BIRMINGHAM

City Commission Minutes
Monday, July 13, 2026 - 7:00 p.m.
151 Martin Street, Birmingham
City Commission Room 205
Vimeo Link: https://vimeo.com/1210224812

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1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE
Clinton Baller, Mayor, opened the meeting with the Pledge of Allegiance.

2. ROLL CALL
City Clerk Bingham called the roll.

Present: Mayor Clinton Baller, Temporary Mayor Pro Tem Therese Longe, Commissioner Andrew Haig, Commissioner Brad Host, Commissioner Kevin Kozlowski, Commissioner William Kolb

Absent: None

Staff: City Manager Ecker; Assistant City Engineer Akram, City Planner Aldred-Arens, Birmingham Shopping District Director Bassett, Human Resources Manager Cilluffo, Assistant City Manager Clemence, Planning Director Dupuis, Parking Systems Manager Ford, City Attorney Gaudenzi, Building Official Zielke

3. PROCLAMATIONS, CONGRATULATORY RESOLUTIONS, AWARDS, APPOINTMENTS, RESIGNATIONS AND CONFIRMATIONS, ADMINISTRATION OF OATHS, INTRODUCTION OF GUESTS AND ANNOUNCEMENTS.

ANNOUNCEMENTS

Congratulations to our "I Voted" sticker contest winners.
- Kindergarten - 8 Years: Ava Haisha
- 9-12 Years: Oliver Zammit
- 13-17 Years: Sarah Ragheb
- 18+: Mary Olejniczak

The winning sticker designs will be available at Birmingham polling locations for the August 4, 2026, State Primary and November 3, 2026, General Elections.

APPOINTMENTS

07-178-26 Public Arts Board

Julie Pincus was interviewed for the appointment.

MOTION: Motion by Longe:
To appoint Julie Pincus as a regular member to the Public Arts Board to serve the remainder of a three-year term to expire January 28, 2029.

VOICE VOTE
Ayes: Longe, Baller, Haig, Host, Kozlowski, Kolb

Nays: None
Recused: None

07-179-26 Public Arts Board

Sarey Ruden was interviewed for the appointment.

MOTION: Motion by Kozlowski:
To appoint Sarey Ruden as an alternate member to the Public Arts Board to serve the remainder of a three-year term to expire January 28, 2029.

VOICE VOTE
Ayes: Longe, Baller, Haig, Host, Kozlowski, Kolb
Nays: None
Recused: None

07-180-26 Museum Board

It was noted that Wadette Bradford was interviewed for the appointment at a recent meeting.

MOTION: Motion by Longe:
To appoint Wadette Bradford as a regular member to the Museum Board to serve a three-year term to expire July 6, 2029.

VOICE VOTE
Ayes: Longe, Baller, Haig, Host, Kozlowski, Kolb
Nays: None
Recused: None

CC Bingham swore in the appointees.

4. OPEN TO THE PUBLIC FOR MATTERS NOT ON THE AGENDA

It was noted that Wimbleton Phase 1 would be redone in asphalt, and that changes would be made to Wimbleton Phase 2 for continuity purposes.

Tim Bradley thanked the Commission for its responsivity to residents' concerns and for redoing Wimbleton Phase 1.

David Wynn supported banning short term rentals throughout the entirety of the City.

Sally Swift commented regarding agenda timing and regarding Wimbleton.

5. CONSENT AGENDA

07-181-26 Consent Agenda

MOTION: Motion by Longe, seconded by Haig:
To approve the consent agenda excluding Items A and H.

ROLL CALL VOTE
Ayes: Haig, Longe, Baller, Host, Kozlowski, Kolb
Nays: None
Recused: None

B. Resolution to approve the special City Commission meeting minutes of June 22, 2026.

C. Resolution to approve the regular City Commission meeting minutes of June 22, 2026.

D. Resolution to approve the warrant list, including Automated Clearing House payments, dated June 24, 2026, in the amount of $1,320,383.85.

E. Resolution to approve the warrant list, including Automated Clearing House payments, dated July 1, 2026, in the amount of $891,452.54.

F. Resolution to approve the warrant list, including Automated Clearing House payments, dated July 8, 2026, in the amount of $1,225,488.84.

