

Present: President George, President Pro Tem Drummond, Members: Abboud, Hrydziusko, Mercer and O’Gorman

Absent: Kecskemeti

Also Present: Village Manager, Rothe  
Village Attorney, Kolb  
Village Clerk, Brown  
Planning & Economic Development Director, Stec  
Finance Director, Kutey  
Public Service Director, Johnson  
Public Safety Director, Arnold

### **ROLL CALL/CALL TO ORDER/ PLEDGE OF ALLEGIANCE**

President George called the regular Village Council meeting to order at 7:00 p.m. in the Village Council Chambers located at 18500 W. Thirteen Mile Road, Beverly Hills, MI 48025. Brown called the roll. The Pledge of Allegiance was recited by those in attendance.

Motion by Hrydziusko, second by O’Gorman, to excuse Kecskemeti from tonight’s meeting.

Motion passed.

### **AMENDMENTS TO AGENDA/APPROVE AGENDA**

Motion by Hrydziusko, second by Drummond, to approve the agenda as published.

Motion passed.

### **COMMUNITY ANNOUNCEMENT**

None

### **PUBLIC COMMENTS ON ITEMS NOT ON PUBLISHED AGENDA**

Jameela Hepburn, Franklin Resident, addressed Council regarding difficulty determining which jurisdiction was responsible for building and permit assistance for her property. She explained that she had been directed among Franklin, Southfield, and Beverly Hills and had not received clear responses to calls or emails. She stated that her retaining wall project was being treated as a deck and asked for clarification and accountability.

Theresa Caverly, Beverly Road, followed up on concerns she had raised at the last Council meeting regarding speeding and traffic volume on Beverly Road between Greenfield and Southfield.

David Tababen, Orchard Way Court, requested that the April 14, 2026 meeting minutes be corrected or supplemented to reflect discussion following his public comment regarding the TAP grant sidewalk project overspend. He stated that he understood Council intended to review the process to understand how costs exceeded the original Village share by approximately \$1.2 million and to avoid similar issues with future major projects, including the anticipated 13 Mile Road reconstruction.

### **CONSENT AGENDA**

Motion by Hrydziuszko, second by O’Gorman, be it resolved, the consent agenda is approved.

1. Approve April 14, 2026, Special Council Minutes
2. Approval of April 21, 2026, Council Minutes — Regular and Closed Session
3. Review and File Bills recapped as of May 4, 2026.
4. First Annoucement of Various Board/Commission Vacancies

Roll Call:

Motion passed (6-0)

### **BUSINESS AGENDA**

#### **AWARD BID FOR INSTALLATION OF BEVERLY PARK PLAYGROUND EQUIPMENT**

Rothe gave an overview of the Beverly Park playground project and stated that the revised project plans expand the turf surfacing to improve accessibility while reducing Village costs below the amount originally authorized. Rothe stated that JSS Macomb LLC was the lowest bidder and upon review met all qualification requirements. Administration and Council discussed project delays, accessibility improvements and project timeline.

Motion by Hrydziuszko, second by Abboud, be it resolved, the Beverly Hills Village Council hereby awards the bid for installation of the Beverly Park Playground to JSS - Macomb, LLC in the amount of \$658,513.61. Funds are available in account #208-900-970.01

BE IT FURTHER RESOLVED, the Beverly Hills Village Council authorizes the Finance Director to amend the Fiscal Year 2026 Budget as proposed.

Roll Call:

Motion passes (6-0)

#### **AWARD PROPOSAL FOR VILLAGE MASTER PLAN UPDATE AND ZONING ORDINANCE REWRITE**

Rothe gave an overview. Administration received seven RFPs and recommended Giffels Webster due to their integrated approach to the master plan and zoning rewrite, strong community engagement strategy, and experience with Village and Southfield Road corridor. Administration and Council discussed grant approval status, Planning Commission involvement, the difference between a zoning ordinance rewrite and the prior Municode formatting update and the importance of reviewing draft ordinance sections throughout the process.

Motion by Hrydziuszko, second by O’Gorman, BE IT RESOLVED, the Beverly Hills Village Council awards a proposal to Giffels Webster for Master Plan and Zoning Ordinance Rewrite Services, pending final approval from the MEDC on the CDBG Grant.

