



# Brighton City Council Meeting

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City Hall Council Chambers • 200 N First St. • Brighton, Michigan 48116  
(810) 227-1911 • [www.brightoncity.org](http://www.brightoncity.org)

## Regular Business Meeting July 18, 2019 – 7:30 p.m.

### AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Consider Approval of the Agenda

#### **Consent Agenda Items**

5. Approval of Minutes: [Study Session Meeting of June 20, 2019](#)
6. Approval of Minutes: Closed Session Meeting of June 20, 2019
7. Approval of Minutes: [Regular Meeting of June 20, 2019](#)
8. Approval of Brighton Manor Sidewalk Vacation
9. Approval of Brighton Manor Easement
10. Approval of Brighton Manor License Agreement

#### **Correspondence**

11. Call to the Public
12. Staff Updates
13. Updates from Councilmember Liaisons to Various Boards and Commissions

#### **New Business**

14. [Consider Approval of Bid Award for the 2019 Sidewalk Maintenance Project to Rotondo Construction in the Amount of \\$106,675.25](#)
15. [Consider Approval of Concession Package and Amendments to the Employee Benefits for Non-Union Administrative Employees and Authorize the Mayor and City Manager to Execute All Necessary and Related Documents](#)
16. Consider Entering Closed Session for Strategy Session Connected with the Negotiation of a Collective Bargaining Agreement Pursuant to MCL 15.268 (c)
17. Consider Approval of TPOAM – Clerical Collective Bargaining Agreement and Authorize the Mayor and City Manager to Execute All Necessary and Related Documents
18. Consider Approval of TPOAM – Public Services Collective Bargaining Agreement and Authorize the Mayor and City Manager to Execute All Necessary and Related Documents

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## Other Business

19. Call to the Public
20. Adjournment



# Special City Council Study Session

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## MINUTES OF THE EARLY STUDY SESSION OF THE BRIGHTON CITY COUNCIL HELD ON JUNE 20, 2019

### **CALL TO ORDER**

Mayor Muzzin called the Study Session to order at 5:30 p.m.

### **ROLL CALL**

Present were Mayor Muzzin, Councilmembers: Bohn, Emaus, Pipoly, and Tobbe. Absent were Councilmembers Gardner and Pettengill. Staff: City Manager Nate Geinzer, City Clerk Tara Brown, Finance Director Gretchen Gomolka, DPW Director Marcel Goch, Human Resource Manager Michelle Miller, Attorneys Burns and Schultz. There was one persons in the audience.

### **CALL TO PUBLIC**

Mayor Muzzin opened the Call to the Public at 5:31 p.m. Hearing and seeing no comment, Mayor Muzzin closed the Call to Public at 5:31p.m.

### **CONSIDER ENTERING CLOSED SESSION FOR STRATEGY SESSION CONNECTED WITH THE NEGOTIATION OF A COLLECTIVE BARGAINING AGREEMENT PURSUANT TO MCL 15.268 (C)**

**Motion** by Mayor Pro Tem Pipoly, seconded by Councilmember Emaus to enter into closed session for strategy session connected with the negotiation of a collective bargaining agreement pursuant to MCL 15.268(C). **The motion carried without objection by roll call vote.**

The Study Session came out of closed session at 7:25 p.m.

### **CALL TO PUBLIC**

Mayor Muzzin opened the Call to the Public at 7:26 p.m. Hearing and seeing no comment, Mayor Muzzin closed the Call to Public at 7:26p.m.

### **ADJOURNMENT**

**Motion** by Councilmember Tobbe, seconded by Mayor Pro Tem Pipoly to adjourn the Study Session at 7:26 p.m. **The motion carried without objection.**

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Tara Brown, City Clerk

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James Muzzin, Mayor



# Brighton City Council Meeting

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## MINUTES OF THE REGULAR MEETING OF THE BRIGHTON CITY COUNCIL HELD ON JUNE 20, 2019

### 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, Pipoly, and Tobbe. Absent were Councilmembers Gardner and Pettengill. Staff: City Manager Nate Geinzer, City Clerk Tara Brown, Finance Director Gretchen Gomolka, DPW Director Marcel Goch, Assistant to the DPW Director Patty Thomas, Chief Rob Bradford, and Attorney Paul Burns. There were two persons in the audience.

