City Council Study Session

Monday, November 09, 2026 at 6:00 PM

27400 Southfield Road, Lathrup Village, Michigan 48076

1. **Call to Order** by Mayor Kantor
2. **Discussion Items**
   - A. City Triangle Lot - Request for Qualifications Submission
   - B. Municipal Park Playground Surfacing
   - C. Southfield Fire Services
   - D. Library Services
   - E. Communications & Engagement Survey Summary
3. **Public Comments**
4. **Mayor and Council Comments**
5. **Adjourn**

6. **ADDRESSING THE CITY COUNCIL**

-Your comments shall be made during the times set aside for that purpose.

-Stand or raise a hand to indicate that you wish to speak.

-When recognized, state your name and direct your comments and/or questions to any City official in attendance.

-Each person wishing to address the City Council and/or attending officials shall be afforded one opportunity of up to three (3) minutes during the first and last occasion for citizen comments and questions and one opportunity of up to three (3) minutes during each public hearing.

-Comments made during public hearings shall be relevant to the subject of the public hearings being held.

-In addition to the opportunities described above, a citizen may respond to questions posed to them by the Mayor or members of the Council, provided members have been granted the floor to pose such questions.

-No speakers may make personal or impertinent attacks upon any officer, employee, City Council member, or other elected Official that are unrelated to how the officer, employee, or City Council member or other Elected Official performs their duties.

-No person shall use abusive or threatening language toward any individual when addressing the City Council.

-Attendees may video record, audio record, and livestream public meetings. Recording devices may be handheld or tripod-mounted, provided they do not block aisles, exits, views, or speakers, and may be set up or adjusted quietly at any time during the meeting. Recording equipment must operate without flash or other disruptive lighting or noise. The presiding officer may require equipment to be relocated if it creates a safety or access concern. Attendees may not place recording devices unreasonably close to others without their consent or use recording equipment to intimidate, threaten, harass, or otherwise disrupt the meeting. Participation in a public meeting, including speaking during public comment or addressing the public body, is a public act and may be recorded from a reasonable distance.

-The Mayor shall direct any person who violates this section to be orderly and silent. If a person addressing the Council refuses to become silent when so directed, such person may be deemed by the Mayor to have committed a "breach of the peace" by disrupting and impeding the orderly conduct of the public meeting of the City Council and may be ordered by the Mayor to leave the meeting. If the

person refuses to leave as directed, the Mayor may direct any law enforcement officer who is present to escort the violator from the meeting.

City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076
www.lathrupvillage.org | (248) 557-2600

TO: Mayor & City Council
FROM: Mike Greene – City Administrator
DATE: November 9, 2026
RE: Study Session

City Triangle Lot – Request for Qualifications Submission
The City received one proposal in response to the recent solicitation for developer qualifications for City/DDA-owned triangle lots. MGM Improvement Services, Inc. has submitted a development proposal and expression of interest for a multi-family residential development on the approximately 0.29-acre City-owned parcel located west of Southfield Road at Goldengate Drive West and California Drive SW.

The proposed project envisions a modern, for-sale (not rentals), three-story multi-family development featuring attached two-car garages, open-concept living spaces, luxury finishes, and community green space. MGM has identified an estimated $4.8 million total development budget (for both parcels) and has assembled a development team including architectural/civil engineering, legal, accounting, property management, and construction professionals.

MGM Improvement Services has been operating since 2005 and has experience in residential, multi-unit, and commercial construction throughout Southeast Michigan. The proposal also includes an accounting firm attestation regarding the developer's financial capacity to undertake the project.

The proposed development is generally consistent with the City's vision for the Village Center district and its emphasis on creating a compact, pedestrian-oriented downtown that incorporates residential uses and supports redevelopment of underutilized properties. The Village Center zoning district specifically identifies multi-family residential as a permitted use, subject to applicable standards and Planning Commission review where required.

The proposal's multi-family residential use, three-story building concept, pedestrian-oriented site design, and inclusion of community green space are generally aligned with the intent of the Village Center district. The zoning ordinance also expressly recognizes that projects within the district may include residential uses and open spaces and references consistency with the City's Master Plan as a consideration in the development review process.

The layout, site plan, building design, and other development features in MGM's proposal are conceptual and provided for **illustrative purposes only**. Consensus to proceed with purchase agreement negotiations would not constitute approval of the proposed site plan or development design. If a purchase agreement is finalized, the developer would be required to prepare a finalized site plan and development plans in accordance with applicable City requirements. Those plans would be subject to the City's normal development review process, including review and approval by the Planning Commission, as applicable.

Municipal Park Playground Surfacing
At Council's request, Sinclair Recreation has provided preliminary cost estimates for turf maintenance and replacement. Based on their estimates, replacing a 10' x 10' section of turf could cost between $8,500 and $15,000, inclusive of the turf, pad, adhesive, seam tape, infill, freight, and labor. As with rubber playground (PIP) surfaces, routine maintenance is important to maximizing the lifespan of artificial turf. Typical turf systems begin to show signs of UV exposure and wear around year 10, although the surface generally remains safe and usable. Depending on factors such as usage, direct sunlight, and weather exposure, a reasonable expectation is approximately 10–15 years of safe, usable life.

Bruce Kantor	Kelly Garrett	Jalen Jennings	Jason Hammond	John Sousanis
Mayor	Mayor Pro-Tem	Council Member	Council Member	Council Member

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For budgeting purposes, if the City needs to replace the turf in each of the anticipated high-impact areas once during the expected lifecycle, including the three swing areas, the area surrounding the inclusive whirl, and the landing areas at the bottom of both slides, the estimated replacement cost would range from approximately $51,000 to $90,000 over the life of the playground.

EPA Research Partner Support Story: Synthetic turf field study

The U.S. Environmental Protection Agency (EPA), in partnership with other federal agencies, conducted a multi-year study examining the potential environmental and human-health impacts of recycled tire crumb rubber commonly used as infill in synthetic turf fields. The research evaluated the chemical composition of the material, potential chemical releases, and human exposure through air sampling, environmental monitoring, and biomonitoring of individuals using synthetic turf facilities. The EPA identified various chemical constituents in recycled tire rubber but generally found limited human exposure based on the conditions evaluated. However, the EPA emphasized that the research was intended to characterize materials and potential exposure pathways, not to determine whether synthetic turf presents an acceptable or unacceptable health risk. Accordingly, the study does not establish that recycled tire crumb rubber is entirely safe or that its use presents an unacceptable health risk.

Southfield Fire Services
In response to anticipated future budget constraints, staff met with Southfield Administration and Fire Department leadership to explore contracting with Southfield for fire services only, while transitioning EMS services to a third-party provider. This arrangement could meaningfully reduce the City's annual public safety expenditure. Based on preliminary FY 2027 budget figures, the estimated first-year savings could be approximately $280,000.

Under this model, the City would continue contracting with Southfield for fire protection and dispatch services, while a third-party ambulance company would provide EMS services. Several for-profit ambulance providers already serve neighboring communities under similar arrangements, often through nominal $1 annual contracts, with their operating revenue generated primarily through insurance billing for services rendered.

During these discussions, Southfield also presented an **unsolicited proposal** for an all-inclusive public safety model under which Southfield would assume responsibility for both the City's fire and police services. Based on preliminary FY 2027 figures, this arrangement could generate approximately $500,000 in first-year savings. However, this estimate accounts for the fact that the City would retain approximately $500,000 annually in legacy pension and retiree healthcare obligations, which would remain the City's responsibility.

Staff has significant questions regarding the feasibility, structure, and level of development of this portion of the proposal. After a review, Police Chief Zang contacted his counterparts within the Southfield Police Department, who said they were unaware that an arrangement to assume Lathrup Village's police services was even being considered. This raises questions regarding how formally developed or supported the proposal is and would require substantial clarification before it could be considered a viable option.

It is also important to consider the City's prior direction on this matter. Following the failed Headlee Override vote in November 2025, City Council discussed potential cost-saving measures, including the possibility of outsourcing police services. At that time, Council determined that outsourcing the Police Department should not be pursued, recognizing the

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department's importance to the community, its local presence, and the value of maintaining direct municipal oversight of police services.

Given that prior direction, along with the preliminary and unsolicited nature of Southfield's proposal, staff would recommend that the City not pursue further exploration of the proposed police services arrangement. Rather, discussions with Southfield should remain focused on the fire-only service model and the potential transition of EMS services to a third-party provider, which presents a more targeted opportunity for cost savings without fundamentally changing the City's approach to local law enforcement.

Library Services
The unofficial election results reported by the Oakland County Clerk's Office indicate that the Library Services Millage Proposal passed with 63.19% voting in favor and 36.81% opposed. The passage of this proposal establishes a dedicated funding source for the next five (5) years to support contracted library services for Lathrup Village residents. The millage revenue will first appear on the Summer 2027 property tax bills.

With the millage approved, City Council must now provide direction regarding the City's approach to securing future library services. Potential options include renegotiating the City's existing agreement with the Southfield Public Library at the full 1.0-mill rate or exploring a partnership with another local library system, such as the Berkley Public Library, that may offer comparable services at a lower annual cost. The latter option could allow the City to levy only the portion of the authorized 1.0 mill necessary to cover the contracted services. As a reminder, the City of Berkley offered library services to Lathrup Village in 2025, when the City was exploring its options, for $95,000 per year.

