



Brighton City Council Meeting

City Hall Council Chambers • 200 N First St. • Brighton, Michigan 48116
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MINUTES OF THE REGULAR MEETING OF THE BRIGHTON CITY COUNCIL HELD ON OCTOBER 18, 2018

1. Call to Order

Mayor Muzzin called the Regular Meeting to order at 7:30 p.m.

2. Pledge of Allegiance

3. Roll Call

Present were Mayor Muzzin, Councilmembers: Bohn, Emaus, Gardner, Pettengill, Pipoly, and Tobbe. Staff: City Manager Nate Geinzer, City Clerk Tara Brown, DPW Director Marcel Goch, Finance Director Gretchen Gomolka, Deputy Clerk/Assistant to the DPW Director Patty Thomas, Deputy Chief of Police Craig Flood, and Attorney Paul Burns. There were approximately 27 persons in the audience.

4. Consider Approval of the Agenda

Motion by Mayor Pro Tem Pipoly, seconded by Councilmember Emaus to approve the agenda as amended moving item 7 to new business. **The motion carried unanimously.**

Consent Agenda Items

Motion by Councilmember Tobbe, seconded by Mayor Pro Tem Pipoly to approve the consent agenda as amended. **The motion carried unanimously.**

5. Approval of Minutes: Study Session of October 04, 2018

6. Approval of Minutes: Regular Meeting of October 04, 2018

Correspondence

8. Call to the Public

Mayor Muzzin opened the Call to Public at 7:31 p.m.

Troop 350 Boy Scout Adam Innes, a 2nd Class ranked Scout, would like to speak to City staff or a Councilmember about Constitutional Limits.

Mayor Muzzin closed the Call to Public at 7:38 p.m.

Mayor Muzzin stated that Councilmember Emaus would be delighted to speak to Mr. Innes at great length about Constitutional limits. Councilmember Emaus indicated that he will make arrangements with Mr. Innes.

9. Staff Updates

Deputy Chief Flood was proud to report that Brighton High School was named one of the top five unified schools in the country by ESPN and the Special Olympics, a pep rally was held to honor the school. Officers participated in a drive training at the GM Proving Grounds, testing several high speed vehicles in various road conditions.

DPW Director Goch stated that leaf pickup will begin on Monday, October 22, 2018 vacuuming daily from 9:00 a.m. to 2:00 p.m.

Finance Director Gomolka stated that the audit was complete and it was once again it was a pleasure to work with Plante Moran throughout the process.

Clerk Brown stated that over 38% of the absentee ballots have been returned and those voters who still have ballots should have them returned by 8:00 p.m. on November 6, 2018 to be counted for the General Election.

10. Updates from Councilmember Liaisons to various Boards and Commissions

Mayor Pro Tem Pipoly noted that the DDA met on October 16, 2018. The Cheresko project on Main Street is starting to take shape and the band shell amphitheatre is complete with the exception of a few small items. And a proposal for soil borings to evaluate the North Street parking lot was approved.

Councilmember Bohn stated that the Planning Commission met on October 15, 2018 and approved a salt dome for 702 Advance Street and preliminary site plan approval for the Bluffs at Spring Hill which was initially tabled at the September meeting. The six concerns of the Planning Commission were met, Mr. Bohn noted that there are concerns from residents regarding density which will be handled at City Council.

Councilmember Tobbe stated that the PSD met on October 2, 2018.

Councilmember Gardner wished to thank all who spoke at all the calls to public, whether at City Council, Planning Commission, or other meetings. She noted the Council rules and wished to make sure that all are welcome and have their chance to voice concerns.

Councilmember Pettengill stated that the ZBA met on October 11, 2018. Three variances were approved.

Councilmember Emaus noted the Brighton Veteran Memorial Committee met to finalized plans for the Veteran's Day Parade which will be held on November 10, 2018 starting at 10:00 a.m. starting at Refrigeration Research. There will be a series of short presentations with Mitch Lane as the master of ceremonies. The deadline to get a paver installed before Veteran's Day is October 20, 2018. Mr. Emaus congratulated Brighton High School for achieving the high honors of being one of five in the country to receive the award from ESPN and the Special Olympics.

Mayor Muzzin commented that the band shell will have a soft opening for Veteran's Day, then remain closed for the winter. The Brighton Fire Authority met on October 11, 2018 and discussed potential ownership/purchase to expand the fire station on Webber.

11. Receive Annual Audit Report and Presentation

Director Gomolka introduced Martin Olejnik, Tim St. Andrew, and Zach Gielow, of Plante Moran. Mr. Olejnik presented audit findings to Council with a power point presentation for fiscal year ending June 30, 2018. Mr. Olejnik noted that the City of Brighton once again received the award for financial excellence. Among areas to

watch were unfunded legacy costs and depreciable capital, specifically the poor conditions of the roads and legacy costs.

Council and staff discussed the audit as presented, looking specifically at depreciable capital and OPEB.

