



City Council Special Meeting Minutes

Monday, June 07, 2021 at 6:00 PM
Remote Meeting via Zoom

ZOOM REMOTE MEETING INFORMATION

Webinar ID: 937 4372 54149

Password: 838120

Online: <https://zoom.us/j/93743725414?pwd=M0I2cytRTUpkQlY1WUJlY1ZtT0xCdz09>

Telephone: 646.558.8656 or 312.626.6799

In accordance with Emergency Orders issued by the Michigan Department of Health and Human Services, Oakland County, local officials, and State of Michigan legislation, which allows for electronic meetings of public bodies, notice is hereby given that the City of Lathrup's City Council will be meeting electronically using [www.Zoom.us](https://zoom.us) for videoconference and public access.

1. Call to Order by Mayor Garrett 6:06 p.m. (in accordance with PA 254 of 2020, the members should identify their physical location by stating the county, city, township, or village and state from which he or she is attending the meeting remotely).

2. Roll Call

Present: Mayor Mykale Garrett, Mayor Pro Tem Bruce Kantor

Council members: Ian Ferguson and Saleem Siddiqi

Present: City Administrator, Dr. Sheryl L. Mitchell Theriot, Assist. City Administrator/Treasurer, Pamela Bratschi, City Attorney, Scott Baker, Police Chief, Scott McKee, Director, Community and Economic Development/DDA, Susie Stec, Government Services, Kelda London and City Clerk, Yvette Talley

Others Present: Scott Ringler – Giffels Webster, Joel Galanty and Daniel Redstone of Redstone Architect, Inc.

All City Council members announced that they are in Lathrup Village, Michigan – Oakland County except Mayor Pro Tem Bruce Kantor announced he's in Harbor Springs, MI - Emmet County.

3. Pledge of Allegiance

4. Approval of Agenda

Motion by Mayor Pro Tem Kantor, seconded by Council member Ferguson to approve the Agenda.

Yes: Ferguson, Garrett, Kantor, Siddiqi

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No: None

Motion carried.

5. Public Comments for Items on the Agenda (Speakers are limited to 3 minutes)

There were no public comments.

6. Action Requests - For Consideration / Approval

A. Police Space Study – Update / Next Steps

Dr. Sheryl Mitchell Theriot gave an overview and answered specific questions. In April 19, 2021 the City Council heard a presentation from Redstone Architects, Inc. The proposal was for the conceptual redesign of the lower level, 1st floor Main Police Office and Parking for Police Department operations. The estimated costs were \$1.1 million for construction and professional fees. Redstone Architect is proposing for the next steps an analysis of the existing mechanical, HVAC and electrical systems.

The estimated costs are:

Schematic Design Fee	\$15,000
Building Condition Review	<u>\$12,500</u>
Next Steps Professional Fee	\$27,500

Mr. Redstone stated there were number of optional items like, live scan finger printing system, electric charging station, electric grade, commercial grade, new wall fence for the parking area. If the money is not there some of these items do not have to be included. The schematic Design for the Police Department Renovation would include: redesign of the City Hall front counter area. He would conduct an observational (visual) building review this will give the information on what needs to be done for the building. There will be the following reviews: building condition review, including architectural, structural, mechanical, electrical and site.

Mayor Pro Tem Kantor said the only way we can make this go as a city is to ask for a public safety Millage for the funds that we would need. The question is if the residents are asked to support this millage, not sure whether or not the residents would pass this. Discussion of the shelf life of

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the proposal for 3-5 years. Council would like to research/discuss this matter more before they make a decision. Council member Siddiqi has concern about the price. Council collectively will do more brainstorming.

Mayor Garrett stated the residents have been given an increase with infrastructure projects so adding more at this time, is not feasible. Will look at the various options over the next 6-8 months.

B. Introduction of Resolution and scheduling of a Public Hearing Regarding Vacation of the Alley West of Southfield Road Between W. Eleven Mile Road and Sunnybrook Avenue

Dr. Sheryl Mitchell Theriot gave an overview and answered specific questions. An application was submitted by Mayor Pro Tem Bruce Kantor to vacate the 20- foot-wide public alleyway east of 18129 Sunnybrook. There are 2 commercial properties (27047-51 and 27041 Southfield Rd) on the east side of the alley. City Attorney Baker's recommendation is to accept this resolution, schedule the public hearing for the next council meeting and because it requires 4 affirmative votes in order to move forward with it. Mayor Pro Tem Kantor will not be able to vote on this item because of his interest in the project. If there are not 4 Council members to vote on this the public hearing can be held but the actual consideration of the resolution vacating that alleyway could be tabled until a meeting where we have an adequate number of Council members to be able to make that determination.

