

CITY OF STERLING HEIGHTS  
MINUTES OF REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 19, 2022  
IN CITY HALL

1. Mayor Taylor called the meeting to order at 7:00 p.m.
2. Mayor Taylor led the Pledge of Allegiance to the Flag and Melanie D. Ryska, City Clerk, gave the Invocation.
3. Council Members present at roll call: Deanna Koski, Michael V. Radtke, Jr., Maria G. Schmidt, Liz Sierawski, Michael C. Taylor, Henry Yanez, Barbara A. Ziarko.  
  
Also Present: Mark Vanderpool, City Manager; Marc D. Kaszubski, City Attorney; Melanie D. Ryska, City Clerk; Andrea Bara, Recording Secretary.

4. **APPROVAL OF AGENDA**

Moved by Koski, seconded by Ziarko, **RESOLVED**, to approve the agenda as amended with the deletion of Consideration Item 9-A.

Regarding Item 9-A, the wedge project, Mayor Taylor stated that the city was informed that the developer has withdrawn their application due to comments from the Planning Commission and City Council hearings. The developer expressed interest in bringing back a separate application in the future that will be beneficial to the City as a whole, as well as the surrounding neighborhoods. The Mayor stated, as of now, there is no plan for development of that parcel and residents will be notified if there is.

Mayor Taylor called for a brief break to allow audience members to leave the meeting.

Yes: All. The motion carried.

5. **REPORT FROM CITY MANAGER**

Mr. Vanderpool reminded everyone that Wednesday August 03, 2022 is Police National Night Out from 5-8p.m., right in front of the Police Department. This is the 38<sup>th</sup> annual event, and is always well attended. There will be Emergency Service personnel, equipment, Segway's, motorcycles, treats, food and giveaways.

Mr. Vanderpool reminded everyone that Wednesday August 3<sup>rd</sup> is also a Council Meeting night, which starts at 7 p.m.

Mr. Vanderpool stated they have recently been highlighting the City's boards and commissions, and the hard working volunteers that make the City run in the high performance way it does. He introduced Melanie Ryska, City Clerk, who gave a presentation on the Election Commission.

Clerk Ryska explained that she is here tonight to provide information and share the core responsibilities of the city's Election Commission. She stated the city's Election Commission consists of three members, the Clerk, Mr. Joe Niman who has been a member since 2011 and Ms. Theresa Leslie-Robinson who was recently appointed in 2022.

The City of Sterling Heights is very fortunate that the Election Commission is very involved in the electoral process. An example being, that on Election Day, the Commissioners go out to tour the different precincts, and help with the receiving boards after the close of polls.

Clerk Ryska listed the statutory responsibilities of the Election Commission:

- Assess voting equipment needs
- Perform preliminary logic and accuracy testing
- Conduct public accuracy testing
- Establish Absent Voter Counting Boards
- Establish precincts for Elections-consolidations

- Notify voters of any temporary precinct location changes
- Appoint Election Inspectors
- Notify major political parties of the appointments
- Proof and authorize printing of Local Election Ballots
- Approve precinct boundaries – redistricting

Clerk Ryska shared the new precinct map and new polling locations. She stated that new voter information cards were sent to every voter in Sterling Heights with a total of 101,415 cards sent out with all the new information. Clerk Ryska also informed everyone that Sterling Heights was at a 96% Registration Rate. To view the map, visit [www.sterling-heights.net](http://www.sterling-heights.net), the Clerk's page, that the lines are in effect for the August 02, 2022 Election. Clerk Ryska shared photos of a precinct location and the supplies that are sent to each location. The Election Commission is involved with a lot of the supplies and needs for the polling locations. She also shared photos of the voting equipment at each polling location, the DS200 Tabulator and the ADA Compliant Express Vote. She spoke about the Election Center, that is currently located at 40250 Dodge Park Road, inside of the Community Center. If there are any questions regarding Elections to email [vote@sterling-heights.net](mailto:vote@sterling-heights.net) or call 586-446-2420.

Clerk Ryska introduced Joe Niman, Election Commissioner. Mr. Niman stated that he has been a commissioner for eleven years. He shared that he was interested in the democratic process, coming from a business management background. Mr. Niman discussed how the process started manually and grew technically, with new training and procedures. He also spoke about long time, late Commissioner

Mr. Wayne Davis, stating what a pleasure it was to serve together. Mr. Niman stated that he enjoys the duties and involvement of the Election Commission.

Mayor Taylor thanked Mr. Niman for his volunteerism and his commitment to the city.

Mr. Vanderpool stated that the city will continue to highlight Boards and Commissions throughout the year.

