

City Council Regular Meeting  
Madison Heights, Michigan  
October 14, 2024

A City Council Regular Meeting was held on Monday, October 14, 2024 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 Larry Sherman  
Deputy City Clerk Phommady A. Boucher

Councilor Wright gave the invocation and the Pledge of Allegiance followed.

**CM-24-203. 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 Councilor Rohrbach, Seconded by Mayor Pro Tem Bliss.

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

Motion carried.

**CM-24-204. Amendment to the Agenda – move the Hispanic Heritage Month 2024 Proclamation to Consent Agenda.**

Motion to move the Hispanic Heritage Month 2024 Proclamation to the Consent Agenda.

Motion made by Councilor Wright, Seconded by Councilman Fleming.

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:**

Paula Ochs, resident, expressed her concerns about the Madison Oaks Manufactured Housing Community fence and parking sign.

Michael Cox, resident, expressed his concern about the Madison Oaks Manufactured Housing Community fence.

Brianna Hadley, resident, expressed her concern about rat problems in the city.

Tom Fletcher, resident, expressed his concern about rat problems in the city.

Cassandra Hadley, Shelby Township resident, expressed her concern about rat problems in Madison Heights.

Matt Lonnerstater, City Planner, responded to the concerns expressed about the Madison Oaks Manufactured Housing Community fence.

**CM-24-205. Consent Agenda.**

Motion to approve the Consent Agenda, as read.

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-24-206. Proclamation Declaring Hispanic Heritage Month, September 15-  
October 15, 2024.**

Motion to approve the Proclamation Declaring Hispanic Heritage Month, September 15 – October 15, 2024.

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-24-207. Recommendation to Remove Member from the Arts Board.**

Motion to accept the recommendation to remove member Ahna Basler from the Arts Board.

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-24-208. Director of Public Services - Recreation Master Plan.**

Motion to award the proposal for the Recreation Master Plan to Fleis and Vandenbrink of Farmington Hills in the amount of \$24,000

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-24-209. Director of Public Services - Change Order - Landscaping Work**

Motion to authorize the City Manager to accept the landscaping plan quote as presented by Green Meadows, in a project amount of \$33,262.

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-24-210. Indigenous People's Day Resolution**

Motion to approve the Indigenous People's Day Resolution.

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-24-211. City Council Special Meeting Minutes of September 23, 2024**

Motion to approve the City Council Special Meeting Minutes of September 23, 2024.

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-24-212. City Council Regular Meeting Minutes of September 23, 2024**

Motion to approve the City Council Regular Meeting Minutes of September 23, 2024.

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-24-213. DTE Reliability Report**

Motion to receive and file the DTE Reliability Report.

Motion made by Mayor Pro Tem Bliss, 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-24-214. Resolution to Opt Out of PA 152**

Motion to adopt the Resolution to Opt-Out of PA 152 as follows:

RESOLUTION TO OPT OUT OF PA 152

WHEREAS, PA 152, passed by the state Legislature, was designed to lessen the burden of employee healthcare costs on public employers;

WHEREAS, Communities are given three options for complying with the requirements of the Bill;

WHEREAS, those three options are as follows:

- 1) Apply the Hard Cap (capped dollar amount each government employer may pay towards an employee's healthcare costs);
- 2) Adopt by majority vote the 80%/20% (employer/employee) costsharing model;

- 3) Opt out of the cost-sharing model by a super majority vote of five as set forth in the bill and revisit it prior to the next year.

WHEREAS, the City of Madison Heights has determined to opt out of the cost-sharing model by a super majority vote of five as set forth in the bill as its choice of compliance under PA 152;

NOW, THERFORE, BE IT RESOLVED, the Madison Heights City Council elects to comply with the requirements of the Publicly Funded Health Insurance Contribution Act by opting out of the cost-sharing model as set forth in PA 152.

