



Brighton City Council Meeting

200 N First St • City Hall Council Chambers • Brighton, Michigan 48116
(810) 227-1911 • www.brightoncitymi.gov

May 27, 2025 – 6:30 p.m.

AGENDA

1. Call to order
2. Pledge of Allegiance
3. Roll call
4. Consider approval of the agenda
5. Consider approval of consent agenda items

Consent Agenda Items

- a. [Approval of minutes: regular meeting of May 13, 2025](#)
- b. [Approval to purchase police department equipment from Rogue Fitness in an amount not to exceed \\$12,100.27](#)
- c. [Approval of Resolution #2025-15, Authorization to Impose Liens on Properties for Unpaid Maintenance](#)
- d. [Approval of Resolution #2025-16, Local Governmental Unit Approval for Social District Permit for Don Ramon, LLC, dba El Patron located at 675 W. Grand River Avenue](#)
- e. [Approval to purchase three sewer force main flow meters from Midwest Municipal Instrumentation Inc. in an amount of \\$15,500](#)
- f. [Approval for Action Asphalt LLC to perform an asphalt patch at the intersection of Main Street and Sixth Street, at a cost not to exceed \\$14,812](#)
- g. [Approval of design and construction engineering services for Oakridge Drive from Hubbell, Roth, & Clark, Inc. in a cost not to exceed \\$16,300 along with necessary budget amendments](#)
- h. [Approval of Resolution #2025-17 authorizing execution of the 8th Amendment to the Construction Operation and Reciprocal Easement Agreement between Target Corporation and Brighton Holdings, LLC, which was recorded against city owned parcel no. 4718-24-400-028](#)

Correspondence

6. Call to the public
7. Staff updates
8. Updates from Councilmember liaisons to various boards and commissions
9. United Way 2-1-1 presentation and discussion

New Business

10. [Approval of the purchase of and installation of an NVR 72TB Windows server including associated software upgrades and the refurbishment of the current city NVR, from Essential Electric LLC in an amount not to exceed \\$41,058.66](#)
11. [Consider awarding the 2025 storm structure cleaning contract to Safeway Environmental Services in an amount not to exceed \\$128,000 along with necessary budget amendments.](#)
12. [Consider approval of ballot language for the proposed renewal of the Headlee Override Street Millage](#)

Other Business

13. Call to the public
14. Adjournment



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MINUTES OF THE REGULAR MEETING OF THE BRIGHTON CITY COUNCIL HELD ON MAY 13, 2025

1. Call to order

Mayor Tobbe called the meeting to order at 6:30 p.m.

2. Pledge of Allegiance

Mayor Tobbe led those in attendance in the Pledge of Allegiance

3. Roll call

Present were Mayor Tobbe, Mayor Pro Tem Bohn, Councilmembers: Albert, Gardner, Gipson, Pettengill, and Schmenk.

Others Present: City Manager Gretchen Gomolka, City Clerk Tara Brown, Development Manager Mike Caruso, Finance Director Liz Gaines, Human Resources Manager Michelle Miller, DPS Director Marcel Goch, Deputy DPS Director Corey Brooks, Superintendents Josh Bradley and Brad Shrader, Assistant to the DPS Director Patty Thomas, Attorney Sarah Gabis, and Deputy Chief Craig Flood.

4. Consider approval of the agenda

Motion by Councilmember Gardner, seconded by Councilmember Schmenk to approve the agenda as presented. **The motion carried, 7-0.**

5. Consider approval of consent agenda items

Motion by Councilmember Pettengill, seconded by Councilmember Schmenk to approve the consent agenda as presented. **The motion carried by roll call vote, 7-0.**

Consent Agenda Items

- a. Approval of minutes: budget work session of April 15, 2025
- b. Approval of minutes: budget work session of April 16, 2025
- c. Approval of minutes: regular meeting of April 22, 2025
- d. Acceptance of the quarterly financial report
- e. Acceptance of the quarterly investment report
- f. Approval of Cyr Electric LLC to install two variable frequency drives at the Northstar Booster Station in an amount not to exceed \$8,100
- g. Approval to purchase spare parts for the water and wastewater SCADA systems from McNaughton-McKay Electric Company in an amount not to exceed \$24,848
- h. Approval to amend Resolution #2025-01, Poverty Exemption
- i. Approval of Resolution #2025-11, A Resolution Approving the Sale of Alcoholic Liquor for Don Ramon LLC, DBA El Patron 675 W. Grand River Avenue
- j. Approval of the refurbishment of grit pump #2 by Kennedy Industries in an amount not to exceed \$16,950
- k. Approval of a Service Agreement with the Economic Development Council of Livingston County

Correspondence

6. Call to the public

Mayor Tobbe opened the call to the public at 6:34 p.m. Hearing and seeing no comment, the call to the public was closed.

7. Staff updates

Community Development Manager Caruso stated the Master Plan will be ready soon to allow a 60-day review period for neighboring governmental bodies and local authorities to provide input.

Director Goch stated that Appian Way has been chip and fog sealed as well as the police and DPW driveway and water and wastewater driveways. This treatment will prolong the life of the road.

City Manager Gomolka spoke during the opening of the Charles and Albert Parker family nature preserve behind the Brighton District Library on Saturday, May 10, 2025, beginning at 1:00 p.m. The nature preserve includes two walking trails and educational signage and benches for enjoying nature.

8. Updates from Councilmember liaisons to various boards and commissions

Councilmember Schmenk stated the Zoning Board of Appeals met on May 8, 2025, to discuss an appeal for a short-term rental that was ultimately denied.

Councilmember Pettengill noted the Brighton Arts and Culture Commission met for a special meeting on May 7 to jury sculpture submissions and to recommend placement and then on May 12 and during the regular meeting the commission discussed flowers Hyne Alley, DTE sponsorship of the St. Paul Pocket Park ribbon cutting. Sculpture Bob was relocated along Hyne Street by the parking lot. The Summer Series will begin soon with a generous sponsorship for Storytime with Laura Pershin Raynor by Great Start Livingston County. The Imagination Station Kickoff will be on May 17, 2025, beginning at 9:00 a.m. All ages are welcome to the kickoff and supplies and equipment will be provided.

