



**City Commission Workshop Minutes
Monday, March 9, 2026 - 5:30 p.m.
151 Martin Street, Birmingham
City Commission Room 205**

Vimeo Link: <https://vimeo.com/1171900638>

This will be considered a workshop session of the City Commission. No formal actions will be taken. The purpose of this workshop is to discuss the Capital Improvement Master Plan.

1. Call To Order

Clinton Baller, Mayor

2. Roll Call

City Clerk Bingham called the roll.

Present: Mayor Clinton Baller
Mayor Pro Tem Anthony Long
Commissioner Brad Host
Commissioner Kevin Kozlowski
Commissioner William Kolb
Commissioner Therese Longe

Absent: Commissioner Andrew Haig

Staff: City Manager Ecker; City Clerk Bingham, City Engineer Coatta, Assistant City Manager Clemence, Assistant City Manager Fairbairn, City Attorney Gaudenzi, City Attorney Kucharek

3. Presentation and Commission Discussion

CE Coatta and CM Ecker presented the item and answered questions.

Commissioners discussed the following regarding the item:

- Approximately 38% of the City's water mains and 38% of the City's sewers are over 100 years old.
- It may be sufficient to have staff prepare a Capital Improvement Master Plan rather than using a consultant, since the City is already working off of an infrastructure scoring matrix. It may be helpful to extend the infrastructure scoring matrix dates out ten years instead of the present five.
- Birmingham residents fall into a few different categories regarding infrastructure repairs. There are residents who have paid for work on their streets and residents who have not yet paid for work on their streets and are facing meaningfully higher costs than residents who previously paid for road work. Residents' opinions on whether road improvements funding should remain as-is or be changed will be informed by which category they occupy.
- Residents who have already paid for work on their street would have to pay again if a bond is used to fund road work. At the same time, these residents would generally have paid less than residents who are presently facing road repairs and improvements.
- Pavement Surface Evaluation and Rating (PASER) ratings are useful, and count equally in the City's infrastructure scoring matrix with sewer and water rankings. At the same time, the City must also consider how each street fits into the wider context of the water and sewer systems, and how repairing any one street will affect the whole system.
- Using a consultant to determine how each project best fits into the wider water-sewer system context might be beneficial.
- While staff noted that they are considering the order in which the water and sewer system segments need to be repaired, that information is applied subsequent to the infrastructure

scoring matrix. This may result in the road repair selection process being somewhat unclear to the general public.

- There are other criteria that could also be considered within the infrastructure ranking process, including local and major streets, traffic counts, existence of sewers beneath a street, and City Engineer judgment. This could also be accessible to the public online. It could be beneficial to integrate these or other criteria into the infrastructure rating process, and a consultant or a large language model may be able to assist with this.
- The two highest priority issues likely regard the amount of funding needed to adequately stay on top of necessary infrastructure repairs, and the outcomes if that level of investment cannot be achieved.
- Resident education regarding the state of infrastructure within the City is necessary.
- It would be helpful to better understand Ann Arbor's infrastructure funding and expenditure process.
- It might be appropriate to create a complete inventory of the necessary upcoming infrastructure projects.
- The City Engineering department does not have the bandwidth to create these kinds of systems and inventories at this time.
- The City must determine how water and sewer improvements might be best funded. It is unlikely that user fees will fund the scale of necessary water and sewer improvements.
- Determining what funding increases would be required to repair two miles of infrastructure a year is appropriate. The increase that might be required might burden certain residents. This is one of the reasons that considering alternative funding options will be important.
- There is not enough funding to do the water and sewer improvements at the necessary scale or speed, since the City is not permitted to draw from the General Fund for these repairs. Determining how these improvements might be funded more quickly is one of the questions a consultant might be able to address.
- The City must also clarify how it will approach other necessary non-infrastructure projects.
- Creating more flexibility for developments in the Triangle District might be one way of generating further revenue that could be used for these improvements.
- Gaining clarity from staff on the implications of the lawsuit that caused the City to discontinue its use of General Funds for water and sewer improvements would be helpful.
- A consultant would be able to offer unique insight from doing this type of work regularly, and would help assure residents that the City is undertaking this process as transparently, economically, and rationally as possible. It will be necessary to define the scope of a potential consultant's work and determine what information might be gained elsewhere.
- It is necessary to review the City's special assessment district funding process. It may be more appropriate to review streets on a case-by-case basis.
- While it is unlikely that the City will reach a point where all present infrastructure is less than 100 years old, it is necessary to pursue that outcome as much as possible.
- It would be beneficial to consider how the City might increase its related RFP responses in order to procure competitive rates.
- Staff is likely able to determine what tasks might best be included in a potential RFP.
- Improving communication about projects between the Engineering Department, residents, and the Commission could be beneficial. Improvements around project timing could also be beneficial. A consultant may be able to assist with either.
- While the Commission often closely studies requests for new full time employee positions, one or more new full time employees might be appropriate to address some of the items being raised. This could allow for longer timelines and lead times on projects, and more information being available earlier in the process.

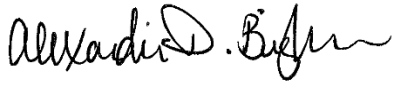
4. Public Comment

David Bloom commented regarding the infrastructure prioritization process, whether to prioritize repairing water and sewer or entire roads, potential bond options, potential RFP options, and potential information gathering options.

Paul Reagan commented that the goal should be improvement of these processes, and that creating an inventory might create public expectations the City cannot meet.

5. Adjourn

The Commission motioned to adjourn at 6:48 p.m.

A handwritten signature in black ink, appearing to read "Alexandria Bingham".

Alexandria Bingham, City Clerk

A handwritten signature in black ink, appearing to read "Laura Eichenhorn".

Laura Eichenhorn, City Transcriptionist