

**BRIDGMAN CITY COUNCIL
REGULAR MEETING
September 21, 2020
6:30 PM**

The regular meeting of the Bridgman City Council was held on September 21, 2020 remotely by means of electronic conferencing and called to order by Mayor Rose at 6:30 p.m.

COUNCIL PRESENT: Pam Hahaj, Stacy Stine, Jan Trapani, Vince Rose, Rick Fuller, Georgia Gipson, Sarah Buist,

COUNCIL ABSENT: None

STAFF PRESENT: City Manager Ganum, City Clerk Holm, Attorney Senica, Police Chief Unruh, Treasurer Lambrix, DPS Director Kading, Building Official Mattner

Pledge of Allegiance was led by council.

Mayor Rose explained the meeting procedure and how the public will be able to comment under the Hearing of Citizens.

APPROVE/AMEND THE AGENDA:

Motion by Council Member Trapani, seconded by Council Member Hahaj to approve the agenda for September 21, 2020 as presented,

Roll Call Vote:

Yeas: Stine, Trapani, Rose, Fuller, Gipson, Buist, Hahaj

Nays: None

Motion carried.

HEARING OF CITIZENS:

- No one wished to be heard.

ACTION ITEMS:

Motion by Council Member Buist, seconded by Council Member Stine to approve the minutes from the September 21, 2020 regular meeting,

Roll Call Vote:

Yeas: Trapani, Rose, Fuller, Gipson, Buist, Hahaj, Stine

Nays: None

Motion carried.

Motion by Council Member Buist, seconded by Council Member Hahaj to approve the bills in the amount of \$49,026.71,

Roll Call Vote:

Yeas: Rose, Fuller, Gipson, Buist, Stine, Hahaj, Trapani

Nays: None

Motion carried.

Second reading and enactment of Ordinance 2020-208, an Ordinance to amend the Zoning Ordinance of the City of Bridgman to create a new Interstate Gateway District (IG), and amend Section 2.09 (Corridor Commercial District), Section 2.10 (Transitional Industrial District), Section 5.09/5.10 (Parking), Section 6.02 (Sign Permits), Section 6.03 (Regulations Regarding Signs), Section 6.04 (Exempt Signs), Section 6.05 (Prohibited Signs), Section 6.07 (Sign Definitions), Section 7.19 (Landscaping), Section 8.12 (Standards for Specific Special Land Uses), Article IX (Definitions) and Section 7.02 (Accessory Uses, Buildings and Structures),

- Member Stine had a question on eliminating the maximum number of parking. By doing so, would the large area of asphalt cause any flooding issues. Ganum stated every project that adds an impermeable layer, there is a storm water calculation that is figured in. Every developer must retain storm water on site or connect to the system if it is approved. This is a very critical point to a Site Plan review.
- Ganum and Mattner had a discussion earlier today about illuminated signs. The current standard does not allow them. They shared with council some new language that could be added to the amendments tonight. After a discussion with Attorney Senica, it was decided to hold off and have a separate amendment for illuminated signs and go forward with adopting what was originally presented.

Motion by Council Member Stine, seconded by Council Member Gipson to adopt the second reading and enactment of **Ordinance 2020-208** as presented tonight,

Roll Call:

Yeas: Fuller, Gipson, Buist, Hahaj, Stine, Trapani, Rose

Nays: None

Motion carried.

WORKSHOP DISCUSSION ITEMS AND REPORTS:

City Manager's Report

- Under the DPS section of his report, he wanted to highlight the reclassification of Baldwin Rd. from a minor street to a major street. Classification is important to receive funding from the State and Federal Government. This will allow the city to apply for funding to resurface Baldwin down the road.
- Kading explained the flocculation process that was in the manager's report. The water plant was built in 1958 with two flocculation mixers. The water quality has been exceptional due to the buried water intake; therefore, the mixers were never used. The State is now requiring the use of the mixers. The DPS did maintenance to the machine recently and an electrician is going to check it out this week. An underwater inspection will also be done to see what the paddles look like in the tank.
- Ganum was contacted by Tapistry inquiring about extending the outdoor seating timeframe which currently ends on October 31st. He will bring this back to council in October to consider modifying the current policy.

Habitat for Humanity project update (verbal report)

- Last week Erin Hudson presented the same revised plan the council saw to the Planning Commission, which was well received. Both Ganum and Senica are putting together an outline of the upcoming steps for this project that they will share.

- Senica stated that the notice of intent to sell the property, per the City Charter has already been published and an appraisal has been obtained. She explained the bid process and asked council about the proposed timeline for accepting bids. Several council members agreed to allow three weeks to accept bids and have those presented at the October 19th council meeting.
- Ganum added that Assessor Williams is moving on but will stay on board until a new one is in place. He has prepared a request for services and forwarded it on the Berrien County Assessor's Association. He will provide council with a proposed contract in October.

HEARING OF CITIZENS:

- Bob Liskey had his hand raised but had issues with his microphone not working.
- Dennis Kreps, Library Board Director – Encouraged everyone to look at their website and Facebook page for updates. The library is still open by appointments only.

COUNCIL COMMENTS:

- Member Fuller asked for an update on recouping losses from the HVAC project at Weko Beach. Senica explained where the city is at this point and the difficulty in tracking him down. The courts have also been very backed up. When she finds out more, she will let council know.
- Member Hahaj inquired about what had happened with the HVAC project and Senica brought her up to speed.

ADJOURNMENT

Motion by Council Member Gipson, seconded by Council Member Hahaj to adjourn the meeting at 7:15 p.m.,

Roll call:

Yeas: Gipson, Buist, Hahaj, Stine, Trapani, Rose, Fuller

Nays: None

Motion carried.

Vince Rose, Mayor

Allyson Holm, City Clerk