New Business

12. Consider Approval of Extension of Plante Moran Auditing Services Through 2025

Director Gomolka recommended the extension of Plante Moran auditing services through 2025, noting a savings of \$50,000.00 over seven years of the contract. Ms. Gomolka stated that Plante Moran's professionalism and tools provided to City makes Plante Moran extremely valuable. She noted that they are familiar with the City as they have been the City's auditor for more than fifteen years.

Mayor Pro Tem Pipoly stated that extending the services with Plante Moran makes perfect sense saving the City \$50,000.00 over the term of the contract.

Councilmember Tobbe stated that he would like to hold off and put the service out to bid for a proper evaluation. Mr. Tobbe would like to see what other firms may offer.

Mayor Pro Tem Pipoly noted previous Councils have discussed seeking bids from other firms; the transition from one accounting firm to another would be labor intensive and inefficient.

Councilmember Bohn stated that he was comfortable extending the services through 2025 because he feels Plante Moran is the gold standard in their field.

Director Gomolka noted that Plante Moran provides toolkits to implement new GASB rules and those kits are a huge time saver and very helpful. She indicated that she sees other municipalities struggle with new GASB rules and implementation.

Councilmember Emaus inquired how long the City has been with Plante Moran, Mayor Muzzin estimated about twenty years.

Motion by Mayor Pro Tem Pipoly, seconded by Councilmember Gardner to approve the extension of Plante Moran auditing services through 2025. **The motion passed 6-1, with Councilmember Tobbe voting no.**

13. Discussion of Bid for the Purchase of Vacant Real Property – Parcel No. 4718-24-400-028

Manager Geinzer indicated that no bids were received by October 8, 2018 for the vacant parcel. City staff asked Attorney Burns to have the appraiser, Mr. Widmer reevaluate his findings. Mr. Widmer recommended testing the market one more time at \$750,000.00. Manager Geinzer stated that if no bids are received the second time, staff would look at other options.

Councilmember Tobbe asked if there is any precedent for listing the property with a realtor. Attorney Burns indicated that municipalities generally list properties with a minimum bid. Manager Geinzer noted that there are

challenges associated with developing this property. Council discussed possible ideas for the property. Manager Geinzer noted that the property is currently zoned office research which allows for a mixed use component. Mr. Geinzer stated that the entire area needs to be rethought to bring a more walkable/pedestrian element to the property. Councilmember Emaus asked about the possibility to partition the property to sell to niche/smaller stores that do not compete with Target or MJR Theatre. Manager Geinzer indicate that City staff would help a developer envision the property for development, ultimately the developer could divide the property. Councilmember Tobbe would like to table this discussion for a possible study session to evaluate how it fits with the master plan. Council discussed the merits of tabling the discussion.

Motion by Councilmember Bohn, seconded by Mayor Pro Tem Pipoly to put Parcel No. 4718-24-400-025 for the purchase of vacant real property for a minimum bid of \$850,000.00. **The motion carried unanimously.**

Motion by Councilmember Gardner, seconded by Councilmember Tobbe to direct legal and staff to pursue broker options and or a realtor. **The motion carried unanimously.**

7. Approval of Giffels Webster Proposal for the Preparation of the Annual CIP in the Amount of \$15,000

Manager Geinzer stated that Giffels Webster is the City's planning consultant, is primarily utilized by Planning Commission. Mr. Geinzer indicated that due to staff turnover the annual CIP, which is state mandated and usually completed in house, will need to be outsourced this year. Mr. Geinzer remarked that this will also serve as a training opportunity to implement a new template for future use and funding will come from Community Development. Mr. Emaus wanted to clarify that this is due to cuts within the City and now due to budget cuts the City must outsource the CIP to comply with state statute. Councilmember Gardner expressed that this is a perfect fit due to her Planning Commission experience working with Giffels Webster and their quality work product.

Mayor Pro Tem Pipoly asked staff about the specific dollar amount in savings from the loss of staff. Manager Geinzer stated that the savings is more than \$15,000.00.

Motion by Councilmember Emaus, seconded by Mayor Pro Tem Pipoly to approve of Giffels Webster proposal for the preparation of the annual CIP in the amount of \$15,000.00. **The motion carried unanimously.**

Other Business

14. Call to the Public

Jim Vichich from the Brighton Historical Society spoke at length about several events that are scheduled for the COBACH center at the end of October.

Motion by Councilmember Emaus, seconded by Councilmember Gardner to extend Mr. Vichich's time for an additional two minutes. **The motion carried unanimously.**

Mr. Vichich stated that he has repaired twelve large headstones in the Village Cemetery and he thanked the DDA for the support for the silhouette project.

15. Adjournment

Motion by Councilmember Tobbe, seconded by Councilmember Emaus to adjourn the meeting at 8:59 p.m. **The motion carried unanimously.**

Tara Brown, City Clerk

James Muzzin, Mayor