



Brighton City Council Meeting

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

January 27, 2026 – 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 January 13, 2026](#)

Correspondence

6. Councilmember updates
7. Staff updates
8. Call to the public

New Business

9. [Consider approval of the Hubbell, Roth & Clark Inc. proposal to perform design and construction phase engineering services for the Woodlake Neighborhood Rehabilitation Project in an amount not to exceed \\$571,380 with necessary budget amendments](#)
10. [Consider approval of the 21 civic event applications for 2026](#)

Closed Session

11. Consider Entering into Closed Session to Receive a Written Attorney-Client Privileged Communication pursuant to the Michigan Open Meetings Act, 1976, § 15.268(1)(h), Michigan Compiled Laws

Other Business

12. Call to the public
13. Adjournment



Brighton City Council Meeting

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MINUTES OF THE REGULAR MEETING OF THE BRIGHTON CITY COUNCIL HELD ON JANUARY 13, 2026

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, DPS Director Marcel Goch, Community Development Manager Mike Caruso, Human Resources Manager Michelle Whitney, City Clerk Tara Brown, and Chief Brent Pirochta.

4. Consider approval of the agenda

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

5. Consider approval of consent agenda items

Motion by Councilmember Schmenk, seconded by Councilmember Albert to approve the consent agenda. **The motion carried, 7-0.**

Consent Agenda Items

a. Approval of minutes: regular meeting of December 9, 2025

Correspondence

6. Councilmember updates

Councilmember Pettengill noted that the Brighton Arts and Culture Commission presented to the Downtown Development Authority during their December 16, 2025, meeting to discuss plans for 2026 events and initiatives. Also, the Brighton Arts and Culture Commission is planning to add two more sculptures for a call to arts in mid-2026.

Mayor Pro Tem Bohn reported that the Planning Commission met on January 5, 2026, and discussed three items. The Master Plan was tabled, proposed amendments to the zoning map were reviewed, and proposed amendments to the zoning ordinance were reviewed.

Councilmember Gardner noted that the Brighton Area Fire Authority met to elect its officers for 2026. The board also discussed Trinity Hospital, construction of station 31, and the addition of two new boats to the fleet.

Councilmember Albert asked that city staff look into reallocating funds towards streets due to the recent millage renewal and to maximize the construction of streets in an effort to spread dollars throughout the city and to look at beautification along the new I96 interchange to provide some kind of gateway welcome signage.

Councilmember Gipson noted the Downtown Development Authority will consider approval of a new summer concert series at the AMP and festival park area. More details come once the organizer is approved.

Mayor Tobbe asked that MDOT visit during an upcoming City Council meeting to discuss the next steps of the I96

interchange reconstruction with City Council and staff.

7. Staff updates

City Manager Gomolka stated that Finance Director Gaines and DPS Director Goch have been working on the street selection process in preparation for the retreat which will be held on Saturday, January 24, 2026, at 9:00 a.m. at City Hall.

Community Development Manager Caruso stated that the redevelopment of the Mobil gas station while the I96 interchange reconstruction is underway to enhance the location.

8. Call to the public

Mayor Tobbe opened the call to the public at 6:45 p.m.

Mike Monroe spoke regarding snow plowing near the parking lot near Hyne Road.

Susan Walters Bakhwas spoke regarding a charter reference to appointments to various boards and commissions.

Hearing and seeing no further comment, Mayor Tobbe closed the call to the public at 6:52 p.m.

Councilmember Albert asked for clarification in response to a concern raised during the call to the public regarding snow removal. DPS Director Goch explained the methods and timing of snow removal operations, noting that DPW crews often plow during the middle of the night. He also described the various equipment and techniques used to clear roads and parking lots. Mr. Goch noted that snow removal is made more difficult when homeowners and business owners push snow into City parking lots after crews have already plowed, and when vehicles remain parked in lots during a snow event, which can prevent crews from fully clearing snow around them.

