



Brighton City Council Meeting

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MINUTES OF THE REGULAR MEETING OF THE BRIGHTON CITY COUNCIL HELD ON AUGUST 11, 2026

1. Call to order

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

2. Pledge of Allegiance

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

3. Roll call

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

Others Present: City Clerk Tara Brown, Human Resources Manager Michelle Whitney, Chief Brent Pirochta, Deputy DPS Director Corey Brooks, and Grant Specialist Samantha Gardiner.

Motion by Councilmember Gardner, seconded by Councilmember Gipson to excuse Mayor Tobbe due to personal reasons. **The motion carried, 6-0.**

4. Consider approval of the agenda

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

5. Consider approval of consent agenda items

Motion by Councilmember Schmenk, seconded by Councilmember Albert to approve the consent agenda. **The motion carried, 6-0.**

Consent Agenda Items

- a. Consider approval of minutes: July 28, 2026
- b. Consider approval of the purchase of a Swaby Lobeline Tertiary Wasting Pump for the Wastewater Treatment Plant from Waterworks Systems & Equipment Inc for a cost of \$20,500
- c. Consider acceptance of the quarterly financial report for the period ending June 30, 2026
- d. Consider acceptance of the quarterly investment report for the period ending June 30, 2026

Correspondence

6. Councilmember updates

Councilmember Gipson provided an update on the recent Brighton Area Fire Authority meeting. He stated that Chief O'Brian has given notice that he will be moving on to the private sector. The Authority discussed the hiring process and selected three strong internal candidates to move forward to the next phase. The process is expected to conclude in September.

Councilmember Pettengill noted that the Brighton Arts and Culture Commission has acquired six new sculptures for downtown. Updated media content and maps will be available soon.

Councilmember Schmenk stated that during the next Live at Millpond Park concert featuring the Jill Jack Band, local teachers and Department of Public Works employees will be honored as part of America's 250 celebration of local heroes.

Mayor Pro Tem Bohn stated that Councilmember Renee Pettengill was recently recognized on the Women's Roll of Honor and was inducted on Saturday, August 8, 2026. Mayor Pro Tem Bohn highlighted Councilmember Pettengill's history of public service throughout the city, as well as her commitment to her career as Chief of Staff at Cornerstone Schools.

7. Staff updates

City Clerk Brown stated that the August 4, 2026, Primary Election went very well and thanked the dedicated hardworking election inspectors both during early voting and election day for their commitment to serving as election inspectors and helping their community.

Deputy DPS Director Brooks provided an update on the 7th Street project which is all weather dependent. The goal is to have the project mostly complete before school begins but there will be some items that will need to be completed after the beginning of school such as manhole collars and sidewalk aprons.

8. Call to the public

Mayor Pro Tem Bohn opened the call to the public at 6:43 p.m.

Residents Steve Monet, Russ Saari, Dave Costa, Jeff Walker, Gerald Larkins, and Cathy Fischer each spoke about their experiences living on Fairway Trails and expressed concerns regarding speeding traffic in the area. Residents also discussed potential traffic-calming measures, including the installation of radar speed display signs that monitor and display drivers' speeds to encourage compliance with the posted speed limit.

Hearing and seeing no further comment, the call to the public was closed at 6:59 p.m.

Chief Pirochta explained that speed display signs have already been ordered for other areas, with additional signs budgeted for upcoming years. He also outlined the Police Department's patrol methods and efforts to address speeding concerns in the area. Chief Pirochta assured residents that their concerns had been heard and would be taken into consideration as future traffic-calming measures are implemented.

Public Hearing

9. Conduct a public hearing on Michigan Community Development Block Grant (CDBG) Funding for City of Brighton Home Rehabilitation Program

City Clerk Brown reported that the city first introduced the application for Community Development Block Grant (CDBG) funding at the March 10, 2026, City Council meeting. Following completion of a screening application and an interview with MSHDA staff, the city was invited to proceed with the comprehensive application. Upon successful completion of a qualified application, the city expects to receive a \$295,000 grant, with approximately \$250,000 designated for grant projects and the remainder allocated for grant administration.

