



CITY OF MADISON HEIGHTS

CITY HALL - COUNCIL CHAMBERS, 300 W. 13 MILE RD.

**CITY COUNCIL REGULAR MEETING - RESCHEDULED FROM
11/24/25 AGENDA**

NOVEMBER 19, 2025 AT 6:30 PM

(AGENDA REVISED 11/18/25 @ 11:00 AM)

CALL TO ORDER

ROLL CALL

INVOCATION and PLEDGE OF ALLEGIANCE - COUNCILMAN FLEMING

CONSENT AGENDA:

- [1.](#) City Council Special Meeting Minutes of October 27, 2025
- [2.](#) City Council Regular Meeting Minutes of November 10, 2025
- [3.](#) Resignations from Toya Aaron and Laurie Gerald from City Boards and Commissions

ADJOURNMENT OF THE THIRTY-FIFTH COUNCIL

OATH OF OFFICE TO THE THIRTY-SIXTH MAYOR AND COUNCIL

ROLL CALL

APPROVAL OF THE AGENDA:

- [4.](#) Additions/Deletions

PRESENTATIONS

- [5.](#) Certificates of Appreciation for Mayor Grafstein, Mayor Pro Tem Bliss and Councilman Soltis
- [6.](#) Government Finance Officers Association Distinguished Budget Presentation Award for the FY 2025-26 Budget
- [7.](#) City Auditors (Rehmann) - Financial Audit Presentation

PUBLIC HEARINGS:

ITEMS ON AGENDA OF INTEREST TO PARTIES IN THE AUDIENCE

MEETING OPEN TO THE PUBLIC:

CONSENT AGENDA:

- [8.](#) Council Representative and Council Alternate Board and Commission Appointments

COMMUNICATIONS:

REPORTS:

- [9.](#) City Clerk - Council Appointments to Boards and Commissions

ITEMS FOR FUTURE PUBLIC HEARINGS:

BID AWARDS/PURCHASES:

- [10.](#) Director of Public Services - Ballfield Light Renovation Project

ORDINANCES:

UNFINISHED BUSINESS:

COUNCIL APPOINTMENTS:

11. Council Representative Appointment to Planning Commission term expiring November 8, 2027

EXECUTIVE SESSION:**ADJOURNMENT**

NOTICE: Persons with disabilities needing accommodations for effective participation through electronic means in this meeting should contact the City Clerk at (248) 583-0826 or by email: clerks@madison-heights.org at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

City Council Special Meeting
Madison Heights, Michigan
October 27, 2025

A City Council Special Meeting was held on Monday, October 27, 2025 at 6:00 PM at City Hall
- Lindell Ross Executive Conference Room, 300 W. 13 Mile Rd.

PRESENT

Mayor Roslyn Grafstein
Mayor Pro Tem Mark Bliss
Councilman Sean Fleming
Councilman William Mier
Councilor Emily Rohrbach
Councilor Quinn Wright

ABSENT

Councilman David Soltis

ALSO PRESENT

City Manager Melissa Marsh
City Attorney Larry Sherman
Special Workers' Compensation Attorney Danial Hebert
Deputy City Manager/City Clerk Cheryl Rottmann
Human Resources Director Tracee Miller

CM-25-162. Excuse Councilmember.

Motion to excuse Councilman Soltis from tonight's meeting.

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.

MEETING OPEN TO THE PUBLIC:

There were no members of the public wishing to speak.

CM-25-163. Pending Litigation - Workers' Compensation Case *Carey Spangler v. City of Madison Heights*, which is exempt from disclosure under Section 8 of the Open Meetings Act.

Motion to enter into Closed Session to discuss Pending Litigation - Workers' Compensation Case *Carey Spangler v. City of Madison Heights*, which is exempt from disclosure under Section 8 of the Open Meetings Act.

Motion made by Councilman Mier, Seconded by Councilor Wright.

Roll Call Vote:

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

Motion carried.

ADJOURNMENT:

Having no further business, Mayor Grafstein adjourned the meeting at 6:10 p.m.

City Council Regular Meeting
Madison Heights, Michigan
November 10, 2025

A City Council Regular Meeting was held on Monday, November 10, 2025 at 6:30 PM at City Hall - Council Chambers, 300 W. 13 Mile Rd.

PRESENT

Mayor Pro Tem Mark Bliss
Councilman Sean Fleming
Councilman William Mier
Councilor Emily Rohrbach
Councilman David Soltis
Councilor Quinn Wright

ABSENT

Mayor Roslyn Grafstein

ALSO PRESENT

City Manager Melissa Marsh
Assistant City Attorney Tim Burns
Deputy City Manager/City Clerk Cheryl Rottmann

The invocation was led by Mayor Pro Tem Bliss and the Pledge of Allegiance followed.

CM-25-174. Excuse Mayor.

Motion to Excuse Mayor Grafstein from tonight's meeting.

Motion made by Councilor Rohrbach, Seconded by Councilor Wright.

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

Absent: Mayor Grafstein

Motion carried.

CM-25-175. Community and Economic Development Director - CDBG Program Year 2026 Public Hearing and Application.

Mayor Pro Tem Bliss opened the public hearing at 6:33 p.m.

Lynn Calu asked how the code enforcement was funded out of this grant In response, City Manager Marsh responded that it is for salary and expenses associated with the the Code Enforcement Officer that works in the CDGB qualified area.

Candy Hoverarter, representing Meals on Wheels, requested funding for the Meals on Wheels program that services Madison Heights. Last year, the program served 20,500 meals. City

Manager Marsh advised that there is a cap on public service program dollars at 15% of the subrecipient allocation, so if Council wishes to allocate CDGB funds to Meals on Wheels it will have to come from Senior Seasonal Yard Services programming.

Having no one further wishing to speak, Mayor Pro Tem Bliss closed the public hearing at 6:38 p.m.

Motion to authorize the PY 2026 CDBG application as presented to be submitted to Oakland County for inclusion in Oakland County's Annual Action Plan to the U.S. Department of Housing and Urban Development, and authorize the Mayor to execute all documents, agreements or contracts which result from this application to Oakland County.

Motion made by Councilor Rohrbach, Seconded by Councilman Mier.

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

Absent: Mayor Grafstein

Motion carried.

MEETING OPEN TO THE PUBLIC:

The following spoke in opposition to Special Land Use Request #PSP 25-05 for 28767 Dartmouth:

Timothy Ginster
Kathy Sapia
Patty Webster
Catherine Moran
Kelly Irla
Craig Herbert
Colleen Turcolte
Mark Kohler

CM-25-176. Consent Agenda.

Motion to approve the Consent Agenda as read.

Motion made by Councilor Wright, Seconded by Councilman Mier.

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

Absent: Mayor Grafstein

Motion carried.

CM-25-177. Family Court Awareness Month Proclamation.

Mayor Pro Tem Bliss noted that GERALYN MORRIS from Protective Parents Michigan was present to receive the Family Court Awareness Month Proclamation and invited her to address Council. Ms. Morris thanked Council for the Proclamation and spoke of the impact of domestic violence and the need for critical reform and education within the family court system. She urged any who would like to support Kayden's Law to contact their State Representative and encouraged those struggling to protect children in family court to connect with Protective Parents Michigan on Facebook and the rowanpro.org website.

Motion to adopt the Family Court Awareness Month Proclamation as presented.

Motion made by Councilor Wright, Seconded by Councilman Mier.

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

Absent: Mayor Grafstein

Motion carried.

CM-25-178. Edison Park Basketball Court.

Motion to waive the formal bid process and accept the proposal for the Edison Park Basketball Court project to Laser Striping, of Plymouth, in the amount of \$15,500.

Motion made by Councilor Wright, Seconded by Councilman Mier.

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

Absent: Mayor Grafstein

Motion carried.

CM-25-179. Reschedule November 24, 2026 Regular City Council Meeting to November 19, 2025.

Motion to reschedule the November 24, 2025 Regular City Council meeting to Wednesday, November 19, 2025 at 6:30 p.m.

Motion made by Councilor Wright, Seconded by Councilman Mier.

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

Absent: Mayor Grafstein

Motion carried.

**CM-25-180. City Council and Parks and Recreation Advisory Board Workshop
Minutes of September 29, 2025.**

Motion to approve the City Council and Parks and Recreation Advisory Board Workshop minutes of September 29, 2025, as printed.

Motion made by Councilor Wright, Seconded by Councilman Mier.

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

Absent: Mayor Grafstein

Motion carried.

CM-25-181. City Council Regular Meeting Minutes of October 27, 2025.

Motion to approve the City Council Regular Meeting minutes of October 27, 2025, as printed.

Motion made by Councilor Wright, Seconded by Councilman Mier.

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

Absent: Mayor Grafstein

Motion carried.

CM-25-182. Special Land Use Request #PSP 25-05 - 28767 Dartmouth St. - Parking as a Principal Use (Postponed from September 8, 2025).

City Manager Marsh reviewed the Special Land Use request noting that Najor Companies requested Special Land Use (SLU) approval to develop a drive aisle and parking on a residential parcel (zoned R3) to serve the adjacent restaurant site (zoned B2). The purpose is to provide a secondary ingress/egress point off Dartmouth because the diverging diamond interchange (DDI) at I-75 and 12 Mile severely restricts left turns onto 12 Mile. The following information was provided:

- **Revised Plan Details:** The revised concept plan addressed prior concerns by removing non-parking spaces, resulting in a total of **three parallel parking spaces**. It includes additional landscaping, a 5-ft wide sidewalk connection for residents, and a "no right turn" sign at the exit to discourage traffic into the neighborhood.
- **Traffic Assessment:** The assessment concluded the proposed restaurant would have **no meaningful increase in traffic** compared to the former restaurant. Staff noted the existing 17 ft public right-of-way alley could still be used but may result in unsafe conditions due to single lane width.

- **Staff Note:** The restaurant can be developed "per right" (without Council approval). The existing alleyway could be used, and the house could be demolished, even if the SLU is denied.

Attorney John Graber stated the request is primarily a safety concern due to the I-75 intersection/DDI right-in/right-out restrictions. He asserted the 17 ft alley is not safe for two-way traffic.

Traffic Consultant Lauren Warren noted that the restaurant is only expected to increase traffic by four trips daily. She proposed operational improvements to the signal timing and an additional lane change of assignment on the southern leg (changing the southbound approach to a dedicated right turn and a southbound through-left lane) to mitigate existing traffic issues.

Developer Brian Najor stated the project will proceed regardless. He stated that he is asking for approval to allow them to continue working with the Road Commission for Oakland County (RCOC) to implement the proposed traffic solutions, warning that denial will result in a "very unsafe condition" where the narrow alley is utilized for two-way traffic, leading to chaos and accidents.

Councilor Rohrbach stressed the Council's duty of care to residents and believed the proposed solutions would not solve the resulting unsafe traffic situation.

Councilman Mier acknowledged the development would happen anyway but raised major safety concerns regarding drivers making illegal left turns onto 12 Mile if proper egress is denied and noted the narrow 17 ft alley is potentially unsafe for two-way traffic or emergency vehicle access.

Mayor Pro Tem Bliss reiterated that if Council should deny the request, this will result in a development proceeding with the existing terrible, small drive.

Motion to DENY Special Land Use Request #PSP 25-05 - 28767 Dartmouth St. - Parking as a Principal Use as the proposed Parking as a Principal Use is not consistent with the use-specific standards set forth in Section 10.06 and/or the Special Land Use review standards and criteria set forth in Section 15.05.3. In particular:

1. The applicant did not meet the burden regarding the necessity of parking.
2. The parcel was not compatible with the surrounding property, and the ingress/egress created traffic hazards and congestion incompatible with the neighborhoods

Motion made by Councilor Wright, Seconded by Councilman Mier.

Roll Call Vote:

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

Voting Nay: Councilman Mier

Absent: Mayor Grafstein

Motion carried 5-1.

CM-25-183. Alley Vacation Request # PEE 25-01 - 17 ft.-wide alley between 601 W. 12 Mile Rd. and 28767 Dartmouth St. (Postponed from October 27, 2025) - WITHDRAWN.

The applicant, through their attorney, formally withdrew the request for the alley vacation in light of the Special Land Use decision.

CM-25-184. Contract Extension - Italia Construction.

Motion to approve the contract extension with Italia Construction, of Washington Township, for the 2026 construction season.

Motion made by Councilor Wright, Seconded by Councilor Rohrbach.

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

Absent: Mayor Grafstein

Motion carried.

CM-25-185. OLSHA Senior Snow Removal Program.

Motion to award the Senior Chore Snow Removal Contract to the lowest responsible bidder, Allen's Landscaping & Lawn Services, LLC, at a unit price of \$35.00 per lot for the 2025-26 snow removal season pending legal review; and to authorize the City to proceed with the next lowest responsible bidder, Luxury Lawn & Snow, at a unit price of \$55.00 per lot, in the event the contract with Allen's Landscaping & Lawn Services, LLC is terminated due to non-performance or other issues.

Motion made by Councilor Wright, Seconded by Councilor Rohrbach.

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

Absent: Mayor Grafstein

Motion carried.

CM-25-186. MiLife Health and Wellness Center - Marathon Health Service Agreement.

Motion to approve the Health Services Agreement with Marathon Health, LLC, and authorize the City Manager to execute all necessary documents to continue participation in the regional employee wellness partnership.

Motion made by Councilor Wright, Seconded by Councilman Fleming.

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

Absent: Mayor Grafstein

Motion carried.

CM-25-187. Ordinance 2208 - Precinct Boundary and Polling Location Changes, Second Reading.

Motion to adopt Ordinance No. 2208, Amending Precinct Boundary Descriptions, Polling Locations and Precinct Numbers, on Second Reading as follows:

ORDINANCE NO. 2208

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 10, SECTION 10-1, OF THE CODE OF ORDINANCES, CITY OF MADISON HEIGHTS, MICHIGAN, TO APPROVE PRECINCT BOUNDARY DESCRIPTIONS, POLLING LOCATIONS, AND PRECINCT NUMBERS FOR THE CITY OF MADISON HEIGHTS

THE CITY OF MADISON HEIGHTS ORDAINS:

Section 1.

