

Present: President George, Members: Abboud (*left at 9:14 am*), Hrydziuszko, Mercer and O’Gorman (*arrived at 9:20 am*)

Absent: President Pro Tem Drummond and Kecskemeti

Also Present: Village Manager, Rothe  
Village Treasurer, Linkswiler  
Village Clerk, Brown  
Planning & Economic Development Director, Stec  
Building Official, Townsend  
Public Services Director, Johnston  
Public Safety Director, Arnold  
Finance Director, Kutey  
Assistant to the Village Manager/Office Manager, Landis

**CALL TO ORDER/ ROLL CALL**

President George called the Village Council Strategy Session to order at 9:02 a.m. in the Village Council Chambers located at 18500 W. Thirteen Mile Road, Beverly Hills, MI 48025. Brown called the roll.

**AMENDMENTS TO AGENDA/APPROVE AGENDA**

Motion by Hrydziuszko, second by Abboud, to approve the agenda as published.

Motion passed unanimously

**PUBLIC COMMENTS**

Bill Eisenman, Valley Ridge Drive, raised concerns about sidewalk safety, invasive species regulations, rising deer populations, and basement flooding.

Abboud outlined his long-term vision for Beverly Hills which includes maintaining a balanced budget, planning ahead for infrastructure repairs, ensuring strong Public Safety services, complying with housing laws while preserving neighborhoods, supporting seniors, encouraging a healthy business district, and promoting transparency.

Abboud left the meeting at 9:14 a.m.

A recess was called at 9:15 a.m.

O’Gorman arrived at 9:20 a.m.

The meeting recommenced at 9:22 a.m.

**STUDY SESSION**

**DEPARTMET OF PUBLIC SAFETY**

Director Arnold outlined key Public Safety priorities for 2026, which include replacing the aging ladder truck, replacing outdated AED units, reinstating a bike patrol program for community

engagement, and pursuing state police accreditation to strengthen policies and reduce liability. Rothe stated that they are preparing for upcoming command union contract negotiations. Arnold and Council discussed mutual aid with neighboring communities.

### **FINANCE/TREASURER**

Kutey stated that the Village acquired a new multi-year forecasting tool to improve millage structure planning, capital planning and long-term fiscal sustainability. Kutey discussed reducing legacy pension and retiree healthcare costs and exploring future millage reallocation options. Administration and Council discussed modernizing its financial systems by upgrading software and payment processing and exploring new rate structures to help maintain reserves and fund future infrastructure needs while improving financial sustainability.

### **BUILDING, ZONING & ECONOMIC DEVELOPMENT**

Stec gave an overview of the Village's major initiatives for the year, including reactivating the DDA, updating the master plan and zoning ordinance, addressing sustainability and stormwater and strengthening rental and business licensing requirements. Townsend mentioned improving Building Department processes and inspection systems when the Village switches over to the cloud.

### **CLERK AND PARKS**

Administration outlined key administrative priorities, including a major website overhaul to improve usability, mobile access, and online services, along with expanded communication tools like TextMyGov and potential social media updates. Administration will also work on clarifying and strengthening board and commission processes. Administration gave an update on launching online pavilion rentals, pursuing possible federal funding for Beverly Green, planning phased improvements at Beverly Park, DNR grants, and replacing fencing in the next fiscal year.

### **DEPARTMENT OF PUBLIC SERVICES**

Johnston gave an update on infrastructure and park projects underway or planned for the coming year. Johnston stated that sidewalk construction is slated to begin in March. Johnston said that the lead service line replacements are ongoing, with six completed and more planned, while a 13 Mile Road project and other concrete and water main improvements are expected in 2027. Johnston and gave parks updates include progress on the Beverly Park playscape, Riverside Park landscaping, tree management, and seasonal maintenance hiring. Johnston stated that they are beginning planning and budgeting for a new DPW building and purchasing new equipment to improve in-house efficiency and reduce contractor costs.

### **OTHER INITIATIVES: DEER MANAGEMENT & COUNCIL IDEAS**

Rothe gave an overview of the Southeast Michigan Deer Management Coalition and neighboring communities deer management efforts. Rothe outlined a phased strategy that starts with data collection and problem assessment, followed by policy discussions and consultation with the Michigan Department of Natural Resources (DNR), and potentially implementing management strategies such as a regulated cull. Council members expressed support for inviting the DNR to present rules, options, and expert guidance and the need for public input.

Hrydziuszko discussed concerns about residents being told to make property changes without clear citation of written ordinances and requested a formal process requiring code enforcement to

reference specific code sections and provide regular updates on ordinance gaps. Hrydziuszko also asked for clarifying rules on golf carts and e-bikes, updating invasive species regulations, and improving resident awareness of online tools like BS&A for accessing property records.

Mercer expressed support for expanding the Village’s use of technology, particularly cloud-based systems. Mercer noted that cloud services improve security, reduce the need for in-house server maintenance, and shift responsibility for updates and protection to the provider and it is more efficient and cost-effective than maintaining and replacing local server equipment.

O’Gorman emphasized the importance of improving communication by meeting residents where they are, particularly through digital platforms like texting and other mobile-friendly tools and encouraged supplementing official methods with additional digital outreach so residents can receive information in multiple ways. O’Gorman thanked Administration, noting significant positive progress and increased impact in the community over the past five years.

George suggested restructuring future joint planning meetings, so they are more focused and dedicated specifically to shared priorities rather than added onto regular meetings. George would also like maximum lot coverage revisited, and improving consistency and communication with residents on code enforcement . George praised ongoing infrastructure projects, downtown improvements, and proactive water and sewer work, emphasizing education, best practices, and addressing issues before they escalate.

#### **PUBLIC COMMENTS**

Karen Gilbert, Amherst, requested more transparency in code enforcement, suggesting that reports on violations and ticketing be made public to show consistent enforcement. Gilbert also noted that the Village’s Code of Conduct for public officials is outdated and hard to access, recommending an updated, published version and inclusion in board application materials.

#### **ADJOURNMENT**

Motion by Hrydziuszko, second by Mercer, to adjourn the meeting at 12:41 p.m.

Motion passed.

**John George**  
**Village President**

**Carissa Brown**  
**Village Clerk**