



Brighton City Council Meeting

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

August 26, 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 August 12, 2025](#)
- b. [Approval of Resolution 2025-22, approving the Sale of Alcoholic Liquor by Clink and Co Designs, LLC, DBA Le Clink Events located at 265 W. Main Street, Suite 200](#)
- c. [Approval of Resolution 2025-23, approving the Redevelopment Liquor License Application to the MLCC by Clink and Co Designs, LLC, DBA Le Clink Events located at 265 W. Main Street, Suite 200](#)
- d. [Approval to recognize Center2Grow as a 501\(c\)\(3\), non-profit organization for the purpose of obtaining a Charitable Gaming License, Resolution #2025-254](#)
- e. [Approval of the purchase of a Hydrant Saver and all associated accessories from Jack Doheny Company in an amount not to exceed \\$12,832.33](#)
- f. [Acceptance of the quarterly financial report](#)
- g. [Acceptance of the quarterly investment report](#)

Correspondence

6. Councilmember updates
7. Staff updates
8. [Quarterly employee spotlight and recognition Officer Kristi Bell and DPW Operator III Dan Tharp](#)
9. Call to the public

New Business

10. [Consider approval to distribute the final draft Master Plan, as required by the Michigan Planning Enabling Act, including the Planning Commission's revision to designate the corner of W. Grand River and E. Main Street as an additional redevelopment site](#)
11. [Conduct a first reading and set a public hearing for September 23, 2025, for proposed Ordinance 611 amendments to the zoning ordinance permitting temporary outdoor storage](#)
12. [Consider approval of the purchase of eight new pneumatic wasting valves from Kennedy Industries for a cost not to exceed \\$62,752](#)
13. [Consider awarding the contract for the 2025 Road Maintenance Project to Allied Construction for \\$1,484,171.48 including a 15% contingency, for a total of \\$1,707,000](#)

Other Business

14. Call to the public
15. Adjournment



Brighton City Council Meeting

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MINUTES OF THE REGULAR MEETING OF THE BRIGHTON CITY COUNCIL HELD ON AUGUST 12, 2025

1. Call to order

Mayor Pro Tem Bohn called the meeting to order at 6:30 p.m.

2. Pledge of Allegiance

Mayor Pro Tem Bohn led those in attendance in the Pledge of Allegiance

3. Roll call

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

Others Present: City Manager Gretchen Gomolka, City Clerk Tara Brown, Community Development Manager Mike Caruso, Superintendent Josh Bradley, Attorney Sarah Gabis, and Chief Brent Pirochta.

Mayor Tobbe and Councilmember Gipson were absent.

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

4. Consider approval of the agenda

Motion by Councilmember Schmenk, seconded by Councilmember Gardner to approve the agenda with corrections to the address for item 5b and contract duration for item 12. **The motion carried, 5-0.**

5. Consider approval of consent agenda items

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

Consent Agenda Items

- a. Approval of minutes: regular meeting of July 22, 2025
- b. Approval of Resolution #2025-21, Approval of the Sale of Alcoholic Liquor, Robert Song, DBA, Maru Sushi and Grill located at ~~6282~~ 8262 Cross Street
- c. Approval of MERS Resolution #2025-22, Establishing Uniform Transfer Provisions and to authorize the City Manager to execute the same

Correspondence

6. Councilmember updates

Councilmember Albert stated that the logo subcommittee met and developed a plan to involve the high school and the public in the logo redesign process, ensuring opportunities for community input on both design and feedback.

Councilmember Gardner noted that a lot is happening downtown Brighton, please download the city's app and follow the Facebook pages to stay up to date.

Councilmember Pettengill stated the grand opening of the St. Paul Pocket Park and launch of the revitalized sculpture tour will be held on August 15, 2025, at 6:00 p.m. There will be music, light refreshments, and city officials will be in attendance.

Councilmember Schmenk stated there is a new book on the Kiwanis Story Walk along the Tridge in downtown Brighton. The book, Upper Peninsula Fun in the Sun by Johnny Storm is on display now. It is a fun rhyming story for kids enjoying the summer in the upper peninsula.

Mayor Pro Tem Bohn noted the Planning Commission will review the final draft of the Master Plan on August 18, 2025.

7. Staff updates

City Manager Gomolka noted several events happening in downtown Brighton, including Turn Up the AMP on Wednesday. Also city contractors have been contracted to weed downtown flower beds five times throughout the downtown area along Main Street. Painting of crosswalks and roadways will begin soon as the contractor is working throughout the county.

Police Chief Pirochta honored Officer Kristi Bell with a plaque commemorating her six years as the Brighton High School Student Resource Officer. Chief Pirochta also noted that he and City Manager Gomolka participated in the United Ways Day of Caring which helps local residents with cleaning up their yards and other light repair work.

Superintendent Bradley noted that a bid opening was held for the 2025 Road Maintenance Project with consideration for approval coming soon to City Council and that 1000 smart point water meters arrived and are being installed in the city.

8. Call to the public

Mayor Pro Tem Bohn opened the call to the public at 6:44 p.m.

Judy Daubenmier spoke regarding the solicitor's ordinance language as it pertains to canvassers and exempted groups; however, she was happy with the overall improvements from the current ordinance.

Ellen Lafferty announced that the City Council Candidate Forum is scheduled for September 16, 2025, at 7:00 p.m. at city hall. The League of Women Voters will be moderating the forum. Invites and a list of questions have been sent to each candidate.

Dennis Nauss expressed concerns he has regarding access to his property via the city's alley way.

Hearing and seeing no further comment, the call to the public was closed at 6:53 p.m.

9. Mayoral Proclamation: Eagle Scout Chase Campbell

Discussion

10. Chicken ordinance

Community Development Manager Caruso introduced a proposed chicken ordinance in light of several requests to have chickens in the city. Highlights from the ordinance include limits on quantity of chickens, no roosters, coops, inspection, and fees. There was discussion on the number of chickens with City Council asking to allow more than what was listed in the draft ordinance as well as the necessity of permits and fees. The current draft will be revised from City Councils input and brought back to a future meeting for a first read and setting of a public hearing.

Public Hearing

11. Conduct a public hearing and consider adoption of proposed ordinance 610, Amendments to Chapter 98, "Accessory Structures" of the City of Brighton Code of Ordinances

Community Development Manager Caruso provided an overview of the proposed ordinance to with consideration to specific language regarding dwelling unit as defined in the Code of Ordinances.

Mayor Pro Tem Bohn opened the public hearing at 7:27 p.m.

Ellen Lafferty spoke regarding the newly adopted ordinance and the use of the accessory space as defined in the ordinance, asking for clarification on whether this space is intended to be used as living quarters for .

Mayor Pro Tem closed the public hearing at 7:28 p.m.

Motion by Councilmember Gardner, seconded by Councilmember Schmenk to adopt Ordinance 610 Proposed amendments to the Zoning Ordinance regarding accessory structures as amended 98-5.164 to say second story.
The motion carried by roll call vote, 5-0.

New Business

12. Consider approval of the ~~three~~ two-year contract for both residential and commercial cross connection service agreement with Hydrocorp Inc. for the total renewal contractual amount of \$119,479.50

Motion by Councilmember Pettengill, seconded by Councilmember Albert to approve the two-year contract for both residential and commercial cross connection service agreement with Hydrocorp Inc. for the total renewal contractual amount of \$119,479.50. **The motion carried, 5-0.**

Other Business

13. Call to the public

Mayor Pro Tem Bohn opened the call to the public at 7:40 p.m.

Ellen Lafferty asked that ordinances that come before City Council be modified to reflect a gender-neutral tone, rather than referring to he/she.

Hearing and seeing no further comment, the call to the public was closed at 7:41 p.m.

14. Adjournment

Tara Brown, City Clerk



City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL AUGUST 26, 2025

SUBJECT: CONSIDER APPROVAL OF ALCOHOL SALES BY CLINK AND CO DESIGNS, LLC, DBA LE CLINK EVENTS, LOCATED AT 265 W. MAIN ST. SUITE 200

ADMINISTRATIVE SUMMARY

- Clink and Co Designs, LLC, DBA Le Clink Events, has applied to the Michigan Liquor Control Commission (MLCC) to obtain a new Class “C” Redevelopment Liquor License issued under MCL 4363.1521a(1)(b) with on premises permits for Sunday AM and PM sales under PA 501 of 2006.
- Brighton City Code 6-32 requires approval of the Brighton City Council for a liquor license operation in the City of Brighton.
- The required liquor license application fee has been paid to the City of Brighton.
- To qualify for consideration by the MLCC for a Redevelopment License, the redevelopment must meet certain requirements:
 - The business must be located within an established Development District.
 - The business must expend at least \$75,000 for new construction, or the rehabilitation or restoration of the building.
 - The business must demonstrate that there is a seating capacity of not less than 25 persons.
 - The total public/private investment in the Development District must be at least \$200,000 over the preceding five-year period.
- To qualify for consideration by the City of Brighton for a Redevelopment Liquor License, the redevelopment must meet certain requirements:
 - The request is permitted by right within the Downtown Business District (DBD) or business zoning district.
 - The request is supported by the Master Plan, DDA Development Plan, Downtown Blueprint, or other development guides applicable to the Development District.
 - The applicant does not have any current or outstanding code violations.
 - The applicant does not have any outstanding City taxes or fees.

RECOMMENDATION

The Brighton City Police Department has determined 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.

The Community Development Department has determined the applicant meets the minimum requirements for consideration by the MLCC for liquor licenses pursuant to PA 501 of 2006.



City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL AUGUST 26, 2025

The Community Development Department has determined the applicant meets the minimum requirements set forth by the City of Brighton for consideration of a Redevelopment Liquor License.

Staff recommendation is for City Council adoption of Resolution 2025-22 and Resolution 2025-23 by roll call vote.

