

Roll Call

A regular meeting of the Kalamazoo City Commission was held on Monday, April 19, 2021 at 7:00 p.m. This meeting was held as an electronic meeting under the authority of the Michigan Open Meetings Act (PA 267 of 1976) as amended by PA 254 of 2020.

COMMISSIONERS PRESENT:

Mayor David Anderson
Vice Mayor Patrese Griffin
Eric Cunningham
Jeanne Hess
Erin Knott
Chris Praedel
Jack Urban

COMMISSIONERS ABSENT:

None

All members present indicated they were physically located in the City of Kalamazoo.

Also present were City Manager Jim Ritsema, Deputy City Manager Jeff Chamberlain, City Attorney Clyde Robinson, and City Clerk Scott Borling.

Invocation

Pastor Jason Olson of Centerpoint Church delivered the invocation.

Proclamations

2021-00

Commissioner Hess proclaimed April 18-24, 2021 *Earth Week*.

2021-00

Commissioner Urban proclaimed April 30, 2021 *Arbor Day*.

Adoption of the Agenda

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

2021-00

Public Hearing re: a
Resolution Approving a
DWRF Loan Application
and Project Plan

At 7:11 p.m. Mayor Anderson opened a public hearing to receive comments on a resolution approving a Project Plan for Water System Improvements and designating James J. Baker, P.E., as the authorized project representative.

In response to questions from Commissioner Praedel, Public Services Director James Baker stated the proposed resolution was for an application and project plan to obtain a \$20,000,000 loan from the state's Drinking Water Revolving Fund (DWRF) for non-copper water service line replacement. Director Baker explained the DWRF loan program featured a below-market interest rate and the potential for principle forgiveness based on the scope of the project and "disadvantaged community" status. Director Baker indicated there were other funding opportunities from the state, which were tied directly to the DWRF program, and he noted the City was also seeking federal earmark funding for this project.

An opportunity was given for public comments, but no comments were offered.

At 7:16 p.m. Mayor Anderson closed the public hearing.

2021-00

Resolution 21-26
Approving a DWRF Loan
Application and Project
Plan

Commissioner Urban, seconded by Commissioner Hess, moved to adopt a **RESOLUTION** approving a Project Plan for Water System Improvements and designating James J. Baker, P.E., as the authorized project representative.

With a roll call vote this motion passed unanimously.

AYES: Commissioners Cunningham, Hess, Knott, Praedel, Urban, Vice Mayor Griffin, Mayor Anderson

NAYS: None

At 7:17 p.m. Mayor Anderson opened a public hearing to receive comments on an ordinance to amend the Zone District Map for 1014 Ampersee Avenue from Residential Mixed-Use District (RMU) and Riverfront Overlay Sub Area 5 to Commercial Mixed-Use District (CMU) and Riverfront Overlay Sub Area 6.

In response to a question from Commissioner Praedel, Community Planning and Economic Development Director Rebekah Kik explained there were two properties between Riverview Drive and Ampersee Avenue that were owned by the same person, but the properties had different zoning designations. Director Kik stated the proposed rezoning would give these two adjacent properties the same classification so they could be developed together.

In response to a question from Commissioner Cunningham, Director Kik stated there was not much interest in the Ampersee Avenue corridor, but there was a project underway with the Eastside Neighborhood Association and Dr. Michelle Johnson to develop 433 Ampersee Avenue into the Riverview Wellness Park, which would be an adult playground (a “playgrown”).

An opportunity was given for public comments, but no comments were offered.

At 7:22 p.m. Mayor Anderson closed the public hearing.

Commissioner Knott, seconded by Commissioner Cunningham, moved to adopt an **ORDINANCE** to amend the Zone District Map for 1014 Ampersee Avenue from Residential Mixed-Use District (RMU) and Riverfront Overlay Sub Area 5 to Commercial Mixed-Use District (CMU) and Riverfront Overlay Sub Area 6.

