CITY OF MADISON HEIGHTS
CITY HALL - COUNCIL CHAMBERS, 300 W. 13 MILE RD.
CITY COUNCIL REGULAR MEETING AGENDA
AUGUST 24, 2026 AT 6:30 PM

CALL TO ORDER

ROLL CALL

INVOCATION and PLEDGE OF ALLEGIANCE - COUNCILMAN FLEMING

APPROVAL OF THE AGENDA:

1. Additions/Deletions

PRESENTATIONS

PUBLIC HEARINGS:

MEETING OPEN TO THE PUBLIC:

CONSENT AGENDA:

2. Director of Public Services - Purchase of Leased Vehicle #457
3. Fire Chief - Purchase of Self-Contained Breathing Apparatus (SCBA) Decontamination Washing System
4. City Clerk - Board and Commission Appointments - Council Appointments
5. City Clerk - Board and Commission Appointments - Mayor Appointments
6. City Council Regular Meeting Minutes of August 10, 2026

COMMUNICATIONS:

REPORTS:

7. City Manager - Confirmation of Human Resources Director/Deputy City Manager
8. City Manager - Confirmation of City Clerk Appointment
9. City Manager - Michigan Municipal League Convention Delegate and Alternate
10. City Planner - Temporary Data Center Moratorium Resolution

ITEMS FOR FUTURE PUBLIC HEARINGS:

BID AWARDS/PURCHASES:

ORDINANCES:

UNFINISHED BUSINESS:

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.

DATE: **August 19, 2026**

TO: **City Council**

FROM: **Melissa R. Marsh, City Manager**

SUBJECT: **Agenda Comments Regular Council Meeting of Monday, August 24, 2026**

CONSENT AGENDA:

<u>Director of Public Services - Purchase of Leased Vehicle #457</u>

At the regular meeting of June 22, 2026, Council approved the purchase of 3 out of the 4 vehicles originally leased from Enterprise Fleet Management. The remaining vehicle was not yet eligible at this time due to having an additional year on its lease term. This vehicle is now available for purchase, and as with the others, considering its overall condition, the department's operational needs, and the replacement and upfitting costs associated with the vehicle, Staff believes that exercising the purchase option is in the best interests of the city, and allows us to maximize this investment while avoiding the significantly higher costs associated with purchasing new.

Staff recommends that Council approve the purchase of leased vehicle #457, a 2021 Chevrolet Silverado from Enterprise Fleet Management at its predetermined residual value of $5,899.23, and authorize the City Manager to execute all required documents to facilitate the purchase.

<u>Fire Chief - Purchase of Self-Contained Breathing Apparatus (SCBA) Decontamination Washing System</u>

Funds are allocated in the FY 2026–2027 budget to purchase a Self-Contained Breathing Apparatus (SCBA) decontamination washing system. The washer is a multi-purpose decontamination system designed to clean SCBAs, helmets, gloves, boots, and masks. This equipment continues our efforts to reduce firefighter exposure to carcinogens, soot, and other harmful contaminants produced by smoke and fires.

In April of this year, staff and I evaluated and met with four manufacturers of SCBA decontamination washing systems, assessing each system based on features, ease of use, capacity, and cost. Following this evaluation, Circul-Air Corp., the manufacturer of the RotoDecon, was selected as the best fit for the department's needs and the most cost-effective system. To ensure competitive pricing and an efficient procurement process, the department obtained quotes from three vendors that sell the Roto-Decon. One of the vendors provided pricing through Sourcewell, a cooperative purchasing program. After reviewing all three quotes, McQueen provided the lowest overall price, which was also below the pricing available through the Sourcewell quote.

Staff recommends that the City Council waive the formal procurement process and approve the purchase of the Roto-Decon from McQueen for a total amount of $26,900.

City Clerk - Board and Commission Appointments - Council Appointments

Council liaisons to the City's boards and commissions have requested the appointment of the applicants from the attached list to their respective boards or commissions, with the term ending date as specified.

If Council concurs, the appropriate motion would be to approve the Council appointments to City boards and commissions with the term ending dates as specified.

City Clerk - Board and Commission Appointments - Mayor Appointments

The Mayor has requested the appointments an applicant to the Planning Commission with the specified term ending date.

If Council concurs, the appropriate motion would be to concur with the Mayor's recommendations and approve the appointment to Planning Commission with the term ending date as specified.

REPORTS:

City Manager - Confirmation of Human Resources Director/Deputy City Manager

With the vacancy in the Human Resources Director position within the City Manager's Office, I am proposing to move Deputy City Manager/City Clerk Cheryl Rottmann into the Human Resources Director role. Cheryl has been with the City since 2014 and brings extensive knowledge of City operations and personnel. Cheryl will continue to serve as Deputy City Manager while assuming responsibility for Human Resources. This transition will create a vacancy in the City Clerk's Office, providing an opportunity to establish a succession plan for the Clerk position while strengthening succession planning for Human Resources.

Consistent with the Charter, I am recommending that City Council confirm the appointment of Cheryl Rottmann as Human Resources Director and continued Deputy City Manager at the August 24, 2026 Regular City Council Meeting. I believe this appointment is in the best interest of the City and provides the supports the City's longer-term succession planning for the City Clerk and Elections Office.

City Manager - Confirmation of City Clerk Appointment

As part of our ongoing succession planning, Deputy City Manager/City Clerk Rottmann will be transferring to the Deputy City Manager/Human Resources position. This transition provided us an opportunity to begin succession planning within the City Clerk's Office and Elections Division while maintaining continuity in these critical functions.

The City Clerk position was posted from June 24, 2026, through July 24, 2026. We received a total of ten applications and interviewed three candidates. Following the interview process and a review of the candidates' qualifications, experience, and anticipated learning curve, the position was offered to Mary Daley.