Councilmember Gardner stated that the Brighton Area Fire Authority is looking forward to renovating the Grand River station, plans will be submitted next month.

Councilmember Albert stated the Brighton Veteran Memorial Committee will meet on May 14, 2025, to discuss and finalize plans for the Memorial Day Parade which will be on May 26, 2025, beginning at the High School and ending at the AMP where there will be a brief ceremony.

Mayor Tobbe noted that DTE will launch a new map to improve grid and outage viewing.

Public Hearing and Budget Adoption

9. Conduct a public hearing and consider adoption Resolution #2025-10, Fiscal Year 2025/2026 Budget

Director Gaines provided a brief overview of the budget that was discussed at the recent retreat and stated that she was available for questions.

Mayor Tobbe opened the public hearing at 6:46 p.m. Hearing and seeing no comment, the public hearing was closed.

Motion by Councilmember Gipson, seconded by Councilmember Albert to approve of Resolution #2025-10, Fiscal Year 2025/2026 Budget. **The motion carried by roll call vote, 7-0.**

10. Consider approval of Resolution #2025-12, Fiscal Year 2025-26 Fee Schedule

Motion by Councilmember Gipson, seconded by Councilmember Albert to approve of Resolution #2025-12, Fiscal Year 2025-26 Fee Schedule. **The motion carried by roll call vote, 7-0.**

11. Consider approval of Resolution #2025-13 to Establish the Levy and Authorize the Collection of Taxes, Penalties, and Fees for Fiscal Year 2025-2026

Motion by Councilmember Gardner, seconded by Councilmember Schmenk to approve Resolution #2025-13 Establish the Levy and Authorize the Collection of Taxes, Penalties, and Fees for Fiscal Year 2025-2026. **The motion carried by roll call vote, 7-0.**

New Business

12. Consider approval of amendments to the 2025 A Taste of Brighton civic event application to allow a boat regatta

and fireworks display on the Millpond

Motion by Councilmember Gipson, seconded by Councilmember Pettengill to approve the amendments to the 2025 A Taste of Brighton Civic Event Application to allow a boat regatta and fireworks display on the Millpond pending water testing the week of July 6th or at the discretion of staff, approval of the Participant Waiver & Release by the City Attorney, indemnification of the City by the Taste of Brighton, and proof of insurance covering this amendment. **The motion carried, 7-0.**

13. Consider approval of the Brighton Arts and Culture recommendations for sculptures to be placed as presented

Motion by Councilmember Schmenk, seconded by Councilmember Albert to approve of the Brighton Arts and Culture Commission recommendations for sculptures to be placed as presented. **The motion carried, 7-0.**

14. Discussion on logo designs and possible direction to Crimson for refinement

City Manager Gomolka and City Council discussed possible refinement of the previously presented logo designs, but ultimately decided to halt further refinement and ask that Crimson, if possible, provide a refresh of the current City of Brighton logo. City Manager Gomolka will reach out to Crimson to discuss next steps.

15. Discussion of potential road projects and consider approval of design and construction engineering services proposals from Hubbell, Roth & Clark, Inc. for Glenwyth, Robertson, Sisu Knoll, and Rita Ann for a cost not to exceed \$161,230, along with related budget amendments

Motion by Councilmember Gipson, seconded by Councilmember Gardner to approve of design and construction engineering services proposals from Hubbell, Roth & Clark, Inc. for Glenwyth, Robertson, Sisu Knoll, and Rita Ann for a cost not to exceed \$161,230, along with related budget amendments and to request engineering services for Oakridge Drive from Devonshire to the west end of Oakridge Court to be brought back to City Council. **The motion carried, 7-0.**

16. Consider approval of Resolution #2025-14 to allow staff to apply for \$197,000 through the Michigan Department of Transportation Economic Development Fund Category B Program Grant for the mill and overlay of South Third Street between Main Street and Brighton Lake Road and commit to providing \$264,000 including \$197,000 in matching funds

Motion by Councilmember Gipson, seconded by Councilmember Schmenk to approve of Resolution #2025-14 to allow staff to apply for \$197,000 through the Michigan Department of Transportation Economic Development Fund Category B Program Grant for the mill and overlay of South Third Street between Main Street and Brighton Lake Road and commit to providing \$264,000 including \$197,000 in matching funds. **The motion carried by roll call vote, 7-0.**

17. Consider approval of the purchase of surveillance cameras and associated equipment for city water towers and booster stations from Essential Electric LLC in an amount not to exceed \$67,000

Motion by Councilmember Pettengill, seconded by Councilmember Gardner to approve the purchase of surveillance cameras and associated equipment for city water towers and booster station from Essential Election LLC in an amount not to exceed \$67,000. **The motion carried, 7-0.**

18. Consider approval of the installation of solar crosswalk signs by Severence Electric at the intersections of Main and Sixth Streets and Challis Road and Karl Greimel Drive at a cost not to exceed \$42,985, along with related budget amendments

Motion by Councilmember Gardner, seconded by Councilmember Pettengill to approve the installation of solar crosswalk signs by Severence Electric at the intersections of Main and Sixth Streets and Challis Road and Karl Greimel Drive at a cost not to exceed \$42,985, along with related budget amendments. **The motion carried, 7-0.**

Other Business

19. Call to the public

Mayor Tobbe opened the call to the public at 9:22 p.m.

Susan Walters-Bakhaus spoke regarding Rita Ann Lane and the Millpond water.

Hearing and seeing no further comment, the call to the public was closed at 9:25 p.m.

20. Adjournment

Motion by Councilmember Schmenk, seconded by Mayor Pro Tem Bohn to adjourn the meeting at 9:25 p.m. **The motion carried, 7-0.**

Tara Brown



City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL

MAY 27, 2025

SUBJECT: CONSIDER APPROVAL TO PURCHASE POLICE EQUIPMENT FROM ROGUE FITNESS IN AN AMOUNT NOT TO EXCEED \$12,100.27

BACKGROUND

Over the past few years, the City of Brighton Police Department has been committed to promoting the mental and physical well-being of its employees. In 2024, the department launched the “Check-Up from the Neck Up” initiative as part of its ongoing mission to prioritize mental health in the workplace.

