



# Brighton City Council Retreat

City Hall Council Chambers • 200 N First St. • Brighton, Michigan 48116  
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## MINUTES OF THE RETREAT OF THE BRIGHTON CITY COUNCIL HELD ON JANUARY 11, 2020

### 1. Call to Order

Mayor Pipoly called the Regular Meeting to order at 8:30 a.m.

### 2. Pledge of Allegiance

### 3. Roll Call

Present were Mayor Pipoly, Mayor Pro Tem Gardner, Councilmembers: Bohn, Emaus, Muzzin, Pettengill, and Tobbe. Also present were City Manager Nate Geinzer, City Clerk Tara Brown, Community Development Manager Mike Caruso, Human Resource Manager Michelle Miller, Chief Rob Bradford, Deputy Chief Craig Flood, and Attorney Paul Burns. There were three persons in the audience.

### 4. Consider Approval of the Agenda

**Motion** by Councilmember Tobbe, seconded by Mayor Pro Tem Gardner to approve the agenda as presented. **The motion carried without objection.**

### 5. Call to the Public

Mayor Pipoly opened the Call to the Public at 8:31 a.m. Hearing and seeing no comment, Mayor Pipoly closed the Call to the Public at 8:31 a.m.

#### Discussion Items

### 6. City Council Goals Progress

City Manager Nate Geinzer began discussions with a slide presentation to illustrate the staff activities relating to City Council goals and current fiscal status. Manager Geinzer also spoke in detail about Master Plan feedback and the priority as indicated by feedback from boards and commissions. Highlights to the presentation were the results of negotiations and cost saving efficiencies along with new revenue. The management team also identified their most important goals for the fiscal year.

**Motion** at 9:57 a.m. by Councilmember Tobbe, seconded by Councilmember Emaus to break for ten minutes. **The motion carried without objection.**

**Motion** at 10:11 a.m. by Councilmember Muzzin, seconded by Councilmember Pettengill to reconvene the retreat. **The motion carried without objection.**

### 7. Marijuana and Related Land Uses

Manager Geinzer began the discussion with an outline of the current potential revenues as outlined by LARA, specifically excise taxes and application fees and the possibility of those revenues to reach the City of Brighton. Manager Geinzer noted that most municipalities have decided on a wait and see approach as LARA has just recently laid out rules and definitions surrounding marijuana establishments.

City Council and Staff discussed municipalities within Michigan who have opted to allow marijuana establishments, zoning, location of businesses, the potential increased need for additional patrol,

apartment and business clauses within their rental agreements that may prohibit marijuana use or establishments, crime rate data, and specific definitions for marijuana businesses as defined within the rules set by LARA.

Council also discussed the amount of revenue potential generated by the marijuana establishments and what could be realized at the local government level, different businesses types within the guidelines needed to capture the revenue, regulation and enforcement by police, accessibility due to the City's proximity to major freeways, honoring the voter approved ballot proposal, federal legal status, and effects on insurance.

It was important to City Council that opting out does not negatively impact the potential to opt in later and revenue. City staff will continue to collect data as more information comes to light

The Citizen Survey, in mailboxes the last week of January 2020, will ask questions if and where residents and business owners would like to see marijuana businesses. Questions regarding visibility of those businesses within the City will also be posed within the survey. Staff will bring back results during the budget meetings along with evaluations of Cities who have already allowed marijuana establishments along with the findings of their experiences.

## **8. City Council Rules and Procedures**

Manager Geinzer noted that revisions to the City Council Rules of Procedure have been a discussion point for several years and has brought it to Council to evaluate and discuss the necessity or interest of a revision.

City Council discussed the merits and necessity of a revision to the rules specifically electronics, audience communication, new councilmember packets, interaction with staff, letters to City Council from residents, communication devises, and respectful conduct.

City staff, Mayor Pipoly, Mayor Pro Tem Gardner, and Councilmember Pettengill will form a subcommittee to evaluate and recommend, if necessary, revisions to the City Council Rules of Procedure.

**Motion** at 11:21 a.m. by Councilmember Emaus, seconded by Councilmember Tobbe to break for ten minutes. **The motion carried without objection.**

**Motion** at 11:33 a.m. by Councilmember Emaus, seconded by Mayor Pro Tem Gardner to reconvene the retreat. **The motion carried without objection.**

## **9. Vacant Properties, Redevelopment Tools, & Future Development**

Manager Geinzer reviewed several properties within the City that would be considered challenging for redevelopment, specifically former St. Joes property, Lindbom, and the Challis Road property and what each unique challenge would be given the property situation. City Council discussed recommendations for potential businesses, residential units, parks, and redevelopment tools such as Brownfield and commercial rehabilitation.

**Motion** at 12:14 p.m. by Councilmember Muzzin, seconded by Councilmember Emaus to break for lunch. **The motion carried without objection.**

**Motion** at 12:46 a.m. by Councilmember Muzzin, seconded by Councilmember Emaus to reconvene the retreat. **The motion carried without objection.**

City Council discussed growth within the City, locations for growth, attainable housing, market indications, I96 interchange plans, grant opportunities, and parks.

**Other Business**

**10. Call to the Public**

Mayor Pipoly opened the Call to the Public at 1:59 p.m. Hearing and seeing no comment, Mayor Pipoly closed the Call to the Public at 1:59 p.m.

**11. Adjournment**

**Motion** by Councilmember Tobbe, seconded by Councilmember Muzzin to adjourn the meeting at 1:59 p.m. **The motion carried without objection.**

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Tara Brown, City Clerk

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Shawn Pipoly, Mayor