



AGENDA
BIRMINGHAM ENVIRONMENTAL SUSTAINABILITY COMMITTEE
MONDAY, NOVEMBER 17, 2025
BIRMINGHAM CITY HALL, 151 MARTIN ST, ROOM 202-203, BIRMINGHAM MI *
******* 5:30 PM*******

- 1) **Call to Order**
 - 2) **Roll Call**
 - 3) **Review the Minutes**
 - A. **Minutes of the Regular meeting of September 15, 2025**
 - 4) **Review of the Agenda**
 - 5) **New Business**
 - A. **Single-Family Stormwater Management – Draft Ordinance Language**
 - B. **Sustainability Fee – Study Session**
 - 6) **Miscellaneous Communications**
 - 7) **Open to the Public for Items Not on the Agenda**
 - 8) **Adjournment**
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*Please note that board meetings will be conducted in person once again. Members of the public can attend in person at Birmingham City Hall, 151 Martin St., or may attend virtually at:

Link to Access Virtual Meeting: <https://bhamgov-org.zoom.us/j/84305107066>

Telephone Meeting Access: 833 928 4608 US Toll-free

Meeting ID Code: 843 0510 7066

Notice: Individuals requiring accommodations, such as interpreter services for effective participation in this meeting should contact the City Clerk's Office at [\(248\) 530-3405](tel:2485303405) at least on day in advance of the public meeting.

Las personas que requieren alojamiento, tales como servicios de interpretación, la participación efectiva en esta reunión deben ponerse en contacto con la Oficina del Secretario Municipal al [\(248\) 530-3405](tel:2485303405) por lo menos el día antes de la reunión pública. (Title VI of the Civil Rights Act of 1964).

A PERSON DESIGNATED WITH THE AUTHORITY TO MAKE DECISIONS MUST BE PRESENT AT THE MEETING.

City of Birmingham
Regular Meeting of the Environmental Sustainability Committee
September 15, 2025

Rooms 202-203
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Environmental Sustainability Committee held on September 15, 2025. The meeting convened at 5:30 p.m.

1) Roll Call

Present: Vice Chair Debra Horner; Committee Members Harvey Bell, Lara Edwards, Joe Mercurio, Trenton Chapman; Student Representative Penelope Graves

Absent: Chair Jess Newman; Committee Member Sara Rubino; Student Representative Abhishek Thota

Staff: City Planner Aldred-Arens; Planning Director Dupuis, Assistant City Manager Fairbairn

2) Minutes

Motion by Bell

Seconded by Edwards to approve last month's minutes.

Motion carried, 5-0

VOICE VOTE

Yeas: Edwards, Mercurio, Chapman, Bell, Horner

Nays: None

3) Review of the Agenda

4) New Business

A. Single-Family Stormwater Management – Study Session

CP Aldred-Arens and PD Dupuis presented the item and answered informational questions from the ESC.

ESC members raised the following points during discussion:

- Rain barrels could be a great way to detain stormwater temporarily and to increase infiltration. It could be a good community engagement opportunity for individuals or organizations looking to carry out community service.
- Residents can receive a discount on their stormwater charges if they make substantial stormwater management improvements to their properties.
- Leading discussions about these changes with a focus on credit incentives would likely increase the amount of interest. The Committee should also explore ways of clarifying the credit incentive process. An educational campaign around these incentives would be appropriate.