In alignment with the Check-Up from the Neck Up mission, the department now seeks to enhance officers' overall wellness by purchasing fitness equipment to create a secure and accessible workout space within the police facility. Establishing an on-site fitness area offers numerous benefits, including but not limited to:

- Improved Physical Fitness
 - Law enforcement officers often face physically demanding situations. Access to an on-site workout room helps maintain and improve strength, endurance, and agility.
 - Regular physical activity can reduce the risk of injuries on the job.
- Enhanced Mental Health
 - Exercise is a proven way to reduce stress, anxiety, and symptoms of depression—common concerns in high-stress professions like law enforcement.
 - A convenient workout space promotes regular exercise, which boosts mood and mental clarity.
- Convenience and Time Efficiency
 - Having a gym at work eliminates travel time to external gyms, making it easier for officers to fit in workouts before or after shifts.
 - Officers working irregular or long hours benefit from 24/7 access.
- Team Building and Morale
 - Working out together can foster camaraderie, trust, and teamwork among officers.
 - It can also create a positive and supportive workplace culture.
- Promotes a Healthy Lifestyle
 - A fitness-focused environment encourages healthier daily habits among staff.
 - It can also serve as a visible commitment to wellness, which can be motivating and help with long-term habit formation.
- Supports Recruitment and Retention
 - Wellness amenities like a workout room can make the department more attractive to potential recruits.
 - It signals that the department cares about the well-being of its personnel.

BUDGET

Funding for the purchase of fitness equipment has been allocated in the 2024–2025 fiscal year budget in the police millage fund. Three quotes were obtained from the following vendors: Rogue Fitness, REP Fitness, and Force USA.

Following the receipt of quotes, members of the City of Brighton Police Department conducted on-site visits to neighboring police departments and the Brighton Area Fire Authority, all of which have fitness facilities in their buildings. Based on these visits, Rogue Fitness was identified as offering high-quality equipment and exceptional customer service.

Fitness Equipment Quotes	
Vendor	Price
Rogue	\$12,100.27
REP Fitness	\$12,538.27
Force USA	\$13,726.00

All quotes were tax exempt and included bulk order discounts. After a review of the quotes, Rogue Fitness provided the best pricing.

RECOMMENDATION

Staff recommends the approval of the purchase of police equipment from Rogue Fitness in an amount not to exceed \$12,100.27

Prepared by: Brent Pirochta, Chief of Police

Reviewed by: Gretchen Gomolka, City Manager

Reviewed by: Elizabeth Gains, Finance Director (Required for all financial related agenda items)

- ☒ Within Budget
- ☐ Budget Amendment Necessary and In Proper Form
- ☐ Other _____

Approved by: Gretchen Gomolka, City Manager



614-358-6190 545 E. 5th Ave
team@roguefitness.com Columbus, OH 43201 United States

QUOTE: #182022 VERSION: 4

BILL TO: Jim Meldrum 440 S Third St Brighton, MI 48116 United States Tax ID: Tax Id Needed	SHIP TO: Jim Meldrum 440 S Third St Brighton, MI 48116 United States
Ship Method Freight - RL Total Weight 2491.03LBS	

Total Equipment Cost	\$12,358.15
Discount	\$348.63
Shipping	\$90.75
Tax	\$0.00
Total	\$12,100.27

Pay Now

Brand	SKU	Item Description	QTY	Price	Total	Details
Rogue	KAM064	Tricep Rope Attachment	1	\$39.90	\$39.90	
Rogue	RF0772-KB-DB-DB	3 Tier Universal Storage System 2.0 - KB/DB/DB	1	\$848.25	\$848.25	
Rogue	RF0959-BLACK-MG-TXT-FP	Rogue Adjustable Bench 3.1 (MG Black - Txt) - FP Pad	1	\$595.00	\$595.00	
Rogue	RF1016-2290-FBS6-C2476	Rogue RM-2290 Rhino + LAT Rack - MG Black	1	\$6,780.00	\$6,780.00	Includes: 24" Depth, 6 Post, Rhino Functional Trainer, No Shrouds, XM-432 Single Fat Bar, Standard J-cup, 24" pin/pipe
Rogue	IP0060	Rogue 5 - 50lbs Dumbbell Set	1	\$835.00	\$835.00	
Rogue	RFP-WCF	Warrior CrossFit Package	1	\$3,260.00	\$3,260.00	Includes: Black Zinc Ohio Bar, 35lb DB Pair, 8lb D-ball, 4lb MedBall

614-358-6190 545 E. 5th Ave
team@roguefitness.com Columbus, OH 43201 United States

Notes:**Terms:**

- * Shipping quotes are only valid for 24 hours
- * All previous versions of this form are obsolete
- * Please ensure the items and quantities on this quote are correct prior to placing your order
- * Custom products require review and approval by the Rogue creative team and may require modifications to be manufactured.
- * 100% Due Upon Order unless otherwise Agreed Upon
- * All POs are processed with Net 30 terms starting the date the order ships. POs over \$25,000 will require a 50 % deposit to initiate the order. The remaining 50 % of the balance will have Net 30 terms * * starting the date the order ships.* * If any invoiced amount is not received by the due date, then without limiting Rogue's rights or remedies, (a) out standing amounts will accrue late interest at the rate of 1.5% of the outstanding balance per month, or the maximum permitted by law, whichever is lower, and / or (b) future orders may be conditioned with a reduction or elimination of terms.
- * Upon confirmation of this Order, and/or acceptance of the ordered product(s), you hereby agree to these credit terms.



