A regular meeting of the Kalamazoo City Commission was held on Monday, December 1, 2025 at 7:02 p.m. in the City Commission Chambers at City Hall.

Roll Call

COMMISSIONERS PRESENT: Mayor David Anderson
Vice Mayor Drew Duncan
Jeanne Hess
Stephanie Hoffman
Chris Praedel
Jacquelin Slaby
Alonzo Wilson

COMMISSIONERS ABSENT: None

Also present were Interim City Manager Patsy Moore, City Attorney Aaron Leal, and City Clerk Scott Borling.

Invocation

The invocation, given by Rabbi Shelley Goldman from the Congregation of Moses, was followed by the Pledge of Allegiance.

Proclamations
2025-51-01

Commissioner Wilson read a proclamation recognizing the *50th Anniversary of Alpha Phi Alpha Fraternity, Incorporated – Kappa Psi Lambda Chapter, December 13, 2025*. Brother Van Burch, Sr., Chapter President, and representatives from Alpha Phi Alpha – Kappa Psi Lambda Chapter received the proclamation.

Adoption of the Agenda

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

> Commissioner Slaby requested that Item G-23, a request from the Kalamazoo Country Club for a permit to publicly display fireworks at 1609 Whites Road on December 31st, be moved to the Regular Agenda.
>
> Vice Mayor Duncan requested that Item G-22, an Economic Development Corporation Economic Initiative Fund Loan for Winstons, LLC, be moved to the Regular Agenda.

Communications

Interim City Manager Patsy Moore announced the City Commission's budget work session would take place on Monday, December 8th at 5:00 p.m. in the City Commission Chambers at City Hall.

Public Comments

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

> Steve Leuty, non-resident, expressing opposition to the rezoning of 4301 Stadium Drive to Commercial Community (CC) district.
>
> Clifton Burgett and students from Kalamazoo Central High School regarding the Model United Nations Conference taking place in Kalamazoo that week.

2025-51-02

> Dok Tael Stevens, City resident, regarding the rezoning of 4301 Stadium Drive and accommodations for people who wanted to participate in the public hearing. (Document filed: *Haven: A Treatise on Asylum Lake*)

Tina McClinton, City resident, regarding flooding and the elimination of greenspace in her neighborhood and call-in public comments at City Commission meetings.

K, non-resident, regarding the need for Kalamazoo to be vocal in its opposition to federal policies.

Josh Kieser, City resident and Co-President of the Asylum Lake Preservation Association, regarding threats to Asylum Lake and the rezoning of 4301 Stadium Drive.

Verna McIntosh, unhoused, regarding the elimination of funding for crime victim services at the YWCA and police brutality towards the unhoused.

Jeff Messer, City resident, with the following requests regarding City Commission agendas and meetings: 1) that board vacancies be announced during Commission meetings; 2) that upcoming board meetings be displayed on the video screens prior to Commission meetings; 3) that the Commission make better use of its boards/commissions/committees by having agenda items reviewed by the relevant boards; and 4) that the City Manager's Report include, as a regular feature, the list of contracts administratively approved by the City Manager.

Shone Espinoza, City resident, requesting a report on funds given to organizations that help the unhoused and the need to evaluate organizations that received funding.

Tom Howes, City resident, regarding the City's Public Participation Plan and the inclusion of public engagement results in staff reports to the Planning Commission.

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:

2025-51-03

- approval of a contract supplemental and change order with Justice Fence for temporary and permanent fencing on the 150 East Crosstown Facility Renovation Project in the amount of $78,136.

2025-51-04

- approval of a contract with Republic Services for transportation and disposal of plant screenings in the amount of $100,800.

2025-51-05

- approval of a one-year contract renewal with Plante Moran Realpoint for real estate underwriting consulting services in the amount of $105,000.

2025-51-06

- approval of a contract supplemental and change order with Mall City Mechanical for fire protection on the 150 East Crosstown Facility Renovation Project in the amount of $112,963.

2025-51-07

- approval of a contract with Anlaan Corporation for the South Street Pedestrian Bridge Repair in the amount of $118,919.86.

