



# Brighton City Council Meeting

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

**April 14, 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: March 24, 2026, and March 30, 2026](#)
- b. [Approval to authorize the labor services agreement with Dewpoint in the amount of \\$12,618 to complete the installation, cleanup, and implementation of the city's server and network modernization](#)
- c. [Approval of the 2026 LACASA October Glow civic event application](#)

### **Correspondence**

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

### **Public Hearing**

10. [Conduct a public hearing and consider approval of a special land use permit 26-01 to allow assembly use and commercial office use in the IB-Intermediate Industrial Zoning District.](#)

### **Discussion**

11. Discuss options for community to provide call to the public during City Council meetings
12. Presentation and discussion with the Economic Development Corporation of Livingston County

### **New Business**

13. [Consider awarding the contract for the rehabilitation of the Woodfield Square Lift Station to CSM Mechanical LLC in an amount not to exceed \\$155,107.40](#)
14. [Consider the approval to purchase chlorine components for the Challis Water Plant chlorine system from Solberg Knowles Associates \(SKA\) in an amount not to exceed \\$61,000](#)
15. [Consider approval of concrete replacement at City Hall, and the Community Center in an amount not to exceed \\$78,451.24, as well as the approval of \\$250,000 for additional sidewalk R&R along with all necessary budget amendments](#)
16. 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**

17. Call to the public

18. Adjournment



# Brighton City Council Meeting

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## MINUTES OF THE REGULAR MEETING OF THE BRIGHTON CITY COUNCIL HELD ON MARCH 24, 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, Councilmembers: Albert, Gardner, Gipson, Pettengill, and Schmenk.

Others Present: City Manager Gretchen Gomolka, DPS Director Marcel Goch, Community Development Manager Mike Caruso, Finance Director Liz Gaines, Human Resources Manager Michelle Whitney, City Clerk Tara Brown, Deputy Chief Chris Parks, and Superintendent Josh Bradley.

### 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 Mayor Pro Tem Bohn to approve the consent agenda items as presented. **The motion carried by roll call vote, 7-0.**

#### Consent Agenda Items

- a. Approval of the minutes: March 10, 2026
- b. Approval of Resolution #2026-02, Poverty Exemption

#### Correspondence

### 6. Councilmember updates

Councilmember Garder noted that the March 12, 2026, Brighton Area Fire Authority Meeting was held at Station 32 and the board discussed board member compensation, reviewed the updated employee handbook and healthcare plans with human resources, and Chief O'Brian updated the board on the various updates to the VHF system.

### 7. Staff updates

Deputy Chief Parks stated that the Police Department is currently working through applicants for two vacancies. The applicants are going through the background phase.

DPS Director Goch stated that ITC will be closing Cross Street to update the powerline poles. Pavement marking and chip and fog sealing will be starting soon. An expected start day will be posted on the city's social media including the app.

Human Resources Manager Whitney noted that the city is currently looking to fill several openings for seasonal DPW help.

### 8. Call to the public

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

Susan Walters Bakhaus spoke regarding attendance at the Planning Commission meetings.

Duncan Ogilvie stated that he represents Independence Village and noted his clients' concern over item 12 on the

agenda. He noted that it appeared that his client did not receive notice of the public hearing and did not receive the required mailout.

Kristina Lyke addressed City Council and stated that she is running for the open seat for Circuit Judge.

Hearing and seeing no further comment, the call to the public was closed at 6:55 p.m.

### Discussion

#### **9. 2026/2027 Budget & Utility Fees Presentation**

City Manager Gomolka provided a high-level overview of the 2026/2027 budget, highlighting various grant opportunities, general fund projections, fiscal pressures, and discussed how tax dollars are distributed based on the 2025 levy. City Council determined the budget work session will be held on April 7 and 9, 2026 beginning at 6:30 p.m. and a public hearing be held on May 12, 2026, during the regular City Council meeting.

**Motion** by Councilmember Gipson, seconded by Councilmember Gardner to set the budget public hearing on May 12, 2026. **The motion carried, 7-0.**

#### **10. Brighton Arts and Culture Commission meetings**

**Motion** by Councilmember Gipson, seconded by Councilmember Gardner to allow the Brighton Arts and Culture Commission to operate consistent to the ordinance as an advisory committee that is not subject to the Open Meetings Act. **The motion carried by roll call vote, 5-2. Mayor Tobbe and Mayor Pro Tem Bohn voted no.**

### Public Hearing

#### **11. Second reading and conduct a public hearing for proposed ordinance amendment, Ord 616 (land division)**

Mayor Tobbe opened the public hearing at 8:04 p.m. Hearing and seeing no comment, the public hearing was closed.

**Motion** by Mayor Pro Tem Bohn, seconded by Councilmember Gipson to adopt Ordinance 616. **The motion carried by roll call vote, 7-0.**

#### **12. Conduct a public hearing and consider approval of site plan 26-02, and rezoning of the subject parcel to a planned unit development (PUD), Cedarhurst of Brighton Senior Housing Community, located at Nemco Way and Holloway drive**

Representatives from Cedarhurst of Brighton provided a high-level overview of the development speaking specifically about the need that was determined during studies in the area.

Mayor Tobbe opened the public hearing at 8:32 p.m.

Duncan Ogilvie spoke regarding his concerns as it pertains to his client Independence Village. He questioned utility capacity and conflict with use in the area.

Hearing and seeing no further comment, the public hearing was closed at 8:36 p.m.

The City Council reviewed and discussed the required criteria for Planned Unit Development (PUD) consideration. Specifically, Council noted that a PUD must provide design flexibility that results in a higher-quality project and a clear community benefit compared to what would be achieved under traditional zoning. Council also considered whether the proposed development would place an unreasonable burden on public services, infrastructure, streets, or utilities, and emphasized the importance of protecting public health, safety, and welfare. Additionally, Council discussed the need to ensure that the development would not have a negative economic impact on surrounding properties. The requirement for unified ownership or control, ensuring a single responsible entity for project completion, was also reviewed. Finally, Council evaluated whether the proposed development is consistent with the goals and policies of the City of Brighton Master Plan.

