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|                                    | <p>A regular meeting of the Kalamazoo City Commission was held on Monday, October 17, 2022 at 7:00 p.m. in the City Commission Chambers at City Hall.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Roll Call                          | <p>COMMISSIONERS PRESENT: Mayor David Anderson<br/>Vice Mayor Don Cooney<br/>Qianna Decker<br/>Jeanne Hess<br/>Stephanie Hoffman<br/>Esteven Juarez<br/>Chris Praedel</p> <p>COMMISSIONERS ABSENT: None</p> <p>Also present were City Manager Jim Ritsema, City Attorney Clyde Robinson, and City Clerk Scott Borling.</p>                                                                                                                                                                                                                                                                                                                             |
| Invocation                         | <p>The invocation, given by Bishop Daniel Cunningham from The Empowerment Center, was followed by the Pledge of Allegiance.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Proclamations<br><b>2022-42-01</b> | <p>Commissioner Hess proclaimed October 20, 2022 <i>Lights on After School Day – Kalamazoo</i>. Meg Blinkiewicz, Executive Director of the Kalamazoo Youth Development Network (KYDNet), and Jaron White, Program Development Coach for KYDNet, received the proclamation.</p>                                                                                                                                                                                                                                                                                                                                                                         |
| <b>2022-42-02</b>                  | <p>Commissioner Praedel read a proclamation <i>Celebrating the 2022 Kalamazoo Growlers: Northwood League World Series Champions</i>. Brian Colopy, General Manager for the Growlers, received the proclamation.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>2022-42-03</b>                  | <p>Mayor Anderson proclaimed October 20, 2022 <i>Imagine a Day Without Water</i>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Adoption of the Agenda             | <p>By unanimous consent the City Commission adopted its meeting agenda with the following changes:</p> <p>Commissioner Hoffman requested that Items G-7 (change order to the contract for traffic control rental and placement), G-8 (contract extension for the purchase of liquid phosphate), and G-9 (contract extension with Everside Health for the operation of a City employee healthcare clinic) be moved from the Consent Agenda to the Regular Agenda.</p> <p>Commissioner Decker requested that Item G-18 (resolution vacating Cooley Street between Eleanor and Water Streets) be moved from the Consent Agenda to the Regular Agenda.</p> |
| Public Comments                    | <p>Next, when an opportunity was given for general public comments, the following people addressed the City Commission:</p> <p><u>In-Person Comments</u></p> <p>Sadie Paul, City resident, stated she was homeless and requested hand sanitizer for the Portland Loo. Ms. Paul spoke about wealth disparity and asked the City to address the issue of homelessness.</p> <p>Bo Snyder, City resident, spoke in support of statewide Proposal 2 on the November 8<sup>th</sup> ballot.</p>                                                                                                                                                              |

Nancy Apple, City resident, announced the Earth Care Team at First Presbyterian Church would be presenting the documentary *Before the Flood* on Wednesday evening to raise awareness about climate change.

Public Comments  
(cont'd)

Phil Georgeau, City resident, asked the City Commission commit resources to its climate emergency declaration and create a green energy platform on the Cork Street Landfill site. Written materials submitted by Mr. Georgeau were filed with the papers for this meeting.

**2022-42-04**

Becket Jones, non-resident, introduced himself a candidate for Circuit Court Judge and spoke about the importance of specialty courts.

Charlae Davis, City resident and Executive Director of ISAAC, invited City Commissioners to attend the ISAAC Public Meeting on October 25<sup>th</sup>. Ms. Davis asked that the City Commission commit to hiring a health officer to investigate and mitigate the effects of long-term environmental pollution in the Northside and Eastside Neighborhoods. Ms. Davis asked the following questions: How is the City Commission supporting the Diversity, Equity, and Inclusion (DEI) report? Is the current situation with Public Safety Chief Vernon Coakley being handled in a way that is consistent with similar situations in the past? Is the current investigation of the Chief being centered in anti-racism and equity?