2025-51-08	-	approval of a change order with RAM Construction Services for parking ramp concrete repairs at the Epic and Kalamazoo Mall parking ramps in the amount of $227,903.
2025-51-09	-	approval of a professional service agreement with Jones & Henry Engineers for professional construction engineering services for the ML Avenue and 35th Street Transmission Water Main Project in the amount of $289,500.
2025-51-10	-	approval of a professional service agreement with Jones and Henry Engineers Ltd. for construction administration and engineering consulting services in support of the Newton Ct., Fellows Ave., and John Street Improvement Project in the amount of $295,500.
2025-51-11	-	approval of the purchase of Cisco switches, controllers, and wireless access points as part of hardware lifecycle replacement from Trace3 in the amount of $349,069.70.
2025-51-12	-	approval of a contract with Wildlands Construction, LLC for the Milham Park -Portage Creek Stream Restoration Project in the amount of $356,347.26.
2025-51-13	-	approval of a sole source purchase of odor control chemicals D3W Industries for biosolids processing in the amount of $529,155.
2025-51-14	-	approval of a three-year sole source agreement with Zhang Financial LLC for investment consulting services in the amount of $558,000.
2025-51-15	-	approval of a contract supplemental and change order with Carrier & Gable for traffic signal maintenance supplies in the amount of $600,000.
2025-51-16	-	approval of the purchase of a Vactor 2100i from MacQueen Equipment through the MiDeal cooperative purchasing program in the amount of $610,500.
2025-51-17	-	approval of a contract supplemental and change order with USP Technologies for 2026 Pri-Tech Odor Control Services in the amount of $627,000.
2025-51-18 Resolution 25-64	-	adoption of a **RESOLUTION** approving an amendment to the Brownfield Plan for the 700 Block of North Burdick Street.
2025-51-19 Resolutions 25-65, 25-66	-	adoption of **RESOLUTIONS** approving a change in the street lighting contract with Consumers Energy for 335 Kalamazoo Avenue.
2025-51-20 Resolution 25-67	-	adoption of a **RESOLUTION** recommending approval of a Social District Permit for HB Social Ventures, LLC dba Alley Cat, located at 266 E Michigan Ave Ste. B, Kalamazoo, MI 49007.
2025-51-21 Resolution 25-68	-	adoption of a **RESOLUTION** approving the schedule of regular City Commission meetings for the 2026 calendar year.
2025-51-22 Resolution 25-69	-	adoption of a **RESOLUTION** approving an amendment to the Water Leak Adjustment Policy as provided for in Chapter 38 of the Kalamazoo City Code.

- acceptance of a distribution from the Mayors Riverfront Park Endowment Fund for 2025 operational support in the amount of $63,975 and approval of a budget amendment of $48,975. **2025-51-23**

- approval of the following appointments to boards, commissions, and committees: **2025-51-24**

    - the appointment of Richard Emig to the Building Board of Appeals for a term expiring on March 31, 2027

    - the appointment of Sarah Joshi to the Water System Advisory Council for a term expiring on December 31, 2026

- approval of the minutes from the 7:00 City Commission Business meeting on November 17, 2025. **2025-51-25**

Commissioner Hoffman, seconded by Commissioner 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 this motion passed 7-0.

AYES: Commissioners Hess, Hoffman, Praedel, Slaby, Wilson, Vice Mayor Duncan, Mayor Anderson

NAYS: None

Regular Agenda

Regular Agenda

2025-51-26
Economic Initiative Fund Loan for Winstons, LLC

Interim City Manager Moore introduced for consideration approval of an Economic Development Corporation Economic Initiatives Fund (EIF) Loan to Winstons, LLC.

Commissioner Questions:

Economic Development Supervisor Bobby Boyd and Community Planning and Economic Development Director Antonio Mitchell responded to Commissioner questions regarding the ways Winstons, LLC would use the loan funds, the eligibility rules and restrictions for the City's economic development loans, the general methods used to publicize the City's economic development loans, and the specific way Winstons, LLC found out about this EIF loan.