Additionally, Mayor Pro Tem Bohn asked about the comments during the call to the public and during the public hearing. Community Development Manager Caruso stated that the required mailout was sent to the addresses on

file in accordance with law. Mr. Caruso further stated that the particular mailout for the property owner was sent to the address on file which was a New York address.

**Motion** by Councilmember Gardner, seconded by Councilmember Schmenk to grant approval of site plan 26-02 with the condition of successful recorded property split to create the subject parcel, approval for the zoning ordinance amendment to allow the subject parcel described in site plan 26-02 from OR-Office Research District to Planned Unit Development District, and approval of the development agreement. **The motion carried by roll call vote, 7-0.**

**New Business**

**13. Consider award of crack sealing services contract to Wolverine Sealcoating, LLC for an amount not to exceed \$45,000, including necessary budget amendment**

**Motion** by Mayor Pro Tem Bohn, seconded by Councilmember Schmenk to award the crack sealing services contract to Wolverine Sealcoating, LLC for an amount not to exceed \$45,000, including necessary budget amendment. **The motion carried, 7-0.**

**14. Consider approval of the METRO Act Right of Way Permit Extension with KEPS Technologies, Inc. dba ACD.net and authorize the City Manager to execute the same**

**Motion** by Councilmember Gipson, seconded by Councilmember Pettengill to approve the METRO Act Right of Way Permit Extension with KEPS Technologies, Inc. dba ACD.net and authorize the City Clerk to execute the same. **The motion carried, 7-0.**

**15. Consider approval to purchase new server, SQL licensing, and network switches and authorize the City Clerk to execute the same**

**Motion** by Councilmember Schmenk, seconded by Councilmember Gardner to approve the purchase of a new server, SQL licensing, and network switches and authorize the City Clerk to execute the same. **The motion carried, 7-0.**

**16. Consider establishing procedures for Caleb Jenkins to participate in Planning Commission and Zoning Board of Appeals meetings remotely due to military duty**

**Motion** by Councilmember Gipson, seconded by Councilmember Schmenk to establish the following procedures for remote participation in Planning Commission and ZBA meetings by Caleb Jenkins during his absence due to active military deployment: The Clerk shall provide for two-way communication for each Planning Commission and Zoning Board of Appeals meeting attended remotely by Mr. Jenkins for his participation and voting; For each meeting attended remotely by Mr. Jenkins, the Community Development Manager shall ensure Mr. Jenkins announces prior to each meeting that he is attending remotely; but that he need not disclose his physical location; For each meeting attended remotely by Mr. Jenkins, the Planning Commission and Zoning Board of Appeals secretary shall ensure that the minutes reflect Mr. Jenkin's public announcement that he is attending remotely; and The Clerk shall ensure that the public notice for each Planning Commission and Zoning Board of Appeals meeting where Mr. Jenkins will be attending remotely announces his remote attendance and includes an email address where public comments may be provided to Mr. Jenkins prior to the meeting, and the Clerk shall forward such comments to Mr. Jenkins sufficiently in advance of such meeting. **The motion carried, 7-0.**

**17. Consider approving the purchase of two duty pumps for the Pine Creek water storage house from Dubois-Cooper Associates at a cost not to exceed \$36,534**

**Motion** by Councilmember Pettengill, seconded by Councilmember Gardner to approve the purchase of two duty pumps for the Pine Creek water storage house from Dubois-Cooper Associates at a cost not to exceed \$36,534. **The motion carried, 7-0.**

**18. Conduct a first reading and consider setting a public hearing date of April 21, 2026, for proposed Ordinance 613, amendments to the City of Brighton Code of Ordinance, Section 98-5.6 "Off-street Parking Regulations"**

**Motion** by Councilmember Gipson, seconded by Councilmember Schmenk to set a public hearing date of April 21,

2026, for proposed Ordinance 613, amendments to the City of Brighton Code of Ordinances, section 98-5.6 "Off-Street Parking Regulations". **The motion carried, 7-0.**

**19. Conduct a first reading and set a public hearing date of April 21, 2026, for proposed Ordinance 615, amendments to the City of Brighton Code of Ordinances, Conditional Zoned Properties**

**Motion** by Councilmember Gardner, seconded by Councilmember Pettengill to set a public hearing date of April 21, 2026, for proposed Ordinance 615, amendments to the City of Brighton Code of Ordinances, Conditional Zoned Properties. **The motion carried, 7-0.**

**20. 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**

**Motion** by Councilmember Gardner, seconded by Councilmember Gipson to enter into closed session at 9:32 p.m. to Receive a Written Attorney-Client Privileged Communication pursuant to the Michigan Open Meetings Act, 1976, § 15.268(1)(h), Michigan Compiled Laws. **The motion carried by roll call vote, 7-0.**

**Motion** by Mayor Pro Tem Bohn, seconded by Councilmember Pettengill to come out of closed session at 10:22 p.m. **The motion carried, 7-0.**

**Other Business**

**21. Call to the public**

Mayor Tobbe opened the call to the public at 10:23 p.m.

Susan Walters Bakhaus spoke regarding the Brighton Arts and Culture Commission agenda item.

Hearing and seeing no further comment, the call to the public was closed at 10:26 p.m.

**22. Adjournment**

**Motion** by Councilmember Schmenk, seconded by Councilmember Albert, to adjourn the meeting at 10:26 p.m. **The motion carried, 7-0.**

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Tara Brown, City Clerk



# Brighton City Council Special Meeting

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## MINUTES OF THE REGULAR MEETING OF THE BRIGHTON CITY COUNCIL HELD ON MARCH 30, 2026

### 1. Call to order

Mayor Tobbe called the meeting to order at 6:00 p.m.