Larry Bell spoke about on-going issues with the homeless population downtown and an encampment near his property. Mr. Bell stated the City was not enforcing the law, and he indicated he would take the City to court to compel officers to enforce the law.

Wendy Fields, City resident, offered remarks on a biblical view of leadership and community service. Ms. Fields urged the City to stop operating under racist policies.

#### Call-In Comments

Tina McClinton, City resident, asked the City to fix the storm sewers in the Southtown area.

Kay spoke about homelessness and the City breaking up homeless encampments.

At 7:50 p.m. Mayor Anderson opened a public hearing to receive comments on an ordinance amending Section 50-1.2, the Zoning District Map, and approving the updated Kalamazoo College Institutional Campus Master Plan Agreement, with conditions.

**2022-42-05**

Public Hearing re: the  
Kalamazoo College IC  
Master Plan Update

An opportunity was given for Commissioner questions, but no questions were offered.

When an opportunity was given for public comments on the updated Kalamazoo College Institutional Campus Master Plan Agreement, the following people addressed the City Commission:

Lisa Presley, City resident and Treasurer of the West Main Hill Neighborhood Association, expressed support for the proposed Master Plan.

**2022-42-05**  
Ordinance 2055  
Approving the  
Kalamazoo College IC  
Master Plan Update

At 7:52 p.m. Mayor Anderson closed the public hearing.

Commissioner Hess, seconded by Commissioner Decker, moved to adopt an **ORDINANCE** amending Section 50-1.2, the Zoning District Map, and approving the updated Kalamazoo College Institutional Campus Master Plan Agreement, with conditions.

Prior to a vote on the motion and in response to a request from Commissioner Hess, Susan Lindemann, Associate Vice President for Facilities Management and Chief Sustainability Officer at Kalamazoo College, spoke about the college's recently approved 5-Year Climate Action Plan.

With a roll call vote the motion passed.

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

NAYS: None

**2022-42-06**  
Public Hearing re: an  
Ordinance to Remove  
the Wellhead Protection  
Ordinance from Chapter  
3 of Appendix A

At 7:55 p.m. Mayor Anderson opened a public hearing to receive comments on an ordinance to remove the Wellhead Protection Overlay from Chapter 3 of Appendix A: the Zoning Ordinance.

An opportunity was given for Commissioner questions and public comments regarding an ordinance to remove the Wellhead Protection Overlay from Chapter 3 of Appendix A: the Zoning Ordinance, but no questions or comments were offered.

At 7:56 p.m. Mayor Anderson closed the public hearing.

**2022-42-06**  
Ordinance 2056  
Removing the Wellhead  
Protection Ordinance  
from Chapter 3 of  
Appendix A

Vice Mayor Cooney, seconded by Commissioner Decker, moved to adopt an **ORDINANCE** to remove the Wellhead Protection Overlay from Chapter 3 of Appendix A: the Zoning Ordinance.

Prior to a vote on the motion, City Attorney Robinson stated the date in Section 3 of the proposed ordinance should read "October 31, 2022" not "October 3, 2022." City Attorney Robinson stated the error would be corrected in the final version.

With a roll call vote the motion passed.

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

NAYS: None

Consent Agenda

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:

**2022-42-07**

- approval of a contract supplemental and change order with Carrier & Gable for traffic maintenance supplies in the amount of \$100,000.

**2022-42-08**

- approval of a contract and purchase order with Peters Construction for the station hydrants project in the amount of \$103,647.50.

