

**THE REGULAR MEETING OF THE FORTY-FIRST COUNCIL OF THE CITY OF BERKLEY, MICHIGAN
WAS CALLED TO ORDER AT 7:03 PM ON MONDAY, JUNE 15, 2026 BY MAYOR DEAN**

PRESENT: Councilmember Steve Baker
Councilmember Clarence Black
Councilmember Gary Elrod
Mayor Pro Tem Ross Gavin
Councilmember Dennis Hennen
Councilmember Gregory Patterson
Mayor Bridget Dean

OTHER STAFF PRESENT:

City Manager Crystal VanVleck
City Attorney Lisa Hamameh
Deputy City Clerk Rachel Patterson
Community Development Director Kristen Kapelanski
Finance Director Carl Johnson
Department of Public Works Superintendent Adam Wozniak

APPROVAL OF AGENDA

Councilmember Hennen moved to approve the agenda
Seconded by Mayor Pro Tem Gavin
Ayes: Black, Elrod, Gavin, Hennen, Patterson, Baker and Dean
Nays: None
Motion Approved.

PUBLIC COMMENT

None.

CONSENT AGENDA

Mayor Pro Tem Gavin moved to approve the following Consent Agenda
Seconded by Councilmember Baker

M-59-26: Minutes of the 41st Regular City Council meeting on Monday, June 1, 2026.

M-60-26: Warrant List No. 1423.

M-61-26: Swap loader salt body repairs utilizing the MITN Cooperative Purchasing Program/Rochester Hills Co-op Contract RFP-RH-20-023 with Truck and Trailer Specialties of Howell, MI in the amount of \$11,693.17.

M-62-26: RCOC Tri-Party Cost Sharing Agreement for Greenfield Rd project 57871, subject to a review of the contract by the City Attorney and approval and execution by the City Manager.

R-11-26: Updates to the City of Berkley Non-Discrimination Policy "Attachment A".

O-10-26: Second reading and adoption of an ordinance of the City Council of the City of Berkley, Michigan, to amend Chapter 109 Subdivisions, Article IV Design Standards for Subdivision Planning, to repeal Sections 109-26 Guarantee of Completion of Improvements Required by the City and Section 109-27 Condition of City Approval of Final Plat - Financial Guarantees.

M-63-26: Approval for purchase of a 2026 Ford Escape utilizing the State of Michigan Contract #MA 240000001208 Macomb County Cooperative Contract #21-18 Bid with Lunghamer Ford of Owosso, MI.

M-64-26: Approval for the purchase of two 2027 Ford F-250s utilizing the State of Michigan Contract #MA 240000001208 Macomb County Cooperative Contract #21-18 Bid with Lunghamer Ford of Owosso, MI.

R-12-26: Resolution authorizing the West Nile Virus Expense Reimbursement Request.

M-65-26: Civic Plus NextRequest FOIA Software in the amount of \$9,591 from account 101-215-986-000 for FOIA administration, and authorize the City Clerk to sign the Statement of Work following review and approval of the terms and conditions by the City Attorney.

P-10-26: Proclamation designating June as National Cancer Survivors Month.

Ayes: Elrod, Gavin, Hennen, Patterson, Baker, Black and Dean

Nays: None

Motion Approved.

Regular Agenda

RECOGNITIONS/PRESENTATIONS: Matter of receiving any recognitions or presentations from the Consent Agenda.

Councilmember Baker read the National Cancer Survivors Month proclamation in its entirety.

R-13-26: Approval of Special Assessment Rolls No. 101 and No. 102 and Authorizing Placement of the unpaid balances on the 2026 Property Tax Roll.

Councilmember Patterson moved to approve Resolution No. R-13-26

Seconded by Councilmember Black

Ayes: Gavin, Hennen, Patterson, Baker, Black, Elrod and Dean

Nays: None

Motion Approved.

R-14-26: Amendment of the fourth quarter budget amendment 2026-5 for the 2025-26 fiscal year as presented.

