

City Council Regular Meeting
Madison Heights, Michigan
February 24, 2025

A City Council Regular Meeting was held on Monday, February 24, 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

ALSO PRESENT

City Manager Melissa Marsh
Assistant City Attorney Jeffrey Sherman
Deputy City Manager/City Clerk Cheryl Rottmann

The invocation was given by Mayor Grafstein and the Pledge of Allegiance followed.

MEETING OPEN TO THE PUBLIC:

There were no members of the public wishing to speak.

CM-25-20. Consent Agenda.

Motion to approve the Consent Agenda with the removal of Agenda Item No. 4, *Resolution Supporting the Preservation of the Federal Tax Exemption of Municipal Bonds.*

Motion made by Councilman Mier, 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-25-21. Board and Commission Appointments - Council Appointments.

Motion to approve the Council Appointments to City boards and commissions with the term ending dates specified, as follows:

ARTS BOARD:Expires:

		<u>Term Type:</u>	<u>Term</u>
REGINA	JUSKA-SVOBA	Member	8/31/2027
SUSANNA	KING	Member	8/31/2027
BRIAN	DAVIS	Member	8/31/2026
KEATON	SOTO-OLSON	Member	8/31/2025
TIMOTHY	WALKER	Alternate	8/31/2026
SANDIE	YOUNG	Alternate	8/31/2027
VEDA	WRONA	Alternate	8/31/2027

ENVIRONMENTALCITIZENSCOMMITTEE:Expires:

		<u>Term Type:</u>	<u>Term</u>
NICOLE	FOX	Member	2/28/2028
KRISTEN	LAGOS	Member	2/28/2028

HISTORICALCOMMISSION:Expires:

		<u>Term Type:</u>	<u>Term</u>
MARTHA	KEHOE	Member	2/28/2028
JUSTIN	SUAREZ	Member	2/28/2028
KATE	KAPAS	Member	2/28/2028

HUMAN RELATIONS& EQUITYCOMMISSION:Expires:

		<u>Term Type:</u>	<u>Term</u>
ELEANOR	YOON	Member	8/31/2026
ASHLEY	STRUNK	Member	8/31/2026
TANNER	LANGDON	Member	8/31/2025
KATE	KAPAS	Member	8/31/2025

INFORMATIONTECHNOLOGYADVISORYCOMMITTEE:Expires:

		<u>Term Type:</u>	<u>Term</u>
CHRIS	KOGELMAN	Member	2/28/2028
DALE	GARDNER	Member	2/28/2028
ROBERT	DIDUR	Alternate	2/28/2028
ANTHONY	MAURICE	Alternate	2/28/2028

TAX BOARD OF
REVIEW:

Expires:

		<u>Term Type:</u>	<u>Term</u>
MARIE	BESSLER	Member	2/28/2027
BARBARA	KASTLE	Member	2/28/2027
MARILYN	MAYLE	Member	2/28/2027
SUZANNE	PATTON	Member	2/28/2027
ELIZABETH	SHIELDS	Member	2/28/2027

ZONING BOARD
OF APPEALS:

Expires:

		<u>Term Type:</u>	<u>Term</u>
CLIFF	OGLESBY	Member	2/28/2028
DEL	LORANGER	Member	2/28/2028
GLORIA	THOMPSON	Alternate	2/28/2028

Motion made by Councilman Mier, 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-25-22. Board and Commission Appointments - Mayor's Appointments.

Motion to concur with the Mayor's recommendations and approve the appointments to the City boards and commissions with the term ending dates as specified, as follows:

DOWNTOWN DEVELOPMENT

AUTHORITY/BROWNFIELD

REDEVELOPMENT AUTHORITY:

		<u>Term Type:</u>	<u>Term Expiration:</u>
GIUSEPPE	MARANDO	Regular	2/28/2029
LENEA	RENSHAW	Regular	2/28/2029

PARKS & RECREATION

ADVISORY BOARD:

		<u>Term Type:</u>	<u>Term Expiration:</u>
REGINA	JUSKA-SVOBA	Regular	2/28/2027
KRISTEN	LAGOS	Regular	2/28/2027
ASHLEY	STRUNK	Regular	2/28/2027

Motion made by Councilman Mier, 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-25-23. Planning Commission - 2024 Annual Report.