Mr. Vanderpool introduced Luke Bonner, Senior Economic Developer to speak about the strategic plan that has been completed for the Velocity Center and the rebranding of the Innovation District.

Mr. Bonner stated that he was providing updates on two major initiatives and introduced April Boyle and Becky Davenport from the Velocity Center.

Ms. Boyle stated that she is working on Re-energizing the Velocity Center and building up the entrepreneurial ecosystem in Macomb County. Entrepreneurship innovation is important to create jobs and build wealth in the community. She commented that it is an honor to be working with the city. This initiative has been a multi month process including meeting with stake holders and creating a mission and vision for the Velocity Center, an incubation accelerator:

Mission – Catalyst for culture change to accelerate innovation, reinvention and growth for manufacturing and technology businesses in Macomb County.

Vision – The center of gravity for entrepreneurship and innovation in Macomb County.

Ms. Boyle discussed the committees guiding principles to guide the work for the next few years.

Ms. Davenport discussed how they shaped the strategic plan by gathering input from a diverse group of stakeholders that brought perspective and experience in economic development and the entrepreneurial aspect. She discussed how critical it is to understand the target market and how Velocity Center can best meet the needs of the businesses.

Ms. Boyle and Ms. Davenport then identified and discussed the 10-15 year goals for the Velocity Center:

- Full building occupancy and tenant engagement
- Magnet for business entrepreneurs-regional hub and destination
- National recognition as a thought leader and innovator in tech and advanced manufacturing
- Robust seed investments for companies in Macomb County
- Launch first woman tech or advanced manufacturing unicorn in the State of Michigan
- Multiple Velocity Centers or Velocity Campus

Ms. Boyle then discussed a more in depth three year plan including BSO partners, shared goals, finding new entrepreneurs and building an investment ecosystem.

She then discussed the Velocity Center Team vision for 2024.

Ms. Davenport discussed projected revenues for the Velocity Center. She also spoke about the need for Metrics and Reporting to evaluate best practices.

Ms. Boyle and Ms. Davenport ended by thanking all stakeholders who contributed to the Velocity Center Innovation.

Senior Economic Development Advisor Luke Bonner discussed longtime partner, Isho Media Group that is creating a meaningful brand identity for the Sterling

Innovation District. The Sterling Innovation District is located from 14 Mile Road to 19 ½ Mile Road, from Mound to VanDyke. Mr. Bonner introduced Mr. Brian Boyle from Isho Media Group.

Mr. Boyle stated that the steps to develop a brand and communications platform for the launch of the Sterling Heights Innovation District are as follows; define the Story and Capture the Vision, develop an overall project vision statement, define the brand, develop a logo and a six part editorial series. He included that they will get a broad range of input from stakeholders and develop global best practices. Mr. Boyle included information on several articles that were published regarding the Innovation District.

Mr. Bonner stated that both programs are tied together and he is excited to move forward on both projects.

Mr. Vanderpool stated that he has concluded his report to Council.

## **6. PRESENTATIONS**

A. Mayor Taylor stated this to present Bob Artymovich of E.A. Graphics with a Nice Neighbor Award in recognition of his efforts to support the Oxford community.

Councilwoman Ziarko stated that she has known Mr. Artymovich since 1975 and has watched his business grow from in the basement of his house to his store in Sterling Heights on Van Dyke at the roundabout. She stated that this particular award is for the support that Mr. Artymovich provided the families of the Oxford tragedy, but he has done so much more to help the community. He has donated overcoats to MCREST, hired and mentored college students, partnered with MISD

to train students in life skills, rented a semi-trailer to provide relief to hurricane victims, and many other self-less acts to help people. Councilwoman Ziarko also commented that if you call Mr. Artymovich and ask for help, he will be there. She stated that he printed the Oxford Strong shirts and donated all of the profits totaling \$310,000 to the Oxford families in that community. She also commented on the positive affect that Mr. Artymovich has on southeastern Michigan. Councilwoman Ziarko stated that she is proud to present the Nice Neighbor Award to such a deserving person, noting she would not be sitting there if not for Mr. Artymovich.

Mr. Artymovich spoke about the beginning of his business and how much it grew, citing Sterling Heights as an integral part of his business's success. He discussed his fundraising efforts to assist the families affected by the Oxford tragedy. Mr. Artymovich thanked his wife and family for all of their support.

Mayor Pro-Tem Sierawski thanked Mr. Artymovich for his generosity and his positive impact throughout Michigan.

Mayor Taylor stated that you couldn't ask for a better business owner in Sterling Heights and thanked Mr. Artymovich for all of the support that he has given over the years to the City.