**Motion** by Mayor Pro Tem Pipoly, seconded by Councilmember Emaus to excuse Councilmembers Gardner and Pettengill for personal reasons. **The motion carried without objection.**

### 4. Consider Approval of the Agenda

**Motion** by Mayor Pro Tem Pipoly, seconded by Councilmember Emaus to approve the agenda as amended, moving item 8 to new business and adding item 9a. **The motion carried without objection.**

#### Consent Agenda Items

**Motion** by Councilmember Tobbe, seconded by Councilmember Emaus to approve the agenda as amended. **The motion carried without objection.**

### 5. Approval of Minutes: Study Session Meeting of June 6, 2019

### 6. Approval of Minutes: Closed Session Meeting of June 6, 2019

### 7. Approval of Minutes: Regular Meeting of June 6, 2019

### ~~8. Approval of bid award for the City Hall Metal Structure Refurbishment to MPM Painting in the amount of \$18,015~~ Moved to New Business

### 9. Approval of Issuing a Purchase Order to Precision Concrete Cutting in an Amount not to Exceed \$20,000.

### 9a. Appointment of Caitlyn Perry Dial to the Zoning Board of Appeals as Recommended by Mayor Muzzin

#### Correspondence

### 10. Call to the Public

Mayor Muzzin opened the Call to the Public at 7:33 p.m. Hearing and seeing no comment, Mayor Muzzin closed the Call to the Public at 7:33 p.m.

### 11. Staff Updates

Chief Bradford commented that the Youth Academy is going very well. The attendees were able to tour the inside of a chinook helicopter, visit with the flight crew of the chinook, experience fire department situations, and were recently scuba certified.

Mayor Muzzin asked if the Youth Academy was able to train alongside the Girls on Fire attendees. Chief Bradford stated that the opportunity has not happened yet.

Director Goch updated everyone on the new garbage contract that will start on July 1, 2019. Information will be provided on social media and also in each bin. The next trash day will provide Waste Management staff the opportunity to evaluate the trash bins to estimate how many new bins will be needed.

Director Gomolka noted that tax bills will go out on July 1, 2019.

Clerk Brown stated that the new City of Brighton website will be ready for the first part of July. Many documents have been converted over to the new site.

## **12. Updates from Councilmember Liaisons to Various Boards and Commissions**

Mayor Pro Tem Pipoly noted that some DDA members and city staff were able to visit the City of Plymouth. Great ideas and practices were shared. Plymouth is experiencing several similar situations that the City of Brighton is experiencing.

Councilmember Emaus stated that the Brighton Veterans Memorial Committee met on June 19, 2019 to maintain the memorials, flags, sprinkler systems. He noted that there has been some problem with lighting but it is being looked at. Two Rosie the Riveter rose bushes have been planted, more to come in August. The next meeting will be on July 17, 2019 if anyone would like to have an agenda item added for discussion.

Mayor Muzzin spoke about the recent DDA visit to Plymouth. He noted several similarities between Brighton and Plymouth especially size, issues, parking challenges, and possible payment in lieu of parking. He stated that the City of Plymouth has required 100% civic reimbursement for the past twenty years. Mayor Muzzin also gave a brief update on the Brighton Area Fire Authority buildings and plans.

Councilmember Bohn asked if there were any plans to transfer services from the Grand River station to the Webber Street station. Mayor Muzzin stated that is not in the plans but administration will stay at the Grand River station.

### **New Business**

#### **8. Approval of bid award for the City Hall Metal Structure Refurbishment to MPM Painting in the amount of \$18,015**

Director Goch introduced the agenda item and spoke briefly about the bids.

Councilmember Tobbe asked if there is currently any erosion or corrosion on the structure. Director Goch indicated that there is currently no corrosion but the painting is necessary to prohibit and maintain the metal structure.

**Motion** by Councilmember Emaus, seconded by Mayor Pro Tem Pipoly to award the bid for the City Hall Metal Structure Refurbishment to MPM Painting in the amount of \$18,015. **The motion carried without objection.**

#### **13. Consider Possible Action Resulting from a Closed Session Regarding the Negotiation of a Collective Bargaining Agreement**

**Motion** by Councilmember Bohn, seconded by Councilmember Emaus to proceed as discussed in closed session regarding the negotiation of a collective bargaining agreement. **The motion carried without objection.**

#### **14. Consider Approval of Final Budget Amendments for Fiscal Year Ending June 30, 2019, Resolution #19-18**

Director Gomolka introduced the agenda item, explaining several amendments for fiscal year ending June 30,

2019 highlighting the fact that less fund balanced will be used than was expected. She did add that K9 Officer Danko's surgery was added on the supplemental document.