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-24-215. Energy Future Grant Project Management and Technical Services Proposal – Budget Amendment.**

Motion to amend the budget for Federal Grant Revenues 101-021-528-5288 and Contractual Services Expenses – Federal 101-265-818-0044 both by \$500,000.

Motion made by Councilor Rohrbach, Seconded by Councilman Fleming.

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

Motion carried.

**CM-24-216. Energy Future Grant Project Management and Technical Services Proposal.**

Motion to approve a contract with Energy Sciences Resource Partners, LLC for Energy Futures Grant Project Management and Technical Services for a total not to exceed \$500,000.

Motion made by Councilor Rohrbach, 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-24-217. Director of Public Services - Police Department HVAC Replacement, Phase 2 – Budget Amendment.**

Motion to approve a Budget Amendment in the amount of \$500,000 to both 101-301-987-0000 and 101-023-569-5766 State Grant revenue reflecting the awarded grant funds.

Motion made by Councilor Rohrbach, 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-24-218. Director of Public Services - Police Department HVAC Replacement, Phase 2.**

Motion to award the Police Department HVAC Replacement, Phase 2 to Denny’s Heating and Cooling of Troy, in the amount of \$611,815. This represents the base cost, acceptance of the option to replace the 8 rooftop fans, and an allowance to replace the broken and worn diffusers. Funding is budgeted and available.

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-24-219. CED Director - Zoning Text Amendment ZTA 24-01 [Ordinance 2022] - Accessory Buildings, Structures, and Uses - First Reading**

Motion to approve ordinance # 2022 (ZTA 24-01) upon the first reading and schedule the second and final reading for the October 28th, 2024, City Council meeting.

Motion made by Mayor Pro Tem Bliss, 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-24-220. CED Director - Zoning Text Amendment ZTA 24-02 [Ordinance 2023] - Use Specific Standards for Detached One-Family Dwellings [Driveways] - First Reading**

Motion to approve ordinance #2023 (ZTA 24-02) upon the first reading and schedule the second and final reading for the October 28th, 2024, 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-24-221. CED Director - Zoning Text Amendment ZTA 24-03 [Ordinance  
2024] - Use Specific Standards for Temporary Uses - First Reading**

Motion to approve ordinance #2024 (ZTA 24-03) upon the first reading and schedule  
the second and final reading for the October 28th, 2024, City Council meeting.

Motion made by Mayor Pro Tem Bliss, 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-24-222. CED Director - Zoning Text Amendment ZTA 24-04 [Ordinance  
2025] - Measurement of Sign Area and Height and Regulations for  
Permitted Signs [Wall Signs] - First Reading**

Motion to approve ordinance #2024 (ZTA 24-04) upon the first reading and schedule  
the second and final reading for the October 28th, 2024, City Council meeting.

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

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

Motion carried.

**COUNCIL COMMENTS:**

Councilman Mier commented that he officiated his son's wedding this past Saturday at the Emerald Theatre in Mount Clemens.

Mayor Pro Tem Bliss congratulated Councilman Mier on his son's wedding. He thanked the people who came and spoke during our public meeting. Mayor Pro Tem Bliss spoke about changes to Ordinances Nos. 2022, 2023, and 2024. He invited everyone to visit the Historical Museum in the basement of the City Hall. The Heritage Rooms are open on the second and fourth Tuesday of each month between 3 p.m. and 7 p.m. The city will be honoring former Council Member Lindell Ross who served as Mayor Pro Tem for six (6) consecutive years. The city is renaming the Executive Conference Room in City Hall after Former Councilman Ross. There will be a special open house for the Heritage Rooms on Saturday, November 16<sup>th</sup> from 10 a.m. to 12 noon. There will also be

a Saturday Story Time from 10:30 a.m. to 11 a.m. in the Robert J. Corbett Jr. Youth Room at our Public Library.