With a roll call vote this motion passed unanimously.

AYES: Commissioners Cunningham, Hess, Knott, Praedel, Urban, Vice Mayor Griffin, Mayor Anderson

NAYS: None

At 7:23 p.m. Mayor Anderson opened a public hearing to receive comments on an ordinance to amend the Zoning Map for 315 E. Frank Street from Manufacturing Limited District (M-1) to Live Work 1 District (LW-1).

In response to a question from Commissioner Praedel, Director Kik stated the City was doing extensive engagement for a rezoning project in the Northside Neighborhood. Director Kik explained the Frank Street property was in the rezoning project area, but Mr. Bogan’s development project timeline was ahead of the City’s timeline for the larger rezoning project.

An opportunity was given for public comments, but no comments were offered.

At 7:25 p.m. Mayor Anderson closed the public hearing.

2021-00

Resolution 21-26
Approving a DWRP Loan
Application and Project
Plan (cont’d)

2021-00

Public Hearing re: an
Ordinance Rezoning
1014 Ampersee Avenue

2021-00

Ordinance 2029
Rezoning 1014 Ampersee
Avenue

2021-00

Public Hearing re: an
Ordinance Rezoning 315
E. Frank Street

2021-00
Ordinance 2030
Rezoning 315 E.
Frank Street (cont'd)

Commissioner Cunningham, seconded by Commissioner Knott, moved to adopt an **ORDINANCE** to amend the Zoning Map for 315 E. Frank Street from Manufacturing Limited District (M-1) to Live Work 1 District (LW-1).

Prior to a vote on the motion, Commissioner Praedel announced he would abstain from voting on this item because Mr. Bogan was on the board of directors for his employer.

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

AYES: Commissioners Cunningham, Hess, Knott, Urban, Vice Mayor Griffin, Mayor Anderson

NAYS: None

ABSTAIN: Commissioner Praedel

2021-00
Public Hearing re: the
2019-2021 Analysis
of Impediments to
Fair Housing

At 7:27 p.m. Mayor Anderson opened a public hearing to receive comments on the *2019-2021 Analysis of Impediments to Fair Housing*.

Director of Diversity, Equity, and Inclusion (DEI) Dorla Bonner stated the *Analysis to Impediments* was a federal document that recipients of funds from the U.S. Department of Housing and Urban Development (HUD) were required to write. Director Bonner explained the *Analysis to Impediments* was the only document that addressed the impediments people of color faced in obtaining affordable, safe housing. Director Bonner talked about the community partners that were involved in creating this report, and she described how the City's had to switch from the Affirmatively Furthering Fair Housing program to the Analysis to Impediments report process with no direction from HUD. Director Bonner reported the City had received a grant from the Government Alliance for Race and Equity (GARE) to do deep community engagement. Director Bonner stated the office for Fair Housing and Equal Opportunity was looking forward to getting this document because of the extensive public engagement the City had done. Director Bonner noted the *Analysis to Impediments* covered the greater Kalamazoo community and not just the City of Kalamazoo, and it was exciting to see organizations in the larger community work on fair housing issues. Director Bonner noted the City would need to update the actions in 2022 but not create a new report.

Mayor Anderson thanked Director Bonner for her leadership in this work and for the passion she brought to her work. Mayor Anderson remarked the *Analysis to Impediments* was a real, living, robust document, and he noted the document was available on the City's website.

When an opportunity was given for public comments, the following people addressed the City Commission:

Ben, a City resident, urged staff to be aware that people were not able to click on website links in paper public notices.

At 7:35 p.m. Mayor Anderson closed the public hearing.

Commissioner Hess, seconded by Commissioner Urban, moved to approve the draft *2019-2021 Analysis of Impediments to Fair Housing* and authorize the Director of Community Planning and Economic Development to act as the official representative and to sign all required documents from the U.S. Department of Housing and Urban Development.