G. Resolution to delegate to the Birmingham City Clerk and her authorized assistants, those being the members of her staff, the following duties of the Election Commission for the August 4, 2026 State Primary Election and the November 3, 2026 General Election:
   - Preparing meeting materials for the Election Commission (ballot proofs for approval, list of election inspectors for appointment, etc.)
   - Preparing, printing and delivering ballots
   - Providing candidates and the Secretary of State with proof copies of ballots
   - Providing notice to voters in the case of precinct changes/consolidations
   - Providing election supplies and ballot containers
   - Preliminary logic and accuracy testing
   - Notifying major political parties of certified precinct Inspector appointments (Federal and State elections only)

I. Resolution appointing election inspectors, absentee voter counting board inspectors, receiving board inspectors and other election officials as recommended by the City Clerk for the August 4, 2026 State Primary Election pursuant to MCL 168.674, and further grant the City Clerk the authority to make emergency appointments of qualified candidates should circumstance warrant in order to maintain adequate staffing in the various precincts, counting boards and receiving boards.

AND

To authorize the use of an Absent Voter Counting Board for the City of Birmingham pursuant to MCL 168.765a(1) as the City Commission previously resolved on May 6, 2024, resolution 05-418-24.

AND

To authorize the use of the Oakland County Absent Voter Counting Board for the purpose of processing and tabulating absent voter ballots on August 4, 2026, as prescribed in the terms and responsibilities previously agreed upon at the July 12, 2020 meeting by Commission resolution 07-120-20.

J. Resolution to approve a Special Event Permit as requested by the City of Birmingham to hold the Celebrate Birmingham Hometown Parade on May 16, 2027, contingent upon compliance with all permit and insurance requirements and payment of all fees and, further pursuant to any minor modifications that may be deemed necessary by administrative staff at the time of the event, or event cancellation that may be deemed necessary by administrative staff, leading up to or at the time of the event.

K. Make a motion adopting a resolution to approve the Local Road Improvement Program Cost Participation Agreement between Oakland County and the City of Birmingham. In addition, authorize the Mayor to sign the agreement on behalf of the City.

L. Resolution to set a public hearing date of August 10, 2026 to consider the Special Land Use Permit, Final Site Plan & Design Review application for 168 W. Maple - Teuta — to permit the sale of alcoholic beverages for on-premise consumption as a bistro establishment and a new outdoor dining facility.

07-182-26 Joint City Commission and Planning Board Minutes – June 15, 2026

Commissioner Haig pulled Item A and noted a correction.

MOTION: Motion by Baller, seconded by Haig:
To move the item with the correction.

ROLL CALL VOTE
Ayes: Haig, Longe, Baller, Host, Kozlowski, Kolb
Nays: None
Recused: None

07-183-26 Designations for Public Accuracy Test on Tuesday, July 21, 2026

Commissioner Kolb pulled Item H to note that he would attend the Public Accuracy Test on Tuesday, July 21, 2026.

It was confirmed that all members of the public are welcome to attend a Public Accuracy Test.

MOTION: Motion by Kolb, seconded by Host:
To designate Assistant City Manager Mark Clemence, DPS Director Scott Zielinski, Assistant Building Official Mike Morad, Director of Information Technologies Eric Brunk, Fire Chief Matt Bartalino, and Engineering Director Melissa Coatta as proxy representatives of Election Commissioners Mayor Clinton Baller, Commissioner Brad Host, Commissioner Andrew Haig, Commissioner Kevin Kozlowski, and Commissioner Therese Longe, to conduct the Public Accuracy Test on Tuesday, July 21, 2026, at 8:45 a.m. in room 205 to test the electronic tabulating equipment which will be used to count votes at Birmingham precincts during the August 4, 2026, State Primary Election.

ROLL CALL VOTE
Ayes: Haig, Longe, Baller, Host, Kozlowski, Kolb
Nays: None
Recused: None

6. CITY MANAGER'S REPORT

None.

7. UNFINISHED BUSINESS

07-184-26 Amendments to Single Family Stormwater Management Standards

CP Aldred-Arens, CM Ecker, and PD Dupuis presented the item.

Commissioners discussed the following regarding the item:

- A pipe restrictor makes the diameter of a stormwater pipe smaller in order to allow for stormwater detention onsite.
- Additional staff time would be necessary to enforce these standards.
- Increased measures to manage stormwater were supported by the Commission.
- There was Commission consensus that it would be appropriate to implement increased stormwater management measures for complete demolitions and rebuilds or completely new construction.
- The appropriateness of possible measures for sites with replacements or additions should be further studied.
- There was Commission consensus that staff should return with a proposal that only addresses new construction for the time being.

