

Roll Call

A business meeting of the Kalamazoo City Commission was held on Wednesday, July 5, 2023 at 7:02 p.m. in the City Commission Chambers at City Hall.

COMMISSIONERS PRESENT:

Mayor David Anderson
Vice Mayor Don Cooney
Qianna Decker
Jeanne Hess
Chris Praedel

COMMISSIONERS ABSENT:

Stephanie Hoffman
Esteven Juarez*

Also present were Chief Operating Officer Laura Lam, City Attorney Aaron Leal, and Deputy City Clerk Shelby Moss.

Commissioners
Excused

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

Invocation/Pledge

The invocation, given by Pastor Jake Lehman from Trinity Lutheran 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 changes:

2023-28-01

Commissioner Praedel, seconded by Commissioner Hess, moved to postpone Item G14 (approval of City Commission minutes) the next City Commission meeting.

*Commissioner Juarez arrived at 7:07 p.m.

With a roll call vote this motion passed unanimously.

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

NAYS: None

Vice Mayor Cooney requested Item G1 (approval of a professional service agreement to cover the remaining costs for the two-way street conversion project) be moved from the Consent Agenda to the Regular Agenda.

A member of the public requested Item G9 (acceptance of a grant from The Recycling Partnership, Inc.) be moved from the Consent Agenda to the Regular Agenda.

Deputy City Manager Lam highlighted the Parks and Recreation Outdoor Cinema events, the 37th Annual Black Arts Festival, and the ongoing process to update the City's Zoning Code.

Public Comments

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

In Person Comments

Marty Webber, representative of Only Allen Cannabis, thanked the City Commission for updating the City's cannabis ordinance and described his business processes and life experiences.

Mr. Harris, City resident, invited the public to attend the Keeping the Faith at Interfaith event on July 24th and requested event sponsorship from the City.

Benjamin, City resident, expressed concerns regarding a citation someone had received for sitting on a park bench, his experience at the Kalamazoo County Court House, and the conduct of City staff.

Call-In Comments

Tina McClinton, a City resident, expressed concerns regarding the City allowing additional building between Stockbridge and Lake Street, as the property was in a floodplain and the additional building would add to the flooding problem in that area.

An anonymous caller read from a report regarding the public protests in the summer of 2020 and the response from the Kalamazoo Department of Public Safety (KDPS).

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

- approval of the purchase of one bucket truck from Altec Industries Inc. in the amount of \$189,643.
- approval of a contract with David Construction, Inc. for the replacement and reconstruction of Schippers Lane Culvert in the amount of \$138,872.50.
- approval of a professional service agreement with OHM Advisors for construction engineering services related to the Inkster Bridge construction work through MDOT Contract Number 23-5150, for a not to exceed cost of \$278,000
- approval of a contract with Pipeline Management Company for the 2023 Catch Basin Cleaning Program in the amount of \$112,500.
- acceptance of a grant from Region 5 Homeland Security in the amount of \$34,440 for the purchase of a Gemini Chemical Identification Analyzer.
- approval of the sole source purchase of a Gemini Chemical Identification Analyzer from Thermo Scientific for the Kalamazoo County Hazardous Materials Response Team in the amount of \$120,255.
- adoption of a RESOLUTION approving an Act 381 Brownfield Plan for the redevelopment project at 215 E. Michigan Avenue.
- approval of KDPS Deputy Chief Matt Huber's election to enter the Deferred Retirement Option Plan (DROP).

Public Comments
(cont'd)

Consent Agenda

2023-28-02**2023-28-03****2023-28-04****2023-28-05****2023-28-06****2023-28-07****2023-28-08**
Resolution 23-**2023-28-09**

2023-28-10

- approval and acceptance of an easement agreement with the City of Parchment for the continued installation and operation of Water Pressure Reducing Station 44.

2023-28-11

- approval and acceptance of an easement agreement with Valley Vision Construction and Development for water main that will be installed as part of the 2023 Drinking Water State Revolving Fund Water System Upgrades Project.

2023-28-12

- approval of an agreement for the sale of 710 N. Edwards Street to Hazel L. Cook, owner of 714 N. Edwards Street, for the sale price of \$150.

