

**THE REGULAR MEETING OF THE FORTY-FIRST COUNCIL OF THE CITY OF BERKLEY, MICHIGAN
WAS CALLED TO ORDER AT 7:00 PM ON MONDAY, JULY 20, 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
City Clerk Victoria Mitchell
Community Development Director Kristen Kapelanski
Public Safety Director Matt Koehn
Parks & Recreation Superintendent Dan McMinn
Department of Public Works Superintendent Adam Wozniak
Communications Director Caitlin Flora
Communications Assistant Serafine Hinz
Public Safety Department personnel

APPROVAL OF AGENDA

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

PUBLIC COMMENT

Aric Klar, Quality Roots, spoke regarding the marihuana retail ordinance.

Craig Aranoff, Quality Roots, spoke regarding the marihuana retail ordinance.

Nathan Miller, Troy, announced a community event held by his flight school, Victor's Aviation.

CONSENT AGENDA

Councilmember Hennen moved to approve the following Consent Agenda
Seconded by Councilmember Black

Minutes of the 41st Regular City Council meeting on Monday, June 15, 2026 and
Special City Council meeting on Monday, July 6, 2026.

Warrant List No. 1424.

Proposal from Spalding DeDecker for Water Reliability Study Updates.

Camion Brine Master 3000 budgeted purchase.

Fleetio Fleet Management Software.

MDOT Contract Agreement Carbon Reduction Grant.

Stertil-Koni Mobile Column Lifts Sourcewell purchase as part of the 26/27 Capital Improvement Plan.

Participation in the 2026 Road Commission Pavement Marking Program.

Purchase of Two Budgeted Replacement 2027 Ford Police Interceptor AWD Utility Patrol Vehicles.

Purchase of a Budgeted Enclosed 7x16 Trailer for Transportation/Storage of Utility Task Vehicle.

Fee Schedule Amendment to add City Spigot Use Fee.

Approval of Permanent Traffic Control Orders.

Appointing a representative and an alternate representative to the SOCWA Board of Trustees.

Appointing a representative and an alternate representative to the SOCRRRA Board of Trustees.

SMART Municipal & Community Credits Contract — FY 26/27.

Review and Approve Master Service Agreement Between City of Berkley and Rep'd.

Proclamation honoring the dedication and service of Betty Smith.

Proclamation honoring the dedication and service of Zack Dunlap.

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 Patterson read the Proclamation honoring Betty Smith in its entirety.

Communications Director Caitlin Flora presented on Rep'd:

- In partnership with a company called Rep'd, we've been working to launch a new tool on our website called Ask Berkley.
- Ask Berkley is an AI-powered chatbot that allows residents to ask questions of the city. In response, the residents will receive an answer that pulls directly from our website or maybe it's a video from one of our staff members. The chatbot pulls from the information that's already on our website and then the video information is created by the staff who are the experts in that realm.
- Staff has access to a dashboard with information about questions asked to help us understand where we have information gaps.

- Using the most-asked questions, Rep'd provides scripts for staff to record answer videos to showcase the human side of local government.

Director Flora demonstrated the tool.

PRESENTATION: Recognition of Public Safety promotions and introductions of Recent DPS hires.

Chief Koehn spoke about the new positions, restored positions, promotions, new hires. DPS has a hard time finding good people. The people before them are the cream of the crop.

Chief Koehn also reviewed the hiring process: application, cover letter, oral boards, backgrounds, psych and physical exam, then police, fire, first responder, and further training.

Chief Koehn stated that there is no more noble profession and that he was so proud they joined the team.

Mayor Dean said it is critically important that we have the right people. She stated that she believes that all the people in front of them tonight are in the right spot. She thanked all of them on behalf of Council and the residents of Berkley. They all feel a sense of peacefulness.

City of Berkley and the Courts and Law Enforcement Management Information System (CLEMIS) Authority agreement.

Councilmember Patterson moved to approve Resolution No. R-21-26

Seconded by Councilmember Gavin

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

Nays: None

Motion Approved.

"Berkley Days Fall Festival" application for the event on Saturday, September 12, 2026 from noon-4 PM at 2400 Robina Ave. for the Berkley Days Committee, 3256 Thomas Ave/ P.O. Box 721112.