Commissioner Host made a motion to adopt a resolution to amend Part II of the City Code, Chapter 114

– Utilities, and to add Article VII. – Single Family Stormwater Management Standards, in order to assist in reducing the burden of unmanaged stormwater runoff in the City of Birmingham. Motion failed for lack of a second.

Public Comment
David Bloom commented regarding swales, front walkway widths, pipe restrictors, and Planning Board review.

8. NEW BUSINESS

07-185-26 S. Eton Water Main Project, Contract #10-26(P) – Hearing of Necessity for Water Lateral Special Assessment District (SAD)

The Mayor opened the public hearing at 8:28 p.m.

ACE Akram presented the item.

Seeing no public comment, the Mayor closed the public hearing at 8:33 p.m.

Commissioners discussed the following regarding the item:

- Some laterals will be directionally drilled, and will represent lower costs for the relevant properties.
- Staff should determine whether Humphrey to 14 Mile could be added to this project, or when that section of road might be part of a future project.

MOTION: Motion by Kozlowski, seconded by Host:
WHEREAS, Notice was given pursuant to Section 94-7 of the City Code, to each owner or party-in-interest of property and lots to be assessed, by first class mail, and by publication in a newspaper generally circulated in the City; and

WHEREAS, The City Commission has conducted a public hearing and has determined it is necessary to proceed with the project replacing water services that are 60 years or older or less than 1 inch in diameter on S. Eton from Humphrey Avenue to E. Lincoln Street; and

WHEREAS, The City has previously established a policy requiring replacement of water services less than 1 inch in diameter when the City street is open for repairs or reconstruction; and

WHEREAS, The City Commission, after the public hearing, has determined that the S. Eton Water Main Project, the replacement of water services that are 60 years or older or less than 1 inch in diameter, is a necessity and is in the best interest of the City; and

WHEREAS, The Commission has approved the detailed plans and estimates of cost prepared by the City Engineer; and

WHEREAS, Formal bids have been received and the actual cost of water service replacement has been determined; and

WHEREAS, The City Engineer has determined the boundaries of water service laterals located within the limits of the following streets shall be installed as part of the S. Eton Water Main Project (Contract #10-26(P)):
S. Eton Street – Humphrey Avenue to E. Lincoln Street

WHEREAS, The formula used in making the assessment is 100% of the contractor's charge for replacing the water service that is 60 years of age or older or less than 1 inch in diameter within the public right-of-way between the utility and the property line (calculated at the rate of $50.00 per foot of 1-inch water service pipe, or $35.00 1-inch water service pipe horizontal directional drill).

THEREFORE, LET IT BE RESOLVED, The City Commission has determined that the scope of the public improvement as described is in the best interest of the City and will benefit the properties listed in the assessment roll and is a necessity, and the City Commission directs the Manager to prepare a Special Assessment Roll and present the same to the City Commission for confirmation and further set a Public Hearing of Confirmation of the Roll on July 27, 2026 and give notice of same.

Water Lateral

Sidwell Number	Street Address	Estimated Water SAD Costs	
20-31-328-020	1154 S ETON ST	$2,415.00	**
20-31-403-008	1209 S ETON ST	$1,050.00	
20-31-403-010	1257 S ETON ST	$1,000.00	
20-31-403-012	1283 E MELTON	$1,100.00	
20-31-403-009	1231 S ETON ST	$1,050.00	
20-31-403-011	1275 S ETON ST	$1,050.00	
20-31-328-013	1990 E LINCOLN AVE	$-	*
20-31-403-001	1101 S ETON ST	$1,000.00	
20-31-404-002	1339 S ETON ST	$1,000.00	
20-31-329-018	1216 S ETON ST	$2,345.00	**
20-31-329-019	1244 S ETON	$2,345.00	**
20-31-404-006	1431 S ETON ST	$1,000.00	
20-31-403-002	1123 S ETON ST	$1,000.00	
20-31-404-005	1407 S ETON ST	$1,000.00	
20-31-403-004	1159 S ETON ST	$1,000.00	
20-31-404-003	1363 S ETON ST	$1,000.00	
20-31-403-006	1177 S ETON ST	$1,000.00	
20-31-404-004	1389 S ETON ST	$1,000.00	
20-31-403-003	1145 S ETON ST	$1,000.00	
20-31-403-007	1193 S ETON ST	$1,000.00	
20-31-328-021	1186 S ETON ST	$2,345.00	**
20-31-329-020	1264 S ETON ST	$2,345.00	**
20-31-403-005	1165 S ETON ST	$1,000.00	
20-31-404-001	1312 E MELTON RD	$1,000.00	
20-31-329-021	1298 S ETON ST	$2,310.00	**