The purpose of this discussion is to obtain City Council direction for staff and legal counsel regarding the preferred approach, including which library systems should be engaged in further discussions. Establishing this direction will allow staff to negotiate and prepare a new Library Services Agreement for City Council consideration and approval within the next couple of months.

Community & Engagement Survey Summary
The purpose of this discussion is to review the initial findings from the recent Community & Engagement Committee Survey, including feedback received from residents. The discussion will provide City Council with an overview of the survey results and an opportunity to consider key takeaways, identify areas of interest or concern, and discuss potential next steps.

Bruce Kantor	Kelly Garrett	Jalen Jennings	Jason Hammond	John Sousanis
Mayor	Mayor Pro-Tem	Council Member	Council Member	Council Member

MGM

IMPROVEMENT SERVICES, INC.

DEVELOPMENT PROPOSAL & EXPRESSION OF INTEREST

Multi-Family Residential Development Project
Lathrup Village, Michigan

SUBMITTED TO:	City of Lathrup Village & Selection Committee
DEVELOPER / APPLICANT:	MGM Improvement Services, Inc. d/b/a MGM Restoration Inc.
PRINCIPAL / PRESIDENT:	Steve Muci
ESTIMATED PROJECT BUDGET:	$4,800,000 USD
DATE OF SUBMISSION:	October 2026

1. Executive Summary & Development Vision

MGM Improvement Services, Inc. is pleased to present this comprehensive qualification and development proposal for the proposed multi-family residential project in Lathrup Village, Michigan. With over 21 years of continuous operation in Southeast Michigan, MGM Improvement Services, Inc. brings a robust track record of high-end residential construction, meticulous project management, and unwavering commitment to quality.

Our proposed target development budget for this landmark multi-family community is $4,800,000 USD. Our vision integrates modern multi-level luxury townhomes, state-of-the-art site planning, attached two-car garages, and walkable community green space tailored specifically to complement the Lathrup Village Center master planning guidelines.

2. Company Information & Corporate Profile

Company Legal Name	MGM Improvement Services, Inc.
Corporate Headquarters	1232 Combermere Dr, Troy, MI 48083
President / Owner	Steve Muci
Years in Business	Established in 2005 (21+ Years of Continuous Service)
Licensing & Bonding	Licensed Residential Builder & General Contractor (State of Michigan), Fully Insured & Bonded
Core Capabilities	General Contracting, Multi-Family & Single-Family Development, Custom Home Construction, Major Renovations & Commercial Improvements

3. Development Experience & Comparable Completed Projects

MGM Improvement Services, Inc. possesses extensive hands-on experience in custom residential and specialized multi-unit developments across Oakland and Macomb Counties. Below are highlighted current and completed representative projects:

Current Active Construction Projects

- Troy, MI Residential Community Development: Currently constructing four (4) high-end new single-family homes in Troy, MI, demonstrating active operational bandwidth, crew management, and ongoing material sourcing capabilities in Oakland County.
- Roseville, MI Commercial Enterprise: Completing the ground-up construction and finish improvements for Romano's restaurant in Roseville, MI, demonstrating commercial construction expertise, coordinated trade management, and delivery of a fully finished hospitality space.
- Residential Improvements-Oakland, Wayne & Macomb Counties: Completed numerous residential improvement and renovation projects throughout Oakland, Wayne, and Macomb Counties, demonstrating extensive experience in project management, skilled trade coordination, quality craftsmanship, and the successful delivery of residential construction projects across Southeast Michigan.
- Residential Construction: Completing residential construction projects throughout Florida, demonstrating experience managing residential building projects across multiple markets while maintaining consistent standards of quality, craftsmanship, and project execution.

Project Location & Type	Project Highlights	3D Matterport Virtual Tour Link
Farmington Hills, MI **Group Home Development**	Specialized multi-unit / group residential facility built to institutional & residential codes.	https://my.matterport.com/show/?m=8awu8RBjD4u
Bloomfield Hills, MI **Single-Family Custom Home**	High-end luxury single-family residence featuring premium structural framing & interior finishes.	https://my.matterport.com/show/?m=ZtYCVUFEKUr

Southfield, MI **Modern Single-Family Home**	Contemporary new construction residential home highlighting modern layout & exterior facade.	https://my.matterport.com/show/?m=XzK5BLRH8LN
Novi, MI **Executive Residence**	Custom executive home development showcasing full-scope ground-up construction expertise.	https://my.matterport.com/show/?m=WvNyiDU2U7o

4. Architect, Engineer & Development Team

• **Developer & General Contractor:** MGM Improvement Services, Inc.

Steve Muci, President & Project Executive
1232 Combermere Dr, Troy, MI 48083
Direct management of site supervision, scheduling, procurement, and construction safety.

• **Architectural & Civil Engineering:**

Artur Kokaj, Architect
Responsible for master site planning, zoning alignment (Village Center Zoning), structural engineering drawings, MEP engineering, and municipal compliance.

• **Legal Counsel:**

Ren Nushaj, Attorney-Troy Law Center
Legal counsel for the development, including transactional matters, municipal and zoning coordination, contract review, regulatory compliance, and other legal matters associated with project development and completion.

• **Financial & Accounting Services:** IQ Accounting Services, Inc.

Nevruz Nazarko, CPA / Principal Accountant
22307 Greater Mack, Saint Clair Shores, MI 48080
Financial proforma oversight, project accounting, and audit reporting.

• **Property Management:**

Lurant Nushaj, Urban Property Management
Responsible for property management and operational oversight, including tenant relations, leasing administration, property maintenance coordination, vendor management, and ongoing management of the completed development.

• **Subcontractor & Trade Network:** Vetted Michigan Licensed Subcontractors

Master electricians, licensed plumbers, HVAC technicians, site excavators, and interior finish craftsmen with long-standing operational histories with MGM.

5. Target Budget & Construction Cost Breakdown

Cost Center / Development Phase	Scope Description	Estimated Budget
Pre-Development & Civil Permits	Site surveys, civil engineering, zoning approvals, architectural drawings & municipal fees	$380,000
Site Work & Infrastructure	Excavation, utility connections (water, sewer, gas, electric), paving & retention	$420,000
Foundation & Structural Framing	Concrete footings, slabs, wood/steel framing, multi-story structural floor systems	$1,450,000
Exterior Envelope & Roofing	Modern composite facades, masonry accents, roof systems, doors & energy-efficient glass	$480,000
MEP Mechanical Systems	Complete HVAC systems, plumbing fixtures/rough-in, electrical panels & lighting	$680,000
Interior Finishes & Cabinetry	Drywall, flooring, high-end kitchens, bathroom fixtures, tile, trim & paint	$950,000
Landscaping & Hardscaping	Community lawn areas, pedestrian walkways, outdoor lighting & site amenities	$220,000
Contingency & General Conditions	Project management, jobsite security, insurance & unexpected material allowances	$220,000
TOTAL ESTIMATED BUDGET	**Complete Turn-Key Construction & Site Development**	**$4,800,000**

6. Envisioned Development Plan & Architectural Drawings

MGM Improvement Services, Inc. envisions a high-density, modern multi-family community designed to blend seamlessly into Lathrup Village's Village Center zoning framework. The proposal incorporates attached 2-car garages, open-concept living spaces, and luxury master suites.



Figure 1: Overall Project Context & Aerial Site Maps (DFIRM & Aerial Map)



Figure 2: Overall 3D Exterior Architectural Rendering (Sheet A-01)

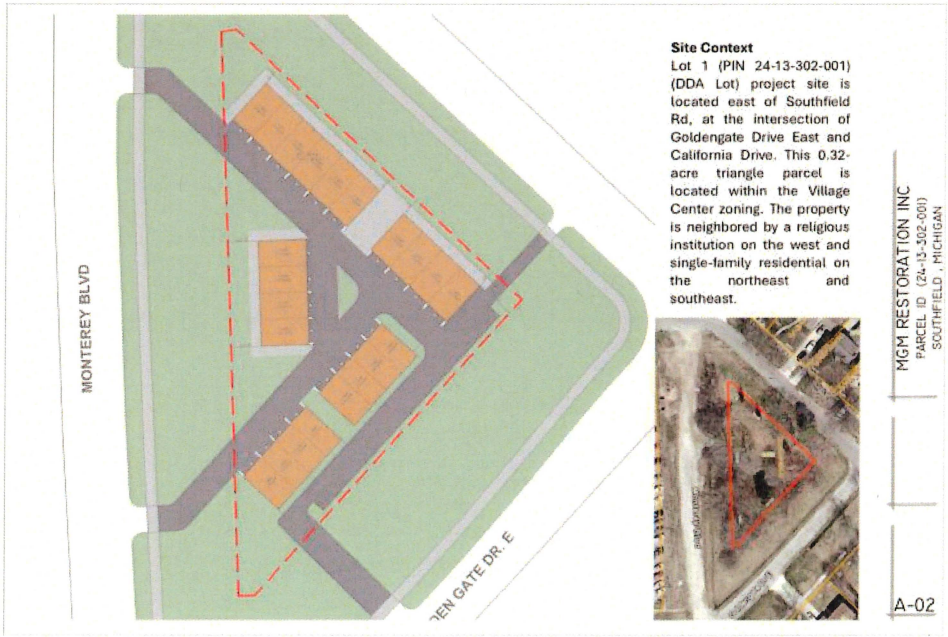


Figure 3: Master Site Plan Context & Zoning Overlay (Sheet A-02)