Councilmember Elrod moved to approve Resolution No. R-14-26

Seconded by Councilmember Hennen

Ayes: Hennen, Patterson, Baker, Black, Elrod, Gavin and Dean

Nays: None

Motion Approved.

M-67-26: Award the contract for Property Cleanups and Emergency Board-Ups to RACM LLC (dba SERVPRO) for the amounts specified in the attached bid sheet subject to execution by the City Manager.

Councilmember Black moved to approve Motion No. M-67-26

Seconded by Councilmember Baker

Ayes: Patterson, Baker, Black, Elrod, Gavin, Hennen and Dean

Nays: None

Motion Approved.

O-09-26: Second reading and adoption of an ordinance of the City Council of the City of Berkley, Michigan to amend Section 3.03.A Commercial Occupancy Certificate/Business License, Section 3.10 Performance Guarantees, Section 6.04.C.6 Multiple Family Development, Section 6.04.D.1 Authorized Site Layouts, Section 9.16 Locating Parking Lots, Section 11.08.C Standards for All Temporary Signs, Section 11.10 Nonconforming Signs, Section 14.04.E Parking Spaces for Other Land Uses, Section 14.04.N Leased Parking in Municipal Lots, and Section 15.03.A Sketch Plan of Chapter 138 Zoning of the City of Berkley Code of Ordinances to modify the definitions for commercial vehicle and community

development director, to add definitions for the regulation and administration of performance guarantees, add appropriate cross references, to set a period for project completion, to allow for administrative extension of completion periods, to modify the amount of surety bonds that may be posted for completion and to delete the requirement for a completion agreement, to rename the Multiple Family Development Site type for clarity, to provide regulations for stand-alone parking lots, to revise the time limit for temporary signs, to modify the requirements for non-conforming signs, to clarify location requirements for shared use parking, to prohibit commercial vehicles at single- and two-family dwellings, to allow annual parking passes to count towards parking requirements, and to clarify that an applicant may present a sketch plan to the Planning Commission as a discussion item.

Councilmember Baker moved to approve Ordinance No. O-09-26

Seconded by Councilmember Elrod

Ayes: Baker, Black, Elrod, Gavin, Hennen, Patterson, and Dean

Nays: None

Motion Approved.

R-14-26: Consideration of GLWA (Great Lakes Water Authority) Member Partner Contract for Legal Services for the 3M and Dupont Public Drinking Water Settlements and the Corresponding Resolution of GLWA Member Partner the City of Berkley Authorizing the Execution of the Legal Services Agreement for the 3M and DuPont Public Drinking Water Settlement.

Mayor Pro Tem Gavin moved to approve Resolution No. R-14-26

Seconded by Councilmember Hennen

Ayes: Black, Elrod, Gavin, Hennen, Patterson, Baker and Dean

Nays: None

Motion Approved.

R-15-26: Approval of a resolution to opt into Oakland County's Urban County Development Block Grant Programs for the years 2027, 2028 and 2029.

Councilmember Hennen moved to approve Resolution No. R-15-26

Seconded by Councilmember Black

Ayes: Elrod, Gavin, Hennen, Patterson, Baker, Black and Dean

Nays: None

Motion Approved.

COMMUNICATIONS:

MAYOR PRO TEM GAVIN

- The Berkley Area Chamber of Commerce will next meet on Tuesday, June 16th, at 5:30 PM at the library.
- Speaking of the library, an ice cream social was held tonight for the beginning of reading month. Gave a reminder that summer reading programs for youth, teens, and adults are available for sign up anytime that the library is open.
- The next meeting of the Library Board will be Wednesday, June 17th at 7 PM at the library.