Mary currently serves as the City's Business Services Coordinator/Election Specialist and has been with the City Clerk's Office since April 2021. In her current role, she has significant direct experience with the responsibilities that will transition to the City Clerk position including assisting in the administering and coordinating federal, state, and local elections and ensuring compliance with Michigan election laws, managing voter registration, the Qualified Voter File, absentee ballot processing, and Election Day operations. Mary also previously served as Executive Assistant to the City Manager from July 2016 through April 2021. In that capacity, she gained broad knowledge of City operations and worked directly with the City Manager, department heads, elected officials, and residents. Her prior experience included assisting with City goals and strategic initiatives, coordinating projects, preparing the City's annual budget in collaboration with department heads, responding to escalated resident and business concerns, and preparing reports for City Council.

Mary holds a Master of Public Administration and a Michigan Professional Municipal Clerk (MiPMC) certification. She has also received her Certified Municipal Clerk (CMC) designation, awarded by the International Institute of Municipal Clerks (IIMC). She is a member of IIMC and the Oakland County Clerks Association.

Mary's current experience in the City Clerk's Office, combined with her prior experience in the City Manager's Office, provides her with a strong understanding of both the technical responsibilities of the Clerk's Office and the broader operations of the City. Her existing knowledge of our election processes and systems is particularly valuable given the importance and complexity of election administration and the upcoming transition in leadership.

Consistent with the Charter, I am recommending that City Council confirm the appointment of Mary Daley as City Clerk.

City Manager - Michigan Municipal League Convention Delegate and Alternate

Each year, the City Council selects a delegate and alternate to represent the City at the Michigan Municipal League's Annual Meeting from those Council members able to attend. This year's Annual Convention is being held October 7-9, 2026, in Traverse City. It is recommended that Mayor Corey Haines be appointed as Delegate and Mayor Pro Tem Mier be appointed as Alternate.

Staff recommends that City Council approve Mayor Haines as Delegate and Mayor Pro Tem Mier as Alternate at the 2026 Annual MML Convention.

City Planner - Temporary Data Center Moratorium Resolution

At their July 20, 2026 meeting, the Planning Commission and staff discussed the emerging issue of data centers and the need for the City to proactively review and update its zoning regulations before any development proposals are submitted. Following that discussion, Assistant City Attorney Jeff Sherman prepared a resolution establishing a temporary moratorium on new data centers for City Council's consideration.

As many communities across Michigan and the country are experiencing, data centers have evolved significantly in recent years. Modern, large-scale data centers associated with artificial intelligence, cloud computing, and high-performance computing present land use, infrastructure, utility, and nuisance issues that were not contemplated when many zoning ordinances, including ours, were adopted. While Madison Heights has not received any formal applications or development requests for data centers, our current Zoning Ordinance does not specifically define or regulate these uses. Municipalities that lack clear development standards for large-scale data centers may unfortunately be ill-prepared to address their specific impacts on adjacent land uses, such as excessive noise from transformers and generators, security lighting, water use, and imposing building facades.

The proposed moratorium is intended to provide the City with adequate time to evaluate appropriate zoning, building, and development regulations before any applications are submitted. During the moratorium period, staff will research best practices, review how other Michigan communities regulate data centers, and prepare recommended amendments to the Zoning Ordinance which may include new definitions, development standards, and location criteria. This proactive approach will ensure that Madison Heights will have clear regulations in place and be prepared to protect the public health, safety, and welfare should a data center development application be submitted. These changes will also provide certainty to potential developers with regards to standards and processes.

A moratorium is a temporary suspension of approvals while a municipality studies and develops appropriate regulations. Michigan courts have recognized that a temporary moratorium is an appropriate planning tool when it is adopted for a legitimate governmental purpose while a municipality is actively working on related zoning amendments. The proposed resolution, attached, would establish a twelve (12) month moratorium from the date of approval unless extended by Council resolution, providing sufficient time to complete this work. If the zoning amendments are completed sooner, Council may lift the moratorium at that time.

Staff recommends that City Council adopt the temporary data center moratorium resolution to provide staff with adequate time to evaluate appropriate zoning, building and developmental regulations before any applications are submitted.

AGENDA ITEM SUMMARY FORM

MEETING DATE: 8/24

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

AGENDA ITEM CONTENT: Director of Public Services - Purchase of Leased Vehicle #457

AGENDA ITEM SECTION: Consent Agenda

BUDGETED AMOUNT: $0

FUNDS REQUESTED: $ 5,899.23

FUND: 592-901-985-0000

EXECUTIVE SUMMARY:

At the regular meeting of June 22, 2026, Council approved the purchase of 3 out of the 4 vehicles originally leased from Enterprise Fleet Management. The remaining vehicle was not yet eligible at this time due to having an additional year on its lease term. This vehicle is now available for purchase, and as with the others, considering its overall condition, the department's operational needs, and the replacement and upfitting costs associated with the vehicle, Staff believes that exercising the purchase option is in the best interests of the city, and allows us to maximize this investment while avoiding the significantly higher costs associated with purchasing new.

RECOMMENDATION:

Staff recommends that Council approve the purchase of leased vehicle #457, a 2021 Chevrolet Silverado from Enterprise Fleet Management at its predetermined residual value of $5,899.23, and authorize the City Manager to execute all required documents to facilitate the purchase.

MEMORANDUM

DATE: **August 18, 2026**

TO: **Melissa R. Marsh, City Manager**

FROM: **Sean P. Ballantine, Director of Public Services**

SUBJECT: **Purchase of Lease Vehicle from Enterprise Fleet Management**

At the regular meeting of June 22, 2026, Council approved the purchase of 3 out of the 4 vehicles originally leased from Enterprise Fleet Management. The remaining vehicle was not yet eligible at this time due to having an additional year on its lease term. This vehicle is now available for purchase, and as with the others, considering its overall condition, the department's operational needs, and the replacement and upfitting costs associated with the vehicle, Staff believes that exercising the purchase option is in the best interests of the city, and allows us to maximize this investment while avoiding the significantly higher costs associated with purchasing new.

Staff recommends that Council approve the purchase of leased vehicle #457, a 2021 Chevrolet Silverado from Enterprise Fleet Management at its predetermined residual value of $5,899.23, and authorize the City Manager to execute all required documents to facilitate the purchase.

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@MadisonHeightsMI.gov

Item 3.