7. **PUBLIC HEARINGS**

A. Mayor Taylor stated this is to consider the application by Mancini Holdings 42800 LLC to designate the new industrial facility being constructed at 42800 Merrill Road as a speculative building in accordance with Public Act 198 of 1974.

He invited Senior Economic Development Advisor Luke Bonner to give a presentation.

Mr. Bonner stated that this part II of the process for the property. The applicant obtained an IDD (Industrial Development District) designation on April 19, 2022. This is an opportunity for Mr. Mancini to market the property and find a tenant with the tax abatement available. Mr. Bonner stated that the Mancini family has been developing in the industrial corridor of the Sterling Innovation District for over fifty years. Mr. Bonner invited Mr. Ed Mancini to give a quick update on the property and the industrial market.

Mr. Mancini stated that his Speculative Development at 7255 Eighteen and a half mile road, will be developing two electric vehicles, the Rivean and the Guru. He stated that the speculative building at 42800 Merrill Road is currently in process, the concrete footings are in place and the steel will be going up within a couple of weeks. He is looking forward to moving forward with this project here in Sterling Heights.

Mayor Taylor opened the floor for public comments.

- Paul Smith – resident on Utica Road; Opposed tax break for business; questioned why the building occupant is not named prior to tax break

Mayor Taylor closed the public hearing.

Moved by Yanez, seconded by Ziarko, **RESOLVED**, to adopt the resolution approving the application by Mancini Holdings 42800 LLC to designate the new industrial facility being constructed at 42800 Merrill Road as a speculative building in accordance with Public Act 198 of 1974.



Councilwoman Ziarko questioned the second paragraph of the contract; specifically regarding the approval of the speculative building designation that does not confer a tax abatement.

Mr. Kaszubski stated that the approval tonight will only approve the designation. The tenant will still have to come in front of Council, apply for, qualify for, and be approved for a tax abatement.

Councilwoman Schmidt questioned if Mr. Mancini would remain as the landlord or sell the building upon completion.

Mr. Mancini stated that his intention is to own/ lease the property and leave it for his grandchildren someday.

Councilwoman Schmidt stated that Sterling Heights needs more manufacturing buildings of that size in the city. She thinks it is a great idea.

Mayor Taylor thanked Mr. Mancini for answering questions and providing a presentation. He stated that they are happy to have the company in the city continuing to grow and develop.

Yes: All. The motion carried.

**8. CONSENT AGENDA**

Mayor Taylor stated this item is consideration of the Consent Agenda. He opened the floor for public comments.

- Paul Smith – resident on Utica Road; Item D; price of motorcycle vs car; Item K; moving Council Meeting to a Monday; Item K; A.J. Simpson tax exemption

Moved by Koski, seconded by Ziarko, **RESOLVED**, to approve the Consent Agenda as presented:

A. July 05, 2022 Regular Meeting Minutes

- B. Bill Listing
- C. Resolved, to:
  - 1. Purchase the following exercise equipment, inclusive of freight and installation, from Fitness Things, 35539 Schoolcraft Road, Livonia, MI 48150 at a total cost of \$64,943.60, based upon competitive pricing available through the Sourcewell cooperative purchasing contracts specified below:  
Seven (7) True C650 treadmills and two (2) True XC900 Ellipticals at pricing available through Sourcewell contract #081120-TRU; and,  
Five (5) Life Fitness IC5 spinning bikes at pricing available through Sourcewell contract #081120 LFF; and,
  - 2. A budget amendment in the amount of \$64,943.60 to carry forward unspent funds from the 2021/22 General Fund budget and transfer those funds to the 2022/23 Capital Projects Fund budget.
- D. Resolved, to:
  - 1. Split the award of the bid to the vendors and at the respective pricing bid as specified below:  
Purchase of one (1) 2022 Harley Davidson FLHTP Electra Glide Police Motorcycle to Wolverine Harley Davidson, 44660 North Gratiot Avenue, Clinton Township, MI 48036, at a total cost of \$19,000; and,  
Purchase of upfitting equipment and installation services to Canfield Equipment, 21533 Mound Road, Warren, MI 48091, at unit pricing bid in the cumulative amount of \$13,206.46; and,
  - 2. Authorize a budget amendment in the amount of \$32,206.46 from Capital Fund reserves.
- E. Resolved, to award the bid for Delia Park Parking Lot Improvements, Sections I and II, City Project #22-388, to Al's Asphalt Paving Company, 25500 Brest Rd., Taylor, MI 48180, in the cumulative amount of \$708,158, authorize the Mayor and City Clerk to sign all required documentation on behalf of the City, and authorize a budget amendment in the amount of \$221,463 from Capital Fund Reserves.
- F. Resolved, to award the bid for materials and services for removal and replacement of fencing to RMD Holdings, Ltd., d/b/a Nationwide Construction Group, 69951 Lowe Plank Road, Richmond, MI 48062, at unit pricing bid for a two-year period, and authorize the City Manager to extend the bid award two additional one-year periods, upon mutual consent.
- G. Resolved, to approve the Engagement Agreement between the city of Sterling Heights and Buss & Buss, P.C. and authorize the City Manager to sign it on behalf of the City.
- H. Resolved, to approve:
  - 1. Change Order No. 1 under Ryan Road Concrete Repairs, 14 Mile Road to Metropolitan Parkway, City Project #22-396 at a cumulative cost of \$254,102.42; and,
  - 2. A budget amendment to use Major Road Fund reserves to fund for the cost of Change Order No. 1.