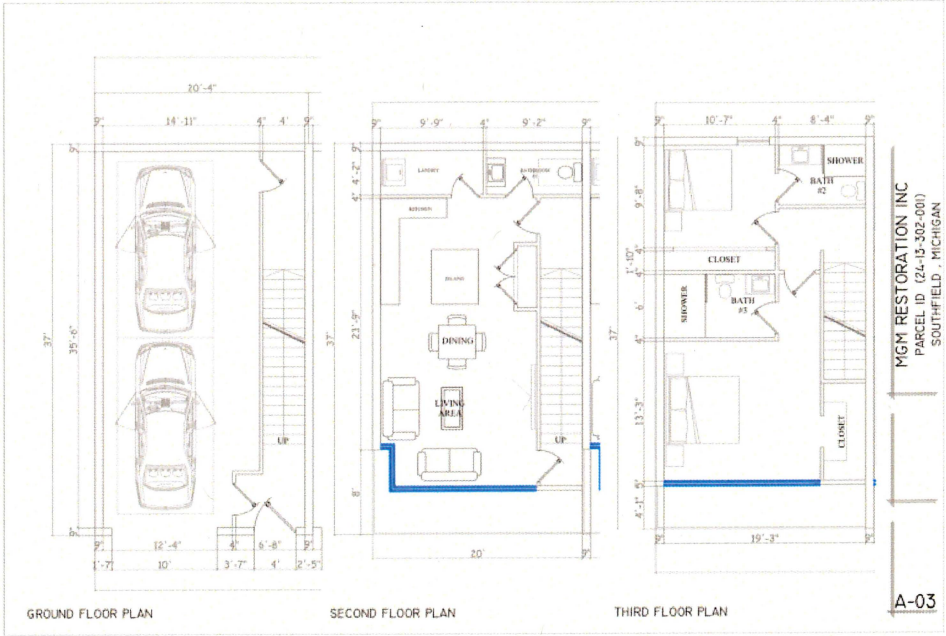


Figure 4: Individual Unit 3-Story Floor Plans (Sheet A-03)

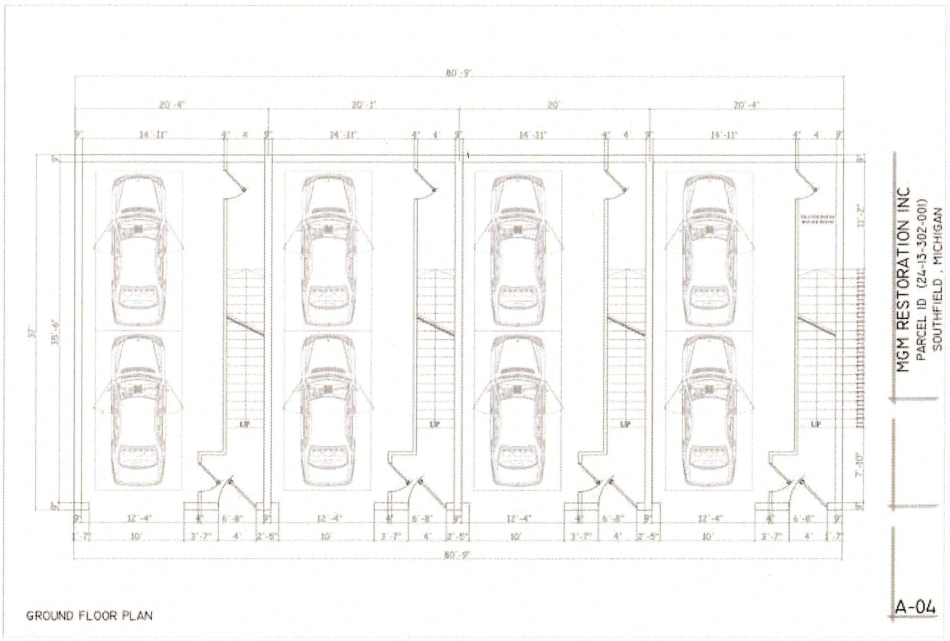


Figure 5: Ground Floor Garage & Entrance Plan (Sheet A-04)

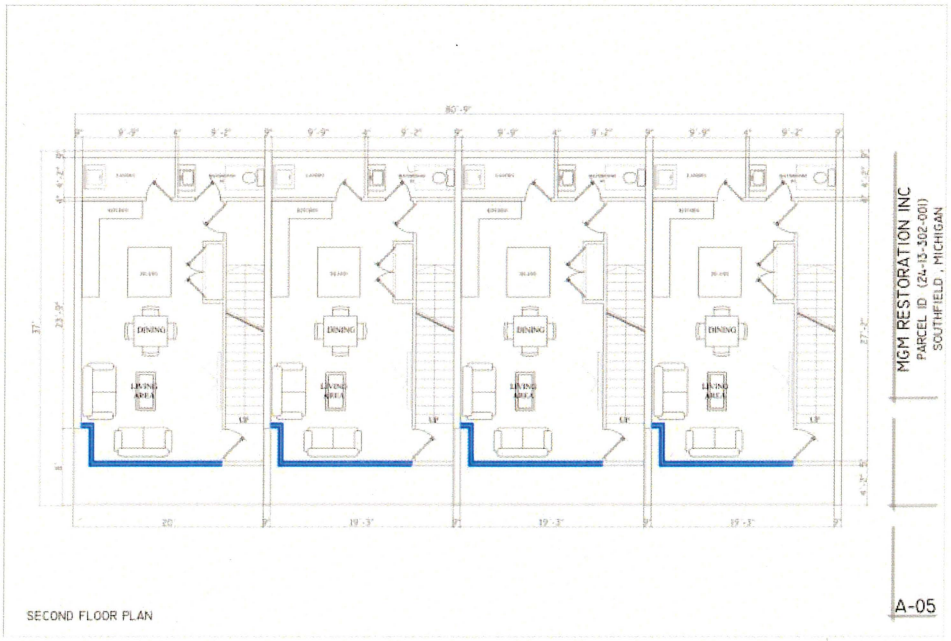


Figure 6: Second Floor Living & Kitchen Floor Plan (Sheet A-05)

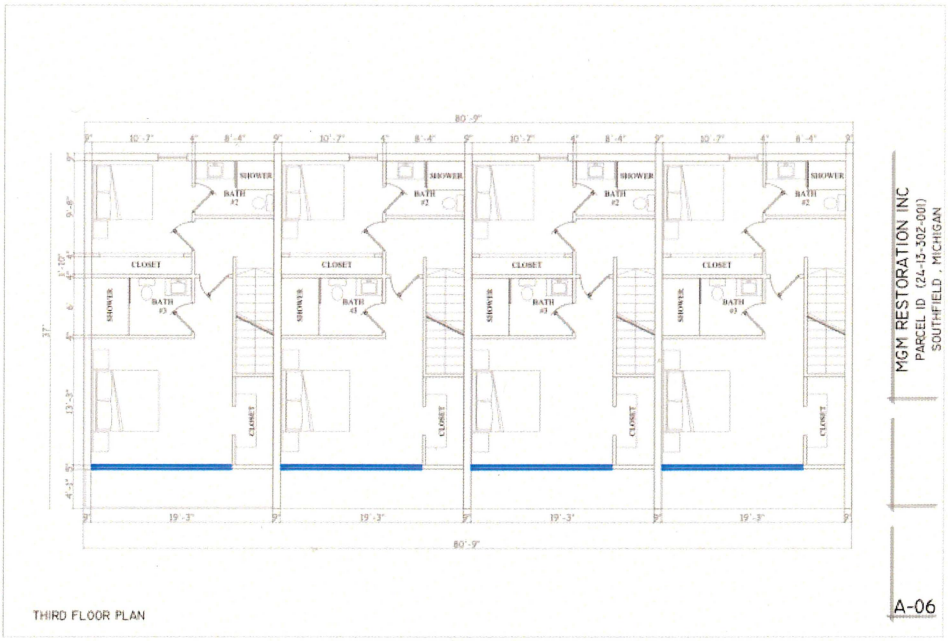


Figure 7: Third Floor Bedroom & Bathroom Floor Plan (Sheet A-06)

7. Financial Capability & Accountant Proforma Letter

IQ ACCOUNTING SERVICES, INC.

22307 Greater Mack, Saint Clair Shores, MI 48080

Name: Rovena Mataj, Accountant / Principal

CONFIRMATION OF FINANCIAL STANDING & PROFORMA ATTESTATION

Date: October 2026

To: City of Lathrup Village / Selection Committee

Re: Financial Solvency & Development Capacity — MGM Improvement Services, Inc.

To Whom It May Concern,

IQ Accounting Services, Inc. serves as the primary accounting and financial advisory firm for MGM Improvement Services, Inc., located at 1232 Combermere Dr, Troy, MI 48083, under the leadership of President Steve Muci.

We have reviewed the historical financial records, corporate tax filings, working capital position, and ongoing project cash flows for MGM Improvement Services, Inc., operating continuously in Michigan since 2005.

Based on our accounting oversight and ongoing financial reviews, we hereby attest to the following:

1. Financial Solvency: MGM Improvement Services, Inc. maintains a healthy balance sheet with solid liquidity, low leverage, and active working capital reserves.

2. Banking & Credit Relationships: The company maintains good standing with its commercial banking institutions and trade vendors, demonstrating exemplary credit payment histories.