That Chapter 10, Section 10-1 of the Code of Ordinance, City of Madison Heights, Michigan, is hereby repealed in its entirety and replace as follows:

Sec. 10-1. Precincts established; numbers, boundaries.

(a) There is hereby established, in the City of Madison Heights, 7 voting precincts to be used by the electors of the City of Madison Heights for the purpose of casting their ballots at all future elections.

(b) The following precincts are hereby established and shall be referred to by number, as follows:

Precinct No. 1 shall be the area bounded as follows: to the north beginning at the intersection of the Chrysler Expressway and Bellaire; thence east along Bellaire to Dartmouth; thence south along Dartmouth to Gardenia; thence east along Gardenia Avenue to the southwest corner of Beauty Built Manor Subdivision; thence north along the west subdivision line of Beauty Built Manor Subdivision and Steven Heights Subdivision to the northwest corner of Steven Heights Subdivision; thence east along the north subdivision line of Steven Heights Subdivision to Dequindre Road; to the east by Dequindre Road; to the south by Eleven Mile Road; and to the west Chrysler Expressway. The voting place shall be at the Madison Elementary School located at 27107 Hales Street.

Precinct No. 2 4 shall be the area bounded on the north by Eleven Mile; on the east by Dequindre Road; on the south by Lincoln Avenue; and on the west by the Chrysler Expressway. The voting place shall be at the Wilkinson Middle School located at 26524 John R Road.

Precinct No. 3 shall be the area bounded on the north by Lincoln Avenue; on the east by Dequindre Road; on the south by Ten Mile Road; and on the west by the Chrysler Expressway. The voting place shall be at the Wilkinson Middle School located at 26524 John R Road.

Precinct No. 4 shall be the area bounded as follows: to the north beginning at the intersection of Twelve Mile Road and the Chrysler Expressway; thence east along Twelve Mile Road to Dequindre Road; thence south along Dequindre Road to the northeast corner of the Steven Heights Subdivision; thence west along the north subdivision line of the Steven Heights Subdivision; thence south along the west subdivision line of the Steven Heights Subdivision and the Beauty Built Manor Subdivision to a point on the southwest corner of the Beauty Built Manor Subdivision; thence west along the east-west one-quarter section line of Section 13, Township 1 North Range 11 East along Gardenia Avenue to the centerline of Rialto Street; thence south along Rialto Street to the centerline of Gardenia Avenue; thence west along the centerline of Gardenia Avenue to the centerline of Lorenz Avenue; thence north along Lorenz Avenue to the center of Gardenia Avenue; thence west along Gardenia Avenue to centerline of Dartmouth; thence north along Dartmouth to the centerline of Bellaire; thence west along Bellaire to the Chrysler Expressway; thence north to the point of the beginning. The voting place shall be at the John Page Middle School located at 29615 Tawas St.

Precinct No. 5 shall be the area bounded as follows: Beginning as the intersection of the Chrysler Expressway and Fourteen Mile; thence east along Fourteen Mile to Dequindre; thence south along Dequindre to Thirteen Mile; thence west along Thirteen Mile to John R Road; thence south along John R Road to Twelve Mile; thence west along Twelve Mile to the Chrysler Expressway; thence north along the Chrysler Expressway to the point of beginning. The voting place shall be at the Madison Heights Active Adult Center located at 260 West Thirteen Mile Road.

Precinct No. 6 shall be the area bounded on the north by Thirteen Mile Road; on the east by Dequindre Road; on the south by Twelve Mile Road; and on the west by John R Road. The voting place shall be at the John Page Middle School located at 29615 Tawas St.

Precinct No. 7 shall be the area bounded as follows: Beginning at the intersection of Twelve Mile Road and Campbell Road; thence north along Campbell Road to the southwest corner of parcel 25-02-101-043 also being the corporation line between the City of Madison Heights and the City of Royal Oak; thence east along the southerly boundary of parcel 25-02-101-043 to the southeast corner of parcel 25-02-101-043 also being the corporation line between the City of Madison Heights and the City of Royal Oak; thence north along the west line of the Mally's Industrial Subdivision No. 2 which is the east boundary line of parcel 25-02-101-043, parcel 25-02-101-059, and parcel 25-02-101-058 also being the corporation line between the City of Madison Heights and the City of Royal Oak to the northeast corner of parcel 25-02-101-058; thence west along the north boundary line of parcel 25-02-101-058 and parcel 25-02-101-052 which is also the corporation line between the City of Madison Heights and the City of Royal Oak to the northwest corner of parcel 25-02-101-052 also being the centerline of Campbell Road; thence north along Campbell Road to Fourteen Mile Road; thence east along Fourteen Mile Road to the Chrysler Expressway; thence south along the Chrysler Expressway to Twelve Mile Road; thence west along Twelve Mile Road to the point of beginning. The

voting place shall be at the Madison Heights Active Adult Center located at 260 W Thirteen Mile Road.

Section 2. Repealer.

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. Severability.

Should any section, subdivision, clause, or phrase of this ordinance be declared by the courts to be invalid, the validity of the ordinance as a whole, or in part, shall not be affected other than the part invalidated.

Section 4. Savings.

All proceedings pending and all rights and liabilities existing, acquired or incurred at the time this ordinance takes effect, are saved and may be consummated according to the law in force when they were commenced.

Section 5. Effective Date.

This Ordinance as ordered shall take effect ten (10) days after its adoption and upon publication.

Section 6. Inspection.

A copy of this ordinance may be inspected or purchased at the City Clerk's office between the hours of 8:00 a.m. and 4:30 p.m. on regular business days.

Motion made by Councilor Rohrbach, Seconded by Councilman Fleming.

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

Absent: Mayor Grafstein

Motion carried.

COUNCIL COMMENTS:

Councilman Mier thanked all veterans for their services.

Council Wright echoed the sentiments of his colleague to all the veterans and thanked the departing council members Mayor Pro Tem Bliss, Councilman Soltis, and Mayor Grafstein for their commitment to the city.

Assistant City Attorney Burns stated it was a privilege to work with our outgoing Council members. He wishes them the best and hopes we will still see them around.

City Manager Marsh noted that thank you proclamations will be presented to the three outgoing members at the next Regular Council meeting. She reminded the public that the meeting scheduled for November 24th is canceled and is rescheduled to Wednesday, November 19th at 6:30 p.m., which will include the swearing-in of the new council.

Deputy City Manager/City Clerk Rottmann stated that the results for the write-in candidate for Council will be available no later than November 18th. There were over 1,700 write-in votes to be tabulated. She thanked all the citizens who worked on the election for their hard work and efforts, noting the city could not be successful in administering elections without them.

Councilor Rohrbach expressed her appreciation to the Clerk and staff for their diligence during the election process. She encouraged the public to engage civically and use the public record rather than relying only on social media. Councilor Rohrbach thanked all the veterans for their services. She wished everyone a Happy Thanksgiving.

Councilman Fleming acknowledged tomorrow (November 11th) as Veterans Day, he encouraged thanking veterans and wished the United States Marine Corps a Happy 250th Birthday.

Councilman Soltis acknowledged his 12 years of service and expressed regret over the "Boomer case."

Mayor Pro Tem Bliss thanked the public for showing up, noting that sustained public engagement influences policy more than social media comments. He expressed his appreciation for his peers, staff, the Clerk's office, and all candidates. Mayor Pro Tem Bliss thanked all the veterans for defending our freedom. He concluded by encouraging peers and the public to "speak out and share those ideas" to move the city forward.

ADJOURNMENT:

Having no further business, Mayor Pro Tem Bliss adjourned the meeting at 8:25 p.m.



AGENDA ITEM SUMMARY FORM

MEETING DATE: 11/19/25

PREPARED BY: Cheryl Rottmann, City Clerk

AGENDA ITEM CONTENT: Resignations from City Boards and Commissions

AGENDA ITEM SECTION: Consent Agenda

BUDGETED AMOUNT: 0

FUNDS REQUESTED: 0

FUND:

EXECUTIVE SUMMARY:

Toya Aaron and Laurie Gerald's seats on the following boards and commissions will have to be vacated due to their election to City Council:

Arts Board - Toya Aaron and Laurie Gerald's
Elected Officials Compensation Commission - Laurie Gerald's
Library Advisory Board - Toya Aaron
Zoning Board of Appeals - Toya Aaron

RECOMMENDATION:

Staff recommends accept the resignations of Toya Aaron and Laurie Gerald's from their appointed boards and declare the seats vacant.

DATE: November 17, 2025
TO: City Council
FROM: Melissa R. Marsh, City Manager
SUBJECT: Agenda Comments Regular Council Meeting of Wednesday, November 19, 2025 (Rescheduled from 11/24/25)

THIRTY-FIFTH COUNCIL:

CONSENT AGENDA:

RESIGNATIONS FROM TOYA AARON AND LAURIE GERALDS CITY BOARDS AND COMMISSIONS

With the election of Toya Aaron and Laurie Geraldts to the City Council, it is required of both to resign their citizen member seats to the boards and commissions that they serve on.

Council is asked to accept the resignations from Toya Aaron and Laurie Geraldts from their appointed boards and declare the seats vacant.

THIRTY-SIXTH COUNCIL:

OATH OF OFFICE TO THE THIRTY-SIXTH MAYOR AND COUNCIL

The Honorable Judge Keith Hunt is scheduled to administer the oath of office to newly elected Mayor Corey Haines, Mayor Pro Tem Bill Mier, and Council members Toya Aaron and Laurie Geraldts.

PRESENTATIONS:

CERTIFICATES OF APPRECIATION FOR MAYOR GRAFSTEIN, MAYOR PRO TEM BLISS AND COUNCILMAN SOLTIS

City Council is scheduled to present Certificates of Appreciation to outgoing officials: Mayor Roslyn Grafstein, Mayor Pro Tem Mark Bliss and Councilman Dave Soltis. This acknowledges Council's gratitude for their dedication and service to the citizens of the City of Madison Heights.

GOVERNMENT FINANCE OFFICERS ASSOCIATION DISTINGUISHED BUDGET PRESENTATION AWARD FOR THE FY 2025-26 BUDGET

The city has been awarded the Distinguished Budget Award for FY 2026 by the Government Finance Officers Association (GFOA). This reflects the commitment of the governing body and staff to the highest principles of governmental budgeting, specifically noting our outstanding Strategic Goals, and Budget in Brief. No action is necessary.

CITY AUDITORS (REHMANN) - FINANCIAL AUDIT PRESENTATION

Dan Merritt, Principal from Rehmann, will be making a presentation regarding the annual financial statements for the Fiscal Year Ending June 30, 2025.

CONSENT AGENDA:

COUNCIL REPRESENTATIVE AND COUNCIL ALTERNATE BOARD AND COMMISSION APPOINTMENTS

After each regular City Election, Council appoints its members to serve on the City's board and commissions as Council Representative and Council Alternate. Excluding the Planning Commission, the attach list provides the proposed Council representation on these boards.

If Council concurs, staff recommends a motion to approve the Council Board and Commission appointments with a term expiration of November 8, 2027, as presented.

REPORTS:

COUNCIL APPOINTMENTS TO BOARDS AND COMMISSIONS

City Council has requested that appointments to Boards and Commissions be made as needed rather than on a semi-annually. Currently, the Crime Commission requires appointments due to difficulty achieving quorum. Since Council is considering appointments to the Crime Commission, also included are applicants to other boards/commissions with existing vacancies.

Should Council concur with staff's recommendations, a motion to adopt the board and commission appointments as presented would be in order.

BID AWARDS/PURCHASES:

BALLFIELD LIGHT RENOVATION PROJECT

The FY 2025-26 Budget includes accumulated funding for the replacement of the athletic field lighting systems at Huffman, Rosie's, and Silverleaf Park. A Request for Proposals (RFP) was issued on September 12, with 5 proposals received by the October 10 deadline. A detailed analysis of the proposals was conducted, resulting in the lowest qualified proposal coming from Qualite Sports Lighting of Hillsdale, Michigan. This project funded in-part with a \$525,000 Federal Community Project Funding Grant.

Staff recommends that Council award the Ballfield Light Renovation Project to Qualite Sports Lighting, of Hillsdale, Michigan, in the amount of \$936,535 and authorize the City Manager to approve change orders under the purchasing threshold of \$15,000 in lieu of a contingency for unforeseen conditions.

COUNCIL BOARD AND COMMISSION APPOINTMENTS:

COUNCIL REPRESENTATIVE APPOINTMENT TO PLANNING COMMISSION

Following the regular City Election, Council is asked to confirm the mayor's appointment of one Council member to serve as Council Representative on the Planning Commission.

If Council concurs, staff recommends a motion to confirm the mayor's appointment to the Planning Commission for a two-year term expiring November 8, 2027.



AGENDA ITEM SUMMARY FORM

MEETING DATE: 11/19/25

PREPARED BY: City Manager Melissa Marsh

AGENDA ITEM CONTENT: Certificates of Appreciation for Mayor Grafstein, Mayor Pro Tem Bliss and Councilman Soltis

AGENDA ITEM SECTION: Presentations

BUDGETED AMOUNT:

FUNDS REQUESTED:

FUND:

EXECUTIVE SUMMARY:

Council is scheduled to present Certificates of Appreciation to Mayor Grafstein, Mayor Pro Tem Bliss and Councilman Soltis

RECOMMENDATION:

WHEREAS, Roslyn Grafstein was elected to the Madison Heights City Council in 2017 and has since served with distinction as Councilor, Mayor Pro Tem, and, beginning in 2020, Mayor of the City of Madison Heights; and

WHEREAS, as a Chartered Financial Analyst with a degree in Economics and a resident since 2004, Mayor Grafstein has combined professional expertise with deep community commitment; and

WHEREAS, she revived the Environmental Citizens Committee, serving as its Council Representative until her appointment as Mayor, and under her leadership the city expanded environmental programs, advanced sustainability projects such as rain gardens and pollinator-friendly gardens, and strengthened the community's tree canopy; and

WHEREAS, as Mayor, she guided the City through challenges and growth, helping modernize zoning, strengthen infrastructure, support local business, and promote quality-of-life initiatives; and

WHEREAS, she has also served as liaison to numerous city boards and commissions, including Friends of Madison Heights Youth, the Crime Commission, Youth Assistance, the Community Coalition, and the School City Liaison Committee, while representing Madison Heights in regional leadership roles with SEMCOG and the Michigan Municipal League.