Public Comments

Jeff Messer, City resident, regarding the way EIF Loan recipients used the funds.

Verna McIntosh, unhoused, regarding the alternate use of these funds for YWCA victim services.

Vice Mayor Duncan, seconded by Commissioner Hoffman, moved to approve an Economic Development Corporation Economic Initiative Fund Loan to Winstons, LLC in the amount of $35,000.

2025-51-26
Economic Initiative Fund Loan for Winstons, LLC (cont'd)

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

AYES: Commissioners Hess, Hoffman, Praedel, Slaby, Wilson, Vice Mayor Duncan, Mayor Anderson

NAYS: None

2025-51-27
Fireworks Permit for Kalamazoo Country Club

Interim City Manager Moore introduced for consideration a request from the Kalamazoo Country Club for a permit to publicly display fireworks at 1609 Whites Road on Wednesday, December 31st.

Commissioner Questions/Comments:

> Commissioner Slaby raised questions about the efforts of City departments to operationalize the Public Participation Plan and consistently communicate with residents. Commissioner Slaby stated staff missed an opportunity and should have encouraged the requestor to get input from their neighbors prior to approval. Commissioner Slaby suggested the requestor be encouraged to reach out to area neighborhood associations following City Commission approval to inform them of the fireworks display.

Public Comments

> Jeff Messer, City resident, spoke about the effects of fireworks on pets and the need for Public Safety to better enforce consumer fireworks regulations.

> Tom Howes, City resident, questioning the nature and magnitude of the proposed fireworks display and the need for such an event.

Commissioner Wilson, seconded by Commissioner Slaby, moved to approve a request from the Kalamazoo Country Club for a permit to publicly display fireworks at 1609 Whites Road on Wednesday, December 31st.

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

AYES: Commissioners Hess, Hoffman, Praedel, Slaby, Wilson, Mayor Anderson

NAYS: None

ABSTAIN: Vice Mayor Duncan

2025-51-28
Contract for the Design of the Arcadia Creek Project, Phases 1-3

Interim City Manager Moore introduced for consideration a contract with Hurley and Stewart for the design of the Arcadia Creek Project, Phases 1-3, in the amount of $2,500,000. Interim City Manager Moore noted this work was being funded with a PROTECT Grant.

Commissioner Questions:

> Public Services Director James Baker responded to Commissioner questions regarding connections between this project and construction of the Kalamazoo Event Center, whether this project would eliminate the need for flood insurance for property owners within the nearby flood plain, and whether this project would allow Academy Street to be reopened.

2025-51-28
Contract for the Design of the Arcadia Creek Project, Phases 1-3 (cont'd)

Public Comments:

Dok Tael Stevens, City resident, expressed support for the project.

K, non-resident, regarding the connection between this project and construction of the Kalamazoo Event Center.

Verna McIntosh, unhoused, regarding the impact of redevelopment projects on the unhoused.

Commissioner Hess, seconded by Commissioner Wilson, moved to approve a contract with Hurley & Stewart for the design of Arcadia Creek Phases One (Kalamazoo Avenue to West Main), Two (West Main to Lovell), and Three (Lovell to Oliver) in the amount of $2,500,000 funded through a PROTECT grant.

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

AYES: Commissioners Hess, Hoffman, Praedel, Slaby, Wilson, Vice Mayor Duncan, Mayor Anderson

NAYS: None

2025-51-29
Sale of 459 North Rose Street to Kalamazoo County

Interim City Manager Moore introduced for consideration a purchase agreement for the sale of 459 North Rose Street to Kalamazoo County for the sale price of $200,000.

Commissioner Questions: None

Public Comments: None

Vice Mayor Duncan, seconded by Commissioner Slaby, moved to approve a purchase agreement for the sale of 459 N. Rose Street to Kalamazoo County for the sale price of $200,000.

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

AYES: Commissioners Hess, Hoffman, Praedel, Slaby, Wilson, Vice Mayor Duncan, Mayor Anderson

NAYS: None

2025-51-30
First Reading of an Ordinance to Change the Rates for Drinking Water

Interim City Manager Moore introduced for first reading an ordinance to amend certain sections of Chapter 38 of the Kalamazoo City Code to change the rates charged for drinking water, effective January 1, 2026.