Commissioner Praedel, seconded by Commissioner Hess, 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.

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

NAYS: None

Regular Agenda

Regular Agenda items were considered next.

2023-28-13

Agreement with the United Way to Adjust Funding Sources for the Business Development Program

Molly Trueblood, Associate Director of Community Impact for Small Business with the United Way of South Central Michigan (UWSCMI), gave a presentation entitled *UWSCMI Kalamazoo Small Business Programs Update, July 5, 2023*. A copy of the slides from this presentation was filed with the paperwork for this meeting.

Community Planning and Economic Development (CPED) Director Antonio Mitchell provided an overview and update on the Kalamazoo Small Business Loan Fund as of June 2023. A handout provided by Director Mitchell's handouts was filed with the paperwork for this meeting.

In response to questions from Commissioners, Ms. Trueblood reported the United Way launched a marketing program before each grant period, but the loan program was primarily spread via word of mouth. Ms. Trueblood estimated 60-70% of business assisted were homebased business, and the priority of the grant program was to support those who were new in their entrepreneurial journey. Ms. Trueblood reported one of the programs biggest priorities was to connect new and existing businesses with community partners and programs.

Director Mitchell reported the City was both encouraging home-based businesses and partnering with Can-Do Kalamazoo, a business incubator, to provide affordable rentable office space for those looking to move beyond being a home-based business. Ms. Trueblood highlighted the Kalamazoo Start-Up Center, the BETA program with Black Wall Street Kalamazoo, and the First Path program at Southwest Michigan First to help business get started. Ms. Trueblood reported the dollars committed by Kalamazoo County were committed to serving businesses outside the City of Kalamazoo. Ms. Trueblood explained how she built relationships with the businesses in the loan program, and if repayment became an issue for a business, they often reached out to discuss an alternate repayment plan.

Ms. Trueblood stated she shows respect for the business owners, and the Small Business Cabinet has been pivotal in the development of the loan program and providing technical assistance to businesses. Ms. Trueblood closed by saying how impressed she was with the businesses in the City and the program was a leader in the area. Director Mitchell thanked the Foundation for Excellence for their support.

Vice Mayor Cooney expressed support for the partnership and agreement.

Mayor Anderson observed that the work to assist these businesses aligned with the City Commission priorities.

An opportunity was given for public comments on the proposed contract, but no comments were offered.

Commissioner Hess, seconded by Vice Mayor Cooney, moved to approve a new contract with the United Way of South Central Michigan (formerly the United Way of Battle Creek and Kalamazoo Region) to adjust funding sources for the final year of the original three-year Business Development Agreement.

In response to questions from Commissioner Decker, Director Mitchell clarified the Building Façade Grant Program was not being completely depleted, but staff estimated the dollars could be better spent on the business development program.

Commissioner Praedel expressed support for the contract and requested a presentation on the Asset Limited, Income Constrained, Employed (ALICE) Report in the future.

Commissioner Hess expressed support for the contract and thanked the parties involved for their collaboration.

With a roll call vote this motion passed.

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

NAYS: None City Manager's Report

Public Services Director James Baker provided a brief overview of Items H2 and H3, contracts with SWT Excavating, Inc. for water service line replacement, water main replacement, and a pumping station consolidation project.

In response to questions from Commissioners. Director Baker clarified the projects were receiving over \$10 million in State of Michigan ARPA funding and over \$4 million in forgivable loans. Director Baker described the location of Pumping Station 1 and 2 and the reason for consolidation. Director Baker stated the projects being considered would not impact water rates for the current year, but the long-range rate plan did call for rate increases in 2024. Director Baker stated the funding for Contract 2 may accommodate the replacement of additional lead service lines, but whether the additional work could be done would be dependent on what crews find in the field and approval from the State of Michigan. Director Baker clarified the contracts being considered were not the only lead service line replacement programs in the City, and he stated much of the work would be completed in 2024.