### 2. Pledge of Allegiance

Mayor Tobbe led those in attendance in the Pledge of Allegiance

### 3. Roll call

Present were Mayor Tobbe, Councilmembers: Albert, Gardner, Gipson, and Schmenk.

Others Present: City Manager Gretchen Gomolka, City Clerk Tara Brown, and Attorney Sarah Gabis.

**Motion** by Mayor Pro Tem Bohn, seconded by Councilmember Gardner to excuse Councilmember Pettengill for personal reasons. **The motion carried, 6-0.**

### 4. Consider approval of the agenda

**Motion** by Councilmember Gardner, seconded by Councilmember Schmenk to approve the agenda as presented. **The motion carried, 6-0.**

### 5. Call to the public

Mayor Tobbe opened the call to the public at 6:31 p.m. Hearing and seeing no comment, the call to the public was closed.

### 6. 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

**Motion** by Mayor Pro Tem Bohn, seconded by Councilmember Gardner to enter into closed session at 6:32 p.m. to Receive a Written Attorney-Client Privileged Communication pursuant to the Michigan Open Meetings Act, 1976, § 15.268(1)(h), Michigan Compiled Laws and to invite Jim Tishler and Joe Rivet from the Michigan State Land Bank Authority into closed session and waive privilege to the named individuals. **The motion carried by roll call vote, 6-0.**

**Motion** by Mayor Pro Tem Bohn, seconded by Councilmember Gipson to come out of closed session at 9:27 p.m. **The motion carried, 6-0.**

### 7. Consider possible action as a result of closed session

**Motion** by Councilmember Gipson, seconded by Councilmember Gardner to proceed as discussed in closed session. **The motion carried, 5-1. Mayor Pro Tem Bohn voted no.**

### 8. Call to the public

Mayor Tobbe opened the call to the public at 9:28 p.m. Hearing and seeing no comment, the call to the public was closed.

### 9. Adjournment

**Motion** by Councilmember Schmenk, seconded by Councilmember Gipson, to adjourn the meeting at 9:28 p.m. **The motion carried, 6-0.**

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Tara Brown, City Clerk



# City of Brighton

## REPORT FROM THE CITY MANAGER TO CITY COUNCIL

April 14, 2026

**SUBJECT: CONSIDER AUTHORIZATION OF THE LABOR SERVICES AGREEMENT WITH DEWPOINT IN THE AMOUNT OF \$12,618 TO COMPLETE THE INSTALLATION, CLEANUP, AND IMPLEMENTATION OF THE CITY'S SERVER AND NETWORK MODERNIZATION**

### **BACKGROUND**

At the March 24, 2026, City Council meeting, Council approved the purchase of hardware associated with the BS&A server replacement and network infrastructure upgrades, including servers, switches, and related equipment as part of the City's broader IT modernization efforts. While the hardware components have been approved and procured, the labor required to complete installation and configuration has not yet been formally approved.

As outlined in the Dewpoint Statement of Work (SOW), this project is intended to improve system performance, reliability, and long-term supportability through a full refresh of the BS&A server environment and remediation of network infrastructure across multiple City facilities.

### **ADMINISTRATIVE SUMMARY**

Dewpoint has provided a comprehensive scope of services that includes both server deployment and network remediation activities across five City locations, including City Hall, DPW, Water Plant, Wastewater Facility, and Police Department.

The labor portion of the project includes:

- Server installation, configuration, and migration to a new BS&A environment
- Network cleanup and remediation, including:
  - Cabinet and rack cleanup
  - Cable tracing, labeling, and organization
  - Installation and configuration of switches and patch panels
  - Wireless access point deployment
  - System testing and validation
- Onsite technical support, project management, and post-installation stabilization

The work is expected to be completed within approximately one month of project initiation and will be conducted using a phased approach to minimize disruption to City operations.

The total cost for the labor and onsite services associated with this effort is \$12,618.00, which includes travel and project management costs

### **BUDGET**

There is sufficient funding available in the General Fund Information Technologies budget, which is primarily Dewpoint services, to cover this cost.

### **RECOMMENDATION**

It is the recommendation of staff that City Council authorize the labor services agreement with Dewpoint in the amount of \$12,618 to complete the installation, cleanup, and implementation of the city's server and network modernization and authorize the City Clerk to execute the same.

Prepared by: Tara Brown, City Clerk

Reviewed by: Elizabeth Gaines, Finance Director

Within Budget

Budget Amendment Necessary and In Proper Form

Other \_\_\_\_\_

Reviewed &

Approved by: Gretchen Gomolka, City Manager

Attachments:

1. BS&A Server and Network Modernization Statement of Work

# CITY OF BRIGHTON

## ***BS&A SERVER AND NETWORK MODERNIZATION STATEMENT OF WORK***

March 26, 2026

**Submitted By:** Joe Old, Account Executive

[jold@dewpoint.com](mailto:jold@dewpoint.com)

300 S Washington Square #200  
Lansing, MI 48933  
P (517) 258.2750  
[Dewpoint.com](http://Dewpoint.com)



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# STATEMENT OF WORK OVERVIEW

The City of Brighton has engaged Dewpoint to modernize its infrastructure to improve performance, resiliency, and long-term supportability. This engagement includes a full refresh of the BS&A server environment and a multi-site network remediation and upgrade program. Dewpoint will deliver the work using a phased, low-risk approach aligned with enterprise best practices to minimize disruption and ensure predictable outcomes.