3. Development Capacity: MGM Improvement Services, Inc. possesses the requisite financial backing, bonding capability, and operational equity required to successfully undertake and complete the proposed $4.8 Million Multi-Family Residential Development in Lathrup Village, MI.

In our professional opinion, MGM Improvement Services, Inc. is financially sound, fully capable, and well-positioned to fulfill all financial obligations associated with this development proposal.

Sincerely,

/s/ Rovena Mataj

Rovena Mataj

IQ Accounting Services, Inc.

22307 Greater Mack, Saint Clair Shores, MI 48080

No property address available

beds / full baths / half baths / sq ft

Residential Property Profile

24-14-480-001

Note: Please be advised the data included in Property Gateway originates from multiple local municipalities. Data, in regard to properties, may be classified and updated differently by municipalities. If you have any questions, please contact the local community where the data originated.

Owner Information

Owner(s)	**: CITY OF LATHRUP VILLAGE**
Postal Address	**: 27400 SOUTHFIELD RD LATHRUP VILLAGE MI 48076-3412**

Location Information

Site Address	**: No property address available**		
PIN	**: 24-14-480-001**	Neighborhood Code	**: CME**
Municipality	**: City of Lathrup Village**		
School District	**: 63060 SOUTHFIELD PUBLIC SCH DIST**		
Class Code	**: 402 Residential - Vacant**		

Property Description

T1N, R10E, SEC 14 LOUISE LATHRUP'S CALIFORNIA BUNGALOW SUB LOT 167

Most Recent Sale Since 1994

Date	**: 01/03/2002**		
Amount	**: $22,500**	Liber	**: 24492:248**
Grantor	**: KANG, BO H**		
	KANG, JIN M	Grantee	**: CITY OF LATHRUP VILLAGE**

Tax Information

Taxable Value	**:**	State Equalized Value	**:**
Current Assessed Value	**:**	Capped Value	**:**
Effective Date For Taxes	**: 07/01/2024**	Principal Residence Exemption Type	**: N/A**
Summer Principal Residence Exemption Percent	**: 0%**	Winter Principal Residence Exemption Percent	**: 0%**
2023 Taxes		**2024 Taxes**	
Summer	**: $0.00**	Summer	**: $0.00**
Winter	**: $0.00**	Winter	**:**
Village	**:**	Village	**:**

Lot Information

Description	**: LEVEL**	Area	**: 0.29 ACRES**

Playground Turf Maintenance

Artificial Grass is a functional and great alternative to natural grass that looks beautiful and keeps your outdoor space, dog parks, and playgrounds looking green all year round. Synthetic turf conserves water, reducing the frequent use of harmful chemicals and eliminating the time-consuming and expensive upkeep experienced with natural grass. For the most part, artificial turf is carefree and very low maintenance. However, it's crucial to adhere to the recommended upkeep and minor maintenance routines to ensure the longevity of your turf. Please consider the following actions to maintain your green space and enjoy your artificial grass surface for many years following the installation.

1. Routine brushing and preparation of high-traffic areas.
   - Brushing your turf against the grain will help prevent long-use matting due to high traffic. A power broom or a nylon push broom is recommended for this maintenance. Frequency of brooming will depend on the regular foot traffic of the playground or gathering areas. High-use areas such as swings and slide exits should be broomed every month or as needed depending on use.
   - It is crucial to ensure that infill levels meet the specified guidelines to maintain proper ballast, maximize the benefits of routine brooming, and ensure adequate impact performance in play equipment use zones. Use a drop spreader for even application. Typically, a half to ¾"inch of turf fibers should be showing above the top of the infill.



(Fig. 1) Power Broom.



(Fig. 2) Drop Spreader

- Cleaning and sanitizing to prevent odors and stains. Odors and pollen can be an issue if proper awareness and maintenance are not adhered to after pet use, when spills may happen, or if the season requires it. To clean your turf and help control odors, it is recommended to use a solution comprised of four tablespoons of Dawn liquid soap, with equal parts vinegar and water,

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sprayed over problematic areas. The solution should be applied one hour before rinsing your turf to allow the disinfecting antimicrobial properties of vinegar to break down and sanitize your turf. For a more serious approach, or when cleaning pet waste, it's recommended to use an industrial strength enzyme-based solution and cleaner Like ProVetLogic for enzyme odor-eating power. This also should be applied an hour before rinsing.
Cleaning Gum: freeze the adhered gum with freeze spray or an ice bag and chip off the hardened gum. May require more than one application. If any residue remains, spray a small amount of WD40 to a rag to wipe off stubborn stains.

2. Weeds and nut sedge maintenance.
   - While weeds are usually not problematic with synthetic turf, they can sometimes appear in the perimeter of the turf area, the seams, and in topical infill levels where nut sedge seeds may be displaced into the infill level of your turf. Most weeds and nut sedges are topical and superficial and can be raked away using a poly plastic leaf rake to remove the topical nut sedge. For major problematic areas that are not topical issues, where the root has taken hold along the seam or around the perimeter, it is recommended to use Round-up or non-harsh plant-based natural alternatives to kill over and undergrowth. (These occurrences can be significantly reduced by utilizing a geotextile underlayment before installation. Would omit this line because it is usually not included and over brock is not recommended by manufacturer)
3. Burns and melting.
   - Your turf is UV-stablized and protected from everyday sunlight, but it can melt or even burn when exposed to concentrated effects of reflected sunlight. When considering synthetic turf for your next playground or home, it is essential to ensure shiny, reflective surfaces, Low-E windows, lacquer-coated garden tools, and shiny toys are all appropriately addressed. For treaded windows, it's recommended to use screens, window films or tints such as Turf Guard to prevent infrared sunlight that can cause burns and melting on your turf. Garden tools and shiny toys left in the yard can cause burns by reflecting the sunlight off the object. Putting away all toys and garden tools left in the turfed area is essential to prevent this damage. Fire pits Should have fire bricks or pavers placed

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underneath areas where bonfires or backyard fire pits will be utilized to prevent melting and burns caused by fire and heat.

4. Displaced infill.
    - Turf usually will not have issues with displaced infill, but natural disasters, storm runoff, and high winds on dry days can cause a slight displacement of infill. It's essential to have the contractor revisit the site after natural disasters or an every five to seven-year increments to inspect the turf. If the contractor deems it necessary, .5 pounds to 1 pound of infill can be added to the turf. Minor displacement can be addresses with the routine brushing in section 1
5. Static electricity.
    - While most turf areas will not experience mild static electricity, playgrounds can be an exception when playground equipment is installed near or within the turfed area. Friction from playground equipment use over turf can cause a static charge. While most turf and many infill products contain antistatic properties, static can still be a minor issue. To eliminate the event of static charges, the surface of the turf can be treated. The solution to treat your turf is simple: mix one part Downy with wrinkle release and four parts water in a five-gallon sprayer and spray the entire surface once every two months.
6. Tears or punctures.
    - Tears and punctures to the turf can happen when sharp objects or heavy equipment are pulled over the turf carelessly. To eliminate these from happening, it is essential to remember that it’s not safe to have sharp objects around playgrounds in the first place, but most importantly, to set up guidelines and rules to protect the patron and the integrity of the turf in the backyard or playground. If tears happen, they can be patched with matching turf. The best turf to use for the patch is a leftover from the installation. If no remnants are available, you can order turf from your supplier. Color will not be exact due to fading of your original turf. Repairs should only be conducted by professional turf installers. A great tip to ensure the patch used is in the same dye lot for situations with tears and punctures, it is recommended that a 15’x4’ section be ordered, which can be stored away in the event of a rare tear or puncture.
7. Debris and leaves.

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- Debris and leaves will be a seasonal occurrence. Leaf blowers and plastic poly rakes are recommended only to remove weather and seasonal debris.

8. Rodents, gophers, moles, and groundhogs.
   - While damage from wildlife is sporadic in a playground and near known problematic areas for rodents or pests, it is essential to consider that before the installation. Underlayments can be used before installing synthetic turf. Products like rodent wire or wire mesh are used below the turf to prevent burrowing.
9. Turf heat.
   - Like concrete or sand on the beach, turf may feel hot underfoot in the hot, sunny days of summer. It's important to consider sun sails, shades, and awnings to provide shade for the end user. Irrigation systems and sprinklers can also be used 30 minutes before playing to reduce the heat significantly. Some organic infills may offer lower temperatures too. Ask your turf installation or sales specialist.
10. Weight limits.
    - Since most installations are over a compacted stone base for drainage purposes, owners are responsible for any repairs due to heavy equipment like front-end loaders, tractors or telehandlers which may create ruts and damage turf and/or foam panels under the surface. General guidelines, any utility vehicles or heavy equipment driven over the turf that causes damage to the turf or sub-base is not covered under warranty. Any play equipment that is placed over top of turf may create damage such as holes, divots or rips and is not covered under warranty.