Councilmember Gardner also asked about parking requirements for building owners with apartments above their businesses. City Manager Gomolka noted that some buildings provide parking through the business owner, while others do not, and added that the city could consider drafting an ordinance to prohibit overnight parking. Chief Pirochta referenced the laws related to abandoned vehicles and outlined the procedures for towing an abandoned vehicle. Community Development Manager Caruso noted that three buildings do not provide resident parking and instead rely on public parking, and that a parking permit option could be considered for residents who are not provided with parking. Mayor Tobbe stated that a broader discussion is needed to evaluate options and gather input.

City Manager Gomolka clarified, in response to a comment made during the call to the public regarding appointments to boards and commissions, that Section 5.8, Filling Vacancies in Appointive Offices, states vacancies in appointive offices shall be filled in the same manner as the original appointment—meaning the Mayor makes a recommendation and City Council considers the recommendation or as outlined in bylaws or ordinance.

Discussion

9. Potential changes to the current parking lot at Center and N 1st Street to improve circulation

City staff provided options to enhance to the parking lot at Center and N 1st Streets to improve circulation and safety. Staff will get estimates and come back to City Council for consideration.

10. University of Michigan Gerald R. Ford School of Public Policy project

Students from the University of Michigan Ford School are working on a semester long project where they will partner with the City to create a FY25 Popular Annual Financial Report (PAFR) based on the City's Annual Comprehensive Financial Report (ACFR). Because ACFRs are lengthy and highly technical, the PAFR will provide a more accessible, visually engaging summary of Brighton's finances for residents. The project will include background research and benchmarking, 2–3 in-person stakeholder engagement meetings, development of a draft PAFR and reusable template, and a final presentation of the completed report to City Council, along with staff training on future use. City staff

liaisons for the project will be Management Assistant Joe Gaikema and Finance Director Liz Gaines.

New Business

11. Officers Compensation Commission presentation and consider approval of compensation recommendations

Officers Compensation Commission members Christina Quinn and Tim Moore provided City Council with a slideshow outlining Officers Compensation Commission background information, the compensation comparison process with similar municipalities, how the recommendation was determined, and the proposed compensation levels for both City Council and other boards and commissions.

Motion by Councilmember Albert, seconded by Councilmember Schmenk to approve the recommended compensation for boards and commissions along with necessary budget amendments. **The motion carried, 7-0.**

12. Reappointment to the City of Brighton Election Commission

Motion by Councilmember Pettengill, seconded by Councilmember Gardner to reappoint Michelle Petrak to the Election Commission. **The motion carried, 7-0.**

13. Conduct a first reading and consider setting a public hearing date of February 10, 2026, for Ordinance 609, amendments to the City of Brighton Code of Ordinances, Chapter 14, "Animals"

Community Development Manager Caruso discussed changes to the proposed ordinance to allow up to six hens and City Council discussed inspection frequency as well as fees associated with Ordinance 609. Additional conversation centered around accessory structures and newly amended ordinances.

Motion by Councilmember Gardner, seconded by Councilmember Schmenk to set a public hearing date of February 10, 2026, for Ordinance 609, amendments to the City of Brighton Code of Ordinances, Chapter 14, "Animals". **The motion carried, 7-0.**

Public Hearing

14. Conduct a second reading and public hearing for proposed ordinance 612, amendments to of the City of Brighton Code of Ordinances, Chapter 78, "Streets, Sidewalks and Other Public Places"

City Manager Gomolka provided background context for the proposed amendment, noting the challenges that occur when businesses or homeowners push snow onto parking lots and sidewalks that City staff has already plowed. Ms. Gomolka stated that issues identified early in the snow season have been addressed; however, enforcement of this ordinance will ensure the city is prepared if problems arise in the future. As always, the City Manager will continue working with business owners and homeowners to resolve issues as needed.

Mayor Tobbe opened the public hearing at 8:14 p.m. Hearing and seeing no comment, the public hearing was closed.

