

Roll Call

A regular meeting of the Kalamazoo City Commission was held on Monday, February 7, 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 James Ritsema, City Attorney Clyde Robinson, and Deputy City Clerk Shelby Moss.

Invocation

The invocation, given by Pastor Kenny Bryant from Kalamazoo Community Church, was followed by the Pledge of Allegiance.

Adoption of the Agenda

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

Commissioner Decker requested that Item G8 (approval of a grant agreement for the Tiny Houses of Hope project) be moved from the Consent Agenda to the Regular Agenda.

Communications

City Manager Ritsema announced the City Commission would be holding a retreat on Saturday, February 19th from 8:30 a.m. to 3:30 p.m. at The Foundry, 600 E. Michigan Avenue.

Public Comments

When an opportunity was given for general citizen comments, the following people addressed the City Commission:

In-Person Comments

An anonymous City resident played a recording from his cell phone and expressed concerns regarding Administrative Policy 30.8 – City Security Requirements; described his attendance at a Foundation for Excellence Board Meeting; and stated he likes to demonstrate actions that are not required, such as signing into a meeting before making public comment.

Ann Martinez, City resident, expressed concerns regarding the lack of code enforcement against the owner of a property adjacent to her property at 117 Conant Street.

Markus Johnson, City resident, expressed concerns regarding the length of time it had taken to address an arrest complaint made to the City in April of 2020 regarding the conduct of public safety officers.

Bill Reaves, City resident, expressed concerns regarding City staff not returning phone calls, the poor quality of streamed audio for City Commission meetings, and street safety at a few City intersections. Mr. Reaves requested City Manager Ritsema instruct City Staff to call him.

Megan Kaiser from Bells Brewery expressed concerns about the proposed wastewater ordinance and rates. Ms. Kaiser's written comments were filed with the paperwork for this meeting.

Jeff Messer, City resident, noted the comments that had been made regarding speaking with City staff. Mr. Messer stated he would like the public to be aware that City staff often attended the City Commission meetings and were available to speak with the public at the back of the Commission Chambers.

John Talbot, City resident and business owner, expressed concerns regarding crime in the Vine Neighborhood and the unresponsiveness of Public Safety to address the issues.

Gwendolyn Hooker, City resident and CEO of HOPE through Navigation, expressed support for the Tiny Houses of Hope project and thanked the City for their partnership on the project. Ms. Hooker stated she served on the Vine Neighborhood Board of Directors and offered to speak with anyone about issues in the Vine Neighborhood.

Call-In Comments

None

Consent Agenda items were presented as follows with a recommendation to approve the items with authorization for the City Manager to sign on behalf of the city:

- approval of a Contract Supplemental and Change Order with Cornerstone Construction for the Farmers' Market Improvement Project in the amount of \$170,351.00 bringing the new total of the contract to \$4,084,732.60.
- approval of a contract with the Michigan Department of Transportation for the Stadium Drive Project in the amount of \$2,854, 723.70.
- approval of a professional service agreement with OHM Advisors for design engineering services for the Westnedge Avenue improvements Project in the amount of \$388,500.00.
- approval of a contract extension with Premier Lawn and Snow for the 2022 Property Maintenance of Riverview and Mountain Home Cemeteries in the amount of \$259,900.00.
- approval of a Professional Service Agreement with Prein & Newhof for professional design engineering services related to the Big Rock Water Main Extension in the amount of \$105,000.00.
- approval of a one-year contract extension with PVS Technologies for the purchase of Ferric Chloride in the amount of \$102,750.00.
- acceptance of the 2021 Bulletproof Vest Grant award in the amount of \$32,303.75 from the U.S. Department of Justice, Office of Justice Programs.

Public Comments
(cont'd)

Consent Agenda

2022-00

2022-00

2022-00

2022-00

2022-00

2022-00

2022-00

2022-00Resolutions 22-07
and 22-08

- adoption of **RESOLUTIONS** from the Michigan Department of Licensing and Regulatory Affairs, Liquor Control Commission recommending approval of an On Premises Tasting Room Permit and Off Premises Tasting Room License for Saugatuck Brewing Company to be located at 200 East Michigan Avenue.

2022-00

- first reading of an ordinance to amend certain sections of Chapter 38 of the Kalamazoo Code to change the rates charged for drinking water.

2022-00

- first reading of an ordinance to amend certain sections of Chapter 28 of the Kalamazoo Code to change the rates charged for wastewater.

2022-00

- approval of the Mayor's appointments to the Historic Preservation Commission
 - the appointment of Patrick Vail for a term expiring on March 31, 2025.
 - the appointment of Ryan Walker for a term expiring on March 31, 2025.

2022-00

- approval and acceptance of easements with Hidden Lake Real Estate, LLC for the water main installed as part of the Hidden Lake #6 project and for the future Ranch at Hidden Lake project.

Commissioner Hess, seconded by Vice Mayor Cooney, moved to approve the consent agenda requests and authorize the City Manager to sign all 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

Regular Agenda items were considered next.

2022-00Grant for the Tiny
Houses of Hope Project

In response to questions from Commissioner Decker, Director Kik stated the proposed grant with the Northside Association for Community Development (NCDA) was to fund The Tiny Houses of HOPE project to provide three tiny homes to further the neighborhood plan goals. Director Kik explained placing a tiny home on a property required the necessary zoning district, but if the property had a primary residence an accessory use building could be allowed on an existing lot, and the building would be considered a legal dwelling throughout the City. Director Kik stated the grant agreement required income verification and affordability monitoring at least once every three years and was modeled after HUD reporting requirements. Director Kik stated she would consider any proposed recommendations the City Commission offered to the grant agreement but asked for the opportunity to discuss any proposed changes with the grantee.

