

Roll Call

A regular meeting of the Kalamazoo City Commission was held on Monday, September 2, 2025 at 7:02 p.m. in the City Commission Chambers at City Hall.

COMMISSIONERS PRESENT:

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

COMMISSIONERS ABSENT:

Stephanie Hoffman

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

Commissioner Excused

Commissioner Decker, seconded by Commissioner Cooney, moved to excuse the absence of Commissioner Hoffman. With a voice vote the motion passed.

Invocation

The invocation, given by Reverend Mary Austin from First Congregational Church, was followed by the Pledge of Allegiance.

Adoption of the Agenda

By unanimous consent the City Commission adopted its meeting agenda as presented.

Public Comments

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

The following residents thanked the City for removing roundabouts from the Winchell Neighborhood:

Katie Bloo
Chris Chadderden
Maureen Abueva

CJ, City resident, regarding unsafe and unsanitary activities taking place in downtown public spaces.

Maggie Adams, City resident and member of ISAAC, regarding the upcoming Beloved Community Walk, Run, Roll event on September 6th.

Tina McClinton, City resident, regarding flooding and the loss of greenspace in her neighborhood and her candidate preferences for the November election.

Chris Glasser, City resident, regarding listening sessions sponsored by community organizations to get input regarding the next City Manager.

An anonymous speaker regarding federal policies, the Kalamazoo Department of Public Safety (KDPS) and 287g agreements, the City Manager search process, and the unhoused.

Shona Espinoza, City resident, regarding the needs of the unhoused.

Torrie, non-resident, regarding the invocation, immigration enforcement, the proposed Republican state budget, and 287g agreements.

Raina Skeels, non-resident and Destination Service Coordinator for Discover! Kalamazoo, regarding upcoming community events. (document filed)

Jonathan with the Northside Association for Community Development (NACD), regarding upcoming events at NACD and concerns about air quality in the Northside Neighborhood.

An anonymous City resident, regarding immigration enforcement, 287g agreements, and community trust.

Public Hearings

At 7:39 p.m. Mayor Anderson opened a public hearing to receive comments on a resolution establishing a Commercial Redevelopment District at 227 W. Michigan Avenue.

Development Manager Jamie McCarthy delivered presentations entitled *Commercial Redevelopment District: Public Hearing to Receive Comments for New Redevelopment District – 227 W. Michigan Ave.* and *Commercial Rehabilitation District: Public Hearing to Receive Comments for New Rehabilitation District – 261 E. Kalamazoo Ave.* Copies of the slides from these presentations were filed with the papers for this meeting.

Commissioner Questions:

Following the presentations, Development Manager McCarthy responded to Commissioner questions regarding the certificate duration that would be required for the project to work, the safeguards in place to preserve the historic features of the property at 227 West Michigan Avenue, whether the three Transformational Brownfield Project properties had the same developer, the type of certificate application the developer would be submitting (rehabilitation or new construction), and the current taxable value and most recent appraisal date for the three properties.

Public Comments: none

At 8:02 p.m. Mayor Anderson closed the public hearing.

Commissioner Praedel, seconded by Vice Mayor Hess, moved to adopt a **RESOLUTION** establishing a Commercial Redevelopment District at 227 W. Michigan Avenue.

Prior to a vote on the motion, Commissioner Praedel expressed support for the project, and Mayor Anderson offered remarks on the various tax incentives that made these projects possible.

With a roll call vote this motion passed 6-0.

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

NAYS: None

2025-39-01

Public Hearings

2025-39-02

Public Hearing re: the
Creation of a Commercial
Redevelopment District at
227 West Michigan
Avenue

2025-39-02

Resolution 25-46
Establishing a
Commercial
Redevelopment District
No. 201 at 227 West
Michigan Avenue

2025-39-03

Public Hearing re: the
Creation of a Commercial
Rehabilitation District at
261 East Kalamazoo
Avenue

At 8:14 p.m. Mayor Anderson opened a public hearing to receive comments on a resolution establishing a Commercial Rehabilitation District at 261 East Kalamazoo Avenue.

Commissioner Questions:

Development Manager McCarthy responded to Commissioner questions regarding the difference between the maximum certificate durations for the two types of exemptions (redevelopment certificate vs. rehabilitation certificate), and the income requirements for the proposed housing units.

