



Brighton City Council Meeting

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

June 9, 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: May 26, 2026](#)
- b. [Approval to purchase network equipment for the Third Street Lift Station from McNaughton-McKay Electric Company in an amount not to exceed \\$12,084.73](#)
- c. [Consider approval of final budget amendments for fiscal year ending June 30, 2026, Resolution #2026-06](#)

Correspondence

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

Discussion

9. Solicitor's Ordinance

New Business

10. [Consider awarding the vinyl siding bid for the Challis Water Plant garage to Armstrong Enterprises, Inc. in an amount not to exceed \\$30,000](#)
11. [Consider request from Pulte Homes to amend the Brownfield Plan at 1010 State Street.](#)

Other Business

12. Call to the public
13. Adjournment



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MINUTES OF THE REGULAR MEETING OF THE BRIGHTON CITY COUNCIL HELD ON MAY 26, 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, City Clerk Tara Brown, DPS Director Marcel Goch, and Chief Brent Pirochta.

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 Councilmember Albert to approve the consent agenda as presented. **The motion carried, 7-0.**

Consent Agenda Items

a. Approval of minutes: May 12, 2026

Correspondence

6. Councilmember updates

Councilmember Pettengill stated the 15th Annual Imagination Station Cleanup will be on May 30, 2026, beginning at 9:00 a.m. All ages and skillsets are welcome to help. Volunteers will be laying 70 yards of mulch and overall maintenance.

Councilmember Albert thanked all Memorial Day Parade attendees for a great turnout and appreciated Mayor Tobbe, Representative Theis, and Brighton Veteran Memorial Committee Chair Conway for such moving speeches honoring the recently fallen service members in the Iran conflict.

Councilmember Gardner thanked the organizers for the great Memorial Day Parade. The event was very moving and respectful. Further, Councilmember Gardner reported that the Brighton Area Fire Authority met to discuss the 2026/2027 operating budget, and reviewed images of the new fire engine and fire station.

Mayor Tobbe thanked all participants and planners for the Memorial Day Parade for such a great turnout, especially those honored during the speeches.

7. Staff updates

Chief Pirochta stated that in celebration of the 250th Birthday, during three different Live at Millpond Park concert events will showcase recognizing local heroes during June 18, July 30, and August 20, 2026, concerts.

DPS Director Goch conducted a preconstruction meeting for the 7th Street construction project and plans have been shared that construction will begin on or around June 11, 2026, and end in late August. The CSX repairs completed

on Rickett were completed quickly and the result was a very clean and smooth finish. City staff hope to have other railroad crossings repaired as nicely as Rickett.

City Manager Gomolka stated that concrete work at City Hall and the Community Center have been completed. Also City Manager Gomolka noted that any resident or business with utility poles lying in the rights of way may call the City of Brighton so that city staff can assist on locating the company who placed them. City Manager Gomolka also relayed that in celebration of America's 250th, a challenge coin was created and will be for sale at City Hall and at the Brighton Historical Society. Chief Pirochta explained the meaning and origin of the challenge coin and its current role within military and first responders.

8. Call to the public

Mayor Tobbe opened the call to the public at 6:49 p.m. Hearing and seeing no comment, the call to the public was closed.

New Business

9. Consider approval of additional funding for crack sealing services from Wolverine Sealcoating LLC in an amount not to exceed \$40,000 including all necessary budget amendments

Motion by Councilmember Gipson, seconded by Councilmember Albert to approve additional funding for crack sealing services from Wolverine Sealcoating LLC in an amount not to exceed \$40,000 including all necessary budget amendments. **The motion carried, 7-0.**

10. Consider approval of Reclamite road surface treatment for the completed 2025 and 2026 Road Rehabilitation Projects from Pavement Technology Inc. in an amount not to exceed \$50,000

Motion by Councilmember Gispon, seconded by Councilmember Schmenk to approve the Reclamite road surface treatment for the completed 2025 and 2026 Road Rehabilitation Projects from Pavement Technology Inc. in an amount not to exceed \$50,000. **The motion carried, 7-0.**

Other Business

11. Call to the public

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

12. Adjournment

Motion by Councilmember Gipson, seconded by Councilmember Pettengill, to adjourn the meeting at 6:54 p.m. **The motion carried, 7-0.**

Tara Brown, City Clerk



City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL

JUNE 9, 2026

SUBJECT: CONSIDER APPROVING THE PURCHASE OF NETWORK EQUIPMENT FOR THE THIRD STREET LIFT STATION FROM MCNAUGHTON-MCKAY ELECTRIC COMPANY IN AN AMOUNT NOT TO \$12,084.73

BACKGROUND

The Third Street lift station has four pumps, each with its own Variable Frequency Drive (VFD). Often, these VFD devices send a large amount of unnecessary data and information through our lift station radio communication system that interferes with our necessary communications. We are proposing to purchase and install equipment that will separate these VFD drives from the lift station radio communication system to improve communications to all of the lift stations.

