



# Brighton City Council Meeting

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

July 22, 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 July 8, 2025
- b. Approval of minutes: special meeting of July 15, 2025
- c. Approval to refurbish sludge mixer #5 by Kennedy Industries in an amount of \$14,995
- d. Approval of the purchase of a 2024 John Deere Gator 590M side-by-side utility vehicle from Hutson Inc. in an amount not to exceed \$22,208.68
- e. Approval of resolution #2025-20, A Resolution Approval the Sale of Alcoholic Liquor to Kruz Industries, Inc. dba Kasi and Elite Golf of Brighton located at 265 W. Main Street, Suite 201 and 300, Brighton, MI 48116

### Correspondence

6. Councilmember updates
7. Staff updates
8. Call to the public
9. Mayoral Proclamation: Eagle Scout Simon Bunin

### Discussion

10. Branding and next steps

### New Business

11. Consider appointments to the Zoning Board of Appeals
12. Consider appointments to the Planning Commission
13. Consider an appointment to the Brighton Arts & Culture Commission
14. Consider approval of CSM Mechanical LLC's proposal for the replacement of the grit room sewer force mains at the wastewater treatment plant in an amount not to exceed \$69,138
15. Consider approving the purchase of a 2025 John Deere 1575 multi-use utility tractor from Hutson Inc. in an amount not to exceed \$47,134.87
16. Consider approving the purchase of a 2025 John deere 5090E tractor with implements from Hutson, Inc in an amount not to exceed \$130,279.19
17. Consider the purchase of Smartpoint Meter Transceivers from ETNA Supply

### Closed Session

18. Consider entering into closed session to consider the purchase or lease of real property pursuant to the Michigan Open Meetings Act, 1976, § 15.268(1)(d), Michigan Compiled Laws

**Other Business**

19. Call to the public

20. Adjournment



# Brighton City Council Meeting

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## MINUTES OF THE REGULAR MEETING OF THE BRIGHTON CITY COUNCIL HELD ON JULY 8, 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, Gipson, and Schmenk.

Others Present: City Manager Gretchen Gomolka, City Clerk Tara Brown, Community Development Manager Mike Caruso, and Chief Brent Pirochta.

**Motion** by Councilmember Albert, seconded by Councilmember Gipson to excuse Councilmember Gardner and Pettengill for personal reasons. **The motion carried, 5-0.**

### 4. Consider approval of the agenda

**Motion** by Councilmember Schmenk, seconded by Councilmember Albert to approve the agenda as presented. **The motion carried, 5-0.**

### 5. Consider approval of consent agenda items

**Motion** by Councilmember Schmenk, seconded by Councilmember Albert to approve the consent agenda as presented. **The motion carried by roll call vote, 5-0.**

#### Consent Agenda Items

- a. **Approval of minutes: regular meeting of June 24, 2025**
- b. **Approval of Resolution #2025-19, A Resolution Approving the Sale of Alcoholic Liquor to Suhel Kizi, dba, Brighton Gas Mart, 204 W. Grand River Ave, Brighton, MI 48116**

#### Correspondence

### 6. Councilmember updates

City Council thanked the Sunrise Rotary and the Brighton Area Fire Authority on another great 4<sup>th</sup> of July parade.

### 7. Staff updates

Community Development Manager Caruso noted that Burlington has obtained their certificate of occupancy on Monday, July 7, 2025. The grand opening date will be announced at a later date.

City Manager Gomolka noted that an asphalt preservation treatment called Reclamite will be applied to Liberty, Beaver, and Flint Roads. Please note that this treatment is initially sticky and pink but will fade quickly. If you are concerned about your driveway, please park on the street until the treatment dries. Also, please note that whether you're driving or walking in Downtown Brighton, stay alert and follow crosswalk rules to keep everyone safe. Always stop and make eye contact with the driver or pedestrian before crossing.

### 8. Call to the public

Mayor Tobbe opened the call to the public at 6:37 p.m.

Kelly Genei spoke regarding proposed ordinance 608 and asked that the same allowance to be extended to the west side of North East Street.

Hearing and seeing no further comment, the call to the public was closed at 6:41 p.m.