- Current credit incentives from stormwater management are renewed every three years. The City could perform a check at that time to ensure that the necessary stormwater management is in place in order to continue receiving credits.
- There are two different target audiences in this discussion – those planning construction on a lot who will need to do some stormwater management, and those with no construction plans who are interested in receiving credits for stormwater management.
- An educational campaign would also be appropriate for publicizing that construction or building on a lot usually requires a permit, and that any permitted building would also require stormwater management if these changes are implemented.
- The Committee will likely need to clarify how it will define the stormwater management categories of natural versus constructed, retention versus infiltration, and/or other measures.
- Finding a way to incentivize natural stormwater infiltration measures could help Birmingham retain and even increase its tree canopy. Via this process, the City could also attempt to retain more established, adult trees even in the context of new builds.
- Retaining older trees in the City may also require a discussion with DTE.
- While it may not be possible with this program to ensure that all new residential stormwater management efforts would be maintained over the long term, even the maintenance of some of these efforts would represent an increase of stormwater management over the present baseline.
- One ESC member's rain gardens were designed to have a capacity higher than the presently proposed "first-flush" one inch rainfall standard. During three different storms in 2025, this member's cisterns and rain gardens have nearly overflowed, despite having a higher retention rate than the presently recommended one inch. Consequently, it may be worth considering increasing the "first-flush" management requirement beyond one inch.
- It would be necessary to consider how much incremental value would be gained from increasing the "first-flush" management requirement beyond one inch.
- In a past study, the City's lots were sorted into six different categories based on the average amount of pervious and impervious surface present. It would be helpful to use the most common lot type from this study to calculate how many one inch "first-flush" management systems would be required to reach the City's goal of infiltrating an additional 500,000 gallons of stormwater, just to provide a sense of the numbers.
- This effort would not be the only way of increasing the amount of stormwater infiltration in the City.
- An ESC member will locate the study that categorized the City's lots by pervious/impervious surfaces, and will forward that to staff for provision to the ESC.
- It would be helpful to understand whether infiltrating an increased 500,000 gallons of stormwater within the City would cause residents' water/sewer bills to decrease.

5) Miscellaneous Communications

A. Appointment to the SEMCOG Flooding Task Force

The ESC recognized PD Dupuis for his appointment to the SEMCOG Flooding Task Force.

6) Open to the Public for Items Not on the Agenda

7) Adjournment

No further business being evident, the meeting adjourned at 7:00 p.m.



Summer Aldred-Arens, City Planner



Laura Eichenhorn, City Transcriptionist

DRAFT



MEMORANDUM

Planning Department

DATE: November 17, 2025

TO: Environmental Sustainability Committee

FROM: Summer Aldred-Arens, City Planner

SUBJECT: Single-Family Stormwater Management – Proposed Ordinance Language

Background Summary

The City of Birmingham recently adopted the Oakland County Water Resources Commissioner's stormwater standards for commercial and multifamily development projects over 0.5 acres. These standards require on-site detention and treatment of stormwater to manage peak flows and reduce pollutant discharges into the municipal system. At present, there are no equivalent requirements for single-family residential construction.

On August 25, 2025 ([Agenda](#) – [Packet](#)), staff outlined the rationale for extending stormwater requirements to single-family residential projects, including redevelopment activity that increases impervious surface coverage and contributes to unmanaged runoff. The Committee was presented with Michigan examples such as Ann Arbor and Grand Rapids, discussed the "first flush" management approach, and reviewed best management practices appropriate for lot-level stormwater mitigation.

On September 15, 2025 ([Agenda](#) – [Packet](#)), the Environmental Sustainability Committee (ESC) continued its discussion of single-family stormwater management and provided detailed feedback on the proposed framework first introduced in August. Staff's objective remains the same which is to extend stormwater requirements to single-family residential properties in a way that is both technically feasible and easily understood by homeowners.

The City has already adopted the Oakland County Water Resources Commissioner's (WRC) standards for commercial and multifamily projects greater than 0.5 acres, requiring on-site detention and treatment. Extending similar expectations to residential redevelopment will help Birmingham meet regional flooding-resilience goals while aligning with best practices in Ann Arbor and Grand Rapids.

Summary of ESC Feedback

Key themes emerging from the September 15 study session included:

- Support for incorporating rain barrels and other simple infiltration tools as community-scale engagement opportunities.
- Strong interest in developing a credit and incentive structure, with clear guidance on renewal intervals and verification.
- Need to differentiate between two audiences: (1) property owners undertaking permitted construction, and (2) residents retrofitting voluntarily for stormwater credits.
- Desire to define terms such as “natural” versus “constructed” measures and “retention” versus “infiltration.”
- Encouragement to incentivize tree retention and planting as a form of natural infiltration.
- Interest in quantifying how parcel-level systems contribute toward the City’s goal of infiltrating 500,000 gallons of stormwater.
- Emphasis on a public education campaign clarifying when stormwater rules apply and how to receive or renew credits.