City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL

MAY 27, 2025

SUBJECT: CONSIDER APPROVAL OF RESOLUTION #2025-15, AUTHORIZATION TO IMPOSE LEINS ON PROPERTIES FOR UNPAID MAINTENANCE

ADMINISTRATIVE SUMMARY

- Property owners are required to maintain grass, weeds, brush, etc.
- The City provides maintenance for any properties in violation
- The costs of providing weed maintenance are charged against the owner
- If the owner does not pay the costs can be treated as a special assessment and added to the summer tax bill under ordinance Sec 94-74

RECOMMENDATION

It is the recommendation of staff that the City Council consider the attached resolution to establish a lien on the specified property for weed maintenance.

Prepared by: Elizabeth Gaines, Finance Director

Reviewed by: Gretchen Gomolka, City Manager

Attached: Resolution #2015-15

**CITY OF BRIGHTON
RESOLUTION #2025-15**

AUTHORIZATION TO IMPOSE LIENS ON PROPERTIES FOR UNPAID MAINTENANCE

WHEREAS, the assessment for cost of removal under Sec 94-74, assessment procedure shall be enforced

WHEREAS, property owner or lessee have 30 days to pay the fine of cost of maintenance against said property and if not paid within that time the balance will be enforced as a special assessment.

NOW, THEREFORE, BE IT RESOLVED the following parcel number will have a lien against the property.

4718-30-402-042 \$ 259.70

AYES: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

This Resolution was ____ this ____ day of May 2025.

I, Tara Brown, City Clerk for the City of Brighton, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the City Council at the Regular meeting held on May 27, 2025.

Tara Brown, City Clerk



City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL MAY 27, 2025

SUBJECT: CONSIDER APPROVAL OF RESOLUTION #2025-16, LOCAL GOVERNMENT UNIT APPROVAL FOR SOCIAL DISTRICT PERMIT FOR DON RAMON, LLC, DBA EL PATRON LOCATED AT 675 W. GRAND RIVER AVENUE

ADMINISTRATIVE SUMMARY

The attached resolution is for approval of a Social District License for Don Ramon, LLC, D/B/A El Patron, located at 675 W. Grand River.

This entity has completed the application process and received educational compliance from the Brighton City Police Department.

RECOMMENDATION

Staff recommendation is for City Council adoption of Resolution 2025-16 by roll call vote.

Prepared by: Kelly Haataja, Assistant to the Community Development Manager
Approved by: Gretchen Gomolka, City Manager

Attachments: 1. Resolution 2025-16
2. Application
3. Education Compliance



PSD25-09



City of Brighton
APPROVED
By: KH Date: 5/20/25

CITY OF BRIGHTON SOCIAL DISTRICT LICENSE APPLICATION

200 N. First Street - Brighton, MI 48116 - commdev@brightoncity.org - 810.225.9255

99-004-128

☒ New Application Submittal - Fee \$50 or ☐ Annual Renewal - Fee \$50

Off # 1020

APPLICANT

Name:

El Patron - Miguel Pacheco Jr

Phone:

810-316-5055 Personal - 517-225-9164

Business Name:

Don Ramon LLC - DBA El Patron

Address:

675 W Grand river ave, Brighton MI 48116

Email:

ElpatronBrighton@gmail.com

HAVE YOU HAD A LICENSE OR PERMIT REQUIRED BY THE CITY OF BRIGHTON OR ANY OTHER STATE OR MUNICIPAL AUTHORITY REVOKED, SUSPENDED, OR DENIED IN THE LAST THREE YEARS? IF YES, PLEASE PROVIDE DETAILS:

NO

HOLD HARMLESS ACKNOWLEDGEMENT

To the fullest extent permitted by law, Miguel Pacheco Jr, agrees to defend, pay on behalf of, indemnify, and hold harmless the City of Brighton, its elected and appointed officials, employees, volunteers, and others working on behalf of the City of Brighton, against all claims, demands, suits or loss, including all costs connected therewith, and for any damages, which may be asserted, claimed, or recovered against or from the City of Brighton, its elected and appointed officials, employees, volunteers, and others working on behalf of the City of Brighton, by reason of personal injury or death and/or property damage, including loss of use thereof, which arises out of or is in any way connected or associated with this application.

Printed Name: Miguel Pacheco Jr

Date: 5/10/25

Signature: Miguel Pacheco Jr



Department of Licensing
and Regulatory Affairs

STATE OF MICHIGAN - LIQUOR CONTROL COMMISSION

This is to certify that a License is hereby granted to the person(s) named with the stipulation that the licensee is in compliance with Commission Rule R 436.1003, which states that a licensee shall comply with all state and local building, plumbing, zoning sanitation, and health laws, rules, and ordinances as determined by the state and local law enforcement officials who have jurisdiction over the licensee. Issuance of this license by the Michigan Liquor Control Commission does not waive this requirement. The licensee must obtain all other required state and local licenses, permits, and approvals for this business before using this license for the sale of alcoholic liquor on the licensed premises.

This License is granted in accordance with the provisions of Act 58 of the Public Acts of 1998 and shall continue in force for the period designated unless suspended, revoked, or declared null and void by the Michigan Liquor Control Commission. Failure to comply with all laws and rules may result in the revocation of this license.

The conditional license shall expire under one of the following expiration factors, whichever occurs first, pursuant to MCL 436.1525(9):

1. One (1) year after the date the conditional license was issued.
2. The Commission issues the license(s) for which the applicant submitted the application that serves as the basis for the conditional license.
3. After all administrative remedies before the Commission have been exhausted when the Commission issues an order of denial of the license application that serves as the basis for the conditional license.
4. When the licensee or conditional licensee notifies the Commission in writing that the initial application should be cancelled.

IN WITNESS WHEREOF,
this License has been duly signed
and sealed by both the Michigan
Liquor Control Commission and the
Licensee(s).

