

City Council Regular Meeting
Madison Heights, Michigan
February 12, 2024

A City Council Regular Meeting was held on Monday, February 12, 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
Assistant City Attorney Jeffrey Sherman
Deputy City Clerk Phommady A. Boucher

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

CM-24-24. 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 Councilor Wright.

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

Motion carried.

PRESENTATIONS:

Oakland County Treasurer Robert Wittenberg - Presentation on Foreclosure Prevention

Oakland County Treasurer Robert Wittenberg presented programs the Oakland County Treasurer's Office offer to assist homeowners and business with delinquent property taxes. He stated the office is currently in the heavy prevention period assisting taxpayers because the deadline is April 1st. The goal is to get people caught up and paying back on time to the City. He encouraged residents who are having problems to reach out to the Oakland County Treasurer either in-person, by phone or through email. Within their office they have a Financial Empowerment Center to assist homeowners with no fees, he encouraged those that are struggling to seek a poverty exemption at Oakland County Equalization, and he provided a number for the Lakeshore Legal Aid to assist low-income families and seniors with legal services.

2024 Random Acts of Kindness Proclamation

City Manager Marsh read the Random Act of Kindness Resolution and encouraged all citizens to join in observing the week by committing acts of goodwill towards others and to make kindness a way of life.

Mayor Grafstein presented the resolution to former Councilwoman Margene Scott. Ms. Scott gave the history of how the Random Acts of Kindness week came to the City of Madison Heights. She thanked the citizens for participating in this event and noted that kindness should be the norm and thanked Council for their continued support.

CM-24-25. Public Hearing for Brownfield Plan for 29448 John R Rd - Former Active Adult Center

Mayor Grafstein opened the public hearing at 7:55 p.m. for the Brownfield Plan for 29448 John R Road.

Having no members of the public wishing to speak, Mayor Grafstein closed the public hearing at 7:56 p.m.

Motion to adopt the following resolution to approve the Brownfield Plan for 29448 John R Road, subject to review and approval of the Development Agreement and Reimbursement Agreement by the Developer and City Attorney, and, upon acceptance of thereof, to authorize the Mayor and City Clerk to sign the agreements on behalf of the City.

**Resolution
Approving a
Brownfield Plan**

Under Public Act 381 of 1996, as Amended
for

MOSCHOURIS MANAGEMENT COMPANY, LLC

WHEREAS, the Brownfield Redevelopment Authority of the City of Madison Heights (the "Authority"); pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act"), has reviewed, adopted and recommended for approval by the Madison Heights City Council, a Brownfield plan (the "Plan"), as described on Exhibit "A", attached hereto and incorporated by reference, for property located at 29448 John R Road (tax identification numbers 44-25-12-304-010); and

WHEREAS, the Madison Heights City Council has, at least ten (10) days before the meeting of the Council at which this resolution has been considered, provided notice to and fully informed the taxing jurisdictions that levy taxes subject to capture within the site (the "Taxing Jurisdictions") about the fiscal and economic implications of the Plan, and the Council has previously provided to the Taxing Jurisdictions a reasonable opportunity to express their views and recommendations regarding the Plan and in accordance with Sections 13(13) of the Act; and

WHEREAS, the Madison Heights City Council has made the following determinations and findings:

- A. The Plan constitutes a public purpose under the Act;
- B. The Plan meets all of the requirements for a Brownfield plan set forth in Section 13 of the Act;
- C. The proposed method of financing the costs of the eligible activities, as described in the Plan, is feasible and will not require the Authority to arrange the financing;
- D. The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act;
- E. Subject to approval and minor modifications by the City Attorney.

WHEREAS, as a result of its review of the amended Plan, and upon consideration of the views and recommendations of the Taxing Jurisdictions, the Madison Heights City Council desires to proceed with approval of the Plan.

NOW, THEREFORE, BE IT RESOLVED THAT:

- 1. **Plan Approved.** Pursuant to the authority vested in the Madison Heights City Council, by the Act, and pursuant to and in accordance with the provisions of Section 14 of the Act, the Plan is hereby approved in the form attached as Exhibit "A" to this Resolution.
- 2. **Severability.** Should any section, clause or phrase of this Resolution be declared by the courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.
- 3. **Repeals.** All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

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:

Martha Covert, resident, thanked those members of the Council who did not vote to increase the number of marihuana licenses and spoke in opposition to any additional marihuana licenses in the City.

Resident, no name given, thanked those members of Council who did not vote in favor of increasing the number of marihuana licenses in the City.

Jim Capizzo, resident, asked for clarification and information on the sale and redevelopment of the former Active Adult Center.

CM-24-26. Consent Agenda.

Motion to approve the Consent Agenda, as read.

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-24-27. City Council Regular Meeting Minutes of January 22, 2024.

Motion to approve the Regular City Council Meeting Minutes of January 22, 2024, as printed.

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-24-28. Appointments to the Environmental Citizens Committee.

Motion to appoint the following to the Environmental Citizen's Committee:

Name:	Term Type:	Term Expiration:
Jason Theodoroff	Regular	2/28/27
Jennifer Bowen	Regular	2/28/27

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-24-29. Appointments to the Historical Commission.

