takes a Village, and we have a great one.

Leslie Balian thinks that Sarrackwood Park is great and enjoys it with her Grandchildren, but mentioned the infant seat needs the safety bar replaced.

Roger Lynn expressed his disappointment that no one from the City Council was at the tree planting event, and Congresswoman Rashida Tlaib was there.

Diane Anderson expressed that she believes the PILOT would not be talked about without Surnow, and believes there has been demolition by neglect, and referenced Joni Mitchell's song lyrics, "paved paradise and put up a parking lot," among other comments.

Timothy Hillman, San Quentin, made comments including that the Lathrup Village for Democracy group will meet Saturday from 1:00 pm to 2:00 pm at City Hall, to rally in commemoration of the 35th anniversary of the Americans with Disabilities Act. Mr. Hillman thanked Roger Lynn for his Tree planting work and extended his heartfelt appreciation to Mayor Garrett and the City Council for codifying a Flag Flying Policy.

Lauren Beras mentioned the Lathrup Village Music Festival on Sept 13th, with a rain date of September 14th, and they could use some more volunteers.

Robert Beras commented that at the Study Session, someone accused the Council of not sending out for 3 bids for several projects, and listening to the meeting tonight, he heard that there were three bids, and attempts for more bids.

Kevin Pough, BSB, thanked the Council for choosing BSB and said, "We won't let you down."

14. **Mayor and Council Comments**

Mayor Garrett to Roger Lynn, acknowledged Roger Lynn's comment and thanked Leslie and Diane.

Mayor Pro Tem Kantor addressed Roger Lynn's comment and mentioned the August 12th Town Hall.

Councilmember Jennings mentioned the School Board President on McIntyre closing and turning it into a recreation center.

15. **Closed Session**

- A. Request to enter into Closed Session per MCL 15.268(h) - To consider material exempt from discussion or disclosure by state or federal statute

Moved by Mayor Pro Tem Kantor, seconded by Councilmember Jennings, to enter into Closed Session per MCL 15.268(h) - To consider material exempt from discussion or disclosure by state or federal statute

Yes: Garrett, Kantor, Jennings, Mannarino-Thompson

No: N/A

Motion Carried

Moved by Mayor Pro Tem Kantor, seconded by Councilmember Mannarino-Thompson, to leave the Closed Session.

Yes: Garrett, Kantor, Jennings, Mannarino-Thompson

No: N/A

Motion Carried

16. **Adjourn**

Moved by Mayor Pro Tem Kantor, seconded by Councilmember Jennings, to adjourn.

Adjourned at 9:39 pm