

Roll Call

A regular meeting of the Kalamazoo City Commission was held on Monday, August 15, 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
Stephanie Hoffman
Chris Praedel

COMMISSIONERS ABSENT:

Jeanne Hess
Esteven Juarez

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

Commissioners Excused

Commissioner Praedel, seconded by Commissioner Decker, moved to excuse the absences of Commissioners Hess and Juarez. With a voice vote this motion passed.

Invocation

The invocation, given by Chaplin Marcus Mays of Kalamazoo Metro Transit, was followed by the Pledge of Allegiance.

Introduction of Guests

Mayor Anderson introduced his daughter and recognized the presence of former City and County Commissioner Jack Urban.

Proclamation
2022-00

Commissioner Praedel proclaimed the month of September *National Recovery Month* in the City of Kalamazoo. Board members from The Recovery Institute received the proclamation, and board member Kara Trainor offered remarks.

Adoption of the Agenda

By unanimous consent the City Commission adopted its meeting agenda as presented.

Communications

Deputy City Manager Jeff Chamberlain provided an update on the City Attorney search process and stated representatives from the Michigan Municipal League would meet with the Commission and discuss the job posting during the September 6th Committee of the Whole meeting. Deputy City Manager Chamberlain announced a community survey regarding the desired qualifications for the next City Attorney would be available through the City's website and would be open for approximately two weeks beginning on August 16th.

Public Comments

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

In-Person Comments

Ray Sweany, City resident, spoke about the need for public restroom facilities in downtown Kalamazoo, and he remarked on the increased number of calls First United Methodist Church was receiving for its "Helping Our Neighbors" ministry.

Pastor Millard Southern from Allen Chapel AME Church thanked the City for giving funding to Allen Chapel for summer youth programming, and he encouraged the City to continue providing these funds to the community.

Michael Slowik, a student at Western Michigan University (WMU) and the Public Relations Coordinator for the WMU Civil Discourse initiative WeTalk, described the One Small Step program and announced WMU would be a One Small Step recording site. An informational flyer presented to the Commission was filed with the papers for this meeting.

Public Comments
(cont'd)
2022-00

Frederick Carroll, City resident, offered to paint murals on manhole covers in an effort to beautify the City. Copies of a letter from Mr. Carroll, a poster with samples of his ideas, and a petition were filed with the papers for this meeting.

2022-00

Michal Seals, City resident, asked the City to help with two abandoned and blighted properties, 601 and 619 Wallace Street, from which brush was overgrowing onto 615 Wallace and jeopardizing that homeowner's ability to maintain insurance on the property. Mr. Seals stated the insurance company would cancel the policy on September 1st if the overgrowth and damage it was causing was not addressed.

Call-In Comments

Tina McClinton, City resident, stated the City continued to ignore the Southtown Neighborhood and did things that made the flooding in the neighborhood worse.

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

- approval of a professional services agreement with Jones & Henry Engineers, LTD for assistance in the development of a Kalamazoo Water Reclamation Plant residual biosolids sustainable alternatives report in the amount of \$126,600.
- approval of a one-year contract extension with Republic Services for the transportation and disposal of plant screenings from the Kalamazoo Water Reclamation Plant in the amount \$210,000.
- approval of a three-month contract with Alexander Chemical Corporation for the purchase of 12.5% sodium hypochlorite, by volume, in the amount of \$287,787.50.
- adoption of two **RESOLUTIONS** granting a Payment in Lieu of Taxes to Republic Development, LLC (or a LDHALP to be formed by Republic Development, LLC) for the proposed Zion Place Senior Housing project located on the City block bordered by E. Frank Street on the North, N. Edwards Street on the East, E. North Street on the South and N. Burdick Street on the West, for the proposed 4% and 9% Low Income Housing Tax Credit projects.
- approval of a request from Western Michigan University to publicly display fireworks at Hyames Field on September 17, October 1, October 8, and October 15, 2022 during the halftimes of WMU football games.
- approval of the Mayor's appointments to the Economic Development Corporation and Brownfield Redevelopment Authority:

2022-00

2022-00

2022-00

2022-00
Resolution 22-42
Resolution 22-43

2022-00

2022-00

2022-0000
(cont'd)

- the appointment of Sharon Ferraro for a term expiring on March 31, 2028.
- the appointment of Michael Gurnee for a term expiring on March 31, 2026.
- the appointment of Andrew Schipper for a term expiring on March 31, 2028.

2022-00

- approval of the following appointments to the Environmental Concerns Committee:
 - the appointment of David Benac for a term expiring January 1, 2023.
 - the appointment of Emily Demorest for a term expiring January 1, 2024.
- approval of the minutes from the City Commission meetings on August 1, 2022.