Prepared by: Kelly Haataja, Assistant to the Community Development Manager

Approved by: Gretchen Gomolka, City Manager

- Attachments:
1. Resolution 2025-22 approving the Sale of Alcoholic Liquor
 2. Resolution 2025-23 approving the Redevelopment Liquor License Application to the MLCC
 3. Correspondence from Christina Renas, owner of Le Clink Events
 4. Brighton City Police approval
 5. City of Brighton Public/Private Investment Data

CITY OF BRIGHTON
A RESOLUTION APPROVING
THE SALE OF ALCOHOLIC LIQUOR

At the August 26, 2025, Regular Meeting of the Brighton City Council, called to order by Mayor Tobbe at 6:30 p.m.

The following was offered:

Moved by _____ seconded by _____

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 investigated the applicant and found said applicant to be in compliance with the Brighton Municipal Code; and therefore

BE IT RESOLVED, Clink and Co Designs, LLC, DBA, Le Clink Events located at 265 W. Main Street, Suite 200, Brighton, Livingston County, Michigan, is approved to operate a Class C License to include Sunday A.M. and P.M. sales, with one outdoor service area located at 6282 Cross St, in the City of Brighton in accordance with the Brighton Municipal Code.

AYES:

NAYS:

ABSENT:

RESOLUTION DECLARED ADOPTED.

Dated: August 26, 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 August 26, 2025.

TARA BROWN, City Clerk

Resolution # 2025-23

City of Brighton

At the August 26, 2025, Regular Meeting of the Brighton City Council, called to order by Mayor Tobbe at 6:30 p.m.

The following was offered:

Moved by _____ and supported by _____

That the request from Clink and Co Designs, LLC, DBA Le Clink Events, for a new Redevelopment Class C license under MCL 436.1521a(1)(b) and a Sunday Sales permit to be located at 265 W. Main Street, Suite 200, Brighton, Livingston County, Michigan.

Be considered for approval "above all others":

AYES:

NAYS:

ABSENT:

RESOLUTION DECLARED ADOPTED.

Dated: August 26, 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 August 26, 2025.

TARA BROWN, City Clerk

August 18th, 2025
City of Brighton
Community Development
200 N First St
Brighton, MI 48116

Re: Application for Class C Redevelopment Liquor License

Dear City of Brighton,

We respectfully request approval for a new Class C Redevelopment Liquor License for Le Clink Events, located at 265 Main Street, Brighton, MI 48116. In addition, we are requesting a Sunday Sales Permit (AM and PM) in conjunction with the Class C License.

Le Clink Events will be operated by Christina Renas, who has successfully owned and operated Clink and Co Designs in Brighton since 2020. The business has never received a violation in its five-plus years of operation.

We are investing \$500,000 to buildout the event space in the existing building. The venue will provide seating for approximately 140 guests, with final occupancy to be determined by the City of Brighton. The proposed hours of operation will be dependent upon the rented space – but never past 1 AM.

Enclosed for your review and investigation are the following documents:

- City of Brighton Liquor License Application Questionnaire – Submitted to Brighton PD.

We look forward to working with you on this matter. Thank you for your time and assistance. Should you have any questions or require further information, please do not hesitate to contact me directly.

Sincerely,
Christina Renas

Owner, Clink and Co Designs DBA Le Clink Events
(810) 923-3383
Clinkandcodesigns@gmail.com

The logo for Clink & Co. Designs features the company name in a large, elegant, cursive script. Below the name, the word "DESIGNS" is written in a smaller, clean, sans-serif, all-caps font.



Brighton City Police

**Deputy Chief of Police
Craig C Flood**

810-844-5134

floodc@brightoncitypolice.org

Memo

To: Community Development

From: Deputy Chief Flood

Date: 8/20/2025

Re: Le Clink Events

On 7/7/2025 I received an application for a Redevelopment Liquor License. The application is for Le Clink Events to be located at 265 West Main St. Brighton MI 48116.

Christina Renas was checked via ICHAT and RMS with no contacts of concern.

The City of Brighton Police Department recommends approval of the applicant's request.

AFFIDAVIT OF PUBLIC AND PRIVATE INVESTMENT
IN THE QUALIFIED DEVELOPMENT DISTRICT AREA
FOR THE CITY OF BRIGHTON

I, Colleen D. Barton, am the City Assessor for the CITY OF BRIGHTON. I have examined the assessment records, accounting records, and building permit records for the City of Brighton and made the following determination as to the public and private investment in the City of Brighton qualified development district (Downtown Development Authority District). Based on my review of these records, I have determined that the total amount of public and private investment in real and personal property within the qualified development district over the preceding five (5) year period, January 1, 2020 through December 31, 2024, is \$91,516,752, an amount that exceeds the minimum required by Public Act 501 of 2006, Section 521a(1)b. I have made this determination to the best of my knowledge and ability on this 7th day of August 2025, in Livingston County, Michigan.

CITY OF BRIGHTON
A Michigan Home Rule City

August 7, 2025



Colleen D. Barton, Assessor

I hereby certify that I have read the foregoing Affidavit and find it to be a true determination made by our City Assessor of the public and private investment in the City of Brighton qualified development district based on assessment records, accounting records and building permit records for the period January 1, 2020 through December 31, 2024 to the best of my knowledge on this 7th day of August 2025 in Livingston County, Michigan.



Tara Brown, Clerk, City of Brighton
200 N. First St., Brighton, MI 48116



City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL AUGUST 26, 2025

SUBJECT: RECOGNIZE CENTER2GROW A 501(C)(3) NON-PROFIT ORGANIZATION FOR THE PURPOSE OF OBTAINING A CHARITABLE GAMING LICENSE, RESOLUTION #2025-24

ADMINISTRATIVE SUMMARY

- Lynn Powell from Center2Grow reached out to the city to request City Council approval of a resolution as required by the State of Michigan's Gaming Control Board. In the past the City Council had approved a similar resolution for the State Lottery's Gaming Commission, which allows for raffles. This resolution is required to hold annual raffles to raise funds to assist The Arc Livingston for an Annual Holiday Giving program.
- It is their intent to hold the raffles at Brighton Masonic Lodge #247, located at 315 W. North Street, Brighton, MI 48116

RECOMMENDATION

- It is recommended that City Council approve the Local Governing Body Resolution for Charitable Gaming Licenses recognizing Center2Grow as a 501(c)(3) operating in the City of Brighton.

Prepared by: Tara Brown, City Clerk

Attachments:

1. Letter from Center2Grow
2. Resolution 2025-24
3. IRS Determination Letter
4. LARA Filing and Status Certificate



Center2Grow
619 Turquoise Drive
Whitmore Lake, MI 48189
Phone: 734.383.2370
Email: center2grow@gmail.com

August 20, 2025

Dear Brighton City Council,

Center2Grow would like to request that the Brighton City Council sign off approval on a State of Michigan Local Governing Body Resolution For Charitable Gaming Licenses, specifically asking that we be recognized as a nonprofit organization operating in the community for the purpose of obtaining this charitable gaming license.

Our goal in obtaining the charitable gaming/raffle license is to hold annual raffles to raise funds to assist The Arc Livingston in an annual Holiday Giving program. The program helps brighten the holidays for their clients and families by providing extra funds for Christmas gifts, festive meals, and seasonal support for those in need.

We appreciate your support in helping us to help others our community!

Sincerely,

A handwritten signature in blue ink that reads "Lynn Powell".

Lynn Powell
Vice President of Center2Grow

A handwritten signature in blue ink that reads "Dan Powell".

Dan Powell
Treasurer of Center2Grow



Charitable Gaming Division
 Box 30023, Lansing, MI 48909
 OVERNIGHT DELIVERY:
 101 E. Hillsdale, Lansing MI 48933
 (517) 335-5780
 www.michigan.gov/cg

Resolution #2025-24

LOCAL GOVERNING BODY RESOLUTION FOR CHARITABLE GAMING LICENSES
 (Required by MCL.432.103(K)(ii))

At a _____ meeting of the _____
REGULAR OR SPECIAL TOWNSHIP, CITY, OR VILLAGE COUNCIL/BOARD

called to order by _____ on _____
DATE

at _____ a.m./p.m. the following resolution was offered:
TIME

Moved by _____ and supported by _____

that the request from _____ of _____,
NAME OF ORGANIZATION CITY

county of _____, asking that they be recognized as a
COUNTY NAME

nonprofit organization operating in the community for the purpose of obtaining charitable

gaming licenses, be considered for _____.
APPROVAL/DISAPPROVAL

APPROVAL

DISAPPROVAL

Yeas: _____

Yeas: _____

Nays: _____

Nays: _____

Absent: _____

Absent: _____

I hereby certify that the foregoing is a true and complete copy of a resolution offered and

adopted by the _____ at a _____
TOWNSHIP, CITY, OR VILLAGE COUNCIL/BOARD REGULAR OR SPECIAL

meeting held on _____.
DATE

SIGNED: _____
TOWNSHIP, CITY, OR VILLAGE CLERK

PRINTED NAME AND TITLE

ADDRESS

COMPLETION: Required.
 PENALTY: Possible denial of application.
 BSL-CG-1153(R6/09)



Department of the Treasury
Internal Revenue Service
Tax Exempt and Government Entities
P.O. Box 2508
Cincinnati, OH 45201

CENTER2GROW
619 TURQUOISE DRIVE
WHITMORE LAKE, MI 48189

Date:
06/02/2022
Employer ID number:
32-0656934
Person to contact:
Name: Customer Service
ID number: 31954
Telephone: 877-829-5500
Accounting period ending:
December 31
Public charity status:

Form 990 / 990-EZ / 990-N required:
170(b)(1)(A)(vi)
Effective date of exemption:
June 25, 2021
Contribution deductibility:
Yes
Addendum applies:
No
DLN:
26053545001222

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

Stephen A. Martin
Director, Exempt Organizations
Rulings and Agreements

LARA Corporations
Online Filing System
Department of Licensing and Regulatory Affairs

Form Revision Date 07/2016

ARTICLES OF INCORPORATION
For use by DOMESTIC NONPROFIT CORPORATION

Pursuant to the provisions of Act 162, Public Acts of 1982, the undersigned corporation executes the following Articles:

ARTICLE I

The name of the corporation is:

CENTER2GROW

ARTICLE II

The purpose or purposes for which the corporation is formed are:

The purpose for which this corporation is organized is to provide support services for all those who have children, young adults or any person with special needs or abilities. To furnish a place that they can find comfort and support in an environment that allows them to learn and grow through a team environment.

