

	<p>A business meeting of the Kalamazoo City Commission was held on Monday, February 16, 2015 at 7:00 p.m. in the City Commission Chambers at City Hall, 241 W. South Street.</p>
Roll Call	<p>COMMISSIONERS PRESENT: Mayor Bobby Hopewell Vice Mayor David Anderson Robert Cinabro Don Cooney Eric Cunningham Jack Urban</p> <p>COMMISSIONERS ABSENT: Barbara Miller</p>
	<p>Also present were City Manager Jim Ritsema, City Attorney Clyde Robinson, and City Clerk Scott Borling.</p>
	<p>Commissioner Urban, seconded by Commissioner Cinabro, moved to excuse the absence of Commissioner Miller. With a voice vote this motion passed.</p>
Invocation	<p>The invocation, given by Commissioner Cooney, was followed by the Pledge of Allegiance.</p>
Central County Transportation Authority Update	<p>Linda Teeter and Greg Rosine, Chair and Vice Chair of the Central County Transportation Authority (CCTA), distributed and reviewed a document entitled Central County Transportation Authority Policy Statement and Implementing Procedures and a map of the CCTA District. Ms. Teeter indicated the CCTA would be submitting a five-year, 0.75 mills proposal to voters in August.</p> <p>In response to questions from Vice Mayor Anderson, Ms. Teeter stated information about the opt-in policy, and specifically the fact that opting-in to the millage was a condition of getting service, was given to the affected jurisdictions multiple times in various forms. Ms. Teeter indicated it was still possible for jurisdictions to opt-in to the millage, although the Kalamazoo County Board of Commissioners would need to approve the change.</p> <p>In response to a question from Commissioner Urban, Ms. Teeter explained the proposed district map and opt-in/opt-out policy were based on voting precincts, which was a requirement of state law.</p> <p>Commissioner Cinabro stated the CCTA policy was very reasonable.</p> <p>In response to a question from Vice Mayor Anderson, Ms. Teeter stated she had been working on countywide transportation issues since 2006, and she was involved in this work because collaboration was important to her. Mr. Rosine stated he was involved with movement towards a countywide transportation system because public transportation balanced the scales of opportunity.</p>
Adoption of the Agenda	<p>By unanimous consent the City Commission adopted its meeting agenda as presented.</p>

City Manager Ritsema announced the City Commission would meet in special session for a retreat on Saturday, February 28, 2015 at 8:00 a.m. in the Governing Board Room at Metro Transit, 530 N. Rose Street. The purpose of the meeting was to engage around the 2014-2015 City Commission Priorities.

Communications

City Manager Ritsema reported there were some frozen water service lines, and he asked customers to ensure the areas were heated where service lines enter their homes. City Manager Ritsema also asked customers who experienced a drop in water pressure to keep a faucet running at a pencil width to maintain water flow in the lines.

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

Consent Agenda

- approval of the purchase of five 4x4 pickup trucks and two utility body chassis from Red Holman Buick GMC for a total expenditure of \$188,357.60.
- approval of the purchase of two cab and chassis from Tri County International Trucks for a total expenditure of \$168,030.
- adoption of a **RESOLUTION** from the Michigan Department of Consumer and Industry Services, Liquor Control Commission to allow Noble Experiment, LLC to open a new restaurant with a Redevelopment Liquor License.
- approval of the Mayor's appointment of Joel Wittenberg to the Investment Committee of the Employees' Retirement System for a term expiring on March 31, 2016.
- approval of the following appointments to boards and commission:
 - the appointment of James Lippincott to the Board of Review for Assessments for a term expiring on January 31, 2018.
 - the appointment of Richard Skalski to the Board of Review for Assessments for a term expiring on January 31, 2018.
 - the appointment of Emily Parfet to the Building Board of Appeals for a term expiring on March 31, 2018.

Resolution 15-08

Commissioner Cooney, seconded by Commissioner Cunningham, moved to approve the consent agenda requests and authorize the City Manager to sign on behalf of the City.

With a roll call vote this motion passed unanimously.

AYES: Commissioners Cinabro, Cooney, Cunningham, Urban, Vice Mayor Anderson, Mayor Hopewell

NAYS: None

Regular Agenda

Regular Agenda items were considered next.

Ordinance 1932
Expanding the
Downtown Design
Review District to the
Southtown Area

Community Planning and Development Director Laura Lam reviewed a proposal from the City Administration to expand the Downtown Design Review District (DDRD) to the Southtown area.

In response to a question from Commissioner Cinabro, Director Lam stated grandfathering was not recommended, as consistency was important to whole idea of having standards.

In response to a question from Commissioner Urban, Director Lam explained the differences between the ordinance as first introduced and the ordinance recommended for adoption were as follows: 1) the current ordinance exempted from the standards all properties exclusively used for residential purposes; and 2) the current ordinance required the City Manager to evaluate the impact of the standards after one year.

