



# 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)

May 12, 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: April 28, 2026
- b. Acceptance of the quarterly financial report
- c. Acceptance of the quarterly investment report
- d. Consider approval of Tetra Tech professional consultant services to perform SCADA programming for the Challis Water Plant chlorine system upgrade project in an amount not to exceed \$6,850
- e. Consider approval of pump installation and pipe coating for the Pine Creek Water Storage House to CSM Mechanical at a cost not to exceed \$25,500

### Correspondence

6. Councilmember updates
7. Staff updates
8. Swear in new Officer Kameron DeWulf
9. Call to the public
10. Presentation: Ford School of Public Policy Consulting Clinic Popular Annual Financial Report Presentation

### Public Hearing and Budget Adoption

11. Conduct a public hearing and consider adoption of Resolution #2026-03, Fiscal Year 2026/2027
12. Consider approval of Resolution #2026-04, Fiscal Year 2026/2027 Fee Schedule
13. Consider approval of Resolution #2026-05 to Establish the Levy and Authorize the Collection of Taxes, Penalties, and Fees for Fiscal Year 2026/2027

### New Business

14. Consider approval of a third amendment to the City of Brighton/Brighton Township Water Service Contract and authorize the City Manager to execute
15. Consider approval of a license agreement with the Brighton Area Historical Society and the Brighton Art Guild for use of the City of Brighton Arts, Culture, and History Center (COBACH) and authorize the City Manager to execute
16. Consider entering into closed session to consider the purchase or lease of real property pursuant to the Michigan Open Meetings Act, 1976, § 15.268(1)(d), Michigan Compiled Laws

### Other Business

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 APRIL 28, 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, Finance Director Liz Gaines, City Clerk Tara Brown, Chief Brent Pirochta, and Attorney Sarah Gabis.

### 4. Consider approval of the agenda

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

#### Consent Agenda Items

- a. **Approval of minutes: April 7, 2026, April 9, 2026, and April 14, 2026**
- b. **Approval of the purchase and subscription services of PowerTime in an amount not to exceed \$3,566.58 for fiscal budget year 25/26 and not to exceed \$4,367.00 for fiscal budget year 26/27 along with necessary budget amendments**

#### Correspondence

### 6. Councilmember updates

Councilmember Albert noted that the Brighton Veterans Memorial Committee met on April 15, 2026, to discuss preparations for the upcoming Memorial Day Parade that is on May 25, 2026, beginning at 10:00 a.m. The Mayor will be among the speakers, and the ceremony will honor fallen soldiers from the recent war with Iran. Lighting repairs at the Veterans Memorial will be completed, and the community's 250th celebration flags positioned in the festival area will be partially funded through sponsorships. Three flag sponsorship opportunities remain available at \$100 each. Please visit City Hall for additional information.

Councilmember Gipson stated that the Downtown Development Authority met to discuss bylaws and marketing plans for the upcoming concert series at the AMP.

Mayor Tobbe thanked DPW staff as well as the public that came out to the Arbor Day celebration at Fairview Cemetery. Staff and the Mayor planted a tree with plans for the Boy Scouts to plant additional trees within the cemetery.

### 7. Staff updates

Clerk Brown relayed that City Hall will be open on Saturday, May 2, 2026, for all election related business. Also please note, May 2, 2026, is also the start of the Farmers Market in the municipal lot.

Chief Pirochta stated that two new officers will be sworn in during the next City Council meeting. They bring a lot of experience between the two and he looks forward to welcoming them to the City of Brighton. Speed signs are going up in key locations, if there are any issues or you would like to see one in your neighborhood, please reach out to the police department.

DPS Director Goch provided several updates for various construction projects throughout the city as well as upcoming plans.

## **8. Call to the public**

Mayor Tobbe opened the call to the public at 6:52 p.m.

Candidate for Michigan House District 49, Dan Pelchat introduced himself and offered business cards for those interested.

Hearing and seeing no further comment, the call to the public was closed at 6:54 p.m.

## **9. Presentation: Attorney Jeremy Romer, Rosati Schultz Joppich & Amtsbuechler, PC**

### **Public Hearing**

#### **10. Conduct a public hearing and consider adoption of Ordinance 613, Amendments to the Zoning Ordinance, Chapter 98, section 98-5.6 "Off-Street Parking Regulations"**

Community Development Manager Caruso provided a brief overview of the proposed ordinance amendment and discussed the concerns from the previous discussion regarding gravel driveways.

Mayor Tobbe opened the public hearing at 7:01 p.m. Hearing and seeing no comment, the public hearing was closed.

Council and staff discussed existing gravel driveways and how this ordinance will affect parking on residential lots.

**Motion** by Councilmember Gardner, seconded by Councilmember Schmenk to approve the adoption of Ordinance 613, Amendments to the Zoning Ordinance, Chapter 98, section 98-5.6 "Off Street Parking Regulations". **The motion carried by roll call vote, 7-0.**

#### **11. Conduct a public hearing and consider adoption of Ordinance 615, Amendments to Chapter 98 "Zoning" and the zoning map, with the rezoning of three conditional zoned parcels to the "C2-General Business" District**

Community Development Manager Caruso provided background and rational for this rezoning to remove the conditional aspect.

Mayor Tobbe opened the public hearing at 7:08 p.m. Hearing and seeing no comment, the public hearing was closed.

**Motion** by Councilmember Albert, seconded by Councilmember Pettengill to approve the adoption of Ordinance 615, Amendments to Chapter 98 "Zoning" and the zoning map, with the rezoning of three conditional zoned parcels to the "C2-General Business" District. **The motion carried by roll call vote, 7-0.**

### **New Business**

#### **12. Consider approval of concrete replacement the Community Center in an amount not to exceed \$28,898.65 along with all necessary budget amendments**

**Motion** by Councilmember Gipson, seconded by Councilmember Pettengill to approve the concrete replacement at the Community Center in amount not to exceed \$28,898.65, along with all necessary budget amendments, contingent upon the successful use of the \$10,000.00 grant towards this concrete replacement. **The motion carried, 7-0.**

#### **13. Consider awarding the three-year contract with optional 3-year extension for auditing services to Maner Costerisan**

**Motion** by Gipson, seconded by Councilmember Pettengill to award the three-year contract with optional 3-year extension for auditing services to Maner Costerisan and authorize the City Manager to execute the same. **The**

**motion carried, 7-0.**

**14. Consider awarding the Seventh Street Rehabilitation Project bid to Springline Excavating LLC in an amount not to exceed \$1,574,063.50 along with necessary budget amendments**

**Motion** by Councilmember Pettengill, seconded by Councilmember Schmenk to award the Seventh Street Rehabilitation Project bid to Springline Excavating LLC in an amount not to exceed \$1,574,063.50 along with necessary budget amendments. **The motion carried, 7-0.**

**15. Consider Entering into Closed Session to consider the purchase or lease of real property pursuant to the Michigan Open Meetings Act, 1976, § 15.268(1)(d), Michigan Compiled Laws**

**Motion** by Mayor Pro Tem Bohn, seconded by Councilmember Albert to enter into closed session at 7:46 p.m. to consider the purchase or lease of real property pursuant to the Michigan Open Meetings Act, 1976, § 15.268(1)(d), Michigan Compiled Laws. **The motion carried by roll call vote, 7-0.**

**Motion** by Councilmember Gipson, seconded by Councilmember Gardner to come out of closed session at 8:29 p.m. **The motion carried, 7-0.**

**Other Business**

**16. Call to the public**

Mayor Tobbe opened the call to the public at 8:30 p.m. Hearing and seeing no comment, the call to the public was closed.

**17. Adjournment**

**Motion** by Councilmember Gardner, seconded by Councilmember Pettengill, to adjourn the meeting at 8:30 p.m. **The motion carried, 7-0.**

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Tara Brown, City Clerk



# City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL  
MAY 12, 2026

**SUBJECT: QUARTERLY FINANCIAL REPORT FOR THE PERIOD ENDING MARCH 31, 2026**

## **ADMINISTRATIVE SUMMARY**

- This report is for the third quarter of the fiscal year. Revenues are trending favorably compared to the budgeted amounts, while expenditures are trending in line with 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 quarter's report.

Prepared by: Elizabeth Gaines, Finance Director

Reviewed &  
Approved by: Gretchen Gomolka, City Manager

FINANCIAL REPORT FOR CITY OF BRIGHTON - GENERAL FUND  
PERIOD ENDING 3/31/2026

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

DESCRIPTION	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	YTD BALANCE 3/31/2026	OVER/ (UNDER) AMENDED BUDGET	NOTES
<b>REVENUE</b>					
PROPERTY TAXES	8,773,620.00	8,773,620.00	8,725,452.69	(48,167.31)	We have collected the majority of our taxes, in May the county will make us whole on anything that was unpaid as of March 1st. Its anticipated that this payment will be about \$70,000.
TAX PENALTIES, INTEREST & FEES	295,500.00	295,500.00	318,874.77	23,374.77	This includes the tax administrative fee (1% fee on all taxes added to tax bills), which we collect on both the summer and winter tax bills. This also includes penalties for late tax payments.
LICENSES & PERMITS	414,750.00	414,750.00	340,773.18	(73,976.82)	We received two quarterly Cable Franchise Fees as well as the majority of the budgeted amount in Building Permit Fees. This line will most likely be over budget by fiscal year end.
STATE SHARED REVENUE	1,125,000.00	1,125,000.00	551,954.38	(573,045.62)	This includes the PPT reimbursement, which which we receive in October and May, and the State Shared revenue which we receive bi-monthly, on a two month lag.
INVESTMENT EARNINGS	30,000.00	30,000.00	279,964.41	249,964.41	Due to high interest rates we have exceeded the budgeted amount.
RENTS & ROYALTIES	76,350.00	76,350.00	9,617.50	(66,732.50)	The majority of this line item represents charges to Major and Local streets for employees working on street projects, which will be recorded at year end. This line also includes building rental fees (AMP and community center).
OTHER REVENUE	68,500.00	68,500.00	83,813.31	15,313.31	Includes reimbursement for civic events, dividend payment from our purchasing card and reimbursements to the City for retiree health savings account pre-funding.
OTHER FINANCING SOURCES	271,000.00	271,000.00	101,166.62	(169,833.38)	This represents appropriation from DDA, Utility and Brownfield Funds. Which will be fully recorded by year end.
SERVICE CHARGES	872,200.00	872,200.00	747,938.11	(124,261.89)	This is primarily refuse collection user fees.
FINES & FORFEITS	26,000.00	26,000.00	31,490.11	5,490.11	Primarily police related fines which come in sporadically throughout the year.
LOCAL UNIT CONTRIBUTION	100,000.00	100,000.00	71,062.60	(28,937.40)	This account is for the liaison officer payments from Brighton Schools.
GRANTS	21,000.00	21,000.00	86,815.56	65,815.56	We received a traffic safety grant, an election assistance grant for ADA compliance and additional reimbursement from the State for exempt personal property. These items are not budgeted due to
<b>TOTAL REVENUES</b>	<b>12,073,920.00</b>	<b>12,073,920.00</b>	<b>11,348,923.24</b>	<b>(724,996.76)</b>	

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

DESCRIPTION	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	YTD BALANCE 3/31/2026	OVER/ (UNDER) AMENDED BUDGET	NOTES
<b>EXPENDITURES</b>					
CITY COUNCIL	38,267.00	38,267.00	10,048.90	(28,218.10)	Primary expense is Per Diems, which are paid at the end of the year.
CITY MANAGER	298,438.00	298,438.00	222,933.99	(75,504.01)	Includes City Manager, a portion of the Grant Writer Communications Specialist and an allocated portion of the budgeted additional payment to MERS.
COMMUNICATIONS	50,768.00	50,768.00	41,077.72	(9,690.28)	Includes a portion of the Grant Writer Communications Specialist and other community promotions expenses.
LEGAL SERVICES	256,040.00	256,040.00	68,421.69	(187,618.31)	General, MTT and Labor attorney retainers and other expenses.
CITY CLERK	238,165.00	238,165.00	177,408.36	(60,756.64)	Election costs and per diems, a portion of the management assistant, general operating expenses as well as an allocated portion of the budgeted additional payment to MERS.
HUMAN RESOURCES	260,884.00	295,884.00	175,894.27	(119,989.73)	General operations, a portion of the management assistant position, as well as an allocated portion of the budgeted additional payment to MERS.
FINANCE	942,238.00	942,238.00	687,012.52	(255,225.48)	General operations as well as an allocated portion of the budgeted additional payment to MERS.
INFORMATION SYSTEMS	233,411.00	233,411.00	185,857.89	(47,553.11)	General operations to run IT, primarily software related expenses.
POLICE	4,119,077.00	4,119,077.00	3,198,573.21	(920,503.79)	General operations as well as an allocated portion of the budgeted additional payment to MERS.
PUBLIC WORKS	2,994,688.00	3,041,903.85	2,407,062.67	(634,841.18)	General operations covering all city buildings and public spaces.
COMMUNITY DEVELOPMENT	659,220.00	659,220.00	471,777.31	(187,442.69)	General operations as well as an allocated portion of the budgeted additional payment to MERS.
POST EMPLOYMENT BENEFITS	557,859.00	557,859.00	486,252.76	(71,606.24)	Healthcare for retirees.
TRANSFERS-OUT AGENCIES	166,200.00	168,200.00	157,981.92	(10,218.08)	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, the Historical Society and Brighton Senior Center.
TRANSFERS-OUT OTHER FUNDS	1,792,805.57	2,117,271.72	1,803,042.89	(314,228.83)	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 Council approved amendments for left turn signals at Grand River and Church, a portion of construction costs for Rita Ann, Sisu Knoll, Roberston, Glenwyth and Oak Ridge as well as additional road maintenance.
<b>TOTAL EXPENDITURES</b>	<b>12,608,060.57</b>	<b>13,016,742.57</b>	<b>10,093,346.10</b>	<b>(2,923,396.47)</b>	

NET OF REVENUES & EXPENDITURES (534,140.57) (942,822.57) 1,255,577.14

Overall revenues are trending favorable compared to the budgeted total. Expenditures are materially inline with the budget. 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.



