

City Council Regular Meeting
Madison Heights, Michigan
February 23, 2026

A City Council Regular Meeting was held on Monday, February 23, 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 Manager/City Clerk Cheryl Rottmann

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

CM-26-33. Approval of the Agenda.

Motion to approve the agenda.

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.

PRESENTATIONS:

Oakland Community Health Network - Co-Responder Program Update

Oakland Community Health Network (OCHN) Co-Responder Supervisor, Hillary Nusbaum and Chief Operating Officer, Trisha Zizumbo, gave a presentation reviewing the co-responder program data. In Madison Heights, clinicians Alyssa and Sabrina have managed 440 referrals since the program's local inception in September 2024, accounting for 25% of the total referrals among the four participating jurisdictions. Performance data for the city highlighted the program's effectiveness in diversion, with 53.8% of individuals remaining in the community after intervention and only a nominal percentage resulting in arrests. Beyond resident support, the presenters noted the program provides vital mental health resources for first responders. While the initiative is currently grant-funded, OCHN staff and Council members discussed the growing

demand for these services and the importance of securing sustainable long-term funding to keep the program in the city budget

Redevelopment Ready Communities (RRC) Certification

Stephanie Peña, Senior Community Planner with the Michigan Economic Development Corporation (MEDC), presented the City of Madison Heights with its formal Redevelopment Ready Communities (RRC) certification. This statewide designation, currently held by only 89 municipalities, recognizes the city's successful five-year effort to streamline and modernize its zoning, planning, and economic development practices to attract investment and empower local residents. The certification process, led by Community and Economic Development Director Giles Tucker and City Planner Matt Lonnerstater, involved formalizing standard operating procedures and completing a comprehensive multi-year update to the city's zoning ordinance by the Planning Commission. This five-year designation provides Madison Heights with immediate access to technical assistance grants, marketing support for priority redevelopment sites—specifically the 11 Mile and John R parcel for future downtown development—and eligibility for the "Match on Main" small business funding round beginning March 1st

MEETING OPEN TO THE PUBLIC:

Alyssa Taube, a community engagement representative from the Oakland County Water Resources Commissioner's Office, introduced herself as the city's point of contact for water-related concerns. She provided the Council with informational folders containing her contact information and public education materials, noting that her office can create specific outreach resources for the community. Tabby invited city officials to a free event at the George W. Coon Retention Treatment Basin on April 30th, which will feature expert presentations on water management and a tour of the facility.

Louis Kerman, resident, spoke in strong support of the resolution opposing the 6.83% GLWA wholesale water rate increase. He argued that the increase unfairly penalizes families who have conserved water and places an undue burden on seniors and small businesses. He highlighted the financial strain caused by unfunded state mandates for lead service line replacement. He urged the Council to pass the resolution unanimously and to advocate for a permanent, dedicated state fund to cover infrastructure costs, so the burden does not fall solely on local ratepayers.

Robert Wittenberg, the Oakland County Treasurer, submitted a statement read by the City Clerk regarding tax foreclosure prevention. The Treasurer reminded residents that the deadline to pay 2023 or prior year taxes is March 31, 2026. He noted that his office has conducted over a thousand assistance meetings to help taxpayers set up repayment schedules and identify financial resources. Residents with delinquent taxes were strongly encouraged to contact the Treasurer's Office by phone or through their website before the March deadline to avoid foreclosure.

CM-26-34. Consent Agenda.

Mayor Haines read the Resolution Opposing the Great Lakes Water Authority Rate Increases for Fiscal Year 2027.

City Council expressed strong, unanimous opposition to the proposed 6.83% Great Lakes Water Authority (GLWA) wholesale water rate increase. Council members characterized the increase as a significant "burden" on residents, particularly seniors and those on fixed incomes, noting that the hike outpaces current social security and cost-of-living adjustments. There was significant frustration regarding the irony of penalizing residents with higher per-unit costs for successfully conserving water, as well as the city's need to absorb costs for over 60 water main breaks in the past year attributed to GLWA's system, which cost the city more than \$1 million in labor and repairs. The Council emphasized that this is a regional issue shared by neighboring cities like Hazel Park, Ferndale, and Royal Oak, and they urged residents to contact state and county representatives to advocate for a more equitable funding model and more affordable utility rates.

