

City Council Regular Meeting
Madison Heights, Michigan
March 09, 2026

A City Council Regular Meeting was held on Monday, March 09, 2026 at 6:30 PM at City Hall
- Council Chambers, 300 W. 13 Mile Rd.

PRESENT

Mayor Corey Haines
Mayor Pro Tem William Mier
Councilwoman Toya Aaron
Councilman Sean Fleming
Councilor Laurie Gerald
Councilor Emily Rohrbach
Councilor Quinn Wright

ALSO PRESENT

City Manager Melissa Marsh
Assistant City Attorney Tim Burns
Deputy City Clerk Phommady A. Boucher

The invocation was led by Councilor Wright and the Pledge of Allegiance followed.

CM-26-46. 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 Mier, Seconded by Councilor Rohrbach.

Voting Yea: Mayor Haines, Mayor Pro Tem Mier, Councilwoman Aaron, Councilman Fleming, Councilor Gerald, Councilor Rohrbach, Councilor Wright

Motion carried.

CM-26-47. Approval of the Agenda.

Motion to approve the Agenda, as presented.

Motion made by Councilor Rohrbach, Seconded by Councilwoman Aaron.

Voting Yea: Mayor Haines, Mayor Pro Tem Mier, Councilwoman Aaron, Councilman Fleming, Councilor Gerald, Councilor Rohrbach, Councilor Wright

Motion carried.

MEETING OPEN TO THE PUBLIC:

There were no members of the public wishing to speak.

CM-26-48. Consent Agenda.

Motion to approve the Consent Agenda, as read.

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

Voting Yea: Mayor Haines, Mayor Pro Tem Mier, Councilwoman Aaron, Councilman Fleming, Councilor Geraldts, Councilor Rohrbach, Councilor Wright

Motion carried.

CM-26-49. City Manager - Confirmation of Human Resources Director/Purchasing Director

Motion to approve the City Manager's appointment of Christina McCaskey to Human Resources Director/Purchasing Coordinator effective March 9, 2026.

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

Voting Yea: Mayor Haines, Mayor Pro Tem Mier, Councilwoman Aaron, Councilman Fleming, Councilor Geraldts, Councilor Rohrbach, Councilor Wright

Motion carried.

CM-26-50. Director of Public Services - 2026 Fireworks Display Permit Approval

Motion to approve the permit for the 2026 Festival in the Park Fireworks Display from Pyrotechnico Fireworks, and authorize the Mayor to sign on the City's behalf.

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

Voting Yea: Mayor Haines, Mayor Pro Tem Mier, Councilwoman Aaron, Councilman Fleming, Councilor Geraldts, Councilor Rohrbach, Councilor Wright

Motion carried.

CM-26-51. City Council Regular Meeting Minutes of February 23, 2026.

Motion to approve the City Council Regular Meeting minutes of February 23, 2026, as printed.

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

Voting Yea: Mayor Haines, Mayor Pro Tem Mier, Councilwoman Aaron, Councilman Fleming, Councilor Geraldts, Councilor Rohrbach, Councilor Wright

Motion carried.

The applicant, Imad Potres, on behalf of business owner Steve Saka, requests Special Land Use approval from the Planning Commission and City Council under Section 15.05 of the Madison Heights Zoning Ordinance to operate a Minor Auto Repair and Service use at 32371 Dequindre Road, zoned M-1, Light Industrial; tax parcel # 44-25-01-226-021. The property is located on the west side of Dequindre Road, north of Avis Drive.

