A regular meeting of the Kalamazoo City Commission was held on Monday, May 19, 2025 at 7:01 p.m. in the City Commission Chambers at City Hall.

**Roll Call**

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

Also present were City Manager Jim Ritsema, City Attorney Aaron Leal, and City Clerk Scott Borling.

**Invocation**

The invocation, given by Pastor Mark Holeman, Northeastern Baptist Church, was followed by the Pledge of Allegiance.

**Introduction of Guests**

Mayor Anderson recognized the presence of reporters from Now Kalamazoo and young men who were Youth Juvenile Justice Fellows with the Lewis Walker Institute. The Juvenile Justice Fellows offered remarks on the benefits of mentorships for young men.

**Adoption of the Agenda**

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

> City Manager Ritsema requested that Item G-6, a resolution adopting a Project Plan for Water System Improvements, be moved to the Regular Agenda so that public comments could be received.

**Public Comments**

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

> Andrew Lehman, non-resident, regarding the Civil Rights Board (CRB).
>
> Charlae Davis, City resident and a member of ISAAC, regarding the CRB and toxic responses to anti-racism.
>
> Maggie Adams, City resident and a member of ISAAC, regarding the CRB and enforcement of the City's Fair Housing Ordinance.
>
> Tobi Hanna-Davies, City resident, regarding criminal convictions and the enforcement of the City's Fair Housing Ordinance.
>
> K, City resident, regarding a recent hearing before the Citizens Public Safety Review and Appeal Board (CPSRAB).
>
> Carolyn Pesheck, non-resident and member of ISAAC, regarding the CRB ordinance.
>
> Maurice Frank, City resident, regarding rent caps.

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Public Comments (cont'd)

Shona Espinoza, City resident, regarding homelessness, high rents, and barriers to people getting housing.

Tina McClinton, City resident, regarding high rents, flooding, and the destruction of green space in her neighborhood.

Drew Duncan, City resident, regarding the CRB and the Imagine Kalamazoo 2035 (IK 2035) engagement process.

An anonymous speaker, regarding the needs of the unhoused.

Cathy Phason, non-resident and Chair of the CRB, regarding the CRB's role in educating the community.

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 Great Lakes Systems Inc. to replace roof sections 1, 2, and 3 at the 415 E Stockbridge Administration building in the amount of $143,530. **2025-22-01**

- approval of a contract with Hall Builders LLC, for the reconstruction of the Milham Park restroom building in the amount of $191,000. **2025-22-02**

- approval of a professional services agreement with Tetra Tech, Inc. for the Water Treatment Plant No. 25 Electrical Reliability Project Design in the amount of $397,000. **2025-22-03**

- adoption of a **RESOLUTION** approving a Neighborhood Enterprise Zone (NEZ) Rehab Certificate Application at 234 & 238 E Michigan Ave in the Downtown neighborhood within the City Center NEZ District. **2025-22-04** Resolution 25-27

- adoption of a **RESOLUTION** approving two Neighborhood Enterprise Zone (NEZ) Rehab Certificate Applications at 111 Portage Street in the Downtown neighborhood within the City Center NEZ District. **2025-22-05** Resolution 25-28

- acceptance of a donation from the O'Connor Fund to the Historic Preservation Commission in the amount of $25,000 and amend the Historical Commission Fund Budget. **2025-22-06**

- approval of the Mayor's appointment of Eursla Moore-Doyle to the Civil Rights Board for a term expiring on March 31, 2027. **2025-22-07**

Commissioner Cooney, seconded by Commissioner Hoffman, 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 7-0.

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

NAYS: None



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Regular Agenda

Regular Agenda items were considered next.

**2025-22-08**
Purchasing Contract for Asphalt Paving Materials

Commissioner Questions: none

Public Comments: none

Commissioner Wilson, seconded by Vice Mayor Hess, moved to approve a contract with Rieth-Riley for asphalt paving materials in the amount of $1,494,500.

With a roll call vote the motion passed 7-0.

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

NAYS: None

**2025-22-09**
Purchasing Contract for Manhole Castings

Commissioner Questions: none

Public Comments: none

Commissioner Praedel, seconded by Commissioner Cooney, moved to approve a three-year contract with Michigan Pipe & Valve Inc for manhole castings in the amount of $1,655,541.16.

With a roll call vote the motion passed 7-0.

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

NAYS: None

**2025-22-10**
Purchasing Contract for Enterprise Resource Planning Software

Management Services Director and Chief Financial Officer Steve Vicenzi provided background information regarding the purchase of a new Enterprise Resource Planning (ERP) system from Tyler Technologies.

Commissioner Questions:

Director Vicenzi responded to a question from Commissioner Praedel regarding the contract term and overall cost.

Public Comments: none

With a roll call vote the motion passed 7-0.

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

NAYS: None

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**2025-22-11**
Notice of Intent Resolution 25-29 for CIP Bonds (Supplemental)

Director Vicenzi offered a brief explanation of the need to issue a supplemental Notice of Intent for Capital Improvement Program (CIP) Bonds.