ARTICLE III

The Corporation is formed upon basis.

If formed on a stock basis, the total number of shares the corporation has authority to issue is

If formed on a nonstock basis, the description and value of its real property assets are (if none, insert "none"):
none

The description and value of its personal property assets are (if none, insert "none"):
none

The corporation is to be financed under the following general plan:

Donations

The Corporation is formed on a basis.

ARTICLE IV

The street address of the registered office of the corporation and the name of the resident agent at the registered office (P.O. Boxes are not acceptable):

1. Agent Name: DANIEL POWELL
2. Street Address: 619 TURQUOISE DRIVE
Apt/Suite/Other:
City: WHITMORE LAKE
State: MI Zip Code: 48189
3. Registered Office Mailing Address:
P.O. Box or Street Address: 619 TURQUOISE DRIVE
Apt/Suite/Other:
City: WHITMORE LAKE
State: MI Zip Code: 48189

ARTICLE V

The name(s) and address(es) of the incorporator(s) is (are) as follows:

Name	Residence or Business Address
DANIEL S. POWELL	619 TURQUOISE DRIVE, WHITMORE LAKE, MI 48189 USA

Signed this 16th Day of August, 2021 by the incorporator(s).

Signature	Title	Title if "Other" was selected
Daniel S. Powell	Incorporator	

By selecting ACCEPT, I hereby acknowledge that this electronic document is being signed in accordance with the Act. I further certify that to the best of my knowledge the information provided is true, accurate, and in compliance with the Act.

Decline Accept

MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS

FILING ENDORSEMENT

This is to Certify that the ARTICLES OF INCORPORATION

for

CENTER2GROW

ID Number: 802721171

received by electronic transmission on August 16, 2021 ***, is hereby endorsed.***

Filed on August 16, 2021 ***, by the Administrator.***

The document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.



In testimony whereof, I have hereunto set my hand and affixed the Seal of the Department, in the City of Lansing, this 16th day of August, 2021.

Linda Clegg

Linda Clegg, Director

Corporations, Securities & Commercial Licensing Bureau



City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL

August 26, 2025

SUBJECT: CONSIDER APPROVAL OF THE PURCHASE OF A HYDRANT SAVER AND ALL ASSOCIATED ACCESSORIES FROM JACK DOHENY COMPANY IN AN AMOUNT NOT TO EXCEED \$12,832.33

BACKGROUND

The Hydrant Saver is a specialized tool designed to remove seized or broken valve seats and stems from fire hydrants without excavation, water main shutdowns, or full hydrant replacement. It enables safe, efficient internal repairs from above ground through the hydrant barrel, using a controlled mechanical process that reduces physical strain, minimizes manpower needs, and improves crew safety. Investing in this tool increases maintenance efficiency while reinforcing a strong commitment to employee health and safety.

ADMINISTRATIVE SUMMARY

Jack Doheny Company (JDC) provided a live demonstration of the tool to our operations team. The demo confirmed the tool's functionality, ease of use, and suitability for integration into our existing maintenance procedures.

Staff contacted three vendors who supply this tool. The quotes provided are below, JDC provided the lowest overall price.

Vendor	Price	Shipping Costs	Total Costs	Training
JDC	\$12,832.33	Free	\$12,832.33	Yes
USA Blue Book	\$12,831.95	\$191.56	\$13,023.51	No
Northern Hydraulic, Pollard Water, Hi-Line Tool	\$13,109.96	\$208.33	\$13,318.29	No

The Hydrant Saver is fully compatible with our existing Wachs Valve Turner, which operates on a built-in hydraulic system. This compatibility eliminates the need to purchase a separate hydraulic power unit, resulting in cost savings and simplified deployment.

JDC will provide hands-on training for our staff, ensuring proper operation, maintenance, and safety protocols are understood. JDC has also confirmed there will be no additional shipping costs.

The City of Brighton has maintained a strong working relationship with JDC, a trusted vendor based in Northville. They have built and serviced our Vactor trucks for many years and consistently provided prompt, reliable support for repairs and technical questions.

BUDGET INFORMATION

City Council approved \$20,000 in the FY 25-26 Utilities Fund for the purchase of a Hydrant Saver.

RECOMMENDATION

Approve the purchase of a Hydrant Saver and all associated accessories from Jack Doheny Company in an amount not to exceed \$12,832.33.

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

Reviewed by: Marcel Goch, DPS Director

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 AUGUST 26, 2025

SUBJECT: QUARTERLY FINANCIAL REPORT FOR THE PERIOD ENDING JUNE 30, 2025

ADMINISTRATIVE SUMMARY

- This report is for the fourth quarter of the fiscal year and while we are still going through our annual audit, we have a pretty good idea of what the final numbers will look like. Numbers are coming in very favorably compared to the amended budget.
- We will continue to monitor the budget and make City Council aware of any significant budget variances if they should arrive prior to next quarters report.

Prepared by: Elizabeth Gaines, Finance Director

Reviewed &

Approved by: Gretchen Gomolka, City Manager

FINANCIAL REPORT FOR CITY OF BRIGHTON - GENERAL FUND
PERIOD ENDING 6/30/2025

Favorable compared to Budget
Materially In line with Budget
Monitoring
Unfavorable compared Budget

DESCRIPTION	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	YTD BALANCE 6/30/2025	OVER/ (UNDER) AMENDED BUDGET	NOTES
REVENUE					
PROPERTY TAXES	8,268,820.00	8,268,820.00	8,350,391.81	81,571.81	Tax collections have exceeded the budgeted amount.
TAX PENALTIES, INTEREST & FEES	321,500.00	321,500.00	322,409.71	909.71	We exceeded the budgeted amount for tax administrative fee (1% fee on all taxes added to tax bills).
LICENSES & PERMITS	453,750.00	453,750.00	407,823.52	(45,926.48)	We received 3 of 4 cable franchise fee payments, the fourth payment will be recorded when received. The account may still end up a little less than anticipated.
STATE SHARED REVENUE	1,075,000.00	1,075,000.00	1,038,192.01	(36,807.99)	This includes the PPT reimbursement, which which we receive in October and May, and the State Shared revenue which we will receive by-monthly starting in October. We will still record one State Shared revenue payment in this account which will not be received until the end of August. This account will exceed the budgeted amount.
INVESTMENT EARNINGS	30,000.00	30,000.00	436,500.43	406,500.43	Due to high interest rates we have exceeded the budgeted amount.
RENTS & ROYALTIES	75,350.00	75,350.00	84,485.00	9,135.00	The majority of this line item represents charges to Major and Local streets for employees working on street projects. This line also includes building rental fees (AMP and community center), which has exceeded the budgeted amount.
OTHER REVENUE	60,500.00	60,500.00	185,987.21	125,487.21	Includes reimbursement for civic events, dividend payment from our purchasing card and reimbursements to the City for retiree health savings account pre-funding. We also received a large unanticipated insurance recovery, which offsets the repair expense.
OTHER FINANCING SOURCES	270,523.09	270,523.09	270,521.91	(1.18)	This represents appropriation from DDA and Utility Funds.
SERVICE CHARGES	871,700.00	871,700.00	890,836.33	19,136.33	This is primarily refuse collection user fees.
FINES & FORFEITS	24,000.00	24,000.00	44,759.25	20,759.25	Primarily police related fines which come in sporadically throughout the year.
LOCAL UNIT CONTRIBUTION	97,500.00	97,500.00	105,269.58	7,769.58	This account is for the liaison officer payments from Brighton Schools.
GRANTS	1,500.00	1,500.00	39,328.10	37,828.10	We received a \$10,000 grant to assist with election needs and two grants to assist with education for our police officers for \$8,500 and \$17,000. Neither grant was anticipated.
TOTAL REVENUES	11,550,143.09	11,550,143.09	12,176,504.86	626,361.77	

Favorable compared to Budget
 Materially in line with Budget
 Monitoring
 Unfavorable compared Budget

DESCRIPTION	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	YTD BALANCE 6/30/2025	OVER/ (UNDER) AMENDED BUDGET	NOTES
EXPENDITURES					
CITY COUNCIL	37,485.00	37,485.00	24,844.71	(12,640.29)	Primary expense is Per Diems, savings are in budgeted per diems and conferences.
CITY MANAGER	299,410.00	294,410.00	284,682.33	(9,727.67)	Includes City Manager, a portion of both management assistant positions and an allocated portion of the budgeted additional payment to MERS.
COMMUNICATIONS	37,600.00	27,600.00	19,118.70	(8,481.30)	This budget is limited to community promotions expenses.
LEGAL SERVICES	245,299.00	175,829.00	109,333.72	(66,495.28)	General and Labor attorney retainers and other expenses.
CITY CLERK	292,644.00	292,644.00	254,344.62	(38,299.38)	Election costs and per diems, a portion of both management assistant positions, general operating expenses as well as an allocated portion of the budgeted additional payment to MERS.
HUMAN RESOURCES	257,920.00	290,720.00	228,359.06	(62,360.94)	General operations, a portion of both management assistant positions, as well as an allocated portion of the budgeted additional payment to MERS.
FINANCE	858,663.00	866,363.00	847,441.91	(18,921.09)	General operations as well as an allocated portion of the budgeted additional payment to MERS.
INFORMATION SYSTEMS	262,785.00	262,785.00	193,654.57	(69,130.43)	General operations to run IT, primarily software related expenses.
POLICE	3,821,864.00	3,838,994.70	3,795,355.34	(43,639.36)	General operations as well as an allocated portion of the budgeted additional payment to MERS.
PUBLIC WORKS	2,878,425.00	3,035,217.43	2,899,974.75	(135,242.68)	General operations covering all city buildings and public spaces.
COMMUNITY DEVELOPMENT	594,708.00	594,708.00	521,924.40	(72,783.60)	General operations as well as an allocated portion of the budgeted additional payment to MERS.
POST EMPLOYMENT BENEFITS	554,995.00	563,845.00	529,596.06	(34,248.94)	Healthcare for retirees.
TRANSFERS-OUT AGENCIES	161,200.00	166,200.00	159,925.42	(6,274.58)	425 Agreement payment to Genoa Township based on the Taxable Value for the parcels in the agreement, as well as an appropriation to Economic Development Council and the Historical Society.
TRANSFERS-OUT OTHER FUNDS	1,638,644.58	1,896,822.20	1,896,818.86	(3.34)	Appropriations to other funds are made as expenditures in those funds occur. The difference between the original budget and the amended budget is primarily due to an increase to the capital reserve.
TOTAL EXPENDITURES	11,941,642.58	12,343,623.33	11,765,374.45	(578,248.88)	
NET OF REVENUES & EXPENDITURES	(391,499.49)	(793,480.24)	411,130.41		Revenues are trending higher than budgeted while expenditures are materially in line with the budget. We should end the year favorably, adding to fund balance. Note the budgeted use of fund balance is primarily due to an additional \$572,399 (\$600,000 total including utilities fund portion) payment into MERS. The difference between the original budget and the amended budget is primarily due to an increase in the transfer to the capital reserve.