Prior to a vote on the motion, Vice Mayor Griffin thanked Director Bonner and the community partners who worked on this report. Vice Mayor Griffin noted April was Fair Housing Month, and she remarked on the importance of fair housing.

Commissioner Praedel remarked on Director Bonner's passion and enthusiasm for her work.

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

AYES: Commissioners Cunningham, Hess, Knott, Urban, Vice Mayor Griffin, Mayor Anderson

NAYS: None

ABSTAIN: Commissioner Praedel

At 7:39 p.m. Mayor Anderson opened a public hearing to receive comments on the recommendations of the Community Development Act Advisory Committee (CDAAC) for the Program Year 2021 Action Plan.

An opportunity was given for public comments, but no comments were offered.

At 7:40 p.m. Mayor Anderson closed the public hearing.

Commissioner Cunningham, seconded by Commissioner Knott, moved to accept the recommendations of the Community Development Act Advisory Committee for the use of funds from the US Department of Housing and Urban Development (HUD); adopt the Program Year 2021 Action Plan; and authorize the Director of Community Planning and Development to act as the official representative of the City and to sign all required HUD documents.

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

AYES: Commissioners Cunningham, Hess, Knott, Urban, Vice Mayor Griffin, Mayor Anderson

NAYS: None

ABSTAIN: Commissioner Praedel

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

Rosemary, a City resident, asked the City to help people who were homeless.

Tina McClinton, City resident, spoke about reoccurring flooding in the Southtown Neighborhood and why the City was not fixing the infrastructure in that area.

2021-00

Approval of the 2019-2021 Analysis of Impediments to Fair Housing

2021-00

Public Hearing re: the Program Year 2021 Action Plan for HUD Funds

2021-00

Approval of the Program Year 2021 Action Plan for HUD Funds

Public Comments

Public Comments
(cont'd)

A member of the public expressed concern that market-rate housing units were being advertised as low-income housing.

Dorothy Appleyard, City resident, spoke the connection between affordable housing, poverty, jobs, and small businesses, and she expressed concern that the Live-Work zoning designation took away possible locations for small businesses because it allowed residential uses on the first floor of buildings in commercial areas.

Joe Byers, City resident, reminded Commissioners of their commitment to be more involved in the development of the City's budget, especially the budget for the Kalamazoo Department of Public Safety (KDPS). Mr. Byers asked that the KDPS budget be reimagined.

Consent Agenda

Consent Agenda items were presented as follows with a recommendation to approve the items and authorize the City Manager to sign all documents on behalf of the city:

2021-00

- approval of a professional services agreement with Davey Resource Group for a tree inventory in the amount of \$100,030.

2021-00

- approval of a contract with MATECO Drilling Company for Water Pumping Station 5 PFAS source investigation services in the amount of \$104,750.

2021-00

- approval of a contract supplemental and change order with SWT Excavating, Inc. for the 2021 Sidewalk Project in the amount of \$105,000.

2021-00

- approval of a contract with Pavement Maintenance System, LLC for the 2021 chip seal project in the amount of \$201,138.40.

2021-00

- approval of a contract extension with Unique Paving Materials, Corp. for asphalt patching materials in the amount of \$221,100.

2021-00

- approval of a contract supplemental and change order with Peters Construction for water main relocations on the Howard Street Trail Project and Nichols Road Project, in the amount of \$224,307.26.

2021-00

- approve a contract supplemental and change order with Monoform, LLC for sanitary manhole sewer rehabilitation by in the amount of \$456,955.

2021-00

- approval of a contract with Lounsbury Excavating, Inc. for the construction of the West O Avenue Water Main Project in the amount of \$1,407,291.50.

2021-00

- approval of a contract with Feyen-Zylstra for electrical switchgear upgrades at the Water Reclamation Plant in the amount of \$1,949,041.