2023-28-13

Agreement with the United Way to Adjust Funding Sources for the Business Development Program (cont'd)

2023-28-14

Drinking Water Revolving Fund Contract 1 for Water System Improvements

2023-28-14

Drinking Water
Revolving Fund
Contract 1 for Water
System Improvements
(cont'd)

An opportunity was given for public comments on a contract with SWT Excavating, Inc. for FY23 DWRF Contract 1 – Water System Improvements, but no comments were offered.

Commissioner Juarez, seconded by Vice Mayor Cooney, moved to approve a contract with SWT Excavating, Inc. for FY23 DWRF Contract 1 – Water System Improvements, in the amount of \$8,995,875.38.

Commissioner Juarez thanked Director Baker for his work and expressed support for the contract.

Commissioner Praedel expressed gratification that the City of Kalamazoo was chosen for the grants, and he remarked on the positive experience his family had with the Public Services Department when work was completed at his home.

With a roll call vote this motion passed.

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

NAYS: None

2023-28-15

Drinking Water
Revolving Fund
Contract 2 for Northside
Non-Copper Service
Line Replacements

An opportunity was given for public comments on a contract with SWT Excavating for FY23 DWRF Contract 2 – Northside Non-Copper Service Line Replacements, but no comments were offered.

Commissioner Juarez, seconded by Vice Mayor Cooney, moved to approve a contract with SWT Excavating for FY23 DWRF Contract 2 – Northside Non-Copper Service Line Replacements, in the amount of \$5,310,449.76.

With a roll call vote this motion passed.

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

NAYS: None

2023-28-16

Contract with
Wightman & Associates
for Engineering Design
Costs re: the Two-Way
Street Conversion
Project

Vice Mayor Cooney expressed concerns regarding the approval of additional funding for the Kalamazoo Avenue two-way street conversion project when families in the community were living in poverty. Vice Mayor Cooney expressed concerns that there was no plan to reduce poverty even though it was a City Commission priority.

Director Baker explained the need for design engineering services and other pre-construction work for the Kalamazoo Avenue two-way street conversion project. Director Baker explained the funding for the project was mix of multiple federal grants, which were earmarked for the two-way street project. Director Baker highlighted the Water Affordability Program coming in 2024 and the recent application for \$9 million to assist those households meeting the ALICE criteria with outstanding water and sewer bills.

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

- the two -way street project would cost 30 million dollars total.
- 19 million dollars of the funding was grant dollars, and the remaining funding was coming from the Kalamazoo Area Transportation Study (KATS) and the Michigan Department of Transportation.
- the City's goal was to cover the two-way street project costs with grant funding.
- during the public and internal engagement processes for the design, it became apparent the desired route would need to include the roads of Michikal and West Main Street; as a results, the project would require additional engineering services.
- the Public Services department was focused on both maintaining current infrastructure and building new infrastructure for the future.

Vice Mayor Cooney stated the City needed to approach poverty with the same efforts the City committed to street projects.

Commissioner Hess spoke about taking a "yes/and" approach and the importance of investing in infrastructure. Commissioner Hess expressed support for both ending poverty and the two-way street conversion project.

An opportunity was given for public comments on a professional service agreement with Wightman & Associates for engineering design costs for the Kalamazoo Avenue two-way street conversion project, but no comments were offered.

Commissioner Juarez, seconded by Commissioner Decker, moved to approve a professional service agreement with Wightman & Associates in the amount of \$386,500 to cover the remaining engineering design costs for the Kalamazoo Avenue two-way street conversion project.

Vice Mayor Cooney stated he would like to see the City invest as many resources as possible to solve poverty and noted he would like to see more efforts devoted to developing a plan to end poverty.

Mayor Anderson remarked on a recent request he had received from the US Conference of Mayors asking for a presentation regarding the high number of grant dollars received by the City of Kalamazoo. Mayor Anderson expressed support for ending poverty but noted the dollars being allocated for the project were already earmarked for infrastructure.

Commissioner Hess referenced an excerpt from Mayor Bobby Hopewell's last State of the City Address where he spoke about the City being split by two highways. Commissioner Hess stated his remarks emphasized to her the importance of the two-way street conversion project to achieve the values of IK 2025.

2023-28-16

Contract with
Wightman & Associates
for Engineering Design
Costs re: the Two-Way
Street Conversion
Project (cont'd)

2023-28-16

Two-Way Street
Conversion Engineering
Contract (cont'd)

With a roll call vote this motion passed.