LIQUOR CONTROL COMMISSION

THIS LICENSE SUPERSEDES ANY AND ALL OTHER LICENSES ISSUED PRIOR TO MAY 7, 2025

BUSINESS ID: 0289025

FILE NUMBER:

DON RAMON, LLC

675 W GRAND RIVER AVE,
BRIGHTON, MI 48116-2322

LIVINGSTON COUNTY
L-273
BRIGHTON CITY

LICENSE #:	LICENSE:	ACT:
L-000491373	Class C	MCL
		436.1521A(1)B
		(NONTRANSFERAB
		LE)
L-000491374	Specially Designated	N/A
	Merchant	

LICENSEE(S) SIGNATURE(S)

TOTAL BARS: 1	OUTDOOR SERVICE AREA: 1	ROOMS:
DIRECT-CONNECTIONS: 0	PASSENGERS:	
PERMIT: Sunday Sales (AM), Sunday Sales (PM):Class C- Spirits & Mixed Spirit Drink, Outdoor		
Service Area(1), Entertainment		

License Effective 05-07-2025 – Expires 05-07-2026

CONDITIONAL



El Patron



Brighton City Police

Brent Pirochta

Chief of Police



MEMO

TO: Community Development

From: Deputy Chief Flood

Date: 03-07-2025

Re: El Patron

On May 23rd, 2025, I presented Social District Education to El Patron, held at that location.

I provided the approved Social District Education Packet, read through the packet with them and answered any questions they had.

El Patron has met the Social District education requirement as prescribed by Resolution 2021-016.

In attendance was:

Miguel Pacheco Jr



Resolution #2025-16

Local Governmental Unit Approval For Social District Permit

Instructions for Governing Body of Local Governmental Unit:

A qualified licensee that wishes to apply for a Social District Permit must first obtain approval from the governing body of the local governmental unit where the licensee is located and for which the local governmental unit has designated a social district with a commons area that is clearly marked and shared by and contiguous to the licensed premises of at least two (2) qualified licensees, pursuant to MCL 436.1551. Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a Regular meeting of the City of Brighton council/board
(regular or special)

called to order by _____ on May 27, 2025 at 6:30 p.m.
(date) (time)

the following resolution was offered:

Moved by Councilmember and supported by Councilmember

that the application from Don Ramon, LLC, dba El Patron
(name of licensee - if a corporation or limited liability company, please state the company name)

for a **Social District Permit** is recommended by this body for consideration for approval by the
(recommended/not recommended)

Michigan Liquor Control Commission.

If not recommended, state the reason: _____

Vote

Yeas: _____

Nays: _____

Absent: _____

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the City of Brighton
council/board at a Regular meeting held on May 27, 2025 (name of city, township, or village)
(regular or special) (date)

I further certify that the licensed premises of the aforementioned licensee are contiguous to the commons area designated by the council/board as part of a social district pursuant to MCL 436.1551.

Tara Brown

Print Name of Clerk

May 27, 2025

Signature of Clerk

Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.



City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL

May 27, 2025

SUBJECT: CONSIDER APPROVAL TO PURCHASE THREE SEWER FORCE MAIN FLOW METERS FROM MIDWEST MUNICIPAL INSTRUMENTATION INC. IN AN AMOUNT OF \$15,500

BACKGROUND

We have an upcoming project that will be brought to City Council once bids are received that involves the replacement of three sewer force main pipes within the grit room at the Wastewater Treatment Plant (WWTP). As part of that project, there are three flow meters that need to be replaced that we would like to purchase ahead of the project. These flow meters measure the number of gallons of raw wastewater that enter the WWTP on a daily basis.

ADMINISTRATIVE SUMMARY

In the approved 2024/2025 budget, City Council approved a project to replace the force mains and flow meters in the grit room at the WWTP. There are 2 – 12” force mains and 1 – 8” force main, all of which have their own independent meter that measures the incoming sewer flow from the City of Brighton and portions of Genoa, Brighton, and Hamburg Townships. Staff has determined what meters are needed for this project. By making this purchase now we will save on contractor markup and a possible 6 percent increase in the price due to tariffs.

In recent years we have replaced other meters at the WWTP that are manufactured by Rosemont. This brand of flow meter has been recommended by our engineering staff, and they have performed well in other areas of the plant.

We were able to obtain pricing from two different sources for this brand of meter.

Flow Meters at WWTP Cost Comparison	
Vendor	Cost
Midwest Instrument	\$15,500.00
USA Bluebook	\$24,856.12

BUDGET INFORMATION

There is \$200,000 available in the Fiscal Year 2024/2025 Utilities Fund to cover the cost of the installation of the new force main pipes, valves and the new flow meters. In April, City Council approved spending \$10,050 on the valves. There is still \$189,950 available for this project.

RECOMMENDATION

Approve \$15,500.00 for the purchase of three flow meters from Midwest Municipal Instrumentation Inc.

Prepared by: Corey Brooks, Deputy DPS Director

Reviewed by: Marcel Goch, DPS Director

brightoncitymi.gov | 200 North First Street Brighton, MI 48116 | (810) 227-1911

Elizabeth Gaines, Finance Director (Required for all financial related agenda items)

☒ Within Budget

☐ Budget Amendment Necessary and In Proper Form

☐ Other _____

Reviewed &

Approved by: Gretchen Gomolka, City Manager



City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL

May 27, 2025

SUBJECT: **CONSIDER APPROVING ACTION ASPHALT LLC TO PERFORM AN ASPHALT PATCH AT THE INTERSECTION OF MAIN STREET AND SIXTH STREET AT A COST NOT TO EXCEED \$14,812**

BACKGROUND

Per City Council's direction, DPW staff removed the concrete and brick pedestrian island at Main and Sixth Streets. After removing the island, crews placed temporary cold patch at that location.

ADMINISTRATIVE SUMMARY

In order to expedite the process of having this temporary patch removed and replaced with permanent hot mix asphalt (HMA), staff contacted six known asphalt paving companies in the surrounding area. With the increased traffic from the Grand River Avenue/I-96 full 50 day shut down expected in June, staff is trying to get the patch done as soon as possible, especially with the downtown civic event season beginning shortly. Unfortunately, only one estimate was received. Action Asphalt provided a proposal for \$12,880 for full removal and replacement. As an alternate, Staff requested a price for asphalt replacement only, city staff would perform the removal of existing material and prepare the area. This would reduce the cost by \$3,200. If possible, staff will perform the removal and prep work, but due to the current workload and time constraints, we wanted the option of having the contractor do the whole project.