Motion to approve the Consent Agenda, as read.

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

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

Motion carried.

CM-26-35. Interlocal Agreement - Third Amendment for MiLife Participation with Oakland County

Motion to approve the Third Amendment to the Interlocal Agreement for the MiLife Health & Wellness Center, authorizing the addition of Oakland County and formalizing the collaborative expansion framework.

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

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

Motion carried.

CM-26-35. Metro Detroit Chinese Alliance Church - Fee Waiver for Consumer Fireworks.

Motion to waive the \$100 permit fee for the Metro Detroit Chinese Alliance Church located at 31329 John R for the use of consumer fireworks for their March 1, 2026 Chinese New Year Lion Dance.

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

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

Motion carried.

CM-26-37. Director of Public Services - Resolution Opposing GLWA Rate Increase.

Motion to adopt the Resolution Opposing GLWA Rate Increase as follows:

RESOLUTION

WHEREAS, the City of Madison Heights is a member-partner community of the Great Lakes Water Authority (“GLWA”) and purchases wholesale water from GLWA; and

WHEREAS, GLWA has proposed wholesale water and sewer service charge increases for Fiscal Year 2027, with average systemwide increases of approximately 6.83% for water service; and

WHEREAS, these proposed increases exceed GLWA’s overall budget growth and will result in higher wholesale charges to member communities, regardless of local consumption trends; and

WHEREAS, the City of Madison Heights does not control GLWA wholesale rates and is required to pass through these increased costs to residents and businesses through local utility rates; and

WHEREAS, GLWA has identified declining water demand and reduced investment earnings as contributing factors, resulting in higher per-unit costs that disproportionately impact ratepayers even as overall water usage declines; and

WHEREAS, municipalities across the State of Michigan, including the City of Madison Heights are concurrently facing significant financial obligations associated with state-mandated lead service line replacement requirements, which are largely unfunded mandates without a permanent, dedicated funding source; and

WHEREAS, the cumulative effect of rising wholesale water and sewer rates, unfunded infrastructure mandates, inflationary construction costs, and aging utility systems places increasing financial strain on local governments and residents alike; and

WHEREAS, access to clean, safe, and affordable water is a fundamental public necessity, and rate increases should be balanced against the ability of households to absorb additional costs; and

WHEREAS, GLWA has scheduled a public hearing on the proposed FY 2027 water and sewer service charges, providing an opportunity for member-partner communities to comment and advocate on behalf of their residents;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Madison Heights formally opposes the proposed FY 2027 GLWA wholesale water and sewer rate increases as currently presented, due to their impact on affordability for residents and businesses.

BE IT FURTHER RESOLVED, that a copy of this resolution be forwarded to the GLWA Board of Directors.

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

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

Motion carried.

CM-26-38. City Clerk - Board and Commission Appointments - Council Appointments.

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

Active Adult Center Advisory Board

<u>FIRST</u>	<u>LAST</u>	<u>EXPIRATION</u>
Donna	Dalling	8/31/26

Construction Board of Appeals

<u>FIRST</u>	<u>LAST</u>	<u>EXPIRATION</u>
Emily	Richardson	8/31/27

Elected Officials Compensation Commission

<u>FIRST</u>	<u>LAST</u>	<u>EXPIRATION</u>
Michael	Covert	8/31/28

Environmental Citizens Committee

<u>FIRST</u>	<u>LAST</u>	<u>EXPIRATION</u>
Jennifer	Bartelman	2/28/29
Michael	Salley	2/28/29
Matthew	Olson	2/28/29

Historical Commission

<u>FIRST</u>	<u>LAST</u>	<u>EXPIRATION</u>
Martha	Covert	2/28/29
Jason	Kowalski	2/28/29
Margene	Scott	2/28/29

Human Relations and Equity Commission

<u>FIRST</u>	<u>LAST</u>	<u>EXPIRATION</u>
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Brownfield Redevelopment/Downtown Development Authorities

<u>FIRST</u>	<u>LAST</u>	<u>EXPIRATION</u>
Mitchell	Socia	2/28/30
David	Eldridge	2/28/30

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

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

Motion carried.

