

City Council Regular Meeting
Madison Heights, Michigan
July 28, 2025

A City Council Regular Meeting was held on Monday, July 28, 2025 at 7:30 PM at City Hall - Council Chambers, 300 W. 13 Mile Rd.

PRESENT

Mayor Roslyn Grafstein
Mayor Pro Tem Mark Bliss
Councilman Sean Fleming
Councilman William Mier
Councilor Emily Rohrbach
Councilman David Soltis
Councilor Quinn Wright

OTHERS PRESENT

City Manager Melissa Marsh
City Attorney Jeff Sherman
Deputy City Clerk Phommady A. Boucher

Mayor Pro Tem Bliss gave the invocation and the Pledge of Allegiance followed.

CM-25-107. Appointment of Acting City Clerk.

Motion to appoint Deputy City Clerk Boucher as the Acting City Clerk for tonight's City Council meeting.

Motion made by Mayor Pro Tem Bliss, Seconded by Councilor Wright.

Voting Yea: Mayor Grafstein, Mayor Pro Tem Bliss, Councilman Fleming,
Councilman Mier, Councilor Rohrbach Councilman Soltis, Councilor
Wright

Motion carried.

CM-25-108. Addition to the Agenda.

Motion to add to the agenda under Reports, *Festival Table Policy*.

Motion made by Councilman Fleming, Seconded by Councilman Soltis.

Voting Yea: Mayor Grafstein, Mayor Pro Tem Bliss, Councilman Fleming, Councilor
Rohrbach, Councilman Soltis, Councilor Wright

Voting Nay: Councilman Mier, Councilor Rohrbach, Councilor Wright

Motion carried.

CM-25-109. Public Hearing for CDBG Reprogramming Public Facilities & Improvements PY 2024 Funds.

City Manager Marsh stated that the City's 2024 Community Development Block Grant Program Year (PY) application, \$64,817 was approved for Public Facilities Improvements for pedestrian amenities along 11 Mile Road. These amenities were purchased for a total of \$13,919.92 leaving a remaining balance of \$50,897.08. Staff is proposing that unspent funds from Public Facilities & Improvements Program Year 2024 be reprogrammed to be used for improvements to Rosie's Park including the installation of a new drinking fountain and benches, and the Minor Home Repair program for qualifying projects.

Mayor Grafstein opened the public hearing at 7:42 p.m.

Seeing no one wishing to speak, Mayor Grafstein closed the public hearing at 7:43 p.m.

Motion to approve the Community Development Block Grant Reprogramming resolution authorizing funds to be reallocated as follows:

\$17,000 from Public Facilities & Improvements Program Year 2024 to Public Facilities & Improvements Program Year 2024; and

\$33,897.08 from Public Facilities & Improvements Program 2024 to the Minor Home Repair account.

And to further authorize the filing of the reprogramming with Oakland County.

Motion made by Councilor Wright, Seconded by Councilman Mier

Voting Yea: Mayor Grafstein, Mayor Pro Tem Bliss, Councilman Fleming,
Councilman Mier, Councilor Rohrbach, Councilman Soltis, Councilor
Wright

Motion carried.

MEETING OPEN TO THE PUBLIC:

Richard Taylor Thomas, resident, spoke regarding charging various city officials for conspiracy crimes.

Kathy Sapia, resident, is opposed to the special land use request from Najor Companies, LLC at 28767 Dartmouth Street, Madison Height.

Linda DeWitte, resident, is opposed to the special land use request from Najor Companies, LLC at 28767 Dartmouth Street, Madison Height.

Corey Haines, resident, thanked City Manager Melissa Marsh and City Council for hiring Assessment Administration Services, LLC (AAS) as the new Assessor for the City.

CM-25-110. Consent Agenda.

Motion to approve the Consent Agenda as read.

Motion made by Councilman Fleming, Seconded by Councilman Soltis.

Voting Yea: Mayor Grafstein, Mayor Pro Tem Bliss, Councilman Fleming,
Councilman Mier, Councilor Rohrbach, Councilman Soltis, Councilor
Wright

Motion carried.

CM-25-111. City Council Regular Meeting Minutes of July 14, 2025.

