A regular meeting of the Kalamazoo City Commission was held on Monday, April 5, 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.

Roll Call

COMMISSIONERS PRESENT: Mayor David Anderson
Vice Mayor Patrese Griffin
Eric Cunningham
Jeanne Hess
Chris Praedel
Jack Urban

COMMISSIONERS ABSENT: Erin Knott

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

Also present were Deputy City Manager Patsy Moore, City Attorney Clyde Robinson, and Deputy City Clerk Shelby Moss.

Commissioners Excused

Commissioner Hess, seconded by Vice Mayor Griffin, moved to excuse the absence of Commissioner Knott. With a voice vote the motion passed.

Invocation

Elder Howard Robinson of Faith Temple Church of God delivered the invocation.

Adoption of the Agenda

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

Citizen Comments

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

Joe Byers, City resident, expressed concerns regarding the violence committed against the unhoused population in the City of Kalamazoo and the way the City cleared the Mills Street encampment site.

Wendy Fields, City resident, expressed concerns regarding housing issues and sub-standard living conditions for children in the City.

Matt Smith, City resident, requested the City change the names of Douglas Avenue, West Douglas Neighborhood, Stuart Avenue, and the Stuart Neighborhood due to the racist nature of their namesakes.

Lucille, City resident, expressed concerns regarding littering and trash on the northside of Kalamazoo and suggested stimulus money should be used for an anti-littering campaign in the City.

Consent Agenda

Consent Agenda items were presented as follows with a recommendation to approve the items with authorization for the City Manager to sign on behalf of the city:

- approval of a Cost Share Agreement with the Road Commission of Kalamazoo County for the Lake Street Water Main Reconstruction – East City Limits to Olmstead Road Project in the amount of $1,877,794.60.

Consent Agenda (cont'd)

- approval of a contract with Lakeland Asphalt Company for the 2021 Emerald Drive and Miller Road projects on the amount of $580,958.80.

- approval of a contract with Peters Construction for Section B of the Farmers Market redevelopment project in the amount of $761,793.48.

- approval of a sole source professional service agreement with Layne Christensen Company to rehabilitate the Water Pump Station 39 Ranney Well in the amount of $185,400.

- approval of a professional service agreement with Fishbeck in the amount of $158,600 for services related to Section 2.4, Capacity Analysis, of the Administrative Consent Order between the City and the Michigan Department of Environment, Great Lakes, and Energy.

- approval of a contract with Cornerstone Construction Management, Inc. for Section A of the Farmers Market redevelopment project in the amount of $3,769,000.

- approval of a contract with Hoffman Brothers, Inc. for the Brownell Court Public Utility Improvements project in the amount of $205,196.25.

- approval of a contract with Lakeland Asphalt Corporation for the East Main Street Pavement Replacement project in the amount of $218,263.

- first reading of an ORDINANCE to amend the Zoning 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; and schedule a public hearing for April 19, 2021.

- first reading of 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); and schedule a public hearing for April 19, 2021.

- adoption of a **RESOLUTION** setting a public hearing on April 19, 2021 to receive comments on the Draft Analysis to Impediments to be approved by the City Commission and then forwarded to U.S. Housing and Urban Development. — Resolution 21-18

- adoption of a **RESOLUTION** setting a public hearing for April 19, 2021 to receive comments on the 2021 Action Plan as required by U.S. Department of Housing and Urban Development (HUD). — Resolution 21-19

- adoption of a **RESOLUTION** to approve the project area designation, the establishment of project district boundaries, the appointment of two special directors to the Economic Development Corporation (EDC), and setting a public hearing on the project plan regarding the anticipated financing by Friendship Village of Kalamazoo to refinance existing 2010 EDC bonds, and to finance additional capital improvements in that project area through the issuance of Series 2021 Bonds. — Resolution 21-20

- adoption of a **RESOLUTION** of support for Local Bridge Program Funds for Gull Road Bridge. — Resolution 21-21

Resolution 21-22

- adoption of a **RESOLUTION** of support for Local Bridge Program Funds for Inkster Avenue Bridge.

Resolution 21-23

- adoption of a **RESOLUTION** vacating the Garden Street Right of Way adjacent to 924 Russell Street.

- approval of an exchange agreement for innerduct utilities between the City and 123.Net, inc.

- approval of a contract supplemental and change order with Northern Construction in the amount of $65,800 for the HUD Bus Stop Project, bringing the total contract cost to $153,468.76.

- approval of the minutes from the City Commission meetings on November 2 and November 16, 2020.

Commissioner Urban, 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.

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

NAYS: None

Regular Agenda

Regular Agenda items were considered next.

Resolution 21-24
Authorizing the Issuance of 2021 Refunding Bonds

Commissioner Urban, seconded by Commissioner Hess, moved to a adopt a **RESOLUTION** authorizing the issuance of 2021 Refunding Bonds (Limited Tax General Obligation) in the amount of $2,335,000.