City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL AUGUST 26, 2025

SUBJECT: QUARTERLY INVESTMENT REPORT FOR THE PERIOD ENDING JUNE 30, 2025


ADMINISTRATIVE SUMMARY

- The City's total investment/bank balance has decreased by \$2,345,387 or 8.3% over last quarter to \$25,791,353.
- This decrease is to be expected as we collected tax revenue in the first quarter, while expenditures tend to be constant throughout the year.
- The City's average rate of return on investments increased from 3.58% to 3.66% over the last quarter. This increase is due to the closing of Choice One Bank (3.00% ROR) and investing the funds in US Treasuries (average 4.19% ROR).
- The City's earnings remain somewhat lower than the benchmark 3-month Treasury Bill Rate and the Fed Funds Rate. This is due to the city's need for liquidity and protecting funds in low interest, higher insurance coverage bank accounts. The City is now investing in US Treasuries to close the gap. The City continues to properly diversify funds in order to obtain the most FDIC insurance coverage as possible. Investing US Treasuries is considered one of the safest investments available, backed by the full faith and credit of the U.S. government.
- The City's deposits/investments with Flagstar Bank, Independent Bank, Michigan Class, and Huntington Bank total 28.5%, 15.9%, 18.8%, and 23.7%, respectively, of the City's overall portfolio. The high ratio of deposits held in Flagstar and Huntington Bank are because Flagstar is fully insured earning moderate interest as well as satisfying our need for liquidity and Huntington Bank houses our US Treasury investments.
- We continue to work within the primary objectives of the City's Investment Policy, which, in priority are: safety, liquidity, and return on investment.

Prepared by: Elizabeth Gaines, Finance Director

Reviewed and approved by: Gretchen Gomolka, City Manager

MEMORANDUM

To: City Council
From: Laura Hoshaw, Treasurer 
Subject: Quarterly Investment Report
Date: August 7, 2025

We are earning interest rates ranging from 0% to 4.37% on our money market, savings, and checking accounts held at various financial institutions. We have two accounts that are earning 0% interest at Old National Bank. One is a small balance account, which allows our Police officers no fee money orders for out of county court warrants. The other is a tax account that gives our citizens another location to pay their property taxes. These funds are liquid in nature and are available to use on demand. We currently have four CDs ranging from \$272,686 to \$311,467. They range from 6 months to 12 months in length with interest rates from 3.75% to 4.17%. We also have two CDARS (Certificate of Deposit Account Registry Service) at CIBC Bank. CDARS allows investments in CDs held by many different FDIC insured banking institutions so it can achieve full FDIC coverage for the total sum. One account is for \$1,060,190 at 4.25% that has 1 year remaining and the other is for \$1,015,621 at 4.10% that is for 2 years. We recently added an investment account at Huntington Bank. It currently has \$6,110,630 invested in U.S. backed Treasuries ranging from 1–3 year maturities with interest rates from 4.14% to 4.22%. Municipalities are required to use Michigan banks for investment purposes.

U.S. home prices hit another record high in June, even as buyers backed out of deals and stood on the sidelines. This should be the busiest time of year, but the housing market remains frozen in place and sales are down. June is supposed to be the height of the spring housing season, the time of year when Americans move before their attention shifts to summer vacations, the next school year, and the winter holidays. Sales typically pick up again in the fall, but not enough to compensate for a lackluster spring. In a sign that buyers are skittish about making a large purchase in an uncertain economy, about 15 percent of June deals fell apart, the highest level for the month of June on record. It comes down to affordability, and buyers just don't feel like they can afford to buy a home at these prices.

The U.S. job market continues to chug along despite heightened uncertainty about the economy and how tariffs could shake out. The economy added 147,000 jobs and the unemployment rate ticked down to 4.1%. The tariff tax hike, restrictive monetary policy, and worries about a further intensification of the trade war are weighing heavily on labor demand. Consumer spending, the engine of the economy, grew moderately after almost stalling in the first quarter.

In support of its goals, The Committee decided to maintain the target range for the federal funds rate at 4 1/4 to 4 1/2%. Although swings in net exports have affected the data, recent indicators suggest that economic activity has continued to expand at a solid pace. The unemployment rate remains low, and labor market conditions remain solid. Inflation remains somewhat elevated. The Committee seeks to achieve maximum employment and inflation at the rate of 2 percent over the long run. Uncertainty around the economic outlook has diminished but remains elevated. The Committee is attentive to the risks of both sides of its dual mandate.

CITY OF BRIGHTON
 QUARTERLY INVESTMENT REPORT
 AS OF JUNE 30, 2025

Investment Accounts	Account Balance	Maturity Date	Current % Interest Rate	Average R.O.R.
OLD NATIONAL BANK-Checking	41,462	Immediate	0.00%	0.00%
OLD NATIONAL BANK-Juvenile	13,888	Immediate	0.00%	0.00%
Total Old National Bank	55,350			
BANK OF ANN ARBOR	110,602	Immediate	1.21%	0.01%
Total Bank of Ann Arbor	110,602			
HORIZON BANK-MM	2,745	Immediate	0.50%	0.00%
Total Horizon Bank	2,745			
FLAGSTAR BANK-Refundable Deposit	816,583	Immediate	3.35%	0.11%
FLAGSTAR BANK-Combined Savings	1,239,935	Immediate	3.35%	0.16%
FLAGSTAR BANK-A/P Checking	5,305,162	Immediate	2.80%	0.58%
Total Flagstar Bank	7,361,680			
HUNTINGTON BANK-MM	11,014	Immediate	2.33%	0.00%
HUNTINGTON BANK-INVESTMENT	6,110,630	Various	4.19%	0.99%
	6,121,643			
INDEPENDENT BANK UTILITY LB CHECKING	4,094,164	Immediate	3.05%	0.48%
Total Independent Bank	4,094,164			
MICHIGAN CLASS	4,835,936	Immediate	4.37%	0.82%
Total Michigan Class	4,835,936			
CD-COMERICA BANK	274,964	01/26/26	4.05%	0.04%
CD-CIBC BANK	272,686	11/19/25	4.00%	0.04%
CDARS-CIBC	1,015,621	02/11/27	4.10%	0.16%
CDARS-CIBC	1,060,190	02/12/26	4.25%	0.17%
CD-HORIZON BANK	274,305	08/07/25	4.17%	0.04%
CD-BANK OF ANN ARBOR	311,467	08/17/25	3.75%	0.05%
Total Certificate of Deposits	3,209,233		3.47%	
TOTAL	25,791,353			3.66%
Three Month Treasury Bill Rate*				4.44%
Average Fed Funds Rate**				4.33%
City's Avg. R.O.R. over/(under) the 3-month T-Bill Rate				-0.78%
City's Avg. R.O.R. over/(under) the Avg. Fed Funds Rate				-0.67%



DAN THARP CELEBRATES 31 YEARS OF SERVICE TO THE CITY OF BRIGHTON

Dan Tharp's career with the City of Brighton began as a seasonal employee in the Department of Public Works while he was in high school. What started as a temporary position turned into a remarkable 31-year journey. Over the years, Dan gained experience in all three areas of the Department of Public Services: the Wastewater Treatment Plant, Water Department, and fittingly, the final chapter of his career brings him back to where it all began - the Department of Public Works.

Reflecting on his early days, Dan fondly remembers the close relationships he built with colleagues across City Hall, the Police Department, and DPW. "It truly felt like one tight-knit family, and I knew I wanted to be a part of that," he recalls. While the City has grown and roles have become more defined, those early connections remain some of his most cherished memories.

A key mentor in his career was Dave Blackmar, who first gave him the opportunity to work for the City. "Even though I had no prior experience, Dave provided the guidance and support necessary to learn the job and succeed," Dan says.

The daily challenges of his work have been the most rewarding part of Dan's career. "Every day brings something new, and no two situations are ever the same. Whether it's repairing a water main break or troubleshooting equipment, there's always a problem to solve. Knowing we're taking care of the City one challenge at a time makes the work meaningful".

As Dan looks ahead to his retirement in December 2025, he plans to spend more time pursuing his passions, including scuba diving, skiing, and, with his love for aviation, finishing his pilot's license. He also looks forward to enjoying more time with family and friends and exploring new adventures at a slower pace.

After 31 years of dedicated service, Dan Tharp will leave a legacy of hard work, teamwork, and commitment to the Brighton community, a career that truly made a difference every day.



KRISTI BELL CELEBRATES 10 YEARS OF SERVICE TO THE CITY OF BRIGHTON

The City of Brighton is happy to celebrate Officer Kristi Bell and her 10 years of service with the Brighton Police Department. Kristi began her career with the City on May 11, 2015.

