

Roll Call

A regular meeting of the Kalamazoo City Commission was held on Monday, May 2, 2022 at 7:00 p.m. in the City Commission Chambers at City Hall.

COMMISSIONERS PRESENT:

Mayor David Anderson
Vice Mayor Don Cooney
Qianna Decker
Jeanne Hess
Stephanie Hoffman
Esteven Juarez
Chris Praedel

COMMISSIONERS ABSENT:

None

Also present were City Manager Jim Ritsema, Deputy City Manager Jeff Chamberlain, City Attorney Clyde Robinson, and City Clerk Scott Borling.

Invocation

The invocation, given by Commissioner Juarez, was followed by the Pledge of Allegiance.

Introduction of Guests

City Manager Ritsema introduced Patti Sholler-Barber, President of the Board of Education for Kalamazoo Public Schools (KPS), and James English, KPS Assistant Superintendent of Operations, who spoke about the KPS bond proposal on the May 3rd ballot and urged people to vote “yes.”

Proclamation

Commissioner Hess read a proclamation entitled *Older Americans Month, May 2022*. Richard Kline, CEO of Milestone Senior Services, received the proclamation.

Adoption of the Agenda

By unanimous consent the City Commission adopted its meeting agenda with the following change:

- a member of the public requested that Item G-8, first reading of an ordinance to amend the text of "Chapter 50: Zoning" of the Kalamazoo City Code, be moved to the Regular Agenda.

Public Comments

Next, when an opportunity was given for general public comments, the following people addressed the City Commission:

In Person Comments

Toni Kennedy, non-resident, offered remarks on upcoming events for veterans. Information provided by Ms. Kennedy was filed with the papers for the meeting.

Chris Dilley from the Peoples' Food Co-Op asked the City to show leadership and do more to provide services to the unhoused.

Dan Bair, representing the organization ModeShift Kalamazoo, invited people to an event on Saturday, May 7th in Bronson Park that would focus on people-centered transportation.

An anonymous speaker spoke against the clearing of homeless encampments by the Kalamazoo Department of Public Safety and requested the City Commission hold a question-and-answer forum regarding these “sweeps.”

Jeff Messer, City resident, explained ranked choice voting and stated he was working with a group that would be circulating petitions to get a charter amendment on the ballot to have the City use ranked choice voting for municipal elections.

Benjamin Stanley stated the City should develop a solution to homelessness that gave the homeless a place to be. Mr. Stanley spoke about communication and transparency and asked about a complaint he had filed.

Call-In Comments

None

At 7:32 p.m. Mayor Anderson opened a public hearing to receive comments on the proposed Program Year 2022 Action Plan required by the U.S. Department of Housing and Urban Development.

Compliance Officer Julie Johnston delivered a presentation entitled, *Program Year 2022 Action Plan Public Hearing*. A copy of the slides from this presentation was filed with the papers for this meeting.

In response to questions from Commissioners, Compliance Officer Johnston and Housing Development Project Coordinator Sharilyn Parsons provided the following information:

- neighborhood associations were able to apply for Community Development Block Grant (CDBG) funds. The Eastside Neighborhood Association (ENA) had applied for funds, but the application was incomplete. ENA was the only association with HUD funding.
- HUD regulations might be the reason more neighborhood associations did not apply for funding.
- there were three compliance specialists available to help neighborhood associations with applications for HUD fundings and who could attend association meetings.
- the proposed action plan was for CDBG and HOME funds only.
- CDBG funds could be used for administrative work directly related to projects.
- a church could receive CDBG funds for a housing program if they met the HUD requirements.
- all of the proposed programs for 2022 would be funded with grants, not loans. If a project did not meet HUD's affordability restrictions, the recipient might be required to pay back some or all of the funding.
- the HOME program would be the program to support tiny homes.

Commissioner Hoffman stated she wanted to ensure the City was intentional with diversity, equity, and inclusion (DEI).

Public Comments
(cont'd)

2022-000

Public Hearing re: the
PY2022 HUD Action
Plan

2022-000

Public Hearing re: the
PY2022 HUD Action
Plan

Commissioner Hess acknowledged the work of CPED staff and the Community Development Act Advisory Committee (CDAAC).