Councilmember Tobbe asked if K9 Officer Danko will be cleared for duty. Chief Bradford indicated that Officer Danko has a follow up appointment on June 21, 2019 but is expected to return to duty.

**Motion** by Mayor Pro Tem Pipoly, seconded by Councilmember Emaus to approve of Final Budget Amendments for Fiscal Year Ending June 30, 2019 with Resolution #19-18. **The motion carried without objection.**

**15. Consider Approval of a Request for Proposal Regarding the Sale and Development of City Owned Property - 4718-24-400-028 (Challis Road)**

Manager Geinzer introduced the agenda item and spoke about the unique history of the parcel. He asks for a new request for proposals that will give more opportunity for potential buyers to bid. As of now, there is no financial benefit to hold onto the property. Mr. Geinzer noted that city staff and Attorney Burns are in agreement.

Mayor Muzzin is in favor of not placing a minimum amount on the bid, Mayor Pro Tem Pipoly concurs to let the market decide.

Councilmember Tobbe stated that he would like to see the City keep hold of the parcel since the city is almost entirely built out. Manager Geinzer noted that there is no financial benefit to hold onto the property given the difficulties of the COREA or deed restrictions on the property. Mr. Geinzer further stated that it is the recommendation to sell the property.

Councilmember Emaus asks how long MJR Theater has been on the property. Staff stated about twenty years. Mr. Emaus is in favor of leaving a price off to let the market decide.

Council spoke briefly about the buildability of the property and the difficulties with the deed restrictions.

**Motion** by Mayor Pro Tem Pipoly, seconded by Councilmember Emaus to approve of a Request for Proposal Regarding the Sale and Development of City Owned Property – 4718-24-400-025 (Challis Road). **The motion carried without objection.**

**16. Consider Approval of bid award for the City Hall Window Replacement 2019(B) to Envision Glass & Door the amount of \$117,901**

Director Goch introduced the agenda item. He gave a detailed history of the last two bidding processes noting that the first low bid was bid improperly. Mr. Goch noted that the industry is very busy and many do not need the job, the prices will not be lower.

Mayor Muzzin asked about the different options outlined in the bid documents. Mr. Geinzer spoke about the differences between the options adding the door glass. Councilmember Bohn asked about an alternate option, Mr. Geinzer stated that it was an option to open the windows but ultimately decided not to bring it to City Council because of the expense.

Councilmember Emaus asked about the funding for the windows that is over the \$100,000. Manager Geinzer noted that other items within the City Hall Facilities Budget would be cut to accommodate the additional costs. There was a detailed discussion about the budgeted projects for the City Hall building. Approving the project as recommended would not increase the overall budget for Fiscal Year 2019/2020.

Councilmember Tobbe asked if the amount of windows were reduced due to the blocking of windows during the roof replacement.

**Motion** by Councilmember Emaus, seconded by Mayor Pro Tem Pipoly to approve of the bid award for the City Hall Window Replacement 2019(B) to Envision Glass & Door in the amount of \$117, 901. **The motion carried without objection.**

**Other Business**

**17. Call to the Public**

Mayor Muzzin opened the Call to the Public at 8:12 p.m. Hearing and seeing no comment, Mayor Muzzin closed the Call to the Public at 8:12 p.m.

**Adjournment**

**Motion** by Councilmember Emaus, seconded by Mayor Pro Tem Pipoly to adjourn the meeting at 8:12 p.m. **The motion carried without objection.**

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Tara Brown, City Clerk

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James Muzzin, Mayor



# City of Brighton

## REPORT FROM THE CITY MANAGER TO CITY COUNCIL July 18, 2019

**SUBJECT:        CONSIDER AWARDING THE BID FOR THE 2019 SIDEWALK MAINTENANCE TO  
                      ROTONDO CONSTRUCTION IN THE AMOUNT OF \$106,675.25**

### ADMINISTRATIVE SUMMARY

- After implementing the sidewalk maintenance program in 2017, sidewalk removal and replacement work was again planned for 2018. An RFP was let in the summer; however, the per square foot pricing that was received was almost double the cost of 2017's. It is believed that the low volume of work that was being requested resulted in the higher price. Staff decided to not award the bid in hopes of receiving a lower price per square foot when additional funding could be received and more locations could be added for an RFP in 2019.
- In preparation for the 2019 sidewalk maintenance bid, staff visited all areas of the City and determined the locations where sidewalks were most in need of remove and replace. These locations were added to the RFP that was put out in 2018. Most of the locations were located in residential neighborhoods / along local streets. It should be noted that there are two intersections located in residential neighborhoods where ADA compliant ramps will be installed. Additionally, concrete walkways around City Hall were deemed to be in need of replacement.
- A Request for Proposal (RFP) was published on the Michigan Intergovernmental Trade Network (MITN) website on May 24, 2019 using the bidding documents previously approved by the City Attorney. Sealed bids were opened on June 18.
- Of the 25 document packets that were requested, three bids were received. Rotondo Construction of Farmington Hills was the lowest qualified bidder. All four references provided by Rotondo were contacted and provided favorable recommendations. See Bid Results below.