As part of the application process, the city is holding this public hearing and seek City Council approval of a resolution authorizing, among other things, the City Manager to execute the grant award documents.

The CDBG program will allow the city to accept applications from income-qualified residents for grants of up to \$10,000 for improvements to owner-occupied homes. Projects exceeding \$10,000 but less than \$40,000 may be funded through a forgivable loan, which may be forgiven after five years if the recipient meets applicable conditions. Eligible improvements may include roof, furnace and HVAC replacement; windows and doors; eligible septic and well improvements; electrical and plumbing upgrades; foundation stabilization; insulation and weatherization; accessibility improvements such as ramps, grab bars and accessible bathrooms; and lead or asbestos remediation.

The draft grant application continues to be available for review at City Hall and once it has been submitted, Staff will make the final submitted grant application available for public review by August 30, 2026.

Mayor Pro Tem Bohn opened the public hearing at 7:06 p.m.

Susan Walters-Bakhaus questioned whether recipients would be required to pay taxes on the grant funds, whether the improvements would affect the homeowner's property assessment or taxes, and whether receiving the grant could affect eligibility for a poverty exemption. Ms. Walters-Bakhaus stated that she was not opposed to the grant but wanted clarification on these matters.

Hearing and seeing no further comment, the public hearing was closed at 7:09 p.m.

City Clerk Brown noted that if the resolution is approved, staff would begin work to build out a webpage within the city's website with answers to questions raised during the public hearing as well as a frequently asked questions list and all the documents required under the grant, including the application.

New Business

10. Consider approval of Resolution 2026-11 Authorizing Resolution for the Application by the City of Brighton for a Homeowner Rehabilitation Program through the Michigan State Housing Development Authority, MI Neighborhood Community Development Block Grant

Clerk Brown stated that, as discussed earlier, part of the application process is passing a resolution that defines the program, eligible households, and assigns certain approval abilities to the City Manager.

City Council expressed its support for offering this grant opportunity to Brighton residents, recognizing the importance of maintaining and improving the city's existing housing stock. The program will help income-qualified homeowners address necessary repairs and improvements that may otherwise be financially out of reach. Council noted that investing in existing homes can help preserve safe, quality housing, support neighborhood stability, and provide residents with the opportunity to remain in their homes and age in place. The grant was viewed as a valuable resource for helping homeowners maintain their properties while strengthening the community's long-term housing stock.

Motion by Councilmember Gipson, seconded by Councilmember Gardner to approve Resolution 2026-11 Authorizing Resolution for the Application by the City of Brighton for a Homeowner Rehabilitation Program through the Michigan State Housing Development Authority, MI Neighborhood Community Development Block Grant. **The motion carried by roll call vote, 6-0.**

11. Consider entering into closed session for strategy session connected with the negotiation of a collective bargaining agreement pursuant to Michigan Open Meetings Act, 1976, § 15.268(1)(c), Michigan Compiled Laws

Motion by Councilmember Albert, seconded by Councilmember Gipson to enter into closed session at 7:17 p.m. for strategy session connected with the negotiation of a collective bargaining agreement pursuant to Michigan Open Meetings Act, 1976, § 15.268(1)(c), Michigan Compiled Laws. **The motion carried by roll call vote, 6-0.**

Motion by Councilmember Gipson, seconded by Councilmember Schmenk to come out of closed session at 7:44 p.m. **The motion carried, 6-0.**

Motion by Councilmember Gipson, seconded by Councilmember Gardner to approve and authorize the City Manager and City Labor Attorney to execute the patrol contract as discussed in closed session. **The motion carried, 6-0.**

Other Business

12. Call to the public

Mayor Tobbe opened the call to the public at 7:45 p.m. Hearing and seeing no comment, the call to the public was closed.

13. Adjournment

Motion by Councilmember Gipson, seconded by Councilmember Gardner, to adjourn the meeting at 7:45 p.m. **The motion carried, 6-0.**



Tara Brown, City Clerk