# City of Brighton

## REPORT FROM THE CITY MANAGER TO CITY COUNCIL MAY 12, 2026

**SUBJECT:        QUARTERLY INVESTMENT REPORT FOR THE PERIOD ENDING MARCH 31, 2026**


### **ADMINISTRATIVE SUMMARY**

- The City's total investment/bank balance has decreased by \$4,777,275 or 15.5% over last quarter to \$25,956,383.
- This decrease is to be expected as we collected tax revenue in the first quarter, while expenditures tend to be constant throughout the year. We also made the MERS additional contribution and the semi-annual required payments.
- The City's average rate of return on investments decreased from 3.55% to 3.33% over the last quarter. This decrease is due to the lowering of interest rates as the federal funds rate is reduced.
- The City's earnings remain just barely 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 invests 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 Michigan Class, Huntington Bank, Flagstar Bank and Independent Bank, total 43.8%, 35.8%, 8.9% and 3.3%, respectively, of the City's overall portfolio. The high ratio of deposits held in Michigan Class and Huntington Bank is because Michigan Class is a fully liquid account with moderate interest 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: April 30, 2026

We are earning interest rates ranging from 0% to 3.74% 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 three CDs ranging from \$249,967 to \$285,326. They range from 9 months to 12 months in length with interest rates from 3.75% to 3.95%. We also have one CDARS (Certificate of Deposit Account Registry Service) at CIBC for \$1,047,364 at 4.10% with 10 months remaining. CDARS allows investments in CDs held by many different FDIC insured banking institutions so it can achieve full FDIC coverage for the total sum. Our account at Huntington Bank currently has \$9,303,803.44 invested with maturities from 1–4 years and an average interest rate of 3.25%. Municipalities are required to use Michigan banks for investment purposes.

Existing home sales decreased by 3.6% in March as month over month sales fell in all regions. March home sales remained sluggish and below last year's pace with lower consumer confidence and softer job growth continuing to hold back buyers. The year began with notable movement in mortgage rates. Early in the first quarter, 30-year fixed mortgage rates dipped below 6% for the first time in 3.5 years. Some took advantage of this brief window to buy or refinance, but the momentum was short lived as rates quickly climbed back to the 6.5% range.

Americans are getting smaller pay raises while tariffs and higher gas prices are threatening to make everything more expensive. The slowdown comes as economists worry about rising inflation, with the Iran war choking off oil tankers pushing up gas prices. Retailers and grocers are now contending with higher transportation costs. Amazon has started charging sellers a 3.5% fuel and logistics related surcharge. If wages can't keep up with rising costs across the board, it's likely that affordability will become a larger issue than it already was before the war.

In support of its goals, the Committee decided to maintain the target range for the federal funds rate at 3-1/2% to 3 3/4%. In considering the extent and timing of additional adjustments to the target range for the federal funds rate, the Committee will carefully assess incoming data, the evolving outlook, and the balance of risks. The Committee is strongly committed to supporting maximum employment and returning inflation to its 2 percent objective. In assessing the appropriate stance of monetary policy, the Committee will continue to monitor the implications of incoming information for the economic outlook.

CITY OF BRIGHTON  
 QUARTERLY INVESTMENT REPORT  
 AS OF MARCH 31, 2026

<u>Investment Accounts</u>	<u>Account Balance</u>	<u>Maturity Date</u>	<u>Current % Interest Rate</u>	<u>Average R.O.R.</u>
OLD NATIONAL BANK-Checking	41,462	Immediate	0.00%	0.00%
OLD NATIONAL BANK-Juvenile	15,060	Immediate	0.00%	0.00%
Total Old National Bank	<u>56,523</u>			
BANK OF ANN ARBOR	206,846	Immediate	1.11%	0.01%
Total Bank of Ann Arbor	<u>206,846</u>			
FLAGSTAR BANK-Refundable Deposit	3,988	Immediate	2.60%	0.00%
FLAGSTAR BANK-Combined Savings	246,224	Immediate	2.60%	0.02%
FLAGSTAR BANK-A/P Checking	2,063,521	Immediate	2.20%	0.17%
Total Flagstar Bank	<u>2,313,733</u>			
HUNTINGTON BANK-MM	10,909	Immediate	1.66%	0.00%
HUNTINGTON BANK-INVESTMENT	9,292,894	Various	3.25%	1.16%
	<u>9,303,803</u>			
INDEPENDENT BANK UTILITY LB CHECKING	852,457	Immediate	1.00%	0.03%
Total Independent Bank	<u>852,457</u>			
MICHIGAN CLASS	11,356,649	Immediate	3.74%	1.64%
Total Michigan Class	<u>11,356,649</u>			
CD-FIFTH THRID BANK	285,326	12/23/26	3.95%	0.04%
CD-CIBC BANK	283,714	11/19/26	3.75%	0.04%
CDARS-CIBC	1,047,364	02/11/27	4.10%	0.17%
CD-BANK OF ANN ARBOR	249,967	05/14/26	3.75%	0.04%
Total Certificate of Deposits	<u>1,866,372</u>		<u>2.22%</u>	
TOTAL	<u><u>25,956,383</u></u>			3.33%
Three Month Treasury Bill Rate*				3.72%
Average Fed Funds Rate**				3.64%
City's Avg. R.O.R. over/(under) the 3-month T-Bill Rate				-0.39%
City's Avg. R.O.R. over/(under) the Avg. Fed Funds Rate				-0.31%



# City of Brighton

## REPORT FROM THE CITY MANAGER TO CITY COUNCIL

May 12, 2026

**SUBJECT:**       **CONSIDER APPROVAL OF TETRA TECH PROFESSIONAL CONSULTANT SERVICES TO PERFORM SCADA PROGRAMMING FOR THE CHALLIS WATER PLANT CHLORINE SYSTEM UPGRADE PROJECT IN AN AMOUNT NOT TO EXCEED \$6,850.**

### **BACKGROUND**

On April 14, 2026, City Council approved the purchase of chlorine components for the Challis Water Plant to upgrade the existing chlorine system equipment. As part of this project, the new equipment will require updates and programming to the SCADA system to integrate the equipment and enable new alarms and operational functions. Tetra Tech, the City's SCADA consultant, has provided a proposal to complete this work to ensure proper integration and reliable system performance.

### **ADMINISTRATIVE SUMMARY**

Tetra Tech provided a proposal on April 30, 2026. Staff has reviewed the proposal, addressed clarifications, and confirmed the scope of work and associated costs are acceptable.

Tetra Tech will be responsible for the following:

- Conduct on-site kick-off meeting and initial field investigation with City staff
- Prepare programming in-house for equipment in accordance with the supplier equipment
- Add new signals to PLC and Aveva InTouch application
- Configure new I/O card
- Work with the electrician to verify required materials and determine termination points for the communication wiring

### **BUDGET INFORMATION**

City Council approved \$50,000 in the FY 2024–2025 Utilities Budget for the Challis Water Plant Chlorine System Upgrades. Because the total cost of the project, including previously purchased components and installation, exceeds the approved amount, staff proposes allocating \$6,850 from savings realized through the SCADA system upgrade, which was completed \$90,000 under budget, to cover the cost of SCADA programming.

### **RECOMMENDATION**

Approve Tetra Tech Professional Consultant Services to perform SCADA programming for the Challis Water Plant chlorine system upgrade project in an amount not to exceed \$6,850.

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

MAY 12, 2026

**SUBJECT:** CONSIDER APPROVAL OF PUMP INSTALLATION AND PIPE COATING FOR THE PINE CREEK WATER STORAGE HOUSE TO CSM MECHANICAL AT A COST NOT TO EXCEED \$25,500.

### **BACKGROUND**

The Pine Creek Water Storage House was constructed in 2005 to provide additional water storage for both the Pine Creek and Northern Ridge Subdivisions. The facility includes a 250,000-gallon storage tank, two duty pumps, and a high-service pump. The interior of the storage tank was inspected in the fall and found to have no major deficiencies.

In conjunction with the installation of the pipes and as part of ongoing asset maintenance and improvement efforts, staff is proposing to repaint the existing pump piping within the facility. The protective coating on the piping has deteriorated over time, and repainting will help extend the service life of the piping and reduce the risk of future corrosion-related failures. This proactive approach is intended to preserve infrastructure conditions and avoid more costly repairs or replacements in the future.

### **ADMINISTRATIVE SUMMARY**

The contractor shall provide all labor, materials, equipment, and supervision necessary to prepare and paint the designated interior piping, exterior discharge piping, and the pump skid/frame at the Pine Creek Water Storage House. The scope of work includes surface preparation, priming, and application of protective coatings suitable for corrosion resistance in a municipal water treatment environment.

As part of this project, City Council previously approved the purchase of two Patterson duty pumps and motors to replace the existing pumps. At that time, it was noted that installation would be completed by a qualified third-party contractor to ensure proper execution of the work. The contractor will be responsible for installing the new pumps, verifying alignment, checking for pipe stress, confirming proper orientation, testing operation and amperage, and ensuring installation is completed in accordance with the manufacturer's specifications.

An invitation to bid was published on Bidnet on March 18, 2026, and a pre-bid meeting was hosted on April 1, 2026. The bid was opened on April 22, 2026, with four contractors submitting bids.

<b>Pine Creek Water House Refurbishment 4/22/2026 Bid Analysis</b>	
<b>BIDDER</b>	<b>TOTAL AMOUNT</b>
<b>CSM Mechanical, Milford</b>	<b>\$22,155.50</b>
Reliance Building Company, Novi	\$28,947.00
Comprehensive Contracting, Brighton	\$31,654.00
Miller Boldt Inc., Lansing	\$31,814.40

CSM Mechanical submitted the lowest bid. They have successfully completed multiple projects for the City of Brighton over the past several years, including the Summit Booster Station upgrades, Oakridge Meadows Lift Station refurbishment, Wastewater Treatment Plant meter replacements, and was recently approved to complete the Woodfield Square Lift Station Upgrade. CSM Mechanical has been a trusted partner with the City in recent years, and staff looks forward to continuing to work with them on this project.

**BUDGET INFORMATION**

City Council approved \$100,000 in the FY 25-26 Utilities Budget for the Pine Creek Water Storage Pump and Valve Refurbishment. Staff has already requested and were approved for \$36,534 to be used to purchase the pumps, leaving a balance of \$63,466. From this amount staff is requesting to use \$25,500, which includes a standard 15% contingency.

**RECOMMENDATION**

Approve the bid for the pump installation and pipe coating for the Pine Creek Water Storage House to CSM Mechanical at a cost not to exceed \$25,500.

Prepared by: Josh Bradley, Water Plant and 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

MAY 12, 2026

**SUBJECT: PUBLIC HEARING AND CONSIDERATION OF ADOPTING THE FISCAL YEAR 2026-2027 BUDGET**

## **ADMINISTRATIVE SUMMARY**

- The City Manager's Proposed FY 2026-27 Budget was presented to the City Council on Tuesday, March 24, 2026.
- The City Council held Budget Work Sessions on Tuesday, April 7, 2026, and Thursday, April 9, 2026.
- The budget provides for a tax levy and utility fees, which comprise the majority of City's revenue used to support the expenditures/expenses. The City Council will consider the millage rates and the fee schedule in separate resolutions.
- The annual budget provides the authority to appropriate the funds for the operations of the City of Brighton from July 1, 2026, through June 30, 2027.

## **RECOMMENDATION**

It is the recommendation of staff that the City Council approve the attached resolution, including Exhibit A, to adopt the City's Budget for FY 2026-27.