Motion by Mayor Pro Tem Bohn, seconded by Councilmember Albert to approve ordinance 612, amendments to the City of Brighton Code of Ordinances, Chapter 78, "Streets, Sidewalks and Other Public Places". **The motion carried by roll call vote, 7-0.**

Other Business

15. Call to the public

Mayor Tobbe opened the call to the public at 8:16 p.m.

Giovanna Tessmer noted that she and neighbors that she spoke with would prefer that Woodlake Drive is reconstructed all at once rather than have disruption twice if reconstructed in phases.

Susan Walters Bakhaus spoke regarding board and commission positions with respect to the recently adopted compensation.

Hearing and seeing no further comment, Mayor Tobbe closed the call to the public at 8:21 p.m.

16. Adjournment

Motion by Councilmember Gardner, seconded by Councilmember Gipson, to adjourn the meeting at 8:21 p.m. **The motion carried, 7-0.**

Tara Brown, City Clerk



City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL

JANUARY 27, 2026

SUBJECT: CONSIDER APPROVAL OF THE HUBBELL, ROTH & CLARK INC. PROPOSAL TO PERFORM DESIGN AND CONSTRUCTION PHASE ENGINEERING SERVICES FOR THE WOODLAKE NEIGHBORHOOD ROAD REHABILITATION PROJECT IN AN AMOUNT NOT TO EXCEED \$571,380 AND NECESSARY BUDGET AMENDMENTS

BACKGROUND

With the passage of the voter-approved millage in November 2025, staff have been working with City Council to identify upcoming project locations that would be strong candidates for road rehabilitation. During the open houses for the road millage, the Woodlake neighborhood was consistently brought to our attention, and further discussion was held at the December 9, 2025, City Council meeting. The neighborhood consists of Woodlake Drive, Woodlake Circle, Tanglewood Circle, and Whispering Oaks Drive. The roadway consists of concrete that is approximately 40 years old, and the condition has deteriorated past the point where routine maintenance would be a justifiable option. With direction from Council, Staff moved forward on getting a cost estimate for reconstruction of the project area. Hubbell, Roth & Clark Inc. (HRC), one of the city's approved engineers, provided a preliminary opinion of probable cost of \$2,896,750 for road rehabilitation of the whole neighborhood with a more accurate cost estimate being provided once the engineering is complete.

ADMINISTRATIVE SUMMARY

Through discussions with the engineer, it was determined a November 2026 completion date would be difficult to achieve as the geotechnical and topographical data cannot be collected until spring. This allows little time for project completion after final design, bidding, and contract award are concluded. With full removal of the existing roadway, curb and sidewalk ramps taking more time than a typical mill and overlay, staff would like to have a construction plan in place with the goal of completing the project in one construction season to reduce interruptions to the residents in that area.

As part of HRC's proposal, the following services will be provided before the project is awarded for construction. After which staff will bring the recommended contractor back to City Council for consideration and approval

- A Scope of Work meeting will be held to discuss parameters of the project
- Geo Technical data collection will begin to determine existing base materials and what changes are necessary, if any
- Collect topographical data for road, sidewalk, and driveway approach replacement
- Develop plans with specification details
- Work with Staff on providing bidding documents, answer questions when necessary, and provide a letter of recommendation for the chosen bidder

Once awarded, HRC will provide the following construction phase engineering services.

- Preconstruction and progress meetings with Staff and the contractor
- Survey layout for curb and sidewalks
- Material verification, quantity confirmation, and project coordination with staff and residents
- Material and density testing
- Prepare pay estimates
- Conduct final inspection and project closeout when construction is completed

If approved this evening, data collection would start this spring with design work being completed in September. The bidding phase would take place in January of 2027 with a contract award in March. The anticipated project start date would be in May/June with a final project close out of November 2027.

BUDGET

The Design Phase Engineering cost is \$247,420 and the Construction Phase Engineering cost is \$323,960, for a total of \$571,380. The project will be paid for by the Local Street Funds, via a transfer from the Street Millage Fund.

