

**BRIDGMAN CITY COUNCIL**  
**REGULAR MEETING**  
**January 18, 2021**  
**6:30 PM**

The regular meeting of the Bridgman City Council was held on January 18, 2021 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, John Bonkoske

**COUNCIL ABSENT:** Georgia Gipson

**STAFF PRESENT:** City Manager Ganum, City Clerk Holm, Attorney Senica, Police Chief Unruh, Treasurer Lambrix, Building Official Mattner, Parks and Recreational Director Ball, DPS Director Kading, Assessor Baumann, Engineer Nykamp

The pledge of allegiance was led by Tempi Griswold, 3<sup>rd</sup> grader at Bridgman Elementary School.

**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 Hahaj, seconded by Council Member Bonkoske to approve the agenda for January 18, 2021 as presented,

**Roll Call Vote:**

**Yeas:** Bonkoske, Trapani, Rose, Stine, Hahaj

**Nays:** None

**Motion carried.**

**HEARING OF CITIZENS:**

- No one wished to be heard.

**PRESENTATION:**

**Presentation – guest Ryan Kilpatrick, Executive Director of HOUSING NEXT, to discuss an overview of his company and its work across West Michigan**

Ryan Kilpatrick explained his non-profit organization that he is Executive Director of, what they do, and how they can assist Bridgman. Some of the highlights are as follows:

- Clearly define the nature of the problem and build momentum toward attainable solutions.
- Create public policy support for housing choice across all price points.
- Ensure housing gets build by filling gaps in the ecosystem.
- He explained how to make affordable housing and opportunities work in Bridgman and talked about some projects that could work here.
- He showed examples of Ottawa Housing and what was done there.
- He explained how to find who is the target market and what their demands are.
- The State Housing Authority can offer a housing market analysis to Bridgman or partner up with the neighboring jurisdiction to do a more thorough market analysis.

- A third-party firm can be hired for approximately \$2,000 - \$3,000. They would take both census data and credit card data to figure out what spending habits are which will create a more detailed analysis.

#### **ACTION ITEMS:**

**Motion** by Council Member Stine, seconded by Council Member Hahaj to approve the minutes from the January 4, 2021 regular meeting,

**Roll Call Vote:**

**Yeas:** Trapani, Rose, Stine, Hahaj, Bonkoske

**Nays:** None

**Motion carried.**

**Motion** by Council Member Hahaj, seconded by Council Member Bonkoske to approve the bills in the amount of \$251,737.64,

The was some discussion by the council on the cost of the loader rental for four months during the winter and possible alternatives,

**Roll Call Vote:**

**Yeas:** Rose, Stine, Hahaj, Bonkoske, Trapani

**Nays:** None

**Motion carried.**

**Motion** by Council Member Hahaj, seconded by Council Member Stine to adopt **Resolution 2021-03 A Resolution to appoint the City Manager (Juan Ganum) to serve as the primary emergency management liaison for the City of Bridgman and to assign other municipal officials to emergency positions necessary to carry out the functions required by the Berrien County Emergency Management Coordinator and the Berrien County Emergency Operations Plan,**

**Roll Call Vote:**

**Yeas:** Stine, Hahaj, Bonkoske, Trapani, Rose

**Nays:** None

**Motion carried.**

**Motion** by Council Member Bonkoske, seconded by Council Member Stine to approve the application for an Affordability and Planning Grant from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) to explore the feasibility of water service options in partnership with Lake Township,

Ganum explained that this is just a study to explore both options of either purchasing water from Lake Township or combining jurisdictions by creating an Authority. Kading has been in touch with EGLE who has written a letter of support for the City. Ganum has been communicating with John Gast, Lake Charter Township Supervisor who is also in favor of this. Nykamp explained that she is preparing the grant application to look at the different options and explained what the different options would look like for the City.

**Roll Call:**

**Yeas:** Hahaj, Bonkoske, Trapani, Rose, Stine

**Nays:** None

**Motion carried.**

**Motion** by Council Member Hahaj, seconded by Council Member Stine to approve the revised fee schedule and rental agreement for use of the Weko Beach House,

Council discussed the information presented and decided to add into the agreement on page 5 language to make it clear on the deposit being refundable if the Beach House is left in good condition.

**Roll Call Vote:**

**Yeas:** Hahaj, Bonkoske, Trapani, Rose, Stine

**Nays:** None

**Motion carried.**

**Motion** by Council Member Bonkoske, seconded by Council Member Hahaj to approve the Michigan Coastal Management Grant Agreement between the Michigan Department of Environment, Great Lakes and Energy, Water Resources Division, and the City of Bridgman, to replace the south dune retaining wall at Weko Beach and authorize Parks and Recreation Director Sara Ball to execute the Agreement,

**Roll Call:**

**Yeas:** Bonkoske, Trapani, Rose, Stine, Hahaj

**Nays:** None

**Motion carried.**

**Motion** by Council Member Stine, seconded by Council Member Bonkoske to approve the proposal between Abonmarche and the City of Bridgman in the amount of \$17,411 for engineering services associated with the Weko Beach Dune Restoration and Stabilization Project,

**Roll Call:**

**Yeas:** Trapani, Rose, Stine, Hahaj, Bonkoske

**Nays:** None

**Motion carried.**

**Motion** by Council Member Bonkoske, seconded by Council Member Stine to approve the process for appointing a new member of the Bridgman City Council following the resignation of Council Member Sarah Buist as follows:

- Publish the notice of vacancy in the newspaper and post on the city's website.
- February 8<sup>th</sup> will be the deadline to submit applications.
- Allow applicants time to introduce themselves and answer questions of the council at the February 15 regular council meeting.
- Make appointment by March 1<sup>st</sup>.

**Roll Call:**

**Yeas:** Rose, Stine, Hahaj, Bonkoske, Trapani

**Nays:** None

**Motion carried.**

**WORKSHOP DISCUSSION ITEMS AND REPORTS:**

**City Manager's Report**

- Ganum went over a few highlights in his manager's report.

- Kading has graciously agreed to let the Park’s Department use his work truck until a new truck can be purchased. Kading will now be driving his personal truck and maybe the city can give him a stipend for that. Ganum is still recommending to council to purchase a new truck regardless. Mayor Rose would like to put the purchase of a new truck on the next meeting agenda.
- Council discussed creating an amortization schedule on the vehicles and equipment for the city.
- Ganum went over the pie chart that was in the packet which shows the General Fund expenses.

#### HEARING OF CITIZENS:

- Dennis Kreps, Bridgman Library Director – He talked about the virtual programs that the library offers and gave updates on the current programs.

#### COUNCIL COMMENTS:

- Member Stine – Inquired about multi-unit housing and what the current vacancies are in the apartment buildings. Mattner explained that nine (9) units in Sunset Landing are still not finished and rented out since the fire.
- Member Trapani – Inquired about Baldwin Estates and if they are now going to be regular rentals. Mattner did not have an answer to that question. Member Trapani offered help to anyone wishing to receive the COVID-19 vaccine that needs assistance.

#### ADJOURNMENT

**Motion** by Council Member Stine, seconded by Council Member Hahaj to adjourn the meeting at 8:20 p.m.,

**Roll call:**

**Yeas:** Stine, Hahaj, Bonkoske, Trapani, Rose

**Nays:** None

**Motion carried.**

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Vince Rose, Mayor

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Allyson Holm, City Clerk