A regular meeting of the Kalamazoo City Commission was held on Monday, December 15, 2025 at 7:01 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
Jacqueline 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 Father Bryce Buffenbarger from Annunciation Greek Orthodox Church, was followed by the Pledge of Allegiance.

Presentation of Civic Leadership Award

Terry Hutchins, Paul Selden, and Tom Hohm from Bike Friendly Kalamazoo presented the Civic Leadership Award to the City. Community Planning and Economic Development Deputy Director Christina Anderson received the award.

Qianna Decker Tribute

State Representative Julie Rogers presented a tribute from state officials to former City Commissioner Qianna Decker. Commissioner Decker received the tribute and offered remarks.

Adoption of the Agenda

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

2025-54-01
2025-54-02

Interim City Manager Moore requested that Items G-9 (a resolution approving Fiscal Year 2025 year-end budget amendments) and K-1 (a resolution supporting the Kalamazoo River Urban Wildlife Corridor Plan) be removed from the agenda.

Commissioner Slaby requested that an item be added under New Business: a discussion of homelessness response coordination, including the establishment of a committee to review and propose policy recommendations.

2025-54-03
Presentation re: the Community Service Team

Public Safety Chief David Boysen and Public Safety Officer (PSO) Mary Miller delivered a presentation on the Community Service Team, a unit within the Kalamazoo Department of Public Safety (KDPS). A copy of the slides from this presentation was filed with the papers from this meeting.

Chief Boysen and PSO Miller responded to Commissioner questions regarding tactics to keep the unhoused safe during cold weather, the use of Fusus cameras to find people out in the cold or experiencing distress, and the current shelter capacity.

Public Comments

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

K, non-resident, regarding KDPS interactions with the unhoused and the need for more resources for the unhoused.

Public Comments (cont'd)

Venetia, regarding a man who died by hanging in the City that morning.

Pete Prihoda, non-resident, regarding the experience of being homeless in Kalamazoo.

Shona Espinoza, City resident, regarding the impact of cold weather on the unhoused and their interactions with KDPS.

Hannah Gingrich, regarding her disappointment with the treatment of the homeless in Kalamazoo.

Tina McClinton, City resident, regarding cold weather and the unhoused.

Clair, City resident, regarding a man who froze to death in MLK Park and barriers to the unhoused finding shelter.

Dusti Morton, non-resident, regarding the inadequacy of services for the unhoused.

Sarah, City resident, regarding a man who was found hanging outside Urban Alliance and the need for more warming shelters.

Abbey Thompson, with the Cat Café, regarding the lack of services for the unhoused who had pets.

Marissa Wagner, regarding the man found frozen in a park and the black man found hanging that morning.

Dano, City resident, regarding training for the immigrant community on dealing with Immigration and Customs Enforcement (ICE) agents.

Torrie, regarding the difficulty of being a marginalized person and the downside to PSO's providing services to the unhoused.

2025-54-04
Public Hearing re: the Proposed FY 2026 Budget

Management Services Director and Chief Financial Officer Steve Vicenzi provided an overview of the Proposed Fiscal Year 2026 (FY 2026) Budget.

Commissioner Questions:

Director Vicenzi and Foundation for Excellence Executive Director Steve Brown responded to Commissioner questions regarding the Youth Mobility Fund and the City Commission Initiatives Fund.

Commissioner Slaby requested $45,000 be included in the budget to replenish the Quick Win Fund and enable neighborhoods that had neighborhood plans to receive $5,000 each for sustainability projects.

Discussion took place regarding the use of City Commission Initiative Funds for the Quick Win Fund, transportation to warming shelters, and community organizations with needs, like Sisters in Business and the Kalamazoo Cat Café.

Mayor Anderson suggested the creation of a subcommittee that would consider proposals for the use of City Commission Initiatives funds. Mayor Anderson stated the subcommittee could generate ideas, and staff would figure out the details.

2025-54-04
Budget Hearing (cont'd)

City Attorney Leal discussed "legal expenditures" and directed Commissioners to his presentation on the topic from April 2024.

Creation of a Subcommittee re: CC Initiative Funds

By consensus the City Commission created a subcommittee to consider proposals for the use of City Commission Initiatives funds and appointed Vice Mayor Duncan, Commissioner Praedel, and Commissioner Slaby to the subcommittee.

At 8:45 p.m. Mayor Anderson opened a public hearing to received comments on the Fiscal Year 2026 Proposed Budget for the City of Kalamazoo.

