

**MINUTES OF THE MEETING OF THE CITY COUNCIL OF BRIGHTON**  
**HELD ON NOVEMBER 13, 2016 AT THE BRIGHTON COMMUNITY CENTER 218 E. GRAND RIVER**  
**AVE. BRIGHTON, MI 48116**

**RETREAT**

It was moved by Mayor Pro Tem Pipoly and seconded by Emaus at 8:01 a.m. to reconvene the meeting. Motion passed 7-0.

Present were Mayor Muzzin, Mayor Pro-Tem Pipoly, Councilmembers Bohn, Pettengill, Tobbe, Gardner, Emaus, and staff: City Manager Nate Geinzer, Organizational Relations Manager Michelle Miller, Finance Director Gretchen Gomolka, Management Assistant Jessica Reed, Utilities Director Tim Krugh, DPW Director Dave Blackmar, Assistant DPW Director Patty Thomas, Chief Tom Wightman, Deputy Chief Bradford, Clerk Stewart, Deputy Clerk Haataja, Attorney Burns, Attorney Maynes, Community Development Associate Brandon Skopek and an audience of none.

**MORNING SESSION**

Council and Staff split between two groups.

Staff worked on finalizing their vision statement. Council worked on coming up with five burning questions. The Council asked these questions:

1. Can the City get involved in residential redevelopment? What are the legal ramifications? Are there 'urban blight' ordinances on the books?
2. Can the Council be informed concerning upcoming projects in the City? What are the legal requirements? Could the information be disclosed in a Closed Session?
3. Where do we stand financially since the changeover of Staff? Why is the fiscal picture so different? What specially changed?
4. What are the requirements and is it possible to use a bond issue to pay for the North West Neighborhood street repairs and other neighborhood repairs? What the payments may look like 10-15 year payments? Council asked if the Resolution concerning bonding from a previous year had a time limit.
5. What is the City Manager's vision of the future of Brighton? What working well and what is not working? What are the challenges? What can Council do to help? What are the roles and responsibilities for some of the new positions in the organizational chart?

Staff presented their Vision Statement to Council.

*True to its heritage, the City of Brighton is an exemplary community that embraces and engages residents, businesses, and institutions. The City will continue this collaborative spirit and pursue enhanced partnerships to enrich the built environment, promote well-being, and build physical and social connections, while preserving fiscally sustainable core service delivery.*

City Council  
November 13, 2016  
Page 2

Manager Geinzer reviewed the goals established during the meeting November 11. Council and Staff discussed and brainstormed items that would fit in each category.

**\*\*Fiscal Sustainability**

Stay on budget  
Raise taxes  
Hire quality people  
Balance budget for a surplus  
Forecasting  
Increase revenue  
User fees  
Increase development  
Evaluate debt  
Efficient asset management-Proactively-Budget for replacement  
Remain competitive-draw new resident and maintain current  
Capital Management-Cash investments  
Pre-pay retirement to acquire

**\*\*Core Services**

Hire and maintain quality  
Actively responsive to internal and external  
Open communication  
Consistent distribution-reliable  
Role definition and accountability  
SOP best practices  
Proactive  
Community input

**\*\*Quality Development**

Neighborhood Improvement Committee (TIF)  
Entrepreneurial role  
Housing Redevelopment Authority-HUD & USDA Rural Development  
Non-Profit to purchase and rehab properties  
Residential fact sheet for improvements  
Promote beautification  
Engage developers  
More assertive in code enforcement  
Promote pride in ownership  
Make sure the ordinances reflect what is currently desirable  
Increased communication from PC to Council  
Business recruitment  
Utilize SPARK/EDC differently  
Maintain competitive advertising for small business  
Redevelopment ready-multi tier  
Facilitate small business growth

City Council  
November 13, 2016  
Page 3

Personal touch/Attention from Staff  
Diverse Housing Stock

**\*\*Promote Community Well-Being**

Public safety  
Traffic Safety signs Downtown  
Water quality  
Wellhead protection  
Police staffing-attract and keep quality employees  
Utilities staffing  
Family recreation

**\*\*Environmental Sustainability**

Clean and maintain Millpond  
Proactive water management  
Maintain sewers  
Promote recycling  
Education  
Green building low impact design  
Solar panels  
Green space  
Street lights  
Multi-modal transportation

**\*\*Sense of Community**

Family friendly  
Festivals/Civic Events  
Volunteering  
Social media outreach/policy  
Newsletter  
Web portal  
Channel 15  
City Calendar  
Community garden  
Connecting civic groups  
Engaging more with children/adult/senior activities  
Community education  
Strengthen BARC  
Walkability  
Build collaboration with Brighton Library

### **AFTERNOON SESSION**

\*\*Support Active Lifestyle  
Community theatre  
Amphitheatre  
Senior center expansion  
Business market (court building)  
Community Supported Agriculture partnership  
LLFP, Livingston County  
Recreation center  
Leverage Millpond events-activities  
Update parks and rec plan  
Dog park  
Sculpture garden  
Golf league  
Softball  
Yoga  
Walkability

### **SIX-YEAR FORECAST**

Finance Director Gomolka did a presentation about the state of the budget. She reviewed reasons why the May forecast was different than the April forecast.

Presented six year forecast until 2023 large dips in fund balance due to retirement and health care. Other factors were: the taxable value calculations were adjusted, the eliminations of the Personal Property Tax without state reimbursement, and attorney fees were reduced. Most of the savings came from staffing changes.

Finance Director Gomolka mentioned that the increase in capital equipment and increase in engineering expenses were due to unforeseen road projects. Unfunded Pension and OPEB liabilities created large deficits.

Staff and Council discussed investing in new capital improvements instead of paying for constant repairs by decreasing the amount set aside for future pensions. Using it would save money lost on low return investments. The Council discussed the 2013 millage attempt for roads and considered a new attempt. Discussion moved to looking at alternate sources to fund the needs in the community, looking for community partners, millages, and creatively using our current resources.

### **STATE OF THE ORGANIZATION**

Manager Geinzer spoke about some of the issues that have been dealt with during the last nine months: healthcare, an employee death, three contracts, staff turnover, new faces, and employee morale.

City Council  
November 13, 2016  
Page 5

Manager Geinzer removed many of the director titles and changed roles to a managerial positions. The newly created Economic Development Department will be covered by the City Manager, the Community Development Associate, the Code Enforcement Associate, and the Management Assistant, as well as consultants.

### **STATE OF THE COMMUNITY**

Manager Geinzer discussed issues including: no comprehensive plan for forward motion, huge capital needs, no sustainable funding stream or strategy, the lack of quality housing stock, the need for housing redevelopment, the need for E. Grand River Development, under-realized recreational opportunities, the desire for community beautification, excessive municipal property management, and the need for improved communication.

Council asked about communication related to Economic Development. A suggestion was made to send the PC, ZBA, DDA packets to City Council.

### **CLOSING COMMENTS**

Manager Geinzer asked the Council to finish allocating their funds and said that some of the topics not addressed would be brought to future Study Sessions and Council Meetings.

### **CALL TO THE PUBLIC**

Mayor Muzzin opened the Call to the Public at 3:25p.m. Hearing and seeing none the Call to the Public was closed at 3:25 p.m.

### **ADJOURNMENT**

It was moved by Councilmember Tobbe seconded by Emaus, to adjourn the meeting at 3:25 p.m.

Motion passed 7-0.

---

Pamela Stewart, City Clerk

---

James Muzzin, Mayor