AGENDA ITEM SUMMARY FORM

MEETING DATE: 8/24/26

PREPARED BY: Fire Chief Lelito

AGENDA ITEM CONTENT: SCBA Decon Washer

AGENDA ITEM SECTION: Consent Agenda

BUDGETED AMOUNT: $50,000

FUNDS REQUESTED: 26,900.00

FUND: 101-336-982-0000

EXECUTIVE SUMMARY:

The FY 2026-27 fiscal year budget includes the purchease of a new SCBA Decon Washer. Memo included.

RECOMMENDATION:

Staff and I recommend that the City Council waive the formal procurement process and approve the purchase of the Roto-Decon from MacQueen in the amount of $26,900.00.

INTERОFFICE MEMORANDUM

To: Melissa Marsh, City Manager
From: Greg Lelito, Fire Chief
Re: Capital purchase – SCBA Decon Washer
Date: 8/14/26

Funds are allocated in the FY 2026–2027 budget to purchase a Self-Contained Breathing Apparatus (SCBA) decontamination washing system. The washer is a multi-purpose decontamination system designed to clean SCBAs, helmets, gloves, boots, and masks. This equipment continues our efforts to reduce firefighter exposure to carcinogens, soot, and other harmful contaminants produced by smoke and fires.

In April of this year, staff and I evaluated and met with four manufacturers of SCBA decontamination washing systems, assessing each system based on features, ease of use, capacity, and cost. Following this evaluation, Circul-Air Corp., the manufacturer of the Roto-Decon, was selected as the best fit for the department's needs and the most cost-effective system.

To ensure competitive pricing and an efficient procurement process, the department obtained quotes from three vendors that sell the Roto-Decon. One of the vendors provided pricing through Sourcewell, a cooperative purchasing program. After reviewing all three quotes, McQueen provided the lowest overall price, which was also below the pricing available through the Sourcewell quote.

Staff and I recommend that the City Council waive the formal procurement process and approve the purchase of the Roto-Decon from McQueen for a total amount of $26,900.

I'd be happy to respond to any questions or comments regarding this issue.

PARTS ESTIMATE

MACQUEEN™

LOCATION:
Delafield
350 Austin Circle
Delafield WI 53018 US

ESTIMATE #:	EST8465
CUSTOMER PO:	
SALES REP:	E095390 Ian Griffin
DATE:	8/6/2026
EXPIRES:	9/5/2026
ESTIMATE TOTAL:	**26,900.00**

BILL TO:

Madison Heights MI, City of Fire Department
31313 Brush Street
Madison Heights MI 480711847
United States

SHIP TO:

Madison Heights MI, City of Fire Department
31313 Brush Street
Madison Heights MI 480711847
United States

OFFICE PHONE: (248) 837-2833

EMAIL: rgilson@madisonheightsmi.gov

CONTACT INFO:

Name:

Email:

SHIPPING METHOD:

PART #	DESCRIPTION	UOM	QTY	PRICE	EXT. PRICE
CIC-CAC-DCN-2401-NA	Roto-Decon Washer for SCBA systems, boots, helmets, and other hard goods. 240v, 1ph, 60 hz	Ea	1	26,900.00	26,900.00

CUSTOMER MEMO:

Shipping included

TOTAL PARTS:	$26,900.00
OTHER CHARGES:	$0.00
DISCOUNT AMOUNT:	0.00
SUBTOTAL:	26,900.00
TAX TOTAL:	$0.00
SHIPPING TOTAL:	0.00
HANDLING TOTAL:	0.00
ESTIMATE TOTAL:	$ 26,900.00

Quote

Date	Quote #
7/27/2026	EST50870
Contract #	
Sourcewell 010424-ALH PPE & Cleaning	
Account #	**188805**

All Hands Fire Equipment LLC
PO Box 1245
Wall NJ 07719
Tel: 732-502-8060
Fax: 732-502-8064
www.allhandsfire.com
Tax ID: 58-2671638

Bill To	Ship To
Madison Heights Fire Dept - MI 31313 Brush Street Madison Heights MI 48071	Madison Heights Fire Dept - MI 31313 Brush Street Madison Heights MI 48071

**** We will try to match or beat any price ****

Expires	Sales Rep	Ship Via
8/26/2026	Narciso, Jeff	Shipping

Part Number	Qty.	Description	Options	Contract Discount	Rate	Amount
CIR-CAC-DCN-2401-NA	1	Circul-Air Roto-Decon SCBA Washer 240V		Sourcewell Discount (Std.)10% off List: $30000.00	$27,000.00	$27,000.00
				Subtotal		$27,000.00
				Shipping Cost		$925.00
				Total Tax (0%)		$0.00
				Total		$27,925.00

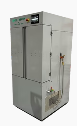
Please review your Estimate in great detail to ensure all items, qty., spec, etc. are correct. Please inform us asap if there is an error. Quoted prices are subject to change if new or increased tariffs, duties, or import fees are imposed before delivery.

WHEN PROTECTION MEANS EVERYTHING.

Quote

July 29, 2026

Bill to	Ship to	Quote No.	#D6027
Greg Lelito Madison Heights Fire Department 31313 Brush Madison Heights , MI 48071	Greg Lelito Madison Heights Fire Department 31313 Brush Madison Heights , MI 48071	Shipping	Custom

Item Description	Qty	Price	Total
 **Roto-Decon SCBA Extractor - 240V** 1279-CAC-DECON-240-NA	× 1	~~$28,000.00~~ $26,133.00	$26,133.00

Subtotal	$26,133.00
Shipping	$833.95
MI STATE TAX - MICHIGAN (0.0%)	$0.00
Total	$26,966.95