COUNCILMEMBER BAKER

- The Berkley Historical Committee met on Tuesday, June 9th.
 - The citywide scavenger hunt is going very, very well.
 - The committee thanked all those who visited their booth during the Art Bash.
 - Thanked all the volunteers that helped provide answers and engaging conversations with those who visited the booth.
 - For more information on Berkley's history and how you can enjoy it, visit berkleyhistory.com.
- The Downtown Development Authority (DDA) meets next on Wednesday, June 17th.
 - They're continuing work on the Robina Placemaking Project and the Coolidge streetscaping as well as looking at the Dorothea Pop-Up Pocket Park opportunities for the summer and fall. The expanded Boss Social District is off to a great start as well.
 - For more information on our downtown, you can visit downtownberkley.com.

- Connie Stevens once said, “Nothing you wear is more important than your smile.” Today is National Smile Power Day, which is a simple reminder that small gestures really make a big difference. A smile, a kind word, or even a little patience can change the tone of a conversation. Especially for those in local government, these small acts of goodwill help make community life a whole lot better.
- Please be kind to one another and hug somebody you love.

COUNCILMEMBER HENNEN

- The Tree Board had no updates.
- The Planning Commission meets next on Tuesday, June 23rd at 7PM in Council chambers.

COUNCILMEMBER ELROD

- Thanked all the volunteers from the Environmental Advisory Committee who turned out on Saturday to run the bike corral at the Berkley Art Bash.
- The Environmental Advisory Committee meets next on Tuesday, June 16th at the Community Center at 6:30 PM.
- The Beautification Advisory Committee meets next on Wednesday, June 24th. The Adopt-A-Garden program has begun and all participating parcels have been cleaned out, including the library. Shared note to volunteers from Library Director Matt Church, thanking them for their lovely job.

COUNCILMEMBER BLACK

- No updates.

COUNCILMEMBER PATTERSON

- The Zoning Board of Appeals met; they heard one case and offered one interpretation case that they reviewed.
- The Parks and Recreation Advisory Board did not meet due to quorum.

CITY MANAGER VANVLECK

- No updates.

CITY ATTORNEY HAMAMEH

- No updates.

MAYOR DEAN

- Said that she attended the Critical Incident Considerations for Elected and Appointed Officials along with city staff. Said that they heard from people all over the United States as well as locally who shared their experiences and lessons learned from critical incidents that they were personally involved in. It was a very powerful day. Expressed gratitude on behalf of herself and all attending staff for having had that experience and the opportunity to learn from the best in the field.
- This past Saturday was Art Bash, where she had a Meet Your Mayor pop-up at the chamber booth with the Student Squad. 12 Mile was absolutely packed with kids, families and adults, and she talked to a lot of people. Every single person she talked to had something positive to say about Berkley and their experience here that day. Commended the Berkley Area Chamber of Commerce and Executive Director Ken Pringle for all the hard work, along with the volunteers, that went into making Art Bash the success that it was.
- Welcomed Cascades on 12; owners Audrey and Wendy have done a beautiful job transforming the property at 3026 12 Mile Road to a women's clothing and accessory store. Thanked them for choosing Berkley.
- Stated that she rounded out Saturday with a stop at Lids for Kids hosted by the Public Safety Department. Not only did each child get a bike helmet, there were bounce houses, a climbing wall, a helicopter from the Oakland County Aviation Unit, a dunk tank where you could try to dunk your favorite public safety officer, and free hot dogs provided by the Legion.
- Said that she popped into the Ice Cream Social at the Library for a minute before coming to this meeting. Again, it was packed with happy people eating ice cream. It was great to see the

enthusiasm for reading. Thanked Library Director Matt Church, Friends of the Library, and his staff for putting a lot of thought into the event and making it so fabulous for our city.

ADJOURNMENT:

Councilmember Patterson moved to adjourn the Regular Meeting at 7:47 PM

Seconded by Councilmember Elrod

Ayes: Hennen, Patterson, Baker, Black, Elrod, Gavin and Dean

Nays: None

Motion Approved.

Bridget Dean, Mayor

ATTEST:

Rachel Patterson, Deputy City Clerk