## SCOPE

Dewpoint will provide a project manager and onsite Network, Server, and Desktop resources to complete the following tasks:

- Replace the City's existing BS&A server with new hardware and transition all users to the new platform.
- Standardize and remediate network infrastructure across all locations to improve reliability and simplify management.
- Test newly installed network devices and the refreshed server environment to confirm functionality prior to project closeout.

## Technical Implementation Approach

### BS&A Server Refresh

The server refresh activities are to be accomplished over two (2) days onsite:

The hardware for this deliverable can be found in Appendix A

#### Preparation

- Validate current environment and dependencies.
- Confirm application requirements and access.

#### Build

- Deploy Dell PowerEdge R670.
- Install Windows Server 2022 Standard.
- Configure storage, networking, patching, and security baseline.

#### Application Deployment

- Install BS&A application stack.
- Configure services and dependencies.

#### Validation

- Perform functional testing with City stakeholders.

### Cutover

- Execute client repoint strategy.
- Provide desktop support (8 hours).

### Stabilization

- Monitor and resolve issues post-cutover.

## Network Infrastructure Refresh

The following activities will be undertaken at all five (5) City sites over five (5) days onsite:

- Installation of new cabinets where appropriate.
- Cabinet and rack cleanup and remediation.
- Cable tracing, labeling, and dressing.
- Installation of Fortinet switches.
- Patch panel installation and termination.
- UPS deployment and validation.
- Wireless access point deployment.
- End-to-end connectivity validation.

## Site Level Work Summary

The hardware for this activity can be found in Appendix B.

### Police Department

8 hours (Install only – cleanup performed in previous effort)

- Cabinet
- 3 Fortinet switches
- UPS

### DPW

4 hours (Install and cleanup)

- Cabinet
- 1 Fortinet switch
- UPS

### Water Plant

8 hours (Install and cleanup)

- Cabinet
- Patch Panel
- 1 Fortinet switch

- UPS

### **Wastewater**

8 hours (Install and cleanup)

- Cabinet
- Patch Panel
- 1 Fortinet switch
- UPS

### **City Hall**

8-12 hours (Install and heavy remediation)

- Cabinet
- 1 Fortinet switch
- UPS

### **Wastewater APs**

2 hours (Wireless)

- 2 APs configuration

## **Work Locations**

Work will be performed at the following locations.

### **City of Brighton City Hall**

200 N 1st St, Brighton, MI 48116

### **City of Brighton DPW**

420 S 3rd St, Brighton, MI 48116

### **City of Brighton Water Plant**

7377 Challis Rd, Brighton, MI 48116

### **City of Brighton Waste Water Facility**

6570 Hamburg Rd, Brighton, MI 48116

### **City of Brighton Police Department**

440 S 3rd St, Brighton, MI 48116

## **DURATION OF AGREEMENT**

Work is expected to be completed within one (1) month of SOW signature.



# City of Brighton

## REPORT FROM THE CITY MANAGER TO CITY COUNCIL

April 14, 2026

**SUBJECT: CONSIDER APPROVAL OF THE 2026 LACASA OCTOBER GLOW CIVIC EVENT APPLICATION**

### **ADMINISTRATIVE SUMMARY**

LACASA submitted their application for the 2026 October Glow event to be held on Wednesday, October 7, 2024 from 7 pm to 8 pm.

This event occurs in the AMP area and around the Millpond. There is no road closure required and no assistance needed by city staff. The anticipated attendance is approximately 75 people. This is a small event and has occurred annually for many years . The applicant will be reminded that there are to be no open flames at the event.

The Civic Event Committee, which includes representatives from the Brighton Area Fire Authority and Brighton City Police, reviewed the application and have no concerns.

### **BUDGET INFORMATION**

There are no costs incurred by the City of Brighton for this event.

### **RECOMMENDATION**

Approve the 2026 LACASA October Glow Civic Event Application.

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

Reviewed &

Approved by: Gretchen Gomolka, City Manager



# City of Brighton

## REPORT FROM THE CITY MANAGER TO CITY COUNCIL

APRIL 14, 2026

**SUBJECT: CONDUCT PUBLIC HEARING AND CONSIDER APPROVAL FOR SPECIAL LAND USE PERMIT 26-01 TO ALLOW AN ASSEMBLY USE AND COMMERCIAL OFFICE USE IN THE IB-INTERMEDIATE INDUSTRIAL ZONING DISTRICT.**

### **ADMINISTRATIVE SUMMARY**

A Special Land Use application has been submitted by Dan Oginsky, 309 SMS, LLC, to allow the following uses that are not permitted by right within the IB-Intermediate Industrial Zoning District:

- a) Allowance of a commercial office use by people or businesses other than the building owner, and
- b) Allow for assembly gatherings at this location, up to a number that can be accommodated with current parking and building facilities.

The applicant is requesting the Special Land Use Permit (SLU) to expand the office use of the property to allow commercial clientele in a co-workspace environment. The current office use permitted by the approved site plan is assigned specifically to his private business. The applicant is also requesting the SLU to allow for small assembly type uses such as professional classes, fitness classes, business gatherings, etc.

### **ADMINISTRATIVE REVIEW**

The applicant believes there is a high demand for these types of uses, which he can accommodate at the subject property. He has an extensive list of businesses that wish to use the office space as a commercial, co-work environment. The applicant has the same type of commercial use at his other commercial office building located at 142 Brighton Lake Rd.

Along with the demand for office space, the applicant has had numerous requests for smaller-type assembly uses and believes the demand will continue to grow considering the lack of small assembly space in the community.

The current permitted uses for the property are commercial storage and private office use by the property owner.