<b>2019 Sidewalk Maintenance Bid Results</b>		
<b>NO.</b>	<b>BIDDER</b>	<b>AMOUNT</b>
<b>1</b>	<b>Rotondo Construction</b>	<b>\$106,675.25</b>
2	Leavitt & Stark Excavating	\$161,032.20
3	Lacaria Construction	\$120,701.00





# City of Brighton

## REPORT FROM THE CITY MANAGER TO CITY COUNCIL July 18, 2019

- The funding for sidewalk maintenance in the 2019/2020 budget is as follows:
  - There is a total of \$100,000 available for sidewalk remove and replace work; \$60,000 for major and \$40,000 for local streets.
  - The total bid amount was \$106,667.75. The City Hall sidewalk portion of the work is \$2,992.50, this portion will be paid with City Hall Grounds R&M funds. The remaining \$103,675.25 will be paid from the major and local street funds.
  - The breakdown of the bid received is \$43,690.25 for major and \$59,985 for local, which is the total of \$103,675.25.
  - As part of the bid award, staff is requesting City Council to approve a transfer from the Major Street Fund to the Local Street Fund of \$16,309.75. The additional \$3,675.25 needed will be paid for from the local street operating account.

### **RECOMMENDATION**

Staff recommends awarding the bid for the 2019 Sidewalk Maintenance to Rotondo Construction in the amount of \$106,675.25, as well as approving a budget amendment from the Major Street Fund to the Local Street Fund in the amount of \$16,309.75.

Prepared by: Patty Thomas, Asst. to the DPS Director

Reviewed by: Marcel Goch, DPS Director

Approved by: Nate Geinzer, City Manager



# CITY OF BRIGHTON

## REPORT FROM THE CITY MANAGER TO CITY COUNCIL

July 18, 2019

**SUBJECT: CONCESSION PACKAGE AND AMENDMENTS TO EMPLOYEE BENEFITS FOR NON-UNION ADMINISTRATIVE EMPLOYEES**

### ADMINISTRATIVE SUMMARY

Under the direction of City Council, the City's Management Team, in collaboration with Labor Counsel, have been at work building and implementing a strategy that reduces the City's short-term costs and long-term liabilities as they relate to health care and pension benefits. These efforts are necessary as the City works to address growing unfunded pension liabilities of \$9,528,371 (up from \$8,699,212 in 2017 due to changes in actuarial assumptions and other factors) and OPEB (retiree healthcare) liabilities (\$12,798,216 per the 2018 CAFR). Using the State of Michigan's uniform pension assumptions, the City's unfunded pension liability would be \$11,808,643.

The outline below reflects the recommended changes to the pay and benefits provided to the City's Non-Union Administrative employees and related new hires. These changes will help reduce short-term pension costs, unfunded liabilities, and close the City's pension plan to newly hired Non-Union Administrative employees.

#### **Current Employees**

Bridged Pension:	<b>Bridge Pension Multiplier From 2.25% to 2.02%</b> (A Reduction of 10%) (Maintain 5% Employee Contribution)
FY 2019/2020 Wage Increase:	<b>3%</b>
One Time Concession Bonus:	<b>\$750</b>
One Time Conversion Window to DC:	<b>September 1 to December 6</b> (Optional)

#### **New Hires as of July 1, 2019**

Non Union Admin:	<b>10%</b> Employer DC with 5% Employee Contribution
Non Union Supervisor/Manager	<b>12%</b> Employer DC with 5% Employee Contribution
Non Union Department Director	<b>14%</b> Employer DC with 5% Employee Contribution

### RECOMMENDATION

It is recommended that City Council move to approve the benefits concession package and amendments to the benefits offered to new hires for Non-Union Administrative employees as outlined and authorize the Mayor and City Manager to execute all necessary and related implementation documents.

Prepared by: Nate Geinzer, City Manager

Reviewed by: Michelle Miller, Human Resources Manager  
Gregg Schultz, Labor Counsel

Approved by: Nate Geinzer, City Manager