Public Comments:

K, non-resident, regarding the disconnect between the Community Survey results and reality, problems that needed to be addressed, and moving the budget approval date.

Sarah, City resident, regarding the confusing language in the budget and moving the budget approval date.

Chris Glasser, City resident, regarding a .pdf version of the budget, the lack of context in the budget, and the ability of the City Commission to make changes to the budget prior to adoption.

Hannah Gingrich, non-resident, regarding the need for a licensed health professional on the homelessness subcommittee, the City purchasing and distributing survival gear, and PSO's providing services to the unhoused.

At 8:56 p.m. Mayor Anderson closed the public hearing.

2025-54-05
Public Hearing/ Adoption of Resolution 25-70 re: EDC Bonds for Friendship Village

At 8:57 p.m. Mayor Anderson opened a public hearing to receive comments on a resolution approving the project plan for the Friendship Village of Kalamazoo Project.

Economic Development Supervisor Bobby Boyd provided an overview of the Friendship Village project.

Commissioner Questions:

In response to a question from Commissioner Praedel, Economic Development Supervisor Boyd and Steve Frank, legal counsel for Friendship Village, confirmed the City was not liable for repayment of the bonds.

Public Comments: none

At 9:00 p.m. Mayor Anderson closed the public hearing.

Vice Mayor Duncan, seconded by Commissioner Wilson, moved to adopt a **RESOLUTION** approving the project plan for the Friendship Village of Kalamazoo Project.

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

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

- approval of a one-year contract extension with Mercer for Healthcare Management services in the amount of $100,622.76.
  2025-54-06

- approval of a contract extension with Trace Analytical Laboratories, Incorporated for analytical services in the amount of $158,747.65
  2025-54-07

- approval of a contract extension with Kent Communications for Utility Billing Printing and Mailing Services in the amount of $200,000.
  2025-54-08

- approval of a contract supplemental/change order with Tetra Tech, Inc. for the Central Water Treatment Plant Upgrades Project design in the amount of $476,400.
  2025-54-09

- approval of a contract, and a budget amendment, with Gordon Water Systems for the purchase of 350 mechanical filtration units for potable water and 1,400 replacement cartridge filter packs in the amount of $588,959.
  2025-54-10

- adoption of a **RESOLUTION** recommending approval of a Micro Brewer License for Sit and Stay Winery & Brewery located at 260 and 262 East Michigan Avenue
  2025-54-11
  Resolution 25-71

- adoption of a **RESOLUTION** approving five new Neighborhood Enterprise Zone (NEZ) Homestead Applications in the Vine Neighborhood.
  2025-54-12
  Resolution 25-72

- adoption of a **RESOLUTION** approving a 50-year 4% PILOT for Kalrecovery I Limited Dividend Housing Association for the creation of 48 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. 39-06-27-213-002.
  2025-54-13
  Resolution 25-73

- approval of the use of $68,161 from a sale of park property in 2006 for park improvements, as recommended by the Parks and Recreation Advisory Board; and approval of a budget amendment in the amount of $68,161.
  2025-54-14

- approval of a time extension for the Local Initiatives Support Corporation's 2023 Rental Rehabilitation Program Agreement funded by Coronavirus State and Local Fiscal Recovery Funds (SLFRF).
  2025-54-15

- approval of a request from New Year's Fest of Kalamazoo to publicly display fireworks from the Epic Center parking structure beginning at 12:00 a.m. on Thursday, January 1, 2026 as part of the annual New Year's Fest event.
  2025-54-16

- approval of the appointment of Kyle Ackerson to the Community Development Act Advisory Committee as an at-large member for a term expiring March 31, 2027.
  2025-54-17

Consent Agenda (cont'd)

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

2025-54-18
Contract Extension for Biosolids Dewatering Polymer

Interim City Manager Moore introduced for consideration approval of a contract extension with Solenis LLC for biosolids dewatering polymer in the amount of $1,345,101.78.

Commissioner Questions: none

Public Comments: none

Vice Mayor Duncan, seconded by Commissioner Hoffman, moved to approve a contract extension with Solenis LLC for biosolids dewatering polymer in the amount of $1,345,101.78.

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

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

NAYS: None

2025-54-19
Resolution 25-71 re: Wastewater Rates

Public Services Director James Baker delivered a presentation entitled *2026 Proposed Utility Rates: City Commission, Monday, December 15, 2025*. A copy of the slides from this presentation was filed with the papers for this meeting.

Commissioner Questions:

> Director Baker responded to Commissioner questions regarding flooding and the proposed capital projects, and options for customers who have seen their utility bills rise significantly.