- The Special Land Uses section of the IB-Industrial District does state the following for consideration:  
*Any use not listed in the Zoning Ordinance, provided such use is of a similar and no more objectionable nature to the permitted uses, and meets the special land uses standards of this ordinance, as determined by the City Council. (The minimum standards for a SLU are set forth in Section 98-6.2 of the zoning ordinance).*
- The applicant believes the requested uses are similar to and are no more objectionable than the current permitted uses of the space and property. He also states the uses requested will not create incompatibilities with uses generally permitted in its district

- To be considered for a SLU, you must provide data that supports the 14 standards listed in Section 98-6.2, Special Land Use Regulations. The applicant has submitted the data he believes qualifies him to be considered for a SLU.
- The development has 15 parking spaces. Per Table 98-5.6(E) of the zoning ordinance, 5 spaces are required for the office and storage facility uses, and the remaining 10 spaces would be available for the small assembly events explained previously in this report.
- The ordinance requires 1 parking space for every 3 people regarding assembly uses, and the applicant has submitted a revised interior floor plan that identifies the area of the building to be used for these events. The applicant has also agreed to having the Fire Marshal post the occupant load at 30 in the assembly area during the hours of use for the office space, and an occupant load of 45 after office hours. With the Fire Marshal's posting, the site would comply with the ordinance regarding the parking space requirements.
- The Planning Commission conducted a public hearing and granted a recommendation of approval for SLU Permit 26-01, at their meeting conducted on March 16, 2026.

### **RECOMMENDATION**

Even though this parcel is within the IB-Intermediate Industrial District, its location stands alone and does not appear as part of an industrial development. The proposed uses listed in the SLU permit application do not seem out of character for the location and building type. They are low impact uses, and with the location being a significant distance from any residential developments, the SLU permit has favorable qualities.

It is recommended that City Council conduct a public hearing and consider the following:

### **Motion to approve Special Land Use Permit 26-01 as presented.**

Prepared by: Michael Caruso, Community Development Manager

Approved by: Gretchen Gomolka, City Manager

- Attachments:**
1. Application
  2. Applicant Summary Report Supporting the 14 Standards
  3. Aerial Image of property
  4. Exterior Image of Property
  5. Interior Floor Plan
  6. Planning Commission Minutes (Draft)



# CITY OF BRIGHTON SPECIAL LAND USE APPLICATION

200 N. First Street - Brighton, MI 48116 - [commdev@brightoncity.org](mailto:commdev@brightoncity.org) - 810.844.5149

Submit completed application, required documents, and \$1,200.00 fee to the address above.

### SPECIAL LAND USE LOCATION

Address: 1101 Rickett Road Brighton, MI 48116

Parcel Tax ID # 4718 - 31-400-083

Current Zoning Classification: I-B Intermediate Industrial

Adjacent Property Zoning Classification: I-B Intermediate Industrial

### PETITIONER

Name: Daniel Oginsky

Phone: (810) 360-3768 Email: doginsky@heartmonicholdings.com

Company: 309 SMS LLC, a subsidiary of Heartmonic Holdings LLC

Address: 1101 Rickett Road Brighton, MI 48116

### PROPERTY OWNER (if different than applicant)

Name: \_\_\_\_\_

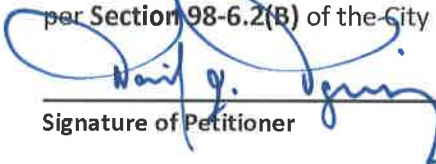
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

### WARRANTY OF PETITIONER (must be completed by petitioner)

I understand that the proposed special land use will not be considered by the Planning Commission until such time that the plan contains at least the minimum amount of information required by the city, per Section 98-6.2(B) of the City of Brighton Zoning Ordinance.

  
Signature of Petitioner

Daniel J. Oginsky  
Printed Name of Petitioner

2/24/2026  
Date

I, the property owner, authorize the petitioner to submit this application for review by the Planning Commission

  
Signature of Property Owner

Daniel J. Oginsky  
Printed Name of Property Owner

2/24/2026  
Date

**ATTACHMENT**

Special Land Use Permit Application  
1101 Rickett Road (Parcel No. 4718-31-400-083)  
Submitted by 309 SMS LLC, a subsidiary of Heartmonic Holdings LLC  
February 2026

The current property and space is a warehouse used for storage, a workshop, an open garage space, and office space. The Special Land Use requested is to: a) allow persons other than the building owner to use space for professional office use in a shared manner; and b) allow for gatherings at the property up to a number that can be accommodated with current parking and building facilities.

The requested use is the same or similar to, and is no more objectionable than, the current permitted uses of the space and property.

The use requested will not create incompatibilities with uses generally permitted in its district.

