

	A regular meeting of the Kalamazoo City Commission was held on Monday, March 4, 2019 at 7:00 p.m. in the City Commission Chambers at City Hall, 241 West South Street.	
Roll Call	COMMISSIONERS PRESENT:	Mayor Bobby J. Hopewell David Anderson Don Cooney Eric Cunningham Shannon Sykes Jack Urban
	COMMISSIONERS ABSENT:	Vice Mayor Erin Knott
	Also present were City Manager Jim Ritsema, City Attorney Clyde Robinson, and City Clerk Scott Borling.	
Commissioners Excused	Commissioner Anderson, seconded by Commissioner Cunningham, moved to excuse the absence of Vice Mayor Knott. With a voice vote the motion passed.	
Opening Ceremony	Mayor Hopewell opened the meeting with the Pledge of Allegiance.	
Proclamations 2019-0055	Commissioner Cunningham read a proclamation recognizing the <i>Kalamazoo Titans National 2A AFNT Sunshine Bowl Championship</i> . Head coach Rudy Myles, Jr. and Titans players and staff received the proclamation.	
2019-0056	Commissioner proclamed March 2019 <i>March for Meals Month</i> . Dan Pontius, Nutrition Programs General Manager for Meals on Wheels, received the proclamation.	
Adoption of the Agenda	By unanimous consent the City Commission adopted its meeting agenda as presented.	
Consent Agenda	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:	
2019-0057	-	approval of a proposal from Peerless-Midwest Company, a prequalified vendor, to perform well rehabilitation and associated maintenance in the amount of \$140,700.
2019-0058	-	approval of the payment of the 2019 excess workers compensation premium in the amount of \$148,905.
2019-0059	-	approval of the purchase of a new precast concrete building through the NJPA Cooperative Purchasing Program (# 030117-CXT) for Rockwell Park from CXT Concrete Buildings in the amount of \$156,420.
2019-0060	-	approval of the purchase of seven Public Safety fleet vehicles from Gorno Ford through the MiDeal program (#071B7700181) in the amount of \$203,875.
2019-0061	-	approval of the purchase of Public Safety portable and mobile radios from Roe Communications through the MiDeal Extended Purchasing Program (#071B2200101) in the amount of \$799,998.76.

- adoption of a **RESOLUTION** granting a Payment in Lieu of Taxes to Harrison Circle Limited Dividend Housing Association Limited Partnership for a proposed Harrison Circle development located at 617 Harrison Street (06-15-285-103) and 525 E. Ransom Street (06-15-269-352), pursuant to Section 35-4 of the Kalamazoo City Code.
- approval of an agreement granting \$350,000 to the Northside Association for Community Development to be used to purchase seven properties in support of a mixed use project.
- approval of a recommendation to the Kalamazoo County Board of Commissioners that Rebekah Kik be appointed as the City's Representative on the Kalamazoo County Land Bank Authority Board.
- approval of the minutes from the City Commission meetings on January 29, February 4, and February 18, 2019.

Commissioner Urban, seconded by Commissioner 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.

AYES: Commissioners Anderson, Cooney, Cunningham, Sykes, Urban, Mayor Hopewell

NAYS: None

Regular Agenda items were considered next.

Neighborhood Activator Katie Reilly provided an overview of the process used to develop the Oakwood Neighborhood Plan.

Karen Larson, Oakwood Neighborhood Association (ONA) Board Member, provided a brief history of the Oakwood Neighborhood and highlighted areas identified in the neighborhood plan, including the lack of greenspace; the need for more connectivity (additional/repared sidewalks, a Metro Transit route through the neighborhood, and crosswalks to adjacent neighborhoods and lakes); the need for better communication with the City; continued support for the growing ONA foodbank; senior issues that needed to be addressed; and a focus on teens, children, and families. Ms. Larson indicated it was the Association's dream to have a new building to provide more services. Ms. Larson spoke about important of building coalitions and connections, both inside and outside the neighborhood.

When an opportunity was given for citizens to comment on a resolution affirming the adoption of the *Oakwood Neighborhood Plan 2019* as a sub-plan to the City of Kalamazoo's Comprehensive Plan, the following people addressed the City Commission:

Nehemiah Scudder, City resident, stated the City needed to clean up Woods Lake.