Mayor Pro Tem Kantor gave an overview. In 2006 90% of the building was raised and rebuilt from the ground up, 20 feet of the right-of-way was given to the property owner for their commercial use. East half was paved and use for parking, West half was landscaped and used for a buffer. There was no encroachment license, licensing agreement or any formal arrangement that can be found. The property was vacated in 2006. Based on the ordinance back then there should have been a 5ft masonry wall built but it was not. The property owner should be doing it but Mayor Pro Tem Kantor is the only person maintaining the property. As the new land owner, it will give him the ability to maintain the property. The city has no plans to use the alleyway. There have been conversations at time to link the public alleys but this particular alley is sealed at both ends. There is no egress to 11 Mile road and to make an egress you have to go through Chase bank building. Also, there is no egress to Sunnybrook. In the next 5-9 years Southfield Road project will take place and the building that is currently there will be taken over as the right-of-way by Oakland County. Land owners adjacent to both sides are in favor of the alleyway vacation. The commercial business will not lose parking spaces.

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Motion by Council member Siddiqi, seconded by Council member Ferguson to introduce the resolution to accept and approve the resolution scheduling a Public Hearing regarding the vacation of the Alley West of Southfield Road between W. Eleven Mile Road and Sunnybrook Avenue.

Yes: Ferguson, Garrett, Siddiqi

No: None

Abstain: Kantor

Motion carried.

C. RFP Responses - Auditing Professional Services

Dr. Sheryl Mitchell Theriot gave an overview. There were 10 responses to the RFP There were previous conversations relevant to having an Audit Committee to review and make a recommendation. Council member Siddiqi and Council member Ferguson would like to be a part of the Audit committee. Audit Committee members are: Council member Siddiqi, Council member Ferguson, Dr. Mitchell Theriot and Pamela Bratschi. Dr. Mitchell Theriot will schedule the meeting to go over the information by the end of the week.

Timeline:

June 7-11 Proposals Evaluated

June 21 Possible Interviews/Award

July 1 Contract commences (or as negotiated)

Motion by Mayor Pro Tem Kantor, seconded by Council member Ferguson to create an audit review committee appointing members: Ian Ferguson, Saleem Siddiqi, Pamela Bratschi and Dr. Sheryl Mitchell Theriot.

Yes: Ferguson, Garrett, Kantor, Siddiqi

No: None

Motion carried.

D. Proposed Charter Amendment Ballot Language

Dr. Sheryl Mitchell Theriot gave an overview and answered specific questions. During budget discussion, Council mentioned seeking some Charter language amendments:

Amend the dates(s) that city taxes can be collected (on the winter tax bill or multiple payments)

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Moving the budget dates from:

Recommended Budget:

-Current – by 3rd Monday in April

-Proposed – by 3rd Monday in May

-Budget Public Hearing and Adoption:

-Current – 3rd Monday in May

-Proposed – 3rd Monday in June

Attorney Scott Baker asked if Council would like to move forward with this and he will prepare the resolution for both Charter amendments.

Mayor Garrett mentioned that if they wanted change the charter to deal with City Council absences. To work on the definition of what is excused and not excused. Revision of Section 6.6 Powers Duties of City Council. Create Council policy to say what the expectations are and what is an excused or unexcused absence. City Attorney Baker explained removal of a Council member- If there is a basis for removal of a City Council member, there would be a hearing held by City Council where the Council member facing removal would have an opportunity to provide cause on why they should not be removed. Majority vote of Council members in office, not including the one that's subject to removal, would determine if they would be removed.

Mayor Pro Tem Kantor state -City Council will decide the rules as to what will determine an excused or unexcused absences. City Council asked the City Attorney to move forward with both of the proposed Charter amendments.

E. Council Meeting Venue

Dr. Shery Mitchell Theriot stated - Changes from the State of Michigan- indoor gatherings are permitted. Looking into making changes where if the public wanted to come into city hall for meetings, they can be spread out by using the Meeting Place, City Council Chambers and the Community Room to have the ability to simultaneously view meetings in each place. Discussion- in-person meetings or continue having remote meetings. City Attorney Scott Baker stated as long as there is a local declaration emergency order, we are allowed to hold meetings remotely.

Give residents the option of coming to in-person meetings or view remotely. Remote meetings will remain in place.