ADMINISTRATIVE SUMMARY

In recent years we have made improvements to the radio system that is used to monitor our 13 sanitary sewer lift stations. At times we still have trouble with communication failures. In order to improve communications Tetra Tech has recommended that we place the VFD drives that are located at the Third Street lift station on their own separate network. This would reduce the amount of “traffic” on the radio network making communications on this system more reliable.

To accomplish this, we would purchase three new Allen Bradley Stratix Ethernet Switches and a new Programmable Logic Controller (PLC) from McNaughton-McKay Electric Company. They provided a quote of \$12,084.73. McNaughton-McKay Electric Company is the sole source supplier of this equipment in Michigan.

Once the equipment is received Tetra Tech will assist us with the installation and setup of this equipment.

BUDGET INFORMATION

We currently have \$50,000 In the Fiscal Year 25/26 Utility System Replace Capital Budget that is available from savings on other projects.

RECOMMENDATION

Approve the purchase of network equipment for the Third Street Lift Station from McNaughton-McKay Electric Company in an amount not to exceed \$12,084.73.

Prepared by: Corey Brooks, Deputy DPS Director
Josh Bradley, Regulatory Compliance Superintendent/Water Superintendent

Reviewed by: Marcel Goch, DPS Director

Reviewed by: Elizabeth Gaines, Finance Director
 Within Budget (when using savings from other projects)
 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

JUNE 9, 2026

SUBJECT: CONSIDER APPROVAL OF FINAL BUDGET AMENDMENTS FOR FISCAL YEAR ENDING JUNE 30, 2026, RESOLUTION #2026-06

ADMINISTRATIVE SUMMARY

- In compliance with statutory budgeting and accounting requirements, City Council is required to amend the 2025-2026 budget prior to June 30, 2026, such that actual expenditures do not exceed budgeted amounts.
- The 2025-2026 Year End Budget Amendments are attached. These amendments result from changes in revenues and expenditures throughout the budget year.
- These amendment are for departments and line items that would otherwise be over budget. Throughout the budget here will be many line items and departments that are under budget.
- The projected Fund Balance for General Fund is based on **budgeted** financial outcomes at year-end. Final numbers for the year ending June 30, 2026, will not be available until after the audit is completed, and are expected to be much more favorable than presented below.

The projected Fund Balance for the General Fund is computed as follows:

Assigned and Unassigned Fund Balance at 6/30/25 per the audit \$5,703,196

Budgeted Results of Operations for FY 2025-2026

Revenues per original budget	12,073,920
Expenditures per original budget	<u>12,608,061</u>
Original Budgeted use of Fund Balance	(534,141)
Amendments made throughout the year	(737,133)
Recommended Year End Budget Amendments	<u>319,000</u>
Projected use of Fund Balance	<u>(952,274)</u>

Budgeted Unassigned Fund Balance at 6/30/26 \$4,750,922

RECOMMENDATION

Approve Resolution 2026-06, Final Year End Budget Amendments for the year ending June 30, 2026, as presented.

Prepared by: Elizabeth Gaines, Finance Director

Attachments: 1. Resolution 2026-06
2. FY 2025-26 Year end Budget Amendments

RESOLUTION 2026-06

TO AMMEND THE 2025-26 YEAR END BUDGET APPROPRIATIONS

WHEREAS, the Brighton City Council adopted the original Fiscal Year 2025-26 budget; and

WHEREAS, statutory budgeting and accounting requirements require that the budget be amended prior to year-end for changes to revenues and expenditures that were unknown at time of original adoption; and

WHEREAS, the City Manager has recommended certain amendments to the City's Funds:

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

1. The Brighton City Council amends the FY 2025-26 Budget appropriation levels pursuant to the recommendations of the City Manager, as provided in the attached sheet, which are made a part of this Resolution.

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 June 9, 2026.

Tara Brown, City Clerk

City of Brighton
2025-2026 Year End Budget Amendments

GENERAL FUND

<u>Revenue</u>	Amount Inc/(Dec)	Description	Account Number
Interest Income	300,000.00	Earned more interest than anticipated	101-010-0000-000-67000
Building Permit Fees	<u>100,000.00</u>	Higher than anticipated permit activity	101-010-0000-600-47700
Total Revenue	400,000.00		
<u>Expenditures</u>			
Communications			
Community Promotion	10,000.00	Additional costs for Community Promotion supplies (millage mailer, Holiday Glow materials, America's 250th Celebration, etc)	101-173-0000-170-88000
Information Technology			
Data Processing Services	45,000.00	Additional costs for IT services	101-258-0000-170-80700
Retiree Healthcare			
Retiree Healthcare Administrative	12,000.00	Unanticipated additional retiree	101-869-0000-170-71600
Retiree Healthcare DPW	14,000.00	Unanticipated additional retirees	101-869-0000-440-71600
Total Expenditures	<u>81,000.00</u>		
Net Change to Budgeted General Fund Balance	<u><u>319,000.00</u></u>		

