

**BRIDGMAN CITY COUNCIL
REGULAR MEETING
MARCH 14, 2022
6:30 PM**

The regular meeting of the Bridgman City Council was held on March 14, 2022, at City Hall, 9765 Maple Street, Bridgman, MI 49106 and was called to order by Mayor Rose at 6:30 p.m.

COUNCIL PRESENT: Sam Stine, Jan Trapani, Vince Rose, John Bonkoske, Stacy Stine, Pam Hahaj, Georgia Gipson

COUNCIL ABSENT: None

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

The pledge of allegiance was led by council.

APPROVE/AMEND THE AGENDA:

Motion by Council Member Stacy Stine, seconded by Council Member Gipson to approve the agenda for March 14, 2022, as presented, **voice vote, motion carried unanimously.**

HEARING OF CITIZENS:

- Mike Carlson – Christina Juroff, his wife Leeanne, and himself just opened Lake Street Eats today. He asked the City to allow them to use two parking spaces behind their building to build an enclosure for two dumpsters, one for trash and one for recycling. Tapistry is also interested in using the dumpsters. Currently they are open under a contingent license. The full licenses should be received later in April or May, and they are waiting to get approval to expand into the other side of the building. They are looking at possibly putting in a patio area as well out back with another entrance on that side of the building.
 - Attorney Senica explained that the City can do a basic license agreement for a 20ft space and require Lake Street Eats to add the City as an additional insured to their insurance. There was a consensus of the council to proceed with the license agreement. Senica will have one prepared at the next meeting for council approval.

PRESENTATIONS:

Housing needs from the perspective of a Bridgman-based business – Brad Clark, Vice President – Research and Development, B&L Information Systems, Inc

Brad Clark explained that B&L has been in business since 1976 and with the recent addition, they are now up to 41 employees. He explained the housing difficulties that B&L is experiencing with not only current employees, but in trying to recruit more employees. When they do obtain new hires, they are finding housing in St. Joseph, South Bend, and Michigan City and having to commute up to 45 minutes each way. They are offering those who work in programming to work from home, but they would like everyone working in the office for better productivity. When asked what type of housing he thinks would be most desirable for his employees, he said building a nice apartment complex for a lot of transient developers that come through B&L.

Berrien County Housing Diagnosis – Jerrid Burdue, Associate Planner, Southwest Michigan Planning Commission

Jerrid Burdue went through the data from the Berrien County Housing Diagnosis from 2019 and the following are a few of the highlights:

- A list of problem statements such as: Undersupply, Housing Conditions, Obstacles to Home Ownership, Disadvantaged Groups, and COVID-19 Impacts.
- He highlighted a few of the 24 Housing Diagnosis Solutions and the steps on how to achieve them with Infill Housing, Accessory Dwelling Units, Mixed-Use Housing, and Tiny Homes.
- Berrien County is broken up into 7 different regions with Bridgman being located in the West Central Region. In this region there is limited access to low-cost housing for minimum wage and entry level workers and there is a number of cost burdened renters (36.5%).
- He went through Housing Shortages by Sub-Region and Household Income.
- The Owner-Occupied Housing Units in the West Central Region is at 66.68%.
- The monthly gross rent for the West Central Region is \$810.
- He explained the graph of over-supply and under-supply of housing with the price range, income, and the cost burdened percentage of both owners and renters. In each region over 20% of households with a mortgage are cost burdened. In each region over 25% of households who rent are cost burdened.
- He also went over how the housing market has been crazy due to COVID-19, what some of the disadvantaged groups are, what families and individuals want and explained the graph which shows the problems and how to solve them.

The council went through the information presented and discussed what Bridgman may need and how to go about overcoming some of the housing problems.

ACTION ITEMS:

Motion by Council Member Hahaj, seconded by Council Member Sam Stine to approve the minutes from the February 21, 2022 regular meeting, **voice vote, motion carried unanimously.**

Motion by Council Member Stacy Stine, seconded by Council Member Bonkoske to approve the bills in the amount of \$67,713.49,

Council asked about the Drain Assessment invoice and if an itemized bill has been requested.

Lambrix explained that she has reached out and due to this being their busy season, it may take a little longer to receive that information,

Voice vote, motion carried unanimously.