Mayor Anderson reviewed the CDAAC application process and explained the outcomes would be driven by the nature of the proposed projects that were selected for funding. Mayor Anderson acknowledged the presence and work of Tami Rey, the CDAAC Chairperson.

When an opportunity was given for public comments, the following people addressed the City Commission.

Ben Stanley expressed appreciation to the members of CDAAC for their work. Mr. Stanley spoke about not being able to access an online survey and the public hearing requirements in the Michigan Constitution.

At 8:02 p.m. Mayor Anderson closed the public hearing.

2022-000

Approval of the PY2022
HUD Action Plan

Commissioner Hoffman, seconded by Commissioner Juarez, moved to take the following actions related to the Program Year 2022 Action Plan:

- accept the recommendations of the Community Development Act Advisory Committee (CDAAC) and adopt the Program Year 2022 Action Plan;
- authorize the Director of Community Planning and Economic Development to act as the official representative of the City and sign all required U.S. Department of Housing and Urban Development grant documents; and
- adopt a **RESOLUTION** authorizing the Director of Community Planning and Development to act as the Certifying Officer for the required Environmental Review Record.

Resolution 22-22

Prior to a vote on the motion, Commissioner Decker thanked staff for their presentation. Commissioner Decker noted she had attended a listening session at the Edison Neighborhood Association where there was discussion about the application process for HUD grants. Commissioner Decker encouraged staff to make sure information on the application process was widely available in the community.

With a roll call vote this motion passed 6-0 with one abstention.

AYES: Commissioners Decker, Hess, Hoffman, Juarez, Vice Mayor Cooney, Mayor Anderson

NAYS: None

ABSTAIN: Commissioner Praedel

At the time of the vote, Commissioner Praedel indicated he was abstaining due to a conflict of interest because his employer, Community Homeworks, was an annual applicant for HUD funds.

Consent Agenda

Consent Agenda items were presented as follows with a recommendation to approve the items and authorize the City Manager to sign all documents on behalf of the city:

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|--|------------------------------------|
| - approval of a contract with Rathco Safety Supply, Inc. for sign installation and maintenance services in the amount of \$170,000. | 2022-00 |
| - approval of a professional service agreement with OHM Advisors for construction engineering services for the Lake/Walnut/Paterson bridge rehabilitation project in the amount of \$390,000. | 2022-00 |
| - approval of a contract with Peters Construction Co. for the Rose Street resurfacing project in the amount of \$518,000. | 2022-00 |
| - approval of a contract with Rieth-Riley Construction Co. for the resurfacing of Kilgore Road, from Oakland Drive to Westnedge Avenue, in the amount of \$769,753.10. | 2022-00 |
| - adoption of a RESOLUTION approving Contract No. 22-5072 with the Michigan Department of Transportation for the systemic signal backplates safety project in the amount of \$416,525.75; and acceptance of a grant from the Federal Highway Administration, Highway Safety Improvement Program in the amount of \$374,873.18 to support the project. | 2022-00
Resolution 22-23 |
| - adoption of a RESOLUTION approving Contract 22-5046 with the Michigan Department of Transportation for bridge rehabilitation work on the Paterson, Lake, and Walnut Street bridges in the amount of \$3,473,470.66. | 2022-00
Resolution 22-24 |
| - adoption of a RESOLUTION authorizing the City Manager to sign an <i>Authorization for Change in Standard Lighting Contract</i> with Consumers Energy for changes at the West Michigan Avenue/Howard Street intersection. | 2022-00
Resolution 22-25 |
| - acceptance of a grant in the amount of \$50,000 from the National Fitness Campaign and Priority Health to support the installation of a fitness pad in Upjohn Park. | 2022-00 |
| - approval of a lease agreement with Mr. Branden Pollard to farm 149.47 of the existing 381.03 acres of City-owned property at Well Pumping Station #25 in Comstock Township. | 2022-00 |
| - approval and acceptance of an easement from the Edward J. Fletcher Revocable Trust for water main installed as part of the 3343 Oakland Drive water main extension project. | 2022-00 |

Commissioner Praedel, seconded by Commissioner Hess, moved to approve the consent agenda requests and authorize the City Manager to sign all related documents on behalf of the City.

With a roll call vote this motion passed unanimously.