* Confirmed water service is off of E. Lincoln
** HDD Water Service

ROLL CALL VOTE
Ayes: Kozlowski, Haig, Host, Kolb, Baller, Longe
Nays: None
Recused: None

07-186-26 2026 Concrete Sidewalk Repair Program – Contract #1-26 (SW) Award

ACE Akram, CM Ecker, and CA Gaudenzi presented the item.

Commissioners discussed the following regarding the item:

- The City invests significantly in sidewalk repair because walkability is a high priority for the City.
- The contractor puts up 100% of the cost of the project as a performance bond.

MOTION: Motion by Kozlowski, seconded by Host:
To adopt a resolution to award the 2026 Concrete Sidewalk Repair Program #1-26 (SW) to Luigi Ferdinandi & Son Cement Co., Inc. in the amount of $701,659.67 and a 10% construction contingency, and $200,000.00 for random concrete panel repairs throughout the City at the Engineering Department's discretion for a total of $971,825.64. In addition, authorize the Mayor and the City Clerk to sign the agreement on behalf of the City after the review of Luigi Ferdinandi & Son Cement Co., Inc.'s insurance and bond, contingent upon execution of the agreement and meeting all insurance and bonding requirements. Funding for this project has been budgeted in the accounts found on page 207 of tonight's packet.

ROLL CALL VOTE

Ayes: Kozlowski, Haig, Host, Kolb, Baller, Longe
Nays: None
Recused: None

Introduction of Sustainability Fee to Parking Transactions in the City of Birmingham

PD Dupuis, CA Gaudenzi, PM Ford, BSDD Bassett, and CM Ecker spoke regarding the item.

Commissioners discussed the following regarding the item:

- The way this is proposed, every non-permit user of the parking system would pay 10 cents per parking session, regardless of residence. Those funds would be used to reduce the City's carbon footprint by paying for carbon mitigation measures.
- This proposal would put a proportionate burden on visitors to the City who are not already property owners and taxpayers. This helps mitigate the carbon footprint that results from their visiting.
- There are environmental costs to the City of hosting vehicles, and this fee would help offset those costs for residents.
- The City did its due diligence in designing this fee, and it is an appropriate approach to supporting the City's sustainability goals within the Birmingham Green Healthy Climate Plan.
- This proposal appropriately internalizes some of the negative externalities of driving, which involves creating pollution.
- While funding this portion of the City's carbon mitigation efforts via the General Fund was raised, that would put the onus on Birmingham taxpayers as a whole, instead of specifically on drivers who park in the downtown.
- The proposal does not involve the parking enterprise fund, nor would the administration of it involve the Advisory Parking Committee (APC).
- The proposed 10 cent fee may not be noticed by the majority of the users of the parking system, given the minimal amount.
- For permit holders, it would be 10 cents per day, added to the cost of a permit.
- The City is able to determine the number of vehicles parked by valet services and charge the valet service accordingly. The valet charges would be the same as the permit parking charges.
- Implementing this would require an education effort for all users.
- The concept of charging the fee only to non-resident users was raised. It was noted, in contrast, that a 10 cent fee was unlikely to create an unreasonable burden on any Birmingham residents.
- The City's sustainability goals must be balanced against its goals of functioning as a restaurant and retail hub.
- Users who pay via ParkMobile may be insensitive to the 10 cent sustainability charge, given the additional fees inherent to using the ParkMobile service.
- Some users might be willing to pay more than 10 cents if they understood it was going to the City's sustainability efforts.
- Staff should verify the projected amount of funds to be raised by the fee.
- Birmingham might be the first community in Michigan to implement this kind of fee because it is forward-thinking.
- Coin transactions are not a majority of the transactions in the City for parking. If they are removed, there would be less concern about the confusion that might result from the 10 cent fee.
- It would be helpful to have more clarity on the proposed deliverables and the estimated carbon mitigation for each.

<u>Public Comment</u>

Deb Horner, Chair of the ESC, Michelle Moody, Chair of the APC, Amy Pohlod, Chair of the Birmingham Shopping District, David Bloom, Brad Theodoroff, Kelly Kozlowski, and Irvin Kalai commented regarding the proposed fee.