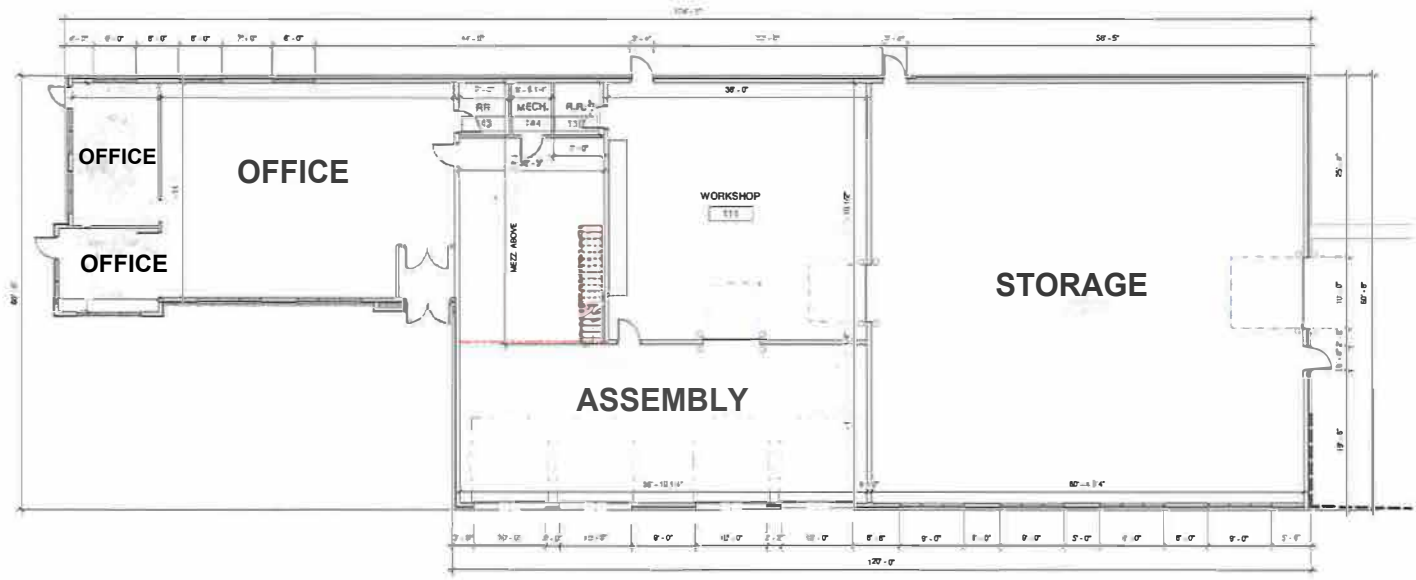
The standards for issuing a Special Land Use are met, as explained below:

- Sec. 98-6.2B(1)(a)      The proposed use will allow:
- Uses that are incidental to the current building's primary use; and
  - Full and productive utilization of the current space.
- It also is for inside the current building, using existing facilities, and will not create incompatibilities with uses in its district.
- Sec. 98-6.2B(1)(b)      The proposed use will be inside the building and use existing building facilities.
- Sec. 98-6.2B(1)(c)      The proposed use is professional office use and relatively small gatherings, which is a low risk use of the space. Gatherings will be limited to what can be accommodated with current parking, building facilities, and building code capacity restrictions.
- Sec. 98-6.2B(1)(d)      The proposed use is for activities inside an existing building, the primary purpose of which is permitted uses within its district.
- Sec. 98-6.2B(1)(e)      The proposed use is for activities inside an existing building, utilizing existing parking.
- Sec. 98-6.2B(1)(f)      The proposed uses will utilize existing on-site parking, and therefore not create an increased impact to the current vehicular or pedestrian traffic patterns.
- Sec. 98-6.2B(1)(g)      The proposed uses are professional office use and gatherings inside the existing building, for activities that are not expected to produce any material change in noise, dust, odor, light, or other impacts on surrounding properties.

- Sec. 98-6.2B(1)(h) The proposed use will not change the existing structures.
- Sec. 98-6.2B(1)(i) The proposed use and its parking are incidental and of a similar nature to the current primary use of the property. This use will fit harmoniously with the aspects of adjacent land.
- Sec. 98-6.2B(1)(j) Given the proposed use being for activities inside an existing building, and given the nature of proposed activities, the proposed use will not impact surrounding properties.
- Sec. 98-6.2B(1)(k) The proposed use and its parking does not have an impact on air, water, or natural resources, at least materially different from its permitted use.
- Sec. 98-6.2B(1)(l) The proposed use and its parking does not cause a material impact to public services that is different from the current building's permitted uses.
- Sec. 98-6.2B(1)(m) The proposed use will allow for full productive use of existing space by persons working in a professional capacity, operating and growing businesses, and gathering in small numbers. These activities are consistent with productive use of the space and growth in the City of Brighton.
- Sec. 98-6.2B(1)(n) The proposed use and its parking will occur and rely on existing facilities and will not cause a material change in reliance on public services.







PROPOSED FLOOR PLAN  
1/8" = 1'-0"



GROSS BUILDING AREA		
Room	Area	Area
WAREHOUSE	7,228 SF	
OFFICE	1,795 SF	
		9,023 SF

GROSS AREA PLAN  
1/16" = 1'-0"

**City of Brighton  
City Hall Council Chambers  
200 N. First St. Brighton, MI 48116  
Planning Commission  
Regular Meeting Minutes  
March 16, 2026**

**1. Call to order/roll call**

Commissioner Smith called the meeting to order at 7:00 p.m.

**Commissioners present:** Tom McCallion, Jim Johnston, Matt Smith, Susan Gardner, and Chuck Hundley.

**Commissioners absent:** Caleb Jenkins, Chris Passeri, Dave Petrak, and Jim Bohn.

**Others present:** Community Development Manager Michael Caruso, Assistant to the Community Development Manager Kelly Haataja, Police Chief Brent Pirochta, DPS Director Marcel Goch, Deputy DPS Director Corey Brooks, DPW Superintendent Brad Shrader, and Regulatory Compliance Superintendent Josh Bradley.

**Motion** by Commissioner Hundley, seconded by Commissioner Gardner, to excuse Commissioners Jenkins, Petrak, and Bohn for personal reasons. **The motion carried, 5-0.**

**2. Consider approval of consent agenda**

**Consent Agenda Items**

- a. **Approval of March 2, 2026, regular meeting minutes**
- b. **Approval of March 16, 2026, meeting agenda**

**Motion** by Commissioner Gardner, seconded by Commissioner Hundley to approve the consent agenda as presented. **The motion carried, 5-0.**

**3. Call to the public**

Commissioner Smith opened the call to the public at 7:01 p.m.

Tom Bobiney inquired about Board of Review.

Hearing and seeing no other comments, the call to the public was closed at 7:02 p.m.