NOW, THEREFORE, I, Corey Haines, Mayor of the City of Madison Heights, do hereby express our gratitude and deep appreciation for Roslyn Grafstein's dedicated leadership, tireless service, and lasting contributions to our community, especially:

- Reviving and leading the Environmental Citizens Committee to foster sustainability and community engagement;
- Strengthening Madison Heights' economic vitality, public safety, and quality of life.
- Introducing a hotel ordinance to combat human trafficking and improve public safety;
- Leading early pandemic response efforts by securing emergency vehicle decontamination services and organizing free vaccine clinics at no cost to the City or residents;
- Creating the annual Citywide Garage Sale promoting sustainability and community spirit;
- Promoting inclusive and efficient governance by introducing a gender-neutral title and a consent agenda process;

BE IT FURTHER RESOLVED, that the City of Madison Heights honors Roslyn Grafstein's legacy, extends best wishes for her future endeavors, and reaffirms its commitment to the values of environmental stewardship, inclusion, accountability, and service she has championed.

Corey K. Haines
Mayor

William J. Mier
Mayor Pro Tem

Toya D. Aaron
Councilwoman

Sean D. Fleming
Councilman

Laurie B. Gerald
Councilor

Emily J. Rohrbach
Councilor

Quinn J. Wright
Councilor

WHEREAS, Mark Bliss has served with distinction on the Madison Heights City Council since his election in November 2013, including serving a city record of more than 8 years as Mayor Pro Tem; serving under 3 different Mayors from 2015 to 2025; and standing as a key member of Council throughout major crises, including the "Great Flood" of 2014 that severely impacted homes and City facilities, the global COVID-19 pandemic, and the complex remediation of the "Green Ooze" contamination; and

WHEREAS, as a lifelong resident, third-generation homeowner, and Lamphere High School graduate, Mark Bliss has shown unwavering dedication to the city's welfare, growth, and vitality; and

WHEREAS, recognizing the importance of technology in government, he founded the Information Technology Advisory Committee (ITAC) in 2014, helping to modernize city systems, enhance cybersecurity, expand digital engagement, live-stream meetings, implement police body cameras, and guide major tech investments; and

WHEREAS, understanding the unifying power of the arts, he established the Arts Board in 2017, leading to public murals, art events, and securing grants for cultural projects such as the Civic Center Park bandshell, and facilitating highly-regarded "Inside|Out" exhibitions with the Detroit Institute of Arts; and

WHEREAS, he co-chaired the popular "Trail Tunes" series for six years, an innovative community event created during the COVID-19 pandemic to safely bring residents together through music and art, which was later recognized by the Michigan Municipal League (MML) for its community impact; and

WHEREAS, he chaired the Historical Commission's Naming Subcommittee, crafting the formal policy now used to honor past officials by naming city rooms, parks, or amenities after them, ensuring that visible signage details their major community impacts to inspire future generations of civic leaders; and

WHEREAS, through his service of 10 years as the City Council Representative on the Planning Commission, he helped lead the charge on enticing strategic redevelopment, successfully navigating the city through its first comprehensive Master Plan update in decades, and helping to craft new, common-sense zoning and ordinance language that has successfully attracted numerous new businesses; and

WHEREAS, through his advocacy, the city has become more strategic in securing grants and improving parks, infrastructure, library facilities, lighting, and public amenities—supported by the proactive "Special Projects Fund" he developed in collaboration with city staff; and

NOW, THEREFORE, I, Corey Haines, Mayor of the City of Madison Heights, do hereby express our profound appreciation to Mark Bliss for his outstanding leadership and contributions to our community.

BE IT FURTHER RESOLVED, that the City of Madison Heights honors Mark Bliss's enduring legacy and extends heartfelt best wishes to him and his family as the city continues to build on the foundation he helped establish over the past 12 years.

Corey K. Haines
Mayor

William J. Mier
Mayor Pro Tem

Toya D. Aaron
Councilwoman

Sean D. Fleming
Councilman

Laurie B. Gerald
Councilor

Emily J. Rohrbach
Councilor

Quinn J. Wright
Councilor

WHEREAS, David Soltis has served with distinction on the Madison Heights City Council since being first elected in November 2013, including serving a term as Mayor Pro Tem from 2020 to 2021; and

WHEREAS, Councilman David Soltis has served the residents of Madison Heights with dedication and compassion, advocating for seniors, public safety, and the well-being of our community; and

WHEREAS, David Soltis initiated the annual senior bus trip to Lansing in 2014 for “Older Michiganian’s Day,” giving residents the opportunity to visit the State Capitol, meet legislators, and advocate for policies affecting their lives—a tradition he proudly reinstated after the pandemic; and

WHEREAS, Councilmember Soltis has been a steadfast advocate for public safety, playing a pivotal role in the reinstatement of the Police Special Investigations Unit to enhance crime prevention efforts, and has been a vocal proponent in the fight against child abuse, championing the implementation of nationally recognized “No Hit” zones in public spaces; and

WHEREAS, Councilman Soltis has also championed programs that support seniors, including Meals on Wheels, home assistance, and the continued growth of the Active Adult Center, ensuring older adults are respected, engaged, and supported in their independence.

NOW, THEREFORE, I, Corey Haines, Mayor of the City of Madison Heights, on behalf of the City Council and all residents, do hereby recognize and extend our deepest gratitude to David Soltis for his contributions to the community:

- For organizing the annual Lansing senior bus trip and promoting civic engagement for older residents;
- Partnered with city staff and the late Councilman Corbett to develop a hotel ordinance focused on preventing human trafficking and strengthening public safety and for unwavering support for public safety and role in reinstating the Special Investigations Unit;
- For his advocacy to the prevention of child abuse, the protection of vulnerable children, and the promotion of safe, supportive community environments;

BE IT FURTHER RESOLVED, that the City honors Councilmember David Soltis for his compassionate service, steadfast advocacy, and meaningful impact, and we wish him continued success in all future endeavors.

Corey K. Haines
Mayor

William J. Mier
Mayor Pro Tem

Toya D. Aaron
Councilwoman

Sean D. Fleming
Councilman

Laurie B. Gerald
Councilor

Emily J. Rohrbach
Councilor

Quinn J. Wright
Councilor



AGENDA ITEM SUMMARY FORM

MEETING DATE: 11-24-2025

PREPARED BY: Melissa Marsh, City Manager

AGENDA ITEM CONTENT: Government Finance Officers Association Distinguished Budget Award FY 2026

AGENDA ITEM SECTION: Presentations

BUDGETED AMOUNT: \$0

FUNDS REQUESTED: \$0

FUND:

EXECUTIVE SUMMARY:

The Government Finance Officers Association (GFOA) Awarded the City of Madison Heights the Distinguished Budget Award for FY 2026. Of special note was the outstanding Strategic Goals, and Budget in Brief.

RECOMMENDATION:

No action is necessary a press release has been sent to local media outlets.



**The Government Finance Officers Association
of the United States and Canada**

presents this

CERTIFICATE OF RECOGNITION FOR BUDGET PREPARATION

to

Finance Department
City of Madison Heights, Michigan



The Certificate of Recognition for Budget Preparation is presented by the Government Finance Officers Association to those individuals who have been instrumental in their government unit achieving a Distinguished Budget Presentation Award. The Distinguished Budget Presentation Award, which is the highest award in governmental budgeting, is presented to those government units whose budgets are judged to adhere to program standards.

Executive Director

Christopher P. Morill

Date: **9/9/2025**



GOVERNMENT FINANCE OFFICERS ASSOCIATION

*Distinguished
Budget Presentation
Award*

PRESENTED TO

**City of Madison Heights
Michigan**

For the Fiscal Year Beginning

July 01, 2025

Christopher P. Morrell

Executive Director



GOVERNMENT FINANCE OFFICERS ASSOCIATION
NEWS RELEASE

FOR IMMEDIATE RELEASE

9/9/2025

For more information, contact:
Technical Services Center
Phone: (312) 977-9700
Email: budgetaward@gfoa.org

(Chicago, Illinois)—Government Finance Officers Association is pleased to announce that **City of Madison Heights, Michigan** received GFOA's Distinguished Budget Presentation Award for its budget.

The award represents a significant achievement by the entity. It reflects the commitment of the governing body and staff to meeting the highest principles of governmental budgeting. In order to receive the budget award, the entity had to satisfy nationally recognized guidelines for effective budget presentation. These guidelines are designed to assess how well an entity's budget serves as:

- a policy document
- a financial plan
- an operations guide
- a communications device

Budget documents must be rated "proficient" in all four categories, and in the fourteen mandatory criteria within those categories, to receive the award.

There are over 1,900 participants in the Budget Awards Program. The most recent Budget Award recipients, along with their corresponding budget documents, are posted quarterly on GFOA's website. Award recipients have pioneered efforts to improve the quality of budgeting and provide an excellent example for other governments throughout North America.

Government Finance Officers Association (GFOA) advances excellence in government finance by providing best practices, professional development, resources, and practical research for more than 25,000 members and the communities they serve.



AGENDA ITEM SUMMARY FORM

MEETING DATE: 11/19/25

PREPARED BY: Linda A. Kunath

AGENDA ITEM CONTENT: City Auditors (Rehmann) - Financial Audit Presentation

AGENDA ITEM SECTION: Presentations

BUDGETED AMOUNT: 0

FUNDS REQUESTED: 0

FUND:

EXECUTIVE SUMMARY:

Dan Merritt, Principal from Rehmann, will be making a presentation regarding the annual financial statements for the Fiscal Year Ending June 30, 2025.

RECOMMENDATION:

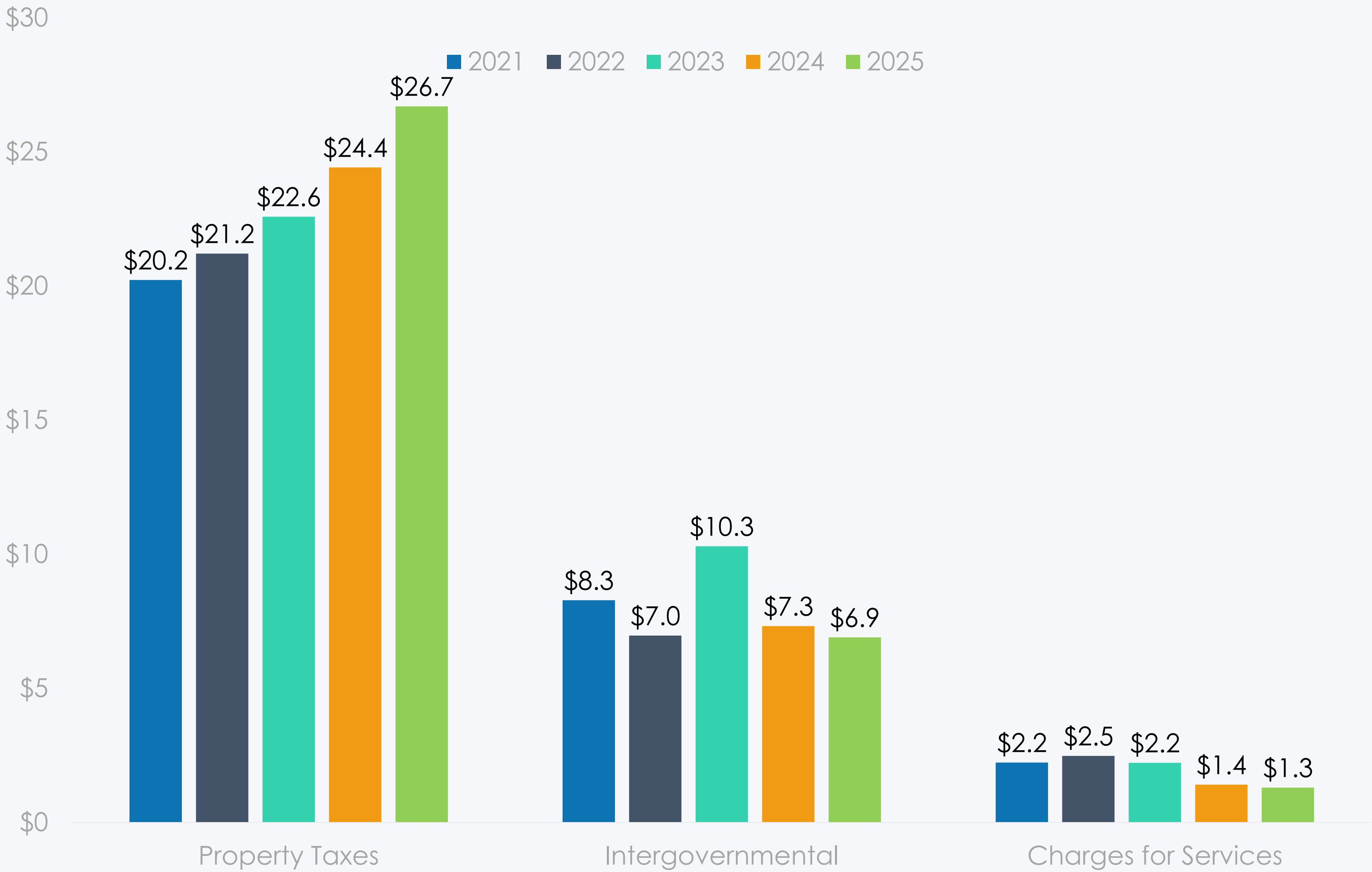
After City Council has an opportunity to review the presentation and have questions addressed, staff and I recommend that the annual report be received and filed.