Refined Framework

Core Standard

Staff continues to recommend the “first-flush” one-inch rainfall standard as the regulatory baseline for single-family properties. This standard effectively captures the pollutant-laden initial runoff and aligns with regional practices while remaining achievable for typical residential sites.

Two-Bucket Approach

Category	Applicability	Requirement	Type of Measures
New Builds / Complete Reconstructions	New homes or full tear-downs	Capture and manage first 1" of stormwater across max lot coverage (30%) and min open space (40%)	≥40% natural (trees, rain gardens, infiltration basins) and ≤60% constructed (storage systems, oversized laterals, underground detention)
Additions / Incremental Impervious Surface	Driveways, patios, additions	<500 sq. ft.: natural measures only; ≥500 sq. ft.: 40% natural / 60% constructed split	Natural = tree planting, rain gardens, permeable pavements; Constructed = subsurface storage, oversized laterals, engineered detention

Definitions for Clarity

To ensure consistent understanding and administration, the following working definitions will be incorporated into the ordinance draft:

Term	Definition
Natural Measure	A vegetative or landscape-based feature that promotes infiltration or evapotranspiration (e.g., trees, rain gardens, infiltration beds, permeable pavement).

Term	Definition
Constructed Measure	A structural or engineered facility designed to store or slow stormwater prior to discharge (e.g., subsurface storage, enlarged laterals, flow restrictors, underground tanks).
Retention	The holding of runoff without release except by means of evaporation, infiltration, or emergency bypass (e.g., rain barrels, cisterns).
Infiltration	Percolation of stormwater into the soil through natural or engineered means.

Tree Canopy Integration

Consistent with ESC feedback, the framework will explicitly credit tree preservation and planting toward stormwater compliance. Maintaining mature canopy trees significantly increases infiltration and interception capacity while supporting the City's sustainability and biodiversity goals.

Staff plans to attempt to coordinate with DTE to align tree-management practices and minimize conflicts between canopy preservation and utility line maintenance.

Current Incentive and Credit Structure

The ESC emphasized the importance of incentives to encourage voluntary participation. Staff proposes that homeowners utilize the existing Birmingham Storm Water Utility Credit Program to maximize their incentives. Available credits include:

- Rain Barrels → \$15 credit every 2 years
- Rain Garden/Bio-Swale → \$20* every 5 years
- Infiltration Trench/Dry Well → \$25* every 5 years
- Cistern → \$25* every 10 years
- Pervious Pavement → variable (\$10–\$30) every 10 years
- Disconnect Footing Drain: → \$40 every 10 years
- *Credits with * are multiplied by a lot-size factor for single family residential parcels.*

All credits must be applied for by the property owner and approved by the City Engineer.

Quantitative Impact toward City Goals

To contextualize citywide benefit, staff will model cumulative stormwater infiltration based on typical lot conditions identified in the prior impervious-surface classification study.

- One standard system managing 174 cubic feet (\approx 1,300 gallons) could yield significant cumulative benefit: \sim 380 installations would achieve roughly **500,000 gallons infiltrated annually**.

Education and Communication

An outreach campaign will accompany ordinance development to:

- Clarify that stormwater management applies to all permitted construction, including additions and driveways.
- Publicize credit opportunities and the renewal process.

- Promote low-cost natural infiltration practices, such as tree planting and rain barrels, as community engagement tools.
Staff will collaborate with the Communications and Engineering Departments to produce homeowner guides and visual infographics illustrating compliance pathways.

Next Steps

Staff requests ESC feedback on the following items:

1. Approve the definitions table and tree-credit concept for inclusion in ordinance language.
2. Approve continued development of the outreach strategy and development of Birmingham Residential Stormwater Mix-and-Match Worksheet to accompany the ordinance.

Staff will integrate these refinements into draft ordinance language for Planning Board and City Commission review in early 2026.