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QUOTE

106612-01-07 • 10/26/2026

2026 Playground Proposal - Grant Check with Order - Additional Concrete and drainage work - Artificial turf surfacing

Customer:

CITY OF LATHRUP VILLAGE
27400 SOUTHFIELD RD
LATHRUP VILLAGE, MI 48076-3489
United States

Ship to Zip: 48076-3489

Prepared for:

Mike Green
Phone: 248-557-2600 Ext. 225
mgreene@lathrupvillage.org

Prepared by:

Playcore Wisconsin Inc, dba GameTime
150 Playcore Drive SE
Fort Payne, AL 35967
Ph: 800-444-4954
Fax: 616-392-8634

Quantity	Part #	Description	Unit Price	Amount
3876	TURF	**GT-Impax - Artificial turf surfacing, 3.5" thick system for a 12' Critical fall height** Price includes supply and installation of 8.5" of stone subbase and nailer board for turf installation	$39.65	$153,683.40
1	6263	**GameTime - Inclusive Whirl - Natural**	$18,034.00	$18,034.00
1	RDU	**GameTime - Swings with Seats** Does not include safety belt for the Adaptive Expression swing as it does not meet ASTM 1487 guidelines for public use playgrounds. • *(2) 5287 – Belt Seat for 8' Toprail* • *(2) 5295 – Expression Swing 8' Toprail Height* • *(1) 5299 – Expression Swing w/Adaptive Seat* • *(1) 5320 – 8' ADA Primetime Swing Frame* • *(2) 5321 – 8' ADA Primetime Swing Add-A-Bay* • *(1) 5378 – Zero-G (5-12) Beige 8' Height*	$12,869.00	$12,869.00
1	RDU	**GameTime - Modified Dallas Dazzler Unit for 5-12 year olds** • *(2) 6880RP – Aventus Talk Tube* • *(1) 3903 – Hypentic Wheel 12" 2S* • *(1) 3904 – Bells 20" 1S* • *(1) 3945 – Rain 12" 2S* • *(1) 3949 – Pachinko 20" 1S* • *(1) 3960 – Maze Panel Sensor 20" One Sided* • *(1) 3961 – Buzz Game Sensor 20" one sided* • *(1) 3965 – Rotogen Piano 20" Sensor with Adaptive* • *(7) 16701 – Ada 49"Tri Punch Steel Dk* • *(2) 6284RP – Aventus Entryway* • *(1) 6863RP – Arise Climber* • *(2) 6865RP – Inclusive Play Pocket* • *(1) 6867RP – Aventus Tower 12' Slide* • *(1) 6869RP – Arise Climber w/Cover* • *(1) 6870RP – Inclusive Play Pocket (Tower)* • *(1) 7294RP – Aventus Tower* • *(2) 7295RP – Aventus Tw Steel Panel Med* • *(1) 7296RP – Aventus Tw Steel Panel Sm* • *(1) 7297RP – Aventus Internal Climber-Steel* • *(4) 80001 – 49"Tri Punched Steel Deck* • *(2) 81680 – Single Seat* • *(1) 81688 – Therapeutic Rings Attch* • *(1) 90218 – Rung Encl Mold S. Whl & Bar,Above Dk* • *(2) 90266 – 8' Upright, Alum*	$191,264.00	$191,264.00

QUOTE

106612-01-07 • 10/26/2026

		• *(1) 90267 – 9' Upright, Alum* • *(3) 90268 – 10' Upright, Alum* • *(1) 90269 – 11' Upright, Alum* • *(1) 90272 – 14' Upright, Alum* • *(2) 90273 – 15' Upright, Alum* • *(1) 90286 – 8' Sky Hi Spiral Tube Slide, 30" Dia* • *(1) 91375 – PS Sensory Wave Up & Around (3' & 3'* • *(1) 91457 – Sensory Wave Entryway* • *(1) 91595 – Composer* • *(1) 91604 – HDPE Vertical Ladder 4'0"* • *(1) 91713 – Modern Transfer w/Guard 2'-6" Rise* • *(1) 91739 – Narrows Climber (3'-4'6")* • *(1) 91827 – 5" Upright Extension w/ Cap 5'* • *(5) 91832 – 5" Upright Extension w/o Cap 8'* • *(1) 91846 – 5" Upright Extension w/o Cap 7'* • *(2) G90269 – 11' Upright, Galv* • *(5) G90271 – 13' Upright, Galv* • *(2) G90273 – 15' Upright, Galv*		
1	INSTALL	**Installation - Installation of GameTime equipment and Freenotes musical instruments** Price includes: • Remove and dispose of existing structure and swings • Excavate the existing 3,000 SF of EWF play area toa depth of 12" and haul spoils offsite. • Excavate 1,000 Sf of new playground area outside of the existing area to a depth of 9.5" and haul spoils offsite • Install all proposed playground equipment • Furnish and install reinforced concrete border with keyway for PIP • Furnish and install concrete walkway • Saw-cut and remove the curb and gutter in parking lot and install an ADA ramp with tactile mat and a 20' x 6' x 4" concrete walkway to the existing • sidewalk. • Restore all areas disturbed to construction • Drainage system ◦ Remove and dispose of 15' x 5' x 4" existing sidewalk so we can trench in 4" perforated drain pipe ◦ Provide 255 LF 4" perforated drain pipe in sock in trench with peastone ◦ Tap the drain pipe into the existing catch basin ◦ Reinstall the 15' x 5' x 4" concrete sidewalk over a compacted 4" aggregate base	$136,985.00	$136,985.00
1	Freenotes Flowers Ensemble IG	**Freenotes Harmony Park - Freenotes Flowers Inground Ensemble Collection**	$6,373.00	$6,373.00
1	TREE-IG	**Freenotes Harmony Park - Tenor Tree - (With Inground Mount Kit)**	$6,868.00	$6,868.00

QUOTE

106612-01-07 • 10/26/2026

Contract: OMNIA #2017001134

Sub Total	$526,076.40
Grant	($99,532.06)
Freight	$6,060.00
Grand Total	**$432,604.34**

Comments

Matching Grant Funds are available until October 23rd, 2026at 12PM EST **or** until Grant funds are no longer available. Approved grant application is required. To receive full grant funding, a check of $141,935.94 **must be received at the time of order.**

This quotation is subject to policies in the current GameTime Playground Catalog and the following terms and conditions. Our quotation is based on shipment of all items at one time to a single destination, unless noted, and changes are subject to price adjustment. Purchases to be supported by your written purchase order made out to vendor listed on quote acceptance. **A 2.5% PROCESSING FEE WILL BE ADDED TO ALL ORDERS PAID VIA CREDIT CARD.**

Pricing: f.o.b. factory, firm for 30 days from date of quotation unless otherwise noted on quotation. Sales tax will be added at time of invoicing unless a tax exemption certificate is provided at time of order entry.

Shipment: Order shall ship within 12-14 weeks after GameTime's receipt and acceptance of your purchase order, color selections, approved submittals, and receipt of deposit, if required.

NOTE: To qualify for the GameTime Grant, you must complete the application form for pre-approval. Upon approval, a Partial Matching Grant (reflected in the pricing shown above) is good toward the purchase of a new Powerscape, PrimeTime, XScape or Ionix Structure only. The order MUST be received no later than October 30th, with full payment to allow for processing, and your order will ship within 6-10 weeks from date of order placement and must ship prior to December 31st. The Grant does not apply toward Freight, Freestanding Items, Surfacing or Installation. To qualify for the matching grant amount shown above, a check for the **full** amount **MUST** accompany your order.

Installation: Shall be by a Certified GameTime Installer. Customer shall be responsible for scheduling coordination and site preparation. Site should be level and permit installation equipment access. Purchaser shall be responsible for unknown conditions such as buried utilities, tree stumps, bedrock or any concealed materials or conditions that may result in additional labor or material costs. Payment terms for installation is Net 10 Days.

NOTE: PRICING **DOES NOT** INCLUDE ANY DAVIS BACON OR PREVAILING WAGE RATES UNLESS SPECIFICALLY IDENTIFIED ABOVE IN QUOTE. THERE WILL BE A BACKCHARGE FOR THE INSTALLATION TO BE DONE THROUGH FELT, PEASTONE, SURFACING, OR WOODCHIPS, UNLESS SPECIFICALLY LISTED IN ABOVE QUOTE.

QUOTE

106612-01-07 • 10/26/2026

Exclusions: Unless specifically included, this quotation excludes all site work and landscaping; removal of existing equipment; acceptance of equipment and off-loading; storage of goods prior to installation; equipment assembly and installation; safety surfacing; borders, drainage provisions, or any local/municipal/state/federal permits or paperwork that may be required.

Acceptance of quotation:

Accepted By (printed): _____ P.O. No: _____

Please make P.O.s out to Playcore Wisconsin dba GameTime

Signature: _____

Title: _____ Date: _____

Facsimile: _____ Phone: _____

Email: _____ Purchase Amount: $432,604.34

REQUIRED ORDER INFORMATION:

Bill To: _____ Ship To: _____

Contact: _____ Contact: _____

Address: _____ Address: _____

Address: _____ Address: _____

City, State, Zip: _____ City, State, Zip: _____

Tel: _____ Tel: _____
(For Accounts Payable) (To call before delivery)

Email: _____ Email: _____

COLOR SELECTIONS: _____

SALES TAX EXEMPTION CERTIFICATE #: _____ (PLEASE PROVIDE A COPY OF CERTIFICATE)

NOTE: IF INSTALLATION IS BEING QUOTED, THERE WILL BE A BACKCHARGE FOR THE INSTALLATION TO BE DONE THROUGH FELT, PEASTONE, SURFACING, OR WOODCHIPS. PRICING VALID FOR 30 DAYS FROM THE DATE OF QUOTATION UNLESS OTHERWISE NOTED. ANY MODIFICATIONS TO AN ACCEPTED QUOTATION MUST BE DOCUMENTED IN WRITING OR WITH A NEW OR SEPARATE QUOTE. VERBAL MODIFICATIONS TO PREVIOUSLY SIGNED QUOTES WILL NOT BE ACCEPTED.

