



City Council Regular Meeting

Monday, January 27, 2025 at 7:30 PM

27400 Southfield Road, Lathrup Village, Michigan 48076

1. **Call to Order** by Mayor Garrett at 7:30pm

2. **Roll Call**

Present: Mayor Garrett, Councilmember Jennings, Councilmember Barksdale

Absent: Mayor Pro Tem Kantor

Moved by Hammond, seconded by Councilmember Jennings to excuse Mayor Pro Tem Kantor, who is absent due to personal reasons.

Yes: Garrett, Hammond, Jennings, Barksdale

No: N/A

Absent: Kantor

Motion Carried.

3. **Pledge of Allegiance**

4. **Approval of Agenda**

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

Yes: Garrett, Hammond, Jennings, Barksdale

No: N/A

Absent: Kantor

Motion Carried.

5. **Presentations**

A. **State Representative Hoskins & State Senator Moss - Infrastructure Funding**

State Representative Hoskins, and State Senator Moss, mentioned that they had communicated with the City Administrator and Mayor, to see what the City's infrastructure needs were, and then pushed to get the City of Lathrup Village to be allocated \$2 million, to be used for water repairs from the State of Michigan. Mayor Garrett noted that this sets a precedent for the highest amount that Lathrup Village has ever received.

B. International Holocaust Remembrance Day Proclamation

Mayor Garrett, read the International Holocaust Remembrance Day Proclamation.

C. Celebrating February as Black History Month Proclamation

Mayor Garrett, read the Proclamation Celebrating February as Black History Month.

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

N/A

7. Consent Agenda

A. Approval of Minutes

i. 12-16-24 - Council Study Session

ii. 12-16-24 - Council Regular Meeting

iii. 1-6-24 - Council Special Meeting

B. Building & Code Enforcement Reports

C. Finance Department Reports

D. Community & Economic Development Department Report

E. Police Department Reports

F. Request to Approve Lathrup Village Women's Club Partnership Agreement

G. Request to Approve Lathrup Village Historical Society Partnership Agreement

H. Request to Approve Fiscal Year 2025-2026 Budget Calendar

I. Request to Amend the 2025 City Council Meeting Schedule

Moved by Councilmember Jennings, seconded by Councilmember Barksdale, to approve the consent agenda.

Yes: Garrett, Hammond, Jennings, Barksdale

No: N/A

Absent: Kantor

Motion Carried.

8. Action Requests - For Consideration / Approval

A. Request to Approve Resolution #2025-01 - Tentative Special Assessment Roll for General Purposes & Schedule a Public Hearing

Moved by Councilmember Barksdale, seconded by Councilmember Hammond, to approve Resolution #2025-01 Tentative Special Assessment Roll for General Purposes & Schedule a Public Hearing for February 24, 2025 at 7:30pm.

Yes: Garrett, Hammond, Jennings, Barksdale

No: N/A
Absent: Kantor
Motion Carried.

B. Request to Set Public Hearing - Public Act 33 Police & Fire Special Assessment District

Moved by Councilmember Hammond, seconded by Councilmember Barksdale to set the Public Act 33 Police & Fire Special Assessment District Public Hearing for February 24, 2025, at 7:30pm.

Yes: Garrett, Hammond, Jennings, Barksdale
No: N/A
Absent: Kantor
Motion Carried.

C. Request to Approve Budget Amendments

Moved by Councilmember Hammond, seconded by Councilmember Jennings to approve the Fiscal 2024-2025 mid-year Budget Amendments as presented.

Yes: Garrett, Hammond, Jennings, Barksdale
No: N/A
Absent: Kantor
Motion Carried.

D. Request to Approve the Ratification of the Agreement between the City of Lathrup Village and the Lathrup Village Police Officers Association

Moved by Councilmember Jennings, seconded by Councilmember Barksdale, to approve the Ratification of the Jan 1, 2025 – Dec 31st, 2027, Agreement between the City of Lathrup Village and the Lathrup Village Police Officers Association.