Motion to approve the City Council Regular Meeting minutes of July 14, 2025, as printed.

Motion made by Councilman Fleming, Seconded by Councilman Soltis.

Voting Yea: Mayor Grafstein, Mayor Pro Tem Bliss, Councilman Fleming,
Councilman Mier, Councilor Rohrbach, Councilman Soltis, Councilor
Wright

Motion carried.

CM-25-112. Accelerated Tax Foreclosure Resolution, 2025-2026.

Motion to approve the Resolution for Certification of Abandoned Property for Accelerated Forfeiture Act as presented.

**RESOLUTION FOR CERTIFICATION OF ABANDONED PROPERTY FOR
ACCELERATED FORFEITURE ACT (PUBLIC ACT 132 OF 1999)**

WHEREAS, the governing body for the City of Madison Heights determines that parcels of abandoned tax delinquent property exist;

WHEREAS, abandoned tax delinquent property contributes to crime, blight, and decay within the City of Madison Heights;

WHEREAS, the certification of tax delinquent abandoned property as Certified Abandoned Property will result in the accelerated forfeiture and foreclosure of certified property under the General Property Tax Act and return abandoned property to productive use more rapidly, thereby reducing crime, blight, and decay within the City of Madison Heights.

BE IT RESOLVED that the City of Madison Heights City Council hereby notifies residents and owners of property within the City of Madison Heights that abandoned tax delinquent property will be identified and inspected and may be certified as Certified Abandoned Property under the certification of the Foreclosure under the General Property Tax Act.

Motion made by Councilor Rohrbach, Seconded by Councilman Mier.

Voting Yea: Mayor Grafstein, Mayor Pro Tem Bliss, Councilman Fleming, Councilman Mier, Councilor Rohrbach, Councilman Soltis, Councilor Wright

Motion carried.

CM-25-113. 241 E 11 Mile Rd Encroachment Agreement.

Motion to approve the encroachment agreement with 241 E 11 Mile Road and authorize the City Manager and City Clerk to sign on behalf of the city, pending final legal approval.

Motion made by Councilor Wright, Seconded by Councilor Rohrbach.

Voting Yea: Mayor Grafstein, Mayor Pro Tem Bliss, Councilman Fleming, Councilman Mier, Councilor Rohrbach, Councilman Soltis, Councilor Wright

Motion carried.

CM-25-114. 515 E. 11 Mile Delton Approach Easement Agreement.

Motion to approve the approach easement agreement with 515 E 11 Mile Road and authorize the City Manager and City Clerk to sign on behalf of the city, pending final legal approval.

Motion made by Councilor Rohrbach, Seconded by Councilman Mier.

Voting Yea: Mayor Grafstein, Mayor Pro Tem Bliss, Councilman Fleming, Councilman Mier, Councilor Rohrbach, Councilman Soltis, Councilor Wright

Motion carried.

CM-25-115. Festival Table Policy.

Motion to table the Festival Table Policy to include options for candidates that represent the City and request of staff to return with an amended policy. The revised Festival Table Policy will be brought back for discussion at the next regular council meeting on Monday, August 11th.

Motion made by Mayor Pro Tem Bliss, Seconded by Councilman Soltis.

Voting Yea: Mayor Grafstein, Mayor Pro Tem Bliss, Councilman Fleming, Councilman Mier, Councilor Rohrbach, Councilman Soltis, Councilor Wright

Motion carried.

CM-25-116. Scheduled Replacement of Fire Department Utility Truck.

Motion to approve the purchase of one 2026 Dodge Ram 1500 as quoted from LaFontaine Chrysler Dodge Jeep Ram, of Lansing, through the MiDeal Cooperative Vehicle Purchasing Program, in a total amount of \$41,000, including delivery mileage.

Motion made by Councilor Wright, Seconded by Councilor Rohrbach.

Voting Yea: Mayor Grafstein, Mayor Pro Tem Bliss, Councilman Fleming, Councilman Mier, Councilor Rohrbach, Councilman Soltis, Councilor Wright

Motion carried.

CM-25-117. Purchase of Two Police Patrol Cars.