RECOMMENDATION

Approve Hubbell, Roth & Clark Inc. proposal to perform design and construction phase engineering services for the Woodlake Neighborhood Rehabilitation Project in an amount not to exceed \$571,380 with necessary budget amendments in the Street Millage and Local Streets funds.

Prepared by: Marcel Goch, DPS Director

Reviewed by: Gretchen Gomolka, City Manager

Elizabeth Gaines, Finance Director

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

Reviewed &
Approved by: Gretchen Gomolka, City Manager

Attachment: Hubbell, Roth & Clark Inc. Woodlake Design & Construction Engineering Proposal



January 7, 2025

City of Brighton
200 N. First Street
Brighton, MI 48116

Attn: Mr. Marcel Goch, Public Services Director

Re: Design & Construction Engineering Services Proposal
Woodlake Subdivision Road Improvements

HRC Job No. 20250965

Dear Mr. Goch:

As requested, Hubbell, Roth & Clark, Inc. (HRC) are pleased to submit this design & construction engineering proposal for the Woodlake Subdivision Road Improvement Project. A summary of the engineering tasks follows below.

Understanding of Project

The City has selected the roadways in the Woodlake Subdivision to be improved during the summer of 2027. This subdivision includes Woodlake Drive, Whispering Oaks Drive, Tanglewood Circle and Woodlake Circle as shown in the attached exhibit.

The existing roadway pavement is concrete with integral curb. The thickness of the concrete is not known currently, but it is most likely 7-8 inches over an unknown aggregate base. The pavement and curb will be removed and replaced with new concrete curbs and new asphalt pavement. The new roadway cross-section will be 4 inches of hot mixed asphalt on 8 inches of 21AA aggregate. The sidewalk ramps will be improved to meet current accessibility standards. The driveway approaches will be removed and replaced from the existing sidewalk to the new curb and gutter. It is not anticipated that new concrete sidewalks will be installed except for the areas of the ramp replacements.

The amount of subgrade undercutting, geogrid or underdrain is not known. Based on our experience with similar projects, the roadway subgrade may need to be improved by up to 25% of the area. Once the geotechnical investigation has been completed, HRC will review the findings and options with the City and determine the most cost effective improvement.

The existing water, storm sewer and sanitary sewer structure covers will be removed and replaced as needed and the structures will be adjusted and repaired. New concrete collars will be installed around the covers within the roadway. New regulatory street signs will be installed within the subdivision.

A preliminary construction cost estimate has been completed, and the City can expect the cost to be \$3,000,000 to \$3,200,000

Scope of Work

HRC will prepare plans and specifications to improve the roadways described above as follows:

- Scope meeting – HRC will meet with City Staff to discuss and solidify the scope of project.
- Geotechnical Investigation - HRC will work with a geotechnical subconsultant to collect a maximum of ten (10) pavement cores in the subdivision to review the existing pavement and aggregate base thickness and condition. This information will help determine if the aggregate base needs to be replaced and if additional subgrade undercutting is necessary
- HRC will collect topographic information from sidewalk to sidewalk along the roadways.

- Developing typical details and specifications– HRC will create plan sheets and details that show the removals and project limits to review with City Staff. Once the City has approved the limits of the improvements, HRC will finalize the plans and specifications and prepare the final bid documents
- The bidding phase of the project will include making the bid documents available to bidders, answering any questions or clarifications that arise during the bidding, attending the bid opening and issuing a contract award recommendation letter

Work not included in our scope

- Water Main, Sanitary and Storm Sewer Improvements
- Easement documents or acquisitions
- Wetland or environmental reviews
- Record Drawings
- Permitting fees

Once the contract has been awarded to the Contractor, HRC will provide the following construction engineering services:

- HRC will conduct a preconstruction meeting with City Staff and the Contractor.
- Survey construction layout will be provided for curbs and sidewalk ramp improvements.
- HRC will provide contract administration which includes: eight (8) progress meetings, four (4) pay estimates and project close out
- Construction observation will be provided to verify materials, confirm quantities, and coordinate construction efforts with the Contractor. We have found that it is important to have a construction observer onsite full time during construction to help the communication process with City Staff and the residents. We have also included time for an additional observer to be on site during periods when the Contractor may have multiple crews onsite
- Material and density testing of the subgrade, aggregate base, concrete curb and HMA will be provided by our inhouse testing laboratory
- Once construction has been completed HRC will conduct a final inspection and coordinate project closeout with the Contractor

We have budgeted observation, administration and testing services based on the attached construction cost estimates and the work being completed in twelve (12) weeks. If the Contractor takes longer to complete the work or if additional construction activities are required, additional time and compensation may be needed to complete the construction engineering tasks

Schedule

Based on our experience with similar projects we propose the following schedule. The tasks are anticipated to be completed on or before the following dates:

<u>Task</u>	<u>Date</u>
Proposal Acceptance	February 2026
Preliminary Design	August 2026
Final Design	September 2026
Bidding Phase	January 2027
Contract Award	March 2027
Construction Start	June 2027
Construction Completion	September 2027
Project Closeout	November 2027

Budget

The design of the improvements outlined in this proposal can be completed for **\$247,420** and construction engineering for **\$323,960** which is a not to exceed price. The City will only be billed for the actual time used. The proposed hours per task are outlined in the attached Staff Hour Projections.

Design Engineering	\$247,420
Construction Engineering	<u>\$323,960</u>
Total	\$571,380

If you have any questions or require any additional information, please contact the undersigned at 248-535-3350.

Sincerely yours,

HUBBELL, ROTH & CLARK, INC.


Michael P. Darga, PE

pc: HRC; T. Sneathen, A. Malczewski

Accepted By:

Signature: _____
Marcel Goch, Public Services Director

Dated: _____

WOODLAKE SUBDIVISION ROAD IMPROVEMENTS
CITY OF BRIGHTON
HRC Job No. 20250965
January 7, 2026

	ASSOCIATE	PROJECT ENGINEER	GRADUATE ENGINEER	CONSTRUCTION SUPERVISOR	FIELD OBSERVER	SURVEY CREW	TESTING TECHNICAN	TOTAL HOURS	TOTAL ESTIMATED FEES
	\$170.00	\$140.00	\$125.00	\$133.00	\$117.00	\$130.00	\$93.00	HOURS	LABOR
TASK 1 - DESIGN ENGINEERING									
Start Up	20		40					60	\$ 8,400
Meetings	20	20	40					80	\$ 11,200
Geotechnical Allowance								0	\$ 30,000
Topographic Survey	40		100			280		420	\$ 55,700
Plans & Specifications	40	200	600	20	180			1040	\$ 133,520
Bidding Phase	8	16	40					64	\$ 8,600
Subtotal									\$ 247,420
TASK 2 - CONSTRUCTION ENGINEERING									
Construction Administration	60	120	160	40				380	\$ 52,320
Construction Observation	8			120	960			1088	\$ 129,640
Material Testing	80	80	40				480	680	\$ 74,440
Survey Layout	20		20			400		440	\$ 57,900
Project closeout	4	16	8	8	40			76	\$ 9,660
Subtotal									\$ 323,960
Total Hours & Costs	300	452	1048	188	1180	680	480	4,328	\$ 571,380



SCALE: 1" = 60'



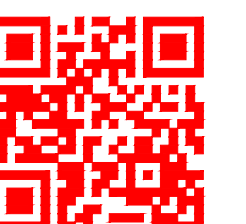
PROJECT HIGHLIGHTS:

- REMOVE CONCRETE ROAD AND CURB
- REPLACE ROAD BASE
- CONSTRUCT NEW CONCRETE CURB
- CONSTRUCT NEW ASPHALT ROAD
- UPDATE SIDEWALK RAMPS TO CONFORM TO ADA STANDARDS