Yes: Garrett, Hammond, Jennings, Barksdale
No: N/A
Absent: Kantor
Motion Carried.

E. Request to Appoint a Member of the Lathrup Village Parks & Recreation Committee

Mayor Garrett recommended C. Keely Watson be appointed to the Lathrup Village Parks and Recreation Committee.

Moved by Councilmember Hammond, seconded by Councilmember Barksdale, to appoint C. Keely Watson, as a member of the Lathrup Village Parks and Recreation Committee, with a term ending on Dec 31st, 2025.

Yes: Garrett, Hammond, Jennings, Barksdale

No: N/A

Absent: Kantor

Motion Carried.

9. **City Administrator Report**

None

10. **City Attorney Report**

None

11. **Reports of Boards, Commissions, and Committees**

a. Downtown Development Authority – N/A

b. Planning Commission

Councilmember Hammond explained that they met on Jan. 21st, 2025, and had two action items on agenda the auto parts business, who came back with a proposal that matched our ordinances, and that they considered language for first floor residential occupancy but asked Giffels/Webster to come back to present again with some revisions, at the next meeting, on Feb 18, 2025.

c. Parks & Recreation

Councilmember Barksdale, said a series of classes has started, the first class on Sourdough is already full, if you have a skill that you want to share, there is a sign-up form, or you can reach out to the City Administrator, and he said the Parks and Recreation Committee is expecting to do Food Truck Fridays again.

d. Tree Committee

Roger Lynn – Tree Committee, said the DTE grant has already been awarded and the Tree Committee, will be coming to Council to do the matching part of the grant, and they are putting the final touches on the DNR Grant, which is an IRA-Inflation reduction Act, and they hope to have it submitted by end of February. They will have Arbor Day events on April 26, 2025.

e. Southfield School Board – N/A

12. **Unfinished / New Business**

13. **Public Comment** (speakers are limited to 3 minutes)

Diane Anderson, 74 year relationship to Lathrup Village, made comments including that she believes there is trashing of the Architectural heritage in Lathrup Village, and demolition by neglect of the School. She commented that the school was deeded to Southfield Public Schools for educational purposes in perpetuity. She said the Surnow Company promised to put up things that were appropriate and of great quality and they have not done that, and they have businesses that are not appropriate. She commented on buildings in Berkley that have wonderful boutiques

that she thinks could be in the school and would like Council to look at what has been done in Berkley. She thinks what Surnow is trying to do is a disgrace, and that someone has changed the deed of gift, and the school has been privatized.

Bruce Copus, read from ordinances 6.1 Site Plan Review, and said, this is what the Planning Commission typically works on, reading: "Requirements in this Article are intended to provide a consistent and uniform method of review of proposed development plans to ensure full compliance with the regulations of this Article and other applicable Ordinances state and federal laws, to achieve efficient land use, to protect Natural resources, to prevent adverse impact on adjoining or nearby properties, it is the intent of these provisions to encourage cooperation consultation between the City and the applicant in the development of the City land objectives." He asked if Giffels and Webster has ever done a site plan review?

Shelly Reeves expressed concern about the Surnow project, with them withdrawing their appeal, and with it still being under consideration, she wants to be present and have her voice heard, since she will be living in the shadows of this School building project. She wants to make sure it is financially viable for the city, and wants to know what the process is, and if it will be made public before the vote is made.

Lauren Beras, congratulated the City on getting Two million dollars for the water mains, commenting that it will be timely if the apartments are approved, and thanked City Administrator Mike Greene, City Council, and DDA Director Austin Colson, for working so hard and listening to concerns, and she thinks the Surnow Company, is taking concerns of the Historic District Commission, into consideration, and will tweak the plan, and come up with something that Lathrup Village will be proud of.