Kristi's decision to pursue a career in law enforcement was influenced by her family members who served as police officers, as well as her own experience working at a police department while in college. She was drawn to a career that allows her to help people while facing something new every day.

Looking back on her first days with Brighton PD, Kristi recalls being introduced to so many new people across City Hall and DPW. She credits Tom Wightman for hiring her and remembers how Wes Gibbard's extensive knowledge of case law fueled her early excitement for the job.

Over the years, Kristi says her most rewarding experience has been serving as a School Resource Officer, where she has built strong connections with students and the community. "I feel like I made a difference in the future of so many people," she shared.

What Kristi enjoys most about serving Brighton is helping people during some of their most difficult times. "I love keeping people safe and giving them a positive experience in their most awful times," she said.

Looking ahead, Kristi's career goal is simple: to continue serving the community until she retires. Outside of work, she enjoys traveling and relaxing with her family.

The City of Brighton thanks Officer Bell for her dedication, compassion, and service over the past 10 years. We are fortunate to have her as part of our team and our community.



City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL AUGUST 26, 2025

SUBJECT: CONSIDER A RECOMMENDATION FROM THE PLANNING COMMISSION TO DISTRIBUTE THE DRAFT MASTER PLAN FOR REVIEW, ACCORDING TO THE MICHIGAN PLANNING ENABLING ACT.

ADMINISTRATIVE SUMMARY

As required by the Michigan Planning Enabling Act, the Planning Commission must review the city's master plan every five years. Once the review is completed and any proposed changes are incorporated into a draft plan, the draft must be distributed to surrounding communities and other entities for a 63-day review period. If feedback is received during this time, it will be reviewed and discussed by the Planning Commission before moving forward with adoption.

At its regular meeting on August 18, 2025, the Planning Commission, with the assistance of Giffels Webster, finalized the review with one revision. The Commissioners agreed that the property at the northeast corner of Grand River and Main Street (the former CVS site) should be designated in the plan as a redevelopment site. A motion was made to forward the draft plan, as revised, to City Council for consideration of distribution. The Motion of record stated the following:

"Motion by Commissioner Hundley, seconded by Commissioner Passeri to recommend City Council distribute the final draft Master Plan to neighboring communities and entities per the Michigan Planning Enabling Act, and incorporate the additional language discussed to identify the corner of W. Grand River and E. Main St. as an additional redevelopment site. The motion carried without objection."

Giffels Webster will make the revision as stated by the Planning Commission and prepare the draft plan for disbursement. It is required that City Council motion to disburse the plan for the 63-day review period.

Recommendation

It is recommended that City Council make the following motion:

Motion to approve distribution of the final draft Master Plan, as required by the Michigan Planning Enabling Act, including the Planning Commission's revision to designate the corner of W. Grand River and E. Main Street as an additional redevelopment site.

Prepared by: Michael Caruso, Community Development Manager

Approved by: Gretchen Gomolka, City Manager



City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL AUGUST 26, 2025

SUBJECT: CONDUCT A FIRST READING AND SET A PUBLIC HEARING FOR SEPTEMBER 23, 2025M FOR PROPOSED ORDINANCE 611 AMENDMENTS TO THE ZONING ORDINANCE PERMITTING TEMPORARY OUTDOOR STORAGE.

ADMINISTRATIVE SUMMARY

The outdoor storage of goods and merchandise is only permitted in the industrial zoning districts. The Community Development Department receives requests each year from numerous commercial retail businesses asking for outdoor storage of goods/merchandise on a temporary basis. These businesses are most commonly the “big box” retail establishments and large department stores that reside in the C1 and OR districts.

In prior years, code enforcement was generated against retail stores who utilized storage containers on their property, most commonly around the winter holiday seasons. The Community Development staff have contemplated changes to the zoning ordinance to allow businesses to have outdoor storage on a temporary basis, instead of having to do yearly code enforcement that punishes them for selling more product.

The Planning Commission discussed this when reviewing possible zoning amendment as part of their recent Master Plan review. They conducted a public hearing on the amendments listed in proposed Ordinance 611 at their regular meeting of April 21, 2025. A motion was granted by the Commission recommending the approval of Ordinance 611 as presented.

Recommendation

Conduct a first reading of proposed Ordinance 611 and **motion to set a public hearing date for September 23, 2025.**

Prepared by: Michael Caruso, Community Development Manager

Approved by: Gretchen Gomolka, City Manager

Reviewed by: City Attorney (Required for all agreements, ordinances, etc.)

Acceptable Form and Ready to Execute

Other _____

Attachments: 1. Zoning Ordinance Amendments Proposed (Redlined Version)
2. Ordinance 611 (Draft)

- 5. Mechanical equipment located on roof tops or elevated above grade shall be screened or shielded to prevent viewing from public right of ways and City owned parking lots. Screening, shielding and/or mechanical equipment shall not exceed 60 inches in height and shall be located within the rear 2/3 of the building. Mechanical equipment located on/at grade shall also be screened.
- 6. Pitched roofs may not shed snow or water onto a right-of-way nor onto an adjacent property without the approval of the City Council.
- 7. Mansard roofs are prohibited.
- 8. Balconies, railings, and porch structures are permitted and shall be constructed of metal, wood, cast concrete, or stone.
- 9. Facades may be Supplemented by awnings, which add color and visual interest to an entry or display window, and give shade and shelter. Awnings shall be made of quality materials, such as heavy canvas that will not fade or tear easily. Prohibited awning types are: rigid plastic formed awnings (typically cubed or curved, with or without internal lighting); stock unpainted metal awnings; and mansard style canopy awnings.

98-3.38 C-1 GENERAL REGULATIONS

All uses permitted in any C-1 district are subject to the following limitations:

- A. That the development of commercial facilities shall be in the form of an integrated, physically adhering group of three or more units maintaining a reasonable degree of architectural integrity including an over-all minimum floor space of 10,000 square feet in such three or more units. Each unit shall have a floor area of not less than 1,000 square feet.
- B. Off-street parking facilities shall be provided as hereinbefore specified in **Section 98-5.6**.
- C. Upon the construction of the initial group of three or more units in compliance with the provisions of this Chapter, additional units may be constructed without requirement of physical adhesion to such additional units as long as reasonable architectural integrity is maintained, and provided that additional off-street parking is afforded if necessary to comply with **Section 98-5.6**.

- D. That the appropriate use of property adjacent to the area included in the district will be safeguarded so as to avoid injury to health or property of adjacent residents or property owners.
- E. All C-1 districts shall have an area sufficient in size to supply any adequate and safe water supply and a safe and adequate sewage disposal system as established by standards required by the state or county health departments rules and regulations.
- F. **The permanent outdoor storage or display of any goods, materials, or supplies shall be prohibited irrespective of whether or not they are for sale. Seasonal storage of goods may be permitted per Section 98-4.43.**

98-3.39 C-2 GENERAL REGULATIONS

Every lot in the C-2 districts, used for a business, shall have an area sufficient in size to supply an adequate and safe water supply and a safe and adequate sewage disposal system as established by standards required by the state or county health department rules and regulations.

98-3.40 C-3 DISTRICT COUNCIL APPROVAL REQUIRED

All development in the C-3 district shall be subject to the following standards:

- A. Before construction, alteration, moving or demolition affecting the exterior appearance of any structure is made within these districts, the person proposing to make such construction or changes shall file an application for site plan review. The application shall be referred together with plans pertaining thereto to the Planning Commission which shall review such plans and applications and no permit shall be granted until the commission and City Council have acted thereon as hereinafter provided.
- B. In reviewing plans, the Planning Commission shall give consideration to the following:
 - 1. The proposed land use, including its adherence to the intent of this zoning district.
 - 2. The architectural value and significance of the structure and its relationship to the character of the surrounding area.
 - 3. The relationship of the exterior architectural features of the structure to the rest of the structure and to the surrounding area.



98-3.43 O-R DISTRICT REGULATIONS

- B. O-R District General Regulations. In addition to the regulation in [Section 98-3.15](#), the following shall apply to the O-R district.
1. No principal building or structure erected in the O-R district shall have less than 10,000 square feet on its main floor nor shall such a principal building contain a volume or bulk of less than 120,000 cubic feet.
 2. Distances Between Buildings. When two or more structures are located on the same site they must have a clear distance of no less than 50 feet between the points or surfaces of closest proximity. This shall apply to all buildings even though connected by enclosed walkways or passages.
 3. Expressway Side or Rear Yard. All sites abutting a state or federal expressway, service ramp, entry ramp, or exit ramp shall maintain a minimum distance of 200 feet from the right-of-way line to the closest face or projecting surface of any structure.
 4. In an O-R district, no display shall be permitted in an exterior show window or be visible from any property line. The total area devoted to display, including both the objects displayed and the floor space set aside for persons observing the displayed objects, shall not exceed 15 percent of the gross floor area of the establishment.
 5. The **permanent** outdoor storage or display of any goods, materials or supplies shall be prohibited irrespective of whether or not they are for sale. **Seasonal storage of goods may be permitted per Section 98-4.43**
 6. Warehousing or indoor storage of goods or materials in quantity greater than normally incidental to permitted uses shall be prohibited.
 7. Not more than 50 percent of any side yard abutting a secondary street shall be used for vehicular parking or driveways.
 8. Where the parking is provided in parking structures to satisfy the parking requirements of this Chapter, they shall be designed so all architectural and vehicular lighting is shielded or screened from view from adjacent properties. No lighting shall be so located or visible as to be a hazard to traffic safety.