CITY OF MADISON HEIGHTS

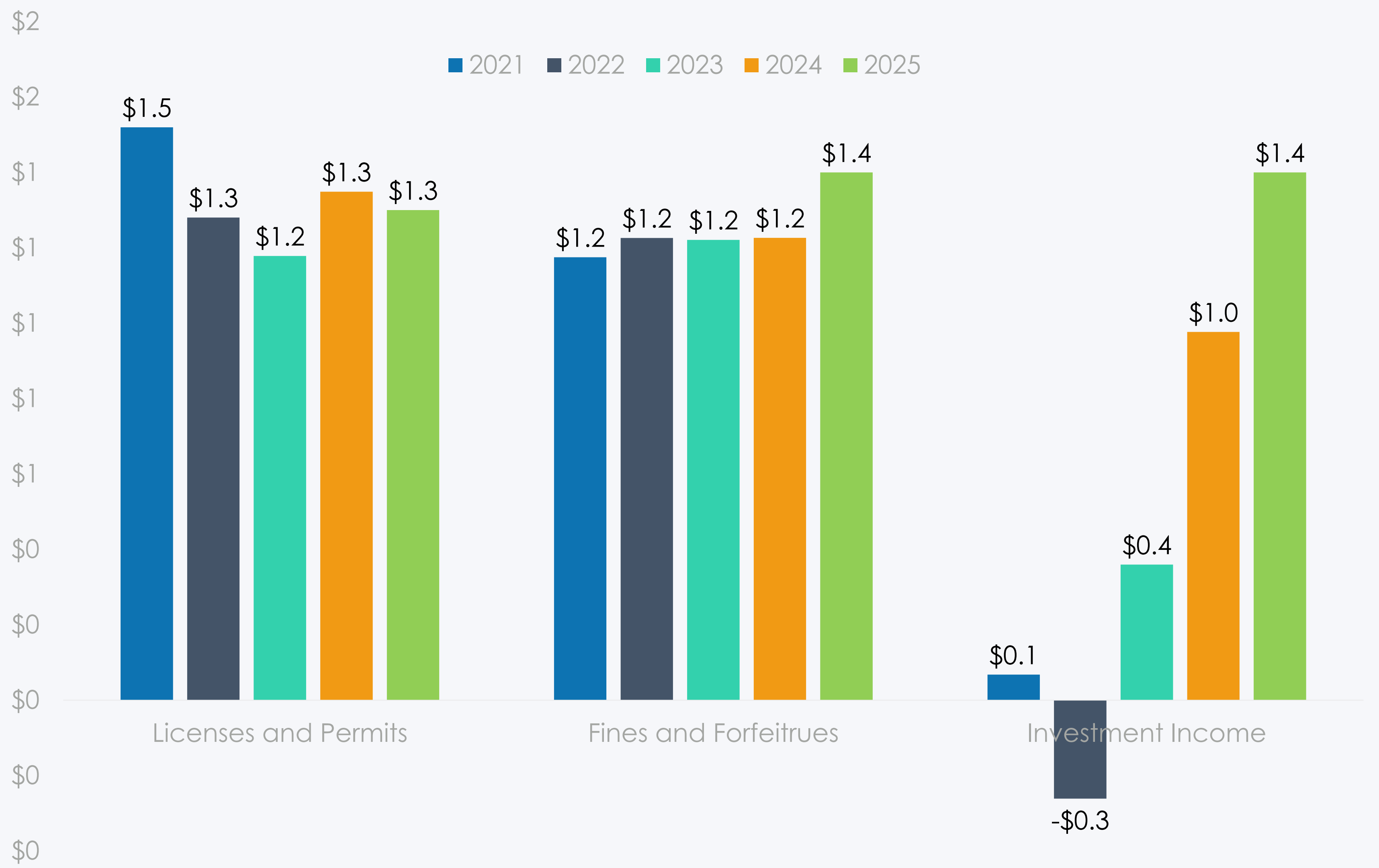
June 30, 2025



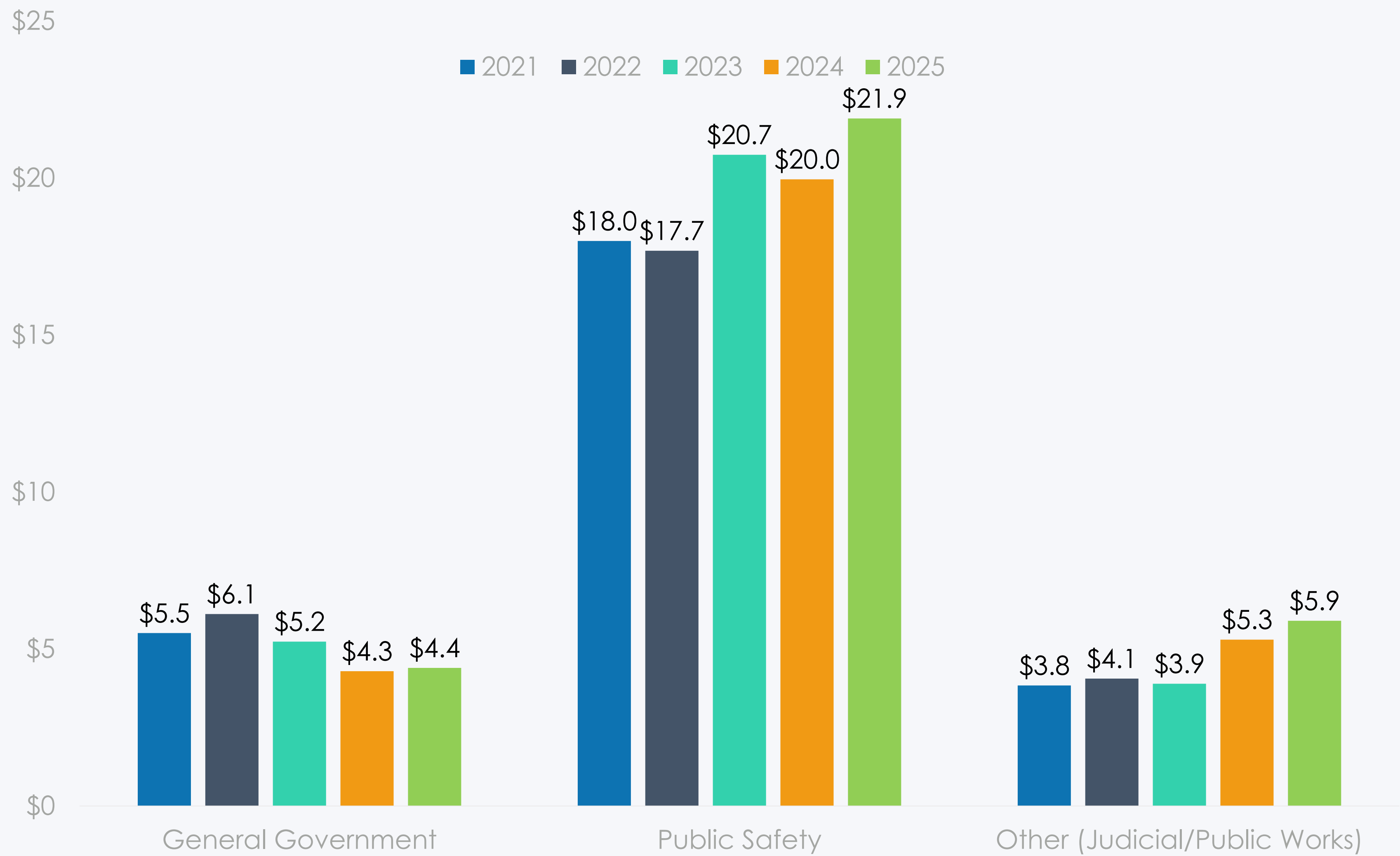
General Fund Revenue (in millions)



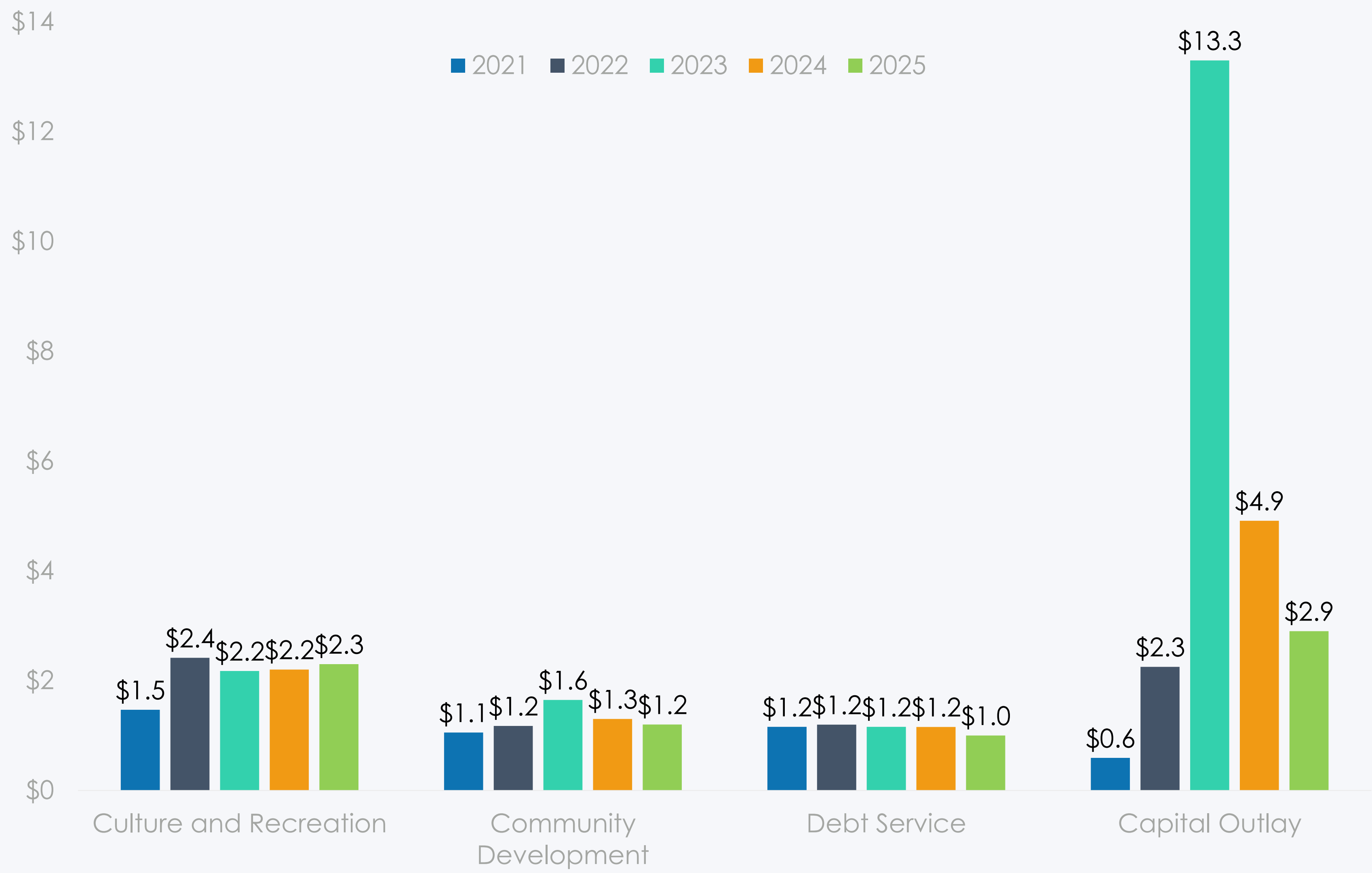
General Fund Revenue (in millions)



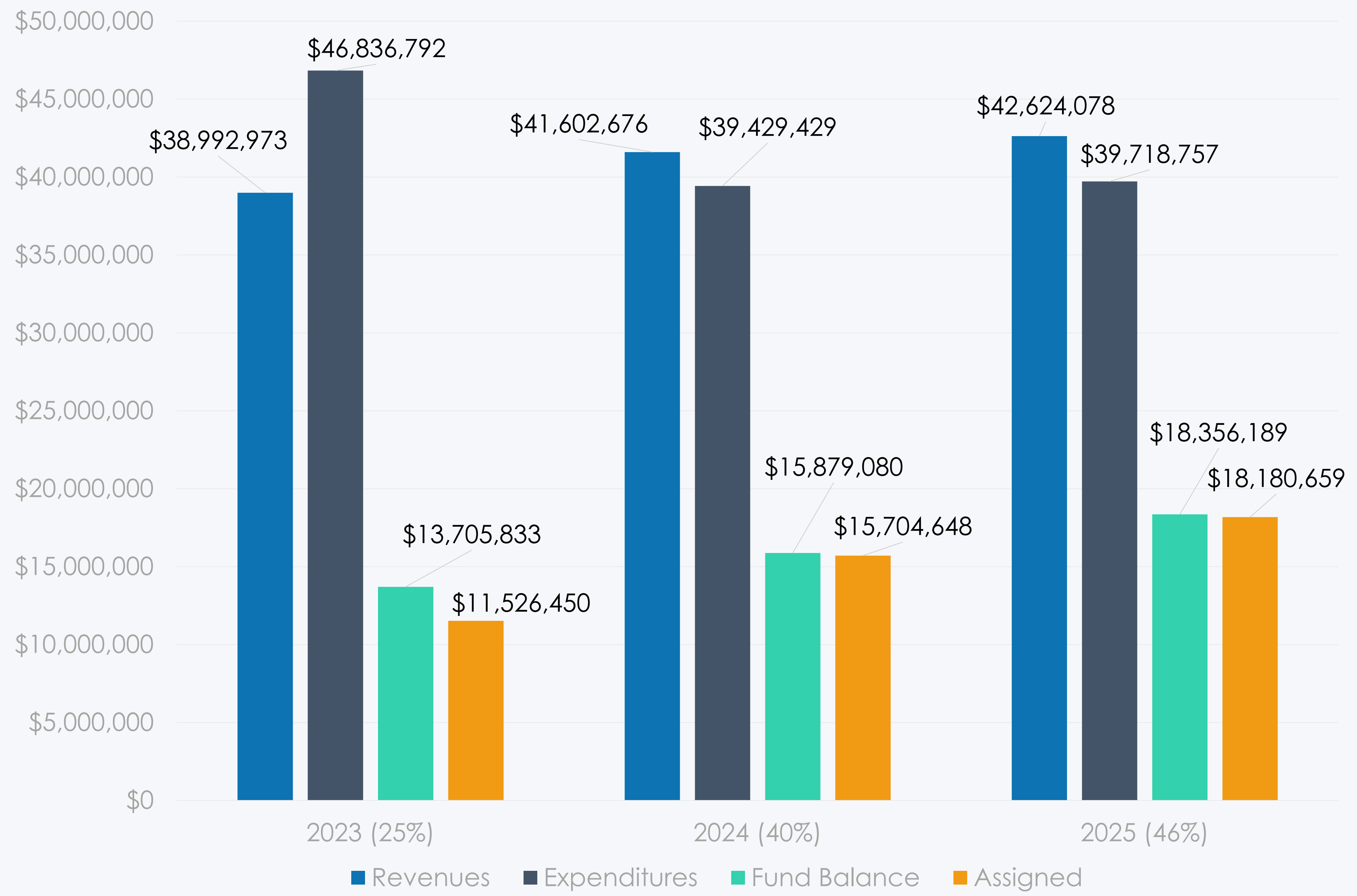
General Fund Expenditures (in millions), continued