WOODLAKE SUBDIVISION ROAD RECONSTRUCTION BRIGHTON, MI

**HRC**
HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

105 W. GRAND RIVER AVE.
HOWELL, MI. 48843
PHONE: (517) 552-9199
WEB SITE: www.hrcengr.com





City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL

JANUARY 27, 2026

SUBJECT: **CONSIDER APPROVAL OF 21 CIVIC EVENT APPLICATIONS**

ADMINISTRATIVE SUMMARY

The city received 21 civic event applications for 2026.

The Civic Event Committee, which includes members of the Brighton Area Fire Authority, Police, DPW and Councilmember Renee Pettengill, reviewed all the applications.

Please see the attached list of events, which includes event name, days and dates, applicant(s), if a road closure or city assistance is needed, and any outstanding issues or requirements.

The Committee does not have concerns about any event; however, we would like to point out the following information regarding certain events:

- There is one new event proposed. Malachi's House of Hope would like to have a two-mile walk for Heterotaxy Awareness. The walk will start at the AMP, continue down the Tridge and Boardwalk to Grand River, then down St. Paul Street back to the AMP.
- The Main Street Mile and Farmers Market event has been moved to June. It was previously held in July.
- Destination Stars Hollow and Ruck to Live are requesting to swapped weekends. The Ruck to Live will be held on September 19, and Destination Stars Hollow will be held September 25-27.

Any outstanding items (such as insurance, signatures needed, route maps, event details, etc.) that are required from each applicant will be obtained prior to the start of the event.

BUDGET INFORMATION

All civic event organizers are required to pay 50 percent of the total cost of the city to assist with events.

RECOMMENDATION

The Civic Event Committee is requesting that City Council review the proposed events and recommend approval. Staff are available to answer any questions.