Kevin Tardivi, a resident for 26 years, expressed that he was attracted to the Historic part of Lathrup Village and the uniqueness of the homes, and that it is important to the Community. He said he attended the Town Hall last week, and saw the plans and it does not seem to align with the charm of this City, and he recommends that they go back and come up with a different plan, like the old bank building in Plymouth, Michigan, that Westborn Market took over, because it is a destination spot, not like a Kroger, it's something unique that people would want to come to. He said he would be a voice of dissent on the current plan, and a lot of people feel the same way, and that it would behoove the Council, to listen to and take seriously the input of the residents.

Nancy Griffin expressed concern that the City Council hasn't had a meeting where we could have input from other residents, and she thinks it would behoove the Council if they give the residents an opportunity with Surnow there to ask questions together with Council, and she would like all of the facts presented, by the City Council with the City Manager.

Andrea Bouchard, a resident for over 30 years, after doing much research, thinks this is only a good deal for Surnow, based on concerns that she has about the PILOT program being used to help fund it, parking concerns, traffic flow from additional cars, flooding issues the City has, and the effect on property values of the ten houses that back up to the proposed apartment building.

She said although the City does not own the building, they are not powerless, and she urged the Council to hold Surnow accountable, and keep what makes Lathrup Village special intact.

Jonathan Terra urged the council to see if they have the power to require a completion bond, given the current economic uncertainty, to make sure they don't end up with an incomplete project.

Joel Welsh, a resident for 30 years, said he doesn't know anything and that is a shame, he reads the weekly newsletter from top to bottom, and saw nothing, a friend Mr. Tardivi, let him know, about the school plan, and it frightens him, and he sees that as Councils' problem. He referenced a plan from over twenty years ago, where residents came and the plans to put up roadblocks, were shut down. He said at this point he expects residents to rally, and he has no trust in the City Council members and asked them to call a City wide meeting so everyone can hear the facts and can come to proper conclusions, and asked the Council, based on their own great consciences, to do what is best for the City.

Laurie Kunz, said she was disappointed with the transparency of this project and that the City Council was supposed to hold a Town Hall, and they did not, so the residents had one, touching on transparency she related it to the Cannabis proposal, and thought the Council tried to hide that too. She said, Surnow has a plan that only benefits him. She sees this as another plan to try and get something past without the residents being informed.

14. Mayor and Council Comments

Mayor Garrett said she hears that residents want a Town Hall, but there is not a site plan accepted yet, they are going back to the Historic District Commission, and they have redone the plan, and no one up here has seen the new plan.

Mayor Garrett, read off information about seven meetings, that were held where the Surnow plan, for the School building had been discussed: April 16, 2024 a Planning Commission Meeting with a conceptual review, September 20, 2024, a DDA Meeting, where they did the MEDC letter of support, Oct 21, 2024 a City Council Study Session, with discussion about the PILOT ordinance, December 12, 2024, the Historic District Commission review of the site plan, December 17, 2024 a Planning Commission meeting with a site plan and zoning ordinance modification discussion, January 17, 2025 a City Council Study Session, on the Historic District Commission appeal, and on January 21, 2025 a Planning Commission meeting where the zoning ordinance modification request was discussed.

Mayor Garrett emphasized that the City does not own the building, and the only thing the Council has control over is the ordinances and holding things up to what is expressed in the charter. She said she was glad that everyone got together to discuss the project, but she thought it was premature. Mayor Garrett said that the Surnow Company tried to do a school, and it was shot down, they tried to do three other things, and it was shot down, and he is trying to do something with the building.

Discussion continued, with residents blurting things out, and at one point a resident making loud clapping sounds, during this agenda item for the Mayor and City Council to make their comments. Mayor Garrett said that some things that were said to the Council were insulting, yet she addressed individual concerns and questions that residents brought up during their comments, and said there will be a Town Hall.

Mayor Garrett, and Councilmember Hammond, responded to more questions that were shouted out, during this Council comment time.

Mayor Garrett, read eight letters that had been submitted to the Council, prior to this meeting.