BRIGHTON ARTS AND CULTURE COMMISSION

<u>Revenue</u>	Amount Inc/(Dec)	Description	Account Number
Donations	<u>3,000.00</u>	Sculpture Sponsorships	261-010-0000-000-68000
Total Revenue	3,000.00		
<u>Expenditures</u>			
Contractual Services	<u>3,000.00</u>	New Sculptures funded by Donations	261-804-0000-170-83100
Total Expenditures	3,000.00		
Net Change to Budgeted BACC Fund Balance	<u><u>-</u></u>		



City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL

June 9, 2026

SUBJECT: CONSIDER AWARDING THE VINYL SIDING BID FOR THE CHALLIS WATER PLANT GARAGE TO ARMSTRONG ENTERPRISES, INC. IN AN AMOUNT NOT TO EXCEED \$30,000

BACKGROUND

The Challis Water Plant garage was constructed in 1996, with an addition added a few years later. The facility is used to store three City trucks, the valve turner, inventory, tools, and other equipment. The building is currently clad with T1-11 wood siding, which shows significant signs of deterioration. Several boards are beginning to buckle, and there is evidence of woodpecker damage.

Staff is proposing to install vinyl siding over the existing exterior due to the high maintenance demands of the current T1-11 siding. The existing material requires frequent painting and ongoing upkeep and is susceptible to weathering, warping, and deterioration over time. Vinyl siding would provide a more durable, lower-maintenance exterior finish and reduce long-term maintenance requirements for the facility.

ADMINISTRATIVE SUMMARY

Staff reached out to multiple local siding contractors in advance to notify them of the upcoming bid opportunity and encourage participation; however, most did not respond. On April 1, 2026, the contractors who did respond were issued an Invitation to Bid (ITB). A mandatory pre-bid meeting was held on April 15, 2026, but only one contractor attended, limiting competition for the project. Subsequently, staff decided to advertise the bid on Bidnet on April 21, 2026.

On May 6, 2026, staff held an additional pre-bid meeting for the vinyl siding replacement project, which was attended by four contractors. On May 20, 2026, staff conducted the bid opening, and two contractors submitted bids. The bid results are shown below.

Water Plant Vinyl Siding Replacement		
#ITB-WAT-26-03		
5/20/2026		
Bid Analysis		
BIDDER	TOTAL AMOUNT	15% Contingency
Armstrong Enterprises - Pinckney, MI	\$26,160.00	\$30,000.00
Structure Tec Restoration - Perry, MI	\$29,075.65	\$33,500.00

Armstrong Enterprises will provide all labor, materials, and equipment needed to install new siding on the garage at the Water Plant. The work includes removing and disposing of the existing materials, installing new vinyl siding, soffit, fascia, gutters, and weather stripping on the garage building, and installing new gutters on the front of the Water Plant. The contractor will be responsible for site cleanup and proper disposal of all debris upon completion of the work.

Armstrong Enterprises has completed work for the City of Brighton, including installing new roofs at the DPW building and Salt Barn. Staff was pleased with the quality of their work and found them easy to work with throughout the projects.

BUDGET INFORMATION

City Council approved \$50,000 in the FY 25-26 Capital Improvement Budget for the Challis Water Plant Garage Building Maintenance. Staff is requesting \$30,000 to be used for this project. This amount does include a 15% contingency, which is typical for construction projects.

RECOMMENDATION

Award the vinyl siding bid for the Challis Water Plant garage to Armstrong Enterprises, Inc. in an amount not to exceed \$30,000.

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

June 9, 2026

SUBJECT: CONSIDER REQUEST FROM PULTE HOMES TO AMEND THE BROWNFIELD PLAN AT 1010 STATE STREET

ADMINISTRATIVE SUMMARY

Purpose of Brownfield Financing

- The purpose of Michigan's Brownfield Redevelopment Financing Act (Act 381 of 1996) is to encourage the cleanup, revitalization, and reuse of contaminated, blighted, or obsolete properties.
- The Act provides developers with financial incentives to transform underutilized sites into safe, productive community assets such as housing and commercial developments.

Project Background

- The property being developed by Pulte Homes is eligible for Brownfield tax capture due to existing underground contamination.
- The project is being monitored by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) to ensure appropriate vapor mitigation measures are installed and maintained to protect public health and safety.
- The original Brownfield Plan and eligible reimbursement costs were established through a Consent Judgment. Any modifications to the approved plan would require amendment of that judgment through the courts.