Councilmember Baker moved to approve Motion No. M-83-26

Seconded by Councilmember Hennen

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

Nays: None

Motion Approved.

"Berkley Street Fest" application for the event on July 25, 2026, from 11 AM-8:30 PM on Coolidge Highway between Catalpa and Beverly for the Berkley Area Chamber of Commerce, P.O. Box 72-1253.

Councilmember Black moved to approve Motion No. M-84-26

Seconded by Councilmember Elrod

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

Nays: None

Motion Approved.

Oakland County Access to Transit Resolution as it relates to the Conceptual Design and Preliminary Engineering of the Coolidge Corridor.

Councilmember Gavin moved to approve Resolution No. R-22-26

Seconded by Councilmember Elrod

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

Nays: None

Motion Approved.

Special land use approval for PSU-01-26, Sugarcoated, for 3462 Greenfield Rd. because the City Council finds it meets all of the standards in Chapter 138, Section 10.03 of the City of Berkley Zoning Ordinance as follows:

- The request is compatible with adjacent land uses;

- The request is compatible with the Master Plan;
- The request is located and designed in a manner that will minimize the impact of traffic;
- The request is adequately served by essential public facilities and services;
- The request is in compliance with the Zoning Ordinance;
- The request does not unreasonably impact the quality of natural features and the environment; and
- The following factors do not unreasonably impact surrounding properties when compared to permitted uses:
 - o The nature and character of the activities, processes, materials, equipment or conditions or operation, either specifically or typically associated with the use;
 - o Vehicular circulation and parking areas;
 - o Outdoor activity, storage and work areas;
 - o Hours of operation; and
 - o Production of traffic, noise, vibration, smoke, fumes, odors, dust, glare, light or other public nuisances.

Councilmember Hennen moved to approve Motion No. PSU-01-26

Seconded by Councilmember Patterson

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

Nays: None

Motion Approved.

First Reading of an Ordinance to amend Chapter 86 and Chapter 106 of the Berkley City Code of Ordinances to provide for the regulation of electric bicycles, electric skateboards/scooters, and bicycles.

Councilmember Baker moved to approve Ordinance No. O-11-26

Seconded by Councilmember Elrod

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

Nays: None

Motion Approved.

First reading of an Ordinance to amend Section 14.04.B Payment-In-Lieu Fees of Chapter 138 Zoning of the City of Berkley Code of Ordinances to modify regulations for payment-in-lieu of required parking spaces.

Councilmember Elrod moved to approve Ordinance No. O-12-26

Seconded by Councilmember Black

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

Nays: None

Motion Approved.

First reading of an Ordinance of the City Council of the City of Berkley, Michigan, to amend Article IX, Engineering Design Standards of Chapter 26, Buildings and Building Regulations of the City of Berkley Code of Ordinances.

Councilmember Patterson moved to approve Ordinance No. O-13-26

Seconded by Councilmember Hennen

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

Nays: None

Motion Approved.

COMMUNICATIONS:

COUNCILMEMBER PATTERSON

- The Zoning Board of Appeals met and provided an interpretation of a zoning ordinance and also approved a non-use dimensional variance.
- The Parks & Recreation Advisory Board:
 - o Welcomed new members.
 - o Summer camp is going extremely well.

- The SMART bus updated some data: the usage is 560.5 hours which is 5,163 miles and 1,346 passengers. They've asked that if you're using that, please call in advance.
- Upcoming summer events:
 - The Bacon Jamboree will be this Thursday from 5:30 to 7:30 PM at Bacon Park and
 - Berkley Beats will be on July 30th 7 PM at the Dorothea Pocket Park. The BOSS social district has expanded to include the pocket park.
 - Dream Cruise and Cruisefest will be on August 14th and 15th, Berkley Parks & Rec handles registration and parking spaces along with entertainment.
- MOMS Club is doing a fundraiser to raise money for softball batting cages.

COUNCILMEMBER BLACK

- Stated that over a year ago when he was leaving for deployment, he said that he was going so someone else could come home. And when he came home, he said, he's coming home, which means someone else has to go.
- Said that unfortunately he had to report that in this conflict with Iran, we have suffered more American casualties. He reminded everyone that was watching from home that Council gets to do this because there are men and women who've sworn an oath to protect this great thing we call a democracy. There are families that are hurting tonight because their sons and daughters and husbands and wives and aunts and uncles are not coming home. So just keep these families in your thoughts, in your prayers.