CM-26-40. City Council Special Meeting Minutes of February 9, 2026.

Motion to approve the City Council Special Meeting Minutes of February 9, 2026, as printed.

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

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

Motion carried.

CM-26-41. City Council Regular Meeting Minutes of February 9, 2026.

Motion to approve the City Council Regular Meeting minutes of February 9, 2026, as printed.

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

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

Motion carried.

CM-26-42. City Attorney - Ordinance No. 2210 - Amendment to Number of Adult Use Marihuana Facilities Licenses, Second Reading.

Motion to approve Ordinance No. 2010, Amendment to Number of Adult Use Marihuana Facilities Licenses on Second Reading, as follows:

CITY OF MADISON HEIGHTS ORDINANCE NO. 2210

An ordinance to amend Ordinance 571 being an ordinance codifying and adopting a new Code of Ordinances for the City of Madison Heights by amending Chapter 7, Article XVII, Sec. 7-405 (e) to adopt a new Section relating to Marihuana Establishments License Requirements to insure the public health, safety, and welfare.

THE CITY OF MADISON HEIGHTS ORDAINS:

Section 1.

The existing Section 7-405 (e) of Article XVII of Chapter 7 of the Madison Heights Code of Ordinance is hereby repealed and the following new section is hereby adopted to stand in its place:

CHAPTER 7 – BUSINESS REGULATIONS AND LICENSES ARTICLE XVII – MARIHUANA ESTABLISHMENTS

Sec. 7-405. – License requirements.

(e) *Number of licenses.* The city has limited the number of *marihuana* establishment licenses issued under this article and may revise this limit from time to time. The city may issue up to the maximum number of each type of city *marihuana* establishment license; however, in the event of a voluntary nonrenewal or a revocation of a *marihuana* establishment license, the city is not required to take applications for the newly available licenses. The maximum number of each type of city *marihuana* establishment license allowed by the city shall be as follows:

Type of Facility	Number of Licenses
Marihuana Grower – Class A (100 plants)	None
Marihuana Grower – Class B (500 plants)	None
Marihuana Grower – Class C (2,000 plants) (Stacked up to 5 per each Marihuana Retailer location)	8
Marihuana Processor	4
Marihuana Secure Transporter	1
Marihuana Safety Compliance Facility	4
Marihuana Retailer	4

This is hereby adopted, published and approved by Madison Heights City Council together with all amendments, references and supplements are hereby adopted by reference as if fully set forth herein except as otherwise set out in the Code of Ordinances; provided, that any provisions thereof are not in conflict of any provisions of this Code of Ordinances. The Police Department is designated as the enforcing agent to discharge the responsibilities and enforce the provisions of this code.

THE REMAINDER OF THIS SECTION IS UNALTERED AND REMAINS IN FULL FORCE AND EFFECT AS IT WAS PRIOR TO THIS AMENDMENT.

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-26-43. City Attorney – Ordinance No. 2211 – Amendment to Number of Medical Marihuana Facility Licenses, Second Reading.

Motion to approve Ordinance No. 2211, Amendment to Number of Medical Marihuana Facility Licenses on Second Reading, as follows:

CITY OF MADISON HEIGHTS ORDINANCE NO. 2211

An ordinance to amend Ordinance 571 being an ordinance codifying and adopting a new Code of Ordinances for the City of Madison Heights by amending Chapter 7, Article XVI, Sec. 7-305 (d) to adopt a new Section relating to Medical Marihuana License Requirements to insure the public health, safety, and welfare.

THE CITY OF MADISON HEIGHTS ORDAINS:

Section 1.

The existing Section 7-305 (d) of Article XVI of Chapter 7 of the Madison Heights Code of Ordinance is hereby repealed and the following new Section is hereby adopted to stand in its place:

CHAPTER 7 – BUSINESS REGULATIONS AND LICENSES ARTICLE XVI – MEDICAL MARIHUANA FACILITIES

Sec. 7-305. – License requirements.

