

**THE REGULAR MEETING OF THE FORTY-FIRST COUNCIL OF THE CITY OF BERKLEY, MICHIGAN  
WAS CALLED TO ORDER AT 7:00 PM ON MONDAY, JANUARY 5, 2026 BY MAYOR DEAN**

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

**ABSENT:** Councilmember Clarence Black

**OTHER STAFF PRESENT:**

City Manager Crystal VanVleck  
City Attorney Lisa Hamameh  
Deputy City Manager of Public Services Shawn Young  
Community Development Director Kristen Kapelanski

**APPROVAL OF AGENDA**

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

**PUBLIC COMMENT**

None.

**CONSENT AGENDA**

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

Minutes of the 41st Regular City Council meeting on Monday, December 1, 2025, the City Council work session on Monday, December 1, 2025, the Regular City Council meeting on Monday, December 15, 2025 and the City Council work session on Monday, December 15, 2025.

Second reading and adoption of various Zoning Ordinance amendments.

Ayes: Elrod, Gavin, Hennen, Patterson, Baker and Dean  
Nays: None  
Absent: Black  
Motion Approved.

***Regular Agenda***

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

None.

Authorization for the City Manager to enter into a contract with Better City LLC for the development of an Economic Development Strategy.

Councilmember Hennen moved to approve Motion No. M-02-26

Seconded by Councilmember Baker

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

Nays: None

Absent: Black

Motion Approved.

License agreement for municipal parking on parcels 04-25-07-455-033 and 04-25-07-455-032.

Councilmember Gavin moved to approve Motion No. M-03-26

Seconded by Councilmember Patterson

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

Nays: None

Absent: Black

Motion Approved.

## **COMMUNICATIONS:**

### **MAYOR PRO TEM GAVIN**

- The Berkley Chamber of Commerce will next meet at 5:30 PM on January 27th at the Library.
- The Library Board meeting will be January 21st at 7 PM at the Library.
  - The Library will also have a program on Monday, January 12th called Discover Your Best Self, Simple Steps to Lifelong Wellness at 6:30 PM. Registration is available through the Library's calendar.

### **COUNCILMEMBER PATTERSON**

- The January Zoning Board of Appeals meeting has been cancelled. There were no cases to be heard this month.
- The Parks and Recreation Advisory Board will next meet on January 15th at 7 PM in the Community Center.

### **COUNCILMEMBER ELROD**

- The Environmental Advisory Committee and the Beautification Advisory Committee are both off this month.
- The Tree Board will next meet on Monday, January 26th.

### **COUNCILMEMBER HENNEN**

- The Planning Commission will next meet on Tuesday, January 27<sup>th</sup> at 7 PM.

### **COUNCILMEMBER BAKER**

- The Berkley Historical Committee meets next on January 13<sup>th</sup>. Berkleyhistory.com
- The Downtown Development Authority (DDA) meets next on Wednesday, January 14<sup>th</sup>. Downtownberkley.com.
- Sean H. Hitchcock once said, "A mentor empowers a person to see a possible future and believe that it can be obtained." We're beginning National Mentoring Month and reminded that mentoring benefits everyone. For instance, for the mentees, it builds confidence, opens doors, helps people see new possibilities for themselves. For the mentors, it's a chance to share your experience, learn more from others, and make a meaningful difference. For our community, mentoring strengthens connections, supports growth, and helps ensure knowledge and care are passed forward. And for all of us, even small moments of guidance and encouragement can have a

lasting impact. So please think of being a mentor. Think back to those that have helped you in the past. And please hug somebody you love.

**CITY MANAGER VANVLECK**

- No updates.

**MAYOR DEAN**

- She was asked by Representative Price to participate in a community conversation with her and Water Commissioner Nash. They did that at the library on December 22nd and the topic was lead lines; the city has identified and replaced 500 lead lines at a cost of approximately \$8,000 to \$10,000 per line. She reminded everyone that this is an unfunded mandate. We are doing the absolute best that we can to take care of this because we want to drink clean water, we don't want to drink lead. And we are still verifying lines, so that is an ongoing process. We did receive some grant money to help with the identification because that's yet another cost, but we keep plugging away at it.
- Her next stop on the Mayor's Road Show will be Republica, located at 1999 Coolidge Highway, on Wednesday, January 21st from 5 to 7 PM.
- Lastly, as we enter 2026, she said that she wishes you peace worth protecting, boundaries worth respecting, and more joy than your heart can hold.

**CLOSED SESSION:** Considering convening in closed session to consider attorney/client privileged communication in accordance with the Open Meeting Act, MCL 15.268(1)(h).

Councilmember Hennen moved to convene in closed session.

Seconded by Councilmember Patterson

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

Nays: None

Absent: Black

Motion Approved.

**THE CLOSED SESSION MEETING OF THE FORTY-FIRST COUNCIL OF THE CITY OF BERKLEY, MICHIGAN WAS CALLED TO ORDER AT 7:27 PM ON MONDAY, JANUARY 5, 2026 BY MAYOR DEAN**

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

**ABSENT:** Councilmember Clarence Black

**OTHER STAFF PRESENT:**

City Manager Crystal VanVleck  
City Attorney Lisa Hamameh  
Deputy City Manager of Public Services Shawn Young  
Community Development Director Kristen Kapelanski

Members of Council met in closed session to consider attorney/client privileged communication in accordance with the Open Meeting Act, MCL 15.268(1)(h).

**ADJOURNMENT:**

Mayor Pro Tem Gavin moved to adjourn the Closed Session Meeting at 7:52 PM  
Seconded by Councilmember Hennen  
Ayes: Elrod, Gavin, Hennen, Patterson, Baker and Dean  
Nays: None  
Absent: Black  
Motion Approved.

**THE REGULAR MEETING OF THE FORTY-FIRST COUNCIL OF THE CITY OF BERKLEY, MICHIGAN  
WAS CALLED BACK TO ORDER AT 7:53 PM ON MONDAY, JANUARY 5, 2026 BY MAYOR DEAN**

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

**ABSENT:** Councilmember Clarence Black

**OTHER STAFF PRESENT:**

City Manager Crystal VanVleck  
Deputy City Manager of Public Services Shawn Young  
Community Development Director Kristen Kapelanski

Waiver of attorney-client privilege only as to the communication dated December 10th, 2025 and supplemental communication dated December 29th, 2025 from special counsel Angela Mannarino regarding the subject ethics complaint. The requested waiver is for the limited purpose of allowing the correspondence and supplemental correspondence to serve as the formal advisory opinion required by city code of ordinance section 2-40 F1, which requires that advisory opinions be communicated to city council and the public.

Councilmember Elrod moved to approve Motion No. M-04-26  
Seconded by Councilmember Patterson  
Ayes: Elrod, Gavin, Hennen, Patterson, Baker and Dean  
Nays: None  
Absent: Black  
Motion Approved.

**ADJOURNMENT:**

Councilmember Patterson moved to adjourn the Regular Meeting at 7:55 PM  
Seconded by Councilmember Elrod  
Ayes: Gavin, Hennen, Patterson, Baker, Elrod and Dean  
Nays: None  
Absent: Black  
Motion Approved.

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Bridget Dean, Mayor

**ATTEST:**

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Shawn Young, Deputy City Manager of Public Services