Motion to approve the purchase of two 2026 Durango Pursuit AWD Patrol Vehicles as quoted from LaFontaine Chrysler Dodge Jeep Ram, of Lansing, through the MiDeal Cooperative Vehicle Purchasing Program in the total amount of \$93,000.

Motion made by Councilor Wright, Seconded by Councilor Rohrbach.

Voting Yea: Mayor Grafstein, Mayor Pro Tem Bliss, Councilman Fleming, Councilman Mier, Councilor Rohrbach, Councilman Soltis, Councilor Wright

Motion carried.

CM-25-118. Ordinance 2203 - Amendment to Parks and Recreation Advisory Board Membership, Second Reading.

Motion to adopt Ordinance No. 2203, Amendment to Parks and Recreation Board Membership, on Second Reading.

**ORDINANCE NO. 2203
CITY OF MADISON HEIGHTS, OAKLAND COUNTY, MICHIGAN
AMENDMENT TO THE CODE OF ORDINANCES**

An Ordinance to amend Ordinance No. 571, being an Ordinance codifying and adopting a new Code of Ordinances for the City of Madison Heights by amending Chapter 19, Article III, Section 19-29 (a) of the Code of Ordinances, City of Madison Heights, Michigan, to establish a city parks and recreation advisory board in the City to study and recommend short and long-term improvements to the city's parks and recreation system.

THE CITY OF MADISON HEIGHTS ORDAINS:

SECTION 1. Amendment.

That Chapter 19, Article III, Section 19-29 (a) of the Code of Ordinances, City of Madison Heights, Michigan, are hereby amended to read as follows:

ARTICLE III. – PARKS AND RECREATION ADVISORY BOARD

Sec. 19-29. Membership.

- (a) The board shall be composed of nine (9) voting members, one (1) City Council representative, six (6) to be appointed by the mayor with the approval of the city council, two (2) school board representatives; three (3) student representatives, four (4) ex officio members, and three (3) alternates shall be non-voting, as follows:

SECTION 2. Repealer.

All ordinances, or parts of ordinances, in conflict with this ordinance are repealed only to the extent necessary to give this ordinance full force and effect.

SECTION 3. Severability.

Should any section, subdivision, clause, or phrase of this ordinance be declared by the courts to be invalid, the validity of the ordinance as a whole, or in part, shall not be affected other than the part invalidated.

SECTION 4. Savings.

All proceedings pending and all rights and liabilities existing, acquired or incurred at the time this ordinance takes effect, are saved and may be consummated according to the law in force when they were commenced.

SECTION 5. Effective Date.

This ordinance as ordered shall take effect Ten (10) days after its adoption and upon publication.

SECTION 6. Inspection.

A copy of this ordinance may be inspected or purchased at the City Clerk's office between the hours of 8:00 a.m. and 11:30 a.m. and between the hours of 12:30 p.m. and 4:30 p.m. on regular business days.

Motion made by Mayor Pro Tem Bliss, Seconded by Councilman Fleming.
Voting Yea: Mayor Grafstein, Mayor Pro Tem Bliss, Councilman Fleming,
Councilman Mier, Councilman Soltis
Voting Nay: Councilor Rohrbach, Councilor Wright
Motion carried.

**CM-25-119. Ordinance 2204 - Amendment to Compensation Commission -
Appointment and Confirmation of Members, Second Reading.**

Motion to adopt Ordinance No. 2204, Amendment to Compensation Commission
Appointments and Confirmation of Members, on Second Reading.

**ORDINANCE NO. 2204
CITY OF MADISON HEIGHTS,
OAKLAND COUNTY,
MICHIGAN**

AMENDMENT TO THE CODE OF ORDINANCES

An Ordinance to amend Ordinance No. 571, being an Ordinance codifying and adopting a new Code of Ordinances for the City of Madison Heights by amending Chapter 2, Article VII, Sections 2-93 of the Code of Ordinances, City of Madison Heights, Michigan, to create a commission to be known as the “compensation commission” to establish compensation for elected officials of the city

THE CITY OF MADISON HEIGHTS ORDAINS:

SECTION 1. Amendment.

That Chapter 2, Article VII, Section 2-93 of the Code of Ordinances, City of Madison Heights, Michigan, are hereby amended to read as follows:

ARTICLE VII. – COMPENSATION COMMISSION

Sec. 2-93. Creation; appointment and confirmation of members.