(d) *Number of licenses.* The city has limited the number of medical *marihuana* facility licenses issued under this article and may revise this limit from time to time. The city may issue up to the maximum number of each type of city medical *marihuana* facility licenses; however, in the event of a voluntary nonrenewal or a revocation of a medical *marihuana* facility license, the city is not required to take applications for the newly available licenses. The maximum number of each type of city medical *marihuana* facility license allowed by the city shall be as follows:

Type of Facility	Number of Licenses
Marihuana Grower – Class A (100 plants)	None
Marihuana Grower – Class B (500 plants)	None
Marihuana Grower – Class C (1,500 plants)	4
Marihuana Processor	4
Marihuana Secure Transporter	1

Marihuana Safety Compliance Facility	4
Marihuana Retailer	4

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THE REMAINDER OF THIS SECTION IS UNALTERED AND REMAINS IN FULL FORCE AND EFFECT AS IT WAS PRIOR TO THIS AMENDMENT.

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

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

Motion carried.

CM-26-44. City Attorney - Ordinance No. 2209 - Amendment to Adult Use Marihuana Facilities Hours of Operation, Second Reading.

Motion to approved Ordinance No. 2209, Amendment to Adult Use Marihuana Facilities Hours of Operation on Second Reading, as follows:

CITY OF MADISON HEIGHTS ORDINANCE NO. 2209

An ordinance to amend ordinance 571 being an ordinance codifying and adopting a new Code of Ordinances for the City of Madison Heights by amending Chapter 7, Article XVII, Sec. 7-412 (e) to adopt a new Section relating to Marihuana Establishments License Requirements to insure the public health, safety, and welfare.

THE CITY OF MADISON HEIGHTS ORDAINS:

Section 1.

The existing Section 7-412 (e) of Article XVII of Chapter 7 of the Madison Heights Code of Ordinance is hereby repealed and the following new Section is hereby adopted to stand in its place:

CHAPTER 7 – BUSINESS REGULATIONS AND LICENSES ARTICLE XVII – MARIHUANA ESTABLISHMENTS

Sec. 7-412 – Operating Requirements.

(e) Retail hours of operation to sell marihuana products shall be no earlier than eight a.m. and no later than ten p.m.

This is hereby adopted, published and approved by Madison Heights City Council together with all amendments, references and supplements are hereby adopted by

reference as if fully set forth herein except as otherwise set out in the Code of Ordinances; provided, that any provisions thereof are not in conflict of any provisions of this Code of Ordinances. The Police Department is designated as the enforcing agent to discharge the responsibilities and enforce the provisions of this code.

THE REMAINDER OF THIS SECTION IS UNALTERED AND REMAINS IN FULL FORCE AND EFFECT AS IT WAS PRIOR TO THIS AMENDMENT.

Motion made by Mayor Pro Tem Mier.

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

Motion carried.

CM-26-45. City Attorney - Ordinance No. 2212 - Amendment to Medical Marihuana Facilities Hours of Operation, Second Reading.

Motion to approve Ordinance No. 2212, Amendment to Medical Marihuana Facilities Hours of Operation on Second Reading, as follows:

CITY OF MADISON HEIGHTS ORDINANCE NO. 2212

An ordinance to amend ordinance 571 being an ordinance codifying and adopting a new Code of Ordinances for the City of Madison Heights by amending Chapter 7, Article XVI, Sec. 7-312 (e) to adopt a new Section relating to Medical Marihuana License Requirements to ensure the public health, safety, and welfare.

THE CITY OF MADISON HEIGHTS ORDAINS:

Section 1.

The existing Section 7-312 (e) of Article XVI of Chapter 7 of the Madison Heights Code of Ordinance is hereby repealed and the following new Section is hereby adopted to stand in its place:

CHAPTER 7 – BUSINESS REGULATIONS AND LICENSES ARTICLE XVI – MEDICAL MARIHUANA FACILITIES

Sec. 7-312. – Operating Requirements.

(e) Provisioning center hours of operation to sell medical marihuana products to patients shall be no earlier than eight a.m. and no later than ten p.m.

This is hereby adopted, published and approved by Madison Heights City Council together with all amendments, references and supplements are hereby adopted by reference as if fully set forth herein except as otherwise set out in the Code of Ordinances; provided, that any provisions thereof are not in conflict of any provisions of this Code of Ordinances. The Police Department is designated as the enforcing agent to discharge the responsibilities and enforce the provisions of this code.