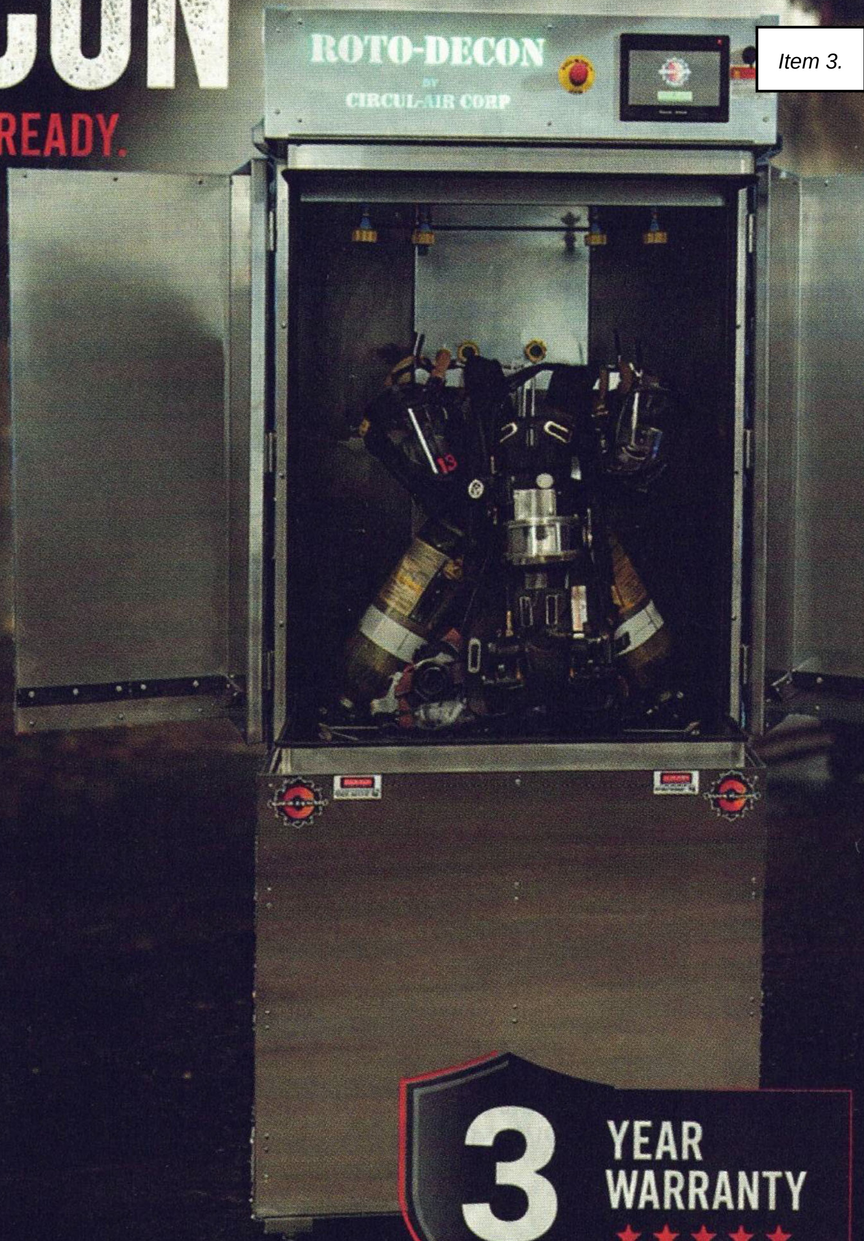
Heiman Fire Equipment
25814 Rudolph Ave / Sioux Falls, SD 57107
sales@heimanfire.com / 605-543-5510

www.heimanfireequipment.com

Item 3.

ROTO-DECON

AUTOMATED. RELIABLE. MISSION READY.



TOTAL DECONTAMINATION. ZERO COMPROMISES.

The Roto-Decon is the ultimate solution for cleaning firefighter gear. Advanced automation, powerful cleaning performance and mission-focused features make it the smart choice for today's fire service.

CLEANER GEAR.
Uses clean water only with extra filtration for optimal cleansing power.

HEALTHIER FIREFIGHTERS.
Cleans SCBA harness and mask, SCBA bottles or hardgoods, helmets, gloves or boots.

SMARTER PROCESS.
Automated cycle saves time, labor and water while delivering consistent results.

MISSION READY.
Clean, dry gear comes out ready for the next call.

3 YEAR WARRANTY
★★★★★
BUILT TO PERFORM. BUILT TO LAST.

STANDARD FEATURES

INTUITIVE TOUCHSCREEN
With standard fire programs and feature selections

ERGONOMIC SPLIT DOORS
Eliminates awkward lifts and head bumps

ACCESSORY SPRAY TOOL
To assist in gross decon or touch-up needs

INTEGRATED SEKO CHEMICAL PUMP
Compatible with SC-14 for Decon

EASY CLEAN DESIGN
Stainless interior and powder coated exterior

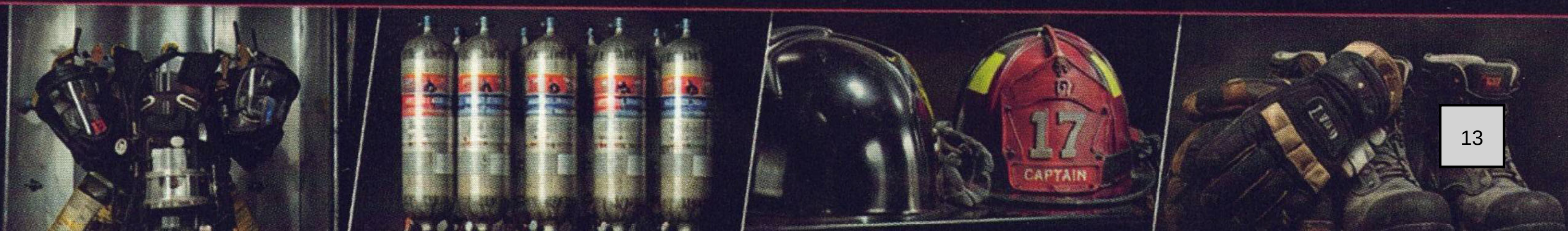
NORTH AMERICAN POWER
208 – 240 V standard electrical connections

ACCESSORY HOLDERS
Equipment accessory holders included with the machine

CLEAN WATER ONLY
With extra filtration for optimal cleansing power

EXTENDED RINSE OPTIONS
Fresh water rinse, clean water only, extra filtration, and boiler heat only features selectable

PROUDLY MADE IN NORTH AMERICA
Built by firefighters, for firefighters.



Item 4.