With a roll call vote this motion passed.

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

NAYS: none

Resolution 21-25
Authorizing the Issuance of 2021 Refunding Bonds

Commissioner Cunningham, seconded by Commissioner Praedel, moved to adopt a Notice of Intent **RESOLUTION** for the issuance of 2021 Capital Improvement Bonds in the amount not to exceed thirteen million five hundred thousand dollars ($13,500,000).

Prior to the vote on the motion, Commission Praedel expressed support for critical infrastructure improvements, and stated he was eager to support the resolution.

With a roll call vote this motion passed.

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

NAYS: None

Commissioner Hess, seconded by Commissioner Urban, moved to adopt an **ORDINANCE** authorizing the issuance of Water Supply System Revenue Refunding Bonds, Series 2021, in the amount of $8,975,000.

Ordinance 2027 re: Water Supply Systems Revenue Bonds

With a roll call vote this motion passed.

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

NAYS: None

Commissioner Cunningham, seconded by Commissioner Praedel, moved to adopt an **ORDINANCE** authorizing the issuance of Wastewater Supply System Revenue Refunding Bonds, Series 2021, in the amount of $2,335,000.

Ordinance 2028 re: Wastewater Supply Systems Revenue Bonds

With a roll call vote this motion passed.

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

NAYS: None

Next, an opportunity was given for miscellaneous comments and concerns of City Commissioners.

City Commissioner Comments

Commissioner Praedel offered comments on the virtual meeting format and asked Commissioners to consider what circumstances would be necessary before they would consider it safe to return to in-person meetings. Commissioner Praedel stated April 5th was the first day persons 16 and older from the general public had the ability to make an appointment to receive their COVID-19 vaccine. Commissioner Praedel thanked City staff for their communication efforts with residents and for their time spent after hours and in the evenings at meetings. Commissioner Praedel wished his wife a happy wedding anniversary.

Commissioner Hess noted the Holy Season was upon us and that springtime gave a sense of renewal. Commissioner Hess expressed support for the Farmers Market renovation project and the improvements to roads and bridges. Commissioner Hess announced April 22nd was Earth Day and reminded the public about the upcoming #6 Styrofoam recycling collection event on April 24th at Mayor's Riverfront Park. Commissioner Hess stated the Environmental Concerns Committee continued to work on the City's sustainability plan and an application to the U.S. Fish and Wildlife Service to be an Urban Bird Treaty City where birds and people thrive. Commissioner Hess thanked the Western Student Association for hosting a recent event for elected officials in Kalamazoo.

Vice Mayor Griffin wished Commissioner Praedel and his wife "happy anniversary." Commissioner Griffin asked City staff to give an update on the cleanup at the homeless encampments.

Deputy City Manager Lam reported over 120 formerly unhoused residents had been moved into a local hotel, but some people were moving back to the Mills Street encampment site. Deputy City Manager Lam reminded anyone returning to the encampment sites that it was unsafe to do so because of springtime flooding concerns. Deputy City Manager Lam stated the City had started to implement a

City Commissioner Comments (cont'd)

full-scale clean-up of the site and over 600 cubic yards of trash had already been removed from the site. Deputy City Manager Lam stated the City was very clear with contractors that the intent was to remove trash and debris and to avoid removing any active tent sites. Deputy City Manager Lam stated both written and verbal tools were being used to communicate with encampment residents, and the City was anticipating the closure of the Mills Street encampment by the third week of April.

Vice Mayor Griffin thanked Mr. Smith for his comments regarding the namesakes of streets and neighborhoods in the City and stated it was important to acknowledge history as the City moved forward to make conscious and equitable changes. Vice Mayor Griffin thanked Lucille for calling in and stated it was her understanding that cleanup efforts were underway across the City to address littering and trash on City streets. Vice Mayor Griffin thanked Ms. Fields for drawing attention to the housing needs of children in our community. Vice Mayor Griffin shared a story about a woman and her children who were forced from their apartment because of substandard living conditions due to flooding. Commissioner Griffin remarked on the need for financial assistance to families facing insufficient living conditions.

Mayor Anderson expressed support for the comments made by Vice Mayor Griffin and Commissioners. Mayor Anderson remarked on the bonds approved at the meeting and thanked Chief Financial Officer Steve Vicenzi and his staff for their hard work managing and administering the bonds. Mayor Anderson highlighted the approval of bond refinancing and the importance of saving resources.

Closed Session

Commissioner Urban, seconded by Commissioner Hess, moved that the City Commission go into closed session to consider the purchase or lease of real property.

With a roll call vote this motion passed.

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

NAYS: None

Adjournment

The meeting adjourned at 7:44 p.m.

Respectfully submitted,

Shelby Moss
Deputy City Clerk

For City Commission approval on September 7, 2021

Approved by: ______________________________
David F. Anderson, Mayor
Dated: September 7, 2021