

	<p>A regular meeting of the Kalamazoo City Commission was held on Monday, December 5, 2016 at 7:00 p.m. in the City Commission Chambers at City Hall.</p>
Roll Call	<p>COMMISSIONERS PRESENT: Mayor Bobby J. Hopewell Vice Mayor Don Cooney David Anderson Erin Knott Matt Milcarek Shannon Sykes Jack Urban</p> <p>COMMISSIONERS ABSENT: None</p>
	<p>Also present were City Manager Jim Ritsema, City Attorney Clyde Robinson, and City Clerk Scott Borling.</p>
Invocation	<p>The invocation, given by Charles Ulman, Kalamazoo Department of Public Safety (KDPS) Chaplain, was followed by the Pledge of Allegiance.</p>
Oath of Office Ceremony	<p>Public Safety Chief Jeff Hadley introduced the following new Public Safety Officers (PSO's), who were pinned with their badges by friends and family:</p>
	<p>Stephanie Alford Jason Beckwith Rachel Blank Adrean Cole Aaron DeWaal Matthew Gernaat Patrick Hillenbrand Caleb Jones Bradley Kendall Catrice Lockett Kristopher Lockett-Ollie Chelsey Omilian Petar Radenovic Ryan Roddie De'Monte Spann Brendan Westrick</p>
	<p>City Clerk Borling administered the Oath of Office to the new PSO's, after which Chief Hadley offered closing remarks and Chaplain Ulman offered a prayer.</p> <p>The meeting was recessed at 7:33 p.m. The meeting resumed at 7:37 p.m.</p>
Update on the Kalamazoo Farmers Market	<p>Chris Broadbent, Manager of the Kalamazoo Farmer's Market, delivered a PowerPoint presentation entitled <i>Kalamazoo Farmers Market: 2016 Highlights and Statistics</i> and distributed copies of a report by the same title. Mr. Broadbent introduced Gaby Gerken as the new Market Manager. A copy of the presentation and report were filed with the papers for this meeting.</p>

Commissioner Anderson read a proclamation honoring Mr. Broadbent.

Proclamation

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

Adoption of the Agenda

When an opportunity was given for general communications, City Manager Ritsema announced a budget work session on Monday, December 12, 2016 at 6:00 p.m. in the Community Room at City Hall.

Communications

At 7:57 p.m. Mayor Hopewell opened a public hearing to receive comments on an ORDINANCE rezoning the east 12.78 acres of 4501 Arboretum Parkway from Zone CC to Zone RM-24.

Public Hearing re: an Ordinance to Rezone 4501 Arboretum Parkway

Mike Speedy, non-resident, expressed support for the proposed ordinance. Mr. Speedy described the design of the proposed apartments, noted there were no vehicular connections between the development and the Arcadia Neighborhood, and stated the developer would be willing to have a traffic impact study conducted during the site plan review process.

Richard Skalski, City resident, expressed support for the rezoning, as the proposed development would be better than a commercial development, and it would put the property on the tax rolls. Mr. Skalski stated Arboretum Parkway was able to carry much more traffic than the current amount.

Rex Bruggemann, City resident, expressed opposition to the rezoning and noted there were discrepancies between the proposed rezoning and the density specified for this site in the West Side Area Plan. Mr. Bruggemann suggested the City require the Western Michigan University Foundation to bring forward a development project with an appropriate density (less than 15 per acre). Mr. Bruggemann noted the West Side Area Plan was not on the City's website.

At 8:09 p.m. Mayor Hopewell closed the public hearing.

Commissioner Anderson, seconded by Commissioner Urban, moved to adopt an ORDINANCE rezoning the east 12.78 acres of 4501 Arboretum Parkway from Zone CC to Zone RM-24.

Ordinance 1943  
Rezoning 4501  
Arboretum Parkway

Prior to a vote on the motion, Commissioner Anderson noted he had walked the property at 4501 Arboretum Parkway earlier that day, and he commented on how the proposed development project was a good fit for this site. Commissioner Anderson explained that zoning ordinances codified a land use plan, and he remarked that the current commercial zoning would allow many uses that were not as good as the proposed development.

In response to a question from Commissioner Milcarek, Mr. Bauckham explained that the figure "856 units" came from the West Side Area Plan and was the total number of units planned for this area.

Ordinance 1943  
Rezoning 4501  
Arboretum Parkway  
(cont'd)

In response to a question from Commissioner Knott, Mr. Bauckham explained there was a discrepancy in the West Side Area Plan between the land use map and the narrative with regard to density. Mr. Bauckham indicated the map was controlling.

In response to a question from Commissioner Knott, City Attorney Robinson stated the City deferred to the land use map because the courts gave precedence to the content of land use and zoning maps.

Commissioner Cooney expressed support for the rezoning.

Commissioner Milcarek stated he would support the ordinance because Kalamazoo had a housing problem, but he expressed concern that the City was willing to change the zoning of a property in response to a proposed development project.

Commissioner Urban expressed support for the rezoning, as the development of this property would grow the City's tax base. Commissioner Urban noted the site was zoned commercial but had failed to attract any commercial developers.

Commissioner Knott stated she was conflicted on this vote, but the City needed more properties on the tax rolls. Commissioner Knott commented on the need for the City to have its plans on the website and to do better with public participation.