While normally more than one proposal for this type of work is brought for approval, staff were informed by several contractors that because of full schedules, the small size of this repair, and the desire for the repair to be completed by July 1st they chose not to provide a proposal.

REFERENCES

Action Asphalt provided several references including the Village of Pinckney, Northfield Township and some local businesses. All were found to be satisfied with their work.

BUDGET INFORMATION

There is currently \$25,000 available in the major street fund, which is sufficient to pay for this work to be done. As is customary, we would like to add a 15 percent contingency in case additional work is needed, bringing the total requested to \$14,812.

RECOMMENDATION

Approve Action Asphalt LLC to perform an asphalt patch at the intersection of Main Street and Sixth Street at a cost not to exceed \$14,812.

Prepared by: Marcel Goch, DPS Director

Reviewed by: Elizabeth Gaines, Finance Director

☒ Within Budget

☐ Budget Amendment Necessary and In Proper Form

☐ Other _____

Reviewed & Approved by: Gretchen Gomolka, City Manager



City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL

MAY 27, 2025

SUBJECT: CONSIDER APPROVAL OF DESIGN AND CONSTRUCTION ENGINEERING SERVICES FOR OAKRIDGE DRIVE FROM HUBBELL, ROTH AND CLARK, INC. IN A COST NOT TO EXCEED \$16,300 ALONG WITH NECESSARY BUDGET AMENDMENTS

BACKGROUND

During the May 13, 2025, City Council meeting, Hubbell, Roth & Clark, Inc.(HRC) were approved to perform design and construction engineering for Roberston Drive, part of Glenwyth Road, Sisu Knoll Drive, and Rita Ann Drive. The construction of these streets will be put out to bid as soon as design engineering is complete with the intent of construction taking place shortly thereafter. Staff also brought opinions of probable costs for other locations that were requested at the April 10, 2025, City Council meeting including Oakridge Court and a section of Oakridge Drive, Baywood Circle, Peppergrove Drive, and the adjoining cul-de-sacs of those streets.

ADMINISTRATIVE SUMMARY

As a result of further discussion, Council asked staff to bring back an engineering proposal for Oakridge Court and the section of Oakridge Drive between Fairway Trails and Devonshire Boulevard. Like the streets approved at the May 13th Council meeting, a mill and overlay of existing asphalt is the rehabilitation being sought for this area. If approved this evening, staff would take advantage of the economy of scale by adding this area to the aforementioned street projects and immediately begin working with HRC to get the additional areas designed and advertised for the bidding process. The Invitation to Bid (ITB) will be available on the Michigan Intergovernmental Trade Network (MITN), as cited at the May 13th council meeting. Staff's intent is to complete the rehabilitation of all approved project areas this construction season.

While it is expected to take two to three months for the design and bidding process, during this time staff will begin notifying city residents of the intended project, especially those in the immediate areas of street rehabilitation. DPS will work with City Hall utilizing social media, public notices and public meetings if necessary. In addition, staff will reach out to homeowners' associations and utilize sandwich boards and hand out notices in the affected neighborhoods.

Below are some of the responsibilities that Hubbell, Roth and Clark will provide through their proposal while working with staff.

- Meet with City staff to discuss and solidify the scope of the project and conceptual layout
- Take pavement cores in each area to review the existing pavement and base thickness
- Develop typical details and specifications showing removals and project limits
- Prepare final bid documents and make available for bidders
- Answer questions and clarify issues that arise during the bidding process
- Attend bid opening and issue contract award recommendation letter
- Conduct preconstruction meeting with the contractor
- Provide contract administration and assist with progress meetings and pay estimates
- Provide construction observation for verification of materials, quantities and material density testing
- Perform a final inspection walk through with City staff and coordinate project closeout

BUDGET

There is \$500,000 - \$1,200,000 available from remaining street millage and 2021 bond funds. It is staff's intention to use this for engineering and for the project(s) if approved when brought back to City Council. A budget amendment would be required to move the funds from the millage and bond funds to the appropriate road funds.

RECOMMENDATION

Approval of design and construction engineering services for Oakridge Drive from Devonshire to the west end of Oakridge Court from Hubbell, Roth & Clark, Inc. in a cost not to exceed \$16,300 along with necessary budget amendments.

Prepared by: Marcel Goch, DPS Director

Reviewed by:

Elizabeth Gaines, Finance Director (Required for all financial related agenda items)

- ☐ Within Budget
- ☒ Budget Amendment Necessary and In Proper Form
- ☐ Other _____

Reviewed &

Approved by: Gretchen Gomolka, City Manager

**CITY OF BRIGHTON
AUTHORIZATION FOR EXECUTION OF
EIGHTH AMENDMENT TO COREA PARCEL NO. 4718-24-400-028
RESOLUTION NO. 2025-17**

A RESOLUTION TO AUTHORIZE THE EXECUTION OF EIGHTH AMENDMENT TO COREA

At a regular meeting of the City Council of the City of Brighton, Livingston County, Michigan, held in Council Chambers on the ____ day of May, 2025, at ____ p.m.

PRESENT: Members:

ABSENT:

The following preamble and resolution were offered by Council Member _____ and supported by Council Member _____:

WHEREAS, the City of Brighton, County of Livingston, State of Michigan (the "City") is the owner of vacant real property located on Challis Road, Brighton, County of Livingston, State of Michigan, parcel #4718-24-400-028 ("Property"); and

WHEREAS, a Construction Operation and Reciprocal Easement Agreement was recorded against the Property on August 3, 1993 in Liber 1720, Page 519, Livingston County Records; and

WHEREAS, several amendments to the aforementioned Construction Operation and Reciprocal Easement Agreement have been recorded, including that certain First Amendment to Construction Operation and Reciprocal Easement Agreement ("First Amendment") recorded on November 3, 1994 in Liber 1877, Page 891, Livingston County Records, and that certain Second Amendment to Construction Operation and Reciprocal Easement Agreement ("Second Amendment") recorded on November 3, 1994 in Liber 1877, Page 923, Livingston County Records, and that certain Third Amendment to Construction Operation and Reciprocal Easement Agreement ("Third Amendment") recorded on June 1, 1995, in Liber 1927, Page 324, Livingston County Records, and that certain Fourth Amendment to Construction Operation and Reciprocal Easement Agreement ("Fourth Amendment") recorded on August 23, 1996, in Liber 2079, Page 831, Livingston County Records, and that certain Fifth Amendment to Construction Operation and Reciprocal Easement Agreement ("Fifth Amendment") recorded on August 6, 1997, in Liber 2206, Page 579, Livingston County Records, and that certain Sixth Amendment to Construction Operation and Reciprocal Easement Agreement ("Sixth Amendment") recorded on August 11, 2000, in Liber 2812, Page 41, and that Seventh Amendment to Construction Operation and Reciprocal Easement Agreement ("Seventh Amendment") recorded on February 14, 2020 as Instrument Number 2020R-004880, Livingston County Records (as amended, the "COREA").