### **Public Hearing**

#### **9. Conduct a public hearing and consider adoption of proposed ordinance 608, Amendments to Chapter 98, "Zoning" of the City of Brighton Code of Ordinances**

Community Development Manager Caruso provided a brief overview of the proposed ordinance. Noting that additional allotments can be reviewed independent of this ordinance amendment but would require a zoning change.

Mayor Tobbe opened the public hearing at 6:45 p.m. Hearing and seeing no comment, the public hearing was closed.

**Motion** by Mayor Pro Tem Bohn, seconded by Councilmember Gipson to approve the adoption of ordinance 608, Amendments to Chapter 98, "Zoning" of the City of Brighton code of Ordinances. **The motion carried by roll call vote, 5-0.**

#### **10. Conduct a public hearing and consider adoption of proposed ordinance 609, Amendments to Chapter 22, "Peddlers, Solicitors, and Canvassers" of the City of Brighton Code of Ordinances**

City Clerk Brown provided a brief overview of changes that were addressed from previous discussions, specifically regarding children soliciting fundraisers door to door and Halloween.

Mayor Tobbe opened the public hearing at 7:06 p.m. Hearing and seeing no comment, the public hearing was closed.

City Council discussed various concerns with the proposed solicitor's ordinance, specifically as it pertains to canvassers and time. It was the consensus of City Council that revisions would be necessary before it can be considered for adoption.

### **New Business**

#### **11. Consider conducting a first reading for proposed ordinance 610, Amendments to Chapter 98, "Accessory Structures" of the City of Brighton Code of Ordinances and consider setting a public hearing for August 12, 2025**

Community Development Manager Caruso provided an overview of the proposed changes, noting the height and use allowance for accessory structures.

It was the consensus of City Council to amend the height to 26 feet and to keep it as is with a prohibition of dwelling.

**Motion** by Mayor Pro Tem Bohn, seconded by Councilmember Gipson to set a public hearing for proposed ordinance 610, Amendments to Chapter 98, "Accessory Structures" for August 12, 2025. **The motion carried, 5-0.**

### **Other Business**

**12. Call to the public**

Mayor Tobbe opened the call to the public at 7:45 p.m.

Tom Coates recommends allowing a sink and/or toilet in the accessory structure ordinance.

Kelly Genei asked that City Council consider allowing the same zoning to be extended to the west side of North East Street.

Walter Barrett agreed with Kelly Genei and asked for the same consideration along the west side of North East Street as it pertains to Ordinance 608.

Hearing and seeing no further comment, the call to the public was closed at 7:48 p.m.

**13. Adjournment**

**Motion** by Councilmember Gipson, seconded by Councilmember Schmenk to adjourn the meeting at 7:48 p.m. **The motion carried, 5-0.**

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Tara Brown



# Brighton City Council Special Meeting

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## MINUTES OF THE SPECIAL MEETING OF THE BRIGHTON CITY COUNCIL HELD ON JULY 15, 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, Community Development Manager Mike Caruso, Executive Assistant to Community Development Kelly Haataja, Attorney Sarah Gabis, and Chief Brent Pirochta.

### 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. Call to the public

Mayor Tobbe opened the call to the public at 6:01 p.m. Hearing and seeing no comment, the call to the public was closed.

### 6. Consider entering into closed session to consider the purchase or lease of real property pursuant to MCL 15.268 (1)(d) of the Open Meetings Act

**Motion** by Mayor Pro Tem Bohn, seconded by Councilmember Albert to enter in closed session to consider the purchase or lease of real property pursuant to MCL 15.268 (1)(d) of the Open Meetings Act. **The motion carried by roll call vote, 7-0.**

**Motion** by Mayor Pro Tem Bohn, seconded by Councilmember Schmenk to come out of closed session at 9:09 p.m. **The motion carried, 7-0.**

### 7. Call to the public

Mayor Tobbe opened the call to the public at 9:09 p.m. Hearing and seeing no comment, the call to the public was closed.