**AN ORDINANCE TO AMEND PART II OF THE CITY CODE, CHAPTER 114. – UTILITIES,
TO ADD ARTICLE VII. – SINGLE FAMILY STORMWATER MANAGEMENT STANDARDS**

THE CITY OF BIRMINGHAM ORDAINS:

The City Code, Part II, Chapter 114. – Planning, Article VII. – Single Family Stormwater Management Standards:

ARTICLE VII. – SINGLE FAMILY STORMWATER MANAGEMENT STANDARDS

Sec. 114-451. – Purpose

The purpose of this section is to protect the health, safety, and welfare of the public by managing stormwater runoff from single-family residential properties in a manner that reduces flooding, improves water quality, and promotes on-site infiltration and retention of the first inch (“first flush”) of rainfall. This section establishes clear, measurable standards for stormwater management associated with new construction, additions, and site modifications, consistent with the Oakland County Water Resources Commissioner’s design standards and the City’s Storm Water Utility Ordinance.

Sec. 114-452. – Definitions

For the purpose of this section, the following definitions shall apply:

Natural Measures means stormwater management methods that rely on vegetation, soils, and natural hydrologic processes to retain or infiltrate runoff at the source. *Examples include:* rain gardens, vegetated swales, tree planting or retention, infiltration lawns, downspout disconnections, and rain barrels or cisterns with drawdown capability.

Constructed Measures means engineered systems that utilize manmade materials or structural elements to capture, store, or infiltrate stormwater. *Examples include:* infiltration trenches, dry wells, subsurface galleries, and permeable pavements with aggregate storage layers, etc.

Retention means the capture and permanent removal of stormwater from surface runoff through infiltration, evapotranspiration, or reuse. Retained water does not discharge to the municipal storm sewer.

Infiltration means the movement of stormwater into the soil where it percolates and recharges groundwater. Infiltration is one mechanism of retention and may occur in both natural and constructed systems.

First Flush Volume means the first one (1.0) inch of rainfall over a defined impervious area, representing the most pollutant-laden portion of stormwater runoff.

Sec. 114-453. Applicability.

This section shall apply to all single-family residential development projects that:

- a) Involve new construction or complete demolition and rebuild ("tear-down" projects);
or
- b) Add or replace impervious surface area exceeding 100 square feet.

Projects under 100 square feet of new impervious area are exempt from formal submittal requirements but are encouraged to utilize natural stormwater management measures voluntarily.

Sec. 114-454. Performance Standards.

a) New Construction / Tear-Downs

- 1) For complete new builds or tear-down replacements, the applicant shall design and install stormwater management measures that retain the first one (1.0) inch of rainfall over the *maximum lot coverage* permitted by zoning, regardless of the actual impervious area constructed.

b) Additions and Expansions

- 1) For additions or site improvements increasing impervious area, the applicant shall design and install measures that retain the first one (1.0) inch of rainfall over the *net increase* in impervious surface area.

c) Minimum Storage Volume

- 1) Required retention shall be calculated using the following conversion:
 1. Required Volume (cubic feet) = Area (square feet) × 0.08

d) Acceptable Measures by Scale

- 1) For projects adding less than 500 square feet of new impervious surface:
Only Natural Measures shall be used to meet the retention requirement.
- 2) For projects adding 500 square feet or more of new impervious surface or any new build/tear-down:
 1. At least 40 percent of the required retention volume shall be achieved through Natural Measures, and up to 60 percent may be achieved through Constructed Measures.

Sec. 114-455. Design Guidance.

All stormwater management measures shall comply with the design criteria of the Oakland County Water Resources Commissioner and applicable City Engineering standards.

- Natural Measures such as rain gardens shall be designed for temporary ponding of at least 0.5 feet and may incorporate engineered soil media with 25 percent void space.
- Constructed systems such as infiltration trenches or dry wells shall demonstrate adequate percolation capacity and be designed with a minimum 40 percent void ratio.
- Tree retention and new plantings may receive planning-level retention credit consistent with the City's approved "Residential Stormwater Mix-and-Match Worksheet."

Sec. 114-456. Administration and Enforcement.

The City Engineer shall review all submittals for compliance with this section. The Building Department may withhold certificate of occupancy until required stormwater measures are installed. Noncompliance or failure to maintain required measures shall constitute a violation of this code and may result in suspension of stormwater utility credits or other enforcement actions.