AGENDA ITEM SUMMARY FORM

MEETING DATE: 8/24/26

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

AGENDA ITEM CONTENT: Council Appointments to Boards and Commissions

AGENDA ITEM SECTION: Consent Agenda

BUDGETED AMOUNT:

FUNDS REQUESTED:

FUND:

EXECUTIVE SUMMARY:

Council liaisons to the City's boards and commissions have requested the appointment of the applicants from the attached list to their respective boards or commissions, with the term ending date as specified.

RECOMMENDATION:

If Council concurs, the appropriate motion would be to approve the Council appointments to City boards and commissions with the term ending dates as specified.

Board and Commission Vacancies

BOARD	TERM TYPE	MAYOR'S APPT?	TERM LENGTH	TERM EXPIRATION	APPLICANTS FIRST NAME	LAST NAME	APP DATE
ACTIVE ADULT CENTER ADVISORY BOARD	R		3	8/31/2029	DELORES	MOWRY	*6/18/2026*
ARTS BOARD	R		3	8/31/2029	MARK	BLISS	WILLING
	R		3	8/31/2029	ROBERT	YOUNG	6/7/2026
	R		3	8/31/2029			
	A		3	8/31/2029			
	A		3	8/31/2027			
	A		3	8/31/2027			
CRIME COMMISSION	R		3	8/31/2029	BETH	SCOTT	WILLING
	R		3	8/31/2029	ANDREW	FRANKLIN	11/20/2025
	R		3	8/31/2029			
	R		3	8/31/2029			
	A		3	8/31/2027			
ELECTED OFFICIALS COMPENSATION COMMISSION	R		7	8/31/2033	MARIE	BESSLER	WILLING
HUMAN RELATIONS & EQUITY COMMISSION	R		2	8/31/2027	TERESA	SCOTT	WILLING
	R		2	8/31/2027	ASHLEY	STRUNK	WILLING
	R		2	8/31/2027	SUSANA	KING	6/8/2026
	R		2	8/31/2027	ERIN	GIESE	6/8/2026
	A		2	8/31/2028	REBECCA	CHAMBLISS	WILLING
	A		2	8/31/2028	LAURIE	ARTZ	6/7/2026
	A		2	8/31/2027	JOSHUA	FRANKOVICH	6/26/2026
LIBRARY ADVISORY BOARD	R		2	8/31/2028	JENNIFER	ERITANO	WILLING
	R		2	8/31/2028	REGINA	JUSKA-SVOBA	WILLING
	R		2	8/31/2028			
	R		2	8/31/2028			
PARKS & RECREATION ADVISORY BOARD	R		2	2/28/2028	JOSHUA	FRANKOVICH	6/26/2026
	R		2	2/28/2028	NIKOLAS	CHANDLER	8/13/2026
	R		2	2/28/2028			
TAX BOARD OF REVIEW	R		2	2/28/2027	ALEXANDER	LUSK	3/23/2026
POLICE & FIRE RETIREMENT SYSTEM BOARDS	R				ANTHONY	ROBERTS	WILLING
ZONING BOARD OF APPEALS	A		3	2/28/2028	JULIEANN	YOUKANNA	3/19/2026
	A		3	2/28/2027			

Item 5.

AGENDA ITEM SUMMARY FORM

MEETING DATE: 8/24/26

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

AGENDA ITEM CONTENT: Mayor's Appointments to Boards and Commissions

AGENDA ITEM SECTION: Consent Agenda

BUDGETED AMOUNT:

FUNDS REQUESTED:

FUND:

EXECUTIVE SUMMARY:

The Mayor has requested the appointments of the applicants on the attached list to their respective boards or commissions, with the specified term ending date.

RECOMMENDATION:

If Council concurs, the appropriate motion would be to concur with the Mayor's recommendations and approve the appointments to City boards and commissions with the term ending dates as specified.

Item 5.

Board and Commission Vacancies

BOARD	TERM TYPE	MAYOR'S APPT?	TERM LENGTH	TERM EXPIRATION	APPLICANTS FIRST NAME	LAST NAME	APP DATE
PLANNING COMMISSION	R	Y	3	8/31/2029	ERIC	GRAETTINGER	WILLING

City Council Regular Meeting
Madison Heights, Michigan
August 10, 2026

A City Council Regular Meeting was held on Monday, August 10, 2026 at 6:30 PM at City Hall - Council Chambers, 300 W. 13 Mile Rd.

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

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

Councilwoman Aaron gave the invocation and the Pledge of Allegiance followed.

CM-26-175. Approval of the Agenda.

Motion to approve the agenda as presented.

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

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

Motion carried.

MEETING OPEN TO THE PUBLIC:

Aaron Boschain expressed concerns with Flock Security Cameras.

CM-26-176. Consent Agenda.

Motion to approve the Consent Agenda, as read.

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

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

Motion carried.

CM-26-177. Director of Public Services - Scheduled Replacement of Vehicle #126.

Motion to approve the purchase of one 2027 Dodge Durango GT AWD as quoted from LaFontaine Chrysler Dodge Jeep Ram, of Lansing, through the MiDeal cooperative vehicle purchasing program, in the amount of $43,000.

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

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

Motion carried.

CM-26-178. Director of Public Services - 2026 Pavement Marking.

Motion to waive the formal bid process, pursuant to section 2-256 and accept the quote as presented from PK Contracting of Troy, the sole source provider, for the unit prices specified, and authorize the Director of Public Services to sign on behalf of the City.

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

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

Motion carried.

CM-26-179. Fire Chief - Purchase of a New Advanced Life Support Training Manikin.

Motion to waive the formal procurement process and approve the purchase of the Laerdal SimMan ALS training manikin from Bound Tree Medical through the MITN consortium bid facilitated by Farmington Hills, for a total of $26,700.

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

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

Motion carried.

CM-26-180. City Council Regular Meeting Minutes of July 13, 2026.

Motion to approve the City Council Regular Meeting minutes of July 13, 2026 as presented.

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

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

Motion carried.

