ACTION MINUTES

KALAMAZOO CITY COMMISSION

REGULAR BUSINESS MEETING OF OCTOBER 21, 2024

The following is a summary of the actions taken by the City Commission at its regular business meeting on October 21, 2024.

CALL TO ORDER/ROLL CALL

A regular meeting of the Kalamazoo City Commission was held on Monday, October 21, 2024 at 7:00 p.m. in the City Commission Chambers at City Hall.

COMMISSIONERS PRESENT:	Mayor David Anderson Vice Mayor Jeanne Hess Don Cooney Qianna Decker Stephanie Hoffman Chris Praedel Alonzo Wilson
COMMISSIONERS ABSENT:	None

PROCLAMATIONS PRESENTED

Lights On After School

World Polio Day

Kalamazoo Institute of Arts 100 Year Anniversary

National First Responders Day

ADOPTION OF THE FORMAL AGENDA

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

> A member of the public requested that items G-8, G-11, G-12, G-13, G-14, G-15, G-16, and G-17 be moved from the Consent Agenda to the Regular Agenda.

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:

- approval of a contract with Plante Moran Realpoint for real estate underwriting consulting services in the amount of $120,000.

- approval of a contract with SME for specialized geotechnical and testing services in the amount of $126,150.

- approval of a contract supplemental/change order with Robert Half for temporary election staffing in the amount of $50,000 for a total contract amount of $149,262.

- approval of a contract extension with High Grade for miscellaneous aggregates and road gravel in the amount of $153,150.

- approval of a 12-month cooperative MIDEAL purchase with Oracle for Oracle Cloud Migration Services in an amount not to exceed $160,000.

- approval of the purchase of playground equipment for the Farmer's Market through a cooperative purchase with Penchura, LLC in the amount of $196,640.70.

- approval of a contract supplemental/change order with Ferguson Waterworks for ductile iron water main and appurtenances in the amount of $200,000.

- approval of a two-year contract extension with Best Way Disposal, Inc. for monthly residential brush collection during the months of April through October in the amount of $319,109.

- approval of a 2025 contract with Rowell Chemical to provide sodium hypochlorite for wastewater treatment in the amount of $749,840.

- approval of an amendment to the 2023 ARPA grant agreement with Kalamazoo Neighborhood Housing Services for lead-based paint remediation to extend the completion date until June 30, 2025 and modify line item expenditures.

- approval of an agreement with Kalamazoo Neighborhood Housing Services for an additional ARPA grant in the amount of $300,000 for lead-based paint remediation.

- approval of the Kalamazoo Valley Intergovernmental Ambulance Agreement for the period of November 1, 2024 – October 31, 2028 with Life EMS for advanced life support services.

- acceptance of a $15,000 grant increase to the Memorandum of Agreement with Dunlap and Associates, Inc. to conduct exploratory tests to improve pedestrian safety as part of the Federal Safety Funds.

- approval of the allocation of one Full-Time Equivalent (1 FTE) staff position in the Management Services Department for the new position of Risk Coordinator.

- acceptance of a Michigan Department of Transportation Local Agency Safety Program Fiscal Year 2026 Highway Safety Improvement Program Award to support projects on Portage Road in the amount of $750,000.

- acceptance of a Michigan Department of Transportation Local Agency Safety Program Fiscal Year 2026 Highway Safety Improvement Program Award to support projects on Cork Street and Lovers Lane in the amount of $750,000.

- approval of a public utility easement with JLI-MI Oshtemo-1 LLC for water main installed as part of the 980 North 9th Street Street building construction project.

- approval of a public utility easement with Westview Capital, LLC for water main installed as part of the Gilmore Farms No. 2 Phase 4 development in Richland Twp.

- approval of the Mayor's appointments to the Historic Preservation Commission:

  - the appointment of Dusti Morton for a partial term expiring on March 31, 2025.

  - the appointment of Melissa Paduk for a partial term expiring on March 31, 2026.

- approval of the appointment of Karen Wellman to the Parks and Recreation Advisory Board for a term expiring on January 1, 2028.

Commissioner Cooney, seconded by Vice Mayor 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 the motion passed unanimously.