AYES: Commissioners Decker, Hess, Juarez, Praedel, Mayor Anderson

NAYS: Vice Mayor Cooney

2023-28-17

Contract for Recycling
Program Education

Director Baker provided an overview of a grant from The Recycling Partnership, Inc. and stated recycling education was important to reduce the contamination rate and increase the City's tons recycled. Director Baker explained the proposed educational campaign would focus on the City's multi-family units.

Commissioner Decker expressed support for additional recycling education in the City.

An opportunity was given for public comments on a grant from The Recycling Partnership, Inc., but no comments were offered.

Commissioner Hess, seconded by Commissioner Decker, moved to accept a grant in the amount of \$204,500 from The Recycling Partnership, Inc. to improve educational materials and participation in the City's residential recycling program.

With a roll call vote this motion passed.

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

NAYS: None

2023-28-18

City Manager's Report

Director Baker highlighted the 2022 Water Quality Report, which was mailed to all water customers in 11 jurisdictions. A copy of the 2022 Water Quality Report was filed with the paperwork for this meeting.

In response to questions from Commissioners, Director Baker stated the City continued to distribute water filters and replace them as needed, but there were no plans to walk City streets and distribute water filters. Director Baker clarified the single \$10,000 fine was for missing a PFAS sampling, and he stated the City would continue to work with the contracted labs to improve water sampling submissions and improve crew resource management. Director Baker confirmed the 2022 Water Quality Report was available online.

Commissioner Decker requested that water filters be made available at the upcoming National Night Out events in the City.

Chief Operating Officer Lam shared the City had created an employee appreciation committee lead by 311 Director Mimi Leake, and the committee would be tasked with working on the upcoming employee appreciation event as well as other ways to honor City employees for their hard work and dedication.

Commissioner
Comments

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

Commissioner Decker requested the Fiscal Impact section of the agenda reports for Items H2 and H3 be updated to remove the decimal point in (\$10,298.39) and have it replaced with a comma. Commissioner Decker thanked Deputy Chief Matt

Huber for his continued employment with KDPS. Commissioner Decker spoke about the project at 215 E. Michigan Avenue as a positive example of the Obsolete Property Rehabilitation Act at work. Commissioner Decker noted it was important for the City to support development incentives as they helped to make projects more financially viable for entrepreneurs.

Commissioner Juarez highlighted the work of Public Safety Chief David Boysen and Assistant Chief David Juday to bring community members together and provide resources to parents of at-risk youth. Commissioner Juarez remarked that work was being done in the community to combat gun violence, but it might be unseen by residents because the work was so personal in nature.

Commissioner Praedel thanked City Attorney Leal for joining the City and congratulated Kalamazoo on receiving 20 million dollars for changes to the interchanges connecting U.S. 131 and the U.S. 131 Business Route. Commissioner Praedel thanked State Senator Sean McCann, State Representative Julie Rogers, and State Representative Christine Morse for bringing those dollars to Kalamazoo. Commissioner Praedel remarked on the amazing work by the Public Services Department in 2022 to replace 829 lead service lines.

Commissioner Hess expressed condolences to Commissioner Hoffman and her family. Commissioner Hess highlighted summer youth programs funded by a grant from the Kalamazoo Youth Development Network (KYDNet). Commissioner Hess invited the community to celebrate the Kalamazoo National Day of Summer Learning on July 20th in Bronson Park. Commissioner Hess requested that Chief Operating Officer Lam and Mayor Anderson explore using money from the City Commission initiatives fund to offer a sponsorship to the Keeping the Faith at Interfaith event. Commissioner Hess thanked City staff for doing the work to provide services only the City could provide, such as safe drinking water, sewer services, free and fair elections, economic development, and public safety.

Mayor Anderson stated he was looked forward to continued conversations to address poverty and gun violence in Kalamazoo.

The meeting adjourned at 9:27 p.m.

Respectfully submitted,

Shelby Moss
Deputy City Clerk

For City Commission approval on _____

Commissioner
Comments (cont'd)

Adjournment