98-3.44 O-R, I-A, I-B, AND LIP HEIGHT EXCEPTIONS

- A. Exceptions to height limitation. The City Council may, after a finding and recommendation from the Planning Commission, permit a development in the O-R I-A, I-B, or LIP districts not to exceed six stories or a maximum height of 75 feet (22.8750 meters) subject to the following conditions and standards:
1. The proposed use and height must be of such character that it will be in harmony with the appropriate and orderly development of the O-R, I-A, I-B, or LIP districts and other development in the immediate area.
 2. Providing that the change in height from the existing natural topographical elevation on the development project site is more than 30 feet from its low point to high point.
 3. The location, size, and intensity of any such proposed development must be designed to eliminate any possible nuisance likely to emanate therefrom which might be adverse to occupants of any other nearby permitted uses.
 4. The proposed development must be in accord with the spirit and purpose of this Chapter and not be inconsistent with, or contrary to, the objectives sought to be accomplished by this Article X and principles of sound planning.
 5. The proposed development is of such character that the vehicular traffic generated will not have an adverse effect upon, or be detrimental to, the surrounding land uses or the adjacent thoroughfares.
 6. The proposed development is of such character and intensity and arranged on the site so as to eliminate any adverse effects resulting from noise, dust, dirt, glare, odor, or fumes.
 7. In approving an increase in height, the City Council may attach reasonable conditions regarding the location, character, density, and other features of the proposed development as they may deem reasonable in the furtherance of the intent of this Section.

98-4.43 SEASONAL OUTDOOR SALES AND ACTIVITIES

- E. Seasonal outdoor sales may include up to 1 primary temporary tent plus 1 additional temporary tent or temporary storage container or trailer. Sales and storage shall be limited to the approved tent(s) and, when provided, storage container. No tent shall exceed 2,400 square feet in area nor shall it be greater than 20 feet in height.
- F. If a seasonal outdoor sales use has a temporary storage container or trailer for the purpose of temporary storage of related merchandise, sales or a combination of storage and sales, the exterior design, appearance and color scheme of the container / trailer shall be in keeping with the general color scheme of the surrounding development or a neutral color. For example, a bright yellow or orange container / trailer located in a shopping center with a brick façade shall not be permitted. When both a container / trailer and tent are proposed, the container /trailer shall not be placed closer to public street than the tent.
- G. Each temporary use may have one sign attached to a tent or other structure on the site. The sign area shall not exceed 75 square feet. For corner lots, one additional sign of up to 75 square feet may be permitted. In addition, signs required by law designating fire routes, tent entrances and exits shall be permitted. Also, directional signs up to 4 square feet in area and not greater than 3 feet in height may be permitted at driveways serving the site and up to 4 additional directional signs may be placed at locations within the site if necessary for wayfinding and / or traffic safety. No balloons, festoons, inflatables or other similar devices designed to attract attention to the site or use shall be permitted.
- H. Seasonal outdoor sales shall comply with all applicable laws and ordinance regulations of the City including obtaining a license under Chapter 22, Article XIV of the City Code.
- I. **Seasonal outdoor storage is permitted in the C1 and OR districts, subject to the following requirements:**
- 1. Seasonal outdoor storage is permitted on a lot or parcel a maximum of one time per calendar year, up to ninety (90) days in duration. There shall be at least one hundred and twenty days (120) between any two seasonal outdoor storage permits on a lot or parcel.**
 - 2. Stored materials shall be enclosed in secured containers designed for shipping and storage. Such containers shall be clean and in good repair and shall be reviewed and approved by the City. Containers shall not exceed 14 feet in height.**
 - 3. Hazardous material storage is prohibited.**
 - 4. Seasonal outdoor storage shall only be permitted in the side yard and rear yard areas of a parcel and must be placed on a concrete or asphalt surface.**
 - 5. Seasonal outdoor storage shall not be located in any emergency access drives or areas and is not permitted against an exterior wall of a building.**
 - 6. A plot plan describing the location and type of the container(s), shall be submitted to the city for review and approval at least 30 days prior to the storage containers being delivered to the parcel.**
 - 7. Seasonal outdoor storage locations that are within 100 feet of a residential use or public right-of-way may be required to include temporary screening of the containers. A review and approval of the temporary screening to be used shall be completed by the City and /or the Planning Commission.**

98-4.44 ACCESSORY TEMPORARY EVENTS AND ACTIVITIES

Temporary events and activities. From time to time, existing businesses may hold temporary events and activities, including grand openings, sidewalk sales, temporary expanded outdoor dining and other special outdoor events. These are temporary uses which are permitted within the zoning district, and are accessory to, and consistent with, the principal use. These uses shall be regulated as follows:

- A. Temporary events and activities may take place not more than 4 times per calendar year on a lot or parcel (i.e., four sales events per year per lot). The total duration of a sales event shall not exceed 5 days. There shall be at least fifteen (15) days between any two temporary events and activities on a lot or parcel. These time limits may be expanded by city council in the event of a state of emergency, where additional outdoor activity is consistent with furtherance of the health, safety and welfare.
- B. When temporary events and activities are proposed to be conducted in the parking lot of an active use, the applicant shall demonstrate that there is ample space for the temporary event or activity, any principal uses, and parking for all uses on the subject site. Parking may be provided within 500 ft of the subject site, with approval of property owner(s) of associated site(s).
- C. Temporary events and activities shall be established within five days of the event or activity, including erection of tents, placement of merchandise, and placement of temporary signs.
- D. Temporary events and activities may include up to 1 primary temporary tent plus 1 additional temporary tent. No tent shall exceed 2,400 square feet in area nor shall it be greater than 20 feet in height.
- E. Signage shall be permitted consistent with the city's sign ordinance.

Temporary events and activities shall comply with all applicable laws and ordinance regulations of the City including obtaining a license under Chapter 22, Article XIV of the City Code.

(Amended by Ord. No. 595, 7-21-2022)

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement



CITY OF BRIGHTON
ORDINANCE NO. 611

AN ORDINANCE OF THE CITY OF BRIGHTON, MICHIGAN; AMENDING CHAPTER 98,
"ZONING" OF THE CODE OF ORDINANCE AS FOLLOWS:

THE CITY OF BRIGHTON, LIVINGSTON COUNTY, HERBY ORDAINS:

Amend Section 98-3.38 "C-1 General Regulations" by adding the following new subsection F:

- F. The permanent outdoor storage or display of any goods, materials or supplies shall be prohibited irrespective of whether or not they are for sale. Seasonal storage of goods may be permitted by Section 98-4.43.

Amend Section 98-3.43 "O-R District Regulations" by repealing subsection (5) and replacing with the following new language:

5. The permanent outdoor storage or display of any goods, materials or supplies shall be prohibited irrespective of whether or not they are for sale. Seasonal storage of goods may be permitted by Section 98-4.43.

Amend Section 98-4.43 "Seasonal Outdoor Sales and Activities" by adding the following new subsection I to read in its entirety as Follows:

- I. Seasonal outdoor storage is permitted in the C1 and OR districts, subject to the following requirements:
 1. Seasonal outdoor storage is permitted on a lot or parcel a maximum of one time per calendar year, up to ninety (90) days in duration. There shall be at least one hundred and twenty days (120) between any two seasonal outdoor storage permits on a lot or parcel.
 2. Stored materials shall be enclosed in secured containers designed for shipping and storage. Such containers shall be clean and in good repair and shall be reviewed and approved by the City. Containers shall not exceed 14 feet in height.
 3. Hazardous material storage is prohibited.
 4. Seasonal outdoor storage shall only be permitted in the side yard and rear yard areas of a parcel and must be placed on a concrete or asphalt surface.
 5. Seasonal outdoor storage shall not be located in any emergency access drives or areas and is not permitted against an exterior wall of a building.

6. A plot plan describing the location and type of the container(s), shall be submitted to the city for review and approval at least 30 days prior to the storage containers being delivered to the parcel.
7. Seasonal outdoor storage locations that are within 100 feet of residential use or public right-of-way may be required to include temporary screening of the containers. A review and approval of the temporary screening to be used shall be completed by the City and/or the Planning Commission.

Effective Date:

This ordinance shall take effect fifteen (15) days after the enactment, and after publication as provided by law and the Charter.

YEAS: Council Member(s) _____

NAYS: Council Member(s) _____

ABSTAIN: Council Member(s) _____

ABSENT: Council Member(s) _____

As the Clerk for the City of Brighton , Livingston County, Michigan, I certify this is a true and complete copy of an ordinance adopted by the City of Brighton Council at a regular meeting held on _____, 2025.

Tara Brown, City Clerk

First Reading:

Brief Publication:

Second Reading:

Public Hearing:

Adoption:

Full Publication:



City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL

AUGUST 26, 2025

SUBJECT: CONSIDER APPROVING THE PURCHASE OF EIGHT NEW PNEUMATIC WASTING VALVES FROM KENNEDY INDUSTRIES FOR A COST NOT TO EXCEED \$62,752

BACKGROUND

Located in the lower gallery of the Wastewater Treatment Plant (WWTP) are eight-air actuated valves that allow us to waste sludge from various processes at the WWTP. Six of these valves have been in service since 1988 and two have been in service since 2002. All eight will be replaced as part of this project.

ADMINISTRATIVE SUMMARY

Pneumatic wasting valves are air driven valves that open and close throughout the day according to a schedule set up by the WWTP operations team. This allows us to manage the sludge levels/microorganism populations in several different areas of the treatment process. These valves open and close about 10-12 times per day and over time have become a maintenance issue.

During the WWTP Evaluation conducted by Tetra Tech in 2023, the pneumatic wasting valves were labeled as a high priority project.

The new valves are produced by Dezurik, Inc. and can be purchased through the sole source supplier Kennedy Industries in Wixom, Michigan. The new valves are a direct replacement for the existing valves and will require minimal retrofitting during the installation process. Once the valves are purchased Wastewater Staff will provide the labor required to replace each valve.

BUDGET INFORMATION

City Council approved \$100,000 in the 2025/2026 Utilities Budget for the purpose of replacing the pneumatic wasting valves at the Wastewater Treatment Plant.

RECOMMENDATION

Approve the purchase of pneumatic wasting valves from Kennedy Industries for a cost not to exceed \$62,752.