Southfield
the center of it all™

City of Southfield's Proposed Service Options for the City of Lathrup Village

OPTION 1: All-Inclusive Public Safety

Provide comprehensive public safety services, including police, fire suppression, emergency medical services (EMS), rescue operations, fire prevention, and emergency dispatch services.

TOTAL:

- **Year 1: $2,000,000**
- **Year 2: $2,100,000**
- **Year 3: $2,205,000**
- **Year 4: $2,315,250**
- **Year 5: $2,431,013**
- **Year 6: $2,552,563**
- **Year 7: $2,680,191**
- **Year 8: $2,814,201**
- **Year 9: $2,954,911**
- **Year 10: $3,102,656**

OPTION 2: Fire, EMS, Prevention, & Dispatch Services - Status Quo

All-Inclusive Fire, EMS, Rescue, and Prevention Services: Provide comprehensive emergency response services for all fire, emergency medical, and rescue incidents, utilizing personnel trained in Advanced Life Support (ALS), firefighting, and technical rescue operations. Services also include fire prevention and inspection activities.

- Year 1: $832,081
- Year 2: $873,685
- Year 3: $917,369
- Year 4: $963,238
- Year 5: $1,011,400

Dispatch Services:

- Year 1: $69,713
- Year 2: $73,199
- Year 3: $76,859
- Year 4: $80,702
- Year 5: $84,737

TOTAL:

- **Year 1: $901,794**
- **Year 2: $946,884**
- **Year 3: $994,228**
- **Year 4: $1,043,940**
- **Year 5: $1,096,137**

OPTION 3: (Page 2)

Option 3: Fire & Dispatch Services

Fire, Rescue, and Fire Prevention Services Only – Excludes EMS Services: Provide emergency response to all fire and rescue-related incidents, including comprehensive fire prevention and inspection services.

*Advanced Life Support (ALS) engines and/or ambulances will **NOT** be dispatched to EMS-related calls for service.*

- Year 1: $550,000
- Year 2: $577,500
- Year 3: $606,375
- Year 4: $636,694
- Year 5: $668,528

Dispatch Services:

- Year 1: $69,713
- Year 2: $73,199
- Year 3: $76,859
- Year 4: $80,702
- Year 5: $84,737

TOTAL:

- **Year 1: $619,713**
- **Year 2: $650,699**
- **Year 3: $683,234**
- **Year 4: $717,396**
- **Year 5: $753,265**

SOUTHFIELD FIRE DEPARTMENT
24477 Lahser Road
Southfield, MI 48033
Tel: (248) 796-5650

Fire Chief Joey Thorington

Services Southfield Fire Provides Lathrup Village

Emergency Response Services

- Structural fire suppression (residential, commercial, industrial)
- Vehicle fire response
- Wildland/brush fire response
- Emergency medical services (EMS)
- Advanced Life Support (ALS) paramedic care (Ambulances, Fire Engines, and Fire Aerials)
- Motor vehicle accident response
- Extrication and vehicle rescue
- Police assist calls
- Hazardous materials (HazMat) response
- Severe Weather Response
- Weapons of Mass Destruction (WMD) incident response
- Technical rescue operations

Fire Prevention & Life Safety Services

- Building Fire Inspections
- Fire code enforcement
- Fire prevention programs
- Pre-incident planning and fire safety surveys
- Smoke detector education and safety outreach
- Occupancy and business safety inspections
- Test and flush fire hydrants

Public Education & Community Programs

- Public fire safety education
- CPR training
- First aid training
- Community risk reduction programs
- School and community presentations
- Emergency preparedness education

Regional & Specialized Operations

- Mutual aid response through OAKWAY / MABAS Division 3202
- Large-scale incident support with neighboring Oakland County departments
- Specialized rescue team deployment
- Disaster and mass-casualty incident response

SOUTHFIELD FIRE DEPARTMENT
24477 Lahser Road
Southfield, MI 48033
Tel: (248) 796-5650

Fire Chief Joey Thorington

Special Teams:

- Technical Rescue
  - Large area search and rescue
  - High-angle rescue
  - Confined space rescue
  - Structural collapse rescue
  - Trench collapse rescue
  - Machine rescue
  - Ice rescue
- Hazardous Materials
- Tactical Emergency Medical Services (TEMS)
  - Paramedics deploy alongside law enforcement personnel into active shooter incidents to provide emergency medical care while the scene remains an active threat environment.
    - Ex.: schools, healthcare facilities, retail, commercial, houses of worship, etc.
- Mobile Drone Deployment: Equip designated emergency response vehicles with drones to provide on-site deployment capabilities as operational needs dictate

Operational Support Functions

- Firefighter and paramedic training
- Equipment and apparatus maintenance
- Communications and dispatch coordination
- Emergency planning and preparedness

Technology:

- Software Implementation:

  First Due $74,150

  - EMS reporting, Fire reporting, Fire Prevention/Inspection/Investigation, Mobile Responder, Events, Training, Assets & Inventory, and *Community Connect*.

    Community Connect

  - Citizens can provide essential life safety data via a secure online portal
    - Life Safety Details
      - Who lives there, home details, and contact details
      - Access points
      - Meeting place
    - Access & Needs
      - Medical conditions, mobility concerns, and other medical critical information

SOUTHFIELD FIRE DEPARTMENT
24477 Lahser Road
Southfield, MI 48033
Tel: (248) 796-5650
Fire Chief Joey Thorington

- Pets
- Apply for Burn Permits
- Request a Smoke Alarms Install

- Business owners and managers can provide essential life safety data via a secure online portal.
  - Contact and Occupancy Management
  - Functional needs of occupants/employees
    - Medical
    - Mobility
  - Access and Utilities
    - Elevators
    - Stairwells
    - Knoxbox key locations
    - Utility shutoffs
  - Hazardous Material locations
  - Fire Systems/Alarms – details
  - Upload attachments
  - Emergency Communications
  - Automated Responses
    - Notify business owners immediately via text message if there is ever an emergency at their occupancy.
  - Data During Response
    - Firefighters will have critical information while responding to the scene

SUMMARY

- Maintaining Full Southfield Fire Department services provides residents with:
  - A fully integrated fire and ALS EMS system.
    - Continuity of patient care
  - Immediate ALS care from firefighter/paramedics.
    - Ambulances, Fire Engines, and Ladder Trucks all are Advanced Life Support (ALS)
  - Dedicated fire professionals rather than dual-role public safety officers.
  - Accountability to Residents
  - Comprehensive fire prevention and code enforcement.
  - Greater daily and overall staffing depth and operational resilience.
    - Incident surge capacity
  - Modern equipment, technology, and specialized rescue capabilities.
  - Unified command during emergencies.
  - Municipal accountability and transparency.
  - Strong regional interoperability.
  - A proven system capable of handling both everyday emergencies and large-scale incidents.

Services Southfield Police Will Provided for Lathrup Village

Core Police Services

Officer Deployment

- Able to deploy more officers and supervisors at any given time.
    - More officers are available for major incidents.
    - Reduced likelihood of a single emergency consuming the entire on-duty force.
    - Better ability to maintain proactive patrol while handling calls for service.
    - 24/7 Coverage, able to handle officer absences easier
        - Sick calls
        - Vacations
        - Training absences
        - Minimum staffing
        - Personnel shortages
    - Immediate supervisory oversight.
- Provides for Officer Safety
    - Faster backup.
    - More officers available for high-risk calls.
    - Greater tactical support.
    - More supervisory personnel.

Patrol Division

- 24/7 police patrol coverage
- Emergency response and dispatch coordination
- Calls-for-service response
- Crime prevention patrols
- Directed patrols in high-crime areas
- Neighborhood patrol operations
- Traffic enforcement
- Traffic crash investigation
- Enforcement of state and local ordinances
- Alarm response
- Disturbance and disorderly conduct response
- Community-oriented policing
- Special event policing
- School and neighborhood safety patrols

Services Southfield Police Will Provided for Lathrup Village

Uniformed Group

- Patrol operations supervision
- Traffic safety enforcement
- Special enforcement details
- Community engagement programs
- Crime suppression initiatives
- Public safety visibility operations
- Response to critical incidents
- Crowd and event management

Investigations Division

Criminal Investigations

- Felony investigations
- Major misdemeanor investigations
- Property crime investigations
- Crimes against persons investigations
- Fraud investigations
- Financial crime investigations
- Domestic violence investigations
- Juvenile investigations
- Sexual assault investigations
- Narcotics investigations
- Intelligence gathering and analysis
- Witness and victim interviews
- Search warrant preparation and execution
- Case management and prosecution support

Crime Lab Services

- Crime scene processing
- Evidence collection and preservation
- Latent fingerprint processing
- Crime scene photography
- Evidence documentation
- Forensic support services
- Court testimony related to forensic evidence

Specialized Investigative Resources

Services Southfield Police Will Provided for Lathrup Village

- Crime analysis
- Criminal intelligence functions
- Multi-jurisdictional investigative support
- Regional task-force participation