- |                                                                                                                                                                                                                                                                                                             |                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| - approval of a contract extension for materials testing with SME in the amount of \$106,810.                                                                                                                                                                                                               | <b>2022-42-09</b> |
| - approval of a contract to purchase 100 dry tons of ferric chloride from PVS Technologies in the amount of \$110,200.                                                                                                                                                                                      | <b>2022-42-10</b> |
| - approval of a one-year contract with High Grade Materials for the purchase of miscellaneous aggregates and road gravel, Group I, in the amount of \$138,350.                                                                                                                                              | <b>2022-42-11</b> |
| - approval of a contract with Severance Electric Co., Inc. for the Stadium Drive signal improvements project in the amount of \$174,910.                                                                                                                                                                    | <b>2022-42-12</b> |
| - approval of the Kalamazoo Valley Intergovernmental Ambulance Agreement renewal with Life EMS for advanced life support for the period November 1, 2022 – October 31, 2024.                                                                                                                                | <b>2022-42-13</b> |
| - approval of the following amendments to the FY2022 budget: increases in the General Fund (\$405,062), the Cemeteries Fund (\$16,500), the Solid Waste Fund (\$200,000) and Cost Recovery Grants (\$12,000); and a decrease in the Major Streets Fund (-\$29,863), for a net budget increase of \$603,699. | <b>2022-42-14</b> |
| - acceptance of a 2022 Bulletproof Vest Program Grant award in the amount of \$28,171.88 from the United States Department of Justice - Office of Justice Programs.                                                                                                                                         | <b>2022-42-15</b> |
| - acceptance of a grant in the amount of \$62,500 from the Irving S Gilmore Foundation in support of the Downtown Ambassadors program.                                                                                                                                                                      | <b>2022-42-16</b> |
| - acceptance of a grant in the amount of \$80,000 from the Irving S Gilmore Foundation to support the 2022 holiday events.                                                                                                                                                                                  | <b>2022-42-17</b> |
| - approval of an amended grant agreement with the Kalamazoo Eastside Neighborhood Association for \$275,000 to be used to purchase and rehabilitate a previously vacant and blighted property that will further the goals of the neighborhood listed in the Imagine Eastside Neighborhood Plan.             | <b>2022-42-18</b> |
| - approval of a special permit for a miniature pig to be kept at 1524 Humphrey Street, subject to compliance with applicable statutes, ordinances and health codes.                                                                                                                                         | <b>2022-42-19</b> |
| - authorization for the Mayor and City Manager to execute an extension of the lease for Bronson Park with Kalamazoo County.                                                                                                                                                                                 | <b>2022-42-20</b> |

Commissioner Hoffman, 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

Regular Agenda items were considered next.

**2022-42-21**

Ordinance 2057

Replacing Chapter 39,  
Weights and Measures,  
with the Wellhead  
Protection Ordinance

An opportunity was given for Commissioner questions and public comments regarding an ordinance repealing the Weights and Measures provisions of Chapter 39 of the Code of Ordinances and replacing those provisions with the Wellhead Protection Ordinance provisions, but no questions or comments were offered.

Vice Mayor Cooney, seconded by Commissioner Praedel, moved to adopt an **ORDINANCE** repealing the Weights and Measures provisions of Chapter 39 of the Code of Ordinances and replacing those provisions with the Wellhead Protection Ordinance provisions.

With a roll call vote the motion passed unanimously.

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

NAYS: None

**2022-42-22**

Change Order to the  
Contract for Traffic  
Control Rental and  
Placement

In response to a question from Commissioner Hoffman regarding a change order to the contract for traffic control rental and placement, Public Services Director James Baker stated the dollar amount on the agenda was wrong: the additional need was \$350,000, as indicated in the Fiscal Impact section of the Agenda Report; not \$325,000 as indicated in the Recommendation section and on the agenda.

City Attorney Robinson recommended approving the change order for \$325,000 as presented and then bringing another change order to the Commission in the future if additional funds were needed.

Commissioner Hess, seconded by Commissioner Hoffman, moved to approve a supplemental change order to the contract and purchase order with Rathco Safety and Supply, Inc. for traffic control rental and placement in the amount of \$325,000.

With a roll call vote the motion passed unanimously.

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

NAYS: None

**2022-42-23**

Contract Extension for  
the Purchase of Liquid  
Phosphate

In response to comments and questions from City Commissioners regarding a contract extension for the purchase of liquid phosphate, Director Baker provided the following information:

- the price increase for this chemical is similar to increases we are seeing across the chemical industries.
- liquid phosphate is very important: it protects water lines from lead corrosion and helps with iron sequestration.
- the City described the chemical blend it needs in the bid specification. Any company could provide this chemical; this company won the bid.

