# City Council Study Session

Monday, November 23, 2026 at 6:00 PM

27400 Southfield Road, Lathrup Village, Michigan 48076

1. **Call to Order** by Mayor Kantor
2. **Discussion Items**
   A. 27700 Southfield Road – Utilities
   B. PILOT Ordinance Amendment & Resolution
   C. Regular Meeting Agenda Items
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**
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www.lathrupvillage.org | (248) 557-2600

TO: Mayor & City Council
FROM: Mike Greene – City Administrator
DATE: November 23, 2026
RE: Study Session

**27700 Southfield Road – Utilities**
This item was included at the request of Councilmember Sousanis, seeking to understand the potential implications of this project on the City's utility system.

Our current ordinances and billing procedures establish that properties are billed based on the number of meters serving the property and the associated water usage. There is no provision in our ordinance requiring each individual residential unit within a multifamily development to have its own separate water meter or to be assessed an individual Ready-to-Serve (RTS) fee. The final RTS billing for this property will be subject to how the developer's plumbing contractor outfits the building and how many meters are necessary to feed the entire building.

EXAMPLE of a monthly bill:

| | 145 Residential Properties (ex: 5/8" Meter) | 1 Building w/ 145 Units (ex: 1 – 6" Meter) |
|---|---|---|
| RTS - Water | $ 2,559.25 | $ 83.00 |
| Usage - W (2 units/month) | $ 1,493.50 | $ 1,493.50 |
| RTS - Sewer | $ 7,097.75 | $ 117.50 |
| Usage - S (2 units/month) | $ 1,754.50 | $ 1,754.50 |
| TOTAL (per month) | $ 12,905.00 | $ 3,448.50 |

I would caution against comparing 145 individually metered single-family residential properties to one multifamily development, as those are not necessarily equivalent from a utility infrastructure standpoint. Generally, a single main connection serving a multifamily property places less demand on the distribution system than numerous separate water taps, as it reduces the number of connections and associated wear and tear on the system. That said, the size of the connection and meter does matter. This is reflected in our existing billing structure, where larger meters carry higher monthly Ready-to-Serve fees to account for the increased capacity placed on the system. Ultimately, the appropriate billing should be based on the actual meter configuration, meter size, and water usage in accordance with our established ordinance and procedures, rather than simply treating each apartment as an individual residential property.

The City cannot establish a special utility charge or assessment that is not authorized under the existing ordinance or applied to other properties. However, during the next budget cycle, when utility rates are reviewed, the City can evaluate the existing rate multipliers associated with different meter sizes and consider adjustments as appropriate. Any changes would apply consistently to all multifamily and commercial properties moving forward.

In summary, the development will pay for water and sewer services under the same rate structure applicable to all other properties in Lathrup Village. The PILOT agreement applies only to property taxes and does not exempt the development from utility charges. Accordingly, the property will be billed based on the utility rates in effect at the time of service.

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

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**PILOT Ordinance & Resolution**

The PILOT Ordinance and accompanying Resolution are included as Study Session topics to provide the City Council an opportunity to continue any discussion or address any remaining questions before formal consideration. Following the Study Session, the second reading and potential adoption of the Ordinance, along with approval of the associated Resolution, will be presented for Council consideration during the Regular Meeting that immediately follows.

All associated documents are located in the regular meeting packet.

**Regular Meeting Agenda Items**

Holding spot, if time permits, to address basic questions regarding items on the Regular Meeting agenda.

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