Roll Call:

Motion passes (6-0)

### **PUBLIC HEARING ON SPECIAL ASSESSMENTS TO BE ADDED TO THE TAX ROLL**

Rothe gave an overview of the special assessments that will be added to the tax roll, totaling approximately \$190,000. Rothe stated that the majority consisted of delinquent utility balances for 119 properties, along with unpaid dust control, Southfield Road maintenance, and sidewalk assessments. Council and Rothe discussed delinquency trends and resident notification procedures, including available assistance resources for qualifying residents.

President George opened the public hearing on 7:51 p.m.

No public comment was offered. President George closed the public hearing at 7:52 p.m.

#### **RESOLUTION ADDING SPECIAL ASSESSMENTS TO THE TAX ROLL**

Motion by Drummond, second by Hrydziuszko, BE IT RESOLVED, the Beverly Hills Village Council approves the unpaid assessments and billings to be added to the tax roll as outlined above.

Roll Call:

Motion passes (6-0)

#### **PUBLIC HEARING ON PROPOSED FISCAL YEAR 2027 BUDGET**

President George introduced the proposed Fiscal Year 2027 budget and related resolutions. Manager Rothe stated the proposed budget included approximately \$27.2 million in total revenues and \$29.4 million in total expenditures, including depreciation.

President George opened the public hearing on 7:54 p.m.

Patrica Columbo, Marguerite, inquired about the Council packet, taxes and utility bills.

No further public comment was offered. President George closed the public hearing at 7:58 p.m.

#### **RESOLUTION ADOPTING FISCAL YEAR 2027 BUDGET**

Rothe stated that this resolution adopts the Fiscal Year 2027 budget at the fund and department level for the General Fund, special revenue funds, and Water and Sewer Fund, serves as the required appropriations act under the Village Charter and Uniform Budgeting and Accounting Act.

Motion by Abboud, second by Drummond, NOW, THEREFORE, BE IT RESOLVED:

1. That estimates of anticipated revenues and proposed appropriations are hereby adopted as contained in the accompanying summary documents as follows; and,
2. That estimates of revenues are adopted in total by fund and appropriations are hereby authorized at the department function level (lump sum); and,
3. That estimates of revenues are adopted in total by fund and appropriations are hereby authorized to be cancelled or reallocated at the department function level (lump sum); and,
4. That estimates of revenues are adopted in total and appropriations for remaining governmental funds are approved in total for each fund (lump sum) for the General Fund, all the Special Revenue Funds, and all Proprietary Funds; and,

5. The Village of Beverly Hills Village Council does hereby approve this Resolution authorizing the adoption of the FY2026-2027 Budgets as outlined and attached for all funds in accordance with the terms and conditions contained herein.

Roll Call:

Motion passed (6-0)

**RESOLUTION ADOPTING MILLAGE RATES FOR FISCAL YEAR 2027**

Rothe explained that after adopting the budget, Council was required to approve the millage rates needed to generate the necessary revenue. Rothe stated that proposed rates were expected to generate approximately \$11.8 million and all millage rates, except the rubbish millage, were subject to Headlee rollbacks for the 2026 tax year. Rothe stated that following review by Oakland County, the general operating millage rate was slightly adjusted from 1.7509 to 1.7508 mills. Administration and Council discussed how Headlee rollbacks, taxable value increases, property transfers, and new construction can impact property tax bills.

Motion by O’Gorman, second by Hrydziuszko, WHEREAS, the Village Council has adopted its annual budget for its fiscal year beginning July 1, 2026, in accordance with State law and the Village Charter; and,

WHEREAS, the Village Council must also adopt a millage rate to be levied on the Village tax roll for 2026.