Prepared by: Corey Brooks, Deputy DPS Director

Reviewed 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 AUGUST 26, 2025

SUBJECT **CONSIDER AWARD OF CONTRACT FOR THE 2025 ROAD MAINTENANCE PROJECT TO ALLIED CONSTRUCTION FOR \$1,484,171.48 INCLUDING A 15 PERCENT CONTINGENCY FOR A TOTAL OF \$1,707,000 AND ALL NECESSARY BUDGET AMENDMENTS.**

BACKGROUND

Seven years ago, City Council and Staff made a commitment to city property owners and businesses when a street millage was voted in by the residents and property owners. The goal was to rehabilitate the failing street system through a comprehensive street program with funds generated by the street millage. Because of the street millage, several areas of the city were able to have the streets rehabilitated through full reconstruction, asphalt mill and overlay or the use of road maintenance treatments, such as Reclamite rejuvenation, chip and fog seal, Spray Patch and crack sealing. In many areas, utility systems, sidewalks and ADA crosswalks were also upgraded.

ADMINISTRATIVE SUMMARY

With the Northwest Neighborhoods, ATF and the more recent East Streets Projects being completed within or under budget, there are remaining monies that could be used for additional road rehabilitation. Staff reviewed street locations and presented them to City Council earlier this year to discuss possible street rehabilitation projects. After receiving positive feedback and direction, Staff had Hubbell, Roth & Clark Inc. (HRC) provide a proposal for design and construction engineering of Sisu Knoll, Rita Ann Lane, Robertson, a portion of Glenwyth and Oak Ridge Drive from Devonshire west to the cul-de-sac. Staff’s goal was to have the project engineered, advertised, and awarded for completion this construction season.

Staff published an Invitation to Bid on the Michigan Intergovernmental Trade Network (MITN) on July 23, 2025. Sealed bids were opened on August 14, 2025 with eight bids being received. See below.

2025 ROAD MAINTENANCE PROJECT BID RESULTS

Contractor	Bid Amount	With 15% Contingency
Allied Construction	\$1,484,171.48	\$1,706,797.20
ASI Inc.	\$1,526,847.40	\$1,755,874.51
Ajax Paving Co.	\$1,535,533.40	\$1,765,863.41
Springline Excavating	\$1,539,834.40	\$1,770,809.56
Cadillac Asphalt	\$1,632,312.38	\$1,877,159.23
R&R Asphalt	\$1,647,583.90	\$1,894,721.48
Best Asphalt	\$1,692,533.50	\$1,946,413.52
Rose Paving	\$1,849,507.35	\$2,126,933.45



City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL AUGUST 26, 2025

As seen above, Allied Construction of Clarkston, Michigan was the lowest bidder. Staff has used them in the past for the asphalt repairs on Appian Way and Washington Street. We found their work to be favorable and would be satisfied to use them again. Attached is a letter of recommendation from Hubbell, Roth & Clark supporting this decision.

If approved by City Council, a notice to proceed will be sent to the contractor. The project is estimated to begin in September 2025 with final completion in late October/early November 2025. A preconstruction meeting will be held to discuss specifics about the project and a more definitive timeline. Additionally, Staff will begin publishing information of the upcoming project on social media, the city website and with sandwich boards to advise drivers and the residents in these areas

BUDGET

There is approximately \$600,000 remaining from the 2021 Bond proceeds and \$800,000 from the Street Millage. This will cover nearly all of the construction. The remaining small portion of construction as well as the contingency will come from the fund balance of the General Fund assigned for Streets. There is currently \$1.2 million in the general fund that has been earmarked for street projects. This project is not currently budgeted for, so a budget amendment is needed to use the remaining bond and millage funds as well as the general fund portion of the cost. The amendment amounts will be determined once final payments are made and the balances for each source are known. We have not finished collecting the millage yet so the exact amount that will be in that fund is to be determined.

RECOMMENDATION

Award Contract for the 2025 Road Maintenance Project to Allied Construction for \$1,484,171.48 including a 15 percent contingency, for a total of \$1,707,000 and all 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

Attachments: HRC Recommendation Letter



August 18, 2025

City of Brighton
420 S. Third Street
Brighton, MI 48116

Attn: Mr. Marcel Goch, Director of Public Services

Re: Award Recommendation
2025 Road Maintenance Project

Dear Mr. Goch:

On Thursday, August 14, 2025 the City received and opened bids for the 2025 Road Maintenance Project. A total of eight (8) contractors submitted bids which ranged from a low of \$1,484,171.48 to a high of \$1,849,507.35. The low bid was submitted by Allied Construction Company, Inc. of Clarkston, Michigan. Attached is one (1) copy of the bid tab for your records.

Allied Construction Company, Inc, has completed similar work for other municipalities and have successfully completed their projects in accordance with the contract documents. Therefore, we have no objections to awarding the 2025 Road Maintenance Project contract to Allied Construction Company, Inc. in the amount of \$1,484,171.48.

If you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.



Michael P. Darga, PE

Attachment

pc: City of Brighton; J. Bradley, B. Shrader, P. Thomas
HRC; T. Sneathen, L. Gallup