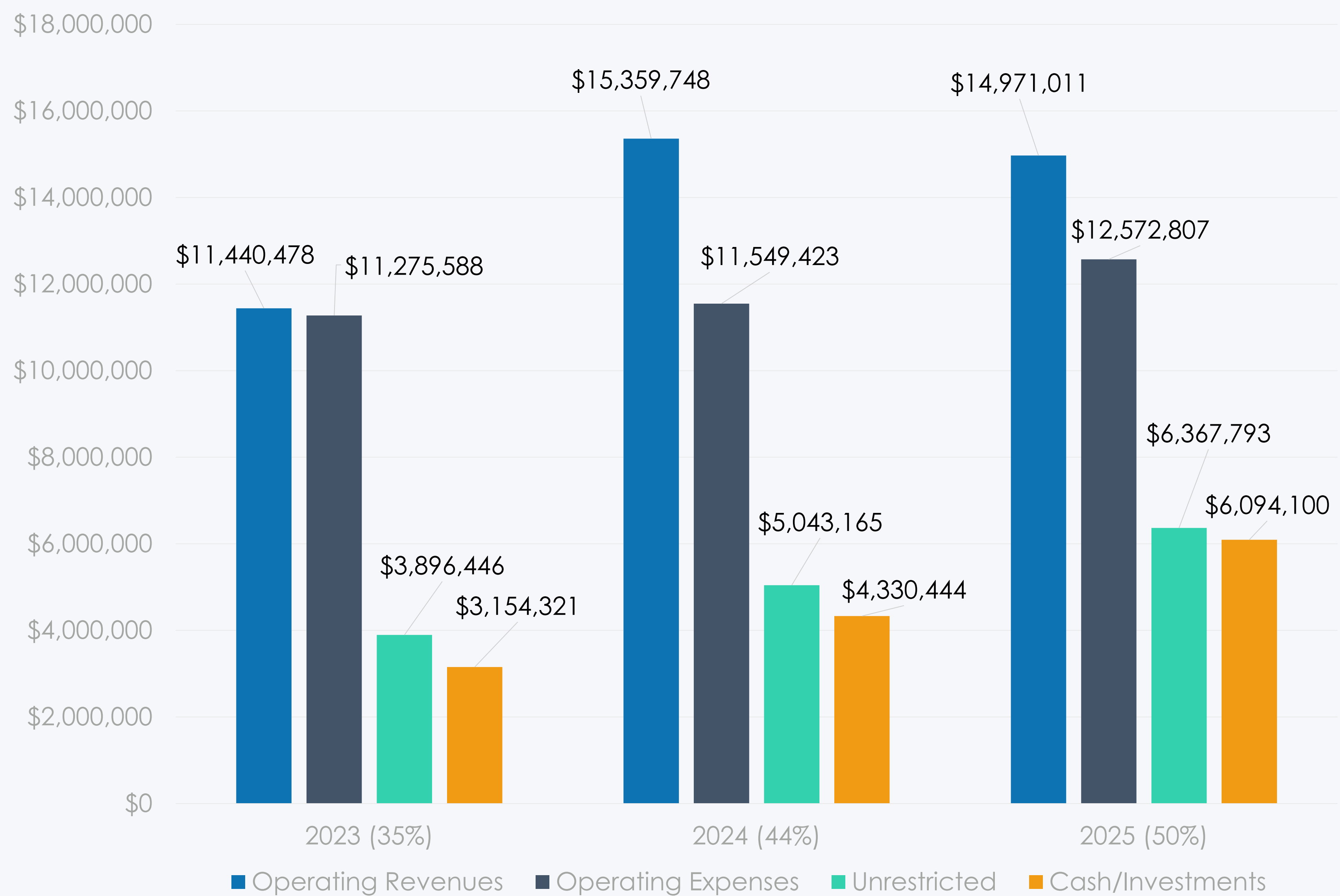
General Fund Expenditures (in millions), continued

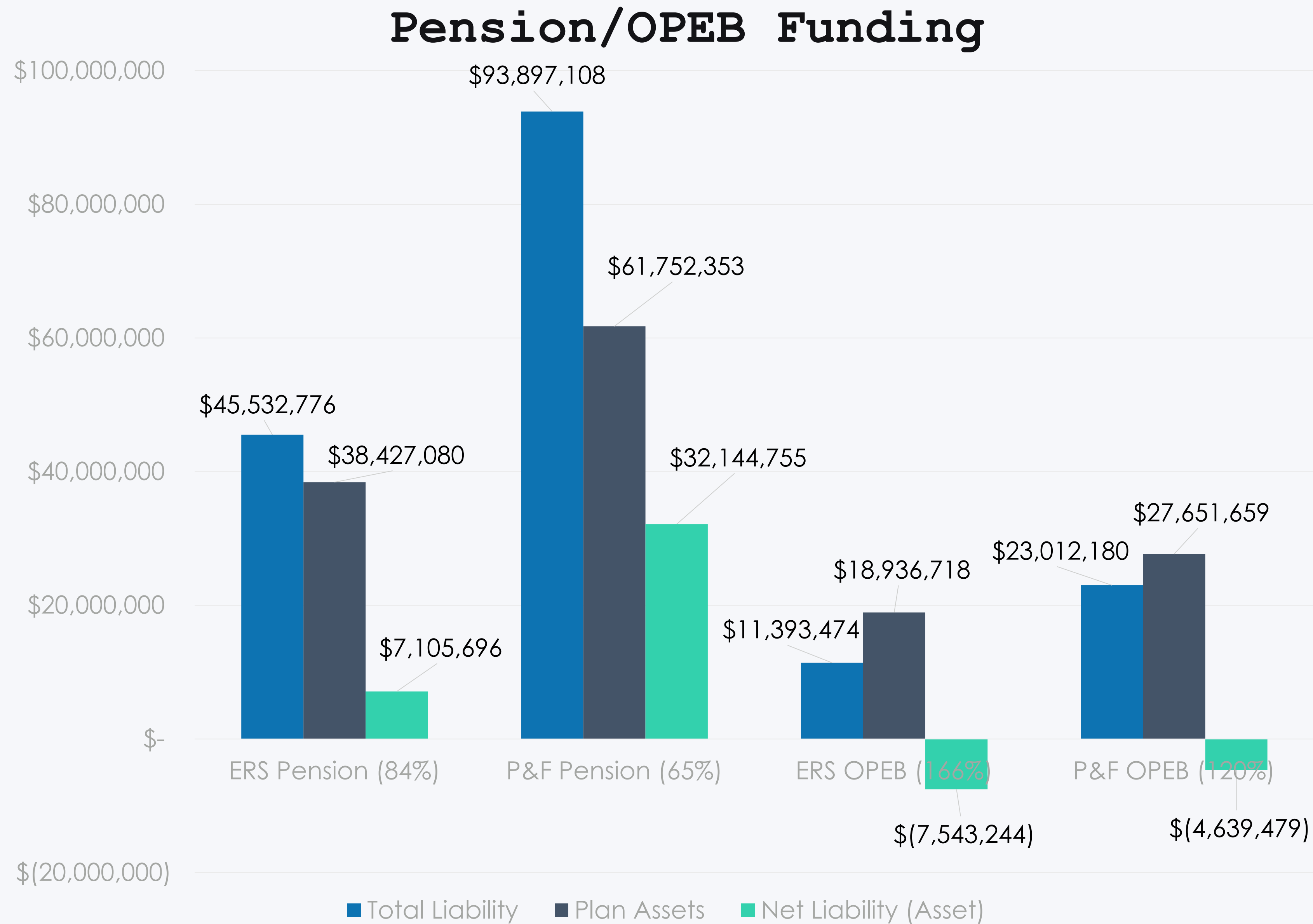


General Fund



Water and Sewer







QUESTIONS



AGENDA ITEM SUMMARY FORM

MEETING DATE: 11/19/25

PREPARED BY: Cheryl Rottmann

AGENDA ITEM CONTENT: Council Board and Commission Appointments

AGENDA ITEM SECTION: Consent Agenda

BUDGETED AMOUNT:

FUNDS REQUESTED:

FUND:

EXECUTIVE SUMMARY:

After each regular City Election, Council appoints its members to serve on the City's board and commissions as Council Representative and Council Alternate. Excluding the Planning Commission, the attach list provides the proposed Council representation on these boards.

RECOMMENDATION:

If Council concurs, staff recommends a motion to approve the Council Board and Commission appointments with a term expiration of November 8, 2027, as presented.

Council Appointment to Boards:

Active Adult Advisory Board	Quinn Wright	Council Representative	Expiration: 11/10/2027
Active Adult Advisory Board	Emilie Rohrbach	Councilmember Representative Alternate	11/10/2027
Arts Board	Toya Aaron	Council Representative	11/10/2027
Arts Board	Laurie Gerald	Council Representative Alternate	11/10/2027
City-School Liaison Committee	Bill Mier	Council Representative	11/10/2027
City-School Liaison Committee	Quinn Wright	Council Representative Alternate	11/10/2027
Crime Commission	Quinn Wright	Council Representative Alternate	11/10/2027
Crime Commission	Corey Haines	Councilmember Representative	11/10/2027
Election Commission	Laurie Gerald	Councilmember	11/10/2027
Environmental Citizens Committee	Emilie Rohrbach	Councilmember Representative	11/10/2027
Environmental Citizens Committee	Laurie Gerald	Council Representative Alternate	11/10/2027
Friends of Madison Heights Youth	Quinn Wright	Council Representative Alt	11/10/2027
Friends of Madison Heights Youth	Toya Aaron	Councilmember	11/10/2027
Historical Commission	Bill Mier	Council Representative	11/10/2027
Historical Commission	Sean Fleming	Council Representative Alternate	11/10/2027
Human Relations & Equity Commission	Emilie Rohrbach	Councilmember Representative Alternate	11/10/2027
Human Relations & Equity Commission	Quinn Wright	Council Representative	11/10/2027
Informational Technology Advisory Committee	Bill Mier	Councilmember Representative	11/10/2027
Informational Technology Advisory Committee	Sean Fleming	Council Representative Alternate	11/10/2027
Library Advisory Board	Toya Aaron	Councilmember Representative	11/10/2027
Library Advisory Board	Bill Mier	Council Representative Alternate	11/10/2027
Madison Heights Community Coalition	Bill Mier	Council Representative	11/10/2027
Parks & Recreation Advisory Board	Emilie Rohrbach	Councilmember Representative	11/10/2027
Parks & Recreation Advisory Board	Laurie Gerald	Council Representative Alternate	11/10/2027
SEMCOG (Southeast Michigan Council of Governments)	Quinn Wright	Council Representative	11/10/2027
Youth Assistance	Bill Mier	Councilmember	11/10/2027
Zoning Board of Appeals	Toya Aaron	Councilmember Representative	11/10/2027



AGENDA ITEM SUMMARY FORM

MEETING DATE: 11/14/25

PREPARED BY: Cheryl Rottman - Deputy City Manager/City Clerk

AGENDA ITEM CONTENT: Council Appointments to Boards and Commissions

AGENDA ITEM SECTION: Reports

BUDGETED AMOUNT:

FUNDS REQUESTED:

FUND:

EXECUTIVE SUMMARY:

City Council has requested that appointments to Boards and Commissions be made as needed rather than on a semi-annual basis. The Crime Commission is in need of appointments due to difficulty achieving quorum. Since Council is considering appointments to the Crime Commission, I have also included applicants to other boards/commissions that currently have vacancies. Attached is the list of applicants and their applications along with the type and expiration date of the term.

RECOMMENDATION:

Should Council concur, a motion to adopt the board and commission appointments as presented would be in order.

Board and Commission Vacancies

BOARD	TERM TYPE	MAYOR'S APPT?	TERM LENGTH	TERM EXPIRATION	APPLICANTS FIRST NAME	LAST NAME	APP DATE
ARTS BOARD	R		3	8/31/2027	KIMBERLY	OPRINS	(ALT WILLING)
	R		3	8/31/2026	MARK	BLISS	11/12/2025
	A		3	8/31/2027	MARY	HARP	8/15/2025
	A		3	8/31/2026	SUSANNA	KING	11/13/2025
CRIME COMMISSION	R	Y	3	8/31/2027	ASHLEY	STRUNK	9/9/2024
	R	Y	3	8/31/2026	MARY	HARP	11/13/2025
	A	Y	3	8/31/2027	ANGELA	SHUKWIT	11/16/2025
ELECTED OFFICIALS COMPENSATION COMMISSION	R		7	8/31/2029	MARK	BLISS	11/12/2025
	R		7	8/31/2028			
ENVIRONMENTAL CITIZENS COMMITTEE	A		3	2/28/2027	ERIKA	WILKINS	9/2/2025
HISTORICAL COMMISSION	R		3	2/28/2027	MARK	BLISS	11/12/2025
	A		3	2/28/2028			
PARKS & RECREATION ADVISORY BOARD	A		2	2/28/2026	NICHOLAS	JOZEFCZYK	8/25/2025



AGENDA ITEM SUMMARY FORM

MEETING DATE: 11/19

PREPARED BY: Sean P. Ballantine, Director of Public Services

AGENDA ITEM CONTENT: Director of Public Services - Bid Award - Ballfield Light Renovation Project

AGENDA ITEM SECTION: Bid Awards/Purchases

BUDGETED AMOUNT: \$1,025,000

FUNDS REQUESTED: \$936,535

FUND: 101-752-987-0000

EXECUTIVE SUMMARY:

The FY 2025-26 Budget includes accumulated funding for the replacement of the athletic field lighting systems at Huffman, Rosie's, and Silverleaf Park. A Request for Proposals (RFP) was issued on September 12, with 5 proposals received by the October 10 deadline. A detailed analysis of the proposals was conducted, resulting in the lowest qualified proposal coming from Qualite Sports Lighting of Hillsdale, Michigan.