Prepared by: Elizabeth Gaines, Finance Director

Reviewed by: Gretchen Gomolka, City Manager

Attached: Exhibit A  
Resolution 2026-03

**RESOLUTION #2026-03**

**ADOPTING THE FISCAL YEAR 2026-2027 BUDGET**

**WHEREAS**, the City of Brighton Municipal Charter requires that an annual budget be approved by the City Council; and

**WHEREAS**, said Charter requires the appropriation of funds for the upcoming Fiscal Year; and

**WHEREAS**, the Manager's recommended budget for Fiscal Year 2026-2027 was submitted to the City Council of Brighton and a copy thereof placed on the City's website for public review on March 24, 2026; and

**WHEREAS**, on May 12, 2026, the City Council of Brighton held a public hearing on the proposed budget for Fiscal Year 2026-27; and

**WHEREAS**, estimated revenues and fund balances are sufficient to provide for proposed expenditures and year end reserves required for the 2026-27 Fiscal Year; and

**NOW, THEREFORE**, pursuant to Chapter 8, Section 4 of the City of Brighton Charter, BE IT RESOLVED, that the City Council of Brighton hereby approves the Fiscal Year 2026-27 budget, as presented by the Manager, reviewed, and amended by Council, and implemented through the following policies and specifications as the official budget for the City of Brighton for the Fiscal Year beginning July 1, 2026.

**I. ADOPTION BY FUND AND DEPARTMENT WITHIN THE GENERAL FUND**

The Budget is hereby adopted and appropriated by fund, and department for the General Fund, as provided on Exhibit A with council amendments.

**II. APPROPRIATIONS/TRANSFERS**

Appropriations made during Fiscal Year 2026-27 pursuant to said budget shall be considered the maximum authorization to incur expenditures and not a mandate to spend, subject to the following conditions:

- i. Additional appropriations may be made by the City Council from the unappropriated fund balance account of the General Fund for approved reallocations, providing that such appropriations do not cause the unassigned fund balance to be less than 15% of the total General Fund budgeted operating expenditures.
- ii. Transfers may be made by the City Manager from departmental reserves or surplus of the General Fund to any department of the General Fund in amounts not to exceed five percent of the original total budget for the department receiving the transfer, provided that such transfers shall not exceed the total amount of operating reserves or surplus available at the time of transfer, and providing that such transfers do not cause the unassigned fund balance to be less than 15% of the total General Fund budgeted operating expenditures.
- iii. Transfers may be made by the City Manager from departmental reserves or surplus of the General Fund to any other Fund of the City in amounts not to exceed ten percent of the original total budget for all such transfers, providing that the limitations of Section (ii) are not exceeded.
- iv. Appropriations in excess of the limitations of Sections (i - iii) above may be authorized by the City Council but only if new revenues are available to fund such expenditures.

III. LIMIT ON OBLIGATIONS AND PAYMENTS

No obligation shall be incurred against, and no payment shall be made from any appropriation account unless there is a sufficient unencumbered balance in the appropriation, and sufficient funds are or will be available to fund such expenditures.

IV. CONFORMITY WITH PREVIOUS ACTIONS

The City Council rescinds any prior actions not in conformity with the above stated policies and specifications.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

RESOLUTION DECLARED ADOPTED

Dated: \_\_\_\_\_

**CERTIFICATION**

I, Tara Brown, City Clerk of the City of Brighton, do hereby certify that the foregoing is true and correct copy of a Resolution adopted by the City Council of the City of Brighton at a regular meeting held on May 12, 2026.

\_\_\_\_\_

Tara Brown, City Clerk

**EXHIBIT A****Budget 2026-27****REVENUES - ALL FUNDS**

<u>Source</u>	<u>Budget</u>
Property Taxes, Penalties, Interest & Fees	\$ 12,646,402
Licenses & Permits	431,050
Federal & State Grants	37,750
State Shared Revenue	1,805,000
Fines & Forfeitures	107,400
Local Unit Contribution	103,500
Service Charges	7,480,450
Investment Earnings	130,000
Rents & Royalties	118,738
Other Revenue	535,900
Other Financing Sources :Bond Proceeds	-
Other Financing Sources : Transfers In	7,432,901
<b>TOTAL REVENUES</b>	<b>\$ 30,829,091</b>

**EXPENDITURES BY FUND**

<u>Fund</u>	<u>Department</u>	<u>Appropriation</u>
	City Council	\$ 40,405
	City Manager	320,277
	Communications	48,477
	Legal Services	256,120
	City Clerk	266,091
	Human Resources	272,836
	Finance	883,739
	Information Systems	233,980
	Police	4,335,587
	Public Works	3,268,693
	Community Development	681,785
	Post Employment Benefits	647,678
	Transfers to Other Agencies	200,000
	Transfers to Other Fund	1,676,056
General Fund		<b>13,131,724</b>

**EXHIBIT A****Budget 2026-27****Continued**

Major Streets	1,267,124
Local Streets	4,396,043
Street Millage Fund	3,941,600
Arts & Cultural Commission	6,600
Imagination Station Maintenance	6,250
State Forfeiture Funds	-
Federal Forfeiture Funds	13,000
Street Non-voted Debt	161,988
Capital Improvement	1,316,568
Capital Reserve	1,328,700
2021 Bond Construction Fund	-
Law Enforcement/Public Safety	375,810
Brownfield Redevelopment Authority	187,529
Downtown Development Authority	1,763,990
2021 Utility Bond Construction Fund	-
Utilities	8,915,952
<b>TOTAL EXPENDITURES</b>	<b>36,812,878</b>
Less: Depreciation & Amortization	(2,791,200)
<b>TOTAL EXPENDITURES: Less Depreciation</b>	<b>\$ 34,021,678</b>
<b>Net Increase to Fund Balance/Net Position</b>	<b>(3,192,587)</b>



# City of Brighton

## REPORT FROM THE CITY MANAGER TO CITY COUNCIL

MAY 13, 2025

**SUBJECT: CONSIDER APPROVAL OF RESOLUTION 2026-04 ADOPTING THE PROPOSED FY 2026-27 FEE SCHEDULE**

### ADMINISTRATIVE SUMMARY

- The City's fees and charges are reviewed at least annually and amended where warranted. The attached Resolution is staff's recommendation for adopting the attached proposed FY 2026-27 Fee Schedule.
- The proposed FY 2026-27 Fee Schedule includes a column that shows the prior year fees in yellow highlight if they are different from the proposed FY 2026-27 fees. In order to provide clarity, upon adoption, the prior year numbers and highlights will be removed, and the final fee schedule will be produced. Staff will be at the meeting to address any questions related to the proposed changes.
- Included in the highlighted changes on the attached fee schedule are the following Utility Fees.

#### Utility Fees – (as reflected in the FY 2026-27 Proposed Budget):

##### Utility User Charges (bi-monthly):

<b>Water:</b>	<b>City</b>	<b>Genoa Pine Creek</b>	<b>Genoa Dillion</b>	<b>Genoa N.Star1</b>	<b>Genoa N.Star2</b>	<b>Brighton Township</b>	<b>Hamburg Township</b>
Commodity (1,000 Gal.) -	\$7.49	\$7.49	\$8.26	\$8.63	\$8.26	\$10.57	\$7.49

<b>Wastewater:</b>	<b>City</b>	<b>Genoa</b>	<b>MDOT</b>	<b>Hamburg</b>
Commodity (1,000 Gal.) -	\$8.90	\$8.90	\$8.90	\$8.02
Administrative (per meter/service)	\$11.00**	\$16.50*	\$16.50*	\$16.50*

<b>Debt Service (per meter size/service)</b>	<b>City</b>	<b>Genoa</b>	<b>MDOT</b>
.75"	\$23.42**	\$9.29***	
1.00"	\$43.41**	\$17.53***	\$65.11*
1.50"	\$86.81**		
2.00"	\$137.88**		
3.00"	\$273.20**		
4.00"	\$426.40**		
6.00"	\$852.80**		

\* Rates reflect quarterly billing

\*\* Rates reflect bi-monthly billing

\*\*\* Rates reflect bi-monthly billing and are for only the Genoa Pine Creek customers. Pine Creek customers only pay

debt service on debt issued in 2021 or thereafter.

Un-metered Charge	
Residential -	\$123.08
Governmental -	\$400.57
Commercial/Industrial -	\$754.39

**The Average Combined Sewer and Water User Fees at 8 thousand gallons per billing cycle would increase by 2.9% (approximately \$4.68 every two months).**

**RECOMMENDATION**

It is the recommendation of staff that the City Council consider the attached resolution to set the fees and charges for FY 2026-27.

Prepared by: Elizabeth Gaines, Finance Director

Reviewed by: Gretchen M. Gomolka, City Manager

Attached: Proposed Fee Schedule  
Resolution #2026-04



**CITY OF BRIGHTON**  
**FEE SCHEDULE**  
**FY 2026/27**

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**CITY OF BRIGHTON FEE SCHEDULE  
FY 26/27**

**FY 25/26 FEES IF CHANGED**

DEPARTMENT / SERVICE	FEE DESCRIPTION	FY 2026/27 FEES
<b>CITY HALL - COMMON FEES</b>		
<b>Licenses and Permits</b>		
<b>Adult Entertainment Business</b>		
	Operating application fee	\$300.00
	Operating license fee	\$400.00
	<b>Artist Application Fee</b>	\$25.00
<b>Auctions</b>		
	Bond Required	\$2,000.00
	Annual license to operate	\$25.00
	*Per day private auction	\$5.00
	*Per day public auction house	\$25.00
<i>* This amount payable until a total of \$300.00 is reached; thereafter, daily fee of \$2.00 for the balance of the calendar year.</i>		
<b>Carnivals</b>		
	Application fee to operate	\$150.00
	License to operate	\$300.00
<b>Collection Containers</b>		
	<b>Registration fee</b>	\$50.00
	<b>Annual permit fee</b>	\$100/container
<b>Liquor License Application Fee</b>		
	Application for On-Premise Liquor License, new or transfer (Class C, Tavern, etc.)	\$500.00
	Application for Off-Premise Liquor License, new or transfer (SDD, SDM, etc.)	\$300.00
	Application to amend or change existing license (additional licensee/stock holder, etc.)	\$200.00
	Application to add special permit to license (dance, entertainment, etc.)	\$100.00
	Application for Farmer's Market Alcohol Permit	\$150.00
<i>Application for combined licenses (i.e. - Class C/SDM) to be charged only on the On-Premise fee</i>		
<b>Redevelopment Liquor License</b>		
	Submittal Fee (Process up through City Council Action) - non-refundable	\$250.00
	Processing Fee (Process after City Council Action) - non-refundable	\$750.00
	<b>24 hour Liquor License Fee</b>	\$40.00

**CITY OF BRIGHTON FEE SCHEDULE  
FY 26/27**

**FY 25/26 FEES IF CHANGED**

<b>DEPARTMENT / SERVICE</b>	<b>FEE DESCRIPTION</b>	<b>FY 2026/27 FEES</b>
<b>Licenses and Permits (continued)</b>		
<b>Mechanical or Electronic Amusement Devices</b>		
	Application fee to operate	\$100.00
	Annual license fee per machine	\$20.00
<b>Pawn Shop Fee</b>		
		\$250.00
<b>Peddlers/Solicitors</b>		
	Bond Required	\$1,000.00
	Investigation fee	\$40.00/person
	Annual permit fee	\$60.00
<b>Sandwich Board Permit Fee (DBD District)</b>		
		\$50.00
<b>Sidewalk Café Permit with Alcohol Sales</b>		
	Tri-annual application fee	\$200.00
	Annual inspection fee	\$100.00
<b>Sidewalk Café Permit without Alcohol Sales</b>		
	Tri-annual application fee	\$150.00
	Annual inspection fee	\$50.00
<b>Sidewalk Occupancy Permit</b>		
	Annual Fee (Retail Sales)	\$50.00
	Annual Permit (Furnishings and Décor)	NO FEE
<b>Social District Permit</b>		
		\$50.00
<b>Street Closure Fee</b>		
		\$300.00
<b>Trailer - Permit to Park Fee</b>		
		\$100.00
<b>Notary Fee</b>		
	Resident	\$0.00
	Non-Resident	\$0.00