Commissioner Praedel, seconded by Vice Mayor Cooney, 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 5-0.

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

NAYS: None

Regular Agenda

Regular Agenda items were considered next.

2022-00
Approval of Mid-Year
Budget Amendments

Management Services Director and Chief Financial Officer Steve Vicenzi delivered a presentation entitled *Mid-Year Budget Request*. A copy of the slides from this presentation was filed with the papers for the meeting.

In response to a question about the Bridging Opportunities program, Public Safety Chief Vernon Coakley explained the program participants were identified by community partners, and the focus of the program was building life skills and giving young people positive options and choices.

In response to a question from Commissioner Decker about the upcoming regional marketing study, Community Planning and Economic Development Deputy Director Antonio Mitchell stated Kalamazoo County would match the City's funds to support the study, which would cover the entire county.

An opportunity was given for public comments on proposed amendments to the 2022 Budget appropriations, but no comments were offered.

Commissioner Hoffman, seconded by Commissioner Decker, moved to approve the following amendments to the 2022 Budget appropriations: an increase of \$1,102,756 in the ARPA Fund; an increase of \$139,500 in the General Fund; and an increase of \$187,000 in the Capital Improvement Fund for a total increase of \$1,429,256.

With a roll call vote this motion passed 5-0.

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

NAYS: None

Mayor Anderson gave Commissioners an opportunity to ask questions about the proposed issuance of General Obligation Limited Tax Bonds in an amount not to exceed \$14,955,000, for the purpose of financing FY 2022 capital projects.

In response to a question from Commissioner Praedel, Director Vicenzi explained the decrease in the amount of the bonds from the June 21st notice of intent to this recommendation was due to a close analysis of the City's reserves and project costs to reduce the need for bonding as much as possible.

An opportunity was given for public comments on a resolution authorizing the issuance of General Obligation Limited Tax Bonds in an amount not to exceed \$14,955,000, for the purpose of financing FY 2022 capital projects, but no comments were offered.

Vice Mayor Cooney, seconded by Commissioner Hoffman, moved to adopt a **RESOLUTION** authorizing the issuance of General Obligation Limited Tax Bonds in an amount not to exceed \$14,955,000, for the purpose of financing FY 2022 capital projects.

With a roll call vote this motion passed 5-0.

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

NAYS: None

City Manager Ritsema invited Commissioner to attend additional presentations by the downtown development consultants that would take place through the rest of the week.

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

Commissioner Decker encouraged people to participate in One Small Step, thanked Mt. Zion Baptist Church for their housing development project, thanked Dean's Charette for their presentations on the downtown, and thanked Finance staff for bringing good ARPA projects to the Commission for approval. Commissioner Decker asked City Manager Ritsema to look into additional public restrooms for the downtown area. Commissioner Decker reported she had met with business owners on the Kalamazoo Mall, had taken notes on their concerns, and would send her notes to the City Commission. Commissioner Decker noted it was Commissioner Praedel's birthday.

Commissioner Praedel highlighted the community survey for the City Attorney search process and remarked on two upcoming community events sponsored by The Recovery Institute. Commissioner Praedel commented on the Mt. Zion housing development project. Commissioner Praedel noted the fall Committee of the Whole meetings would feature a series of updates on the work of the Foundation for Excellence (FFE).

2022-00

Resolution 22-44
Authorizing the
Issuance of CIP Bonds

City Manager's
Report

Commissioner
Comments

Commissioner
Comments (cont'd)

Commissioner Hoffman thanked Mr. Carroll for his proposal to paint manhole covers. Commissioner Hoffman expressed support for family, jobs, and youth being the pillars of the Shared Prosperity Kalamazoo (SPK) initiative. Commissioner Hoffman expressed hope that the City would be able to improve the downtown while providing affordable, supportive housing, and she stated she did not want to see businesses or residents leave downtown.

Vice Mayor Cooney spoke about the success of the new summer youth programs that were supported by the City's ARPA funds.

Mayor Anderson spoke about recent events he had attended: a kickoff event for the new African Christian Church and a 25th anniversary celebration at the Indo Center. Mayor Anderson remarked on the need for people to respect diversity but remember their common humanity.

Closed Session

Vice Mayor Cooney, seconded by Commissioner Decker, moved that the City Commission go into closed session to consider attorney-client material exempt from disclosure by state or federal statute.

Prior to a vote on the motion and in response to a question from Mayor Anderson, City Attorney Robinson indicated the City Commission would not need to return to open session following the closed session.

With a roll call vote this motion passed 5-0.

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

NAYS: None

Adjournment

The meeting adjourned at 8:10 p.m.

Scott A. Borling
City Clerk

Approved by the City Commission on: _____

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