NOW THEREFORE, BE IT RESOLVED, the Beverly Hills Village Council hereby approves the total 2026 millage rate for the Village at 13.4316 mills to be distributed as follows:

- General Fund: 1.7508
- Public Safety Fund: 9.2210
- Library Fund: 0.7620
- Park Improvement Fund: 0.2978
- Rubbish Fund: 1.4000

Roll Call:

Motion passed (6-0)

**RESOLUTION ADOPTING WATER/SEWER RATES FOR FISCAL YEAR 2027**

Rothe stated that proposed water and sewer rate increases in the Fiscal Year 2027 budget were based on a 2025 rate study and are expected to result in about a 5% quarterly increase for an average resident, or roughly \$7.43 per month, effective July 1, 2026. Rothe explained the utility system requires significant revenue to cover wholesale water and sewer costs and ongoing infrastructure needs, with regional rate increases also contributing. Administration and Council discussed the rate study methodology, cost allocation between fixed and usage charges, and the financial impact on a primarily residential community.

Kevin Jankowski, Mackenzie Court, inquired about the 2025 rate study.

Motion by Mercer, second by Abboud, NOW THEREFORE, be it resolved by the Beverly Hills Village Council as follows:

1. RATES AND CHARGES. The Village Council hereby adopts the rates and charges as attached to this Resolution as Exhibit A.

2. FEE FOR RETURNED PAYMENT. A fee of \$25.00 shall be charged for any payments of fees pursuant to this Resolution that is returned to the Village for any reason, including, but not limited to, insufficient funds, account closed, or referred to maker.

3. PAYMENT PERIOD; LATE FEES. All bills for Utility Services shall be paid in full within the payment period specified in the bill. The payment period shall be established by the Village Treasurer and shall be no less than 21 or more than 30 days from the date of issuance of the bill. Pursuant to Section 44-25 of the Village Code, if any bill for Utility Services is not paid within the specified payment period, a late payment penalty of 10% of the amount due shall be added to the bill and collected from the user.

4. EFFECT OF RESOLUTION. The rates established in this Resolution shall apply to all Utility Service usage that will be billed by the Village on bills with a billing date on or after July 1, 2026.

Roll Call:

Motion passed (6-0)

### **RESOLUTION ADOPTING A GENERAL FUND BALANCE POLICY**

Rothe gave an overview and explained that the policy establishes minimum and target reserve levels for the General Fund to guide future budgeting. Administration and Council discussed balancing fiscal stability and emergency preparedness with resident expectations that tax dollars be used for Village services, and improvements in separate Public Safety and Water/Sewer fund balances.

Motion by Mercer, second by Abboud, BE IT RESOLVED, the Beverly Hills Village Council adopts the proposed General Fund Balance policy as presented.

Roll Call:

Motion passed (6-0)

### **PUBLIC COMMENTS**

None.

### **MANAGER'S REPORT**

Rothe went over the Manager's report as provided in the regular Village Council meeting packet. Rothe and Council discussed the 13 Mile resurfacing schedule and traffic impacts. Arnold gave an overview of the April 2026 Public Safety Report.

### **COUNCIL COMMENTS**

Mercer thanked Village Administration and staff for their work on several major annual agenda items and expressed support for the Beverly Park playground project, stating that despite delays and complexities, the completed project would significantly improve the park.

Hrydziuszko thanked the Parks and Recreation Board and volunteers for their work during Park Cleanup and noted that water rate study materials were available in the June 17, 2025 Council packet and video. Hrydziuszko discussed observations from a visit to Dublin, Ohio, which

increased her interest in exploring overlay-style development concepts during the Village's master plan process.

Abboud thanked Administration and reported that SEMCOG had announced a 2027 planning assistance program for local planning projects related to transportation, safety, accessibility, multimodal corridors, pedestrian-friendly streetscapes, trails, stormwater management, and multi-community corridor planning. Abboud also reported on Michigan Municipal League activities, Cable Board discussions regarding the digital divide and financial sustainability, the community center planning process, and an upcoming SMART presentation for seniors and veterans.

Drummond thanked Administration for their work.

George thanked Village staff and department heads for their service and expressed interest in continued discussion of traffic-calming measures and future millage allocation considerations. He also requested careful inspection of Safe Routes to School sidewalk work, thanked Council and staff for advancing the playground project, and noted upcoming community events, including Jazz in the Park.

#### **ADJOURNMENT**

Motion by Abboud, second by Hrydziusko, to adjourn the meeting at 8:59 p.m.

Motion passed.

**John George**  
**President**

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