Motion to appoint the following to the Historical Commission:

Name:	Term Type:	Term Expiration:
Rebecca Chambliss	Regular	2/28/27
Cheryl Suiter	Regular	2/28/27
Kevin Wright	Regular	2/28/27
Jennifer Ballantine	Regular	2/28/27
Regina Juska-Svoba	Regular	2/28/27

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-24-30. Appointments to the Human Relations and Equity Commission.

Motion to appoint the following to the Human Relations and Equity and Commission:

Name:	Term Type:	Term Expiration:
Aaron Brown	Regular	8/31/25
Jessica Showers	Regular	8/31/25

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-24-31. Appointment to the Information Technology Advisory Committee.

Motion to appoint the following to the Information Technology Advisory Committee:

Name:	Term Type:	Term Expiration:
Scott Tuller	Regular	2/28/27

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-24-32. Appointments to the Library Advisory Board.

Motion to appoint the following to the Library Advisory Board:

Name:	Term Type:	Term Expiration:
Toya Aaron	Regular	8/31/24
Regina Juska-Svoba	Regular	8/31/24

Motion made by Councilman Soltis, 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-24-33. Appointments to the Parks and Recreation Advisory Board.

Motion to confirm the Mayor's appoint of the following to the Parks and Recreation
Advisory Board:

Name:	Term Type:	Term Expiration:
Christopher Molencupp	Regular	2/28/26
Vasiliki Harris	Regular	2/28/26
Diana Lenaway	Regular	2/28/26
Jamie Zimmer	Regular	2/28/25

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-24-34. Appointments to the Zoning Board of Appeals.

Motion to appoint the following to the Zoning Board of Appeals:

Name:	Term Type:	Term Expiration:
Mark Kimble	Regular	2/28/27
Cindy Holder	Regular	2/28/27
Toya Aaron	Regular	2/28/27
Rahul Sagar	Regular	2/28/27

Motion made by Councilman Fleming, 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-24-35. Gateway Signage Project.

Motion to approve the award of this RFP to Johnson Signs for fabrication and installation of all eight (8) gateway signs in the total amount of \$149,815, to be phase funded with the initial sign installation at 14 Mile and John R.

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.

COUNCIL COMMENTS:

Councilman Mier commented that February is Black History Month and he noted some of the contributions made to our society. He stated that the first City-School Liaison Committee meeting was held, and he thanked staff for their work. February is Heart Health Awareness Month. He noted that he attended the MML training last week as well as met with the Warren City Council. It is Random Acts of Kindness Week, and he stated that the smallest act of kindness can create the biggest ripple.

Mayor Pro Tem Bliss noted that there are members of the Historical Commission in attendance this evening. At the last Historical meeting, the Historical Commission voted to highlight some of the musical contributions to the history of music in the City and beyond. He stated there will be an event on April 22nd, with a presentation and followed by the opening of the Heritage Rooms, and in addition, at the City Council meeting they will be announcing the honoring of three former

Councilmembers who were pioneers in building the City. Please join us to re-experience our Historical Museum.

Councilor Wright wished everyone a Happy Black History Month and noted that Black history is celebrated on a regular basis because there are still barriers that have to be broken down. We are still fighting for equity, equality and inclusion on many fronts. Please, let's look at our neighbors with kindness and generosity.

Assistant City Attorney Sherman told a story of a random act of kindness that he experienced last week at Starbucks. He stated, by all means, engage in random acts of kindness and pay it forward.

Acting City Clerk Boucher gave the hours of early voting, noting they start this Saturday, February 17th and the location is at the Royal Oak Senior Community Center.

Councilor Rohrbach announced the Asian Food Culture Fair on Sunday, March 10th from 11:30 a.m. to 6 p.m. A lot of different vendors will be present and it will be a wonderful event. The HREC has a monthly book suggestion and book club, with a discussion night on the second Tuesday of the month at 6:00 p.m. at the Library. Please try to make it out. Enjoy your paczkis tomorrow.

Councilman Fleming announced this year's Memorial Day Parade on May 25th. They are looking for parade participants and need support. Please sign up at madisonheightsparade.org. Madison Heights police are holding a free narcon training on February 21st from 6 p.m. to 8 p.m. at the Police Department. He noted that the lights at 11 Mile and John R on the northbound side are currently being restored.

Councilman Soltis thanked Councilwoman Scott for being here tonight, stating that she was always a fair Councilwoman and a great mentor, and he appreciates all that she has done.

Mayor Grafstein thanked all that came out to the Holocaust panel held a few weeks ago, the turnout was great. She stated that she would love to host another panel, so please reach out for any ideas you may have on future topics. She appreciates Margene Scott for coming out this evening and urged everyone to be kind, you don't always know what is going on in one's life. We have a vibrant asian culture in the City, please come out to the event on March 10th. On February 26th at 10 a.m. the Attorney General will be present at the Active Adult Center.

ADJOURNMENT:

Having no further business, Mayor Grafstein adjourned the meeting at 8:28 p.m.

Roslyn Grafstein, Mayor

Phommady A. Boucher, Deputy City Clerk