Commissioner Questions: none

Public Comments: none

Commissioner Hoffman, seconded by Commissioner Praedel, moved to offer for first reading an ordinance to amend certain sections of Chapter 38 of the Kalamazoo City Code to change the rates charged for drinking water, effective January 1, 2026.

2025-51-30
First Reading of an Ordinance to Change the Rates for Drinking Water (cont'd)

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

AYES: Commissioners Hess, Hoffman, Praedel, Slaby, Wilson, Vice Mayor Duncan, Mayor Anderson

NAYS: None

2025-51-31
First Reading of an Ordinance to Rezone 4301 Stadium Drive

Assistant City Planner Bobby Durkee delivered a presentation entitled, *First Reading & Scheduling a Public Hearing: 4301 Stadium Drive*. A copy of the slides from this presentation was filed with the papers for this meeting.

Commissioner Questions: none

Public Comments:

Tom Howes, City resident, regarding a larger venue for the public hearing and the inclusion of public participation results in the staff report.

Vice Mayor Duncan, seconded by Commissioner Praedel, moved to offer for first reading an ordinance to rezone the property at 4301 Stadium Drive from Residential, Multi-Dwelling (RM-15) & Residential, Single-Dwelling (RS-5) to Community Commercial (CC); and schedule a public hearing for January 26, 2026.

Prior to a vote on the motion, discussion took place regarding the City's standard operating procedure for conducting meetings where significant public presence was anticipated, including considerations like alternate venues, ADA accessibility, call-in public comments, and live streaming.

By consensus the City Commission expressed a desire for staff to consider alternate venues for the public hearing on the rezoning of 4301 Stadium Drive. Commissioners acknowledged the availability of alternate venues could affect the hearing date.

City Attorney Leal indicated the ordinance could be offered for first reading without setting a date for the public hearing.

Motion to Amend

Commissioner Slaby, seconded by Commissioner Hess, moved to amend the motion to remove the language "schedule a public hearing for January 26th" for the motion to read "to offer the ordinance for first reading."

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

AYES: Commissioners Hess, Hoffman, Praedel, Slaby, Wilson, Vice Mayor Duncan, Mayor Anderson

NAYS: None

Vote on the Amended Motion

With a roll call vote the amended motion passed 7-0, being a motion to offer for first reading an ordinance to rezone the property at 4301 Stadium Drive from Residential, Multi-Dwelling (RM-15) & Residential, Single-Dwelling (RS-5) to Community Commercial (CC).

AYES: Commissioners Hess, Hoffman, Praedel, Slaby, Wilson, Vice Mayor Duncan, Mayor Anderson

NAYS: None

City Manager's Report

Interim City Manager Moore expressed appreciation to City employees who worked over the Thanksgiving holiday, announced the Shop with a Senior event would take place on Thursday, and announced the Winter Market would open on December 6^{th}.

Commissioner Comments

Commissioner Slaby offered remarks on the Holiday Parade and Tree Lighting Ceremony. Commissioner Slaby noted they and Vice Mayor Duncan did not have active City email accounts yet.

Commissioner Hess remarked on the grand opening of The 'Zoo Scoop, a recent Kalamazoo Gazette article by Julie Mack on the impact of philanthropy in the City of Kalamazoo, and the good work being done by Alpha Phi Alpha .

Vice Mayor Duncan commended the community service of Commissioners Hess and Wilson and recognized elected women who organized a local food drive. Vice Mayor Duncan noted the City did not control rents in the downtown area.

Mayor Anderson highlighted the budget work session on December 8^{th}. Mayor Anderson reported there were 90 warming-shelter beds available in the City as of that day, and he stated the funds allocated to help the unhoused would be monitored. Mayor Anderson reviewed the content of recently issued winter tax bills and noted the City operating millage appeared on summer tax bills.

Adjournment

The meeting adjourned at 9:38p.m.

Scott A. Borling
City Clerk

Approved by the City Commission on: ____________________________