RECOMMENDATION:

Staff recommends that Council award the Ballfield Light Renovation Project to Qualite Sports Lighting, of Hillsdale, Michigan, in the total amount of \$936,535. Funding is budgeted and available.

DATE: November 14, 2025

TO: Melissa R. Marsh, City Manager

FROM: Sean P. Ballantine, Director of Public Services

SUBJECT: Bid Award – Ballfield Light Renovation Project

The FY 2025-26 Budget includes accumulated funding for the replacement of the athletic field lighting systems at Huffman, Rosie's, and Silverleaf Park. This funding has been made available through a phased approach over multiple budget years, and a Department of Housing and Urban Development (HUD) Community Project Funding grant through the office of Representative Haley Stevens.

A Request for Proposals (RFP) was issued on September 12, with 39 vendors downloading the proposal sheets. 9 vendors attended the mandatory pre-bid site visits, which took place on September 19, and 5 proposals were received by the October 10 deadline. The proposal calls for a turnkey solution, with the removal and complete replacement of the existing lighting systems, which are in poor condition, with poles at the end of their life (several have required emergency removal), and obsolete, inefficient, and failing lights and hardware.

A detailed analysis of the proposals was conducted, factoring overall cost, product and warranty provided, identified deducts, and clearly identified compliance with the requirements of the grant, including adherence to the Build America, Buy America (BABA) act. The lowest extended priced proposal (considering comparable warranty and scope of work) was found lacking in several of these key areas, resulting in the lowest *qualified* proposal coming from Qualite Sports Lighting of Hillsdale, Michigan.

The proposal from Qualite meets the BABA requirements, with the lighting systems actually manufactured not only in the USA, but right here in Michigan. Additionally, of the five proposals, the base bid offers the longest warranty, a higher footcandle lighting specification for the Rosie's hardball field, and a significantly more comprehensive proposal packet in general. References were overwhelmingly positive, with all respondents indicating that they would happily work with Qualite again, and highlighting their quality of workmanship and support of the finished product, ease of communication and project management, and their after-the-fact support of the lighting systems.

City of Madison Heights
Department of Public Services
801 Ajax Drive
Madison Heights, Michigan 48071

MEMORANDUM

Item 10.

Staff therefore recommends that Council award the Ballfield Light Renovation Project to Qualite Sports Lighting, of Hillsdale, Michigan, in the total amount of \$936,535. Funding is budgeted and available.

City of Madison Heights
Department of Public Services
801 Ajax Drive
Madison Heights, Michigan 48071

p: (248) 589-2294 | f: (248) 589-2679 | e: DPS@Madison-Heights.org

	MHM Construction	Qualite Sports Lighting	Innovated Energy Control	Techline Sports Lighting	Electro-Matic Visual
Contractor Address	74016 Tietz St, Armada 48005	215 W Mechanic St, Hillsdale 49242	1900 Twin Hills Dr, Howell 48843	15303 Storm Drive, Austin TX 78734	23660 Industrial Park Dr, Farmington Hills 48335
Contractor Name	Janine Rinna	Renny Coe	Todd Underhill	Mike Helton	Christopher Ford
Contractor Phone	248-521-3956	800-933-9741	810-429-2010	512-748-5830	248-962-8896
Warranty Period - Materials	10	25	10	10	5 years
Warranty Period - Labor	10	25	10	10	5 years
Huffman Park - Base Bid	\$247,000.00	\$274, 411	\$249,870	\$278,770	\$333,700
Alternate Warranty	25 years add \$10,450	N/A	25 years add \$20,000	N/A	25 years add \$11,875.00
Alternate	Use existing wiring deduct \$20,000	N/A	N/A	N/A	Jademar Lighting deduct \$270,815.20
Alternate Warranty Total	\$254,450.00	N/A	\$269,870.00	N/A	\$345,575.08
Alternate Total	\$227,000.00	N/A	N/A	N/A	\$270,815.20
Rosie's Park - Base Bid	\$452,300.00	\$491,947	\$498,585.00	\$553,420 - 50/30 FC	\$649,904
Alternate Warranty	25 years add \$18,700	N/A	25 years add \$28,750	N/A	25 years add \$21,250.00
Alternate	Use existing wiring deduct \$30,000	N/A	N/A	\$514,940 - 30/20 FC	Jademar Lighting deduct \$528,726.66
Alternate Warranty Total	\$471,000.00	N/A	\$527,335.00	N/A	\$671,154.16
Alternate Total	\$422,300.00	N/A	N/A	N/A	\$528,726.66
Silverleaf Park - Base Bid	\$175,000.00	\$170,177	\$173,525.00	\$259,690 - 6 pole	\$223,471
Alternate Warranty	25 years add \$7,700	N/A	25 years add \$12,750	N/A	25 years add \$8,750.00
Alternate	Use existing wiring deduct \$9,000	N/A	N/A	\$189,490 - 4 pole	Jademar Lighting deduct \$181,660.00
Alternate Warranty Total	\$182,000.00	N/A	\$186,275.00	N/A	\$232,221.25
Alternate Total	\$166,000.00	N/A	N/A	N/A	\$181,660.00
Total Base Bid for All Parks:	\$874,300.00	\$936,535	\$921,980	\$1,091,880	\$1,207,075
Total w/Alternate Warranty for All Parks:	\$907,450.00	N/A	\$983,480.00	N/A	\$1,248,950.49
Total Alternate Price for All Parks:	\$815,300.00	N/A	N/A	\$983,200.00	\$981,201.86



Oct. 7, 2025

**Ballfield Light
Renovation Project**
Madison Heights, Michigan

Presented to Qualite Customer:

City of Madison Heights



Presented By:

Renny Coe

Northeast Sales Manager

Qualite Sports Lighting, LLC

517.914.6225 | rcoe@qualite.com

www.qualite.com | info@qualite.com | 800.933.9741



Oct. 7, 2025

To Whom It May Concern:

We respectfully submit the enclosed documentation for your review and consideration regarding the Ballfield Light Renovation Project, Madison Heights, MI, project. This package includes product designs, specifications, warranty information, lighting controls, and all other items requested within the project's scope.

Qualite Sports Lighting, LLC is proud to offer our GameChanger™ LED Gen 4 Lighting System as a comprehensive solution for this project.

With 40 years in the sports lighting industry, Qualite, headquartered in Hillsdale, Michigan, is an established original equipment manufacturer specializing in the design, construction, and installation of high-performance outdoor lighting systems. We have successfully completed thousands of lighting projects across the United States, Canada, and various international markets. As a privately-held company, we are committed to the quality, innovation, and long-term performance of our products.

The GameChanger™ Lighting System, proposed for the Ballfield Light Renovation Project, Madison Heights, MI, project, is fully compliant with the Buy American Act. Our Gen IV fixtures feature advanced TIR (Total Internal Reflection) lensing, ensuring optimal light control, precision placement, and minimal spill — delivering superior performance both on and off the field.

Our system includes a fully-integrated remote equipment enclosure that houses all major components — drivers, fusing, power supplies, power scrubber, lightning and surge protection and control systems. The RAB Lighting controls are rigorously tested both in the field and at our engineering facility, providing reliable scheduling, remote monitoring, and operational control.

Additionally, every GameChanger™ fixture is backed by an industry-leading 25-year "bumper-to-bumper" warranty, offering full coverage for all parts and labor at no additional cost to the end user.

We are confident in our ability to meet and exceed the project specifications and would welcome the opportunity to support the Ballfield Light Renovation Project, Madison Heights, MI, project with our trusted lighting solutions.

Please feel free to reach out with any questions or requests for further information.

Thank you for your consideration. We look forward to the opportunity to collaborate with you.

A handwritten signature in black ink that reads "Renny Coe". The signature is fluid and cursive, with the first letters of "Renny" and "Coe" being capitalized and prominent.

Renny Coe
Northeast Sales Manager
Qualite Sports Lighting, LLC.
517.914.6225 | rcoe@qualite.com

V. PRICING PAGE:

City of Madison Heights RFP #MH 1083:

Pricing and Warranty Page – Pricing is to be all-inclusive, and shall include all materials, installation and necessary labor.

Warranty Period – Materials 25 years Warranty Period – Labor 25 years

ALL WORK IS TO BE COMPLETED NO LATER THAN 90 DAYS AFTER COMMENCEMENT OF PROJECT (WEATHER PERMITTING)

PRICING OPTIONS (Please use this space to clearly define your proposal and pricing, Use additional sheets if necessary):

1. **Base Bid: Huffman Park:** \$274,411
2. **Base Bid: Rosie's Park:** \$491,947
3. **Base Bid: Silverleaf Park:** \$170,177

ADDITIONAL INFORMATION:

1. In addition to your detailed proposal, please provide any available brochures, spec sheets, or other information related to the proposed products.

COMPANY INFORMATION:Company Name Qualite Sports LlightingPrinted Name/Title of Person Signing Renny CoeBid Signature Renny CoeAddress 215 W Mechanic St Hillsdale Mi, 49242Phone: 800-933-9741 Fax: 517-879-5350Email Address: info@qualite.com Date: 10/7/2025

****SUBMIT ORIGINAL PROPOSAL ALONG WITH THREE COPIES IN A SEALED ENVELOPE MARKED ACCORDING TO SUBMITTAL GUIDELINES ALONG WITH QUALIFICATIONS QUESTIONNAIRE AND NON-COLLUSION AFFIDAVIT TO THE CITY OF MADISON HEIGHTS CLERK'S OFFICE BEFORE THE DEADLINE 11:00 A.M. ON OCTOBER 10. ALL OTHER ITEMS – CONTRACT, LABOR & MATERIALS BOND (IF NECESSARY) – WILL BE SUBMITTED AFTER APPROVAL OF THE CONTRACT.****

VI. Additional Extension Option - MITN:

The City of Madison Heights is a member of the Michigan Intergovernmental Trade Network (MITN) Purchasing Cooperative. If your company is awarded an item or a completed contract, the cooperative entities may wish to use this contract and will use a purchase order or contract for any or all of the item(s) awarded following minimum order/contract requirements set forth in the bid documents. Each entity will provide its own purchase order or contract and must be invoiced separately to the address on the purchase order/contract.

Currently, there are more than 100 agencies participating in the MITN Cooperative.

() If an award is made to _____
(Company Name)

it is agreed that the contract will be extended to members of MITN Purchasing Cooperative under the same prices, terms, and conditions.

Signature of Company Representative

~OR~

(x) Our company _____ Qualite Sports Lighting _____ is NOT interested in extending this contract.
(Company Name)

Renny Coe

Signature of Company Representative

Qualite Sports Lighting works with The Interlocal Purchasing System (TIPS) through Contract #24060301. We are happy to provide more information in this regard.

(For more information on the MITN cooperative, including a list of participating agencies, please go to www.MITN.info.)



Contract: 24060301

**Project: Madison Heights
Ballfield Lighting**

Date: 10/6/2025

Location: Michigan

QL#: 23525D1-A-SF10878

Quotation

Qualite Lighting GAMECHANGER™ Q-LED System Price, As Detailed Below

Sales tax is not included as part of this quotation.

\$274,411

**Base Bid - Huffman Park
Multipurpose Field
Madison Heights, Michigan**

Project: New lights and new poles on 1 multipurpose field

Light Levels:

Football 1: A 32 Foot Candle (FC) average LED design

Football 2: A 22FC average LED design

Baseball: A 32FC average LED design on the infield and 29FC LED design on the outfield

Poles: 6 new 70' MH galvanized steel sports lighting poles

Installation: Poles in the Air and Turnkey with Electrical Installations are included in this proposal

System Includes

- 1 - GameChanger Gen 4 Full fixtures pre-aimed, pre-wired and fully assembled on light stanchion. Gen 4 features silicone optics, a protective cover, skived heat sink and individualized visoring on each light engine. UL-Listed driver/distribution cabinet - containing a surge protector and power line filter - that is fully-assembled, fully-wired and to be mounted 10' above grade. (2F - 2 Fixtures). One on Pole A4.
- 1 - GameChanger Gen 4 Full fixtures pre-aimed, pre-wired and fully assembled on light stanchion. Gen 4 features silicone optics, a protective cover, skived heat sink and individualized visoring on each light engine. UL-Listed driver/distribution cabinet - containing a surge protector and power line filter - that is fully-assembled, fully-wired and to be mounted 10' above grade. (4F - 3 Fixtures). One on Pole A3.
- 4 - GameChanger Gen 4 Full fixtures pre-aimed, pre-wired and fully assembled on light stanchion. Gen 4 features silicone optics, a protective cover, skived heat sink and individualized visoring on each light engine. UL-Listed driver/distribution cabinet - containing a surge protector and power line filter - that is fully-assembled, fully-wired and to be mounted 10' above grade. (7F - 5 Fixtures). One on Poles B3-4 and C1-2.
- 1 - On/Off GameChanger™ Switch
- 1 - Field Audit
- 20 - GameChanger Gen 4 Visor
- 1 - 25-Year, Maintenance-Free Warranty