WHEREAS, the COREA prohibits certain types of development on the Property; and

WHEREAS, the City believes it to be in the best interests of the health, safety and welfare of the City to eliminate certain use and development restrictions imposed by the COREA on the Property; and

WHEREAS, Target Corporation ("Target"), as an initial developer of parcels of property encumbered by the COREA, is a necessary approving party to an amendment to the COREA; and

WHEREAS, Brighton Holdings, LLC ("Brighton Holdings"), is the successor in interest to an initial developer of parcels of property encumbered by the COREA and is a necessary approving party to an amendment to the COREA; and

WHEREAS, the Property will be materially impacted by the proposed Eighth Amendment to Construction Operation and Reciprocal Easement Agreement ("Eighth Amendment") attached hereto as Exhibit A, and thus the City of Brighton must consent to the Eighth Amendment; and

WHEREAS, in consideration of Brighton Holdings' consent to the Eighth Amendment, including the option for residential development on the Property and other concessions contained in the proposed Eighth Amendment, the City hereby commits to work collaboratively, in good faith, commencing immediately upon final execution of the Eighth Amendment, toward a mutually acceptable Brownfield plan for Brighton Holdings' intended uses on portions of Brighton Towne Place, including as to Brownfield reimbursements, subject to the relevant state statutes, local ordinances, and public notice requirements; and

WHEREAS, the City believes it to be in the best interest of the health, safety, and welfare of the City to consent to the Eighth Amendment and authorize the Mayor to execute the same.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Council hereby consents to the Eighth Amendment.
2. The City Council hereby authorizes the Mayor to execute the Eighth Amendment upon the City Attorney's notice that it is acceptable for execution.
3. City staff in conjunction with the City Attorney, are directed, upon complete execution and recording of the Eighth Amendment, to begin collaborations with Brighton Holdings toward a mutually acceptable Brownfield Plan for Brighton Holdings' intended uses on portions of Brighton Towne Place, subject to the relevant state statutes, local ordinances, and public notice requirements.
4. City staff, in conjunction with the City Attorney, are directed, upon complete execution and recording of the Eighth Amendment, to begin collaborations with D.A Building pertaining to the City's intended development of the Property, including a mutually acceptable Brownfield Plans, subject to the relevant state statutes, local ordinances, and public notice requirements.

AYES: Members:

NAYS: Members:

RESOLUTION DECLARED ADOPTED.

Tara Brown, City Clerk

I hereby certify that the attached is a true and complete copy of a resolution adopted by the City Council of the City of Brighton, County of Livingston, State of Michigan, at a regular meeting held on the ____ day of May, 2025 and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976 and that minutes of the meeting were kept and will be or have been made available as required by said Act.

Tara Brown, City Clerk



City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL

MAY 27, 2025

SUBJECT: CONSIDER APPROVAL OF THE PURCHASE AND INSTALLATION OF A NEW NVR6 72TB WINDOWS SERVER, INCLUDING ASSOCIATED SOFTWARE UPGRADES AND THE REFURBISHMENT OF THE CURRENT CITY NVR, FROM ESSENTIAL ELECTRIC LLC, IN AN AMOUNT NOT TO EXCEED \$41,058.66

BACKGROUND

The Brighton Police Department currently stores all Avigilon surveillance footage on a local 16TB Network Video Recorder (NVR), which is now experiencing multiple drive failures. Additionally, the department maintains certain city camera recordings on a separate 52TB server, which is also showing signs of hardware degradation.

To ensure system reliability, expand storage capacity, and support future scalability, staff recommend replacing the existing police NVR with a new Avigilon NVR6 Premium 72TB Windows server.

Staff further recommend refurbishing the city's current 52TB NVR to serve as a backup system. This refurbishment would include replacing storage and operating system hard drives, upgrading RAID controllers, replacing non-functional fans, cleaning and reapplying thermal paste, and installing Windows Server 2022.

These upgrades will not only improve system performance and reliability but also support planned future expansions and enable integration with the access control system, as originally intended.

Key enhancements and improvements include:

- Increased storage capacity from 16TB to 72TB, allowing for extended video retention and future camera additions.
- Full integration of Avigilon access control (key scan entry) with the video system, enabling synchronized logging and video tagging of entries to enhance security and accountability.
- Transition from ACC7 to Unity 8 software, enabling improved system performance and management capabilities.

Scope of Work:

- Provide & install one (1) Avigilon NVR6 with 10GbE network card and 3-meter direct attach fiber SFT+
- Remove current Avigilon 16TB NVR3 Value
- Deactivate current camera licensing and reactivate on new NVR6
- Deactivate current camera licensing from the city NVR4 and reactivate on new NVR6
- Reinstate any and all Rules, Alarms, and Saved Views from NVR3 16TB Value to new NVR6
- Connect new NVR6 to the Brighton Police Department & City Avigilon cloud account
- Connect & Configure Avigilon Access Control System to new NVR6
- Refurbish current city NVR as described above.
- Program and test

Procurement and Vendor Information:

Essential Electric LLC, contracted to support the City's Avigilon systems, has submitted a quote that includes a 7% discount along with additional rebates. Without these savings, the total project cost would have been \$58,862.66. The combined discounts result in total savings of \$17,804. Avigilon products are sole-sourced, and Essential Electric is an authorized provider for both procurement and service.

