BIRMINGHAM CITY COMMISSION
LONG RANGE PLANNING MINUTES
JANUARY 31, 2015
MUNICIPAL BUILDING, 151 MARTIN
8:30 A.M.

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Stuart Lee Sherman, Mayor, called the meeting to order at 8:33 AM

II. ROLL CALL

ROLL CALL:	Present,	Mayor Sherman
		Commissioner Dilgard
		Mayor Pro Tem Hoff
		Commissioner McDaniel
		Commissioner Nickita
		Commissioner Rinschler
	Absent,	Commissioner Moore

Administration: City Manager Valentine, City Attorney Currier, Clerk Pierce, Finance Director Gerber, Senior Accountant Burrick, Fire Chief Metz, Assistant Fire Chief Connaughton, Fire Marshal Bigger, Assistant Fire Chief Donohue, Police Chief Studt, Deputy Police Chief Clemence, City Engineer O'Meara, DPS Director Wood, HR Manager Taylor, City Planner Ecker, PSD Director Heiney

III. DISCUSSION ITEMS

I. FINANCE

FIVE-YEAR FINANCIAL MODEL & GASB 68

Tim St. Andrew, Plante Moran, explained that the forecast allows the City to look ahead to identify opportunities, identify concerns, and review strategy based on the results. He stated that the taxable value is anticipated to increase between 2.2% and 3.9%. He noted that the new personal property tax reform that was enacted last year is expected to have a negative 1.6% impact on the tax base of City. The replacement revenue for those lost revenues is not considered in this presentation which would include the use tax money and the essential services assessment. The fund balance of the general fund is expected to be flat until an increase in 2018-2019. He noted that the City is anticipating a steady inflationary increase in water and sewer rates. By looking at the bigger picture, the City is able to anticipate the steady increases which help the residents and businesses.

In response to a question from Commissioner Rinschler, Finance Director Gerber explained that the debt service on the combined sewer overflow (CSO) basins is through the property taxes. Commissioner Rinschler commented that he would like to see a chart of the debt.

Commissioner Dilgard noted that the building permit revenue was increased to $2.4 million and decreased to $1.8 million by 2018. Mr. Gerber explained that there will be significant projects over the next two years which will increase building permit revenue. Later in the forecast, not knowing exactly how much development is going to happen, the level was brought down to a more historical level.

II. FUTURE PARKING DEVELOPMENT PLANNING

City Manager Valentine explained that the presentation will explain the development plan for addressing parking needs in the long term.

City Engineer O'Meara and City Planner Ecker explained that an ad hoc parking committee was formed to study parking needs in the City. The committee determined that there would be a long term parking deficit and determined something had to be done to protect the long term viability of the downtown by making sure the parking needs were met into the future. The committee studied several options.

Ms. Ecker explained the Bates Street extension option which would extend Bates Street north and curve around to come back out at North Old Woodward. She explained the four alternatives for the extension, estimated number of parking spaces, and estimated cost for each alternative. Ms. Ecker stated that the Committee felt it was important to recommend to the Commission that the Bates Street extension move forward in order to add parking in the north end of town.

Commissioner Nickita pointed out the potential to add floors underground and the potential to redevelop the entire site. Mayor Pro Tem Hoff stated that the cost should be taken into consideration as well as the number of spaces. Ms. Ecker pointed out that the estimated cost is purely construction costs.

Ms. Ecker explained the option for parking in the south end of town included expanding the Pierce Street structure two extra levels. She explained the number of spaces which could be added and the cost. She noted that the Committee recommended this as a secondary priority, after the Bates Street expansion.

Ms. Ecker confirmed for Mayor Pro Tem Hoff that the Pierce Structure is the only structure that could have additional decks added.

Ms. Ecker explained the option to add parking to the Triangle District. She stated that the parking demand levels were calculated based on future redevelopment, not the max development of every site. She noted that the intent is to come up with a parking solution, not to expand the Triangle District or the Corridor Improvement Authority. She noted that the area will not see growth and redevelopment without parking. She noted that there are two potential locations for a parking structure, one in the north end and one in the south end of the district, however no specific location has been determined.

Commissioner Nickita stated that there are design and approach differences for the new projects. New decks would not be designed like the existing decks. He further discussed public/private development options.

City Attorney Currier explained the existing charter language which states that any property owned by the City valued at over $40,000 must have a vote of the people in order to sell. He stated that the City could create a charter amendment that would specifically allow the City to acquire new property for vehicular parking and dispose of it if it is not needed. The charter amendment would address the acquisition of new property for vehicular parking only and allow the Commission to have some flexibility so the City does not get stuck with property that it cannot use or dispose of.

Commissioner Rinschler suggested this parking study be done and published before a charter amendment is presented to the public. Mayor Pro Tem Hoff commented that the charter proposal presented is more specific than the previous proposal. Commissioner McDaniel commented on the need for a strategy of how to promote a ballot initiative.

Ms. Ecker discussed funding options which include the existing downtown parking district fund and the parking rates. In the triangle district, there are several options such as setting up a special assessment district or setting up a tax increment financing (TIF) plan to allow the City to capture funds that come in through the tax process.

Pat McGow, Miller Canfield, discussed bonding options for public infrastructure.

Commissioner Rinschler left at 10:08 AM.