Contract: 24060301

**Project: Madison Heights
Ballfield Lighting**

Date: 10/6/2025

Location: Michigan

QL#: 23525D1-A-SF10878

- 1 - Pole-In-Air Installation of GameChanger Lighting and Lighting Poles
 - Installation of 6 poles and 25 related fixtures
 - Foundation size to be determined
 - Typical soil/no casing included
 - Proposal includes offloading, assembly and installation of lighting equipment.
 - If geo-tech soil reports are not available from the owner, Qualite can offer these services at an additional cost. If geo-tech is not desirable, the owner will be required to execute a typical soil disclaimer.
 - Foundations priced into this proposal are based off of normal soils. No rock, debris, high water table or impassable materials are included in this cost. If rock or soil that requires casing or mudding is encountered, an additional \$6,500 per pole will be charged. If rocks are encountered, an additional \$500 per foot will be charged.
 - All necessary labor, equipment, insurance and miscellaneous materials are included.
 - Labor is non-union and is based off Fair Labor Rates.
 - Price based on site access sunrise to sundown, 7 days a week, with no work stoppage.
 - Price based off one mobilization.
 - Owner to provide adequate access to site.
 - Due to size and weight of construction equipment, any damage to site due to construction is not included. This includes but is not limited to sod/grass, landscaping, irrigation, curbs, asphalt and concrete.
 - Site electrical, Conduit, distribution panels by others.
 - Pole wiring harness and pole disconnects are included and installed under this agreement.
 - No permits, license or utility costs are included.
- 1 - Turnkey Installation With Electrical
 - Turnkey Installation of 25 fixtures and 6 poles
 - Foundation size to be determined
 - Typical soil/no casing included
 - Proposal includes offloading, assembly and installation of lighting equipment.
 - If geo-tech soil reports are not available from the owner, Qualite can offer these services at an additional cost. If geo-tech is not desirable, the owner will be required to execute a typical soil disclaimer.
 - Foundations priced into this proposal are based off of normal soils. No rock, debris, high water table or impassable materials are included in this cost. If rock or soil that requires casing or mudding is encountered, an additional \$6,500 per pole will be charged. If rocks are encountered, an additional \$500 per foot will be charged.
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 - Labor is non-union and is based off Fair Labor Rates.
 - Price based on site access sunrise to sundown, 7 days a week, with no work stoppage.
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 - Owner to provide adequate access to site.
 - Due to size and weight of construction equipment, any damage to site due to construction is not included. This includes but is not limited to sod/grass, landscaping, irrigation, curbs, asphalt and concrete.
 - Pole wiring harness and pole disconnects are included and installed under this agreement.
 - No permits, license or utility costs are included.
 - Site electrical, Conduit and distribution panels are included. Power Service Point is assumed to be within 150 feet of the field.
 - Power is assumed to be 480v, 3P, 4W.
 - Pole wiring harness and pole disconnects are included and installed under this agreement.
 - Concrete cutting is not included in the cost.
- 1 - 70' MH Galvanized steel, exposed, above-grade, concrete-encased sports lighting pole. EPA of 8. 115 MPH per AASTHO 2013. Pole A3
- 1 - 70' MH Galvanized steel, exposed, above-grade, concrete-encased sports lighting pole. EPA of 6. 115 MPH per AASTHO 2013. Pole A4
- 4 - 70' MH Galvanized steel, exposed, above-grade, concrete-encased sports lighting pole. EPA of 14. 115 MPH per AASTHO 2013. Poles B3, B4, C1, C2
- 1 - Q-LED Wireless Controls: DLC-Listed; verified and approved by SSL Labs; and UL2900-01-Listed; first networked lighting control system listed for Cyber security. Download the Lightcloud app from Google Play or the App Store
- 1 - Removal and disposal of existing poles and lighting



Contract: 24060301

**Project: Madison Heights
Ballfield Lighting**

Date: 10/6/2025

Location: Michigan

QL#: 23525D1-A-SF10878

Controls/Warranty/Shortages/Freight Damage/Replacement Parts

- **Controls:** If the invoice is not paid in full in 30 days, the controls will be deactivated and there will be a \$1,900 reactivation fee.
- **Warranty:** Outstanding invoices, in excess of 90 days, shall temporarily void all warranties until invoice is paid in full unless other terms are agreed upon by all parties. Damage or misalignment caused by vandalism, abuse, adverse weather conditions, twisting or improper installation of poles will not be warranted.
- **Shortages/Freight Damage:** In the event there is a piece shortage or damage at the time of delivery, the Bill of Lading or Freight Receipt must be signed short/damaged or Qualite Sports Lighting, LLC cannot guarantee that parts can be replaced on a no-charge basis. Any hidden shortages will be handled directly from Qualite Sports Lighting, LLC. Hidden shortages must be reported within 10 days, in written form, after receipt of shipment. Replacement parts will be shipped by common carrier only. Expedited delivery is the responsibility of the customer. Qualite Sports Lighting, LLC cannot be responsible for back-charges due to damages, delays, construction schedules, shortages or expedited delivery service.
- **Replacement Parts:** Any damaged or shortage parts will be replaced directly from Qualite Sports Lighting, LLC. Back-charges for locally-purchased replacement parts will not be honored without prior Qualite Sports Lighting, LLC written authorization.

Cooperative Purchasing

- **COSTARS:** The Commonwealth of Pennsylvania's Cooperative Purchasing Program. www.costars.state.pa.us. Contract: 014-E22-262.
- **TIPS:** The Interlocal Purchasing System. www.tips-usa.com. Contracts: Sports Facility Lighting, 21120301, 21120302; Trades, Labor and Materials (JOC), 23010401; Lighting Systems, Parts and Installations, 24060301; and Lighting Systems, and Installations (JOC), 24060302.

Design Disclaimer

- This information is confidential and proprietary to Qualite Sports Lighting, LLC and is not to be revealed or distributed to others without the permission of Qualite Sports Lighting, LLC or used in any manner detrimental to the interest of Qualite Sports Lighting, LLC.
- Guaranteed for the rated life of the lamp within +/- 10% of the light level indicated. Based on the proper installation, voltage +/- 3%, pole placement and mounting height within 3 feet of specified location and height. Poles to comply with current AASTHO Standards.
- Individual points may vary from predictions. Uniformities guaranteed to meet the IESNA's recommendation (unless shown higher due to design criteria).

Quote and Payment Terms/Delivery of Products

This quote is valid for 30 days.

The price of concrete poles is also good for 90 days, however the price of steel poles is good for 30 days because of changing steel and tariff charges.

Fifty percent (50%) of the purchase price will be required at the time of order placement. Forty percent of the contract balance is due before shipment and the balance is due 30 days from date of the invoice. A late payment fee of 1.5% per month or 18% annual interest will be charged on accounts 30 days or more past due.

All invoices are due within payment terms, regardless of construction schedules or other delays, unless prior arrangements have been made in writing. For orders outside the United States of America, payment terms are fifty percent (50%) down in U.S. dollars via wire transfer and balance is to be paid in full prior to shipping.

Any order under \$10,000 must be paid in full prior to shipment of products.

Delivery of Qualite Sports Lighting products should be expected eight (8) to ten (10) weeks from signed submittal release unless prior arrangements have been made.



Contract: 24060301

**Project: Madison Heights
Ballfield Lighting**

Date: 10/6/2025

Location: Michigan

QL#: 23525D2-A-SF10880

Quotation

Qualite Lighting GAMECHANGER™ Q-LED System Price, As Detailed Below

Sales tax is not included as part of this quotation.

**Base Bid - Rosie's Park
Ballfields
Madison Heights, Michigan**

\$491,947

Project: New lights and new poles on 2 ballfields

Light Levels:

Field 1: A 50 Foot Candle (FC) average LED design on the infield and a 30FC average LED design on the outfield

Field 2: A 31FC average LED design on the infield and a 25FC average LED design on the outfield

Poles: 6 60' MH and 6 70' MH galvanized steel sports lighting poles

Installation: Poles in the Air and Turnkey With Electrical Installations are included in this proposal

System Includes

- 1 - GameChanger Gen 4 Full fixtures pre-aimed, pre-wired and fully assembled on light stanchion. Gen 4 features silicone optics, a protective cover, skived heat sink and individualized visoring on each light engine. UL-Listed driver/distribution cabinet - containing a surge protector and power line filter - that is fully-assembled, fully-wired and to be mounted 10' above grade. (2F - 2 Fixtures) One on Pole A7.
- 3 - GameChanger Gen 4 Full fixtures pre-aimed, pre-wired and fully assembled on light stanchion. Gen 4 features silicone optics, a protective cover, skived heat sink and individualized visoring on each light engine. UL-Listed driver/distribution cabinet - containing a surge protector and power line filter - that is fully-assembled, fully-wired and to be mounted 10' above grade. (4F - 3 Fixtures) One on Poles A8 and B7-8.
- 4 - GameChanger Gen 4 Full fixtures pre-aimed, pre-wired and fully assembled on light stanchion. Gen 4 features silicone optics, a protective cover, skived heat sink and individualized visoring on each light engine. UL-Listed driver/distribution cabinet - containing a surge protector and power line filter - that is fully-assembled, fully-wired and to be mounted 10' above grade. (4F - 4 Fixtures) One on Poles A5-6 and C7-8.
- 3 - GameChanger Gen 4 Full fixtures pre-aimed, pre-wired and fully assembled on light stanchion. Gen 4 features silicone optics, a protective cover, skived heat sink and individualized visoring on each light engine. UL-Listed driver/distribution cabinet - containing a surge protector and power line filter - that is fully-assembled, fully-wired and to be mounted 10' above grade. (7F - 5 Fixtures) One on Poles B5-6 and C6.
- 1 - GameChanger Gen 4 Full fixtures pre-aimed, pre-wired and fully assembled on light stanchion. Gen 4 features silicone optics, a protective cover, skived heat sink and individualized visoring on each light engine. UL-Listed driver/distribution cabinet - containing a surge protector and power line filter - that is fully-assembled, fully-wired and to be mounted 10' above grade. (7F - 6 Fixtures) One on Pole C5.
- 2 - On/Off GameChanger™ Switch



Contract: 24060301

**Project: Madison Heights
Ballfield Lighting**
Date: 10/6/2025
Location: Michigan
QL#: 23525D2-A-SF10880

- 2 - Field Audit
- 1 - 25-Year, Maintenance-Free Warranty
- 1 - Project Design & Engineering Services
- 1 - Pole-In-Air Installation of GameChanger Lighting and Lighting Poles
 - Installation of 12 poles and 48 related fixtures
 - Foundation size to be determined
 - Typical soil/no casing included
 - Proposal includes offloading, assembly and installation of lighting equipment.
 - If geo-tech soil reports are not available from the owner, Qualite can offer these services at an additional cost. If geo-tech is not desirable, the owner will be required to execute a typical soil disclaimer.
 - Foundations priced into this proposal are based off of normal soils. No rock, debris, high water table or impassable materials are included in this cost. If rock or soil that requires casing or mudding is encountered, an additional \$6,500 per pole will be charged. If rocks are encountered, an additional \$500 per foot will be charged.
 - All necessary labor, equipment, insurance and miscellaneous materials are included.
 - Labor is non-union and is based off Fair Labor Rates.
 - Price based on site access sunrise to sundown, 7 days a week, with no work stoppage.
 - Price based off one mobilization.
 - Owner to provide adequate access to site.
 - Due to size and weight of construction equipment, any damage to site due to construction is not included. This includes but is not limited to sod/grass, landscaping, irrigation, curbs, asphalt and concrete.
 - Site electrical, Conduit, distribution panels by others.
 - Pole wiring harness and pole disconnects are included and installed under this agreement.
 - No permits, license or utility costs are included.
- 1 - Turnkey Installation With Electrical
 - Turnkey Installation of 48 fixtures and 12 poles
 - Foundation size to be determined
 - Typical soil/no casing included
 - Proposal includes offloading, assembly and installation of lighting equipment.
 - If geo-tech soil reports are not available from the owner, Qualite can offer these services at an additional cost. If geo-tech is not desirable, the owner will be required to execute a typical soil disclaimer.
 - Foundations priced into this proposal are based off of normal soils. No rock, debris, high water table or impassable materials are included in this cost. If rock or soil that requires casing or mudding is encountered, an additional \$6,500 per pole will be charged. If rocks are encountered, an additional \$500 per foot will be charged.
 - All necessary labor, equipment, insurance and miscellaneous materials are included.
 - Labor is non-union and is based off Fair Labor Rates.
 - Price based on site access sunrise to sundown, 7 days a week, with no work stoppage.
 - Price based off one mobilization.
 - Owner to provide adequate access to site.
 - Due to size and weight of construction equipment, any damage to site due to construction is not included. This includes but is not limited to sod/grass, landscaping, irrigation, curbs, asphalt and concrete.
 - Pole wiring harness and pole disconnects are included and installed under this agreement.
 - No permits, license or utility costs are included.
 - Site electrical, Conduit and distribution panels are included. Power Service Point is assumed to be within 150 feet of the field.
 - Power is assumed to be 480v, 3P, 4W.
 - Pole wiring harness and pole disconnects are included and installed under this agreement.
 - Concrete cutting is not included in the cost.
- 2 - 70' MH Galvanized steel, exposed, above-grade, concrete-encased sports lighting pole. EPA of 8. 115 MPH per AASTHO 2013. Poles A5, A6



Contract: 24060301

**Project: Madison Heights
Ballfield Lighting**

Date: 10/6/2025

Location: Michigan

QL#: 23525D2-A-SF10880

- 4 - 60' MH Galvanized steel, exposed, above-grade, concrete-encased sports lighting pole. EPA of 14. 90 MPH per AASTHO 2013. Poles C5, C6, B5, B6
- 5 - 60' MH Galvanized steel, exposed, above-grade, concrete-encased sports lighting pole. EPA of 8. 115 MPH per AASTHO 2013. Poles C7, C8, A8, B7, B8
- 1 - 60' MH Galvanized steel, exposed, above-grade, concrete-encased sports lighting pole. EPA of 6. 115 MPH per AASTHO 2013. Pole A7
- 1 - Q-LED Wireless Controls: DLC-Listed; verified and approved by SSL Labs; and UL2900-01-Listed; first networked lighting control system listed for Cyber security. Download the Lightcloud app from Google Play or the App Store
- 2 - Foundation Design
- 1 - Removal and disposal of existing poles and lights

Controls/Warranty/Shortages/Freight Damage/Replacement Parts

- **Controls:** If the invoice is not paid in full in 30 days, the controls will be deactivated and there will be a \$1,900 reactivation fee.
- **Warranty:** Outstanding invoices, in excess of 90 days, shall temporarily void all warranties until invoice is paid in full unless other terms are agreed upon by all parties. Damage or misalignment caused by vandalism, abuse, adverse weather conditions, twisting or improper installation of poles will not be warrantied.
- **Shortages/Freight Damage:** In the event there is a piece shortage or damage at the time of delivery, the Bill of Lading or Freight Receipt must be signed short/damaged or Qualite Sports Lighting, LLC cannot guarantee that parts can be replaced on a no-charge basis. Any hidden shortages will be handled directly from Qualite Sports Lighting, LLC. Hidden shortages must be reported within 10 days, in written form, after receipt of shipment. Replacement parts will be shipped by common carrier only. Expedited delivery is the responsibility of the customer. Qualite Sports Lighting, LLC cannot be responsible for back-charges due to damages, delays, construction schedules, shortages or expedited delivery service.
- **Replacement Parts:** Any damaged or shortage parts will be replaced directly from Qualite Sports Lighting, LLC. Back-charges for locally-purchased replacement parts will not be honored without prior Qualite Sports Lighting, LLC written authorization.