Sec. 114-457. Reference Documents.

Design calculations, sizing worksheets, and maintenance templates approved by the City Engineer shall be provided as appendices, including:

- a) Birmingham Residential Stormwater Mix-and-Match Worksheet (2025)
- b) Rain Garden and Tree Credit Guide
- c) Storm Water Utility Credit Application Form (Treasurer's Office)

Ordained this _____ day of _____, 2026. Effective upon publication.

Clinton Baller, Mayor

Alexandria D. Bingham, City Clerk

I, Alexandria D. Bingham, City Clerk of the City of Birmingham, do hereby certify that the foregoing ordinance was passed by the Commission of the City of Birmingham, Michigan at a regular meeting held _____, 2026 and that a summary was published _____, 2026.

Alexandria D. Bingham, City Clerk



MEMORANDUM

Planning Department

DATE: November 17, 2025

TO: Environmental Sustainability Committee

FROM: Nicholas Dupuis, Planning Director

SUBJECT: Sustainability Fee – Study Session

As the City continues to move towards its ambitious sustainability and climate action goals, the Planning Department has long recognized the need for consistent and robust funding to ensure that projects can be completed in the appropriate time frame, and that the full breadth of the [Birmingham Green: Healthy Climate Plan](#) can be explored without the need to depend on General Fund resources in a tight municipal budget.

To that end, the Planning Department is exploring a revenue generating system based on the concept of a “congestion fee” or “congestion pricing.” The Natural Resources Defense Council describes congestion pricing as “fees charged for driving on busy city roads reduce greenhouse gas emissions and improve air quality while also generating sorely needed funding for the transit systems that many people rely on for their daily commutes.” Birmingham’s approach would be similar in that the target of such a fee would be reducing carbon emissions and improving air quality, and as a consequence, incentivize other modes of transportation. This fee would be attached to parking transactions, which is where the connection is made between the fee and carbon reductions – vehicles.

To help define the issue, Downtown Birmingham has 5 parking structures (3,579 parking spaces), 3 metered municipal surface parking facilities (224 parking spaces) and 1,042 metered street parking spaces. In total, there are 4,845 publicly owned parking spaces in Downtown Birmingham. In 2023, the Birmingham Shopping District developed a retail market profile that suggested that Downtown Birmingham has a 500,000-person consumer trade area over an area of 154 square miles, received 7 million visitors, and had 59 events with 300,000+ attendees. This demonstrates not only the success of Birmingham’s Downtown, but also presents a unique opportunity.

The Planning Department first introduced the concept of a sustainability fee on January 25, 2025 ([Agenda](#) – [Minutes](#)) during the Long Range Planning meeting at the City Commission. Before bringing the idea to the City Commission, the Planning Department consulted the City Manager,

City Attorney, Parking Manager, and Finance Director to ensure that there was general support for such a tool, and that it was a viable approach. Ultimately, the concept was well received and the City Commission suggested that the Planning Department continue to do its diligence on the back-end financial processes, as well as a thorough review of the legality of a sustainability fee.

On February 10, 2025 ([Agenda](#) – [Minutes](#)), the City Commission moved to create a Sustainability and Climate Action Special Revenue Fund to house funds dedicated towards sustainability and climate action projects. In addition to creating the fund, the City Commission generously provided \$10,000 of seed funding to jumpstart the balance. The creation of this new fund allows the City to provide a municipal funding source available for specific sustainability and climate action projects, and at the same time provide a dedicated special revenue fund that will be able to accommodate any potential future revenues. This fund and any expenditures therein will be monitored closely by the City Commission, City Manager and Planning Director and it is expected that all expenditures should work directly towards meeting the goals of the Birmingham Green: Healthy Climate Plan or other sustainability and climate action projects deemed appropriate by the City Commission.

On March 24, 2025 ([Agenda](#)), the Planning Department provided the Long Range Planning report, as well as the Sustainability and Climate Action Special Revenue Fund report to the Environmental Sustainability Committee (ESC) as Miscellaneous Communications. The ESC provided high-level feedback, and the Planning Department outlined the next general steps in the approval process for such a proposal.