### 8. Adjournment

**Motion** by Councilmember Schmenk, seconded by Councilmember Gardner to adjourn the meeting at 9:09 p.m. **The motion carried, 7-0.**



# City of Brighton

## REPORT FROM THE CITY MANAGER TO CITY COUNCIL

July 22, 2025

**SUBJECT:        CONSIDER APPROVING THE REFURBISHMENT OF SLUDGE MIXER #5 BY KENNEDY INDUSTRIES IN AN AMOUNT OF \$14,995**

### **BACKGROUND**

The Wastewater Treatment Plant (WWTP) Biosolids Storage Tank has six sludge mixers that work in conjunction with a coarse bubble aeration system to mix the tank so the material is uniform and can be pumped into trucks at the sludge loading station. During the past 3 years we have been replacing or refurbishing these mixers one at a time. Sludge mixer #5 has been evaluated and is a good candidate for refurbishment.

### **ADMINISTRATIVE SUMMARY**

Sludge mixer #5 has been in service for about 23 years. Last month wastewater staff removed this mixer from the storage tank and delivered it to Kennedy Industries in Wixom, Michigan for evaluation. After disassembly and inspection, Kennedy sent us an evaluation report stating that the mixer is still in good condition but some of the components within the mixer need to be replaced. Once the refurbishment of this mixer is approved, Kennedy Industries will order the parts and repair the mixer. This work will take approximately 8 weeks to complete.

### **BUDGET INFORMATION**

After the recent completion of the WWTP roofing project, there is approximately \$170,000 dollars that was not spent during that project. We are requesting City Council approval the use \$14,995 from those savings to refurbish Sludge mixer #5.

### **RECOMMENDATION**

Approve the refurbishment of Sludge mixer #5 by Kennedy Industries in an amount of \$14,995.

Prepared by:    Corey Brooks, Deputy Director

Reviewed by:    Marcel Goch, DPS Director

Reviewed by:    Elizabeth Gaines, Finance Director

- Within Budget (when using savings from WWTP roofing project)
- 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

July 22, 2025

**SUBJECT:** CONSIDER APPROVING THE PURCHASE OF A 2024 JOHN DEERE GATOR 590M SIDE-BY-SIDE UTILITY VEHICLE FROM HUTSON INC. IN AN AMOUNT NOT TO EXCEED \$22,909.68

### **BACKGROUND**

The DPW has a fleet of side-by-side utility vehicles that are used in areas where a full-size pickup truck cannot go or are not needed. They are used for trash runs at the AMP, around the Millpond, and along the Tridge and are useful to bring tools, equipment and supplies for buildings and grounds maintenance throughout the city.

### **ADMINISTRATIVE SUMMARY**

The City Council approved \$30,000 in the 2025/2026 Capital Improvement fund for the replacement of the Public Works oldest side-by-side utility vehicle. Our current 2019 Model 825M side-by-side utility vehicle has reached its useful life and has become expensive to maintain. With that in mind, Staff researched different brands and sizes of utility vehicles to replace it. Once the research was complete, Staff requested a price from our local John Deere dealer.

Hutson Inc. of Howell provided a quote for a 2024 Gator Model XUV590M side-by-side utility vehicle. Through the State schedule B Contract #240000000161, we were able to obtain a quote of \$22,909.68. If approved by City Council, Staff will auction off the old side-by-side utility vehicle and return the proceeds to the General Fund once the new unit is received. Staff anticipate receiving approximately \$4,000 for the old machine.

### **BUDGET INFORMATION**

There is \$30,000 approved in the FY 2025/2026 CIP Budget for the purchase of a Side-by-Side Utility Vehicle.