An opportunity was given for public comments regarding a contract extension for the purchase of liquid phosphate, but no comments were offered.

Commissioner Hess, seconded by Commissioner Praedel, moved to approve a one-year contract extension for the purchase of Carus 8400 Liquid Phosphate from Elhorn Engineering Company in the amount of \$493,308.

With a roll call vote the motion passed unanimously.

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

NAYS: None

In response to questions and comments from Commissioners about a two-year contract extension with Everside Health LLC for the staffing and operation of the employee healthcare clinic, CFO Steve Vicenzi provided the following information:

- there are 3-5 team members who staff the health clinic.
- both City employees and City retirees can use the clinic.
- the clinic helps the City save money on employee healthcare costs.

Commissioner Hoffman remarked that the clinic was a great benefit for employees.

In response to a question from Commissioner Decker, City Manager Ritsema stated he could provide information to Commissioners on the number of employees who used the clinic.

An opportunity was given for public comments on a two-year contract extension with Everside Health LLC for the staffing and operation of the employee healthcare clinic, but no comments were offered.

Vice Mayor Cooney, seconded by Commissioner Hoffman, moved to approve a two-year contract extension with Everside Health LLC for the staffing and operation of the City employee healthcare clinic in the amount of \$1,583,969.

Prior to a vote on the motion, Commissioner Hess noted City Commissioners were able to get vaccines through the health clinic.

With a roll call vote the motion passed unanimously.

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

NAYS: None

**2022-42-23**

Contract Extension for  
the Purchase of Liquid  
Phosphate (cont'd)

**2022-42-24**

Employee Health Clinic  
Contract Extension

**2022-42-25**

Resolution 22-57  
Vacating Cooley Street  
Between Eleanor and  
Water Streets

In response to questions and comments from Commissioner Decker regarding the vacation of Cooley Street between Eleanor and Water Streets, Planner I Bobby Durkee provided the following information:

- vacating a street is the process of transferring land designated as a public right-of-way to private property owners. The adjacent property owner(s) typically have the first option to acquire the property.
- there will be an easement for the pedestrian pathway; the pathway itself will be maintained by PlazaCorp.
- if vacated, this section of Cooley Street will become a private street with an easement granted to the City for access to utilities. The pedestrian pathway will continue to be open to the public by virtue of the easements in place.
- the timing of the property transfer was not known, so it was not clear when the right of way would be closed to the public.

Commissioner Decker stated she wanted everyone to know that this section of Cooley Street, once vacated, would no longer be a public street.

An opportunity was given for public comments on a resolution vacating Cooley Street between Eleanor and Water Streets, but no comments were offered.

Commissioner Hess, seconded by Commissioner Praedel, moved to adopt a **RESOLUTION** vacating Cooley Street between Eleanor and Water Streets.

Prior to a vote on the motion, Commissioner Praedel noted the Planning Commission had unanimously approved this item for consideration by the City Commission. Commissioner Praedel remarked that there were opportunities to grow and develop the downtown, but the City would need to find creative uses for land and use different growth strategies. Commissioner Praedel stated this development project was an example of creativity and a public-private partnership.

With a roll call vote this motion passed unanimously.

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

NAYS: None

**2022-42-26**

Odor Task Force  
Quarterly Update

City Manager Ritsema introduced Director Baker, who presented the 2022-Q2 Odor Task Force Report. Director Baker demonstrated Envirosuite online public portal where people could access data from the City's hydrogen sulfide sensors.

In response to comments and questions from Commissioners, Director Baker provided the following information:

- determinations of health risk need to be made by health professionals; the City's goal is to see year-over-year reductions in the readings.
- the air quality report from the Michigan Department of Health and Human Services is scheduled to be released in the first quarter of 2023.