Commissioner Decker proposed the grant contract be amended to include affordability monitoring and reporting every two years instead of every three years.

Attorney Robinson stated any amendments made to the proposed grant agreement would need to be agreed to by both parties and would need to be considered at a meeting in the future.

After considering the guidance provided by Attorney Robinson Commissioner Decker withdrew her request.

In response to questions from Commissioner Decker, CEO Gwendolyn Hooker of HOPE through Navigation stated the tiny homes would serve community members with criminal backgrounds or those with a substance abuse history. Ms. Hooker stated the project was to serve this specific demographic because these individuals were marginalized, underserved, and often worked low wage jobs. Ms. Hooker stated the goal of the project was to provide affordable tiny homes for those fitting the specific demographic and income qualifications and was designed after the Tiny Home Project in Detroit, Michigan. Ms. Hooker stated the parties involved had agreed to reporting every three years, but any revision or additional reporting could cause delay in the project and would be burdensome to the project.

Commissioner Hoffman, seconded by Commissioner Hess, moved to approve a grant agreement between the City of Kalamazoo and the Northside Association for Community Development for the Tiny Houses of Hope project in the amount of \$100,000.

Commissioner Hoffman expressed support for the project and stated all reporting requirements needed to be consistent for all housing projects throughout the City.

In response to questions from Commissioner Juarez, Ms. Hooker explained the project included six tiny homes with two wrap-around buildings to provide tenants with onsite social services support.

Mattie Jordan-Woods, President of the Northside Association for Community Development provided clarification that the proposed grant would only cover the cost for three of the tiny homes in the project and expressed support for consistent grant reporting for all housing projects.

Mayor Anderson, Vice Mayor Cooney, and Commissioner Hess thanked Ms. Hooker and Ms. Jordan-Woods for their hard work to bring this project to fruition.

Commissioner Juarez proposed the City find an additional \$100,000 to support the construction costs for the additional three homes in the project.

With a roll call vote this motion passed unanimously.

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

NAYS: None

City Manager Ritsema announced Parks and Recreation Director Sean Fletcher had accepted a position with the City of Dearborn as their new Parks and Recreation Director.

Director Fletcher stated he was taking the new position to be closer to family and thanked the City Commission for all of their support.

2022-00

Grant for the Tiny Houses of Hope Project (cont'd)

City Manager's Report

City Commissioner
Comments

Next, an opportunity was given for miscellaneous comments and concerns of City Commissioners.

Commissioner Juarez offered observations on the public's perception of the work being completed from the dais. Commissioner Juarez stated it was not business as usual, and the Commission was working very hard for the City. Commissioner Juarez asked for trust and grace from the public, and he encouraged residents to get involved. Commissioner Juarez stated his motto was, "Love your neighbor as you love yourself," and he asked the community to practice this motto.

Commissioner Praedel thanked Director Fletcher for his service to the City of Kalamazoo and remarked on his accomplishments over the last nine years. Commissioner Praedel encouraged the community to attend the Committee of the Whole meetings. Commissioner Praedel thanked Mayor Anderson for pausing after a motion was made to allow Commissioners to gather their thoughts before Commissioner comments on each item. Commissioner Praedel made the following requests: 1) for speaker sign-in sheets be sent to the City Commission after each Committee of the Whole and City Commission Business meeting; 2) for communication to the Commission from staff regarding any follow-up made with members of the public after meetings; 3) for the City administration to make contact with Continental Linen Service and Bell's Brewery regarding the wastewater rates; and 4) for staff to address microphone and sound quality issues in the Commission Chambers.

Commissioner Hess invited the public to support the NAACP's 2nd Annual Black History Community Baby Shower Drive on Saturday, February 26th. Commissioner Hess encouraged people to recycle Styrofoam through the EPS Foam Recycling Project starting on Saturday, April 30th from 10:00 a.m. to 1:00 p.m. at Mayors' Riverfront Park. Commissioner Hess thanked Director Fletcher and all City staff for their hard work and dedication to the City of Kalamazoo.

Commissioner Decker expressed support for more affordable housing in the City and additional funding for the Tiny Houses of Hope project.

Vice Mayor Cooney thanked Director Fletcher for his service to the City.

Mayor Anderson stated it was a pleasure to serve with his fellow Commissioners.

Closed Session

Commissioner Juarez, seconded by Vice Mayor Cooney, moved that the City Commission go into closed session to discuss strategy and negotiation sessions connected with the negotiation of the Kalamazoo Public Safety Officers Association collective bargaining agreement.

With a roll call vote this motion passed unanimously.

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

NAYS: None

The City Commission went into closed session at 8:13 p.m.
The City Commission returned to open session at 8:31 p.m.

Commissioner Hess, seconded by Commissioner Decker, moved to approve the collective bargaining agreement between the City of Kalamazoo and the Kalamazoo Public Safety Officers Association.

Prior to the vote Mayor Anderson thanked Human Resources Director Shelly Dusek, Kalamazoo Public Safety Chief Vernon Coakley, and all 250 Kalamazoo Public Safety Officers for their hard work in the negotiation process.

With a roll call vote this motion passed unanimously.

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

NAYS: None

The meeting adjourned at 8:33 p.m.

Shelby Moss
Deputy City Clerk

Approved by the City Commission on: _____

2022-00

Approval of a
Collective Bargaining
Agreement with the
KPSOA

Adjournment