**Public Hearing**

**4. Conduct a public hearing and consider a recommendation of approval for Special Land Use Permit 26-01, located at 1101 Rickett Rd.**

Mr. Daniel Oginsky, property owner, presented a request for a Special Land Use permit to allow small assembly uses with a maximum capacity supported by existing parking, and to permit use of the office as coworking space. Mr. Oginsky stated the request meets the standards for approval and would not be incompatible with other permitted uses in the district. He added that the proposed use would enable full, productive utilization of the building by supporting growing businesses.

Commissioner Smith opened the Public Hearing at 7:10 p.m.

**Susan Walters spoke** in opposition to the request stating the proposed change in use of the building should not be permitted.

Hearing and seeing no further comments, the call to the public was closed at 7:12 p.m.

Commissioner McCallion expressed appreciation for how the concept supports small growing businesses.

Commissioner Gardner agreed with Commissioner McCallion and stated it supports efficiency and will bring enhancement to the area.

**Motion** by Commissioner Gardner, seconded by Commissioner Johnston to recommend approval for Special Land Use Permit 26-01, located at 1101 Rickett Rd. **The motion carried, 5-0.**

**Unfinished Business**

None

**New Business**

**5. Conduct a review and consider adoption of the 2027-2032 Capital Improvement Plan**

**Motion** by Commissioner Gardner, seconded by Commissioner Hundley to adopt the 2027-2032 Capital Improvement Plan. **The motion carried, 5-0.**

**Other Business**

**6. Staff updates**

Mr. Caruso reported building plans for the MK Cannelle Bakery are in review and a permit should be issued soon.

**7. Commissioner report**

Mr. Caruso commented on upcoming agenda items.

**8. report**

No report.

**9. Call to the public**

Commissioner Smith opened the call to the public at 7:59 p.m. Hearing and seeing no comments, the call to the public was closed.

**10. Adjournment**

**Motion** by Commissioner Hundley, seconded by Commissioner McCallion, to adjourn the meeting at 8:00 p.m. **The motion carried, 5-0.**

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



# City of Brighton

## REPORT FROM THE CITY MANAGER TO CITY COUNCIL

April 14, 2026

**SUBJECT: CONSIDER AWARDING THE CONTRACT FOR THE REHABILITATION OF THE WOODFIELD SQUARE LIFT STATION TO CSM MECHANICAL, LLC IN AN AMOUNT NOT TO EXCEED \$155,107.40**

### **BACKGROUND**

The Woodfield Square lift station is located in the southern portion of the City of Brighton just east of Rickett Road. This lift station was installed to handle the wastewater flow for the Woodfield Square Condo Development in 1995. After 31 years of service, upgrades are needed to improve the condition of this station so that it can continue serving the citizens in this area for the next 20+ years.

### **ADMINISTRATIVE SUMMARY**

The Woodfield Square lift station is a submersible pump type of lift station, which means that the pumps are submerged in the wastewater flow inside of the wet well. The concrete that forms the lift station wet well and adjacent valve pit are in good condition, but the electrical and mechanical systems need rehabilitation. The planned upgrades include new pumps and valves, new electrical equipment, a new level control system with a panel view interface, and new paint and coatings.

Bid specifications were developed by City Staff and an Invitation to Bid (ITB) was published on the Michigan Intergovernmental Trade Network (MITN) website on February 11, 2026, using the bidding documents previously approved by the City Attorney.

Interested contractors attended a pre-bid meeting on February 25, 2026, at the lift station site. During the meeting contractors were able to ask questions, take photos, and discuss the procedures that will need to be used to manage the incoming wastewater flow while the lift station is offline during construction.

Sealed bids were opened on March 25, 2026, and three bids were received. See bid results below.

## **BID RESULTS**

### **Woodfield Square Lift Station Refurbishment**

**#ITB-WW-26-01**

<b>Bidder</b>	<b>Woodfield Square Lift Station Refurbishment</b>	<b>Alternate</b>
CSM Mechanical, Milford MI	\$134,876	\$33,963
JK of Michigan, Jackson MI	\$160,000	\$173,000
Lee Contracting Inc. DBA Midwest Power Systems Inc. Pontiac MI	NO BID	\$160,614

CSM Mechanical LLC is the low bidder for the Base Bid portion of the project with a bid of \$134,876. There was also an Alternate Bid for replacing the electrical panel with a new one. After receiving the bids, staff decided that since the existing panel is in good condition and pricing for it was higher than anticipated, we would not proceed with replacement at this time. In the future if a new panel is needed City staff will look at completing that project separately using our preferred electrical contractor.

In recent years we have worked with CSM Mechanical on several projects, including the recent upgrade of the Oakridge Meadows lift station last year with good results.

If the contractor is given notice to proceed, we would expect construction to begin as soon as parts can be obtained with substantial completion before the end of 2026.

**BUDGET INFORMATION**

There is currently \$175,000.00 in the FY 2025/2026 approved Utilities budget for the Rehabilitation of the Woodfield Square Lift Station. Staff would like to add our customary 15 percent contingency, which brings the total amount being requested to \$155,107.40.

**RECOMMENDATION**

Award the contract for the rehabilitation of the Woodfield Square Lift Station to CSM Mechanical LLC in an amount not to exceed \$155,107.40

Prepared by: Corey Brooks, Deputy DPS Director

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

April 14, 2026

**SUBJECT:** CONSIDER THE APPROVAL TO PURCHASE CHLORINE COMPONENTS FOR THE CHALLIS WATER PLANT CHLORINE SYSTEM FROM SOLBERG KNOWLES ASSOCIATES (SKA) IN AN AMOUNT NOT TO EXCEED \$61,000

### **BACKGROUND**

Chlorine disinfection is one of the most critical components in providing clean, safe drinking water at the Challis Water Plant. This process relies on multiple pieces of equipment working together, all of which must function as designed to ensure effective treatment.