2019-0062
Resolution 19-12

2019-0063

2019-0064

2019-0065

2019-0066

Regular Agenda

2019-0067
Resolution 19-13
Approving the Oakwood
Neighborhood Plan

2019-0067

Resolution 19-13
Approving the Oakwood
Neighborhood Plan
(cont'd)

Commissioner Cooney, seconded by Commissioner Urban, moved to adopt a **RESOLUTION** affirming the adoption of the *Oakwood Neighborhood Plan 2019* as a sub-plan to the City of Kalamazoo's Comprehensive Plan.

Prior to a vote on the motion, Commissioner Cooney congratulated Oakwood Executive Director Cheryl Lord on her years of service with the Oakwood Neighborhood Association.

With a roll call vote this motion passed.

AYES: Commissioners Anderson, Cooney, Cunningham, Sykes, Urban,
Mayor Hopewell

NAYS: None

2019-0068

Agreements re:
Acquisition of the
Parchment Water System
and Conversion of
Parchment to a Retail
Customer of Wastewater
Services

An opportunity was given for citizens to comment on agreements for the City of Kalamazoo to acquire the Parchment water system and a new wastewater service agreement which will convert Parchment from a wholesale customer to a retail customer, but no comments were offered.

Commissioner Anderson, seconded by Commissioner Sykes, moved to approve agreements for the City of Kalamazoo to acquire the Parchment water system and a new wastewater service agreement which will convert Parchment from a wholesale customer to a retail customer.

Prior to a vote on the motion, Commissioner Anderson noted this move was not planned but was the result of the good work of Public Services Director James Baker to address water quality challenges in the City of Parchment. Commissioner Anderson stated these were good-faith, collaborative agreements.

Commissioner Urban noted that with the new contracts in place the Parchment wells could be shut down. Commissioner Urban stated the contracts were a win-win for both parties and a good example of intergovernmental cooperation.

Mayor Hopewell recognized Director Baker for his leadership and good work.

With a roll call vote this motion passed.

AYES: Commissioners Anderson, Cooney, Cunningham, Sykes, Urban,
Mayor Hopewell

NAYS: None

2019-0069

Presentation re:
Appointments and
Reappointments of Sector
Representatives on the
Foundation for
Excellence Board

Foundation for Excellence Coordinator Steve Brown reviewed of the slate of two (2) Sector Representatives for the Foundation for Excellence (FFE) Board of Directors being recommended by the FFE Governance Facilitator, the Kalamazoo Community Foundation, and one reappointment.

Mayor Hopewell stated this item would be brought back for City Commission action at the March 18th business meeting.

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

Citizen Comments

Jeffrey Messer, City resident, reported Vice Mayor Knott had been absent from 22% of City Commission meetings during the current term, and he asked the City Commission to reconsider its practice of automatically excusing absent members.

Carl Wiseman, non-resident, spoke about the growing problem of homelessness, the lack of affordable housing, the need for more transparency with the FFE, the lack of results from the workgroups formed the previous year to address homelessness, and the failure of City to keep its promises regarding the workgroups.

Rhonda Steward, City resident, described how she wanted to start a work training program for homeless people. Ms. Steward displayed examples of dolls she wanted to give to people who were going through cancer research.

Pastor Nathan Dannison, City resident, distributed and read a letter from the following organizations expressing opposition to the proposed Bronson Park and Nazareth Historic Districts: the Congregation of the Sisters of St. Joseph, First Congregational Church, First Baptist Church, St. Luke's Episcopal Church, Kalamazoo Institute of Arts, the Children's Nature Playscape Board of Directors, and the Kalamazoo Non-Profit Advocacy Coalition. A copy of this letter was filed with the papers for this meeting.

2019-0070

Father Randall Warren, City resident, expressed opposition to the proposed Bronson Park and Nazareth Historic Districts.

Pat Lennon, an attorney representing the Congregation of the Sisters of St. Joseph, expressed opposition to the proposed Bronson Park and Nazareth Historic Districts.