In response to a question from Mayor Hopewell, Mr. Bauckham stated notices were sent to Kalamazoo Public Schools for both the Planning Commission public hearing and public hearing before the City Commission, but their school district had not responded.

Mayor Hopewell remarked there would always be people who would say the City had not done enough to engage the community. Mayor Hopewell stated he was thrilled with how the City had improved its engagement efforts.

With a roll call vote this motion passed unanimously.

AYES: Commissioners Anderson, Knott, Milcarek, Sykes, Urban,  
Vice Mayor Cooney, Mayor Hopewell

NAYS: None

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 one-year contract extension with PVS Technologies for the purchase of 200 dry tons of Ferric Chloride in the amount \$121,800.
- approval of a 12-month maintenance contract with Hexagon/Intergraph Corporation for the continued maintenance of the City's

computer-aided dispatching, records management, and mobile data computing systems in the amount of \$167,300.02.

Consent Agenda (cont'd)

- approval of a contract with Nashville Construction Company for the construction of the Portage Creek Trail in the amount of \$432,551.23.

- approval of a one-year term contract for gasoline and diesel fuel with Kalamazoo Oil, Inc. for an amount not to exceed \$591,107.

- first reading an ordinance to amend certain sections of Chapter 38 of the Kalamazoo code to change the rates charged for water service. The ordinance amends Chapter 38 of the Kalamazoo Code of Ordinances to increase water service revenues by 8.0% across the board, effective January 1, 2017.

- adoption of a **RESOLUTION** approving six new Neighborhood Enterprise Zone (NEZ) Certificates in the Vine Neighborhood, transferring two previously approved NEZ Certificates, and revoking one previously-approved NEZ Certificate.

Resolution 16-40

- adoption of a **RESOLUTION** authorizing the issuance of Tax Anticipation Notes for fiscal year 2017 in the amount of \$3,000,000.

Resolution 16-41

- adoption of **RESOLUTION** from the Michigan Department of Licensing and Regulatory Affairs, Liquor Control Commission recommending approval of a Small Wine Maker License for Gonzo's Bigg Dogg Brewing Co. located at 140 South Westnedge Avenue.

Resolution 16-42

- adoption of a **RESOLUTION** setting the schedule of regular City Commission meetings for the 2017 calendar year.

Resolution 16-43

- authorization for the Mayor and City Manager to execute a one-year lease for Bronson Park with Kalamazoo County.

- approval of an Intergovernmental Fire Protection Hazardous Materials Incident Response Agreement.

- approval of the appointment of **Christopher Flach** to the Zoning Board of Appeals as Alternate Member #2 for a term expiring on March 31, 2017.

Commissioner Knott, seconded by Commissioner Milcarek, 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 Anderson, Knott, Milcarek, Sykes, Urban, Vice Mayor Cooney, Mayor Hopewell

NAYS: None

## Citizen Comments

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

Nehemiah Scudder, City resident, expressed concern about the lack of trash barrels at bus shelters.

Frank Warren, City resident, spoke about a girl who was recognized recently for raising funds for the Honor Flight.

Ed Tarkowski, City resident, expressed concerns about the reduced number of bulk trash pick-ups and recent examples of tax-exempt entities like Bronson Hospital and the City acquiring properties, thereby taking them off the tax rolls. Mr. Tarkowski suggested the City coordinate its street sweeping activities with trash pick-up days.

## City Commissioner Comments

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

Commissioner Milcarek urged people to shovel their sidewalks when it snowed.

Commissioner Urban expressed hope that the 2006 West Side Plan and all land use plans would be on the City's website soon. Commissioner Urban urged Mr. Scudder to address his concerns about trash cans at bus stops to the Central County Transportation Authority. Commissioner Urban explained that not all hospital-owned properties were tax exempt and stated it seemed to him that property being used for residences for hospital staff would be taxable.

Commissioner Knott inquired about snow removal from Betsy Ann Place during and after the recent winter storm.

Public Services Director Baker reported Public Services crews had roughed up the surface of Betsy Ann Place to provide more traction and had implemented the new plowing protocol.

Commissioner Anderson noted water and sewer activities were different from General Fund activities and were funded differently. Commissioner Anderson remarked on the *21<sup>st</sup> Century Infrastructure Commission Report* that was just released and stated the proposed water rate increases and capital projects were a local response to the situation described in the report.

Vice Mayor Cooney stated the City had adopted a resolution declaring Kalamazoo to be a welcoming City, and he spoke about the immigrant situation and the Deferred Action for Childhood Arrivals program. Vice Mayor Cooney congratulated the Western Michigan University (WMU) football team on its undefeated season, and he congratulated Frank Warren for a great ceremony honoring the girl who raised funds for the Honor Flight.

Mayor Hopewell indicated Bronson Hospital owned the Kalamazoo Gazette building and noted the City could not control who bought or sold

particular properties. Mayor Hopewell reported Bronson had decided to leave this property on the tax rolls until it decided how it would be used. Mayor Hopewell indicated the city-owned property next to the Farmers Market was not really developable, as it was in the 100-year floodplain, and the structure was in bad shape. Mayor Hopewell congratulated the WMU football and hockey teams on their successes.

The meeting adjourned at 9:01 p.m.

Respectfully submitted,

Scott A. Borling  
City Clerk

For City Commission approval on December 19, 2016

Approved by: \_\_\_\_\_  
Bobby J. Hopewell, Mayor  
Dated: December 19, 2016

Adjournment