### **RECOMMENDATION**

Approve the purchase of a new 2024 John Deere Gator 590M Side-by-Side Utility Vehicle from Hutson Inc. for a cost not to exceed \$22,909.68

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

JULY 22, 2025

**SUBJECT: CONSIDER APPROVAL OF RESOLUTION #2025-20, A RESOLUTION APPROVING THE SALE OF ALCOHOLIC LIQUOR TO KRUZ INDUSTRIES, INC. DBA KASI AND ELITE GOLF OF BRIGHTON LOCATED AT 265 W. MAIN STREET, SUITE 201 AND SUITE 300, BRIGHTON, MI 48116**

### ADMINISTRATIVE SUMMARY

- Andrew Kruczynski has applied to the Michigan Liquor Control Commission (MLCC) to obtain a Class C License, issued under MCL 436.1109(5) with On Premises Permits to include Sunday A.M. and P.M. sales, SDM License, Outdoor Service Area Permit, Dance Permit, Additional Bar Permit and Entertainment Permit.
- Brighton City Code 6-32 requires express approval of the Brighton City Council for a new liquor license operation in the City of Brighton.
- The Brighton City Police department has conducted an investigation of the applicant business including all stockholders above 10% ownership. A criminal record check reveals the stockholder has no relevant violations.
- The required liquor license application fee has been paid to the City of Brighton.
- The Brighton City Police Department has determined that the applicant meets the requirements of the City of Brighton's liquor control ordinances (6-31 to 6-41) and therefore recommends approval of the request.
- **Applicant has agreed to enter into an agreement with the city not to transfer the Class C license outside of the city limits.**

### RECOMMENDATION

Approve resolution 2025-20 allowing Andrew Kruczynski, DBA Kasi and Elite Golf of Brighton is approved to operate a Class C License with On Premises Permits to include Sunday A.M. and P.M. sales, SDM License, Outdoor Service Area Permit, Dance Permit, Additional Bar Permit and Entertainment Permit at 265 W. Main St, Suite 201 and Suite 300, in the City of Brighton in accordance with the Brighton Municipal Code.

Prepared by: Brent Pirochta, Chief of Police

Reviewed &

Approved by: Gretchen Gomolka, City Manager

**CITY OF BRIGHTON**  
**A RESOLUTION APPROVING**  
**THE SALE OF ALCOHOLIC LIQUOR**

WHEREAS, pertinent sections of the Brighton Municipal Code require that the Brighton City Council expressly approve the sale of alcoholic liquor by any person or persons within the City of Brighton; and

WHEREAS, the applicants have applied to the Michigan Liquor Control Commission for the purchase of a state issued liquor license to be used within the City of Brighton; and

WHEREAS, the Brighton Police Department has conducted an investigation of the applicant and found said applicant to be in compliance with the Brighton Municipal Code; and

WHEREAS, the applicants have agreed to be subject to an agreement not to transfer the Class C license outside of the City; and

WHEREAS, by adoption of this resolution, the Brighton City Council hereby authorizes the Brighton City Clerk, after city attorney recommendation, to execute Michigan Department of Licensing and Regulatory Affairs Liquor Control Commission (MLCC) Form 106, as attached hereto and incorporated herein as Exhibit A, contingent upon the execution of the agreement between the Applicant and the City of Brighton; and therefore

NOW THEREFORE BE IT RESOLVED,

- 1) Andrew Kruczynski, DBA, Kasi and Elite Golf of Brighton is approved, subject to an agreement not to transfer such Class C license outside of the City limits, to operate a Class C License with On Premises Permits to include Sunday A.M. and P.M. sales, SDM License, Outdoor Service Area Permit, Dance Permit, Additional Bar Permit and Entertainment Permit at 265 W. Main St, Suite 201 and Suite 300, in the City of Brighton in accordance with the Brighton Municipal Code.
- 2) After receipt by Applicant of an executed agreement approved by the City Attorney not to transfer the Class C License outside the City limits, and after city attorney recommendation, the Clerk is authorized to execute Michigan Department of Licensing and Regulatory Affairs Liquor Control Commission (MLCC) Form 106, as attached hereto and incorporated herein as Exhibit A;

AYES:

NAYS:

ABSENT:

RESOLUTION DECLARED ADOPTED.

Dated: July 22, 2025

TARA BROWN, City Clerk

**CERTIFICATION**

I, Tara Brown, City Clerk of the City of Brighton, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the City Council of the City of Brighton at a regular meeting held on July 22, 2025.

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TARA BROWN, City Clerk



**Local Government Approval**  
(Authorized by MCL 436.1501)

**EXHIBIT A**

**Instructions for Applicants:**

- You must obtain a recommendation from the local legislative body for a new on-premises license application, certain types of license classification transfers, and/or a new banquet facility permit.