Existing Brownfield Reimbursement Agreement

The approved Brownfield Reimbursement Plan includes the following provisions:

- The Parties acknowledge that the Plan expires 10 years from the date the Plan was approved by the City, regardless of whether the Developer has been fully reimbursed.
- The Brownfield Plan and this Agreement may be modified to the extent allowed under Act 381, as amended by mutual agreement of the parties.
- This Agreement shall run with the land constituting the Property and shall be binding upon and inure to the benefit Developer and the BBRA, and their respective heirs, successors, assigns and transferees.

Original Financial Assumptions

- The total approved Act 381 eligible activities, including both EGLE-approved and non-EGLE-approved activities, totaled **\$2,145,076**.
- At the time the Brownfield Plan was approved, the development was proposed as a rental housing project.
- The development has since changed to a for-sale residential product.

- Owner-occupied homes are exempt from the 18-mill State Education Tax (SET), significantly reducing the amount of reimbursement that can be generated through state tax capture.
- The original reimbursement projections anticipated approximately **\$990,773** in State Education Tax capture.
- Current estimates project only **\$244,742** in State Education Tax capture.
- While this change shifts a larger share of reimbursement responsibility to local tax capture, the taxable value of for-sale homes is expected to be substantially higher than that of rental units over time.

Amendment Request

- Pulte Homes is requesting approval of an additional **\$1,352,917** in eligible Brownfield reimbursement costs.
- The request is primarily the result of vapor barrier installation costs that were significantly higher than originally estimated in the approved Brownfield Plan.

Financial and Timeline Impacts

- If approved, the amendment would extend the reimbursement period from **10 years to 12 years**.
- Current projections indicate that the originally approved eligible expenditures would be fully reimbursed within **9 years**.
- The additional reimbursement request would require approximately **two additional years** of tax capture.
- Projections indicate the twelfth year would generate approximately **\$82,403** in capture, allowing for full reimbursement of eligible costs.
- Based on current estimates, the City's share of the additional **\$1,352,917** reimbursement request would be approximately **\$870,000**.

Key Considerations

- The requested amendment reflects increased environmental remediation costs associated with EGLE-required vapor mitigation measures. Approval would increase total reimbursable costs and extend the reimbursement period, while shifting a greater portion of reimbursement responsibility from State Education Tax capture to local tax capture due to the project's conversion from rental to owner-occupied housing.
- The Brownfield Redevelopment Act is intended to encourage investment and redevelopment of environmentally challenged properties. Pulte Homes purchased the property from S.R. Jacobson, the original developer and party to the Brownfield Plan, with the Brownfield reimbursement framework and associated obligations already established and recorded as part of the project's development approvals.

Table 1.
Act 381 Predevelopment and EGLE-Approved Activities
for the
West Village of Brighton
Approval Dates: December 20, 2022 and June 15, 2023*

Proposed Eligible Activity	Total Approved Cost (WP#1 + WP#2)
EGLE Approved Activities	
Due Care Activities:	
Vapor Mitigation System Installation, Commissioning, Operation and Maintenance, and Related Professional Fees	\$1,136,490
Response Activities:	
Groundwater Monitoring Well Abandonment/Relocation	\$20,000
Site Demolition, Asbestos Abatement, and Related Professional Fees	\$605,315
<i>Total EGLE Approved Eligible Activities</i>	\$1,761,805
15% Contingency**	\$264,271
Activities Exempt from EGLE Approval:	
Baseline Environmental Assessment (BEA)	\$9,500
Site Investigation Activities	\$4,500
Pre-Demo/Asbestos/Lead/Mold Surveys	\$10,000
Preparation of Due Care Compliance Plan	\$55,000
Brownfield Plan / Work Plan Preparation	\$30,000
Brownfield Plan / Work Plan Implementation	\$10,000
<i>Total Exempt Activities</i>	\$119,000
Total EGLE & Exempt Activities	\$2,145,076
School Tax Capture Amount	46.1864% \$990,733
Local Tax Capture Amount	53.8136% \$1,154,343

* This Table 1 is inclusive of Work Plan #1 approved on December 20, 2022, and Work Plan #2. This table reflects the new total amount approved and replaces the previous approval.

** Contingency is allowed up to a maximum of 15% of approved due care, environmental response, demolition, and abatement activities. Contingency may only be used to cover extra costs of those activities. Contingency shall not be used for activities not identified and approved in this work plan. Interest, insurance, activities exempt from EGLE approval, and any completed activities are not included in the contingency calculation.

If unanticipated response activities are encountered during the course of the project, prior written EGLE approval is required for the use of school tax capture per Section 13b(9) of Act 381 as amended.

RECOMMENDATION

It recommended that City Council discuss the requested amendment and consider whether or not to have staff put together a request to the courts to amend the consent judgement.

Prepared and

Approved by: Gretchen Gomolka, City Manager