BID TABULATION
 CITY OF BRIGHTON
 2025 ROAD MAINTENANCE

Bids Due: August 14, 2025 at 10:00 a.m.
 HRC Job # 20250295

Allied Construction
 Clarkston, MI

Asphalt Specialists
 Pontiac, MI

Ajax Paving Industries
 Troy, MI

No.	Item Description	Qty	Unit	Allied Construction		Asphalt Specialists		Ajax Paving Industries	
				Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost
1	Mobilization, Max 10%	1.00	Lsum	\$ 114,640.00	\$ 114,640.00	\$ 80,000.00	\$ 80,000.00	\$ 145,000.00	\$ 145,000.00
2	Dr Structure, Rme	2.00	Ea	\$ 1,510.00	\$ 3,020.00	\$ 880.00	\$ 1,760.00	\$ 1,000.00	\$ 2,000.00
3	Sewer, Rem, Less than 24 inch	245.00	Ft	\$ 32.45	\$ 7,950.25	\$ 43.00	\$ 10,535.00	\$ 23.00	\$ 5,635.00
4	Curb and Gutter, Rem	2,200.00	FT	\$ 10.00	\$ 22,000.00	\$ 14.00	\$ 30,800.00	\$ 21.00	\$ 46,200.00
5	Pavt, Rem	1,410.00	Syd	\$ 17.58	\$ 24,787.80	\$ 8.50	\$ 11,985.00	\$ 9.00	\$ 12,690.00
6	Sidewalk, Rem	255.00	Syd	\$ 16.82	\$ 4,289.10	\$ 53.00	\$ 13,515.00	\$ 16.00	\$ 4,080.00
7	Exploratory Investigation, Vertical	50.00	Ft	\$ 110.00	\$ 5,500.00	\$ 9.00	\$ 450.00	\$ 85.00	\$ 4,250.00
8	Station Grading, Salv Base, Special	34.04	Sta	\$ 1,238.00	\$ 42,141.52	\$ 350.00	\$ 11,914.00	\$ 850.00	\$ 28,934.00
9	Station Grading, Rem Base, Special	6.72	Sta	\$ 4,328.00	\$ 29,084.16	\$ 4,400.00	\$ 29,568.00	\$ 3,550.00	\$ 23,856.00
10	Station Grading, Cul-De-Sac, Special	2.92	Sta	\$ 1,265.00	\$ 3,693.80	\$ 1,000.00	\$ 2,920.00	\$ 1,200.00	\$ 3,504.00
11	Subgrade Undercutting, 1x3 Special	400.00	Cyd	\$ 90.00	\$ 36,000.00	\$ 75.00	\$ 30,000.00	\$ 70.00	\$ 28,000.00
12	Erosion Control, Inlet Protection, Fabric Drop	50.00	Ea	\$ 103.00	\$ 5,150.00	\$ 150.00	\$ 7,500.00	\$ 200.00	\$ 10,000.00
13	Erosion Control, Silt Fence	300.00	Ft	\$ 3.06	\$ 918.00	\$ 2.00	\$ 600.00	\$ 4.00	\$ 1,200.00
14	Aggregate Base, 21AA, Special	2,130.00	Ton	\$ 29.53	\$ 62,898.90	\$ 20.00	\$ 42,600.00	\$ 37.00	\$ 78,810.00
15	Maintenance Gravel	100.00	Ton	\$ 25.00	\$ 2,500.00	\$ 20.00	\$ 2,000.00	\$ 37.00	\$ 3,700.00
16	Geogrid, Special	4,720.00	Syd	\$ 2.79	\$ 13,168.80	\$ 2.00	\$ 9,440.00	\$ 3.00	\$ 14,160.00
17	Sewer, CI IV, 12 inch, Tr Det B	245.00	Ft	\$ 85.00	\$ 20,825.00	\$ 100.00	\$ 24,500.00	\$ 70.00	\$ 17,150.00
18	Dr Structure Cover, Adj, Case 1	3.00	Ea	\$ 1,290.00	\$ 3,870.00	\$ 500.00	\$ 1,500.00	\$ 2,200.00	\$ 6,600.00
19	Dr Structure Cover, Type B	23.00	Ea	\$ 690.00	\$ 15,870.00	\$ 600.00	\$ 13,800.00	\$ 560.00	\$ 12,880.00
20	Dr Structure Cover, Type C	10.00	Ea	\$ 950.00	\$ 9,500.00	\$ 980.00	\$ 9,800.00	\$ 810.00	\$ 8,100.00
21	Underdrain, Outlet Ending, 6 inch	5.00	Ea	\$ 375.20	\$ 1,876.00	\$ 330.00	\$ 1,650.00	\$ 280.00	\$ 1,400.00
22	Dr Structure, 24 inch dia	2.00	Ea	\$ 1,960.00	\$ 3,920.00	\$ 1,800.00	\$ 3,600.00	\$ 1,700.00	\$ 3,400.00
23	Dr Structure, 48 inch dia	2.00	Ea	\$ 4,165.00	\$ 8,330.00	\$ 3,600.00	\$ 7,200.00	\$ 2,800.00	\$ 5,600.00
24	Dr Structure, Tap, 12 inch	2.00	Ea	\$ 1,420.00	\$ 2,840.00	\$ 500.00	\$ 1,000.00	\$ 850.00	\$ 1,700.00
25	Dr Structure Cover, 7000MI, Special	12.00	Ea	\$ 700.00	\$ 8,400.00	\$ 814.00	\$ 9,768.00	\$ 820.00	\$ 9,840.00
26	Dr Structure Pointing, Special	10.00	Ea	\$ 280.00	\$ 2,800.00	\$ 1,100.00	\$ 11,000.00	\$ 650.00	\$ 6,500.00
27	Dr Structure, Reconstruct, Special	7.00	Ea	\$ 1,700.00	\$ 11,900.00	\$ 1,100.00	\$ 7,700.00	\$ 1,650.00	\$ 11,550.00
28	Utility Structure Cover, Adj, Case 1 Special	4.00	Ea	\$ 600.00	\$ 2,400.00	\$ 500.00	\$ 2,000.00	\$ 2,200.00	\$ 8,800.00
29	Utility Structure, Temp Lowering, Special	25.00	Ea	\$ 780.00	\$ 19,500.00	\$ 800.00	\$ 20,000.00	\$ 650.00	\$ 16,250.00
30	Underdrain, Subgrade, Open Graded, 6 inch, Special	2,577.00	Ft	\$ 19.00	\$ 48,963.00	\$ 20.00	\$ 51,540.00	\$ 18.00	\$ 46,386.00
31	Cold Milling HMA Surface	16,070.00	Syd	\$ 3.28	\$ 52,709.60	\$ 7.00	\$ 112,490.00	\$ 3.80	\$ 61,066.00
32	Hand Patching, Special	50.00	Ton	\$ 175.00	\$ 8,750.00	\$ 130.00	\$ 6,500.00	\$ 370.00	\$ 18,500.00
33	HMA, 3EML, Fiber Mesh, Special	1,385.00	Ton	\$ 121.10	\$ 167,723.50	\$ 130.00	\$ 180,050.00	\$ 120.00	\$ 166,200.00
34	HMA, 4EML, Fiber Mesh, Special	1,470.00	Ton	\$ 120.28	\$ 176,811.60	\$ 130.00	\$ 191,100.00	\$ 120.00	\$ 176,400.00
35	HMA, 5EML, Fiber Mesh, Special	1,615.00	Ton	\$ 133.88	\$ 216,216.20	\$ 140.00	\$ 226,100.00	\$ 135.00	\$ 218,025.00
36	Conc Pavt with Integral Curb, Nonreinf, 8 inch, Special	1,260.00	Syd	\$ 77.00	\$ 97,020.00	\$ 74.00	\$ 93,240.00	\$ 74.00	\$ 93,240.00
37	Lane Tie, Epoxy Anchored	100.00	Ea	\$ 8.00	\$ 800.00	\$ 6.00	\$ 600.00	\$ 6.00	\$ 600.00
38	Driveway, Nonreinf Conc, 6 inch, Special	150.00	Syd	\$ 64.50	\$ 9,675.00	\$ 70.00	\$ 10,500.00	\$ 62.00	\$ 9,300.00
39	Curb and Gutter, Conc, Match Exist, Special	1,516.00	Ft	\$ 36.00	\$ 54,576.00	\$ 35.00	\$ 53,060.00	\$ 35.00	\$ 53,060.00
40	Spillway, Conc, Special	6.00	Ft	\$ 205.00	\$ 1,230.00	\$ 100.00	\$ 600.00	\$ 100.00	\$ 600.00
41	Detactable Warning Surface	108.00	Ft	\$ 70.00	\$ 7,560.00	\$ 65.00	\$ 7,020.00	\$ 65.00	\$ 7,020.00
42	Curb Ramp Opening, Conc, Special	108.00	Ft	\$ 40.00	\$ 4,320.00	\$ 35.00	\$ 3,780.00	\$ 35.00	\$ 3,780.00
43	Sidewalk, Conc, 4 inch, Special	965.00	Sft	\$ 9.45	\$ 9,119.25	\$ 8.50	\$ 8,202.50	\$ 7.50	\$ 7,237.50
44	Curb Ramp, Conc, 6 inch, Special	1,905.00	Sft	\$ 15.10	\$ 28,765.50	\$ 14.00	\$ 26,670.00	\$ 13.00	\$ 24,765.00
45	Post, Mailbox	20.00	Ea	\$ 160.00	\$ 3,200.00	\$ 150.00	\$ 3,000.00	\$ 200.00	\$ 4,000.00
46	Pavt Mrkg, Ovly Cold Plastic, 24 inch, Stop Bar	128.00	Ft	\$ 22.00	\$ 2,816.00	\$ 20.00	\$ 2,560.00	\$ 20.00	\$ 2,560.00
47	Barricade, Type III, High Intensity, Double Sided, Lighted, Furn	40.00	Ea	\$ 90.00	\$ 3,600.00	\$ 85.00	\$ 3,400.00	\$ 85.00	\$ 3,400.00
48	Barricade, Type III, High Intensity, Double Sided, Lighted, Oper	40.00	Ea	\$ 40.00	\$ 1,600.00	\$ 0.01	\$ 0.40	\$ 0.01	\$ 0.40
49	Pedestrian Type II Barricade, Temp	20.00	Ea	\$ 100.00	\$ 2,000.00	\$ 95.00	\$ 1,900.00	\$ 95.00	\$ 1,900.00
50	Channelizing Device, 42 inch, Fluorescent, Furn	200.00	Ea	\$ 25.00	\$ 5,000.00	\$ 25.00	\$ 5,000.00	\$ 25.00	\$ 5,000.00
51	Channelizing Device, 42 inch, Fluorescent, Oper	200.00	Ea	\$ 15.00	\$ 3,000.00	\$ 0.01	\$ 2.00	\$ 0.01	\$ 2.00

BID TABULATION
 CITY OF BRIGHTON
 2025 ROAD MAINTENANCE

Bids Due: August 14, 2025 at 10:00 a.m.
 HRC Job # 20250295

	Allied Construction Clarkston, MI		Asphalt Specialists Pontiac, MI		Ajax Paving Industries Troy, MI	
52 Dust Palliative, Applied	50.00 Ton	\$ 150.00 \$ 7,500.00	\$ 10.00 \$ 500.00	\$ 1.00 \$ 50.00		
53 Minor Traf Devices	1.00 LSum	\$ 2,500.00 \$ 2,500.00	\$ 8,000.00 \$ 8,000.00	\$ 25,000.00 \$ 25,000.00		
54 Plastic Drum, Fluorescent, Furn	50.00 Ea	\$ 28.10 \$ 1,405.00	\$ 12.00 \$ 600.00	\$ 27.00 \$ 1,350.00		
55 Plastic Drum, Fluorescent, Oper	50.00 Ea	\$ 10.00 \$ 500.00	\$ 0.01 \$ 0.50	\$ 0.01 \$ 0.50		
56 Sign, Type B, Temp, Prismatic, Furn	150.00 Sft	\$ 6.25 \$ 937.50	\$ 6.00 \$ 900.00	\$ 6.00 \$ 900.00		
57 Sign, Type B, Temp, Prismatic, Oper	150.00 Sft	\$ 2.00 \$ 300.00	\$ 0.01 \$ 1.50	\$ 0.01 \$ 1.50		
58 Sign, Type B, Prismatic, Special, Furn	50.00 Sft	\$ 12.50 \$ 625.00	\$ 27.00 \$ 1,350.00	\$ 12.00 \$ 600.00		
59 Sign, Type B, Prismatic, Special, Oper	50.00 Sft	\$ 6.00 \$ 300.00	\$ 0.01 \$ 0.50	\$ 0.01 \$ 0.50		
60 Traffic Regulator Control	1.00 LSum	\$ 16,500.00 \$ 16,500.00	\$ 45,000.00 \$ 45,000.00	\$ 32,000.00 \$ 32,000.00		
61 Restoration, Hydroseed, Special	600.00 Syd	\$ 15.75 \$ 9,450.00	\$ 13.50 \$ 8,100.00	\$ 16.50 \$ 9,900.00		
62 Concrete Collar, MH Special	19.00 Ea	\$ 1,500.00 \$ 28,500.00	\$ 2,800.00 \$ 53,200.00	\$ 1,250.00 \$ 23,750.00		
63 Concrete Collar, GVB, Special	3.00 Ea	\$ 2,500.00 \$ 7,500.00	\$ 2,800.00 \$ 8,400.00	\$ 1,250.00 \$ 3,750.00		
64 Sprinkler Line, Special	200.00 Ft	\$ 14.00 \$ 2,800.00	\$ 6.00 \$ 1,200.00	\$ 10.00 \$ 2,000.00		
65 Sprinkler Head, Relocate, Special	25.00 Ea	\$ 55.00 \$ 1,375.00	\$ 85.00 \$ 2,125.00	\$ 95.00 \$ 2,375.00		
66 Sprinkler Head, Replace, Special	25.00 Ea	\$ 80.00 \$ 2,000.00	\$ 170.00 \$ 4,250.00	\$ 95.00 \$ 2,375.00		
67 Audio Video Route Survey, Special	1.00 LSum	\$ 1,750.00 \$ 1,750.00	\$ 1,800.00 \$ 1,800.00	\$ 1,650.00 \$ 1,650.00		
68 Reimbursed Permit Fee, Special	5,000.00 Dlr	\$ 1.00 \$ 5,000.00	\$ 1.00 \$ 5,000.00	\$ 1.00 \$ 5,000.00		
Total Construction Cost		\$ 1,484,171.48	\$ 1,526,847.40	\$ 1,535,533.40		

ENGINEER:Michael Darga
 Hubbell, Roth & Clark, Inc.

Corrected by Engineer *

- Springline Excavating (4th bidder) - \$1,541,834.40 *
- Cadillac Asphalt (5th bidder) - \$1,632,312.38
- R&R Asphalt (6th bidder) - \$1,647,583.90
- Best Asphalt (7th bidder) - \$1,692,533.50
- Rose Paving (8th bidder) - \$1,849,507.35