**Instructions for Local Legislative Body:**

- 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) (name of township, city, village)  
called to order by \_\_\_\_\_ on \_\_\_\_\_ at \_\_\_\_\_  
the following resolution was offered: (date) (time)

Moved by \_\_\_\_\_ and supported by \_\_\_\_\_  
that the application from Kruz Industries, Inc.  
(name of applicant - if a corporation or limited liability company, please state the company name)

for the following license(s): Class C and SDM liquor license  
(list specific licenses requested)

to be located at: 265 S Main St., Suite 201 and 300

and the following permit, if applied for:

Banquet Facility Permit Address of Banquet Facility: \_\_\_\_\_

It is the consensus of this body that it \_\_\_\_\_ this application be considered for  
(recommends/does not recommend)  
approval by the Michigan Liquor Control Commission.

If disapproved, the reasons for disapproval are \_\_\_\_\_

**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 \_\_\_\_\_  
(regular or special) (date) (name of township, city, village)

Print Name of Clerk

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.

Please return this completed form along with any corresponding documents to:  
Michigan Liquor Control Commission  
Mailing address: P.O. Box 30005, Lansing, MI 48909  
Overnight packages: 2407 N. Grand River, Lansing, MI 48906  
Fax to: 517-763-0059



# City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL

July 22, 2025

**SUBJECT: CONSIDER APPOINTMENTS TO THE BRIGHTON CITY ZONING BOARD OF APPEALS**

## **ADMINISTRATIVE SUMMARY**

The City of Brighton Zoning Board of Appeals (ZBA) consists of seven full-time members and one alternate member. Two members—ZB Chair Alicia Urbain and Caitlyn Perry Dial—have terms set to expire in August 2025. Both positions are for three-year terms. The city has received four applications for consideration.

- Caitlyn Perry Dial – Seeking reappointment
- Alicia Urbain – Seeking reappointment
- Susan Walters – Seeking first-time appointment
- Kyle Passage – Seeking first-time appointment

Prepared by: Joe Gaikema, Management Assistant

Reviewed by: Tara Brown, City Clerk

Approved by: Gretchen Gomolka, City Manager



# City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL

July 22, 2025

**SUBJECT: CONSIDER APPOINTMENTS TO THE BRIGHTON CITY PLANNING COMMISSION**

## **ADMINISTRATIVE SUMMARY**

The City of Brighton Planning Commission is composed of nine members. Two commissioners—Steve Monet and Chris Passeri—have terms set to expire in August 2025. Both positions are three-year terms. The City has received three applications for consideration.

- Caleb Jenkins – Seeking first-time appointment
- Timothy Moore – Seeking first-time appointment
- Chris Passeri – Seeking reappointment

Prepared by: Joe Gaikema, Management Assistant

Reviewed by: Tara Brown, City Clerk

Approved by: Gretchen Gomolka, City Manager



# City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL

July 22, 2025

**SUBJECT: CONSIDER APPOINTMENTS TO THE BRIGHTON ARTS AND CULTURE COMMISSION**

## **ADMINISTRATIVE SUMMARY**

The Brighton Arts and Culture Commission is composed of five full-time members and currently has one vacancy due to the resignation of Paige Mahakian. The appointed individual will serve the remainder of the term, which expires in August 2026. The City has received three applications for consideration.

- Jenifer Gibson – Seeking first-time appointment
- Michael Monroe – Seeking first-time appointment
- Susan Walters – Seeking first-time appointment

Prepared by: Joe Gaikema, Management Assistant

Reviewed by: Tara Brown, City Clerk

Approved by: Gretchen Gomolka, City Manager



# City of Brighton

## REPORT FROM THE CITY MANAGER TO CITY COUNCIL

July 22, 2025

**SUBJECT: CONSIDER APPROVAL OF CSM MECHANICAL LLC’S PROPOSAL FOR THE REPLACEMENT OF THE GRIT ROOM SEWER FORCE MAINS AT THE WASTEWATER TREATMENT PLANT IN AN AMOUNT NOT TO EXCEED \$69,138.**

### BACKGROUND

The Wastewater Treatment Plant (WWTP) Grit and Screening Room is the location where three sanitary sewer force main pipes enter the facility. These pipes carry sewer flow from the Third Street Lift Station and from a portion of Hamburg Township to the WWTP and were last refurbished in 2002. The pipes, valves, and protective epoxy paint coatings need refurbishment and replacement.