When given an opportunity to comment on an ordinance to amend Section 6.5C of the Zoning Ordinance and the Downtown Design Review Standards and Guidelines pertaining to the extension of the Downtown Design Review District to the Southtown area, the following people addressed the City Commission:

Richard Stewart, City resident, expressed opposition to the proposed ordinance and stated he had requested that existing commercial property be grandfathered.

Annie Sprague, City resident, distributed and reviewed statistics on housing values, housing units, and income within the existing DDRD.

Chris Wahmhoff, City resident, stated he agreed with some parts of the design standards and had issues with some parts. Mr. Wahmhoff stated there needed to be more work done to inform the neighborhoods about the proposed standards.

Laura Sprague, City resident, read a statement from Michelle Johnson asking for authentic community input on this issue.

Asha Khazad, City resident, suggested the Kalamazoo Transportation Center be open from 7:00 a.m. to 10:00 p.m., the same operating hours as the busses, and he asked that the hours be posted.

Shannon Sykes, City resident, stated residents of the DDRD were afraid of the displacement they knew would take place. Ms. Sykes stated the City needed to engage residents to develop a plan that would lift up all people.

Jorray, a City resident, stated expansion of the DDRD would lead to gentrification and racial oppression.

Kaitlin Martin, City resident, continued reading the statement from Michelle Johnson, which Ms. Sprague had started.

Chris Mbah, City resident, commented on the citizen engagement that was taking place and expressed support for equity and justice for all.

Tim Graham, City resident, read a passage from Robert Greenleaf regarding servant leadership and stated none of the people on the dais were servant leaders.

Steve Dysterhoff, owner of Gordon Water on Vine Street, stated the people who were speaking wanted to move forward but with more engagement and dialogue.

Christopher Wright, City resident, stated the Downtown Design Review Standards and Guidelines were a useful tool.

Jacob Johnson, City resident, expressed support for development but indicated it would raise peoples' rent. Mr. Johnson questioned who would benefit from the proposed ordinance.

Lillie Wolff, City resident, expressed concern with the speed of the process and stated accountability needed to be built into the proposed ordinance. Ms. Wolff stated peoples' voices needed to be heard.

Katie Pearson, City resident, stated a presentation by Kalamazoo Valley Community College and Bronson Hospital in January 2014 had not included community engagement, and she had not heard anything else about this development until very recently.

Bailey Martin, City resident, read a letter from Mike Fleckenstein and stated people with concerns about the ordinance were asking for more time.

Commissioner Urban, seconded by Vice Mayor Anderson, moved to adopt an **ORDINANCE** to amend Section 6.5C of the Zoning Ordinance and the Downtown Design Review Standards and Guidelines pertaining to the extension of the Downtown Design Review District to the Southtown area.

Prior to a vote on the motion, Vice Mayor Anderson stated his decision was based, in part, on the feedback from citizens and described the variables to consider when evaluating citizen feedback. Vice Mayor Anderson observed that opposition to the ordinance seemed fall into two themes: 1) there should be less regulation; and 2) there should be more regulation. Vice Mayor Anderson reminded people the topic of discussion was not development in the Southtown area but standards – more specifically, architectural designs standards for commercial property – to guide development that might happen. Vice Mayor Anderson noted the Priority Based Budgeting process would provide a great, extended opportunity for community engagement around how Kalamazoo could support employment opportunities, an expanded tax base, and a vibrant community.

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(cont'd)

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(cont'd)

Commissioner Urban expressed support for the proposed ordinance. Commissioner Urban stated he listened carefully to people who had asked for more time at the last City Commission meeting but indicated the City would learn more from an impact study using real cases than a study using imaginary cases. Commissioner Urban stated Commissioners needed to consider what was best for the whole City, not just one area.

Commissioner Cinabro thanked people for speaking. Commissioner Cinabro stated there had been a conflating of fears and ideas, and he suggested peoples' fears should be assuaged by the 12-month evaluation period. Commissioner Cinabro discussed the need for planning and standards. Commissioner Cinabro expressed support for the proposed ordinance.

Commissioner Cunningham indicated the City's work had been good. Commissioner Cunningham stated he was excited by the energy around the DDRD issue, and he urged people to continue to be proactive.

Commissioner Cooney thanked people for speaking. Commissioner Cooney stated the City needed to use revitalization to lead to a better quality of life for everyone in the neighborhood. Commissioner Cooney indicated it would be a mistake to adopt the design standards without input from people. Commissioner Cooney stated the City Commission could live up to Priority #5 (poverty reduction) by delaying the vote and allowing for more community engagement.

Mayor Hopewell talked about development standards and stated they were needed to achieve some of the community's goals, like walkability.

Vice Mayor Anderson stated the conversation was really about the community benefits associated with development. Vice Mayor Anderson suggested the energy around the DDRD issue could be used to have a conversation about community benefits, if the ordinance was adopted.

Mayor Hopewell agreed with Vice Mayor Anderson and noted there were ongoing conversations already about the issue of community benefits.

Commissioner Cooney stated a lot of people had concerns about the ordinance, and it would be a mistake to adopt the ordinance without looking at the larger perspective.