- the sensors in place at the Water Reclamation Plant and in the community are process control sensors, not lab-grade sensors. If there are high readings, City staff try to determine the cause and make changes. The easiest data to use was data from the sensors at the Water Reclamation Plant; the most difficult data to use was data from the community sensors.
- the City does not have the capacity to use lab grade sensors, which would require getting air samples and sending them to a lab for analysis. With the Envirosuite sensors the City receives real-time data and can see trends; the Envirosuite system makes the data usable.
- currently the City's sensors only track hydrogen sulfide, and those levels are trending down. The state has released one study and had said there is no short-term or intermediate risk with hydrogen sulfide. The City is planning to get sensors that measure Volatile Organic Compounds (VOC's) so that staff can start tracking those trends. There are other community-level air quality studies being done.
- there is a difference between "stack emissions," which are measured and regulated, and fugitive emissions" which are not.
- four carbon scrubbers are in place at the Water Reclamation Plant and have been operational since 2021.
- the biofilter project was stopped because the bids came in \$9 million over budget, and the engineering changed because of Graphic Packaging. The flow re-routing project is still in process.
- based on observations, it appears that three agencies are working together on the second-level air quality study.

Mayor Anderson thanked Director Baker and noted skilled professionals were working on this issue. Mayor Anderson stated the City was waiting to see the report from the state and the resources that report might bring to bear on the situation.

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

Vice Mayor Cooney noted The Lodge was finished and open to serve the unhoused. Vice Mayor Cooney commended Mayor Anderson for his work on this project. Vice Mayor Cooney remarked on events taking place over the next week. Vice Mayor Cooney stated the community could reach its goals if people worked together for a collective response to community challenges.

Commissioner Hess remarked on upcoming events and spoke about the funeral of Public Safety Officer Christian Smith.

Commissioner Hoffman stated the new sidewalks on Lulu Street were great. Commissioner Hoffman stated she was not hearing about what the City was doing, specifically, to improve residents' lives. Commissioner Hoffman stated she did not know what the City was spending on housing, and she questioned why the City was not addressing temporary housing needs. Commissioner Hoffman commented that her health had suffered since moving into the Northside Neighborhood. Commissioner Hoffman stated people and housing should be the City's priority.

**2022-42-26**

Odor Task Force  
Quarterly Update  
(cont'd)

Commissioner  
Comments

Commissioner  
Comments (cont'd)

Commissioner Juarez commented that Kalamazoo governed according to core values and was at the top of the list of local governments in Michigan. Commissioner Juarez stated there were a lot of expectations of government – to solve homelessness, to solve racism, to solve poverty – and these expectations needed to change. Commissioner Juarez stated the City could convene and bring people together, but there were a lot of problems that could be solved by the community. Commissioner Juarez suggested the community come together and develop solutions, and then the City would need to react to that work. Commissioner Juarez observed there was a disconnect between sectors of the community, and he stated people needed to love others more than themselves.

Commissioner Decker thanked staff who gave presentations for featuring resources that were available on the City's website. Commissioner Decker announced there would be a sustainability event in Bronson Park on Sunday and noted the City had received a sustainability award from the Michigan Municipal League. Commissioner Decker reported the City was mapping potential spots for public bathrooms downtown. Commissioner Decker stated she was excited about the Downtown Ambassadors program and indicated she would be attending the upcoming ISAAC and NAACP events.

Commissioner Praedel encouraged people to slow down on the roads and stated speeding traffic was the number one resident concern, across all neighborhoods and demographics. Commissioner Praedel noted there were 20.4 miles of roads with traffic calming in the City and 10 miles of bike paths. Commissioner Praedel remarked on the funeral of PSO Christian Smith. Commissioner Praedel recognized the partners and families of City Commissioners and the sacrifices they made.

Mayor Anderson spoke about upcoming community events. Mayor Anderson stated community was built by individuals with the little decisions they made every day; these decisions were the foundation of the community. Mayor Anderson recognized the Eastside Boxing Club, the funeral for Albert "Jim" Pierson, and a recent organ donor/recipient reunion and stated they were community building events.

Adjournment

The meeting adjourned at 9:28 p.m.

Scott A. Borling  
City Clerk

Approved by the City Commission on: \_\_\_\_\_

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