MOTION THAT CITY COUNCIL HEREBY DENIES SPECIAL LAND USE REQUEST NUMBER PSP 26-01 FOR A MINOR AUTO REPAIR AND SERVICE FACILITY AT 32371 DEQUINDRE ROAD BASED UPON THE FOLLOWING FINDINGS

1. The applicant requests Special Land Use approval for a Minor Auto Repair and Service facility at 32371 Dequindre Road as permitted by Section 3.17 of the Zoning Ordinance, M-1 Light Industrial District
2. The Planning Commission held a public hearing for PSP 26-01 at their February 17th, 2026 meeting.
3. The proposed Minor Auto Repair and Service use is not consistent with the special land use review standards and criteria set forth in Section 15.05.3. In particular (PROVIDE SPECIFIC DETAILS AS TO WHY THE CRITERIA IS NOT MET; NOT ALL CRITERIA NEED TO BE REFERENCED):
 - a. The use is not designed, located and proposed to be operated in a way that protects the public health, safety and welfare.
 - b. The use is not designed in a way that considers the natural environment and helps conserve natural resources and energy.
 - c. The special land use will involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any person, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
 - d. The use is not designed and located so that it is compatible with the surrounding properties, neighborhood, and vicinity. At a minimum, this shall include:
 - 1) Location of use(s) on site;
 - 2) Height of all improvements and structures;
 - 3) Adjacent conforming land uses;
 - 4) Conformance with the Master Plan and future land use map for the area as adopted by the Planning Commission;
 - 5) Compatibility with the permitted principal uses allowed in the zoning district where the Special Land Use is requested, and consistency with the intent of the zoning district.

e. Ingress/egress to the use is not controlled to assure maximum vehicular, pedestrian and non-motorized safety, convenience and minimum traffic impact on adjacent roads, drives and uses including, but not limited to:

- 1) Reduction in the number of ingress/egress points through elimination, minimization, and/or consolidation of drives and/or curb cuts;
- 2) Proximity and relation to intersections, specifically with regard to distance from drive(s) to intersection(s);
- 3) Reduction/elimination of pedestrian/vehicular traffic conflicts;
- 4) Adequacy of sight distances;
- 5) Location and access of off-street parking;
- 6) Location and/or potential use of service drives to access multiple parcels, reducing the number of access points necessary to serve the parcels.

f. The use is not consistent with the intent and purpose of the M-1 zoning district in which it is proposed.

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

Voting Yea: Mayor Haines, Mayor Pro Tem Mier, Councilwoman Aaron, Councilman Fleming

Voting Nay: Councilor Gerald, Councilor Rohrbach, Councilor Wright

Motion carried 4-3.

CM-26-53. City Manager - Water and Sewer Rates FY 2027

Motion to approve a resolution to adopt water and wastewater rates effective for bills processed on or after July 1, 2026 for \$5.01 per unit of water and \$7.29 per unit of wastewater, as follows:

**RESOLUTION
AMENDMENT TO WATER AND SEWER CHARGE SCHEDULE**

WHEREAS, the City of Madison Heights has adopted a City Code containing a building code, housing code, and other provisions to protect the public health, safety and welfare: and

WHEREAS, it is provided in said Code that the City Council, by resolution, shall establish reasonable fees to be charged by the City for acts and services performed there under; and

WHEREAS, in accordance with Section 13.3 of the Charter of Madison Heights, the City Council shall have the power to fix from time to time such just and reasonable rates and other charges as may be deemed advisable for supplying public utility services; and

WHEREAS, in accordance with Section 29-48 of the Charter of Madison Heights, the rates to be charged consumer shall be established by council resolution.

NOW, THEREFORE, BE IT RESOLVED that the said schedule of fees be, and hereby are, determined and established for bills processed on or after July 1, 2026:

WATER AND SEWER RATES (per 1,000 cubic feet)

	FY 2026 Actual	FY 2027 Proposed	Change from FY 2026 to FY 2027	Percentage Increase
Water	\$4.74	\$5.01	\$0.27	5.70%
Wastewater	\$6.96	\$7.29	\$0.33	4.74%

Motion made by Mayor Pro Tem Mier, Seconded by Councilwoman Aaron.

Voting Yea: Mayor Haines, Mayor Pro Tem Mier, Councilwoman Aaron, Councilman Fleming, Councilor Gerald, Councilor Rohrbach, Councilor Wright

Motion carried.

CM-26-54. Director of Public Services - 2026 R-3 Road Construction

Motion to award the bid for the 2026 R-3 Residential Road Projects to the lowest responsible bidder, DiLisio Contracting, Inc., of Clinton Township, in the total project amount of \$1,669,954.50.