COUNCILMEMBER ELROD

- The Environmental Advisory Committee is off in July and will reconvene at 6:30 PM on Tuesday, August 18th at the community center.
- The Beautification Advisory Committee's next meeting is this Wednesday, July 22nd at 6:30 PM in the second-floor conference room of the Public Safety building.

COUNCILMEMBER HENNEN

- The Planning Commission held a special meeting for the medical spa land use and their next regular meeting will be on Tuesday, July 28th at 7 PM in council chambers.
- The Tree Board is on their summer hiatus.

COUNCILMEMBER BAKER

- The Downtown Development Authority (DDA) met on Wednesday, July 8th.
 - Their discussion continues on the Robina Plaza placemaking project. They also voted for the new board of officers including chair Matteo Passalacqua, Vice Chair Desiree Dutcher, Secretary Crystal VanVleck, and Treasurer Chris Gross. Thanked them for their continued service on the board and all the volunteers. For more information on upcoming events, you can always visit downtownberkeley.com.
- The Berkley Historical Committee met on July 14th.
 - They are looking forward to the Street Fest coming up on July 25th.
 - They're developing a lecture series on topics specific to Berkley in the Parks & Rec Community Center from September through December. Said that he will be bringing more specific topics and timing in meetings to come.
 - For more information, visit berkeleyhistory.com.
- Martin Luther King Jr. once said, "Everybody can be great because everybody can serve." Stated that when he thinks about all the great things that make Berkley special, a lot of those things happen quietly, like every day. One of the ways that we can help show gratitude for all that hard work is to roll up our sleeves and help a little bit ourselves, volunteering, supporting a neighbor or a local business, getting involved, or showing someone just a little bit of kindness and patience. Each of us has something to contribute.
- Please stay safe and please hug somebody you love.

MAYOR PRO TEM GAVIN

- The Berkley Area Chamber of Commerce will next meet tomorrow, July 21st at 5:30 PM at the library.
- Don't forget Berkley Street Fest is Saturday, July 25th from 11 AM to 8 PM.
- The library summer reading programs are in full swing at the library. Gave a big thanks to the Friends of the Berkley Public Library and Vibe Credit Union for sponsoring events this summer.
- The next meeting of the Library Board will be Wednesday, July 29th at 7 PM at the library.

CITY MANAGER VANVLECK

- Gave a shout out to the Department of Public Works staff; there is a lot of work that goes in, including storm cleanup, expansion of the BOSS district, preparing for Street Fest and closing Dorothea for the pocket park. Visit Berkleymt.gov/Dorothea for updates on all events. It has been amazing to see how everyone comes together to create those events; it's an all hands on deck endeavor.

CITY ATTORNEY HAMAMEH

- Complimented Crystal and the City Staff that help put these agendas together. This was a pretty lengthy agenda and, for the benefit of the public, so much work went on behind the scenes; if you saw from the inside how it happened, it is so efficient.

MAYOR DEAN

- Thanked DPW and Public Safety for all their hard work; in a way it has resulted in more wood chips available at the Community Center if people are interested in those.
- Said that she was traveling down Coolidge the other day and was happy to see that the Dorothea pocket park space was being used even though it wasn't activated at the time. She said that they really want people to feel like they can use the space to read a book, have a meal, meet with friends, have a coffee or a margarita now that the BOSS social district has been extended.
- On Saturday she visited Eliza's flower stand; Eliza is a six-year-old entrepreneur, growing and selling flowers with a little help from her mom and dad. Her flower stand is located at the corner of Mortenson and Dorothea every Saturday beginning at 9AM, but you don't want to wait too long because when she sells out, she's out. Eliza also sponsors a community garden at Rogers Elementary and she donates seeds from the flowers that she grows to the seed catalog at the library.

ADJOURNMENT:

Councilmember Patterson moved to adjourn the Regular Meeting at 8:34 PM

Seconded by Councilmember Hennen

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

Nays: None

Motion Approved.

Bridget Dean, Mayor

ATTEST:

Victoria Mitchell, City Clerk