**CITY OF BRIGHTON FEE SCHEDULE  
FY 26/27**

**FY 25/26 FEES IF CHANGED**

DEPARTMENT / SERVICE	FEE DESCRIPTION	FY 2026/27 FEES
<b>Community Development - Building Department</b>		
<b>Document Fees</b>		
	See "Public Documents" for specific documents and fees related to the Building Department.	
<b>Photocopy Fees</b>		
	See "Photocopy Fees - All Departments" for specific fees related to the Building Department.	
<b>Addressing Fee</b>		
	For issuing each New Property Address in the City. Includes metes and bounds addresses as well as individual lots and parcels.	\$25.00
<b>Admin Fee</b>		
		\$50.00
<b>Certificate of Occupancy (C of O) Fees</b>		
		10% of permit costs
	Commercial/Industrial Certificate of Occupancy	min. \$150.00 - max. \$1,000.00
	Residential Certificate of Occupancy	\$100.00 each
	Temporary Certificate of Occupancy-Commercial/Industrial	\$200.00
	Temporary Certificate of Occupancy-Residential	\$100.00
<b>Commercial Building Permit Fee</b>		
	Based on est. building cost + Admin Fee + Refundable Bond	
<b>Commercial Plan Review Fee ( 1 hour minimum)</b>		
		\$100.00/hour
		\$300.00 for 100 spaces or less, plus additional \$50 per every 100 spaces, plus refundable bond
<b>Commercial Parking Lot Paving Permit</b>		
<b>Contractors Registration Fee</b>		
		\$20.00/year
<b>Construction Trailer Permit Fee</b>		
		\$200 + Admin Fee + \$200 Refundable Bond
<b>Demolition Permit Fee</b>		
	Commercial/Industrial	\$1,000 + Admin Fee + Refundable Bond (see bond schedule below)
	Residential	\$600 + Admin Fee + Refundable Bond (see bond schedule below)
	Accessory Structure	\$400 + Admin Fee + Refundable Bond (see bond schedule below)
<b>House Moving Permit Fee</b>		
		\$75.00+(\$5.00/\$1000.00 Est Cost) + Admin Fee + Refundable Bond

**CITY OF BRIGHTON FEE SCHEDULE  
FY 26/27**

**FY 25/26 FEES IF CHANGED**

DEPARTMENT / SERVICE	FEE DESCRIPTION	FY 2026/27 FEES
<b>Community Development - Building Department (continued)</b>		
<b>Refundable Performance Bonds*</b>		
	Construction cost up to \$1,000	\$100.00
	Construction cost more than \$1,000 up to \$5,000	\$200.00
	Construction cost more than \$5,000 up to \$15,000	\$300.00
	Construction cost more than \$15,000 up to \$20,000	\$400.00
	Construction cost more than \$20,000 up to \$100,000	\$1,500.00
	Construction more than \$100,000 - Residential	\$2,500.00
	Construction more than \$100,000 - Commercial	2.5% of construction cost
<b>Residential Permit Fees</b>		
	Admin Fee	\$50.00
	Inspection Fees	\$50.00/ per inspection
	Plan Review Fees - New Construction (minium 1 hour)	\$50/hour
	Plan Review Fees - Other Than New Construction (minimum 1 hour)	\$50/hour
	Refundable Performance Bond	See above
	Re-inspection Fee	\$50.00
	Deck - Fee per square footage	.25/Sq.Ft. (\$100 min. charge)
	Driveway, Patio, Porch, Sidewalk - Fee per square footage	.25/Sq.Ft. (\$100 min. charge)
	Garage, Home Additions, Interior Renovations - Fee per square footage	.40/Sq.Ft. (\$100 min. charge)
	<b>Permit Extension Fee</b>	\$50.00
	<b>Re-occupancy Permit Fee</b>	\$75.00
	<b>Sign Review Fee</b>	\$40.00
	<b>Sign Permit Fee</b>	\$60.00/sign face + \$30.00 each additional face + Admin Fee + Refundable Bond
	<b>Temporary Sign Permit Fee</b>	\$60.00
	<b>Work Without a Permit</b>	
	Commercial	\$400.00
	Residential	\$200.00



**CITY OF BRIGHTON FEE SCHEDULE  
FY 26/27**

**FY 25/26 FEES IF CHANGED**

DEPARTMENT / SERVICE	FEE DESCRIPTION	FY 2026/27 FEES
<b>Community Development - Planning and Zoning (continued)</b>		
<b>Site Plan Review</b>		
	Administrative Review	\$400 + consulting fees
	Amendment to Approved Plan	\$675 + any consulting fees
	Commercial Property Change of Use Application	\$675 + possible consulting fees
	Commercial Property - Exterior Building Renovations Application	\$675 + possible consulting fees
	Conceptual Site Plan Review	\$300 + any consulting fees
	Site Plan Extension	\$500.00
	Site Plan Submittal*	\$3,800.00
	<i>* Includes written comments of review, one planning commission meeting and one city council meeting</i>	
<b>Plat Review</b>		
	Tentative approval of preliminary plat	\$5.00 per-lot \$300 minimum
	Final approval of preliminary plat	\$3.50 per lot-\$300 minimum
<b>Final Plat Approval</b>		
	Plat review	\$15.00 per lot-\$350 minimum
<b>Site Condominium Review</b>		
	Site visit	\$300.00
	Preliminary Plan Review	\$9.00 per unit-\$450 minimum
	Final Plan Review	\$5.00 per unit-\$300 minimum
<b>Special Meetings</b>		
	Planning Commission Meeting	\$700.00
	Zoning Board of Appeals Meeting	\$600.00
	<b>Special Land Use Permit</b>	1200.00 + possible consulting fees
<b>Temporary Land Use</b>		
	Temporary Sales/Event Activity	\$50.00
	Seasonal Sales/Event Activity	\$250.00
	<b>Zoning Verification Request</b>	\$150.00
	<b>Z Zoning Board of Appeals - All Applications</b>	\$725.00



**CITY OF BRIGHTON FEE SCHEDULE  
FY 26/27**

DEPARTMENT / SERVICE	FEE DESCRIPTION	FY 2026/27 FEES	FY 25/26 FEES IF CHANGED
<b>Finance Department - Administration, Treasury, Assessing</b>			
<b>Document Fees</b>			
See "Public Documents" for specific documents and fees related to the Finance Department.			
<b>Photocopy Fees</b>			
See "Photocopy Fees - All Departments" for specific fees related to the Finance Department.			
	<b>Returned Check Fee (NSF, etc.)</b>	\$25.00	
	<b>Chicken Permit</b>	\$75.00	New
	<b>Dog License *</b>		
	<i>* Dog License renewal is to take place the month of vaccination expiration. A \$20 Late fee applies to all renewals the month following vaccination expiration.</i>		
			<u>Per Dog</u>
	1 year neutered	\$10.00	
	1 year neutered w/ late fee	\$30.00	
	1 year non-neutered	\$25.00	
	1 year non-neutered w/ late fee	\$45.00	
	3 year neutered	\$25.00	
	3 year neutered w/ late fee	\$45.00	
	3 year non-neutered	\$60.00	
	3 year non-neutered w/late fee	\$80.00	
	Replacement license	\$5.00	
	Service Dogs	Free	
	<b>Duplicate Tax/Special Assessment/Utility Bill *</b>	\$3.00/account	
	<i>* Taxpayers/Utility customers who request a copy of their <b>current bills</b> will have the photocopy fees waived. Tax Escrow Agents who are registered with the City as a designated agent for the payment of taxes receive one free listing of requested parcels per tax season. \$3.00 fee per parcel applies for additional requests.</i>		
	<b>Tax Search Fee - Per Property Per Tax Year</b>	\$3.00	
	<b>Property Splits/Merger - fee per parcel</b>	\$250.00	
	<b>Property Transfer Affidavit Form Late Filing Fee*</b>	\$5.00/day up to \$200	
	<i>*Daily fee starts after a 45 day grace period. Fees apply for each separate "Failure to File".</i>		

**CITY OF BRIGHTON FEE SCHEDULE  
FY 26/27**

**FY 25/26 FEES IF CHANGED**

DEPARTMENT / SERVICE	FEE DESCRIPTION	FY 2026/27 FEES
<b>Mayor / City Council</b>		
<b>Document Fees</b>		
	See "Public Documents" for specific documents and fees related to Mayor/City Council.	
<b>Photocopy Fees</b>		
	See "Photocopy Fees - All Departments" for specific fees related to Mayor/City Council.	
<b>Mayoral Marriage</b>		
	Resident	\$50.00
	Non Resident	\$100.00
<b>Rental of City Council Chambers</b>		\$50.00/hour
<b>Special Council Meeting</b>		\$365.50
<b>Police Department</b>		
<b>Background Check Fee per Fire Authority Request</b>		\$10.00
<b>Copy of Police Reports Authorized for Distribution</b>		\$10.00
<b>Court Ordered Preliminary Breathe Test</b>		\$15.00
	1st Instance per year - \$0, when notify PD of correction of problem	
<b>False Alarm Fines</b>		\$50.00/each thereafter
<b>Fingerprinting (2 cards only)</b>		\$35.00
<b>Impounded Vehicle Fee</b>		\$50.00
<b>Juvenile Offender Diversion Program Admin Fee</b>		Max \$150 per Offense
<b>Local Criminal History Record Check</b>		\$25.00
<b>Parking Permits</b>		\$35.00/each
<b>Reimbursement/Restitution Drunken Driving Arrests-Routine Case*</b>		\$150.00
	<i>* In cases where actual costs exceed \$150, such as accident or other unusual circumstance requiring numerous officers or other resources, amount will be calculated based on actual costs.</i>	
<b>Sex Offender Registration</b>		\$50.00
<b>Special Duty, Regular Officer</b>		Current billable hourly rate of Officers, as calculated annually, call for current rates
<b>Special Duty, Reserve Officer</b>		Current billable hourly rate of Officers, as calculated annually, call for current rates
<b>Special Duty, Command Officer</b>		Current billable hourly rate of Officers, as calculated annually, call for current rates
<b>Video/Audio Recording Duplication Fee per tape/disk</b>		\$50.00

**CITY OF BRIGHTON FEE SCHEDULE  
FY 26/27**

**FY 25/26 FEES IF CHANGED**

**DEPARTMENT / SERVICE**

**FEE DESCRIPTION**

**FY 2026/27 FEES**

**Police Department (continued)**

**PARKING FINES:**

Nature of Offense	Paid within 72 hours / Paid after 72 hours but within 30 days
Abandoned vehicle (plus towing and storage charges)	\$20/\$40
All night parking (between 3 am and 6 am)	\$5/\$10
Angle Parking violation	\$10/\$20
Between a sidewalk and curb	\$10/\$20
Bicycle parking violations	\$10/\$20
Bus, taxicab stand violations	\$10/\$20
Disabled vehicle, failure to move	\$20/\$40
Failure to set brakes	\$10/\$20
Headed against traffic or left wheels to edge of roadway	\$20/\$40
In alley	\$10/\$20
Keys in vehicle or motor running	\$20/\$40
Load zone violation	\$10/\$20
Non-metered area, not parked within space	\$10/\$20
Obstructing traffic	\$20/\$40
Overtime parking, exceeding posted limit	\$5/\$10
Parked on grade, wheels not turned to curb	\$10/\$20
Parking too far from curb	\$10/\$20
<b>Parking for Prohibited Purpose:</b>	
Working/repairing vehicle	\$10/\$20
Displaying advertising	\$10/\$20
Selling merchandise	\$10/\$20
Storage over 48 hours	\$10/\$20
<b>Prohibited Zone:</b>	
In prohibited zone	\$10/\$20
In tow away zone	\$10/\$20
In fire lane	\$10/\$20

**CITY OF BRIGHTON FEE SCHEDULE  
FY 26/27**

**FY 25/26 FEES IF CHANGED**

<b>DEPARTMENT / SERVICE</b>	<b>FEE DESCRIPTION</b>	<b>FY 2026/27 FEES</b>
<b>Police Department (continued)</b>		
<b>PARKING FINES (continued):</b>		<b>Paid within 72 hours / Paid after 72 hours but within 30 days</b>
	<b>Nature of Offense</b>	
<b>Prohibiting Parking (Signs Unnecessary):</b>		
	On sidewalk	\$20/\$40
	In front of drive	\$10/\$20
	Within intersection	\$20/\$40
	Within 15 feet of hydrant	\$10/\$20
	On crosswalk	\$20/\$40
	Within 20 feet of crosswalk or 15 feet of corner lot lines	\$10/\$20
	Within 30 feet of street side traffic sign or signals	\$10/\$20
	Within 50 feet of R x R crossing	\$10/\$20
	Within 20 feet of fire station entrance	\$10/\$20
	Double parking	\$10/\$20
	On bridge or viaduct or within tunnel	\$20/\$40
	Blocking emergency exit	\$10/\$20
	<b>Taxicab, parking other than cab stand</b>	\$10/\$20
	<b>Unauthorized parking in handicap space</b>	\$50/\$100

**CITY OF BRIGHTON FEE SCHEDULE  
FY 26/27**

DEPARTMENT / SERVICE	FEE DESCRIPTION	FY 2026/27 FEES	FY 25/26 FEES IF CHANGED
<b>Department of Public Works</b>			
DPW Labor-Regular time		\$42/hour	
DPW Labor-Saturdays		\$63/hour	
DPW Labor-Sundays & Holidays		\$84/hour	
<b>Millpond Amphitheater Rental (4 hour block)</b>			
Refundable Deposit		\$500.00	
City Resident / Business		\$150.00	
Non-City Resident / Business		\$300.00	
Non-Profit Organizations		\$75.00	
<b>Sculpture Garden Rental</b>		\$20/hour	
<b>Utility Right of Way Permits</b>			
Residential*		\$50.00	
Commercial*		\$125.00	
Annual Blanket Utility Right of Way Work Permit**		\$3,000.00	
<i>* A performance bond may be required as detailed below</i>			
 <i>** Payable once a year and the fee may replace or be used for an unlimited number of permit fees in a given year for any work performed in the ROW. An annual right-of-way work permittee must submit a monthly application form to the city manager and public works director describing nature and location of all planned right-of-way work for the following month for approval prior to date work begins.</i>			
<b>Performance Bond Amounts***:</b>			
Disruption, boring, removal, etc. asphalt or concrete street		\$1,500.00	
Disruption or removal of curb		\$500.00	
Disruption or removal of sidewalk		\$300.00	
Disruption of greenbelt		\$100.00	
Damage to Utility System (Water, Wastewater, Storm)		\$300.00	new
<i>*** Prices listed are minimum - DPS Director may determine if additional fees are needed</i>			

**CITY OF BRIGHTON FEE SCHEDULE  
FY 26/27**

DEPARTMENT / SERVICE	FEE DESCRIPTION	FY 2026/27 FEES	FY 25/26 FEES IF CHANGED
<b>Refuse Collection &amp; Disposal</b>			
<b>Residential Refuse User Fee</b>	\$22.36/month plus any recycling surcharges by Waste Management	\$21.50/month	

**The following are in reference to refuse and reflect the details of the rubbish hauling and disposal contract with Waste Management:**

**Weekly Refuse Volume Limitations**

Weekly refuse volumes for all customers will be limited to what can fit in one trash cart and one recycle cart.