Mattie Jordan-Woods, City resident and Executive Director of the Northside Association for Community Development (NACD), thanked the City Commission for the grant to acquire the land for a mixed-use development project. Ms. Jordan-Woods stated the grant would help create housing, employment opportunities, and job training.

Gwendolyn Hooker, City resident, described the Tiny Houses of Hope pilot project.

Eric Johnson, Director of Finance for the Kalamazoo Institute of Art (KIA), expressed opposition to the proposed Bronson Park Historic District and asked that the KIA be excluded from this district.

Belden Smith, non-resident and member of the First Congregational Church, distributed and read a statement expressing opposition to the proposed Bronson Park Historic District. A copy of Mr. Smith's statement was filed with the papers for this meeting.

2019-0071

Citizen Comments
(cont'd)

Nehemiah Scudder, City resident, read his personal mission statement and offered suggestions for improving the world.

Angel Johnston, City resident, thanked Assistant City Manager Laura Lam for contacting her for feedback regarding operations at the warming centers that were opened in January. Ms. Johnston asked the City to not pursue the proposed Bronson Park and Nazareth Historic Districts. Ms. Johnston remarked on the amount of spending that was approved in the Consent Agenda, and she asked the Commission to offer citizens explanations for expenditure items.

Tobi Hanna-Davies, City resident and Co-Chair of the ISAAC Housing Task Force, thanked the Commission for approving several housing-related items. Ms. Hanna-Davies expressed hope that the historic district process would be undertaken carefully and that City would listen to the congregations.

City Commissioner
Comments

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

Commissioner Sykes spoke about the proposed Bronson Park and Nazareth Historic Districts and asked whether saving a few buildings was worth the health of some community organizations. Commissioner Sykes expressed concern about the idea that a local historic district would strip away the original intent of a "church square" and would put churches under the authority of the City. Commissioner Sykes stated she was not able to support the proposed historic districts at the moment but wanted to hear from staff on the issue. Commissioner Sykes read a letter to Commissioners from the Marlboro Condominium Association regarding homeless people in the downtown area. Commissioner Sykes stated the letter was illustrative of the communications Commissioners received from the community. Commissioner Sykes cautioned against perpetuating ideas not based on fact and urged people to talk with those who were homeless to get to know them. Commissioner Sykes noted homeless people were still around, even if they were not in Bronson Park.

Commissioner Anderson explained the difference between the agenda and the agenda packet, discussed the purpose of the Consent Agenda, and described how the public was able to move items from the Consent Agenda to the Regular Agenda for comment. Commissioner Anderson stated he had attended the meeting on Tuesday, February 26th regarding the proposed Bronson Park and Nazareth Historic Districts. Commissioner Anderson noted the City Commission had not been discussing this issue; the Historic Preservation Commission (HPC) had been doing the work. Commissioner Anderson asked the City Administration move with great speed through the historic district process to minimize uncertainty for property owners.

Commissioner Cooney remarked on the benefits provided by the Bronson Park churches and the Sisters of St. Joseph. Commissioner Cooney noted it was evident in the City Commission's actions that evening that the City was doing things to address affordable housing, but work was still needed to address urgent needs.

Commissioner Urban spoke about the Consent Agenda and the information available in the agenda packet. Commissioner Urban stated he was inclined to agree with the property owners opposing the Bronson Park and Nazareth Historic

Districts but indicated he wanted to hear from the HPC about the value the proposed historic districts would bring to the community.

Mayor Hopewell offered remarks on the FFE, the availability of the City Commission agenda packet, and the purpose of the consent agenda. Mayor Hopewell stated the proposed historic districts “came out of nowhere,” and he urged the HPC to hold a special meeting to receive public comments and respond. Mayor Hopewell announced the Parchment City Commission had approved the water and wastewater agreements at its meeting.

The meeting adjourned at 8:45 p.m.

Respectfully submitted,

Scott A. Borling
City Clerk

For City Commission approval on March 18, 2019

Approved by: _____
Bobby J. Hopewell, Mayor
Dated: March 18, 2019

City Commissioner
Comments (cont'd)

Adjournment