Records Bureau Services

Records Management

- Police report processing
- Records maintenance and retention
- Freedom of Information Act (FOIA) processing
- Criminal history and records management
- Accident report processing
- Incident report distribution
- Statistical crime reporting
- Uniform Crime Reporting (UCR) compliance
- Public records requests
- Document imaging and archiving

Administrative Support

- Evidence documentation support
- Citation and warrant processing
- Court-related records management
- Data management and reporting

Animal Control Services

- Animal cruelty investigations
- Stray animal pickup and control
- Dangerous animal complaints
- Animal bite investigations
- Rabies quarantine coordination
- Animal ordinance enforcement
- Coordination with shelters and veterinarians
- Public education regarding animal safety

Crime Analysis and Public Information

Citizen Crime Reporting

Services Southfield Police Will Provided for Lathrup Village

- Weekly crime reports
- Crime mapping and analysis
- Crime trend identification
- Public crime alerts
- Neighborhood crime awareness programs
- Community crime-prevention information

Community Safety Programs

Safe Streets Initiatives

- Neighborhood traffic-calming support
- Speed enforcement initiatives
- Traffic safety education
- Community traffic complaint response
- Targeted traffic enforcement operations
- School-zone safety enforcement

Community Outreach

- Community meetings
- Crime-prevention education
- Business outreach
- Neighborhood watch support
- Citizen engagement programs
- Public safety presentations

Administrative and Command Services

Police Administration

- Police chief and command oversight
- Strategic planning
- Policy development and management
- Accreditation and professional standards
- Budget administration
- Personnel management
- Internal investigations
- Training and professional development
- Grant administration
- Risk management
- Emergency management coordination

Services Southfield Police Will Provided for Lathrup Village

Court and Legal Support

- Warrant processing
- Prosecutor coordination
- Court testimony
- Case preparation
- Evidence presentation
- Subpoena management
- Victim and witness coordination

Technology and Information Systems

- Records Management System (RMS)
- Computer-Aided Dispatch (CAD) support
- Digital evidence management
- Crime analysis software
- Statistical reporting systems
- Data-sharing with regional agencies

Regional and Mutual Aid Capabilities

- Mutual aid response
- Multi-agency incident coordination
- Regional emergency response
- Task force participation
- Major incident command support

Modern Technology

- License Plate Readers (LPRs)
- Body-worn cameras
- Real-Time Crime Centers
- Drone program
    - Rooftop Drone Deployment: Rooftop-based drone systems at Fire Station 5 and the Police Department to enable rapid, automated deployment directly to emergency incidents.
    - Mobile Drone Deployment: Equip designated emergency response vehicles with drones to provide on-site deployment capabilities as operational needs dictate.
- Advanced records systems
- Crime mapping software
- Automated evidence management

Services Southfield Police Will Provided for Lathrup Village

- Digital forensic tools

Economies of Scale

- Purchasing equipment in larger quantities often lowers costs for:
  - Patrol vehicles
  - Radios
  - Weapons
  - Uniforms
  - Computer systems
  - Software licenses
  - Training

Summary

- Access to more officers.
- Expanded specialized services.
- Better investigative resources.
- Greater officer availability.
- Modern Policing Technology.
- Improved emergency response capabilities.
- Reduced duplication of administrative costs.
- Enhanced regional coordination.

79-
STANDING RESOLUTION CO 7268a

LIBRARY CONTRACT

THIS AGREEMENT is made this 26th day of September 1979, by and between the CITY OF SOUTHFIELD, a Michigan municipal corporation, of 26000 Evergreen Road, Southfield, Michigan, hereinafter referred to as "Southfield", and the CITY OF LATHRUP VILLAGE, a Michigan municipal corporation, of 27400 Southfield Road, Lathrup Village, Michigan, hereinafter referred to as "Lathrup";

WHEREAS, the parties hereto having previously executed a Library Contract which commenced on the first day of July, 1970, whereby Southfield was to provide Lathrup with library services for a consideration, which Contract shall remain in full force and effect until the first day of October, 1979, and

WHEREAS, the parties are desirous of amending the Library Contract of July 1, 1970, and substituting in lieu thereof a new library contract which provisions shall take effect on the first day of October, 1979; and

WHEREAS, Lathrup has no public library facilities and wishes to continue to provide library service to all of its residents and is authorized by law to do so; and

WHEREAS, Southfield operates an established public library and is willing to make library services available to citizens of Lathrup upon payment by Lathrup for such services; and

WHEREAS, Michigan Public Act 92, of 1952, as amended,

after as this Contract shall remain in effect, Southfield agrees to permit all residents of Lathrup to use the facilities, book collection, and other services of the Southfield Public Library on the same basis and same rules as the same are used by residents of Southfield, and said residents of Lathrup shall be entitled to the same rights and privileges as residents of Southfield.

2. In exchange for the aforesaid library services to be furnished Lathrup residents, Lathrup agrees to pay Southfield for such services which payment shall be computed on the Southfield Library millage rate, established from year to year, and assessed against the state equalized valuation (SEV) of Lathrup at the same rate as Southfield assesses against the state equalized valuation (SEV) of Southfield.

Furthermore, Lathrup shall pay to Southfield a five (5%) percent administrative service charge added to its proportionate share as determined by the above enumerated formula.

Furthermore, the revenues which Lathrup is entitled to receive for library services from state aid and penal fines distributed by Oakland County, respectively, shall be paid directly to Southfield in addition to the fees and service charges previously mentioned.

3. Southfield shall submit bills to Lathrup for the aforesaid services on July 1, and January 2 of each year which shall be payable within thirty (30) days thereafter.

4. Notwithstanding anything else to the contrary herein,

July 1, 1979, to September 30, 1979.

5. This Contract shall continue in effect until terminated by written notice as herein set forth. Either party may terminate this Contract as of July 1 of any year after 1981 by giving written notice not less than one (1) year to the other party of intent to terminate as of July 1. If such notice is given, this Contract shall terminate on the above specified termination date and the parties shall then be discharged of all liabilities hereunder, except those which have been accrued prior to the termination date. Notice required hereunder shall be conclusively presumed to have been served when deposited in a United States Post Office box enclosed in an envelope with postage fully prepaid thereon addressed to the then municipal offices of the party upon whom notice is being served.

6. This Contract shall constitute the entire agreement between the parties hereto. All prior agreements between the parties, whether written or oral, are merged herein and shall be of no force and effect after September 30, 1979.

IN WITNESS WHEREOF, the parties have executed this agreement by their respective officials thereunto duly authorized the day and year first above written.

WITNESS:

CITY OF SOUTHFIELD

BY: _____

BY: _____

LIBRARY CONTRACT
AMENDMENT 1
BETWEEN
CITY OF SOUTHFIELD & THE CITY OF LATHRUP VILLAGE

This Amendment ("Amendment") is made and entered into between the **CITY OF SOUTHFIELD** ("County"), a Michigan Constitutional and Municipal Corporation, a political subdivision of the state of Michigan, whose address is 26000 Evergreen Road Southfield, Michigan 48076 and **THE CITY OF LATHRUP VILLAGE** a Michigan Constitutional and Municipal Corporation, a political subdivision of the state of Michigan, whose address is 27400 Southfield Road, Lathrup Village, Michigan 48076. In this Amendment, either the City of Southfield or the City of Lathrup Village may also be referred to individually as a "Party" or jointly as the "Parties."

The Purpose of this Amendment is to modify the existing Library Contract ("the Contract") between the City of Southfield and the City of Lathrup Village. The Parties agree that any and all other terms and conditions set forth in the Contract shall remain in full force and effect and shall not be modified, excepted, diminished, or otherwise changed or altered except as otherwise expressly provided for in this Amendment.

The amendment of the Contract shall read as follows:

> Either party may terminate this Agreement during any term by providing written notice of termination to the other party at least six (6) months prior to the date of termination.

This Amendment shall become effective on July 1, 2026

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to the Contract to be signed by and through their respective duly authorized officers and representatives, the day and year above written.

ATTEST

_____

_____

CITY OF SOUTHFIELD

BY: _____
Its: Mayor

BY: _____
Its: City Clerk

ATTEST

Alisa Emanuel
Alisa Emanuel – City Clerk

CITY OF LATHRUP VILLAGE

BY: _____
Mike Greene – City Administrator

2026 Communications & Engagement Survey Overview

Survey overview

Participation

230 valid submissions: 184 electronic and 46 paper.

222 identified as residents; 3 as businesses; 5 did not specify.

Distribution and timing

Invitations used City communication channels and a household mailing.

Electronic invitations preceded the mailing by approximately one week.