2021-00

- approval of a pay adjustment for City Clerk Scott Borling in the amount of \$5,000 for an annual salary of \$111,000 effective April 19, 2021; and approval of a budget amendment to fund the salary increase and associated benefits.

- approval of 2020 and 2021 budget amendments and receipt of informational reporting on capital project carryforwards and grant acceptances.

Commissioner Praedel, seconded by Commissioner Cunningham, 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 unanimously.

AYES: Commissioners Cunningham, Hess, Knott, Praedel, Urban, Vice Mayor Griffin, Mayor Anderson

NAYS: None

Director Baker reviewed highlights of the *Quarterly Report on Odor Remediation* efforts.

In response to questions from Commissioner Cunningham, Director Baker stated the City was working with Envirosuite to get the public reporting system up and running so that people could submit odor complaints directly into the monitoring system. Director Baker stated the sewer base map was being integrated into the system so that complaints could be traced back to points on the map. Director Baker indicated the reporting system should be operational in the fall or by the end of the year. Regarding Station 5 and PFAS, Director Baker stated the item on the Consent Agenda was related to the drinking water system and wellhead protection program. Director Baker explained there was a PFAS source outside of Station 5, and the City was taking action to identify the risks and remediate. Director Baker stated the purpose of the contract with MATECO Drilling Company was to delineate the size and location of the PFAS plume, and he indicated the City's plan was to make Station 5 capable of PFAS treatment.

Mayor Anderson stated he had an opportunity to tour the Wastewater Treatment Plant with a young person interested in City government, and it was a great experience. Mayor Anderson remarked on the importance of basic services like providing clean, safe drinking water and treating wastewater.

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

Commissioner Urban reported he had been participating in the City's inventory of historic homes, and he described homeowners' surprise when they learned their homes were historic.

Commissioner Cunningham encouraged people who would be using marihuana on April 20th to use it safely. Commissioner Cunningham remarked on the forthcoming verdict in the George Floyd case, and he encouraged people in the community to have deep dialogues on race.

Commissioner Knott stated Bronson Hospital's COVID hospitalizations were at an all-time high, and her doctor reported 93% of the COVID patients were people who were not vaccinated; 6% were people who were partially vaccinated; and 1% were people who were fully vaccinated. Commissioner Knott urged people to get the COVID vaccine.

2021-00

2021-00

Quarterly Report on
Odor Remediation
Efforts

Commissioner
Comments

Commissioner
Comments (cont'd)

Commissioner Praedel noted there were multiple community cleanup opportunities on April 22nd and announced the Farmer's Market would open at Mayors' Riverfront Park while the market complex was being renovated. Commissioner Praedel recognized new City employees LaTonya Turner, Ryan Bridges, Paul Thuringa, Sherilyn Parsons, and the new DEI Coordinator. Commissioner Praedel stated he was proud the City had made it a priority to invest in its people infrastructure, which would improve the quality of life for the community.

Commissioner Hess urged people to get the COVID vaccine. Commissioner Hess stated it was a watershed moment with regard to race relations, and she remarked on the Respecting Differences and Transform Kalamazoo events she had attended the prior week.

Vice Mayor Griffin addressed specific comments made by members of the public. Vice Mayor Griffin encouraged them to send their ideas and concerns to Commissioners, and she encouraged them to speak up when the City Commission and other boards addressed issues they cared about. Vice Mayor Griffin noted the City Commission retreat in March was an effort to gather Commissioner input about budget priorities.

Mayor Anderson stated there was a lot of work to be done in the area of housing, and he encouraged young people with an interest in the building trades to pursue that interest as a career. Mayor Anderson compared the cooperation needed to build a house with the cooperation needed to build a community.

Adjournment

The meeting adjourned at 8:22 p.m.

Respectfully submitted,

Scott A. Borling
City Clerk

For City Commission approval on May 3, 2021

Approved by: _____
David F. Anderson, Mayor
Dated: May 3, 2021

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