Motion to receive and file the Planning Commission's 2024 Annual Report.

Motion made by Councilman Mier, 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-25-24. City Council Regular Meeting Minutes of February 10, 2025.

Motion to approve the City Council Regular Meeting minutes of February 10, 2025,
as printed.

Motion made by Councilman Mier, 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-25-25. Resolution Supporting the Preservation of the Federal Tax
Exemption of Municipal Bonds.**

Motion to approve the Resolution Supporting the Preservation of the Federal Tax
Exemption of Municipal Bonds, as follows:

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADISON
HEIGHTS, MICHIGAN DECLARING SUPPORT FOR THE PRESERVATION
OF THE FEDERAL TAX EXEMPTION OF MUNICIPAL BONDS.**

WHEREAS, the tax-exempt municipal bond market is a widely used source of
capital for states, local governments, tribes, territories, and non-profit borrowers that
finances a tremendous share of the nation's public infrastructure; and

WHEREAS, state and local governments finance about three-quarters of the public
infrastructure in the United States and use tax-exempt bonds to do so, with the federal
government providing only about one-quarter of the investment; and

WHEREAS, federal tax exemption for municipal bonds, dating back to the 1800s
and incorporated into the modern tax code in 1913, has been crucial for state and
local governments to affordably finance critical infrastructure projects; and

WHEREAS, tax-exempt bonds offer borrowers to achieve a multiplier effect of 2.11,
meaning that for every dollar, borrowers achieve \$2.11 in borrowing cost savings
thereby demonstrating the efficiency and effectiveness of this exemption in
facilitating infrastructure investment; and

WHEREAS, tax-exempt bonds provide for essential infrastructure projects, such as roads, bridges, utilities, broadband, water and sewer systems, and hospitals, which are vital to the health and well-being of our community such that without such bonds, the cost of borrowing would be more expensive thereby causing an increase in taxes and fees that would place an undue burden on taxpayers; and

WHEREAS, The Madison Heights City Council finds and determines that tax-exempt municipal bonds provide an opportunity for economic development along its path, better facilitate the movement of agriculture products, equipment, and other goods, and increase safety.

NOW, THEREFORE, BE IT RESOLVED that the Madison Heights City Council hereby encourages the Michigan Congressional Delegation to assist the City of Madison Heights, Michigan by preserving the tax-exempt status of municipal bonds by supporting and ensuring the protection of the federal tax exemption of municipal bonds.

BE IT FURTHER RESOLVED, that copies of this Resolution shall be furnished to all members of the Michigan Congressional Delegation.

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

Abstain: Councilor Wright

Motion carried 6-0-1.

Without objection, Mayor Grafstein moved Agenda Item #9, *Ordinance 2202 – Rezoning PRZN 24-02*, to the next item to be considered.

CM-25-26. Ordinance 2202 - Rezoning PRZN 24-02 - 1357 W. 14 Mile Road
[R-2 to B2], Second Reading.

Motion to adopt Ordinance # 2202 (PRZN 24-02) on second reading, as follows:

ORDINANCE NO. 2202

AN ORDINANCE TO AMEND ORDINANCE NUMBER 2198, BEING AN ORDINANCE CODIFYING AND ADOPTING A NEW ZONING ORDINANCE FOR THE CITY OF MADISON HEIGHTS, BY AMENDING THE ZONING MAP CONTAINED WITHIN APPENDIX A.

THE CITY OF MADISON HEIGHTS ORDAINS:

SECTION 1. That the Zoning Map in connection with the Zoning Ordinance of the City of Madison Heights shall be amended so that the zoning on the following described property, to-wit:

T1N, R11E, SEC 2, PART OF NW 1/4 BEG AT PT DIST S 87-55-00 E

752.80 FT FROM NW SEC COR, TH S 87-55-00 E 218.80 FT, TH S 02-38-00 W 463.00 FT, TH N 87-55-00 W 218.80 FT, TH N 02-38-00 E 463.00 FT TO BEG. 2.33 A

PIN 44-25-02-101-056. 1357 W. 14 MILE ROAD

Shall be changed from R-2, ONE-FAMILY RESIDENTIAL, to B-2, COMMUNITY BUSINESS

SECTION 2. 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. This ordinance shall take effect ten (10) days after its adoption and upon publication.