AYES: Commissioners Decker, Hess, Hoffman, Juarez, Praedel, Vice Mayor Cooney, Mayor Anderson

NAYS: None

Regular Agenda items were considered next.

Regular Agenda

2022-00

First Reading of an Ordinance to Amend the Text of the Zoning Code

When an opportunity was given for public comments on an ordinance to amend the text of "Chapter 50: Zoning" of the Kalamazoo City Code; and schedule a public hearing for May 16, 2022, the following people addressed the City Commission:

Jeff Messer, City resident, described the changes being proposed and expressed support for allowing first floor residences in commercial zones. Mr. Messer requested that the City Commission eliminate the current prohibition on drive thru service at marihuana businesses.

An anonymous speaker expressed appreciation for Mr. Messer's remarks and spoke about the issue of transparency.

Vice Mayor Cooney, seconded by Commissioner Praedel, moved to offer for first reading an ordinance to amend the text of "Chapter 50: Zoning" of the Kalamazoo City Code; and schedule a public hearing for May 16, 2022.

Prior to a vote on the motion and in response to questions from Commissioner Praedel, City Attorney Robinson explained the prohibition on drive thru service already existed in the chapter on marihuana business licensing; the proposed ordinance would simply add the existing prohibition to the Zoning Code. City Attorney Robinson noted drive thru service was originally banned by the state but then relaxed during the COVID-19 pandemic. City Attorney Robinson stated the rationale for banning drive thru service were concerns about site plans and the enforcement of age regulations for marihuana purchasers. City Attorney Robinson indicated marihuana businesses were allowed to provide delivery services.

Commissioner Praedel remarked that people were able to buy alcohol through drive thru windows, and there were no problems checking customer IDs with those transactions. Commissioner Praedel noted people's concerns about the negative impacts of legalizing marihuana had not been realized.

Mayor Anderson encouraged Commissioners to read the Planning Commission record on this item prior to the next meeting.

With a roll call vote this motion passed unanimously.

AYES: Commissioners Decker, Hess, Hoffman, Juarez, Praedel, Vice Mayor Cooney, Mayor Anderson

NAYS: None

City Clerk's Report

City Clerk Borling encouraged citizens to vote on May 2nd.

Commissioner Comments

Finally, an opportunity was given for miscellaneous comments from City Commissioners.

Commissioner Decker asked about opportunities for the City to honor veterans.

Commissioner Juarez expressed excitement about the youth development proposals that were being submitted. Commissioner Juarez announced a March Against Gun Violence would take place at the end of May or beginning of June. Commissioner Juarez noted there were many good things happening in Kalamazoo, even if there were still issues to address like homelessness.

Commissioner Hoffman recognized Chris Dilley and the Peoples' Food Co-Op for their work with the homeless, and she remarked that the problem of homelessness and housing insecurity had been around for decades. Commissioner Hoffman encouraged people to attend the ModeShift event in Bronson Park on Saturday

Commissioner Praedel thanked the Community Homeworks team members who were present at the meeting. Commissioner Praedel urged people to vote and support the schools, and he thanked the City Clerk's Office for being open over the weekend for voters. Commissioner Praedel expressed support for ranked choice voting but acknowledged the concept was difficult to explain. Commissioner Praedel encouraged people to pick up trash as they were walking around their neighborhoods.

Commissioner Hess asked people to have patience with the street improvement projects that were in progress. Commissioner Hess also asked people to have patience with the development of the sustainability plan, and she remarked on the Styrofoam recycling event that had taken place on Saturday. Commissioner Hess noted the Farmers Market would open on Saturday. Commissioner Hess reported Commissioners had held a listening session at the Edison Neighborhood Association, and the notes from the meeting would be submitted to the City Manager's Office. Commissioner Hess Welcomed Jae Slaby, the new Neighborhood Activator.

Vice Mayor Cooney explained the youth development proposal process, encouraged people to vote on May 2nd, and offered remarks on the Gilmore Keyboard Festival.

Mayor Anderson spoke about the work people were doing to make the City a better place and commented on opening day for the Milwood L

The meeting adjourned at 8:44 p.m.

Scott A. Borling
City Clerk

Approved by the City Commission on: _____

Commissioner
Comments (cont'd)

Adjournment