CM-26-181. City Manager - Amendment to Employees 401(a) Retirement Plan to Permit Loans

Motion to approve the Resolution Amending Mission Square 401(a) Retirement Plan #100495 to Permit Loans as follows, approve the Loan Amendment to the 401(a) Plan Adoption Agreement, and authorize the City Manager to sign on behalf of the city.

Resolution of the City of Madison Heights
Amending 401(a) Retirement Plan #100495 to Permit Loans

WHEREAS, the City of Madison Heights has employees rendering valuable services; and

WHEREAS, the City of Madison Heights has established a retirement plan (the "Plan') for such employees which serves the interest of the City of Madison Heights by enabling it to provide reasonable retirement security for its employees, by providing increased flexibility in its personnel management system, and by assisting in the attraction and retention of competent personnel; and

WHEREAS, the City of Madison Heights has determined that permitting participants in the retirement plan to take loans from the Plan will serve these objectives;

NOW THEREFORE BE IT RESOLVED that the Mission Square 401(a) Money Purchase Plan #100495 will permit loans.

Motion made by Councilor Rohrbach, Seconded by Councilwoman Aaron

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

Motion carried.

CM-26-182. Director of Public Services - Three Police Patrol Vehicles.

Motion to approve the purchase of three 2026 Durango Pursuit AWD Patrol Vehicles as quoted from LaFontaine Chrysler Dodge Jeep Ram, of Lansing, through the MiDeal Cooperative Vehicle Purchasing Program in the total amount of $162,000.

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

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

Motion carried.

COUNCIL COMMENTS

Councilman Fleming had no comments this evening.

Councilor Geralds reminded the community of two upcoming Arts Board events: an open mic and karaoke night on Tuesday and a game night on Wednesday. She also highlighted a sensory-friendly adaptive game night hosted by the Human Relations Equity Commission (HRC) on Wednesday the 13th at the Breckenridge room.

Deputy City Manager/City Clerk Rottmann thanked the citizen volunteers who assisted with the recent election and noted that staff would work to resolve "kinks" related to new voting areas before the November election.

City Manager Marsh addressed inquiries regarding a new concrete pad at Rosie's Park, clarifying it is the first of several planned shade structures intended to provide relief from the sun.

City Attorney Sherman had no comments this evening.

Councilor Wright provided an update on the "Revving the Heights" event scheduled for September 19th, noting they are currently seeking sponsors and registrations. He also expressed concern over low voter turnout in the recent election cycle, urging residents to exercise their power to vote in November. He concluded with his signature reminder for everyone to "be kind".

Mayor Pro Tem Mier announced that Councilor Wright’s team won the Little League championship. He advised residents to prepare for the upcoming school season and be mindful of children on the streets. Finally, he shared a personal update for Prostate Cancer Awareness Month, disclosing his own cancer diagnosis and ongoing treatment plan while honoring the memory of his brother.

Councilwoman Aaron promoted the final summer concert on August 19th featuring the band Sonic Freeway, as well as the Trail Tunes event on August 29th. She echoed Councilor Wright's sentiments on kindness, sharing an anecdote from her workplace to emphasize the importance of patience when interacting with service workers.

Mayor Haines concluded by thanking the election workers and specifically praising the City Clerk for her dedication in managing multiple roles during the City Manager's recent vacation.

ADJOURNMENT:

Having no further business, Mayor Haines adjourned the meeting at 6:50 p.m.

AGENDA ITEM SUMMARY FORM

MEETING DATE: 08/24/26

PREPARED BY: Melissa Marsh, City Manager

AGENDA ITEM CONTENT: Confirmation of Human Resource Director/Deputy City Manager

AGENDA ITEM SECTION: Reports

BUDGETED AMOUNT: $0

FUNDS REQUESTED: $

FUND: 101-216

EXECUTIVE SUMMARY:

With the vacancy in the Human Resources Director position within the City Manager's Office, I am proposing to move Deputy City Manager/City Clerk Cheryl Rottmann into the Human Resources Director role. Cheryl has been with the City since 2014 and brings extensive knowledge of City operations and personnel. Cheryl will continue to serve as Deputy City Manager while assuming responsibility for Human Resources. This transition will create a vacancy in the City Clerk's Office, providing an opportunity to establish a succession plan for the Clerk position while strengthening succession planning for Human Resources.

RECOMMENDATION:

Consistent with the Charter, I am recommending that City Council confirm the appointment of Cheryl Rottmann as Human Resources Director and continued Deputy City Manager at the August 24, 2026 Regular City Council Meeting. I believe this appointment is in the best interest of the City and provides the supports the City's longer-term succession planning for the City Clerk and Elections Office.

AGENDA ITEM SUMMARY FORM

MEETING DATE: 08/24/26

PREPARED BY: Melissa Marsh, City Manager

AGENDA ITEM CONTENT: Confirmation of City Clerk Appointment

AGENDA ITEM SECTION: Reports

BUDGETED AMOUNT: $0

FUNDS REQUESTED: $

FUND: 101-216

EXECUTIVE SUMMARY:

See attached.

RECOMMENDATION:

Consistent with the Charter, I am recommending that City Council confirm the appointment of Mary Daley as City Clerk at the August 24, 2026 Regular City Council Meeting. I believe this appointment provides the City with an experienced candidate who can assume the responsibilities of the position with a limited learning curve while also supporting the City's longer-term succession planning for the City Clerk and Elections Office.

To: Honorable Mayor and Members of City Council

From: Melissa R. Marsh, City Manager

Date: August 12, 2026

Re: Appointment of City Clerk

Pursuant the City Charter, I respectfully request that Council confirm my appointment of Mary Daley as City Clerk.

As part of our ongoing succession planning, Deputy City Manager/City Clerk Rottmann will be transferring to the Deputy City Manager/Human Resources position. This transition provided us an opportunity to begin succession planning within the City Clerk's Office and Elections Division while maintaining continuity in these critical functions.

The City Clerk position was posted from June 24, 2026, through July 24, 2026. We received a total of ten applications and interviewed three candidates. Following the interview process and a review of the candidates' qualifications, experience, and anticipated learning curve, I have made a tentative offer to Mary Daley.