Three (3) 30 gallon plastic bags or one (1) curb cart.

**Special Pickups**

Residents are allowed to put out one (1) extra item on their regular collection date during the first full week of each month. Scheduling is not required. Households wishing to dispose of more than one item per service day will be required to schedule collection and is subject to fees, payable at the time of the request

Special pick-up items include Freon-free appliances, furniture and miscellaneous trash. Small items must be in containers or bundled as to be easily handled by the contractor.

Any one item must not exceed what 2 persons can safely and reasonably lift.

Total volume cannot exceed two (2) cubic yards. This is an area 3'x3'x6'. It is equivalent to approximately 3 washers/dryers, 2 couches, 20 bags of leaves or grass.

**CITY OF BRIGHTON FEE SCHEDULE  
FY 26/27**

DEPARTMENT / SERVICE	FEE DESCRIPTION	FY 2026/27 FEES	FY 25/26 FEES IF CHANGED
<b>Utilities (Water and Sewer)</b>			
<b>Utility User Fees (bi-monthly)</b>			
<b>Water</b>			
<b>(Commodity per 1,000 Gallons):</b>			
	City	\$7.49	\$7.20
	Genoa Pine Creek, Hamburg Township	\$7.49	\$7.20
	Genoa Dillon, Genoa Northstar 2	\$8.26	\$7.94
	Genoa Northstar 1	\$8.63	\$8.30
	Brighton Township (includes 28% surcharge)	\$10.57	\$10.16
	PILOT (Payment in Lieu of Taxes)	\$16.66	
	Bulk Water - (8*Commodity Rate)*4 (4,000 gallon minimum)+ (2*Commodity Rate) for every 1,000 or fraction thereof used over 4,000.*	\$239.68 minimum + \$14.98 for each add't 1,000 gallons	\$230.40 minimum + \$14.40 for each add't 1,000 gallons
	1" Hydrant Meter and RPZ Rental Deposit	\$1,500.00	
	2.5 " Hydrant Meter and RPZ Rental Deposit	\$3,000.00	

\* Ex:  $(8 * \$7.49) * 4 = \$239.68$  minimum charge +  $(2 * \$7.49)$  for every 1,000 gallons used over 4,000

Note: If a contractor is performing work for the City and requires bulk water for the contracted work, then the contractor will pay the (8\*Commodity Rate) for the first 4,000 gallons only once, regardless of how many times bulk water is provided for the given project. Thereafter, the (2\*Commodity Rate) for every 1,000 gallons or fraction thereof used over 4,000 will apply.

**CITY OF BRIGHTON FEE SCHEDULE  
FY 26/27**

DEPARTMENT / SERVICE	FEE DESCRIPTION	FY 2026/27 FEES	FY 25/26 FEES IF CHANGED
<b>Utilities (Water and Sewer) (continued)</b>			
<b>Wastewater:</b>			
<b>(Commodity per 1,000 Gallons):</b>			
City		\$8.90	\$8.73
Genoa, MDOT		\$8.90	\$8.73
Hamburg		\$8.02	\$7.86
<b>Administrative (per meter size/service)</b>			
City - Rates reflect Bi-monthly Billing		\$11.00	\$10.00
Genoa, Hamburg, MDOT - Rates reflect Quarterly Billing		\$16.50	\$14.99
<b>Debt Service (per meter size/service)</b>			
City - Rates reflect Bi-monthly Billing			
.75"		\$23.42	
1.00"		\$43.41	
1.50"		\$86.81	
2.00"		\$137.88	
3.00"		\$273.20	
4.00"		\$426.40	
6.00 "		\$852.80	
Genoa Pine Creek - Rates reflect Bi-monthly Billing			
.75"		\$9.29	
1.00"		\$17.53	
MDOT - Rates reflect Quarterly Billing			
1.00"		\$65.11	
<b>Un-metered Charge - Includes Debt Service and Admin Fee in the rates</b>			
Residential		\$123.08	\$119.99
Governmental		\$400.57	\$393.47
Commercial/Industrial		\$754.39	\$741.20
<b>Penalties - 10% of <u>all</u> charges due on the 21st day after billing</b>			

**CITY OF BRIGHTON FEE SCHEDULE  
FY 26/27**

**FY 25/26 FEES IF CHANGED**

**Utilities (Water and Sewer) (continued)**

**Utility Connection Fee Schedule**

*The following equivalent user factors will be used to assess connection fees. For purposes of this table, an equivalent user is defined as that quantity of water and wastewater discharged from an ordinary single-family dwelling. In computing charges for commercial, industrial or multiple residences, the number of units shall be determined from the following equivalent user factors. Where square footage is used in the calculation of equivalent users, it shall mean the entire square footage inside the building.*

All City users (inside or outside the City) connecting to City owned or privately owned **Water** mains furnished water by the City of Brighton water supply system shall pay a connection fee based on the rate of **\$2,802 per unit.**

All City users (inside or outside the City) connecting to City owned or privately owned **Sewers** served by the City of Brighton sewage disposal system shall pay a connection fee based on the rate of **\$7,198 per unit.**

Usage	Units	Unit Factor
Auto Dealers (new and/or used)	1.00	per premise + \$0.15 per stall
Auto Repair/Collision - Body Shops	1.00	per shop + \$0.50 per 1,000 SF
Banks	0.25	per employee station
Barber Shops	1.00	per shop + \$0.10 per chair
Bars	2.00	per 1,000 SF
Beauty Shops	1.00	per shop + \$0.15 per booth
Bed and Breakfast Establishments	1.00	per building + \$0.20 per guest
Boarding Houses	1.00	per building + \$0.20 per bedroom
Boarding Schools	0.27	per bed
Bowling Alleys (w/out bar or lunch)	0.16	per alley
Bowling Alleys (bar and/or lunch)	0.60	per alley
Car Wash (production line no recycle)	10.00	per single production line
Car Wash (production line with recycle)	5.00	per single production line
Car Wash (self service)	1.25	per stall
Child Care Service	1.00	per premise + \$0.05 per person
Churches	0.25	per 1,000 SF (minimum 1.0 unit)

**CITY OF BRIGHTON FEE SCHEDULE  
FY 26/27**

**FY 25/26 FEES IF CHANGED**

**Utilities (Water and Sewer) (continued)**

**Utility Connection Fee Schedule (continued)**

Usage	Units	Unit Factor
Cleaners (pick up only)	1.00	per shop
Cleaners (pressing facilities)	1.00	per shop plus 0.50 per press
Clinics	1.00	per premise plus \$0.50 per exam room
Convalescent Homes	1.00	per premise + \$0.50 per bedroom
Convents	1.00	per premise + \$0.20 per bedroom
Country Clubs and Athletic Clubs	1.50	per 1,000 SF
Doctor's Office	1.00	per premise + 0.5 per exam room
Drug Stores	0.25	per 1,000 SF (minimum 1.0 unit)
Factories (exclusive of industrial waste)	0.50	per 1,000 SF
Fire Stations	0.20	per stationed firefighter per 24 hours
Fire Stations (Volunteer)	1.00	per premise
Florist	1.10	per 1,000 SF
Fraternal Organizations (members only)	1.00	per hall
Fraternal Organizations (members)	2.00	per hall + bar, restaurant, etc.
Funeral Homes	1.50	per 1,000 SF + residence
Garden Center (Nursery)	1.10	per 1,000 SF
Government Offices	0.40	per 1,000 SF
Grocery Stores and Markets	1.10	per 1,000 SF
Hospitals	1.09	per bed
Hotels/Motels (private baths)	0.35	per bedroom
Industrial Buildings	0.50	per 1,000 SF
Landscaping Undeveloped Land	1.00	per 7,920 SF
Laundry	0.35	per washer
Library	0.5275	per 1,000 SF
Lumber Yard	0.05	per 2,000 SF
Mobile Homes	1.00	per pad

**CITY OF BRIGHTON FEE SCHEDULE  
FY 26/27**

**FY 25/26 FEES IF CHANGED**

**Utilities (Water and Sewer) (continued)**

**Utility Connection Fee Schedule (continued)**

Usage	Units	Unit Factor
Multiple Family Residences		
One bedroom Unit (changing "apartment" to "unit")	0.50	per unit
Two bedroom Unit (changing "apartment" to "unit")	0.70	per unit
Three bedroom Unit (changing "apartment" to "unit")	1.00	per unit
Duplex	1.00	per dwelling unit
Office Building	0.40	per 1,000 SF
Pet Shops	1.10	per 1,000 SF
Pool Halls	0.10	per table
Post Office	1.00	per 1,000 SF
Printing Shops	0.50	per 1,000 SF
Public Institutions other than hospitals	0.75	per 1,000 SF
Research and Testing Laboratories	0.75	per 1,000 SF
Restaurants (dinner and/or drink)	3.50	per 1,000 SF
Restaurants (fast food)	7.00	per restaurant
Restaurants (meals w/service & dishes)	2.50	per 1,000 SF
Restaurants (take out)	1.50	per 1,000 SF
Retail Stores	0.30	per 2,000 SF
Rooming Houses (no meals)	0.25	per room
Schools (w/out showers or pools)	1.00	per classroom
Schools (w/showers and/or pool)	1.50	per classroom
Senior Citizen Apartments	0.34	per apartment
Service Stations	1.00	per premise + \$0.15 per nozzle
Service Stations w/auto repair	0.15	per stall
Service Stations w/mini-mart	0.50	1,000 SF building area
Skating Rinks	0.40	per 1,000 SF
Snack Bars (drive-in)	2.50	per 1,000 SF
Swimming Pools	3.00	per 1,000 SF
Single Family Residence	1.00	per residence

**CITY OF BRIGHTON FEE SCHEDULE  
FY 26/27**

**FY 25/26 FEES IF CHANGED**

**Utilities (Water and Sewer) (continued)**

**Utility Connection Fee Schedule (continued)**

Usage	Units	Unit Factor
Single Family Residence w/home occupation	1.50	per residence
Sports Centers	1.00	per 1,000 SF
Stores (other than specifically listed)	0.25	per 1,000 SF
Tennis Clubs	0.15	per 1,000 SF
Tennis or Handball Indoor Club	0.50	per court
Theaters (drive-ins)	0.03	per car space
Theaters (inside w/air condition)	1.00	plus \$0.01 per seat
Tourist Courts (individual bath units)	0.27	per cubicle
Trailer Parks (central bath house)	0.40	per trailer
Trailer Park (individual bath)	1.00	per trailer
Veterinary Facility	2.00	per veterinarian
Veterinarian Facility with Kennel	1.50	per facility + \$0.5 per 5 kennels
Warehouses and Storage	0.10	per 1,000 SF

*Where buildings size and number of employees are both known, the equivalent water factors shall be based on the highest projected flow factor. Classifications not specifically listed shall be assigned values as determined by the City, but no facility shall be assigned less than one unit. Where multiple businesses exist at one location (shopping centers, hotels with restaurant or bar facilities, etc.), the various businesses will be combined equivalents.*

*In cases of expansion or change of existing water/sewer uses, connection fees shall be levied in accordance with the current connection fee schedule based upon the difference in the current and expanded or changed use, but no facility shall be assigned less than one unit.*

*In cases where an application for water and/or sewer service has been made for property which is contiguous to an existing water and/or sewer special assessment district with water and/or sewer, service will be granted only after the following fees have been paid:*

*(a) an up-front lump-sum capital charge equivalent to the pro-rata of what would have been the property's assessment costs if the property were in the district, for the remaining term of the assessment. The capital charge will be placed in the debt service fund for future debt service payments on the special assessment. The properties in the SAD will have their remaining assessments reduced by their pro-rata share of the capital charge; and*

*(b) all connection fees.*

*Connection charges not listed, such as a 24-hour operation and other unusual conditions, shall be determined by the City Manager based on an estimated typical consumptions, which most nearly approximates a use listed above.*

**CITY OF BRIGHTON FEE SCHEDULE  
FY 26/27**

**FY 25/26 FEES IF  
CHANGED**

<b>WATER METER EQUIPMENT **</b>	<b>3/4" or 5/8"</b>	<b>1"</b>	<b>1 1/2"</b>	<b>2"</b>	<b>3"</b>	<b>4"</b>	<b>3/4" or 5/8"</b>	<b>1"</b>	<b>1 1/2"</b>	<b>2"</b>	<b>3"</b>	<b>4"</b>
Water Meters	\$220.00	\$300.00	\$1,650.00	\$2,164.00	\$2,405.00	\$4,175.00				\$1,900.00		
Horn	\$150.00	\$245.00	\$100.00	\$100.00	\$435.00	\$600.00						
MXU	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00						
<b>TOTAL</b>	<b>\$670.00</b>	<b>\$845.00</b>	<b>\$2,050.00</b>	<b>\$2,564.00</b>	<b>\$3,140.00</b>	<b>\$5,075.00</b>						

\*\*All meter components are subject to changes in market pricing

**Utility Tap Installation Charges:**

Water and sewer taps shall be performed by the contractor, unless deemed necessary by the DPS Director.

