

City Council Regular Meeting  
Madison Heights, Michigan  
November 25, 2024

A City Council Regular Meeting was held on Monday, November 25, 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

ALSO PRESENT

City Manager Melissa Marsh  
City Attorney Larry Sherman  
Deputy City Manager/City Clerk Cheryl Rottmann

Councilman Fleming gave the invocation and the Pledge of Allegiance followed.

**CM-24-239. Approval of the Agenda.**

Motion to move Item #8 CED Director - Ordinance 2201 - Rezoning PRZN 24-01 - 32275 Stephenson Hwy. [M-1 to MUI-1], First Reading, to the beginning of the Agenda.

Motion made 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-24-240. Ordinance 2201 - Rezoning PRZN 24-01 - 32275 Stephenson Hwy. [M-1 to MUI-1], First Reading.**

Motion to adopt Ordinance #2201 (PRZN 24-01) upon first reading and schedule the required public hearing and second reading for the December 9th, 2024 City Council Meeting.

Ahmad Nassar, applicant and owner of Detroit 75 Kitchen, noted that one year ago they opened their first temporary location in Troy. They hoped to make this property their first brick and mortar location and are seeking a rezoning to accommodate the use at this location.

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-24-241. City Auditors (Rehmann) - Financial Audit Presentation**

Daniel Clark, Principal from Rehmann, presented the annual financial statements for the Fiscal Year Ending June 30, 2024 for Council's review. Mr. Clark also reviewed Rehmann's letter to the City Council.

Mr. Clark answered Council's questions pertaining to investment income, property tax revenue, CIP expenditures, federal grants and expenditures, OPEB and pension liabilities, and revenues in the Water and Sewer funds. City Manager Marsh stated that staff would report back to Council and clarify how Water and Sewer revenues are being reported as they don't appear to be grouped the same as in previous years.

Motion to receive and file the annual financial statements for the Fiscal Year Ending June 20, 2024.

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.

**MEETING OPEN TO THE PUBLIC:**

There were no members of the public wishing to speak.

**CM-24-242. Consent Agenda.**

Motion to approve the Consent Agenda, as read.

Motion made by Councilor Wright, Seconded by Councilman Mier.

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

Motion carried.

**CM-24-243. Scheduled Replacement of Vehicle #469.**

Motion to approve the purchase of one 2025 Chevrolet Express passenger van from Berger Chevrolet, of Grand Rapids, through the State of Michigan MiDeal Vehicle Purchasing Program, in the amount of \$46,828.00.

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.

**CM-24-244. City Council Regular Meeting Minutes of November 11, 2024.**

Motion to approve the City Council Regular Meeting Minutes of November 11, 2024, as printed.

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.

**CM-24-245. Road Improvement Project Agreement with McNaughton-McKay on Pinehurst Drive.**

Motion to approve the agreement between the City of Madison Heights and McNaughton-McKay for the Road Improvement Project on Pinehurst Drive and authorize the City Manager and City Clerk to sign on behalf of the city.

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-24-246. Workstations replacement for City Manager and Finance Departments.**

Motion to approve the purchase of replacement workstations from Smart Business Source in the amount of \$50,732.58.

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-24-247. City-wide Copy Machine Replacement Lease Contract.**

Motion to approve a 60-month lease agreement with Xerox Business Solutions Midwest in the amount of \$2,408.90 for 21 copy machines and maintenance and allow the City Manager to sign on behalf of the city.

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.

**COUNCIL COMMENTS:**

Councilman Mier thanked the mayor for giving Santa the key to the city this evening. Great job on the audit to Linda, Melissa and the team. Happy Thanksgiving to all, hopefully you will have some good quality family time and safe travels.

Mayor Pro Tem Bliss thanked staff and the audit team for a positive audit. The difference over the past 10 years is tangible and it is great to see good news and he is appreciative for staff's efforts. The Tree Lighting was fabulous and the turnout was great. Everyone had positive reviews and he appreciates the growth of this event, and feels that it has completely rebounded from the Covid years. We have to make sure our residents are safe and the roads are safe, but people also see value in events like the Tree Lighting. He noted that all of the events that we have held this year have been well attended and he appreciates the Recreation Department expanding these types of programs. We are going into strategic planning and stated that he would like to see some sort of partnership with some sort of gym, recreation center or school district to expand these type of services to the residents. Again, hats off to all of our staff from DPS to Finance for today's activities.

Councilor Wright wished everyone a Happy Turkey Day.

City Attorney Sherman wished everyone a Happy Thanksgiving.

City Manager Marsh noted the good job the Active Adult Center and the DPS did for tonight's activities and she wished everyone a Happy Thanksgiving.

Deputy City Manager/City Clerk Rottmann wished all a Happy Thanksgiving.

Councilor Rohrbach recognized the leadership team of the City for all the work that they have put into the events and for their dedication. Happy Thanksgiving and Happy Birthday Councilman Soltis.

Councilman Fleming commented on the good work that all of the city staff does, from the Recreation Department, the Finance Department to the City Manager and for all that is being done on behalf of the residents.

Councilman Soltis had no comments this evening.

Mayor Grafstein expressed thanks to Finance Director Kunath and the Finance staff and all the work that has been put in. She stated that tonight we had approvals for desks and printers, and you don't realize how much they cost, and she thanked staff for getting best costs possible. She gave

a shout out to our first responders and noted that they had a difficult weekend and they truly are heroes. They take time out from their family to be there for us and to make sure we are safe. Thank you for all those that came out to Tree Lighting, and thank you to the DPS, the Women's Club, and all others that help put on this event. Next week on December 2nd is our strategic planning meeting where we discuss what our future is going to look like. The December 9th meeting is our last Council meeting of the year.

**ADJOURNMENT:**

Having no further business, Mayor Grafstein adjourned the meeting at 8:17 p.m.

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Roslyn Grafstein, Mayor

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Cheryl E. Rottmann, City Clerk