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

Voting Yea: Mayor Haines, Mayor Pro Tem Mier, Councilwoman Aaron, Councilman Fleming, Councilor Gerald, Councilor Rohrbach, Councilor Wright

Motion carried.

CM-26-55. Director of Public Services - 2026 Major & Local Road Construction

Motion to award the bid for the 2026 Major and Local Sectional Concrete Repairs to the lowest responsible bidder, DiLisio Contracting, Inc., of Clinton Township, Michigan, for the total project amount of \$625,583.90.

Motion made by Councilor Rohrbach, Seconded by Councilwoman Aaron.

Voting Yea: Mayor Haines, Mayor Pro Tem Mier, Councilwoman Aaron, Councilman Fleming, Councilor Gerald, Councilor Rohrbach, Councilor Wright

Motion carried.

CM-26-56. Director of Public Services - Contract Extension - DuAll Cleaning

Motion to approve the contract extension as presented with DuAll Cleaning, of Sterling Heights, and authorize the Mayor to sign on behalf of the City.

Motion made by Councilwoman Aaron, Seconded by Councilor Wright.

Voting Yea: Mayor Haines, Mayor Pro Tem Mier, Councilwoman Aaron, Councilman Fleming, Councilor Geraldts, Councilor Rohrbach, Councilor Wright

Motion carried.

CM-26-57. Director of Public Services - Contract Extension - Sunde Building

Motion to approve the contract extension as presented with Sunde Building, of Royal Oak and authorize the Mayor to sign on behalf of the City.

Motion made by Councilor Rohrbach, Seconded by Councilwoman Aaron.

Voting Yea: Mayor Haines, Mayor Pro Tem Mier, Councilwoman Aaron, Councilman Fleming, Councilor Geraldts, Councilor Rohrbach, Councilor Wright

Motion carried.

Council Comments:

Councilman Fleming provided information on the Water Residential Assistance Program (WRAP), which offers rate reductions for residents. He encouraged residents to apply if they require assistance with utility costs.

Councilor Geraldts expressed appreciation for staff's diligence in addressing GLWA water main issues. She announced the Madison Heights Women's Club "Meatball" fundraiser on Sunday to benefit Haven and highlighted Juneteenth t-shirt sales.

Councilor Rohrbach announced a Native Plant Workshop scheduled for May 6, 2026, at the Active Adult Center cafeteria. The workshop will focus on how native plants provide food and shelter for local bird populations.

Deputy City Clerk Boucher had no comments this evening.

Councilwoman Aaron observed National Nutrition Month and encouraged residents to attend the library speaker series on March 18th in the Flex Space at 6:30 p.m. She highlighted local restaurant support and celebrated Women's History Month, emphasizing the health and contributions of women.

Mayor Pro Tem Mier commended the library's speaker series and the Library Advisory Board. He welcomed the new HR Director Christina McCaskey. He announced the Little League Opening Day for May 16th. He reflected on the Women's History Month and Councilor Wright's invocation.

Councilor Wright promoted the Adaptive Game Night on March 25th, designed for the ADA community with sensory-friendly features. He noted that Juneteenth Scholarship applications are open through May 5th and recognized Irish-American Heritage Month.

Assistant City Attorney Burns delivered a detailed advocacy for "Haven," explaining its critical role in his work prosecuting domestic violence cases for the City. He noted that Haven provides victim advocates, transportation to court, and emergency shelter, which are essential for victim safety and offender accountability.

City Manager Marsh had no comments this evening.

Mayor Haines congratulated Eagle Scout Landon Sandborn on his Court of Honor. He noted his attendance at the Lantern event and the Lanphere Trivia Night. He mentioned that several Council members would be attending the Michigan Municipal League (MML) conference. Finally, he reiterated the City's commitment to notifying residents of rate increases months in advance to allow for household budgeting.

ADJOURNMENT:

Having no further business, Mayor Haines adjourned the meeting at 7:48 p.m.

Corey K. Haines, Mayor

Phommady A. Boucher, Deputy City Clerk