**Inspection**

All utility taps and abandonments shall be inspected by City Staff \$100.00 per tap or conn.

**RESOLUTION #2026-04**

**A RESOLUTION ADOPTING THE SCHEDULE OF FOR THE CITY OF BRIGHTON FOR FY 2026/2027**

**WHEREAS**, pertinent sections of the Brighton Municipal Code require that the Brighton City Council periodically establish fees to be collected by the City staff for selected services, penalties and licenses; and

**WHEREAS**, City staff has reviewed the revenue needs of the City for Fiscal Year 2026/2027 and has proposed to the City Council a fee and charge schedule to meet those needs; and

**WHEREAS**, the Brighton City Council has reviewed the proposed fee schedule.

**NOW, THEREFORE, BE IT RESOLVED** by the Brighton City Council as follows:

1. The Council accepts the recommendations of City staff as they relate to the proposed fee schedule.
2. The proposed fee schedule is adopted as presented.
3. City staff is directed to implement the fee schedule effective July 1, 2026.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

This Resolution was \_\_\_\_ this \_\_\_\_ day of May 2026.

I, Tara Brown, City Clerk for the City of Brighton, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the City Council at the Regular meeting held on May 12, 2026.

\_\_\_\_\_  
Tara Brown, City Clerk



# City of Brighton

## REPORT FROM THE CITY MANAGER TO CITY COUNCIL

MAY 12, 2026

**SUBJECT: CONSIDER APPROVAL OF RESOLUTION 2026-05 TO ESTABLISH THE LEVY AND AUTHORIZE THE COLLECTION OF TAXES, PENALTIES AND FEES FOR FISCAL YEAR 2026-27**

### ADMINISTRATIVE SUMMARY

- The Council's proposed FY 2026-27 budget reflects:
  - City operating millage of 14.5102 mills
  - Law Enforcement/Public Safety millage of 0.4909 mills
  - Street millage of 2.4702 mills
  - Economic Development millage of 0.0710 mills
- There will be a Headlee rollback factor of .9881 for FY 2026-2027. This factor is multiplied by the maximum allowable levy for 2025/2026 to determine the new maximum allowable levy for 2026/2027.
- The 2025-26 budget reflects a decrease of 0.0056 mills in the Economic Development millage to be levied. The maximum allowable for this levy is \$50,000 in revenue annually, which equates the 0.0710 for the recommended budget.
- The attached resolution, if adopted, would establish a total City millage of 17.5423 for FY 2026-2027, which is a decrease over FY 2025-26 of 0.1215 mills. This decrease is due to the Headlee Amendment.

### RECOMMENDATION

Approval of resolution 2026-05 to set the millage rate and authorize the collection of taxes, penalties, and fees for FY 2026-27.

Prepared by: Elizabeth Gaines, Finance Director

Reviewed by: Gretchen Gomolka, City Manager

Attached: Resolution #2026-05

**RESOLUTION #2026-05**

**ESTABLISHING THE LEVY AND AUTHORIZING THE COLLECTION OF TAXES,  
PENALTIES, AND FEES FOR FISCAL YEAR 2026-2027**

WHEREAS, the City Council adopted the fiscal year 2026-2027 budget, which includes a proposed tax millage rate to support the budget, at their May 12, 2026, meeting: and

**WHEREAS**, the Charter Tax Rate Limitation of 20 mills has been reduced to 17.4713 mills (14.5102 operating plus 0.4909 public safety override, plus 2.4702 streets override) for 2026 by the cumulative effect of the "Headlee Amendment" roll back and voted override; and

**WHEREAS**, the City Charter requires the establishment of a required millage for the levy of taxes; and

**WHEREAS**, the General Property Tax laws of the State of Michigan authorize the imposition of penalties and administration fees on current taxes; and

**WHEREAS**, the Council annually officially establishes the millage by resolution:

**NOW, THEREFORE, BE IT RESOLVED** by the Brighton City Council as follows:

1. The operating tax rate for FY 2026-2027 is levied at 14.5102 mills.
2. The Law Enforcement/Public Safety Override millage tax rate for FY 2026-2027 is levied at 0.4909 mills.
3. The Streets Override millage tax rate for FY 2026-2027 is levied at 2.4702 mills.
4. The Economic Development millage tax rate for FY 2026-2027 is levied at 0.0710 mills.
5. A 2026 Summer Tax Late Penalty Charge is established and will be collected on behalf of all the taxing units as follows:  
August 16, 2026 - August 31, 2026: 2%  
September 1, 2026 - September 30, 2026: 4%  
October 1, 2026 - February 28, 2027, an additional .50% per month up to 6%
6. A 2026 Summer and Winter Tax Administration Fee of 1% is established and will be collected on behalf of the City of Brighton.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

This Resolution was \_\_\_\_ this \_\_\_\_ day of May 2026.

I, Tara Brown, City Clerk for the City of Brighton, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the City Council at the Regular meeting held on May 12, 2026.

\_\_\_\_\_  
Tara Brown, City Clerk



# City of Brighton

## REPORT FROM THE CITY MANAGER TO CITY COUNCIL

May 12, 2026

**SUBJECT:**       **CONSIDER APPROVAL OF THIRD AMENDMENT TO THE CITY OF BRIGHTON/CHARTER TOWNSHIP OF BRIGHTON WATER SERVICE CONTRACT.**

### **BACKGROUND**

On September 18, 2008, the City and Brighton Township entered into a Water Service Contract to provide water services to a designated service area within the township. The Water service agreement was amended in 2010 and again 2018.

### **ADMINISTRATIVE SUMMARY**

Brighton Township has requested a third amendment for the addition of parcel 4712-18-400-027 to the service area. This parcel would have up to 9 residential units constructed upon it, as part of a larger development, which is already included in the service area. The Township had previously purchased 280 REUs from the city. The completion of the development along with other developments in progress would utilize the full 280 REUs purchased.

City staff worked with Tetra Tech to complete an evaluation of the water system's capacity to accommodate this additional housing and determined that there is sufficient capacity to support the expansion associated with the proposed development. The evaluation was completed assuming up to 16 new units.

### **RECOMMENDATION**

Staff recommends approval of the Third Amendment to the City of Brighton/Charter Township of Brighton Water Service Contract and authorize the City Manager to execute.

Prepared by:   Gretchen Gomolka, City Manager

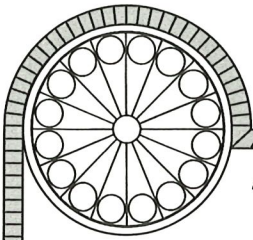
Reviewed by:   City Attorney (Required for all agreements, ordinances, etc.)

Acceptable Form and Ready to Execute

Other \_\_\_\_\_

Attachments:

1. Letter of request from Brighton Township
2. Third Amendment document
3. Memo from City of Brighton regarding capacity



# CHARTER TOWNSHIP OF BRIGHTON

4363 Buno Rd. • Brighton, Michigan 48114-9298 • Telephone: (810) 229-0550 Fax: (810) 229-1778  
www.brightontwp.com

March 16, 2026

Gretchen M. Gomolka  
City Manager  
200 North First Street  
Brighton, MI 48116

Dear Gretchen,

The Brighton Township Board recently granted initial approval for a PUD rezoning for the Coves of Woodland Lake development, which will consist of 39 residential homes. The developer proposes to provide municipal water to all of these new homes. Per the attached site plan, the majority of the development lies within the service area as described in the City of Brighton/ Brighton Township Water Service Agreement. To provide City of Brighton water to the entire development will require an amendment to the existing Water Service Agreement.

In anticipation of a potential amendment, your staff and engineers looked at the water system feasibility of providing water to this adjacent parcel (#4712.18.400.027), which will have about 9 residential units. I've attached the letter from your Water Superintendent, Josh Bradely, dated May 14, 2025, indicating that there is sufficient capacity to support the expansion of the system outside of the current service district boundary.

I've also attached a proposed third amendment to the water service contract for the City to consider. Please let me know if you need any further information from me or if you would like me to attend a future City Council meeting at which this topic would be considered.

Sincerely,

Brian P. Vick  
Township Manager

**THIRD AMENDMENT TO CITY OF BRIGHTON / CHARTER TOWNSHIP OF BRIGHTON**  
**WATER SERVICE CONTRACT**  
**ADDING PARCEL #4712.18.400.027 INTO THE SERVICE DISTRICT**

This Agreement between the City of Brighton, a Michigan municipal corporation, with offices at 200 North First St., Brighton, MI, hereinafter ("City") and the Charter Township of Brighton, a charter township, with offices at 4363 Buno Rd., Brighton, MI 48116 hereinafter ("Township"), collectively referred to as the ("Parties"), is effective as of \_\_\_\_\_, 2026.

*Recitals*

i. On September 18, 2008 the Parties entered into a Water Service Contract ("Contract") whereby the City was granted the exclusive right and franchise to provide water to the "service area" outlined in the Contract;

ii. The Water Service Contract has been amended previously (i.e., 2010, 2018) to accommodate desired changes in the water service area boundary.

iii. The Township is desirous of amending the Water Service Contract to allow for the inclusion of parcel number 4712-18-400-027 into the water service area boundary;

iv. In May of 2025, the City, through their engineering consultant Tetra Tech, had evaluated the water system capacity to accommodate the proposed additional housing units located on parcel 4712-18-400-027 and confirmed that the existing water system has sufficient capacity to support expansion to parcel 4712-18-400-027 for up to 16 housing units;

v. On February 23, 2026, the Township approved the rezoning of parcel 4712-18-400-027 from R-2 to Residential PUD which would allow for the construction of up to nine residential units on parcel 4712-18-400-027;

For a good and valuable consideration, the receipt of which is acknowledged, the Parties agree to amend the Contract as follows:

1. That the water "service area" be amended to allow for the inclusion of parcel 4712-18-400-027 and described on Exhibit "C" attached.