- I. Resolved, to approve final payment in the amount of \$202,716.33, plus interest on retainage, for the 2021 Local Road Reconstruction Program, City Project #21-379, inclusive of Change Order No. 1.
- J. Resolved, to suspend Governing Body Rule of Procedure No. 2 and hold the second regular meeting of the Sterling Heights City Council in October, 2022 on Monday, October 17, 2022 at 7:00 p.m. and direct the City Clerk to provide the appropriate notice as required by Michigan's Open Meetings Act.
- K. Resolved, to set a public hearing on Tuesday, August 16, 2022 at 7:00 p.m. regarding the application by A.G. Simpson (USA) Inc. for an Industrial Facilities Tax Exemption Certificate at 6700 Eighteen ½ Mile Road.
- L. Resolved, to adopt the resolution designating July, 2022 as "Parks and Recreation Month" in the city of Sterling Heights.

Yes: All. The motion carried.

**9. CONSIDERATION**

**A. Item 9-A was removed from the Agenda (PPUD21-0005-BOSC Realty Advisors LLC).**

**10. COMMUNICATIONS FROM CITIZENS**

Mayor Taylor opened the floor for comments from the audience.

- Joseph Znoy – resident on Centennial Court; spoke about the wedge proposal and the PUD process
- Ken Nelson – resident on Firesteel; spoke about government transparency, agenda's for meetings; open meetings act; equipment for absentee ballot stations
- Paul Smith – resident on Utica Road; spoke about the wedge developers

**11. REPORTS FROM CITY ADMINISTRATION AND CITY COUNCIL**

Mr. Vanderpool stated he had nothing further to add this evening.

Mr. Kaszubski stated he had nothing further this evening.

Councilwoman Schmidt asked Mr. Vanderpool for an update on the Fifteen Mile Road Mosque, regarding the broken fence, overgrown weeds and building.

Mr. Vanderpool replied that he has met with the property owners to discuss the property violations. He stated that the owners will be correcting the violations and cleaning the property. The owners are still proceeding with the project, the

permits have been mostly entirely approved on the city's end. The builders have run into delays due to financing, rate increases etc. but will be continuing to move forward.

Councilwoman Schmidt reminded everyone that Sterlingfest is next week, Thursday through Saturday at Dodge Park.

Councilwoman Ziarko wanted to remind everyone that Councilwoman Schmidt's birthday is next Thursday as well.

Councilman Radtke remarked that the discussion about bribery is insulting and belittling, and that no Council Member is taking bribes. He cannot let that slide, he will not stand for it. He also stated that this is a tough job and everyone on City Council is doing the best that they can, he is very proud to sit on Council. Councilman Radtke is also looking forward to Sterlingfest, it is going to be a great time, and it's the event that makes Sterling Heights special.

Councilman Yanez wanted to remind everyone to vote on Tuesday August 2<sup>nd</sup> and the Council meeting has been moved to the following day, Wednesday August 3<sup>rd</sup>, due to the election.

Mayor Taylor stated that it has been a long three years and he is excited to have Sterlingfest back. There will be great bands and it will be a great time. He thanked everyone who participated in the meeting tonight.

12. **UNFINISHED BUSINESS**  
There was no unfinished business.

13. **NEW BUSINESS**  
There was no new business.

14. **CLOSED SESSION PERMITTED UNDER ACT 267 OF 1976**

Mr. Kaszubski stated there is nothing for tonight.

15. **ADJOURN**

Moved by Ziarko, seconded by Schmidt, **RESOLVED**, to adjourn the meeting. The motion carried.

The meeting was adjourned at 8:13 p.m.

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MELANIE D. RYSKA, City Clerk