07-187-26 American Federation of State, County, and Municipal Employees Local 998

Settlement Agreement and Contract Renewal for July 1, 2026 through June 30, 2029

HRM Cilluffo presented the item.

MOTION: Motion by Haig, seconded by Longe:
To adopt a resolution to approve the Tentative Agreement of June 29, 2026 between the City of Birmingham and AFSCME Local 998.11 for the term of July 1 2026 through June 30, 2029, and to authorize staff to execute a collective bargaining agreement consistent with its terms and conditions. Further, to authorize the transfer of the appropriate funds by the Finance Department from the wage adjustment account 101.0-272.000-709.0000 to the respective department budgets for these expenditures.

Commissioners discussed the following regarding the motion:

- There was some interest in increased benchmarking.

ROLL CALL VOTE
Ayes: Kozlowski, Haig, Host, Kolb, Longe, Baller
Nays: None
Recused: None

Commission Items for Future Discussion

07-188-26 Bringing Board and Committee Reviews to the Commission

MOTION: Motion by Baller, seconded by Host:
When matters come before our boards and they decline to make a recommendation, or their recommendation is no, it should have come to us that they were recommending nothing. That is the way it should work.

VOICE VOTE
Ayes: Baller, Kozlowski, Haig, Host, Kolb, Longe
Nays: None
Recused: None

07-189-26 Moving Next into the Community House

MOTION: Motion by Host, seconded by Kolb:
To discuss the City moving Next into the Community House from 400 E. Lincoln.

Commissioners discussed the following regarding the motion:

- The Commission does not have control over the Community House Foundation Board, and consequently has no mechanism to move Next into the Community House.
- There would be a substantial amount of legal work that would have to go into changing previous action taken by the Commission vis-a-vis Next and 400 E. Lincoln.
- There must be options for changing previous Commission actions.
- Next could likely be involved in programming at the Community House.

VOICE VOTE
Ayes: Haig, Host, Kolb
Nays: Baller, Kozlowski, Longe
Recused: None

Commission discussion on items from a prior meeting

Phase 2 - 400 E. Lincoln

Commissioner Host advocated for an ADA-compliant elevator that would serve all floors of 400 E. Lincoln.

CM Ecker provided an update.

Future updates regarding the work on 400 E. Lincoln – Phase 1 were requested.

07-190-26 Pedestrian Safety and the Multi-Modal Transportation Board

MOTION: Motion by Longe, seconded by Kolb:
To charge the Multi-Modal Transportation Board with doing a deeper dive on pedestrian safety and crosswalks at intersections, and for them to surface intersections that they are aware of that are problematic, that are not in the plan, and changes they would like to see as ideas for the next plan.

VOICE VOTE
Ayes: Haig, Host, Kolb, Baller, Kozlowski, Longe
Nays: None
Recused: None

07-191-26 Decibel Levels in Neighborhoods

ACM Clemence spoke regarding the item.

MOTION: Motion by Baller, seconded by Host:
To ask for a primer on decibels, benchmarking of other communities, how they measure them, and for staff to come back with a suggestion for revisions to the ordinance.

VOICE VOTE
Ayes: Haig, Host, Kolb, Baller, Kozlowski, Longe
Nays: None
Recused: None

9. REMOVED FROM CONSENT AGENDA

10. COMMUNICATIONS

A. Communications regarding Wimbleton
B. Communications regarding Wayfinding
C. Communication regarding parking
D. Communication regarding the Community House
E. Communication regarding STRs and Pools
F. Communication regarding cape seal

11. REPORTS

A. Commissioner Reports
   1. Notice of Intention to Appoint to the Advisory Parking Committee
   2. Notice of Intention to Appoint to the Greenwood Cemetery Advisory Board
B. Commissioner Comments

Commissioner Host advocated for increased publicity regarding the zoning update process.

The Mayor provided an update from the Community House Foundation Board, noted that donations up to $100,000 would be matched by actor Tim Allen through the end of the year, and noted that members of the public could donate either by contacting ACM Clemence or asking a Commissioner for more details.

C. Advisory Boards, Committees, Commissions' Report
D. Legislation
E. City Staff
   1. Short Term Rental Report
   2. Wimbleton Phase 1 Project Updates

F. Information Only

12. ADJOURN

The Commission motioned to adjourn at 12:00 a.m.

Alexandria Bingham, City Clerk

Laura Eichenhorn, City Transcriptionist