2. The Contract, except as amended by this Agreement, shall remain in full force and effect.

Exhibit C  
City of Brighton/Brighton Township Water Service Contract  
Third Amendment - Adding Parcel #4712-18-400-027

Parcel Number 4712-18-400-027, BRIGHTON, MI 48114

PART OF THE SE 1/4 OF SEC 18, T2N-R6E, DESC AS: BEG AT A PT S02\*30'00"E 1370.61 FT FROM THE CEN OF SEC 18, SAID PT ALSO BEING THE SW COR OF LOT 58 WOODLAND HILLS SUB NO. 2; TH ALONG A CURVE LEFT 267.18 FT ALG THE S LN OF LOT 58, RAD OF 872.17, CENT ANG 17\*33'07", CHRD BRNG N78\*41'03"E 266.14 FT; TH S64\*36'38"E 121.75 FT ALG THE S LN OF SAID SUB TO A NE'LY COR OF LOT 78; TH S20\*06'48"E 139.93 FT; TH S85\*03'54"E 299.47 FT; TH S06\*11'34"W 710.45 FT TO A PT ON THE N'LY LN OF LOT 22 OF TRAPPERS COVE SUB; TH S64\*10'35"W 297.49 FT ALG SAID N LN TO TRAVERSE PT "A"; TH S64\*10'35"W 9.66 FT TO THE WATERS EDGE OF WOODLAND LAKE; TH CONT ALG THE WATERS EDGE OF WOODLAND LAKE 696'+/- TO ITS INTERSECTION WITH THE N/S 1/4 LN OF SEC 18, A TRAVERSE LN ALONG THE WATERS EDGE AS FOLL: BEG AT TRAVERSE PT "A" N26\*16'36"E 62.87 TO TRAVERSE PT "B"; TH N43\*34'10"W 63.03 FT TO TRAVERSE PT "C"; TH N52\*04'45"W 97.96 FT TO TRAVERSE POINT "D"; TH S78\*23'34"W 72.51 FT TO TRAVERSE PT "E"; TH S50\*43'44"W 98.47 FT TO TRAVERSE PT "F"; TH S00\*37'19"E 64.75 FT TO TRAVERSE PT "G"; TH S27\*43'08"E 71.43 FT TO TRAVERSE PT "H"; TH S06\*15'35"W 40.10 FT TO TRAVERSE PT "I"; TH S38\*38'52"W 40.22 FT TO TRAVERSE PT "J"; TH S53\*43'31"W 100.61 FT TO TRAVERSE PT "K" SAID PT BEING ON THE N/S 1/4 LINE OF SEC 18; TH S02\*37'07"E 10.41 FT TO THE WATERS EDGE; TH CONT FROM TRAVERSE PT "K" N02\*37'07"W 818.98 FT; TH S88\*11'06"W 3.56 FT TO THE SE COR OF ROLLING WOODS CONDOMINIUM; TH N02\*30'00"W 348.80 FT ALG THE E'LY LN OF ROLLING WOODS TO POB. SPLIT FROM 025, 4/97 TAX DESCRIPTION CORRECTED 10/9/17 BASED ON SURVEY DATED 9/8/2008, JOB NO. 09935, TRI COUNTY SURVEYING, RECORDED IN LCROD 2008R-034188

Attachment A  
Brighton Township Water Service Area

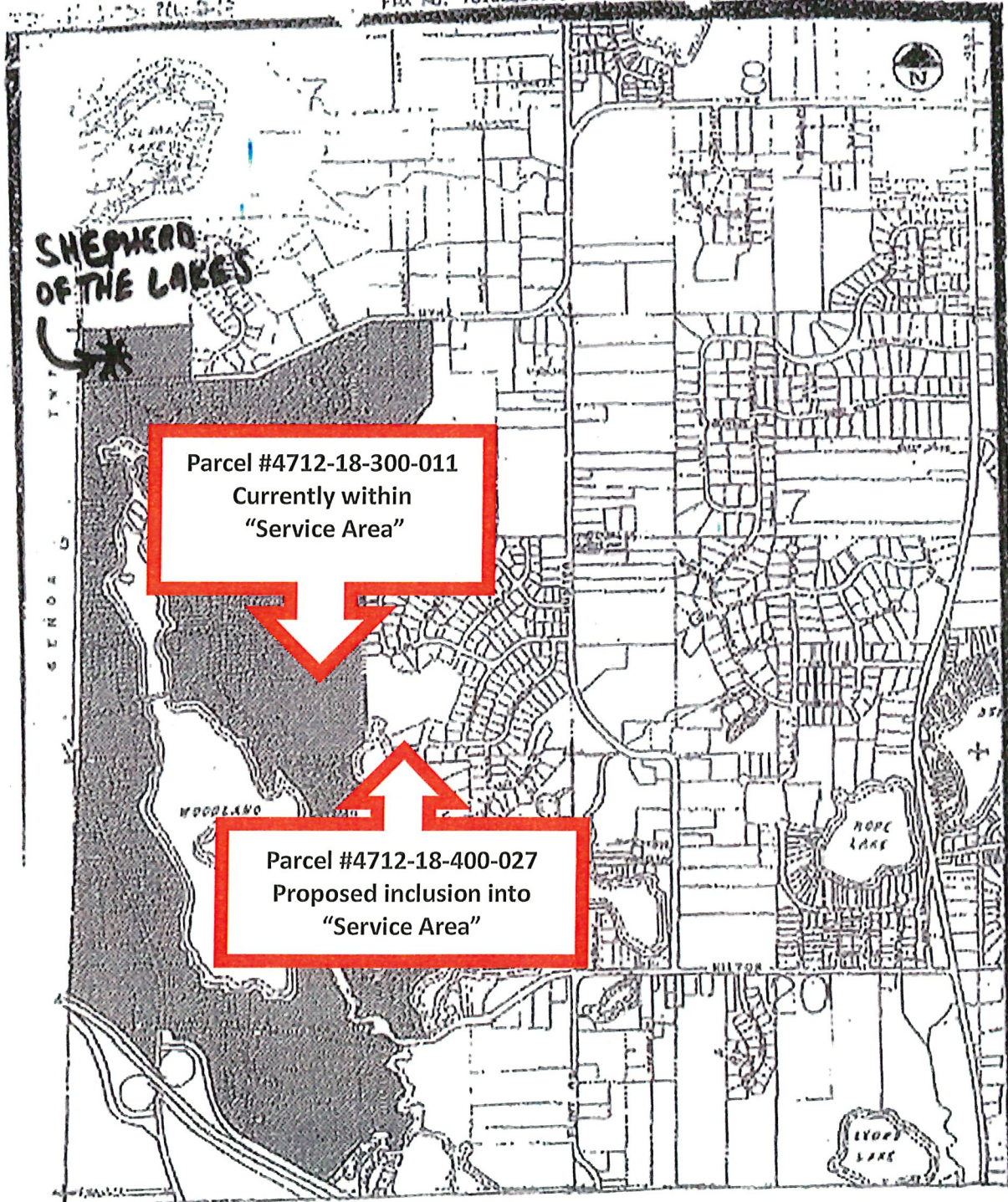
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BRIGHTON TWP

FAX NO. : 8102291778

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SEPTEMBER 14, 2008





# City of Brighton

## WATER DIVISION

May 14, 2025

Mitch Harris Building Co. Inc  
211 N 1<sup>st</sup> St.  
Brighton, MI 48116

**Subject: The Cove and The Ridge at Woodland Lake**

Mitch Harris,

At the request of the City of Brighton, Tetra Tech has completed an evaluation of the water system's capacity to accommodate the additional 16 housing units located outside of the current master plan in Brighton Township, as requested by Boss Engineering and Mitch Harris (see attached map).

Based on the model results, the existing water system has sufficient capacity to support expansion of the water system and the increased demand associated with the proposed development.

As the project progresses, please ensure that all construction plans for the watermain improvements comply with the City of Brighton Engineering Standards and are submitted for review and approval.

We look forward to working with you on this project.

Respectfully Submitted,

Josh Bradley

Water Treatment Plant Superintendent  
City of Brighton



# City of Brighton

## REPORT FROM THE CITY MANAGER TO CITY COUNCIL

May 12, 2026

**SUBJECT:**       **CONSIDER APPROVAL OF A LICENSE AGREEMENT WITH THE BRIGHTON AREA HISTORICAL SOCIETY AND THE BRIGHTON ART GUILD FOR USE OF THE CITY OF BRIGHTON ARTS CULTURE AND HISTORY CENTER (COBACH).**

### **BACKGROUND**

The City of Brighton has leased the CoBach Center to the Brighton Area Historical Society, Brighton Art Guild, and the Livingston Players since September of 2009. The lease has been on a month to month basis since September of 2010. The Livingston Players is no longer operating and all of their property has been removed from the premises. All parties desired to enter into a new agreement. Upon review of the existing lease it was determined that a license agreement was more appropriate. City staff met with both the Historical Society and Art Guild to discuss the desired changes to the agreement.

### **ADMINISTRATIVE SUMMARY**

Both the Historical Society and Art Guild have reviewed the proposed agreement. The biggest changes from the existing lease are related to the city now permitting retail activities on the property including but not limited to selling of artwork, offering of art classes, and/or performing fundraising activities. These activities add to the cultural offerings of our community.

Another change is that rather than outlining the hours of operations in the agreement, they will be provided to City Council any time that a proposed time is changed from what is outlined in Exhibit B.

### **RECOMMENDATION**

Staff recommends approval of the License Agreement with the Brighton Area Historical Society and the Brighton Art Guild for use of the City of Brighton Arts Culture and History Center and authorize the City Manager to execute.

Prepared by:   Gretchen Gomolka, City Manager

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

Acceptable Form and Ready to Execute

Other \_\_\_\_\_

Attachments:

1. CoBach License Agreement

## LICENSE AGREEMENT

THIS LICENSE AGREEMENT (the “Agreement”) is made as of March \_\_\_\_\_, 2026 (“Effective Date”), by and between the City of Brighton, a Michigan municipal corporation, whose address is 200 North First Street, Brighton, Michigan 48116 (“Licensor”), the Brighton Area Historical Society, a Michigan nonprofit corporation, whose address is 11455 Buno Road, Brighton, Michigan 48114 (the “Society”), and the Brighton Art Guild, a Michigan nonprofit corporation, whose address is P.O. Box 65, Brighton, Michigan 48116 (the “Guild”) (the Society and the Guild, individually and collectively, are hereinafter referred to as “Licensee”).

### RECITALS:

A. Licensor is the owner of property situated in the City of Brighton, County of Livingston and State of Michigan more particularly described as on Exhibit A attached hereto (the “Property”).

B. Licensee has requested to use the Property and Licensor has agreed to permit Licensee to use the Property subject to the terms and conditions of this Agreement.

C. Licensor is authorized to enter into this Agreement pursuant to MCL 117.4(k).

NOW, THEREFORE, the parties agree as follows:

1. **License**. Subject to the terms of this Agreement, Licensor hereby grants to Licensee, its employees, agents, invitees, licensees, guests and independent contractors (“Related Parties”), a perpetual, revocable license (“License”) for the non-exclusive use of the Property for the purpose of conducting activities and events consistent with those described on Exhibit B attached hereto (“Permitted Use”). Licensee shall provide an annual report to Licensor in substantially the form attached hereto as Exhibit B, which such annual report shall provide the anticipated days and times that Licensee will use the Property for the Permitted Use. Licensee shall be permitted to conduct retail activities on the Property, including, without limitation, selling artwork, offering art classes, and/or performing fundraising activities as an incidental component of the Permitted Use, so long as Licensee maintains its status as a nonprofit corporation under the laws of the State of Michigan. Promptly after the Effective Date, Licensee shall provide the annual report in substantially the form attached hereto as Exhibit B, and shall thereafter provide such annual report by March 31<sup>st</sup> of each calendar year. Licensee shall notify Licensor in advance of any change in the anticipated schedule described on Exhibit B attached hereto.

2. **Reserved**.

3. **Utilities; Maintenance**. Licensor shall be responsible for payment of the following utilities: heat, water and electricity. Licensor shall also be responsible for payment of any other utilities to the extent that those utilities do not add incremental costs to those currently incurred by Licensor. Licensor shall be responsible for maintaining the Property in a reasonably clean and safe condition at all times.

4. **Use of Property**. Licensee shall comply at all times, at its sole cost and expense, with all applicable laws, ordinances, regulations and building and use restrictions, if any. The Property shall be used for the Permitted Use and for no other purpose. Licensee will not permit any liens to attach or exist against the Property, and shall not commit any waste. The Property shall not be used for any illegal purposes, and Licensee shall not allow, suffer, or permit any vibration, noise, odor, light or other effect to occur within or around the Property that could constitute a nuisance or trespass for Licensor or any occupant of any adjoining property. Licensee’s use of the Property shall not interfere with Licensor’s

access to and use of the Property. Further, Licensee's use of the Property shall not obstruct Licensor's access to any mechanical devices or utility meters on the Property. Licensee agrees to work cooperatively to resolve any issues that may arise as a result of the joint use of the Property by Licensee. Licensor shall have no responsibility or duty to resolve any dispute for or on behalf of Licensee.

5. **Hazardous Substances.** Licensee shall not generate, manufacture, refine, use, treat, store, handle, mix, transport, remove, dispose, transfer, produce or process any Hazardous Substances on the Property. As used in this paragraph, "Hazardous Substances" shall mean any hazardous substance or hazardous waste as such terms are defined in the Resource Conservation and Recovery Act of 1976, 42 USC 6901 as amended, the Comprehensive Environmental Recovery Compensation and Liability Act of 1980, 42 USC 9601 as amended, or any other federal, state or local environmental laws, regulations or ordinances.