Maureen Mitchell-Tardivi, stood up and spoke about wanting a boulevard on Southfield Road, and about preserving green space in the City.

Unknown attendee thanked the Council for handling this, and respectfully informing residents who did not know, that information was out there.

Andrea Bouchard asked why the Mayor said the Town Hall was premature, and asked when she thought it was appropriate to have a Town Hall.

Councilmember Hammond explained options that the developer has going forward. Residents expressed, that they did not think the school building could be torn down, and City Attorney Kimberlin, explained that an economic factors, for the developer gives them the right to demolition the building. City Administrator Greene, read the Historic District Commission Ordinance Section 40-29(h)(3).

Further conversations between residents, Mayor Garrett, and Council members, continued about when a Town Hall should be done (at which point in the process).

Mayor Garrett spoke of fear mongering and the crowd reacted and someone said, "You work for us, Surnow doesn't", and then another resident said, "you work for us, this is concern, not fear mongering."

Councilmember Barksdale, said happy belated birthday to Diane, and addressed her comments about the City's playgrounds, and said that the Parks and Recreation Committee is actively trying to improve things, and welcomed her to come to a meeting and help the Parks and Recreation Committee.

Shelly Reeves asked why all the Parks and Recreation applicants, were not appointed. Councilmember Barksdale explained that the Committee was set up to have 5 members, and one resigned, so they could only choose one.

Autumn said they used to have large committees, and it was vibrant.

Councilmember Barksdale, said School builders can build on their property, we only have influence, a representative of Surnow, addressed, a concern that a resident expressed at a prior meeting, and residents should address their concerns to the Surnow Company.

Councilmember Barksdale addressed people individually regarding their questions and concerns that they made during their public comments.

Diane Anderson brought up Annie Lathrup School, was deeded from Southfield Public Schools, and it came with a restriction that it always had to be used for educational purposes, and when the Southfield Public Schools, sold it to Surnow it came with a warranty deed that came with those restrictions, it was the Council that changed that warranty deed.

Councilmember Barksdale, said it was a prior City Council, and the chance for us to get it back was changed by them, and doesn't exist anymore.

Councilmember Hammond thanked residents for their feedback and asked them to continue to give feedback of not just what they don't like, but what they would prefer, yet, proposals can't only benefit the residents, it must make business sense for the property owner too. He said if we don't find ways to compromise it can possibly be dismantled and said the current districting of the Master Plan was created fifteen years ago, and was supposed to encourage business in the district, but that hasn't happened, they have to work with proposals as they come to them. He addressed the PILOT program, and said that the Council represents everybody, not just people who have lived here for decades, and thinking that because you have lived here longer your opinion is more important, than other residents is elitist.

Councilmember Jennings thanked the public for exercising their civic duty, and said we all want to work with you, and have a Town Hall. He thanked the residents for coming with solutions and hopes we can come to a conclusion and live in this community cohesively.

15. Closed Session

A. Request to enter into a closed session to consider a periodic personnel evaluation at the request of City Administrator Greene per MCL 15.268(a).

Councilmember Hammond moved, seconded by Councilmember Jennings to enter into a closed session to consider a periodic personnel evaluation at the request of City Administrator Greene per MCL 15.268(a) at 9:15pm.

Yes: Garrett, Hammond, Jennings, Barksdale

No: N/A

Absent: Kantor

Motion Carried.

Moved by Councilmember Hammond, seconded by Councilmember Barksdale, to adjourn the closed session and reconvene the City Council meeting at 9:30pm.

Yes: Garrett, Hammond, Jennings, Barksdale

No: N/A

Absent: Kantor

Motion Carried.

16. **Adjourn**

Moved by Councilmember Jennings, seconded by Councilmember Barksdale to adjourn the meeting at 9:30 PM

Yes: Garrett, Hammond, Jennings, Barksdale

No: N/A

Absent: Kantor

Motion Carried.