Commissioner Questions:

Director Vicenzi responded to Commissioners' questions regarding the total cost for the Crosstown facility renovations and the contingency plan for projects if grant funding fell through.

Public Comments: none

Commissioner Wilson, seconded by Commissioner Decker, moved to adopt a Supplemental Notice of Intent **RESOLUTION** for the issuance of 2025 Capital Improvement Bonds in an amount not to exceed ten million three hundred thousand dollars ($10,300,000).

With a roll call vote the motion passed 7-0.

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

NAYS: None

**2025-22-12**
First Reading of an Ordinance to Rezone Roskam and Millard Courts and 736 E. Crosstown Parkway

Assistant City Planner Bobby Durkee provided an overview of the request to rezone Roskam and Millard Courts and 736 East Crosstown Parkway.

Commissioner Questions:

Assistant City Planner Durkee responded to a question from Mayor Anderson regarding the Planning Commission's recommendation.

Public Comments: none

Commissioner Hoffman, seconded by Commissioner Praedel, moved to offer for first reading an ordinance to rezone all the properties on Roskam Court, Millard Court, and 736 East Crosstown Parkway from Manufacturing, Limited (M-1) to Live-Work 1 (LW-1) & Manufacturing, General (M-2); and schedule a public hearing for June 2, 2025.

With a roll call vote the motion passed 7-0.

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

NAYS: None

**2025-22-13**
First Reading of an Ordinance to Rezone Properties on S. Burdick Street and W. Vine Street

Assistant City Planner Durkee provided an overview of the request to rezone properties on South Burdick Street and West Vine Street.

Commissioner Questions:

Assistant City Planner Durkee responded to Commissioners' questions regarding the composition of uses in the development; the occupancy status of the houses currently on the site; and the project timeline.

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**2025-22-13**
First Reading of an Ordinance to Rezone Properties on S. Burdick Street and W. Vine Street (cont'd)

Public Comments: none

Commissioner Cooney, seconded by Commissioner Wilson, moved to offer for first reading an ordinance to rezone 802, 814, 822 & 824 South Burdick Street and 107 and 115 West Vine Street from Live-Work 1 (LW1) to Downtown 3 (D3); and schedule a public hearing for June 2, 2025.

Prior to a vote on the motion, discussion took place regarding the affordability of the residential units and the developer's community engagement efforts.

Commissioner Praedel indicated he would be abstaining from voting on this item, as the developer, Jamauri Bogan, served on the board of directors for his employer.

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

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

NAYS: None

ABSTAIN: Commissioner Praedel

**2025-22-14**
Resolution 25-30 Approving a DWSRF Project Plan for Water Service Line Replacements

Public Services Director James Baker delivered a presentation entitled *2026 DWSRF Project Plan Public Meeting – Lead Service Line Replacements: City Commission, Monday, May 19, 2025, 7:00 p.m.* A copy of the presentation slides was filed with the papers for this meeting.

Commissioner Questions:

> Following the presentation, Director Baker responded to Commissioners' questions regarding the project timeline; the timeline of this project relative to the City's other lead service line replacement projects; the City's aggressive approach to service line replacements; and the impact of this project on utility rates.

Public Comments: none

Vice Mayor Hess, seconded by Commissioner Decker, moved to adopt a **RESOLUTION** adopting a Project Plan for Water System Improvements and designating James J. Baker, P.E. as the Authorized Project Representative.

With a roll call vote the motion passed 7-0.

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

NAYS: None

City Manager's Report

City Manager Ritsema highlighted the work of staff in the Public Services and Public Safety Departments for their response during and after recent storms, and he thanked the City of Grand Rapids for providing mutual aid services to help with storm clean up.

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City Manager's Report (cont'd)

Director Baker provided data on the City's storm response and information for residents on debris disposal. Director Baker responded to Commissioners' questions regarding the best way for residents to report downed trees; the ongoing capacity of the City's forestry staff to respond to significant weather events; and the City's tree planting program.

Commissioner Comments

Commissioner Hoffman spoke about racism as the root cause of all problems and the disparate impact of climate change on communities of color.

Commissioner Decker noted the Public Safety Citizens' Academy had taken place over the weekend, and she thanked City staff and the City of Grand Rapids for their work to clean up after the storms.

Commissioner Praedel offered remarks on the need for the City to be prepared for the "new normal" of severe storms, and he thanked City staff and Consumers Energy for their work during and after the recent storms.

Commissioner Cooney commented on the CRB and climate change.

Vice Mayor Hess offered comments on the non-profit organization The Gleaners and the 173rd anniversary of Second Baptist Church.

Mayor Anderson spoke about the City's efforts to address the housing crisis and support the creation of affordable housing.

Adjournment

The meeting adjourned at 9:25 p.m.

Scott A. Borling
City Clerk

Approved by the City Commission on: ____________________________

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