6. **Non-Liability of Licensor.** Licensor makes no representations or warranties of any kind or nature, express, implied or otherwise, with respect to the Property. Licensee hereby accepts the Property in its "As Is" condition. Licensor shall not be responsible or liable to Licensee for any loss or damage sustained by Licensee in connection with Licensee's use of the Property and Licensee hereby waives any such claim. Licensee hereby agrees that any storage and/or personal property kept by Licensee on the Property is kept there at Licensee's sole risk, and that such storage and/or personal property shall be raised above the floor level so as to avoid water damage. Licensor shall have no responsibility or liability for water damage or any other type of damage to any of Licensee's storage and/or personal property and Licensee hereby waives any such claim. Licensee hereby acknowledges that Licensor is not responsible for providing any security during Licensee's use of the Property and hereby agrees to indemnify and hold Licensor harmless for any loss or claim arising from, or relating to, security or a lack thereof. In addition, Licensee hereby acknowledges and agrees that any property of Licensee left on the Property after the expiration of this Agreement shall be deemed abandoned and may be removed and disposed of by Licensor at Licensee's expense.

7. **Liability Insurance.** Licensee shall procure and keep in effect comprehensive general liability insurance with minimum limits of liability of One Million Dollars (\$1,000,000.00) per occurrence for property damage, bodily injury or death. Such insurance shall name Licensor as an additional insured. Licensee shall provide written proof of such coverage to Licensor annually.

8. **Repairs and Alterations.** Licensee shall promptly repair any damage caused by it or Related Parties to the Property. Licensee shall not make any alterations or improvements to the Property without Licensor's prior written consent. Upon the expiration or earlier termination of this Agreement, Licensee shall return the Property to the condition as that existing as of the Effective Date. Any permitted alterations shall, at Licensor's option, be removed upon termination of this Agreement or shall remain on the Property and become Licensor's property. All decorations must be approved by Licensor and no tacks or nails shall be used to secure any items.

9. **Indemnity.** Licensee agrees to indemnify and hold harmless Licensor and each of its respective employees, agents, attorneys, licensees, invitees or contractors (collectively, "Indemnified Party") from and against all liabilities, obligations, claims, damages, penalties, causes of action, costs and expenses including, without limitation, reasonable attorneys' fees and expenses, imposed upon or incurred by or asserted against any Indemnified Party by reason of (a) any accident, injury to or death of persons or loss of or damage to property occurring on or about the Property or any part thereof; or (b) any failure on the part of Licensee to perform or comply with any of the terms of this Agreement. In case any action, suit or proceeding is brought against any Indemnified Party by reason of any such occurrence, Licensee will, at Licensee's expense, contest or defend such action, suit or proceeding, or cause the same to be contested and defended by counsel approved by Licensor.

10. **No Assignment.** Licensee shall not assign, mortgage, pledge, encumber or otherwise transfer this Agreement or any interest hereunder, or sublicense the Property, in whole or in part, or permit the use of the Property by any party other than Licensee or Related Parties, without in each case the prior written consent of Licensor.

11. **Termination.** In addition to any right to terminate permitted by applicable law, this Agreement may be terminated by either party on thirty (30) days' notice to the other party.

12. **Legal Fees.** In the event the Licensee should default under any of the provisions of this Agreement and Licensor should employ attorneys or incur other expenses for the enforcement, performance or observance of any obligation or agreement on the part of the Licensee herein contained, the Licensee agrees that in addition to any remedies available at law or equity it will on demand therefor pay to the Licensor the fees of such attorneys and such other expenses so incurred by the Licensor.

13. **Transfer of Property.** Licensor reserves the right to sell, assign or otherwise transfer its interest in the Property without Licensee's consent. In the event of any such sale, assignment or transfer, the transferor shall automatically be relieved of any obligations or liabilities on the part of Licensor accruing from and after the date of such transfer and Licensee covenants and agrees to recognize such transferee as the Licensor under this Agreement.

14. **Miscellaneous.**

(a) If any clause or provision of this Agreement is determined to be illegal, invalid or unenforceable under present or future laws, then and in that event, it is the intention of the parties hereto that the remainder of this Agreement shall not be affected thereby, and that in lieu of such illegal, invalid or unenforceable clause or provision there shall be substituted a clause or provision as similar in terms to such illegal, invalid or unenforceable clause or provision as may be possible and be legal, valid and enforceable.

(b) All rights, powers, and privileges conferred hereunder upon the parties hereto shall be cumulative, but not restrictive to those given by law

(c) Time is of the essence of this Agreement.

(d) No failure of Licensor or Licensee to exercise any power given Licensor or Licensee hereunder or to insist upon strict compliance by Licensor or Licensee with its obligations hereunder, and no custom or practice of the parties at variance with the terms hereof shall constitute a waiver of Licensor's or Licensee's rights to demand exact compliance with the terms hereof.

(e) This Agreement contains the entire agreement of the parties hereto and no representations, inducements, promises or agreements, oral or otherwise, between the parties not embodied herein shall be of any force and effect. Any modification to this Agreement must be in writing and signed by both parties.

(f) Under no circumstances shall Licensee have the right to record this Agreement or any other instrument in the real estate records with respect to this Agreement.

(g) The captions of this Agreement are for convenience only and are not a part of this Agreement, and do not in any way define, limit, describe or amplify the terms or provisions of this Agreement or the scope or intent thereof.

(h) This Agreement may be executed in multiple counterparts, each of which shall constitute an original, but all of which taken together shall constitute one and the same agreement.

(i) This Agreement shall be interpreted under the laws of the State of Michigan.

(j) The individual(s) signing this Agreement on behalf of Licensee are each authorized to bind Licensee to its terms.

(k) The Recitals hereto are incorporated herein by this reference.

(l) Nothing in this Agreement is intended or shall operate to create any rights of any nature in favor of any person, association or entity that is not a party to this Agreement.

(m) Whenever under this Agreement provision is made for notice of any kind, unless otherwise expressly herein provided, it shall be in writing and shall be served personally or by Federal Express or other similar air courier, to the address of Licensor or Licensee, as the case may be, as stated in the opening paragraph above, or such other address as either of the parties may subsequently designate in writing by notice to the other party in the manner required herein. Notice shall be deemed given upon personal delivery or one (1) business day following deposit with an air courier.

(n) Neither Licensor nor any of its respective employees, agents, attorneys or contractors, whether disclosed or undisclosed, shall have any personal liability with respect to this Agreement. In the event Licensor is in breach or default with respect to Licensor's obligations or otherwise under this Agreement, Licensee shall look solely to the equity of Licensor in the Property for the satisfaction of Licensee's remedies. It is expressly understood and agreed that Licensor's liability under this Agreement shall in no event exceed the loss of Licensor's equity interest in the Property.

15. **JURY TRIAL WAIVER.** THE LICENSOR AND THE LICENSEE, TO THE FULLEST EXTENT THAT THEY MAY LAWFULLY DO SO, HEREBY WAIVE TRIAL BY JURY IN ANY ACTION OR PROCEEDING BROUGHT BY ANY PARTY TO THIS AGREEMENT WITH RESPECT TO THIS AGREEMENT, THE PROPERTY, OR ANY OTHER MATTER RELATED TO THIS AGREEMENT OR THE PROPERTY.

[remainder of page intentionally left blank]

IN WITNESS WHEREOF, the parties hereto have executed this License the day and year first above written.

Licensee:

Brighton Area Historical Society, a Michigan nonprofit corporation

By: \_\_\_\_\_

Its: \_\_\_\_\_

Brighton Art Guild, a Michigan nonprofit corporation

By: \_\_\_\_\_

Its: \_\_\_\_\_

[signatures continue on following page]

Licensor:

City of Brighton, a Michigan municipal corporation

By: \_\_\_\_\_

Its: \_\_\_\_\_

**EXHIBIT A**

## **DESCRIPTION OF REAL ESTATE**

Land situated in the City of Brighton, County of Livingston, State of Michigan and more particularly described as follows:

Section 30 Town 2 North, Range 6 East, Beginning at a point West 650.76 feet, thence North 20° West 182.16 feet from South 1/4 post of Section, thence South 70° West to East line of Mill Pond, Southerly along Mill Pond to North line of Main Street East to Point of Beginning, excluding the northerly 80 feet thereof and also excluding the public sidewalk in the westerly portion of said property.

Commonly known as: 202 West Main Street, Brighton, Michigan 48116

Tax Parcel No.: 18-30-304-073

**EXHIBIT B**

(see attached)

## EXHIBIT B

### Spring, Summer, and Fall Hours

#### April through October

**Sunday** 2pm-5pm  
**Saturday** 11am-5pm  
**Friday** 5pm-8pm  
**Thursday** 5pm-8pm  
**Wednesday** 5pm-8pm

### Winter Hours

#### November through March

**Thursday** 5pm-8pm  
**Friday** 5pm-8pm  
**Saturday** 11am-5pm  
**Sunday** 2PM-5pm

### 2025 CoBACH Visitor Count and Events for the city of Brighton

We are very pleased to submit the following information to the city concerning the activities at the CoBACH building for 2025. We take great pride and feel very fortunate to present the Arts, Culture and History to the citizens of Brighton and the many visitors that come to our city.

It would be unacceptable if we did not thank the city for the opportunity to have the building, as always, we continue to strive to be the best representatives for the city concerning the CoBACH building. We have had a good year of growth in 2025 and will continue to improve in 2026.

CoBACH hosted 4171 signed- in visitors in 2025. This does not include the thousands of individuals where it was not possible to sign-in the visitors i.e., Gilmore Girls, Fourth of July, Art Fair, Holiday Glow, and Ladies Night to name a few. We would like to mention that both groups expand outside of CoBACH to bring events and activities for the citizens/city of Brighton

### Brighton Art Guild

#### The Brighton Art Guild Exhibits:

December 12, 2024 to March 8, 2025	15 years at CoBACH Posters
March 11, 2025 to May 11, 2025	On the Road Winners {Originally @Northville Art House}
May 1, 2025 to July 13, 2025	New Member Show Part 1
July 11, 2025 to July 12, 2025	Taste of Brighton {information tent and demos}
July 14, 2025 to Sept. 13, 2025	New Member Show Part 2

August 22, 2025 to August 24, 2025

Brighton Art Fair {Booths outside with demos/activities, inside display and admin}

Sept. 15, 2025 to Nov. 17, 2025

Small Town Big Ideas

Nov. 18, 2025 to Feb 15, 2025

Kaleidoscope 2025 Award Winners

**BAG CoBACH Activities:**

Open Public Art Receptions

Ongoing Art Classes for all ages.

Workshops on Collage and Photography

Monthly Art Critiques

**Brighton Area Historical Society**

**Brighton Area Historical Society Exhibits:**

Jan. 2025 to May 2025

Memories of Island Lake

April 2025 to Aug. 2025

Office before Apple

Aug. 2025 to Nov. 2025

Music in the Air

Nov. 2025 to Jan. 2025

Christmas exhibit with Santa Chair-photo opp

**BAHS Cobach Activities and Events:**

All events and activities are published in our monthly newsletter, our Web site, and on Facebook. All open to the public free of charge.

April 26-May 2

Major fundraiser, Vintage Jewelry Sale. Attracting over 1800 customers. All proceeds go to BAHS. A temporary retail permit was purchased from the city for the sale.

May 26, 2025

Extend hours at CoBACH for Memorial Day, with a Civil War Weapon Exhibit. Est. visitors 150.

July 4, 2025

4<sup>th</sup> of July Parade. CoBACH opened for the celebration.

Nov. 11, 2025

Veterans Day Display. Included original uniforms from WW1, WW2, Korea, Vietnam.

Nov. 22, 2025

Holiday Glow extended hours. Est. 250 guests

Dec. 4, 2025

Ladies Night Out. Est. 200 guest

BAG and BAHS joined forces to tackle the Gilmore Girls weekend. We felt it was successful on our part. Can not tell you how many visitors we had!

This year has been a building year for us involved within the CoBACH building. With the Brighton Livingston Players no longer part of the CoBACH group, they have cleaned their items from CoBACH. Leaving space for the BAG and BAHS to utilize the needed space. We have been able to store the silhouettes, a joint venture with BAG and BAHS, at CoBACH, making installation for BAHS much easier. Storage for the vintage jewelry fundraiser. Storage in a climate control area for BAHS vintage clothing. BAG has the ability to store the photo opp, large item they had for the Gilmore Girls.

Basement has given each group more space to store necessary items for displays and events.

As we move forward, we, BAG and BAHS are looking to finalizing the lease this year. This would allow BAG and BAHS to build for the future. We have, as a group, have already starting making plans to celebrate the 250<sup>th</sup> of the USA, and are looking forward to working with the city for the celebration. We are in discussion of doing something for the Gilmore Girls 2026.

We feel by allowing us to continue to have CoBACH, that we add value and enhance the visitors and community members a downtown experience. We are proud to take care of CoBACH and share in its rich history through art and historical exhibits.

Thank you, 2025 CoBACH Board

Lynn Strong, President, BAHS

Nancy Fredenburg, BAHS

Sarah Grusin, BAG

Donna Engstrom, BAG