On August 25, 2025 ([Agenda](#)), the Planning Department presented a more refined proposal to the Environmental Sustainability Committee that demonstrated the types of transactions that will be targeted, as well as the proposed initial rates for the fee. Ultimately, the Planning Department estimated that the sustainability fee could generate in the range of \$400,000 annually.

At this time, the Planning Department has made further refinements to the sustainability fee concept and has prepared a final proposal for review and possibly a recommendation by the ESC. This proposal is receiving final reviews for support by the Parking Manager, Finance Department, City Manager, and City Attorney. Overall, the proposal will require two separate actions: A Fee Schedule amendment and an amendment to the Birmingham Code of Ordinances – both of which are outlined below. While this review is taking place, the Planning Department will schedule a meeting with the Advisory Parking Committee to solicit an additional recommendation. Finally, the proposal and both recommendations will be brought to the City Commission for final review and approval.

Fee Schedule Update

As noted above, the new sustainability fees will need to be incorporated into the City's Fee Schedule. Fee Schedule amendments are approved by a resolution of the City Commission. Typically, the Fee Schedule is reviewed annually by City Departments and the City Commission to ensure that fees being collected for charges or services are proportional to the inputs and operating costs associated with the charge or service. This ensures that enough revenue is being collected from these charges or services so as to not draw from property tax revenue. Although the Fee Schedule is updated on a regular yearly basis, the Fee Schedule can be amended as need arises.

At this point, the Planning Department is targeting January 2026, which is around the halfway point of the fiscal year.

Below is a table representing the all of the parking fees that are charged by the City. Within the table, select fees are highlighted to demonstrate the fees that will be changing as a result of this proposal. Please note that the sustainability fee is only a portion of the total increase, and that sustainability fee portion of the increase is proportional to about four percent of the average existing fee for each fee category. The remaining balance is a general rate increase that could be proposed by the Parking Manager to the Advisory Parking Committee as a part of this update.

PARKING DEPARTMENT	FEE	NEW FEE
<u>Parking Meters</u>		
Hourly Meter Rates		
High Demand (Areas Inside Central Core of Business District)	\$1.50	\$1.75
Low Demand (Areas Outside Central Core of Business District)	\$1.00	\$1.25
Meter Bags		
Daily Fee	\$18.00	\$18.00
Outdoor Dining Metered Space for Platform		
Monthly Outdoor Dining Meter Rental Fee for \$1.00/Hour Meter	\$360.00	\$360.00
Monthly Outdoor Dining Meter Rental Fee for \$1.50/Hour Meter	\$540.00	\$540.00
Removal of Parking Meter Housing and/or Posts – Minimum Fee (Cost)	\$114.00	\$114.00
Removal of Parking Meter Housing and/or Posts – 1 Meter Space (Cost)	\$342.00	\$342.00
Removal of Parking Meter Housing and/or Posts – 2 Meter Spaces (Cost)	\$570.00	\$570.00
<u>Parking Permits</u>		
Meter Permit Parking (3 Months)		
Lot 6 - Regular	\$210.00	\$230.00
Lot 6 - Economy	\$150.00	\$170.00
Ann St. North	\$180.00	\$200.00
South Old Woodward	\$120.00	\$140.00
Residential Permit Parking (110-136 – 110-150)		
Residential Parking Permit per Household (Includes 2 Resident and 3 Visitor Permits for a Two-Year Period)	\$8.00	\$8.00
Parking Structure Permit Parking		
Nonrefundable Card Fee	\$20.00	\$20.00
Returned Checks	\$30.00	\$30.00
Permit Parking – Chester St. Structure per Month	\$70.00	\$80.00
Permit Parking – Pierce Structure per Month	\$100.00	\$120.00
Permit Parking – All Other City Structures per Month	\$90.00	\$100.00