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.

CM-25-27. Board and Commission Workplans.

Motion to approve the Board and Commission Workplans for the Arts Board, Crime Commission, Human Relations and Equity Commission and the Library Advisory Board, as submitted.

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.

Mayor Grafstein asked the Council liaisons to summarize and highlight their board's workplans.

Arts Board

Mayor Pro Tem Bliss reviewed the Arts Board workplan noting the plan includes focusing on increasing visual arts, cultural community involvement, and performance art. New events include summer concerts, and there will be a second annual gala with a Broadway theme.

Other ideas discussed included holding an Art Fair combined with another City event as well as combining other City events in the future.

Crime Commission

Councilman Fleming noted that the Crime Commission workplan includes a crime prevention campaign, participating in the police bike rodeo, and a police canine demonstration.

With the emergence of AI scams, it was suggested that a future crime prevention event could include this topic. It was also suggested that canine demonstration be held at the same location as Revin in the Heights or Trail Tunes.

Historical Commission

Mayor Pro Tem Bliss stated that in conjunction with the City's 70th Anniversary the goal is to increase visits to the Heritage Rooms so the public can learn about the City's history and the moments that made us campaign. There will be four open houses including on March 8th, where the special guests will be members of the Huffman family. There will be scrapbooks from his personal collection and we will be highlighting the transformation from the Frank Lloyd Right subdivision into the Meijers development. At the end of the year, the Commission will be holding a big sock hop. The other two categories on the workplan are the Naming Madison Heights, which recognizes founders and leaders of the city and digitizing the city with the goal of saving and preserving the city's history.

Library Advisory Board

Councilman Soltis highlighted the Library Advisory Board workplan noting their two goals are to complete a Library policy review and rewrite as well as expand tween events for grades 5 through 8.

Council suggestions included the expansion of programs for those with disabilities and highlighting the library's hidden gem, the maker's space, to help promote what can be done there.

Human Relations and Equity Commission

Councilor Wright reviewed the HREC's workplan noting the focus will be on the following: Revin in the Heights event which will be partnered with Fire Station open house and the Library Advisory Board; the ADA Pride event, where the goal is to be inclusive and to make sure everyone feels heard; addressing food insecurity by recognizing that some of our residents are struggling; celebrating cultural by partnering with the Asian Lantern festival to come together around culture and food; and holding a book club to give folks the opportunity to have access to books they may not have access to and come together to discuss.

Council suggestions included starting the process of reviewing some City policies to make sure they are inclusive; scheduling a mobile Secretary of State office in conjunction with Revin in the Heights event, working with the Mexican Consulate to help people make sure they have necessary forms completed properly, and potentially reviewing the recreation program brochure.

Other suggestions included a vehicle to notify board members of events and create a pool of volunteers from the board and commission membership.

CM-25-28. 2025 Watermain Pipe and Parts.

Motion to award the bid for the 2025 water main replacement pipe and parts to the lowest responsible bidder who bid on all items listed, Core & Main, of Shelby Township, Michigan, for the unit prices specified and extend this bid to the upcoming proposed stand-alone water main projects at the unit prices identified, subject to FY 2025-26 Budget approval.

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.

COUNCIL COMMENTS:

Councilman Mier stated that he agrees with the idea of collaboration between the boards. He commented that the Active Adult Center had a session on cyber security that was well attended and noted that there is a need for more information to get out. He attended a sleep class at the AAC that was very informative, and he is looking forward to the Arts Gala on May 16th. On March 8th the Historical Commission will be hosting the Heritage Room event with the Huffman's, please attend.