Motion by Council Member Gipson, seconded by Council Member Hahaj to approve the fiscal Year 2022 (July 1, 2021 – June 30, 2022) City of Bridgman Budget Amendments, **voice vote, motion carried unanimously.**

Motion by Council Member Trapani, seconded by Council Member Stacy Stine to adopt **Resolution 2022-02** to authorize the sale of City-owned real property (property identification number 11-56-0019-0145-14-1) and authorize the City Manager to sign closing documents, **voice vote, motion carried unanimously.**

Motion by Council Member Bonkoske, seconded by Council Member Hahaj to adopt **Resolution 2022-03** for the First Reading of **Ordinance 2022-210** to amend the definition of “Hotel/Lodging” in the Zoning Ordinance, **voice vote, motion carried unanimously.**

Motion by Council Member Stacy Stine, seconded by Council Member Gipson to create an ad-hoc committee called the City of Bridgman Shoreline Protection Team, to study and advise the City Council on matter related to protecting and enhancing Bridgman’s Lake Michigan Shoreline with the following individuals:

- Sara Ball, Parks and Recreation Director John Bonkoske, City Councilmember (and shoreline resident)
- Mark Hurray, Planning Commission Chair Brad Mattner, Building Official/Zoning Administrator
- Ellen Reagan, Resident: Lake Township Gene Schoon, Resident: City of Bridgman

Council discussed the pros and cons of creating an ad-hoc committee and after discussion took a vote, **voice vote, motion carried unanimously.**

WORKSHOP ITEMS AND REPORTS:

Assessor’s Monthly Report – February 2022

Assessor Baumann was not present. The council did not have any questions on his monthly report.

Treasurer’s Report – Headlee Rollback effect on property tax revenue

Ganum explained that there will be a Headlee Rollback. Ganum and Lambrix explained the loss in tax revenue for the City and how that accumulates over the years and the affects from it.

Director of Public Services Report – February 2022

Public Service Director Kading was not present. It was highlighted that the City received the Water Fluoridation Quality Award.

Police Chief’s Monthly Report – February 2022

Mayor Rose thanked Brad Mattner and Sara Ball for taking on the role as a Reserve Police Officer. Chief Unruh explained what their role is and gave the council an update on recent break-ins.

City Attorney’s Report

Attorney Senica did not have anything to report.

City Manager’s Report

- Ganum shared a couple of Middle School art banners that are going to be installed this week along Lake Street. The council suggested adding the grade levels next to the name next year and maybe have the art students do Christmas banners as well.
- Ball explained to council that she is wanting to apply for a grant and will need to hold a public hearing before April 1, 2022. The grant application is to replace the existing boardwalk, add benches, new light fixtures, vegetation, painting the new retaining wall, and possibly installing an overlook deck and platform for both weddings and concerts. This grant will be a 35% - 65% split which will cost the city \$129,300 of the \$369,300 total for the project. This is going to be budgeted in Fiscal Year 2023.

Motion by Council Member Bonkoske, seconded by Council Member Hahaj to schedule a public hearing on March 25, 2022 at 10:00 a.m. for the Michigan Natural Resources Trust Fund Application, **voice vote, motion carried unanimously.**

- Ball explained that the 3 kiosk machines have been ordered and are 3 – 4 weeks out. She explained the Passport Payment Application and not having it this season due to cost.

Ganum reminded council that he is leaving for Argentina on Friday for 10 days.

HEARING OF CITIZENS:

- Bob Clark thanked the City for all of the support for Lake Township Supervisor John Gast passing last week. He served as supervisor for 20 years, was a tremendous guy, and will be greatly missed. There will be a visitation tomorrow from 4 – 7 p.m. at Lake Charter Township Hall. There will be a new appointment made for supervisor. He thanked everyone for the information on housing and is looking forward to working with the City and CGA on trying to build more affordable housing in Bridgman.

COUNCIL COMMENTS:

- Mayor Rose - Has known Gast for more than 35 years and shared a few memories of him. He was a happy go lucky guy and will be missed by the community.
- Member Bonkoske – Kim LaSata will be at Small Town Grounds on March 29th if anyone wants to come out and talk with her. He suggested having a strategy meeting ahead of budget preparation maybe at the second meeting in April. Lastly, he told everyone to count their blessings with everyone and the community we live in. What is going on around the world is painful to see.

ADJOURNMENT:

Motion by Council Member Hahaj, seconded by Council Member Bonkoske to adjourn the meeting at 7:53 p.m., **voice vote, motion carried unanimously.**

Vince Rose, Mayor

Allyson Holm, City Clerk