Parking Structure Rates		
Less than 2 Hours	Free	Free
Less than 3 Hours	\$2.00	\$4.00
Less than 4 Hours	\$4.00	\$6.00
Less than 5 Hours	\$6.00	\$8.00
Less than 6 Hours	\$8.00	\$10.00
Over 6 Hours	\$10.00	\$12.00
Over 7 Hours	\$10.00	\$12.00
Over 8 Hours	\$10.00	\$12.00
Parking for Valet Licenses		
Valet Parking in City Owned Structures		
Valet Parking Card Deposit, per Card	\$20.00	\$20.00
Fees per Car:		
1-100 Cars, Pre-Paying for Six Months in Advance, per Month	\$400.00	\$500.00
101-200 Cars, Pre-Paying for Six Months in Advance, per Month	\$750.00	\$850.00
201-300 Cars, Pre-Paying for Six Months in Advance, per Month	\$1,000.00	\$1,100.00
301+ and Above Cars, Will Settle Up Based on Actual Usage Every Six Months	TBD	TBD
One-Day Valet Permit Application		
Standard Application Fee	\$75.00	\$75.00
Late Fees:		
48 Business Hours Before Event	\$75.00	\$75.00
24 Business Hours Before Event	\$100.00	\$100.00
Valet Parking Meter		
Valet Monthly Bag Fee	\$216.00	\$216.00

After reviewing the fee schedule and strategizing with the Parking Manager, the potential annual revenue estimates collected from the proposed sustainability fee could increase. The increases are related to (1) the application of a consistent percentage of the average existing fees and (2) the addition of valet fee increases. Below is an updated table that reflects expected revenue based on 2024 parking data:

Fee Type	Parkers	Sustainability Fee	Occurrences	Annual Total
Transient Structure	986,049	\$0.29	-	\$285,954
Transient Meter	1,496,164	\$0.05	-	\$74,808
Monthly Structure	4,652	\$3.52	12	\$196,500
Monthly Meter	190	\$2.20	12	\$5,016
	Fees Paid			
Valet	\$98,396	4%	-	\$3,936
One Day Valet	\$3,674	4%	-	\$147
Total	-	-	-	\$566,362

City Code Amendment

In an effort to reduce ambiguity or uncertainty in the application of the proposed sustainability fee, the second action required is to develop language that codifies this fee into the Birmingham Code of Ordinances. The new language is proposed to be embedded into Chapter 82 following the newly adopted Environmental Sustainability Committee ordinance. The proposed language is as follows:

AN ORDINANCE TO AMEND PART II OF THE CITY CODE, CHAPTER 82. – PLANNING, TO ADD ARTICLE VI. – ENVIRONMENTAL SUSTAINABILITY COMMITTEE.

THE CITY OF BIRMINGHAM ORDAINS:

The City Code, Part II, Chapter 82. – Planning, Article VI. – Environmental Sustainability Committee:

ARTICLE VI. – ENVIRONMENTAL SUSTAINABILITY COMMITTEE

Sec. 82-107. through Sec. 82-111. Unchanged

Sec. 82-112. – Sustainability Fee

The purpose of this section is to provide for a surcharge on the public parking system to reduce passenger vehicle-related transportation impacts on the environment including, but not limited to, greenhouse gas emissions, stormwater runoff, and infrastructure burdens. The City Commission shall adopt and maintain such fees in accordance with the following:

- 1) A surcharge shall be placed on all parking transactions related to the use of a vehicle in the public parking system. The surcharge shall be collected to generate a dedicated fund to support transportation and sustainability projects identified by the City.
- 2) All fees required as a part of this section shall be as provided for in this Code, and in the amounts specified in the schedule of fees, charges, bonds, and insurance adopted by a resolution of the City Commission and as amended from time to time by resolution of the City Commission.
- 3) The City Commission may direct the City Manager to review sustainability fees collected by the City to ensure proportionality to the costs of mitigating the negative impacts of passenger vehicle use in the City.

NEXT STEPS

The Planning Department requests that the Environmental Sustainability Committee consider a recommendation to **APPROVE** to the City Commission the proposed updates to the schedule of fees, charges, bonds, and insurance and the amendments to Part II, Chapter 82 – Planning, Article VI. of the Birmingham Code of Ordinances to add Sec. 82-112. – Sustainability Fee.