Public Comments:

Tobi Hanna-Davies, City resident, expressed support for the project.

At 8:17 p.m. Mayor Anderson closed the public hearing.

2025-39-03

Resolution 25-47
Establishing a
Commercial
Rehabilitation District
No. 001 at 261 East

Vice Mayor Hess, seconded by Commissioner Decker, moved to adopt a **RESOLUTION** establishing a Commercial Rehabilitation District at 261 East Kalamazoo Avenue.

With a roll call vote this motion passed 6-0.

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

2025-39-04

- approval of a contract supplemental and change order with Kent Communications Inc. for utility bill printing, mailing services, and postage in the amount of \$105,000.

2025-39-05

- approval of a contract with All Things Diverse for a Diversity, Equity, and Inclusion (DEI) assessment in the amount of \$129,800.

2025-39-06

- approval of a contract extension with High Grade Materials for miscellaneous aggregates and road gravel (Group 1 only) in the amount of \$154,150.

2025-39-07

- approval of a Support Services Agreement with the Central County Transportation Authority for a three-year period beginning October 1, 2025 and ending on September 30, 2028 in the amount of \$640,000 for the first year and increasing each subsequent year.

2025-39-08

- approval of a temporary access easement with Consumers Energy Company at Water Treatment Plant No. 12 located at 3100 Stadium Drive.

2025-39-09

- approval of the acquisition of easements at the following properties for the 2025 Pedestrian Safety Project #1 for the combined price of \$1,207:

- 3414 Lovers Lane from Van Laan Holdings, LLC for \$603.00 (parcel 06-35-111-001)
- 4740 Campus Drive from the Western Michigan University Board of Trustees by donation (parcel 06-31-124-001)
- 3601 Arboretum Parkway from Walden Woods Association for \$604.00 (parcel 06-19-245-001)
- approval of the minutes from the City Commission meetings on August 11 and August 18, 2025.

Commissioner Praedel, seconded by Commissioner Cooney, 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 6-0.

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

NAYS: None

Regular Agenda

Commissioner Questions: none

Public Comments: none

Commissioner Cooney, seconded by Commissioner Decker, moved to approve the purchase of 808 Simpson Street from the Kalamazoo County Treasurer for the amount of \$1,469.26.

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

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

NAYS: None

Commissioner Questions: none

Public Comments: none

Vice Mayor Hess, seconded by Commissioner Praedel, moved to approve a contract with Balkema Excavating, Inc. for the F Avenue & 28th St Transmission Watermain Project in the amount of \$1,788,116.70.

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

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

NAYS: None

2025-39-09 (cont'd)

2025-39-10

Regular Agenda

2025-39-11

Purchase of 808 Simpson Street

2025-39-12

Contract for the F Avenue and 28th Street Watermain Project

2025-39-13

Purchasing Contract for
Powdered Activated
Carbon

Commissioner Questions: none

Public Comments: none

Commissioner Cooney, seconded by Commissioner Wilson, moved to approve a contract with Arq Purification, LLC to provide CarbPure WW Powdered Activated Carbon for wastewater treatment in the amount of \$2,360,000.

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

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

NAYS: None

2025-39-14

Contract for the ML
Avenue and 35th Street
Watermain Project

Commissioner Questions: none

Public Comments: none

Commissioner Wilson, seconded by Vice Mayor Hess, moved to approve a contract with Hunter-Prell Company for the ML Avenue and 35th Street Transmission Watermain Project in the amount of \$2,734,899.43.

Prior to vote on the motion, Commissioner Praedel noted Hunter-Prell was a new contractor for the City, and he requested a future report on their performance.

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

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

NAYS: None

2025-39-15

Ordinance 2103
Authorizing Water
System Revenue Bonds

City Manager Ritsema briefly reviewed the City's practice of issuing Water and Wastewater Revenue Bonds to fund system improvements.

Commissioner Questions: none

Public Comments: none

Commissioner Cooney, seconded by Commissioner Praedel, moved to adopt an **ORDINANCE** authorizing Water Supply System Revenue Bonds, Series 2025 in an amount not to exceed \$22,100,000; and adoption of a Notice of Sale **RESOLUTION**.