With a roll call vote the motion passed 4-2.

AYES: Commissioners Cinabro, Urban, Vice Mayor Anderson,
Mayor Hopewell

NAYS: Commissioners Cooney and Cunningham

City Manager's Report

City Manager Ritsema provided the following reports and updates:

- Departmental Reports and Project Updates
- *Inside the City* newsletter, February 2015 edition
- January 2015 Purchases
- Equal Employment/Affirmative Action Report – 4th Quarter 2014

Director Lam offered the following as a provisional definition of authentic community engagement: really deep reaching community conversation that resulted in meaningful action. Director Lam reported the collaborative engagement tool imaginekalamazoo.com would be launched the next day, February 17th, and would feature a budget exercise where people would have an imaginary \$1000 to allocate towards various community results, which were based on the Strategic Focus areas in the current *Blueprint for Action*. Director Lam stated this “high tech” tool would be balanced by “high touch” tools that allowed for face-to-face interaction and outreach to over 300 community leaders to learn how they engage their people. Director Lam encouraged people to use imaginekalamazoo.com and noted paper surveys and materials were available from the Community Planning and Development Department.

Update on Community Engagement Efforts

Next, an opportunity was given for general citizen comments.

Citizen Comments

Monica Westover, non-resident, announced her new Facebook page was up and running and was entitled Justice is No Mistake.

Tim Graham, City resident, stated he was proud to be a part of the process that night and expressed support for co-operative enterprises.

Annie Sprague, City resident, expressed disappointment that the City did not have data to support its position on the DDRD expansion. Ms. Sprague stated she wanted to hear more about City’s Commission Priority #5.

Chris Wahmhoff, City resident, stated he thought the remarks by Commissioners on the DDRD expansion were patronizing.

Laura Sprague, City resident, thanked Commissioners Cooney and Cunningham for listening to residents. Ms. Sprague stated the Commission spoke to citizens in condescending ways and missed opportunities to engage smart people.

Richard Stewart, City resident, thanked Commissioners Cooney and Cunningham and announced the formation of the Southtown Neighborhood Association.

Asha Khazad, City resident, commented about people who spoke at City Commission meetings and then left the meeting when their item was done. Mr. Khazad thanked people who attended Commission meetings on a regular basis and stayed for the whole meeting.

Chris Mbah, City resident, thanked Commissioners Cooney and Cunningham and expressed disappointment in the other Commissioners regarding the DDRD expansion. Mr. Mbah stated residents had been disenfranchised by the decision making process.

Dana Underwood, City resident, stated the Commission had missed an opportunity to make the standards and guidelines

Citizen Comments
(cont'd)

better. Ms. Underwood questioned whether people could log in to imaginekalamazoo.com more than once and whether the website would distinguish between residents and non-residents.

Kaitlin Martin, City resident, stated oppression was written into architecture, and the more regulation/less regulation dichotomy described by Vice Mayor Anderson was really two sides of the same coin. Ms. Martin stated rising property values would cause gentrification, as residents would be bought out and forced out of their neighborhood.

Gerry Hoffmann, City resident, thanked the Commission for adopting the DDRD expansion ordinance and stated he preferred "gentrification" to "slumification."

Katie Pearson, City resident, stated it was a sacrifice for some people to attend Commission meetings, and she suggested someone with diversity training be involved with the community outreach process.

Shannon Sykes, City resident, stated there was a lot of pain in the room because listening did not take place. Ms. Sykes stated the people in the room did a lot of community work, and the guidelines were all about development. Ms. Sykes indicated this was an opportunity for community engagement to move forward.

Frank Warren, City resident, expressed displeasure that someone had put a camera in front of the American flag. Mr. Warren reported that woman in his condominium complex was vandalizing the buildings.

Commissioner
Comments

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

Commissioner Cunningham stated he believed in the Downtown Design Review Standards and Guidelines and noted investment in the Southtown area would come with or without the guidelines. Commissioner Cunningham stated the City Commission did listen to the concerns of residents.

Commissioner Urban stated Chris Mbah and Dana Underwood had impacted his thinking. Commissioner Urban stated he was embarrassed the City Commission had done nothing on Priority #5, the poverty reduction priority. Commissioner Urban indicated there was mutual distrust between the public and the City Commission. Commissioner Urban stated there was a lot of work to do and urged people to stay engaged.

Commissioner Cinabro thanked people for coming to speak on the DDRD expansion and stated he would remain engaged on this issue. Commissioner Cinabro stated Commissioners needed to trust the professional staff who worked for the City. Commissioner Cinabro promised he would work hard but indicated there would be disagreements, and he would not please everyone.

Mayor Hopewell thanked Public Safety Chief for his recent open letter the community and *Kalamazoo Public Safety Progress Report*.

The meeting adjourned at 10:03 p.m.

Respectfully submitted,

Scott A. Borling
City Clerk
For City Commission approval on April 6, 2015

Approved by: _____
Bobby J. Hopewell, Mayor
Dated: April 6, 2015

Adjournment