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

NAYS: None

<u>REGULAR AGENDA</u>

- Commissioner Praedel, seconded by Commissioner Wilson, moved to approve a 2024-2025 contract extension with SNR Technologies to provide powder activated carbon for wastewater treatment in the amount of $1,224,000.

  With a roll call vote the motion passed unanimously.

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

  NAYS: None

- Vice Mayor Hess, seconded by Commissioner Decker, moved to adopt an **ORDINANCE** to amend Section 4A-6, Social Districts and Commons Area, to eliminate the sunset clause in subsection 4A-6K. (*Ordinance 2097*)

  With a roll call vote the motion passed unanimously.

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

NAYS: None

- Commissioner Hoffman, seconded by Commissioner Cooney, moved to approve a contract extension with Student Haulers for the removal and disposal of trash, nuisances, and garbage collected pursuant to the enforcement of various city ordinances in the amount of $250,000.

  With a roll call vote the motion passed unanimously.

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

  NAYS: None

- Commissioner Cooney, seconded by Commissioner Decker, moved to adopt a **RESOLUTION** approving a 10-year 5% Payment in Lieu of Taxes (PILOT) to ANR Kalamazoo Limited Dividend Housing Association LLC for the rehabilitation of 40 affordable units located at 1500 E. Kilgore. (*Resolution 24-65*)

  With a roll call vote the motion passed unanimously.

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

  NAYS: None

- Commissioner Hoffman, seconded by Commissioner Wilson, moved to approve a developer agreement with ANR Kalamazoo Limited Development Housing Association, LLC for a HOME Investment Partnership Program loan in the amount of $400,000 for the rehabilitation of 40 affordable housing units at 1500 E. Kilgore Rd.

  With a roll call vote the motion passed unanimously.

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

  NAYS: None

- Commissioner Cooney, seconded by Vice Mayor Hess, moved to adopt a **RESOLUTION** approving a 35-year 4% PILOT to Kalamazoo Community Courtyard Limited Dividend Housing Association Limited Partnership for the creation of 18 permanent supportive housing units located at 3405 Duke St. (*Resolution 24-66*)

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

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

NAYS: None

ABSTAIN: Commissioner Decker

- Commissioner Hoffman, seconded by Commissioner Cooney, moved to approve an agreement with Zero Day for a grant of ARPA funds in the amount of $700,000 to support the creation of 18 permanent supportive housing units at 3405 Duke Street.

  With a roll call vote the motion passed 5-0 with one abstention and one member absent.

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

  NAYS: None

  ABSTAIN: Commissioner Decker

  ABSENT: Commissioner Wilson

- Commissioner Cooney, seconded by Vice Mayor Hess, moved to adopt a **RESOLUTION** approving a 50-year 4% PILOT for Kalrecovery I Limited Dividend Housing Association for the creation of 46 housing units located on the portion of 333 East Alcott Street bounded by Reed Street, Belford Street, Bryant Street, and the Portage Creek, Parcel No. 3906-27-213-002. (*Resolution 24-67*)

  With a roll call vote the motion passed unanimously.

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

  NAYS: None

- Commissioner Hoffman, seconded by Commissioner Wilson, moved to approve an agreement with Kalrecovery Limited Dividend Housing Association Limited Partnership for a grant of ARPA funds in the amount of $700,000 to support the creation of 46 permanent supportive housing units.

  With a roll call vote the motion passed unanimously.

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

  NAYS: None

- Vice Mayor Hess, seconded by Commissioner Decker, moved to approve an amendment to the 2023 Housing Development Fund loan agreement with 530 Rose Limited Dividend Housing Association Limited Partnership for the Rose Street senior housing project located at 530 S. Rose, that will match Low Income Housing Tax Credit income levels during the affordability period.

  With a roll call vote the motion passed unanimously.

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

NAYS: None

ADJOURNMENT

The meeting adjourned at 9:03 p.m.

CERTIFICATION

I hereby certify that these action minutes are accurate account of the actions taken by the Kalamazoo City Commission at its regular business meeting on October 21, 2024. Public notice was given and the meeting was conducted in full compliance with the Michigan Open Meetings Act (PA 267, 1976).

Scott A. Borling

Scott A. Borling, City Clerk