### ADMINISTRATIVE SUMMARY

There are two 12” force mains and one 8” force main, each having an independent meter that measures the daily flow coming into the plant, which is approximately 1.1 million gallons per day. City Council approved the purchase of the flow meters and installation by CSM Mechanical at the May 27, 2025 meeting. Additionally, at the April 22, 2025 meeting, Council approved hiring City Services to install a live tap and valve insertion at the WWTP. This allows staff to connect a bypass for Hamburg Township’s sewer flow while work takes place on the Hamburg Township force main. The replacement of the force mains is the final step that will complete this project.

During the past 23 years, the epoxy paint coating on the force main pipes and valves has corroded and needs to be replaced. After a close examination of the force mains, we determined that some of the pipe fittings and valves can remain in place but will need to be sandblasted and coated with a new epoxy coating. Once new pipe sections, valves, and flow meters are installed, those items will also get a new application of epoxy paint.

On March 3, 2025, an ITB was posted on MITN for the force main replacement. A pre bid meeting was held on March 11, and three contractors attended the meeting. On March 26, 2025, a bid opening was held but we received only one bid for \$271,507, which was higher than anticipated. We decided to revise the scope of this project and keep some of the work in-house, including the excavation for the installation of the Hamburg Township bypass connection, hiring a company to perform the needed valve insertion and live tap, and purchasing and calibrating of the flow meters. We believed this would provide significant savings on this project.

On May 22, 2025, a second ITB was placed on MITN and a second pre bid meeting was held on June 4, 2025, with four contractors attending. On June 18, 2025, a bid opening took place, and we received two bids. Below is a table with results from the bid:

Force Main Replacement at the WWTP	
Vendor	Cost
Reliance Building Company	\$89,900.00
CSM Mechanical LLC	\$60,120.00

**BUDGET INFORMATION**

There is \$200,000 available in the Fiscal Year 2025/2026 budget that was carried forward from the 2024/2025 Utilities CIP Fund for this project. The previously approved portions of this project, which are the purchase of the new flow meters, and the installation of the live tap and valve insertion totaled \$25,550, leaving \$174,450 available for the force main replacement. Additionally, staff would like to add a 15 percent contingency, which brings the total to \$69,138.00.

**RECOMMENDATION**

Approve CSM Mechanical LLC proposal for the replacement of the grit room sewer force mains at the Wastewater Treatment Plant in an amount not to exceed \$69,138.

Prepared by: Corey Brooks, Deputy DPS Director

Reviewed by: Marcel Goch, DPS Director

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

July 22, 2025

**SUBJECT:        CONSIDER APPROVING THE PURCHASE OF A 2025 JOHN DEERE 1575 MULTI-USE UTILITY TRACTOR FROM HUTSON INC. IN AN AMOUNT NOT TO EXCEED \$47,134.87**

### **BACKGROUND**

In 2017, the City purchased the first of two, John Deere multi-use utility tractors and established a comprehensive replacement program for fleet equipment. These multi-use vehicles are used during all seasons for lawn maintenance, snow removal and salting at all City-owned facilities and grounds, including downtown public spaces, sidewalks and parking lots. These tractors have been a valuable addition to the Department of Public Services (DPS) and now the oldest of the two vehicles is due for replacement.

### **ADMINISTRATIVE SUMMARY**

Since 2017 the DPS has been utilizing the first John Deere 1575 multi-use utility tractor for multiple types of work with great success. Unfortunately, this machine has used up the better part of its useful life and is at the point that repairs, and maintenance have become an issue, replacing it would be a more efficient and cost-effective alternative. Because of the usefulness of this machine, Staff would like to replace it with the same type of tractor. Staff asked our local John Deere dealer, Hutson Inc. of Howell, for a replacement price and received a quote of \$47,134.87. The price is for a new John Deere Model 1575 multi-use utility tractor and cutting deck, the implements from the older machine are in good shape and will work on this newer machine. The quote provided is part of State Contract #240000000161 Schedule B Pricing.