The existing chlorine system at the Challis Water Plant has exceeded its expected service life. There are no reliable records showing when these components were originally installed, and current staff does not recall a full system replacement, if one has occurred at all. While the equipment has been maintained over time, its age and condition indicate that it is due for replacement. Upgrading this system is necessary to ensure the continued, reliable application of chlorine to the city's drinking water supply.

### **ADMINISTRATIVE SUMMARY**

The proposed upgrade will replace the critical components required for chlorine application while also enhancing safety for both staff and customers.

The chlorinator, ejectors, regulators, valves, tubing, scales, and chlorine detection alarm will all be upgraded, as these are the core components of the chlorine system. In addition, staff plans to install a backup chlorinator and ejector to provide redundancy in emergency situations. This will allow the system to continue injecting chlorine while primary equipment is being repaired, ensuring uninterrupted disinfection.

The upgrade will also include several important safety improvements. An automatic shutoff valve will be installed to close the cylinders in the event the chlorine detector senses a leak. Additionally, the installation of a chemical analyzer will provide real-time monitoring of chlorine residual leaving the water plant. This system will generate alarms if chlorine levels are too high or too low—both of which are critical for the water division to monitor and respond promptly.

Staff reviewed systems from two chlorine equipment manufacturers and recommend the system presented by SKA. The Superior Injection system is straightforward, user-friendly, and competitively priced. In addition, SKA will install the majority of the equipment, perform system startup, verify proper operation, and provide training to staff.

SKA is the Sole Authorized Source for Superior Water Solutions gas feed equipment and accessories manufactured by Chemical Injection Technologies, Inc., in the state of Michigan and surrounding areas. Staff also visited two local municipalities currently using Superior equipment, and feedback on those systems has been positive.

Company	Cost	Total with Contingency
Solberg Knowles Associates – Installation Included	\$52,815.35	\$61,000
RS Technical Services, INC – Installation Not Included	\$52,185.17	N/A

### **BUDGET INFORMATION**

City Council approved \$50,000 in the FY 2024–2025 Utilities Budget for the Challis Water Plant chlorine system upgrades. Staff recommends including the standard 15 percent contingency, bringing the total requested amount to \$61,000. Because the total cost of this upgrade exceeds the approved amount, staff proposes to use \$11,000 from

savings associated with the SCADA system upgrade, which was completed \$90,000 under budget.

**RECOMMENDATION**

Consider approval to purchase chlorine components for the Challis Water Plant chlorine system from Solberg Knowles Associates (SKA) in an amount not to exceed \$61,000.

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

Reviewed by: Marcel Goch, DPS Director

Elizabeth Gaines, Finance Director

- Within Budget (when using savings from SCADA project)
- Budget Amendment Necessary and In Proper Form
- Other \_\_\_\_\_

Reviewed &

Approved by: Gretchen Gomolka, City Manager



# City of Brighton

## REPORT FROM THE CITY MANAGER TO CITY COUNCIL

April 14, 2026

**SUBJECT: CONSIDER APPROVAL OF CONCRETE REPLACEMENT AT CITY HALL AND THE COMMUNITY CENTER IN AN AMOUNT NOT TO EXCEED \$78,451.24, AS WELL AS THE APPROVAL OF \$250,000 FOR ADDITIONAL SIDEWALK R&R ALONG WITH ALL NECESSARY BUDGET AMENDMENTS**

### **BACKGROUND**

Staff was requested to obtain pricing to replace the concrete at the front of City Hall and the Community Center.

We received a quote from our concrete contractor, Luigi Cement, for both locations. The quoted prices are \$43,089.21 for City Hall and \$25,129.26 for the Community Center, for a total of \$68,218.47.

Luigi Cement advised that they would continue to hold the pricing that they have been charging since March 2023.

### **ADMINISTRATIVE SUMMARY**

For the past several years, staff has worked with Luigi Cement on our Sidewalk R&R Program. Last summer and fall, they completed the removal and replacement of approximately 20,000 square feet of sidewalk, installed 11 ADA sidewalk intersections, and miscellaneous concrete repairs on the Tridge, boardwalk and Hyne Alley.

Staff would like to have the City Hall work completed prior to the start of the summer season when the civic event season starts.

In order to be placed early on Luigi’s schedule, it is beneficial to have as much concrete work for them as possible. Therefore, in addition to City Hall and the Community Center, staff would like to include city-wide sidewalk R&R at the same time. The city historically spends \$250,000 on the sidewalk program each year. The funds that were budgeted for the current fiscal year have already been spent. We contemplated moving forward the \$250,000 in the budget for the upcoming fiscal year forward. After discussing this with the Manager and Finance Director, we determined the best approach would be to leave next year’s budget intact and request an amendment in the amount of \$250,000 for the current year. This will result in double the sidewalk maintenance being completed in the current year than was originally budgeted.

Because the building sidewalk prices are estimates, staff would like to add an additional 15 percent contingency, which would bring the total amount being requested to \$328,451.24. Please see below for the details.

Project	Cost	15% Contingency	Total
City Hall Sidewalk	\$43,089.21	\$6,463.38	\$49,552.59
Community Center Sidewalk	\$25,129.26	\$3,769.39	\$28,898.65
Sidewalk R&R	\$250,000.00	NA	\$250,000.00
			-----
	<b>TOTAL REQUESTED</b>		<b>\$328,451.24</b>

### **BUDGET INFORMATION**

While none of this work is budgeted for in the current year, it is beneficial to get this work completed while Luigi Cement is willing to hold their 2023 pricing. There are funds available in the fund balance of the General Fund assigned for capital

projects that can be utilized for these projects.

**RECOMMENDATION**

Staff recommends approval of concrete replacement at City Hall and the Community Center in amount not to exceed \$78,451.24 , as well as the approval of \$250,000 for additional sidewalk R&R along with all necessary budget amendments.

Prepared by: Patty Thomas, Asst. to the 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