Mayor Pro Tem Bliss thanked the Council for their collaboration on the activities of the boards and helping to look at what is possible. This discussion helps our residents understand what our boards are doing. One of the things he appreciates is that the Arts Board has continually had new participants, and it keeps building. The Arts Gala will be a Broadway Dance Party, tickets are for sale on the Arts Board Facebook page and tickets are \$60; the cost goes up on the day of the event so secure your tickets now. He stated that he also hopes to see everyone at the March 8th Historical Commission event.

Councilor Wright stated that he would love to see more collaboration, especially with the Arts and Pride event. Happy Black History month – it is significant to recognize the contributions of black Americans and others because sometimes it is suppressed. It is important to try to continue to learn; all our experiences are different. He noted that there are people out there struggling. If you are struggling, reach out to the Oakland Community Health Network at 248-464-6363. Please check in on yourself, your friends and your neighbors; He highlighted the work and service of Tony Austin and acknowledged his contributions noting he is a retired military captain who served our city and nation well and made his own black history.

Assistant City Attorney Sherman had no comments this evening.

City Manager Marsh had no comments this evening.

Deputy City Manager/City Clerk Rottmann had no comments this evening.

Councilor Rohrbach acknowledged Black History Month and congratulated Councilor Wright for being awarded The Marcus Gray Leadership in Public Service Award which recognizes elected officials who exemplify integrity, dedication and visioning leadership that make a lasting impact. She highlighted the following events: on April 26th the ECC is participating

in an Arbor Day Celebration along with the City's 5K; May 16th is the Art Gala; May 25th is the Native Plant Sale; May 31st is Asian Lantern Festival; June 27th is the Bike Rodeo; June 14th is Juneteenth; June 21st Pride Picnic; June 28th is Festival in the Park; in July there will be the Disability and Pride event; September 6th is Trail Tunes; and September 13th Revin in the Heights. There is so much happening in the city, and she expressed thanks to staff and all the members of the board and commissions that invest their time in the city, making it a great place to live, work, and raise your children. If you want to participate in any of these events, please reach out to any of us.

Councilman Fleming shared the sad news that Ann Brunk, a charter member of the Women's Club and who served in Navy, has passed away. He expressed his condolences to the family. He noted that the Historical Commission has voted to host an event related to the migration of the Asian community to Madison Heights, there will be more details to follow. He expressed his gratitude to the family of Lloyd Ferguson for wanting to give the city some of his artifacts from his time serving the community. There is a Special Election coming up for Lamphere School District on May 6th. He reminded the community that on March 1st, a large project will begin on I-696 which will greatly affect our community.

Councilman Soltis had no comments this evening.

Mayor Grafstein commented that last year we lost two of our former first lady's Betty Huffman and Elaine Swanson and noted that preserving our history is important. She stated that this is the forum to have a policy discussion, and it was a good conversation. To Councilor Wright's point, we all have different experiences, and she stated that currently there is a lot of insensitivity in people's speech and actions that is so ingrained that some may not even realize they are being insensitive. She stated that she nominated Tony Austin for Oakland County's Excellence Awards noting that he exemplifies leadership and dedication to education and community engagement. Elected to the Lamphere school board in 2016, Tony is a past president and continues to advocate for student success through roles on the City/School Liaison, Michigan Association of School Boards Legislative Relations, and Oakland County School Boards Association (OCSBA) Legislative Relations Committees. In 2023, he was elected to the OCSBA Board of Directors. A proud Veteran, Tony is a retired U.S. Army Company Commander. He holds a certification in Digital Media from Specs Howard School of Media Arts and as president of 1 Vision Media Group, he actively supports local businesses through his involvement with the Madison Heights Hazel Park Chamber. Additionally, Tony has played a vital role in the Madison Heights Citizens United Juneteenth celebrations since their inception in 2021, reflecting his commitment to fostering community connections and cultural awareness. The next Council Meeting is March 10th.

ADJOURNMENT:

Having no further business, Mayor Grafstein adjourned the meeting at 8:57 p.m.

Roslyn Grafstein, Mayor

Cheryl E. Rottmann, City Clerk