If this purchase is approved by City Council, we will auction off the current 2017 utility tractor with funds being returned to the General Fund. Staff anticipate receiving approximately \$10,000 for the old machine.

### **BUDGET INFORMATION**

There is \$60,000 approved in the FY 2025/2026 CIP Budget for the purchase of a multi-use vehicle tractor.

### **RECOMMENDATION**

Approve the purchase of a John Deere 1575 Multi-Use Utility Vehicle from Hutson Inc. in an amount not to exceed \$47,134.87.

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



to **City of Brighton**

**REPORT FROM THE CITY MANAGER TO CITY COUNCIL**

**July 22, 2025**

**SUBJECT:        CONSIDER APPROVING THE PURCHASE OF A 2025 JOHN DEERE 5090E TRACTOR WITH IMPLEMENTS FROM HUTSON, INC. IN AN AMOUNT NOT TO EXCEED \$130,279.19**

**BACKGROUND**

When the Wastewater Treatment Plant (WWTP) was first constructed in 1988, a new Ford tractor was purchased to perform various tasks around the plant and in the collection system. This tractor is nearly 38 years old and due to be replaced.

**ADMINISTRATIVE SUMMARY**

Staff at the WWTP use this Ford tractor to plow the six sand filters with a disc harrow and to mow the four irrigation filters using a brush hog attachment. We also use this tractor for pushing material up in the drying beds, moving heavy pieces of equipment, and mowing right of ways where sewer and water mains are difficult to access.

Included in the price of the tractor is a new front loader, disc harrow, and brush hog. Additionally, we would like to purchase a boom mower for this machine. This mower will give us the ability to mow steep terrain around the sand filters and irrigation systems, and it can also be lifted up using a hydraulic boom to allow it to cut back tree limbs and brush along rights-of-way. We currently hire a contractor that uses a similar piece of equipment to do this, so purchasing the boom mower will reduce or eliminate the need to hire a contractor to perform this work in the future.

While researching this purchase, wastewater staff looked at three different brands of tractors before deciding that the John Deere tractor would work best for us.

Staff contacted a local John Deere dealer, Hutson, Inc., to obtain competitive pricing through Sourcewell. The cost of the new tractor and its related implements are \$130,279.19.

**BUDGET INFORMATION**

There is \$125,000.00 approved in the 2025/2026 CIP Budget for the purchase of a new tractor. Hutson, Inc. has offered a trade in of \$5,800 for the 38-year-old Ford Tractor with its implements. This brings the net cost of the new tractor and implements to \$124,479.19 after trade in.

**RECOMMENDATION**

Approve the purchase of a 2025 John Deere 5909E Tractor with implements from Hutson, Inc. at an amount of \$130,279.19 with a trade in of \$5,800 on the old tractor and implements for a net purchase price of \$124,479.19.

Prepared by:    Corey Brooks, Deputy DPS Director

Reviewed by:    Marcel Goch, DPS Director

Elizabeth Gaines, Finance Director

- Within Budget (after trade in)
- 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

JULY 22, 2025

**SUBJECT:**        **CONSIDER THE PURCHASE OF SMARTPOINT METER TRANSCEIVERS FROM ETNA SUPPLY**

### **BACKGROUND**

- The City of Brighton has utilized Sensus, a subsidiary of Xylem Water Solutions, for its water meters and transceiver units (commonly called MXUs) for many years. These transmit units, mounted on the exterior of homes and businesses, have played a critical role in enabling remote meter reading.
- The initial installations of these transmitting units date back to 2007. Like all technology, these devices have a defined service life, beyond which reliability and functionality begin to decline. Most water meter transmitters of this type typically have a useful life of 10 to 15 years, depending on environmental conditions and usage.
- Given that many of the City's transmitters have been in service for over 17 years, they are well beyond their expected useful life. This increases the likelihood of communication failures, inaccurate reads, and maintenance issues, and signals the need for a systematic replacement or upgrade plan.
- To address this, the Water Division began replacing the aging transceivers in 2019 with updated FlexNet SmartPoints, which offer improved performance, data accuracy, and integration with modern utility management systems. However, due to resource constraints and the scale of the system, the replacement process has been gradual and is still ongoing.
- In addition to the aging hardware, our ETNA representative and Sensus have both confirmed that the software supporting our current meter reading system is becoming obsolete and will no longer be supported. All technology is shifting entirely toward the new FlexNet system, which suggests a planned obsolescence strategy by Sensus.