Prepared by: Patty Thomas, Asst. to the DPS Director

Reviewed by: Brad Shrader, DPW Superintendent

Reviewed &
Approved by: Gretchen Gomolka, City Manager

Attachment: 2026 Civic Event Detail List

2026 Civic Events

Event Title	Date(s)	Applicant	Street Closure Requested	City Assistance Required	Outstanding Issues
Farmers Market	Saturdays, May 2 through October 31; 8am-1pm	Aimee Zak / Greater Brighton Area Chamber of Commerce	N	N	Updated Insurance
Heterotaxy Awareness Two Mile Walk	Monday, May 4; 5:30pm-8:30pm	CJ Nwabuike / Malachi's House of Hope	N	N	Insurance
Cinco de Mayo	Tuesday, May 5; 11am-9pm	Steve Pilon / El Arbol	Y	Y	None
Memorial Day Parade	Monday, May 25; 10am-12pm	Steve Conaway / American Legion Post 235	Y	Y	Updated Insurance
Swing at the AMP!	Mondays, May 25 through September 7; 7pm-10pm	Gabrielle Bannon / The Dance Project	N	N	Updated Insurance
Free Outdoor Concerts	Tuesdays, June 9 & June 16; 7pm-9pm	Laura Hogan / Livingston County Concert Band	N	N	Insurance / Signatures
Fishing Derby for Kids	Saturday, June 13; 5am-1pm	Scot Karevich / Brighton Optimist Club	N	N	Insurance
Turn Up the AMP!	Wednesdays, June 10, July 8, August 12 & September 9; 5:30pm-9pm	Cal Stone / 2 Stones Events	N	Y	Updated Insurance
Brighton's County Boots N Beats	Saturday, June 20; 12pm-10pm	Jennifer Bond / Greater Brighton Area Chamber of Commerce	Y	Y	Updated Insurance / Detailed Event Map
Hungry Duck Run	Saturday, July 4; 6am to 9:30am	Ken Larscheid / Livingston Sunrise Rotary	Y	Y	Insurance
July 4th Parade	Saturday, July 4; 10:00am-12Noon	Michael O'Brian / Brighton Area Fire Authority	Y	Y	Insurance
Taste of Brighton	Friday, July 10; 12pm-11pm & Saturday, July 11; 10am-11pm	Michelle Roy / Believe in Brighton	Y	Y	Updated Insurance
Main Street Mile & Farmers Market	Saturday, June 27; 6am-1pm	Jacob Sapienza / The Running Lab	Y	Y	Updated Insurance / Additional Bathrooms?
Brighton Street Art Fair	Friday, August 21, 5pm-8pm; Saturday, August 22, 10am-8pm; Sunday August 23, 10am-4pm	Abby Woods / The Guild of Artists & Artisans	Y	Y	Updated Insurance
Brighton's Rock N Blues Festival	Friday, September 11, 12pm-11pm & September 12, 12pm-11pm	Jennifer Bond / Greater Brighton Area Chamber of Commerce	Y	Y	Updated Insurance
Ruck to Live	Saturday, September 19, 6am-2pm	Andy Osborne / Veterans Connected	Y	Y	Insurance / Detailed Event Map
Destination Stars Hollow	Friday, September 25; 5pm-9pm; Saturday, September 26; 9:30am-9pm; Sunday, September 27; 9:30am-6pm	Kathleen London / Destination Stars Hollow	Y	Y	Insurance/ Detailed Event Map
BHS Homecoming Parade	Friday, October 16; 6pm-7pm	Matt Evans / Brighton High School	Y	Y	Insurance
Veterans Day Parade	Saturday, November 7; 11am-12:30pm	Steve Conaway / American Legion Post 235	Y	Y	Insurance
Holiday Glow & Christmas Market	Saturday, November 21; 1pm-7pm	Jennifer Bond / Greater Brighton Area Chamber of Commerce	Y	Y	Updated Insurance/Detailed Event Map
Brighton Ladies Night	Thursday, December 3; 5pm-10pm	Michelle Roy / Believe in Brighton	N	Y	Insurance



City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL

JANUARY 27, 2026

SUBJECT: CONDUCT A FIRST READING AND SET A PUBLIC HEARING OF FEBRUARY 24, 2026, FOR PROPOSED ORDINANCE AMENDMENT TO ALLOW AN INCREASED NUMBER OF LAND DIVISIONS UNDER PUBLIC ACT 58 OF 2025

BACKGROUND

Public Act 58 of 2025 was signed into law in late December by Governor Whitmer. The Act amends the Land Division Act to provide for an additional number of land divisions on a parent parcel. Prior to the amendment, an initial ten-acre parcel could only be divided to result in 4 parcels. The amendment permits an additional 6 parcels for the initial ten acres, for a total of 10 resulting parcels. This increase is not effective, however, until one year after the amendment's effective date, meaning December 23, 2026. However, the amendment provides that the increase may be effective earlier, if a municipality adopts an ordinance to allow a greater number of divisions. The proposed ordinance is now offered to implement that authorization and allow the City of Brighton to permit the increase in the number of parcels immediately, upon the effective date of its Ordinance.

ADMINISTRATIVE SUMMARY

The proposed ordinance is offered to implement the local authorization provided in Public Act 58 of 2025 and would allow the City of Brighton to permit the increased number of land divisions prior to the statewide effective date. Adoption of the ordinance would provide property owners with earlier access to the expanded land division option and ensure the city's local regulations remain consistent with the updated state framework.

RECOMMENDATION

Staff recommends that City Council conduct a first reading and set a public hearing of February 24, 2026, for proposed ordinance amendments to allow an increased number of land divisions under Public Act 58 of 2025

Prepared by: Tara Brown, City Clerk

Reviewed by: Gretchen Gomolka, City Manager

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

Acceptable Form and Ready to Execute

Other _____

Reviewed &

Approved by: Gretchen Gomolka, City Manager

Attachment: Proposed Ordinance