

**SYNOPSIS OF MINUTES  
REGULAR BERKLEY CITY COUNCIL MEETING  
September 8, 2025**

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**PRESENT:** Councilmember Steve Baker  
Councilmember Clarence Black (attending remotely from military duty)  
Councilmember Dennis Hennen                      Councilmember Jessica Vilani  
Councilmember Gregory Patterson                  Mayor Pro Tem Ross Gavin  
Mayor Bridget Dean

Approved the following:

**APPROVAL OF THE MINUTES:** Matter of approving the minutes of the 40th Regular City Council meeting on Monday, August 18, 2025, and the Special City Council meeting on Monday, August 18, 2025.

**MOTION NO. M-72-25:** Matter of approving the one-year extension of the current janitorial contract with LGC GLOBAL ENERGY FM, LLC per the contract at a mutually agreed monthly fee of \$7,616.65.

**MOTION NO. M-73-25:** Matter of approving the purchase for a new Air Compressor from EDI, of Fair Haven, MI, in the amount of \$6,815.53. This purchase is budgeted under account number 101-443-787-000 (Public Works Garage Tools).

**MOTION NO. M-74-25:** Matter of approving a budgeted purchase of a new 2026 Ford Escape from LungHamer Ford, of Owosso, MI, in the amount of \$31,787. This purchase is budgeted under account number 101-441-985-000 (Building Official Vehicle).

**MOTION NO. M-75-25:** Matter of approving a budgeted purchase of a new 2026 Ford F-250 from LungHamer Ford, of Owosso, MI, in the amount of \$54,303. This purchase is budgeted under account number 592-536-985-000 (Public Works Vehicle).

**MOTION NO. M-76-25:** Matter of updating the City's fee schedule to include an application fee for a Payment in Lieu of Taxes (PILOT) application.

**MOTION NO. M-77-25:** Matter of authorizing the Berkley Instrumental Boosters/Orchestra Association, 2325 Catalpa Drive, Berkley, Michigan, to conduct Berkley Tag Days 2025 in the City of Berkley on Friday, September 26<sup>th</sup> from 4-8 p.m. and Saturday, September 27<sup>th</sup> from 8 a.m.-8 p.m.

**MOTION NO. M-78-25:** Matter of authorizing the City Manager to enter into an agreement, upon final review of the City Attorney, with Manquen Vance at a cost not to exceed \$1,700 for additional fees. This is a budgeted item from account 101-270-818-000.

**MOTION NO. M-79-25:** Matter of approving the purchases of a new Morbark BVR13 Brush Chipper from Morbark, of Winn, MI, in the amount of \$52,012.45 and approving the corresponding budget amendment under account number 226-528-982-000 (Solid Waste Equipment).

**MOTION NO. M-80-25:** Matter of approving the proposal from Bureau Veritas to complete a space utilization study at City Hall at a cost not to exceed \$5,000. These funds will come from account 101-267-931-101.

**MOTION NO. M-81-25:** Matter of approving the proposal for appraisal of City-owned properties from CBRE, Inc.

**MOTION NO. M-82-25:** Matter of considering special land use approval for a gas station/convenience store in the Flex District at 2114 W. Eleven Mile Road, on the northwest corner of Eleven Mile Road and Henley Avenue based on the findings of the Planning Commission and the standards of approval in Chapter 138 Section 10.03 and incorporating the conditions recommended by the Planning Commission.

**ORDINANCE NO. O-07-25:** Matter of considering the first reading of an ordinance of the City Council of Berkley, Michigan, to amend Section 14-36, Outdoor Uses in Connection with Class C Liquor-Licensed Establishments of the City of Berkley Code of Ordinances to address incorrect Zoning Ordinance references.

**ORDINANCE NO. O-08-25:** Matter of considering the first reading of an ordinance of the City Council of Berkley, Michigan to amend Article 2 Definitions, Article 6 Site Design Based Districts, Article 9 General Provisions, Article 11 Sign Regulations, Article 14 Off-Street Parking Loading, and Access Standards and Article 15 Site Plan Review Procedures and Requirements of Chapter 138 Zoning of the Berkley Code of Ordinances to add definitions for business services and live/work units, to clarify site area governs site layout, to clarify the reviewer for fences, to allow ground-mounted solar energy systems in residential districts, to clarify regulations for residential driveways, to modify the width requirements for attached garages, to clarify regulations for detached accessory buildings and swimming pools, to clarify regulations for window signs and temporary signs, to clarify clear vision zone requirements, to add regulations for areas of residential parking and recreational vehicles, to clarify requirements for where on-street parking may be counted as individual business parking and to clarify requirements and procedures for pre-application and preliminary site plan review.

**MOTION NO. M-83-25:** Matter of authorizing the rollover budget amendment for the 2025/26 budget as presented.

**MOTION NO. M-84-25:** Matter of accepting the quarter ended June 30, 2025 budget-to-actual report.

**MOTION NO. M-85-25:** Matter of authorizing the City Manager to sign the Purdue Opioid Settlement Participation form.

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Bridget Dean, Mayor

Attest:

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Victoria Mitchell, City Clerk