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F. American Rescue Plan (ARP)

Dr. Sheryl Mitchell Theriot stated the Federal Government is giving the City \$403,939 through the State of Michigan which will then issue 2 separate installments – May/June 2021 and May/June 2022. The funds must be used by December 31, 2024. Direction from City Council to identify and prioritize the use of the funds. The number one priority will be to supplement budget shortfalls due to revenue loss. Council will send the City Administrator their suggestions for the American Rescue Plan (ARP).

G. Police Department – Mental Health / Social Services Resource

Council member Ferguson said he feels there should be a Social Worker on site and available to Police and Residents. Covid-19 has brought on mental issues for some and as people transition back to a normal life, it's going to be an adjustment for some.

There are mental health resources through Oakland County. Staff will gather resources that are available and disseminate to those in need so they will have easy access to it.

Chief McKee said there are several officers on staff certified for crisis intervention and they have access to mental health resources. Council member Ferguson will look into services for the city.

H. Capital Improvements Program & Street Projects Update

Dr. Sheryl Mitchell Theriot gave an overview – Road Bond \$5.8 million and \$5.7 million Capital Improvement Bonds. Most of the work is underway and moving into phase 2. Susie Stec said Wiltshire and San Jose are close to garbage pick-up. Residents are notified by letter as well as receiving a door knock to remind them of the street projects & garbage.

Week of June 7 - ASI is scheduled to continue group 2 removals, excavation and aggregate base placement throughout the week.

July – Ditches driveway removals and anticipated around June 28th. Ditch work is projected to occur June 29 – July 1

Exterior Excavation May 31 – Exterior excavations continued throughout the week on the section south of I-696.

Week June 7 – Exterior excavation will continue throughout the week on the section south of I-696

Hydrants – May 31 – update – No work took place. Waiting on materials.

Week of June 7 – No work is expected. Waiting on materials.

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Gate Valves - Week of May 31 – Sunde Services continued work on Phase 2 gate valves.

Week of June 7 – Sunde Services is continuing work on Phase 2 gate valves.

Scott Ringler gave an overview edge cracking – can't be fixed all that can be done is seal the cracks to keep the water out.

Road Improvement update by Scott Ringler – Group 1 streets can be used by vehicles.

Working remaining: jetting of culverts and landscape restoration

Group 2 streets started last week – San Jose has been excavated/rough grading. Wiltshire is excavated, Alhambra asphalt is being removed, the goal is to have all 3 streets with first strip of asphalt by the end of this week. Will start excavating Santa Barbara next week.

I. Sidewalk Program Update

Sheryl Mitchell Theriot stated – Phase 1 of the 3-year program includes the residential section south of 11 Mile/I-696 and the business corridor along Southfield Road. The sidewalk information is uploaded into the GIS system. The bid opening will be June 17, with tentative approval by City Council at the June 21st meeting. The projected start date is August 17 with work estimated to be completed by October 8, 2021.

Residents have the option to pay their own contractor or pay the city in full or enter into a 2-year pay arrangement with the city – due December 1, 2021 and December 1, 2022. If there are any missed payments, the balance will be placed on the Summer Tax bill as a special assessment. The City has agreed to assume the portion of costs associated with the grinding of the roots of city trees and the ADA compliance(detectable warning surface) in the neighborhood areas.

J. Cannabis / Marijuana Update

Susie Stec stated- open house May 26 - 6 residents and 12 industry people /realtors attended. Comment cards are still available at city hall as well as on the city's website. Public comments will be held on June 15 at the Planning Commission meeting. Cannabis public hearing will be July 20th held at the Planning Commission meeting. There have not been any approvals relevant to cannabis use in the city. Moratorium or Cannabis is still in place until September 2021.

7. Public Comment

None

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8. Mayor and Council Comments

Donna Stallings has resigned from City Council as of May 31, 2021. Mayor Garrett will read the letter of resignation at the June 21st City Council meeting. Mayor Pro Tem Kantor stated Council's responsibility is to replace the Council seat vacated by Donna Stallings. Council is obligated to fill the seat by end of July 2021.

City Council will accept applications with resume are due by June 17 @ 4:00 p.m.

City Council thanked Council member Donna Stallings for her 6 years of service.

Mayor discussed Dr. Mitchell Theriot's evaluation. Council will look over and vote on it June 21, 2021.

Dr. Sheryl Mitchell Theriot's birthday is June 8, 2021. Meeting next Monday June 14th with Attorney Stephen Schwartz.

9. Adjourn

Motion by Mayor Pro Tem Kantor, seconded by Council member Siddiqi to adjourn this meeting.

Meeting adjourned at 8:32 p.m.