Note: Cloud storage was considered but deemed cost-prohibitive due to the need for significant hardware replacement

BUDGET

Total project cost is \$41,058.66, funded through the Police Millage Fund and the Utility Fund:

- \$23,000 from Police Milage
- \$18,058.66 from the Utilities Fund (cameras at utility assets)

NVR REPLACEMENT	
Equipment	Price
72TB NVR	\$30,125.21
Software Update	\$4,670.02
Refurbish current City NVR for backup	\$6,263.43
Installation Services	Included in price
Total:	\$41,058.66

All quotes are tax exempt.

RECOMMENDATION

Approval of the purchase and installation of a new NVR6 72TB Windows server, including all associated software upgrades and the refurbishment of the current City NVR, by Essential Electric LLC, in an amount not to exceed \$41,058.66

Prepared by: Brent Pirochta, Chief of Police

Reviewed by: Gretchen Gomolka, City Manager

Reviewed by: Elizabeth Gains, Finance Director (Required for all financial related agenda items)

- ☒ Within Budget
- ☐ Budget Amendment Necessary and In Proper Form
- ☐ Other _____

Approved by: Gretchen Gomolka, City Manager



City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL MAY 27, 2025

SUBJECT: CONSIDER AWARDING THE 2025 STORM STRUCTURE CLEANING CONTRACT TO SAFEWAY ENVIRONMENTAL SERVICES IN AN AMOUNT NOT TO EXCEED \$128,880 ALONG WITH NECESSARY BUDGET AMENDMENTS

ADMINISTRATIVE SUMMARY

As part of the City of Brighton's Phase II Stormwater Program, the city is required to implement and follow a storm structure-cleaning schedule to meet compliance with its Municipal Separate Storm Sewer System (MS4) Permit. This information is reported to the State of Michigan and is important in maintaining clean runoff to local lakes, such as Brighton Lake, the Mill Pond and surrounding waters of the state. In 2019 Staff attempted to clean the approximate 1,400 storm sewer structures in-house but found it difficult to maintain a four-to-five-year rotation schedule as cleaning can only be done six to eight months of the year due to weather restrictions.

The required cleaning of 300-350 structures per year cannot be completed by city staff due to the many routine maintenance tasks, additional projects, and emergency services required of them.

After careful consideration, staff went through the bidding process and with City Council's approval, hired a contractor to perform the work beginning in the fall of 2019. The choice to hire an outside contractor proved to be advantageous as the city was able to complete the storm structure cleaning in one year's time.

With the next round of the storm sewer cleaning program anticipated for this year, staff published an Invitation to Bid (ITB) for cleaning services on the Michigan Intergovernmental Trade Network (MITN) on April 16, 2025. The bid opening took place on April 30, 2025, with seven proposals being received. See below.

Bidder	Unit Cost	Total Cost	CCTV Storm Sewer (Hourly Cost)
Safeway Environmental	\$92.00	\$128,800	\$225.00
Dukes Root Control	\$105.00	\$147,000	\$275.00
Hydro-Kleen LLC	\$125.00	\$175,000	\$425.00
Advanced Underground	\$137.50	\$192,500	\$300.00
Foco Inc.	\$145.00	\$203,000	\$285.00
National Industrial Maintenance	\$179.00	\$250,600	\$256.00
Pipeline Management Co.	\$181.43	\$254,002	\$354.00

During the 2019 storm cleaning project, the contractor developed a list of structures that needed repair, which was later turned over to city staff. This was a great way for us to be made aware of unknown issues in the system. We have included this again in the current ITB. The contractor will advise us of what structures need repair and they will be performed by city staff.



City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL MAY 27, 2025

BUDGET

There is currently \$62,000 available for storm sewer structure cleaning in the 2024/2025 Major streets budget. Staff is asking for a budget amendment from the General Fund for the additional \$66,800 to fund the Local streets portion.

RECOMMENDATION

Award the 2025 Storm Structure Cleaning Contract to Safeway Environmental Services in an amount not to exceed \$128,800 along with necessary budget amendments.

Prepared by: Marcel Goch, DPS Director

Reviewed by: Elizabeth Gaines, Finance Director (Required for all financial related agenda items)

☐ Within Budget

☒ Budget Amendment Necessary and In Proper Form

☐ Other _____

Reviewed &

Approved by: Gretchen Gomolka, City Manager



City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL

MAY 27, 2025

SUBJECT: CONSIDER APPROVAL OF THE HEADLEE OVERRIDE MILLAGE BALLOT LANGUAGE

ADMINISTRATIVE SUMMARY

- At the January 25, 2025, City Council Retreat, City Council meeting staff was directed to bring proposed ballot language to City Council with a millage renewal of 2.4053 and increase of 0.0947 mills to bring the total proposal to 2.5 mills, which is equivalent to original Headlee Override millage approved by voters in 2019. The 2.5 mills approved by voters has been reduced to 2.4053 by the Headlee amendment.
- Staff worked with legal counsel Patrick McGow of Miller Canfield to craft the following proposed ballot language:

Should the City of Brighton be authorized to levy a tax of 2.5 mills (\$2.50 per \$1,000 of taxable value) for 10 years, from 2026 to 2035, to fund the improvement, replacement, resurfacing, reconstruction, and construction of public streets, sidewalks, curbs, drainage systems, and necessary rights-of-way upgrades for the City of Brighton? This tax is part of a partial restoration of the original 20-mill Charter millage, which was reduced to 15.1819 mills due to the Headlee Amendment (MCL 211.34) after the current street improvement millage expires in 2025. The 2.5 mills represents a renewal of a 2.5-mill tax approved by voters in 2019, which has been reduced to 2.4053 mills due to the Headlee Amendment and new additional millage of 0.0947 mills. The proposal is expected to generate about \$1,650,500 when first levied in July 2026.

RECOMMENDATION

Approval of the Headlee Override Millage ballot language as presented and authorize staff to begin preparing educational materials.

Prepared By: Gretchen Gomolka, City Manager