THE REMAINDER OF THIS SECTION IS UNALTERED AND REMAINS IN FULL FORCE AND EFFECT AS IT WAS PRIOR TO THIS AMENDMENT.

Motion made by Councilwoman Aaron, Seconded by Councilor Wright.

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

Motion carried.

Council Comments:

Councilwoman Aaron had no comments this evening.

Mayor Pro Tem Mier discussed the recent Madison Heights Community Coalition meeting, noting their approval of the reduction in marijuana licenses, specifically the decrease in Class C licenses from 25 to 8. He expressed strong support for the co-responder program, calling its benefits "astronomical" and urging the city to find sustainable grants or county funding to ensure its growth. Additionally, he shared that he completed nine hours of training at the Michigan Municipal League (MML) winter summit and will receive his Level One certificate at the upcoming CapCon, encouraging his colleagues to continue utilizing MML's educational resources.

Councilor Wright emphasized that the co-responder program should be "baked into" the city budget as a long-term cost-saving measure and a form of restorative justice. He announced an Adaptive Game Night for the ADA community scheduled for March 25th at the library, featuring modified games like sensory UNO cards. Councilor Wright also raised resident concerns regarding the misuse of Flock cameras, asking for a better understanding of how outside agencies utilize the city's data. Finally, he voiced strong opposition to pending state legislation (House Bills 5529-5532) that would strip local governments of zoning authority, and he closed by reflecting on the legacy of Reverend Jesse Jackson and the importance of kindness.

Assistant City Attorney Burns addressed the recent increase in illegal gambling within local establishments, clarifying that while online and mobile gambling are now legal, physical gambling in buildings is strictly limited to licensed, approved casinos. He noted that the city has recently had to confiscate slot machines from various locations, including restaurants, bars, hotels, and coffee shops. Assistant City Attorney Burns warned that any unauthorized machines discovered will be seized and any proceeds from the gambling on-site will be forfeited, urging those interested in operating gambling activities to do so only through legal, licensed channels to avoid enforcement action.

City Manager Marsh warned against pending State legislation (House Bills 5529 through 5532) that would strip local governments of their zoning authority, creating a "one-size-fits-all" development model that excludes community-specific input. Drawing a parallel to successful opposition of utility rate hikes, she urged residents to send letters of protest to state legislators, even offering to help draft these letters to ensure local voices are heard. City Manager Marsh commended the Community Development team for achieving Redevelopment Ready Certification after a five-year effort. She highlighted that this status now grants the city access to MEDC marketing and planning support for key properties, specifically naming the parcel at 11 Mile and John R as a priority site for the city's future downtown development.

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

Councilor Rohrbach focused her remarks on the co-responder program, describing it as an incredible service to the city's most vulnerable residents and stating it must remain a top funding priority for the city moving forward.

Councilor Geraldts concurred with her colleagues regarding the vital nature of the co-responder program. She thanked various Asian community groups for inviting the Council to their Lunar New Year celebrations, which she found enriching. Councilor Geraldts promoted the city's final coffee concert and congratulated Mayor Pro Tem Mier on his dedication to professional development through the MML.

Councilman Fleming provided details on a Consumers Energy project to replace 13 miles of natural gas pipeline with more resilient PVC to prevent leaks in the region. He also defended the use of Flock cameras, sharing a personal account of how the technology helped recover his stolen vehicle in another city over 20 miles away. He clarified that the cameras are an investigative tool used by detectives to perform active police work, rather than just a computer-automated system.

Mayor Haines reflected on attending Lunar New Year celebrations and presenting retired Councilwoman Margene Scott with a Random Acts of Kindness proclamation. He stressed the need for the Council to remain united with neighboring cities to oppose GLWA rate increases and State attempts to take control of local zoning. Addressing concerns about Flock cameras, he confirmed that Madison Heights has a strict policy in place to prevent officer misuse, while acknowledging the tool's success in solving serious crimes, including multiple homicides.

ADJOURNMENT:

Having no further business, Mayor Haines adjourned the meeting at 7:44 p.m.

Corey K. Haines, Mayor

Cheryl E. Rottmann, City Clerk