Public Comments: none

Commissioner Hoffman, seconded by Commissioner Slaby, moved to adopt a **RESOLUTION** detailing the rates charged for wastewater as authorized by Chapter 28 of the Kalamazoo code.

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

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

NAYS: None

2025-54-20
Ordinance 2105 re: Water Rates

Interim City Manager Moore introduced for consideration an ordinance to change the rates charged for drinking water.

Commissioner Questions: none

Public Comments: none

Commissioner Hess, seconded by Commissioner Slaby, moved to adopt 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.

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

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

NAYS: None

City Manager's Report

Chief Boysen reported the following: the hanging death near Urban Alliance was a suicide, which was confirmed by surveillance video; and the person who died in MLK Park had a history of medical and mental health issues, which contributed to his death.

New Business

New Business

Creation of a City Commission Policy Committee

Commissioner Slaby described the need for a review of City Commission Policies and proposed the creation of a task force or special committee comprised of three City Commissioners, the City Attorney, the City Clerk, and a former City Commissioner.

Commissioners Praedel and Hess volunteered to serve on a policy review committee.

Interim City Manager Moore requested a clear definition of the scope of work, meeting frequency, and deliverables so that expectations could be set for staff involvement.

Commissioner Slaby stated the scope of work would be limited to the City Commission Policies, and direct staff involvement would be limited to the City Clerk and City Attorney.

Commissioner Hoffman, seconded by Commissioner Slaby, moved to: 1) establish a special purpose committee to review, update and recommend modifications to City Commission policies; and 2) appoint Commissioners Slaby, Praedel, and Hess to the committee.

Prior to a vote on the motion, Commissioner Hess clarified that the committee would meet, determine the extent to which policies needed to be reviewed, and then engage City Attorney Leal and City Clerk Borling.

In response to questions from Commissioners, City Attorney Leal provided the following information:

Creation of a City Commission Policy Committee (cont'd)

- changes to individual policies would need to be approved by the City Commission

- this work would require the involvement of departmental staff where subject matter expertise was needed.

- the involvement of a former City Commissioner would be limited only to the extent there was confidential information that could not be shared.

Commissioner Slaby noted the City Commission Policies were public information and available online.

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

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

NAYS: None

Discussion of Homelessness Response Coordination

Commissioner Slaby proposed the creation of a task force or subcommittee to explore and define the City's role in responding to homelessness. Commissioner Slaby suggested outreach and transportation coordination as possible roles for the City, and she offered specific examples of small actions the City could take in these areas.

Commissioner Hoffman observed there were mechanisms and organizations already in place doing this work, and she suggested the City work more closely with an organization like the Kalamazoo County Continuum of Care rather than creating a new subcommittee. Commissioner Hoffman urged the community to approach other jurisdictions in addition to the City of Kalamazoo for resources to address homelessness. Commissioner Hoffman remarked on Commissioners' capacity and the fact that two other subcommittees had been created at this meeting.

Mayor Anderson suggested the City Commission not create another subcommittee, as it had just created two other subcommittees during this meeting, including one whose work was closely related to the subcommittee being proposed.

Commissioner Slaby noted the budget subcommittee was for one-time spending and would not address the question of the City's ongoing, sustainable role in addressing homelessness.

Commissioner Comments

Commissioner Slaby thanked Interim City Manager Moore for her service.

Commissioner Hess recognized Pam Roland and the Kalamazoo Junior Girls for honoring 10 people who were instrumental in the development of Kalamazoo. Commissioner Hess invited people to New Years Fest on December 31st and wished people "Happy Hanukah".

Vice Mayor Duncan thanked community activists and faith institutions for their work to help the unhoused. Vice Mayor Duncan noted there were gaps in the availability of warming shelters on certain days and at certain times. Vice Mayor Duncan thanked Commissioners and stated he appreciated their work now that he was on the Commission.

Commissioner Comments (cont'd)

Commissioner Praedel noted Commissioners would be able to start their annual reviews for appointees on January 2nd. Commissioner Praedel remarked on the many needs in the community, and the number of hurting people. Commissioner Praedel urged people to give to causes rather than giving extravagant gifts, and he thanked City employees who would be working during the holidays.

Mayor Anderson highlighted items that were approved on the Consent Agenda, and he reviewed his history of involvement with creating affordable housing and addressing homelessness.

Adjournment

The meeting adjourned at 10:28 p.m.

Scott A. Borling
City Clerk

Approved by the City Commission on: ____________________________