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

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

NAYS: None

Notice of Sale
Resolution 25-48

Commissioner Questions: none

Public Comments: none

Commissioner Decker, seconded by Vice Mayor Hess, moved to adopt an **ORDINANCE** authorizing the issuance of Wastewater Supply System Revenue Bonds, Series 2025 for an amount not to exceed \$11,440,000; and adoption of a Notice of Sale **RESOLUTION**.

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

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

NAYS: None

City Manager Ritsema reported on recent promotions in the Management Services Department and the new Dynamic Workforce Technologist position in the Information Technology Department. City Manager Ritsema highlighted the Brush the Block mural festival.

Unfinished Business

Vice Mayor Hess provided the following update on the City Manager search process and timeline:

- 20 applications had been received as of 10:00 a.m.
- 415 community survey responses had been submitted.
- applications would be accepted through September 12th.
- at the October 6th Committee of the Whole Meeting, Commissioners will review candidate applications in closed session.
- at the October 6th Business Meeting, Commissioners will choose the top five candidates to interview (by number, not name, to maintain confidentiality).
- on October 14th there will be a meet-and-greet event with the candidates from 5:00 – 6:30 p.m. at The Catalyst Center.
- on October 15th there will be a special Committee of the Whole meeting at 4:00 p.m. in the City Commission Chambers to conduct candidate interviews.
- public comments on the candidates will be received from October 15th through October 20th.
- on October 20th the City Commission will choose their top candidate and authorize contract negotiations.
- a special meeting could be called on October 27th to approve an employment agreement, depending on how contract negotiations have progressed.
- Raftelis will review the applications submitted and give City Commissioners the top 10 applications based on criteria provided by Commissioners and the results of the community survey and listening sessions. The top 10 applications will be available in the City Attorney's Office for Commissioners to review in person starting on October 2nd.

City Attorney Leal explained that limiting the review of applications to the City Attorney's Office would maintain the confidentiality of the applicants before the top five candidates were selected, at which time information about those five candidates would be released.

2025-39-16

Ordinance 2104
Authorizing Wastewater
System Revenue Bonds

Notice of Sale
Resolution 25-49

City Manager's Report

Unfinished Business

Update on the City
Manager Search Process

2025-39-17

Special Committee of
the Whole Meeting
Scheduled

Vice Mayor Hess, seconded by Commissioner Decker, moved that the City Commission hold a special Committee of the Whole meeting on October 15, 2025 at 4:00 p.m. to interview the candidate finalists for the City Manager position.

Prior to a vote on the motion, discussion took place regarding the process for developing and selecting interview questions.

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

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

NAYS: None

Commissioner
Comments

Commissioner Decker stated she had attended the listening session at El Concilio for the City Manager search process, and she asked for an update on the Homeshare program.

Commissioner Praedel provided an update on the status on the Homeshare program, expressed condolences to City Clerk Borling on the passing of his mother-in-law, and offered well-wishes to Commissioner Hoffman. Commissioner Praedel offered remarks about the mural festival and recent graduates from Western Michigan University who had decided to stay in Kalamazoo. Commissioner Praedel thanked members of the community for participating in the City Manager search process, and he stated the applicant response to date was encouraging.

Vice Mayor Hess reported she had attended the Osher Lifelong Learning Institute (OLLI) 10th anniversary celebration, the YWCA Women's Equity Luncheon, and a ribbon cutting event for the opening of KZOO Cream. Vice Mayor Hess highlighted Kalamazoo Public Schools' strategic planning process and the Paint the Town Green awareness/recruitment campaign for Big Brothers Big Sisters.

Mayor Anderson noted City staff did follow up with people who presented their questions and concerns during public comments. Mayor Anderson responded to various questions, comments, and concerns that had been presented during public comments, and he stated staff did try to follow up with speakers either during or after the meeting. Mayor Anderson thanked the City Manager Search Process Subcommittee for their work. Mayor Anderson thanked economic development staff for their knowledge of the development incentives and tools available in state statute.

Closed Session

Commissioner Wilson, seconded by Commissioner Decker, moved that the City Commission go into closed session to discuss labor negotiations.

Prior to a vote on the motion, Mayor Anderson indicated the Commission would not return to open session.

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

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

NAYS: None

The meeting adjourned at 9:06 p.m.

Adjournment

Scott A. Borling
City Clerk

Approved by the City Commission on: _____

DRAFT