Mary currently serves as the City's Business Services Coordinator/Election Specialist and has been with the City Clerk's Office since April 2021. In her current role, she has significant direct experience with the responsibilities that will transition to the City Clerk position, including:

- Assisting in the administering and coordinating federal, state, and local elections and ensuring compliance with Michigan election laws.
- Managing voter registration, the Qualified Voter File, absentee ballot processing, and Election Day operations.
- Supervising early voting operations and staff.
- Serving as Clerk to the Planning Commission and other boards as necessary under the Open Meetings Act.
- Coordinating the City's business licensing process and serving as a resource to businesses regarding licensing requirements.
- Maintaining vital records and other departmental documentation.
- Working directly with elected officials, department heads, residents, and other stakeholders.

Mary also previously served as Executive Assistant to the City Manager from July 2016 through April 2021. In that capacity, she gained broad knowledge of City operations and worked directly with the City Manager, department heads, elected officials, and residents. Her prior experience included assisting with City goals and strategic initiatives, coordinating projects, preparing the City's annual budget in collaboration with department heads, responding to escalated resident and business concerns, and preparing reports for City Council.

Mary holds a Master of Public Administration and a Michigan Professional Municipal Clerk (MiPMC) certification. She has also received her Certified Municipal Clerk (CMC) designation, awarded by the International Institute of Municipal Clerks (IIMC). She is a member of IIMC and the Oakland County Clerks Association.

Mary's current experience in the City Clerk's Office, combined with her prior experience in the City Manager's Office, provides her with a strong understanding of both the technical responsibilities of the Clerk's Office and the broader operations of the City. Her existing knowledge of our election processes and systems is particularly valuable given the importance and complexity of election administration and the upcoming transition in leadership.

Consistent with the Charter, I am recommending that City Council confirm the appointment of Mary Daley as City Clerk at the August 24, 2026 Regular City Council Meeting. I believe this appointment provides the City with an experienced candidate who can assume the responsibilities of the position with a limited learning curve while also supporting the City's longer-term succession planning for the City Clerk and Elections Office.

AGENDA ITEM SUMMARY FORM

MEETING DATE: 08/24/26

PREPARED BY: Melissa Marsh, City Manager

AGENDA ITEM CONTENT: Michigan Municipal League Convention - Delegate and Alternate

AGENDA ITEM SECTION: Reports

BUDGETED AMOUNT: $0

FUNDS REQUESTED: $

FUND:

EXECUTIVE SUMMARY:

Each year, the City Council selects a delegate and alternate to represent the City at the Michigan Municipal League's Annual Meeting from those Council members able to attend. This year's Annual Convention is being held October 7-9, 2026, in Traverse City. It is being recommended that Mayor Corey Haines be appointed as Delegate and Mayor Pro Tem be appointed as Alternate.

RECOMMENDATION:

Staff recommends that City Council approve Mayor Haines as Delegate and Mayor Pro Tem as Alternate at the 2026 Annual Convention.

Item 10.

AGENDA ITEM SUMMARY FORM

MEETING DATE: 08/24/26

PREPARED BY: Melissa Marsh, City Manager

AGENDA ITEM CONTENT: City Planner - Temporary Data Center Moratorium Resolution

AGENDA ITEM SECTION: Consent Agenda

BUDGETED AMOUNT: $0

FUNDS REQUESTED: $

FUND:

EXECUTIVE SUMMARY:

See attached.

RECOMMENDATION:

Staff recommends that City Council adopt the temporary data center moratorium resolution to provide the staff of the City with adequate time to evaluate appropriate zoning, building, and development regulations before any applications are submitted.

To: **Honorable Mayor and City Council**

From: **Matt Lonnerstarter, City Planner**
Melissa Marsh, City Manager

Date: **July 23, 2026**

Subject: **Temporary Data Center Moratorium**

At their July 20, 2026 meeting, the Planning Commission and staff discussed the emerging issue of data centers and the need for the City to proactively review and update its zoning regulations before any development proposals are submitted. Following that discussion, Assistant City Attorney Jeff Sherman prepared a resolution establishing a temporary moratorium on new data centers. The proposed resolution will be presented for City Council's consideration at the August 24, 2026, City Council meeting.

As many communities across Michigan and the country are experiencing, data centers have evolved significantly in recent years. Modern, large-scale data centers associated with artificial intelligence, cloud computing, and high-performance computing present land use, infrastructure, utility, and nuisance issues that were not contemplated when many zoning ordinances, including ours, were adopted. While Madison Heights has not received any formal applications or development requests for data centers, our current Zoning Ordinance does not specifically define or regulate these uses. Municipalities that lack clear development standards for large-scale data centers may unfortunately be ill-prepared to address their specific impacts on adjacent land uses, such as excessive noise from transformers and generators, security lighting, water use, and imposing building facades.

The proposed moratorium is intended to provide the City with adequate time to evaluate appropriate zoning, building, and development regulations before any applications are submitted. During the moratorium period, staff will research best practices, review how other Michigan communities regulate data centers, and prepare recommended amendments to the Zoning Ordinance which may include new definitions, development standards, and location criteria. This proactive approach will ensure that Madison Heights will have clear regulations in place and be prepared to protect the public health, safety, and welfare should a data center development application be submitted. These changes will also provide certainty to potential developers with regards to standards and processes.

A moratorium is a temporary suspension of approvals while a municipality studies and develops appropriate regulations. Michigan courts have recognized that a temporary moratorium is an appropriate planning tool when it is adopted for a legitimate governmental purpose while a municipality is actively working on related zoning amendments. The proposed resolution, attached, would establish a twelve (12) month moratorium from the date of approval unless extended by Council resolution, providing sufficient time to complete this work. If the zoning amendments are completed sooner, Council may lift the moratorium at that time.

If you have any questions regarding the proposed moratorium or the upcoming resolution, please contact Assistant City Attorney Jeff Sherman or City Planner Matt Lonnerstater, who are both familiar with the proposal and the work underway.

Thank you for your consideration. We look forward to discussing this matter with you as the City moves forward with developing appropriate regulations for data centers.