### **ADMINISTRATIVE SUMMARY**

- Currently, our system contains approximately 3,200 older-style SmartPoints that will ultimately need to be replaced, alongside roughly 1,500 new FlexNet SmartPoints already installed.
- To proactively mitigate the risk of major service disruptions, the Water Division is requesting approval to purchase replacement SmartPoints. This purchase would allow us to prioritize the replacement of ageing units with new, reliable technology, ensuring continued service reliability for the city.
- Additionally, replacing the old SmartPoints presents an opportunity to transition to an Advanced Metering Infrastructure (AMI) system. Rather than dispatching crews for bi-monthly water reads, final reads, or customer complaints, meter data would be transmitted wirelessly to a central tower, allowing utility billing to access real-time consumption data and enhancing overall system efficiency. While the City will need to purchase and install an antenna to support this system, we intend to move forward with this upgrade in the future.
- Sensus and the City have negotiated a significant discount on SmartPoints. If the City were to purchase 1,458 units, we would save \$91,975.03 over normal retail. If the city were to purchase 3,200 units, the savings would be \$217,080.13 over retail. Should the city purchase 3,200 units, ETNA has offered further incentives, including

an additional \$25,000 discount and the absorption of \$7,815.48 in tariffs resulting in a total savings of \$249,895.61. To take advantage of the \$25,000 discount and waiving of tariffs, the order must be approved and submitted by July 23, 2025, at noon.

Type	Ports	Units	Cost	Sale	Total Market Price	Sale Price Total	Total Savings
T.C	Single	2000	\$210.00	\$165.00	\$420,000.00	\$330,000.00	\$90,000.00
T.C	Dual	800	\$295.00	\$180.00	\$236,000.00	\$144,000.00	\$92,000.00
Wired	Single	200	\$210.00	\$165.00	\$42,000.00	\$33,000.00	\$9,000.00
Wired	Dual	200	\$295.00	\$180.00	\$59,000.00	\$36,000.00	\$23,000.00
Tariffs					\$10,895.61	\$7,815.48	\$3,080.13
Total		3200			\$767,895.61	\$550,815.48	\$217,080.13
				Tariff Savings		(7,815.48)	7,815.48
				Additional Discount		<u>(25,000.00)</u>	<u>25,000.00</u>
				Grand Total		\$518,000.00	249,895.61

- ETNA is the Sole Source Provider for the State of Michigan for Sensus.

#### **BUDGET INFORMATION**

- Directors Gaines and Goch have identified \$250,000 available in current budget, which would cover the purchase of 1,458 units. Should the city desire to capitalize on greater savings at this time and purchase the 3,200 units required for a full utility wide replacement, a budget amendment of \$268,000 would be required. Below are two possible resolutions for City Council contemplation.

#### **RECOMMENDATION OPTIONS**

- Approve the purchase of 1,458 Sensus Smartpoint Meter Transceivers from ETNA Supply in an amount not to exceed \$249,485.21
- Approve the purchase of 3,200 Sensus Smartpoint Meter Transceivers from ETNA Supply in an amount not to exceed \$518,000 along with a budget amendment of \$268,000 to use fund balance of the Utilities Fund

Prepared by: Josh Bradley, Water Plant and Regulatory Compliance Superintendent

Reviewed by: Elizabeth Gaines, Finance Director

Within Budget

Budget Amendment Necessary and In Proper Form (for \$268,000; \$250,000 has been identified)

Other \_\_\_\_\_

Reviewed &

Approved by: Gretchen Gomolka, City Manager