Cooperative Purchasing

- **COSTARS:** The Commonwealth of Pennsylvania's Cooperative Purchasing Program. www.costars.state.pa.us. Contract: 014-E22-262.
- **TIPS:** The Interlocal Purchasing System. www.tips-usa.com. Contracts: Sports Facility Lighting, 21120301, 21120302; Trades, Labor and Materials (JOC), 23010401; Lighting Systems, Parts and Installations, 24060301; and Lighting Systems, and Installations (JOC), 24060302.

Design Disclaimer

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- Guaranteed for the rated life of the lamp within +/- 10% of the light level indicated. Based on the proper installation, voltage +/- 3%, pole placement and mounting height within 3 feet of specified location and height. Poles to comply with current AASTHO Standards.
- Individual points may vary from predictions. Uniformities guaranteed to meet the IESNA's recommendation (unless shown higher due to design criteria).



Contract: 24060301

**Project: Madison Heights
Ballfield Lighting**
Date: 10/6/2025
Location: Michigan
QL#: 23525D2-A-SF10880

Quote and Payment Terms/Delivery of Products

This quote is valid for 30 days.

The price of concrete poles is also good for 90 days, however the price of steel poles is good for 30 days because of changing steel and tariff charges.

Fifty percent (50%) of the purchase price will be required at the time of order placement. Forty percent of the contract balance is due before shipment and the balance is due 30 days from date of the invoice. A late payment fee of 1.5% per month or 18% annual interest will be charged on accounts 30 days or more past due.

All invoices are due within payment terms, regardless of construction schedules or other delays, unless prior arrangements have been made in writing. For orders outside the United States of America, payment terms are fifty percent (50%) down in U.S. dollars via wire transfer and balance is to be paid in full prior to shipping.

Any order under \$10,000 must be paid in full prior to shipment of products.

Delivery of Qualite Sports Lighting products should be expected eight (8) to ten (10) weeks from signed submittal release unless prior arrangements have been made.



Contract: 24060301

**Project: Madison Heights
Ballfield Lighting**

**Date: 10/6/2025
Location: Michigan**

QL#: 23525D3-A-SF10879

Quotation

Qualite Lighting GAMECHANGER™ Q-LED System Price, As Detailed Below

Sales tax is not included as part of this quotation.

**Base Bid - Silverleaf Park
Softball Field
Madison Heights, Michigan**

\$170,117

Project: New lights on new poles on 1 softball field

Light Levels: A 36FC average on the infield and a 21FC average on the outfield

Poles: 2 new 60' MH and 2 new 70' MH Galvanized steel sports lighting poles

Installation: Poles in the Air and Turnkey with Electrical Installations are included in this proposal

System Includes

- 1 - GameChanger Gen 4 Full fixtures pre-aimed, pre-wired and fully assembled on light stanchion. Gen 4 features silicone optics, a protective cover, skived heat sink and individualized visoring on each light engine. UL-Listed driver/distribution cabinet - containing a surge protector and power line filter - that is fully-assembled, fully-wired and to be mounted 10' above grade. (2F - 2 Fixtures). One on Pole A1.
- 1 - GameChanger Gen 4 Full fixtures pre-aimed, pre-wired and fully assembled on light stanchion. Gen 4 features silicone optics, a protective cover, skived heat sink and individualized visoring on each light engine. UL-Listed driver/distribution cabinet - containing a surge protector and power line filter - that is fully-assembled, fully-wired and to be mounted 10' above grade. (4F - 3 Fixtures). One on Pole A2.
- 2 - GameChanger Gen 4 Full fixtures pre-aimed, pre-wired and fully assembled on light stanchion. Gen 4 features silicone optics, a protective cover, skived heat sink and individualized visoring on each light engine. UL-Listed driver/distribution cabinet - containing a surge protector and power line filter - that is fully-assembled, fully-wired and to be mounted 10' above grade. (4F - 4 Fixtures). One on Poles B1-2.
- 1 - On/Off GameChanger™ Switch
- 1 - Field Audit
- 1 - 25-Year, Maintenance-Free Warranty
- 1 - Project Design & Engineering Services
- 1 - 60' MH Galvanized steel, exposed, above-grade, concrete-encased sports lighting pole. EPA of 6. 115 MPH per AASTHO 2013. Pole A1
- 1 - 60' MH Galvanized steel, exposed, above-grade, concrete-encased sports lighting pole. EPA of 8. 115 MPH per AASTHO 2013. Poles A2
- 2 - 70' MH Galvanized steel, exposed, above-grade, concrete-encased sports lighting pole. EPA of 8. 115 MPH per AASTHO 2013. Poles B1, B2
- 1 - Q-LED Wireless Controls: DLC-Listed; verified and approved by SSL Labs; and UL2900-01-Listed; first networked lighting control system listed for Cyber security. Download the Lightcloud app from Google Play or the App Store
- 1 - Removal and disposal of existing poles and lights



Contract: 24060301

**Project: Madison Heights
Ballfield Lighting**

**Date: 10/6/2025
Location: Michigan**

QL#: 23525D3-A-SF10879

- 1 - Pole-In-Air Installation of GameChanger Lighting and Lighting Poles
 - Installation of 4 poles and 13 related fixtures
 - Foundation size to be determined
 - Typical soil/no casing included
 - Proposal includes offloading, assembly and installation of lighting equipment.
 - If geo-tech soil reports are not available from the owner, Qualite can offer these services at an additional cost. If geo-tech is not desirable, the owner will be required to execute a typical soil disclaimer.
 - Foundations priced into this proposal are based off of normal soils. No rock, debris, high water table or impassable materials are included in this cost. If rock or soil that requires casing or mudding is encountered, an additional \$6,500 per pole will be charged. If rocks are encountered, an additional \$500 per foot will be charged.
 - All necessary labor, equipment, insurance and miscellaneous materials are included.
 - Labor is non-union and is based off Fair Labor Rates.
 - Price based on site access sunrise to sundown, 7 days a week, with no work stoppage.
 - Price based off one mobilization.
 - Owner to provide adequate access to site.
 - Due to size and weight of construction equipment, any damage to site due to construction is not included. This includes but is not limited to sod/grass, landscaping, irrigation, curbs, asphalt and concrete.
 - Site electrical, Conduit, distribution panels by others.
 - Pole wiring harness and pole disconnects are included and installed under this agreement.
 - No permits, license or utility costs are included.

- 1 - Turnkey Installation With Electrical
 - Turnkey Installation of 13 fixtures and 4 poles
 - Foundation size to be determined
 - Typical soil/no casing included
 - Proposal includes offloading, assembly and installation of lighting equipment.
 - If geo-tech soil reports are not available from the owner, Qualite can offer these services at an additional cost. If geo-tech is not desirable, the owner will be required to execute a typical soil disclaimer.
 - Foundations priced into this proposal are based off of normal soils. No rock, debris, high water table or impassable materials are included in this cost. If rock or soil that requires casing or mudding is encountered, an additional \$6,500 per pole will be charged. If rocks are encountered, an additional \$500 per foot will be charged.
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 - Labor is non-union and is based off Fair Labor Rates.
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 - Price based off one mobilization.
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 - Pole wiring harness and pole disconnects are included and installed under this agreement.
 - No permits, license or utility costs are included.
 - Site electrical, Conduit and distribution panels are included. Power Service Point is assumed to be within 150 feet of the field.
 - Power is assumed to be 480v, 3P, 4W.
 - Pole wiring harness and pole disconnects are included and installed under this agreement.
 - Concrete cutting is not included in the cost.

Cooperative Purchasing

- **COSTARS:** The Commonwealth of Pennsylvania's Cooperative Purchasing Program. www.costars.state.pa.us. Contract: 014-E22-262.
- **TIPS:** The Interlocal Purchasing System. www.tips-usa.com. Contracts: Sports Facility Lighting, 21120301, 21120302; Trades, Labor and Materials (JOC), 23010401; Lighting Systems, Parts and Installations, 24060301; and Lighting Systems, and Installations (JOC), 24060302.



Contract: 24060301

**Project: Madison Heights
Ballfield Lighting**

**Date: 10/6/2025
Location: Michigan**

QL#: 23525D3-A-SF10879

Controls/Warranty/Shortages/Freight Damage/Replacement Parts

- **Controls:** If the invoice is not paid in full in 30 days, the controls will be deactivated and there will be a \$1,900 reactivation fee.
- **Warranty:** Outstanding invoices, in excess of 90 days, shall temporarily void all warranties until invoice is paid in full unless other terms are agreed upon by all parties. Damage or misalignment caused by vandalism, abuse, adverse weather conditions, twisting or improper installation of poles will not be warrantied.
- **Shortages/Freight Damage:** In the event there is a piece shortage or damage at the time of delivery, the Bill of Lading or Freight Receipt must be signed short/damaged or Qualite Sports Lighting, LLC cannot guarantee that parts can be replaced on a no-charge basis. Any hidden shortages will be handled directly from Qualite Sports Lighting, LLC. Hidden shortages must be reported within 10 days, in written form, after receipt of shipment. Replacement parts will be shipped by common carrier only. Expedited delivery is the responsibility of the customer. Qualite Sports Lighting, LLC cannot be responsible for back-charges due to damages, delays, construction schedules, shortages or expedited delivery service.
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- Guaranteed for the rated life of the lamp within +/- 10% of the light level indicated. Based on the proper installation, voltage +/- 3%, pole placement and mounting height within 3 feet of specified location and height. Poles to comply with current AASTHO Standards.
- Individual points may vary from predictions. Uniformities guaranteed to meet the IESNA's recommendation (unless shown higher due to design criteria).

Quote and Payment Terms/Delivery of Products

This quote is valid for 30 days.

The price of concrete poles is also good for 90 days, however the price of steel poles is good for 30 days because of changing steel and tariff charges.

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Delivery of Qualite Sports Lighting products should be expected eight (8) to ten (10) weeks from signed submittal release unless prior arrangements have been made.



D

Other Required Forms

VII. CITY OF MADISON HEIGHTS
QUALIFICATION QUESTIONNAIRE

Failure to completely fill out this form or failure to supply adequate information could result in disqualification of bidder.

Name of Bidder: Qualite Sports Lighting

Address of Bidder: 215 W Mechanic St Hillsdale Mi, 49242

Type of Business Entity: Limited Liability Company
 (Example: Corporation, Partnership, etc.)

How Long Established: 40 Years

Names and Addresses of
 All Principals of Bidder: _____

M. Eric Boorum, CEO, Hilton Head Island, South Carolina

1. List all other Corporations, Partnerships, Assumed Names, and/or Businesses in which the above listed principals have an interest in any way, including but not limited to, ownership stockholder, employment, principal, officer or other business relationship.

Cascada Holdings, Inc.; American Copper & Brass, LLC; Biological Mediation Systems, LLC; RIPCo; Curtis,

LLC; Shane Group Transportation

2. List 3 current references from municipalities or public agencies familiar with the work performed by the Bidder and list the name, addresses and telephone number of a contact person.

See attached documents

3. List 3 current references from private or non-public sources familiar with the work performed by the Bidder and list the name, address and telephone number of a contact person.

See attached documents

4. List the names and address of all subcontractors the Bidder proposes to use on the project.

RW Mercer, Jackson, MI

Hirst Electric Company, Jackson, MI

The undersigned verifies that the information contained herein is truthful and accurate and acknowledge that they are owners or agents of the Bidder.

Renny Coe

Bidder's or Authorized
Representative's Signature

Northeast Sales Manager

Title of Signatory

Renny Coe

Bidder's Printed Name

Dated: 10/7/2025

Subscribed and sworn to before me on

This 7 day of Oct, 2025.

Brooke Buschmann

Notary Public

Hillsdale County, Michigan



Brooke Buschmann

NON-COLLUSION AFFIDAVIT**Return this completed form with your sealed bid.**

Renny Coe

being duly sworn deposes and says:

That he/she is Northeast Sale Manager

(state official capacity in firm)

The party making the foregoing proposal or bid, that such bid is genuine and not collusion or sham; that said bidder has not colluded, conspired, connived, or agreed, directly or indirectly, with any bidder or person, to put in a sham bid or to refrain from bidding and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference, with any person, to fix the bid price of affiant or any other bidder, or to fix any overhead, profit, or cost element of said bid price or that of any other bidder, or to secure the advantage against the City of Madison Heights or any person interested in the proposed contract; and that all statements contained in said proposal or bid are true.

Renny Coe

(Signature of person submitting bid)

Subscribed and sworn this 7 day of Oct, 20 before me, a Notary Public in and for said County.

Brooke Buschmann

Notary Public

My Commission Expires:

01/06/2032



Oct. 7, 2025

Re: Buy American Compliance

To Whom it May Concern:

We are confirming compliance with the "Buy American Act."

This project contains 38% of its costs for foreign goods and 62% of its costs are for domestic products.

Please reach out should you have questions.

A handwritten signature in black ink, appearing to read "Mikel J. Boorom".

Mikel J. Boorom, PE

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AGENDA ITEM SUMMARY FORM

MEETING DATE: 11/19/25

PREPARED BY: Cheryl Rottmann

AGENDA ITEM CONTENT: Council Board Appointment to the Planning Commission

AGENDA ITEM SECTION: Reports

BUDGETED AMOUNT:

FUNDS REQUESTED:

FUND:

EXECUTIVE SUMMARY:

Following the regular City Election, Council is asked to confirm the mayor's appointment of one Council member to serve as Council Representative on the Planning Commission.

RECOMMENDATION:

If Council concurs, staff recommends a motion to confirm the mayor's appointment to the Planning Commission for a two-year term expiring of November 8, 2027.