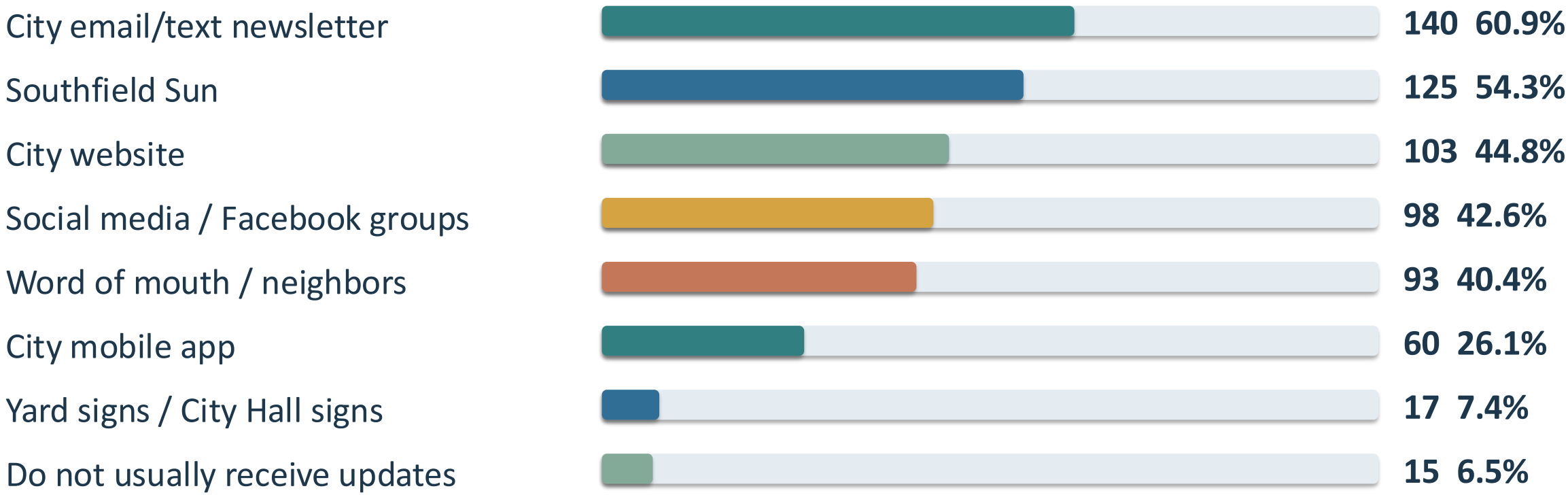
How to interpret the results

Voluntary participation; findings describe respondents, not a random sample.

Percentages use 230 submissions; nonresponses are shown separately.

Q1, Q3, Q4 and Q5 allow multiple selections. Business participation was limited.

Q1 | Current sources of City information



Multiple selections allowed; percentages use 230 submissions.

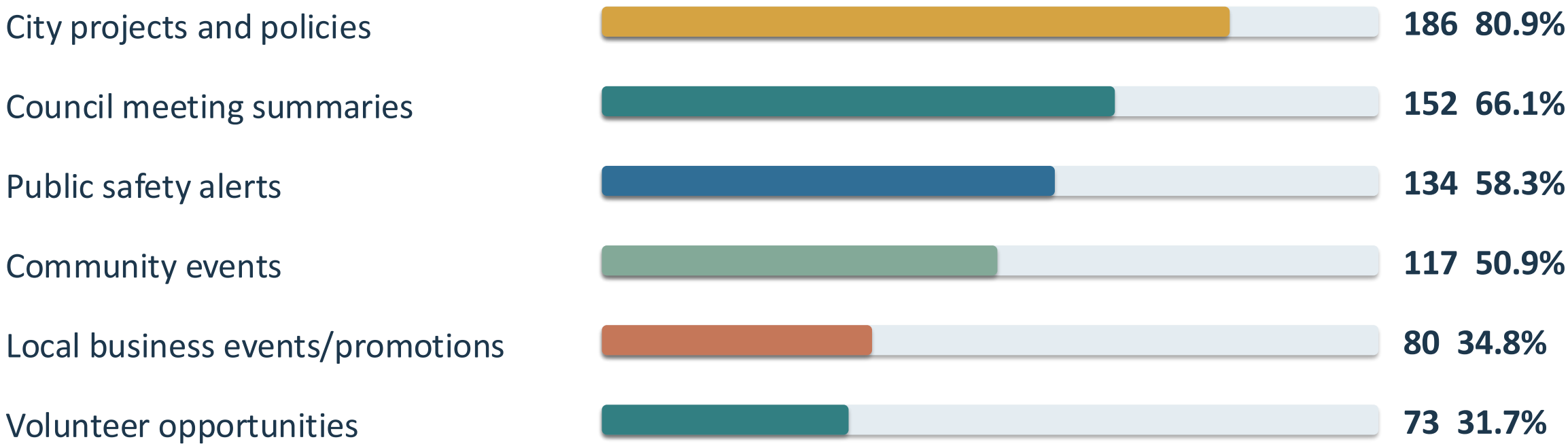
City information reaches respondents through several channels; no single source serves everyone.

Q2 | Satisfaction with City communications

Rating	Count	%
1 — Very satisfied	43	18.7%
2 — Satisfied	58	25.2%
3 — Neutral	56	24.3%
4 — Dissatisfied	43	18.7%
5 — Very dissatisfied	27	11.7%
No response	3	1.3%

Satisfaction exceeds dissatisfaction, but responses are mixed, with a substantial neutral group, and just over 30% dissatisfied.

Q3 | Information residents want



Multiple selections allowed; percentages use 230 submissions.

City projects, policies, and Council summaries are leading information priorities.

Q4 | Preferred ways to receive updates

STANDARD CHOICES | SELECT ALL THAT APPLY

Email and/or text alerts	200	87.0%
City website / mobile app	100	43.5%
Social media	60	26.1%

ADDITIONAL WRITE-INS | GROUPED BY REQUEST

- Printed / mailed newsletters and general mailings
- Written notices delivered for important changes or disruptions
- Newspaper / flyers; urgent phone calls; website improvements; public forums

34 respondents provided additional Q4 text; categories can overlap.

Write-ins reveal meaningful interest in printed and direct physical communications.

Q5 | Preferred engagement opportunities



Multiple selections allowed; 6 selected no standard choice.

Respondents selected both online and in-person ways to participate.

Q6 | Interest in community engagement

Rating	Count	%
1 — Very interested	29	12.6%
2 — Interested	67	29.1%
3 — Neutral	82	35.7%
4 — Not interested	30	13.0%
5 — Not at all interested	19	8.3%
No response	3	1.3%

Interest exceeds disinterest, but more than one-third selected the neutral rating.

Written Responses: Highlights & Themes

Comments in Q7 and across “Other” fields add context to the survey choices.

TIMELINESS & EXPLANATION	Residents asked for earlier notice of important changes and clearer explanations of City decisions, impacts, and next steps.
REACH & CHANNEL CHOICE	Email and text received praise, while others requested mailed newsletters, physical notices, and communication beyond social media.
USEFUL, ACCESSIBLE INFORMATION	Respondents sought more substantive Council and project updates, less repetition, and easier ways to locate timely information.
QUESTIONS & PARTICIPATION	Comments called for opportunities to ask questions, offer input, and engage directly with City officials; others appreciated existing outreach.

Themes overlap and reflect both positive experiences and concerns; they are not ranked frequency counts.

Information Priorities

Respondents want City communications to explain decisions—not merely announce activities.

Projects, policies, and Council actions are leading priorities. Written comments ask for information that helps people understand what is changing and why.

SURVEY EVIDENCE

186 respondents (80.9%) selected City projects and policies.

152 (66.1%) selected Council meeting summaries.

IN THEIR WORDS

"I think a synopsis of city council sessions are very useful…" — ONLINE-008

"Include City business in email newsletter - drop the repetitive filler notices." — E33

"Publish items that affect residents on website as a need-to-know point of reference." — E43

Channels & Reach

Email and text are the leading preference, but effective reach requires more than one channel.

Some respondents value the City's digital messages. Others seek printed communications or notices that arrive without requiring them to check a website or social media.

SURVEY EVIDENCE

200 (87.0%) prefer email/text; 140 (60.9%) report it as a current source.

68 prefer email/text without naming it as a current source; the reason is unknown.

IN THEIR WORDS

"Not just Facebook. A lot of residents do not have Facebook." — ONLINE-009

"Mail residents who aren't tech savvy their communication." — ONLINE-040

"The text newsletter is an improvement for me." — ONLINE-050

Communication Quality

Good communication requires timely notice, understandable explanations, and a chance to ask questions.

Ratings are mixed. Comments describe distinct needs: learning about changes early, understanding decisions, and receiving responses to questions.

SURVEY EVIDENCE

101 (43.9%) satisfied; 56 (24.3%) neutral; 70 (30.4%) dissatisfied.

Paper respondents reported more dissatisfaction (20/45) than electronic respondents (50/182); this does not establish a cause.

IN THEIR WORDS

"Notify sooner and more often." — ONLINE-039

"Consistent & timely communication… and accurate information!" — E09

"Explain decisions more clearly. Allow questions" — ONLINE-001

Participation & Coverage

Respondents favor multiple ways to participate; the survey says little about business needs.

Interest spans convenient online surveys and in-person conversations. Community events and civic dialogue should be recognized as different kinds of participation.

SURVEY EVIDENCE

141 (61.3%) selected online surveys; 134 (58.3%) community events.

121 (52.6%) selected forums; 110 (47.8%) neighborhood meetings. Only 3 respondents identified as businesses.

IN THEIR WORDS

"Have more town halls where people can ask questions of the city administrators and council members" — ONLINE-163

"Allow residents to provide opinion or even vote on important policies or projects via website or app." — ONLINE-017

"This survey is a great idea." — ONLINE-117

What's Next?

The survey provides a solid framework for the Committee's continuing review of City communications.

Continue data gathering	Review additional information about existing City communication practices, channels, and reach.
Listen to more perspectives	Use interviews and other outreach to better understand resident and business communication needs.
Develop recommendations	Draw on the survey, additional evidence, and Committee members' observations and experiences to formulate recommendations.

Today's presentation shares survey findings; it does not present Committee recommendations.