Councilor Wright encourages residents to express their concerns early and often to allow City Council the opportunity to provide information or have City Staff available to address the concerns expressed at a Council Meeting. Residents may also communicate with the City Council via email or call City Hall. Councilor Wright reminded everyone that domestic violence is real whether it is verbal or physical and there are resources available by calling City Hall at (248) 588-1200 or Haven at (248) 334-1284.

City Attorney L. Sherman had no comments this evening.

City Manager Marsh had no comments this evening.

Deputy City Clerk Boucher reminded everyone that if a voter would like to request an absentee ballot, they may do so online through the Secretary of State website, in person at the Clerk's Office, or call the Clerk's Office so we can send you an application. Absentee ballots are due back on Election Day, November 5<sup>th</sup> by close of polls at 8 p.m. Voters may track their absentee ballots by visiting [Michigan.gov/vote](http://Michigan.gov/vote). Early Voting starts on Saturday, October 26<sup>th</sup> through Sunday, November 3<sup>rd</sup> at the Royal Oak Senior Center, 3500 Marais Avenue with the hours of 8:30 a.m. to 4:30 p.m. daily except for Thursday, October 31<sup>st</sup> from 12 noon to 8 p.m. An alternate site for all Oakland County voters is at Waterford Oaks Activity Center, 2800 Watkins Lake Road, Waterford.

Councilor Rohrbach shared that Ferndale City Council Member Laura Mikulski formed the Ferndale Rat Patrol, an educational group providing information on rat control through their Facebook page. Councilor Rohrbach thanked the Friends of the Madison Heights Library for their book sale last weekend. They will be accepting new book donations after November 2<sup>nd</sup> and drop-off bins will be outside of the library. Councilor Rohrbach invites everyone to come out to our Civic Center Park to see the amphitheater. The Arts Board is hosting a Skelebration Trail at Civic Center Park on Saturday, October 19<sup>th</sup> from 6 p.m. to 9 p.m. Registration is required, and participants may visit the city website at [www.madison-heights.org](http://www.madison-heights.org) for more information. Councilor Rohrbach reminded everyone that leaf collection begins next Monday and pick up is on your scheduled trash day. She thanked the people who came and spoke during our public meeting. Councilor Rohrbach mentioned that the City of Detroit Mayor schedules a meeting to allow their residents to lodge complaints and he directs their City Staff to address the problems immediately.

Councilman Fleming thanked the people who came and spoke during our public meeting. He will talk to the Police Department and suggest changes to Code Enforcement. Councilman Fleming commented on the DTE released information about the public impersonating their workers and encouraged residents to contact our Police Department if there are any concerns. Councilman Fleming briefly spoke about the Oakland County Parks and Recreation Millage on the November General Election ballot. Councilman Fleming announced that the Historical Commission has a new Facebook page which will include photos of the Heritage Rooms, and some events will stream live. Anyone interested in volunteering for the committee may contact our Library Director Vanessa Verdun-Morris or City Manager Melissa Marsh. Councilman Fleming advised anyone who plans to donate to Hurricane Milton and Hurricane Helene, please research a reputable organization to avoid scammers.



Councilman Soltis had no comments this evening.

Mayor Grafstein has called DTE on behalf of the residents concerning power outages in the city. She briefly spoke about the Planning Commission and the changes made to Ordinances 2022, 2023, and 2024. In 2018, Mayor Grafstein invited Ms. Laura Mikulski from Ferndale Rat Patrol to make a presentation to our residents and provide information on our social media outlets. She invites everyone to participate in the “Rake with the Mayor” on Saturday, October 26<sup>th</sup> and volunteers are meeting at the Public Library parking lot. Volunteers are asked to bring their own rakes and gloves. Mayor Grafstein talked about domestic violence and encouraged anyone in an uncomfortable situation to reach out to the City, our Police Department, our Fire Department or the school districts for help. Everyone deserves to be treated with respect and not live in fear.

### **ADJOURNMENT**

Having no further business, Mayor Grafstein adjourned the meeting at 8:35 p.m.