There is hereby created a commission to be known as the "compensation commission" to establish compensation for elected officials of the city. The commission shall consist of seven members who are registered electors of the city. Members shall be recommended by staff and appointed by the city council.

SECTION 2. Repealer.

All ordinances, or parts of ordinances, in conflict with this ordinance are repealed only to the extent necessary to give this ordinance full force and effect.

SECTION 3. Severability.

Should any section, subdivision, clause, or phrase of this ordinance be declared by the courts to be invalid, the validity of the ordinance as a whole, or in part, shall not be affected other than the part invalidated.

SECTION 4. Savings.

All proceedings pending and all rights and liabilities existing, acquired or incurred at the time this ordinance takes effect, are saved and may be consummated according to the law in force when they were commenced.

SECTION 5. Effective Date.

This ordinance as ordered shall take effect Ten (10) days after its adoption and upon publication.

SECTION 6. Inspection.

A copy of this ordinance may be inspected or purchased at the City Clerk's office between the hours of 8:00 a.m. and 11:30 a.m. and between the hours of 12:30 p.m. and 4:30 p.m. on regular business days.

Motion made by Mayor Pro Tem Bliss, Seconded by Councilman Fleming.
Voting Yea: Mayor Grafstein, Mayor Pro Tem Bliss, Councilman Fleming,

Councilman Mier, Councilman Soltis
Voting Nay: Councilor Rohrbach, Councilor Wright

Motion carried.

COUNCIL COMMENTS:

Councilman Mier had no comments this evening.

Mayor Pro Tem Bliss invites everyone to the Concerts in the Park at Civic Center Park Bandshell from 7:00 – 8:30 PM on Wednesdays. August 13th is a Pop /Rock group “Weekend Comeback” and August 27th is an Oldies/Classic Rock group “Dr. Smith.” There will be a variety of bands at Trail Tunes on Saturday, September 6th from 2 – 7 PM in Civic Center Park. There will be a car show at Revin’ in the Heights on Saturday, September 13th from 10 AM – 3 PM in Civic Center Campus, City Hall. Mayor Pro Tem Bliss is not running for re-election and will serve his current term until November 10th. This is a great opportunity for him to spend more time at home with his family. He quoted George Washington’s farewell address, “Enjoy his own vine and fig tree in the nation he helped to build.” Mayor Pro Tem Bliss looks forward to attending events with his family as a volunteer and member of the community. He appreciates the kind words and support from the residents and will not be running a write-in campaign.

Councilor Wright announced Revin’ in the Heights on Saturday, September 13th from 10 AM – 3 PM in Civic Center Campus, City Hall. The waste management company Priority Waste is an event sponsor. For the car show there will be a City Council award, Mayor’s choice, Fire Chief’s choice, Police Chief’s choice, and the Human Relations and Equity Commissions (HREC) choice. Registration for the car show will be available at the end of the week. July is Americans with Disability (ADA) Pride Month; it’s a time to celebrate contributions, resiliency, and rights of people with disabilities. The HREC invites everyone to join the Adult Adaptive Game Night on July 29th in the Breckenridge Room, Public Library.

City Attorney J. Sherman had no comments this evening.

City Manager Marsh had no comments this evening.

Deputy City Clerk Boucher had no comments this evening.

Councilor Rohrbach had no comments this evening.

Councilman Fleming invites the residents to the Parks and Recreation Advisory Board Meeting on Thursday, August 7th in the Breckenridge Room to discuss the Recreation Master Plan. The discussion includes programs for adults and children with disabilities.

Councilman Soltis had no comments this evening.

Mayor Grafstein thanked the residents that spoke during the Public Comments about the gas station expansion on 12 Mile Road. The Planning Commission has certain rules they must follow when deciding to approve or deny any special land use requests. The next Planning Commission Meeting is Tuesday, August 19th at 5:30 PM and the public has an opportunity to speak. The next Regular Council Meeting is Monday, August 11th at 7:30 PM.

ADJOURNMENT

Having no further business, Mayor Grafstein adjourned the meeting at 9:02 p.m.