MADISON HEIGHTS CITY COUNCIL RESOLUTION FOR TEMPORARY DATA CENTER DEVELOPMENT MORATORIUM

WHEREAS, the City is a Michigan municipal corporation, duly and legally organized under and existing by virtue of the laws of the State of Michigan, pursuant to the provisions of 1909 Public Act 279, being specifically Michigan Compiled Laws (MCL) 117.1 et seq., with its principal offices located at 300 Thirteen Mile Road, Madison Heights, Michigan 48071; and,

WHEREAS, the State of Michigan and other states have recently experienced an increased interest in the development of Data Centers; and,

WHEREAS, Data Centers present unique possible concerns of high electricity use, water consumption, noise, temporary (but limited) local employment opportunities, land use issues and environmental impacts (among other issues) while at the same time providing important digital infrastructure and economic benefits, such as increased and improved power cloud computing, artificial intelligence, online banking, streaming services, healthcare, local better broadband services, and property tax revenues (among other benefits); and,

WHEREAS, the City's current Zoning Ordinance, Building Ordinance, and regulations and development standards related thereto (collectively referred to as "Zoning and Building Ordinances") do not specifically define, classify, or comprehensively regulate Data Centers or establish standards governing their location, design, scale, operational characteristics, infrastructure requirements, or compatibility with surrounding land uses; and,

WHEREAS, the Madison Heights City Council finds that it is in the public interest to undertake a comprehensive review of the City's Zoning and Building Ordinances as they relate to Data centers to ensure that any future development of such facilities occur in appropriate locations and under standards that protect the public health, safety, and welfare, while supporting responsible economic development; and,

WHEREAS, during the moratorium period necessary to conduct this review, acceptance or approval of applications for Data Centers could result in development that is inconsistent with future regulations and planning objectives, thereby frustrating the City's ability to implement a comprehensive regulatory framework; and,

WHEREAS, the Madison Heights City Council finds that a temporary moratorium is necessary and reasonable to preserve the status quo while the City evaluates and adopts appropriate Zoning and Building Ordinances governing Data Centers; and,

WHEREAS, it is the express intent of this Resolution that the moratorium will be temporary in nature and not intended to prohibit Data Centers permanently; but rather is solely intended to provide the City with adequate time to study, evaluate, and establish appropriate Zoning and Building Ordinances identifying where and under what standards a Data Center or Centers may be appropriate within the boundaries of the City; and,

WHEREAS, for purposes of this Resolution, a Data Center shall mean the following:

"Data Center means a building or portion of a building primarily used to house computer system servers, network equipment, data storage equipment, cloud computing infrastructure, or similar information technology infrastructure, together with associated mechanical equipment, cooling systems, backup power generation, electrical substations, battery energy storage systems, and related support facilities designed principally for the processing, storage, transmission, or management of digital data."

WHEREAS, for purposes of this Resolution, a Data Center shall **NOT** mean the following:

1. Server rooms or equipment accessory to a principal use on the same property;

2. Telecommunications facilities regulated separately under City ordinances;

3. Government-owned emergency communications facilities, including but not limited to Police, Fire, 911 and Emergency facilities and,

4. Small-scale information technology facilities serving only the principal use on the site.

NOW, THEREFORE, BE IT RESOLVED that the Madison Heights City Council finds that a temporary moratorium on Data Centers, as defined above, is reasonable and necessary to preserve the status quo while the City evaluates and adopts appropriate Zoning Ordinances and Building Ordinances governing Data Centers, for a period of twelve (12) months from the date of the approval of this Resolution by City Council (the "Temporary Moratorium Period"), unless extended by a maximum of two (2) subsequent Resolution(s), approved by City Council, each Resolution not to exceed sixty (60) days, with a maximum extension not to exceed one-hundred and twenty (120) days; and,

BE IT FURTHER RESOLVED that during the Temporary Moratorium Period, the City shall not accept, process, review, schedule for public hearing, approve, issue permits for, or issue zoning approvals or building permits for any application for the establishment, construction, expansion, or development of a Data Cetner, including any related special land use approvals, rezoning, site plan approval, building permit, grading permit, land division, or other discretionary development approval necessary to authorize such use; and,

BE IT FURTHER RESOLVED that this Temporary Moratorium applies to all new principal Data Center developments, conversion of existing buildings into principal Data Centers, expansion of an existing Data Center (if any) that would materially increase computing capacity, building area, utility demand, or operational intensity; and,

BE IT FURTHER RESOLVED that the Madison Heights City Council shall appoint a Special Commission titled, "The Data Center Commission," whose purpose shall be to undertake a comprehensive review of the City's Zoning Ordinances, Building Ordinances, and regulation and development standards as they relate to Data centers to ensure that any future development of such facilities occur in appropriate locations and under standards that protect the public health, safety, and welfare, while supporting responsible economic development; and,

BE IT FURTHER RESOLVED that the membership of "The Date Center Commission" shall consist of nine regular voting members as follows: Mayor, City Manager, City Attorney, City Planner, Community and Economic Development Director, Planning Commission Chairperson, Informational Technology Advisory Committee Chairperson, and two at-large residents, who shall meet twice monthly and who shall provide recommendations to the City Council regarding the subject matter of this Resolution; and,

BE IT FURTHER RESOLVED that copies of this Resolution shall be forwarded to U.S. Senators Elissa Slotkin and Gary Peters, U.S. Representative Haley Stevens, Michigan Governor, Gretchen Whitmer, Attorney General, Dana Nessel, Secretary of State, Jocelyn Benson, State Senator, Stephanie Chang, State Representative Mike McFall, State Representative, Tom Kuhn, Oakland County Chief Executive, David Coulter, and Oakland County Commissioner Ann Erickson Gault

APPROVED BY THE MADISON HEIGHTS CITY COUNCIL ON THIS __________DAY OF ____________________, 2026.

MADISON HEIGHTS CITY COUNCIL

____
Corey K. Haines, Mayor

____
William J. Mier, Mayor Pro Tem

____
Toya D. Aaron, Councilwoman

____
Sean D. Fleming, Councilman

____
Emily J. Rohrbach, Councilor

____
Quinn Wright, Councilor

____
Laurie B. Geralds, Councilor