Scott Clein, 1556 Yosemite, encouraged the Commission to consider public/private partnerships and encouraged creativity of ideas in the request for proposal process.

David Bloom, expressed concern with how the residents would be benefitting from the development discussed.

III. ENGINEERING

DOWNTOWN CAPITAL IMPROVEMENT PLAN

City Engineer O'Meara reviewed the downtown projects planned for the next five years which include the reconstruction of Martin to a two-way street from Southfield to Chester and replace the Hamilton Alley in 2015, rebuild Hamilton from Old Woodward to Woodward and Park Street between Maple and Hamilton in 2016, rebuild Maple Road between Bates and Woodward in 2017, rebuild Old Woodward between Willits and Brown in 2018 and finish the Old Woodward Corridor in 2019.

Mr. Valentine noted that the City is working with the Principal Shopping District and the businesses as the improvements will impact the downtown.

Commissioner Nickita stated that it is important to recognize how the streets work together and suggested the improvements be designed as a unit.

PARKING SYSTEM

REMOTE ACCESS MANAGEMENT & ACCESS CONTROL EQUIPMENT

Catherine Burch, Central Parking Systems, explained the remote access management system, for the parking structures, which will reduce expenses, improve the customer service, and promote revenue growth. She explained that the remote access system will include an audio system to allow for two way conversations, cameras on the device, and the ability to push payment to the device.

Mr. O'Meara stated that the Advisory Parking Committee has endorsed this concept.

Jay O'Dell, Central Parking System, explained that the cost of maintaining the access control equipment in the parking structures has increased due to the age of the machines. He explained that the next generation of machines which include license plate recognition, QR

codes, use of a smart device (NFC), and radio frequency identification devices (RFID). He explained that a new access system will reduce maintenance and operating costs and increase revenue and customer satisfaction.

Mr. O'Meara stated that this item is still being researched and will soon be considered by the Advisory Parking Committee.

IV. DEPARTMENT OF PUBLIC SERVICE
FUTURE PARK OPPORTUNITIES & DONOR RECOGNITION PROGRAM REVIEW

DPS Director Wood explained that the opportunities for park improvements include developing a site plan for Adams Park, review the parking needs and an overall site analysis of Poppleton Park, field improvements and walking path at Kenning Park, landscape, bridge and trail improvements to Linden Park/Linn Smith Park and improvements to the trails, bridges, signage, markers, and stream bank stabilization.

Ms. Wood discussed the donor recognition program and the draft donation policy for the parks. In response to a question from Commissioner Dilgard, Ms. Wood confirmed that the policy will be introduced to the Parks Board in the first quarter of this year.

Commissioner Nickita commented on the importance of the trails and bridges. He noted that the design aspect of the bridges should be incorporated into the improvement discussions.

V. FIRE
CHESTERFIELD FIRE STATION

Fire Chief Metz explained that by 2016 the City will have the funding to begin the project. Prior to going out to bid, there are decisions that need to be made as to where the station should sit on the property and whether response personnel will remain onsite during the construction phase. He discussed the three options which include building on the west side of the property using temporary housing for personnel and equipment during construction; build on the west side of the property and relocate the crews to the Adams Fire Station during construction; or to build on the east side of the property and respond from the existing building.

Chief Metz confirmed for Mayor Pro Tem Hoff that it is anticipated that construction will take between eight and ten months. He confirmed that the cost to keep personnel on site would be over $100,000.00.

The Commission discussed the pros and cons of relocating personnel. Chief Metz confirmed that his recommendation would be to maintain personnel on the west side of town.

VI. LIBRARY
THE BALDWIN PUBLIC LIBRARY BUILDING

Library Director Koschik explained the proposal to improve the library in three phases which include renovation of the adult services area, renovation of the youth room and the public entrance, lobby and circulation. He explained that the services improvements includes updated technology, better layout, lighting, acoustics, signage, more study collaboration spaces, the adult services desk, and moving the computer lab to the main floor. He noted that the improvements would be ADA compliant.

Mr. Koschik explained that the library is currently developing a request for proposal and noted that the library is willing to pay for the architect fee to do the development and schematic work. He stated phase one costs are estimated at $1.5-$1.75 million. He discussed funding for the improvements. He noted that the library has funds saved in its fund balance and has received undesignated donations in the trust which would fund approximately $500,000.00 of this project. He noted that if the Commission approved an increase in the library's millage rate, it would raise approximately $200,000.00. Mr. Koschik pointed out that if the City loaned the remaining funds to the library, the project could be completed at one time instead of being phased in over several years.

Mr. Koschik confirmed for Mayor Pro Tem Hoff that the increased millage would be needed in addition to the loan from the City.

OPEN TO THE PUBLIC

David Bloom suggested that the City increase the library millage.

Bob Ziegleman, pointed out that the Adams Fire Station was built next the old fire station.

Barbara Heller, chair of the Public Arts Board, encouraged the Commission to lay pads for public art as improvements are made.

Cindy Rose commented on the park bond money. Commissioner McDaniel explained that at this point the amortization period is short and would cost more.

Frank Pisano commented that the parks improve the quality of life in the City.

Lex Kuhne, chair of the Advisory Parking Committee, suggested utilizing the Advisory Parking Committee's knowledge and experience when it comes to discussing parking issues.

XI. ADJOURN

The Mayor adjourned the meeting at 12:20 PM.

Laura M. Pierce
City Clerk