

BRIDGMAN CITY COUNCIL
REGULAR MEETING
June 7, 2021
6:30 PM

The regular meeting of the Bridgman City Council was held on June 7, 2021 at City Hall, 9765 Maple Street, Bridgman, MI 49106 and was called to order by Mayor Rose at 6:30 p.m.

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

COUNCIL ABSENT: Georgia Gipson

STAFF PRESENT: City Manager Ganum, City Clerk Holm, Attorney Senica, Police Chief Unruh, Public Service Director Kading, Assessor Baumann, Parks Director Ball, Treasurer Lambrix

The pledge of allegiance was led by council.

PUBLIC HEARING:

Public Hearing – FY 2022 (July 1, 2021 – June 30, 2022) City of Bridgman Budget

Mayor Rose opened the public hearing at 6:31 p.m.

No comments were offered from the public.

Mayor Rose closed the public hearing at 6:32 p.m.

APPROVE/AMEND THE AGENDA:

Motion by Council Member Stacy Stine, seconded by Council Member Bonkoske to approve the agenda for June 7, 2021 as presented, **voice vote, all in favor, motion carried.**

HEARING OF CITIZENS:

- Nancy Malinowski, lives in Stelter Farm and spends her winters in Utah. She shared her concerns about the image presented by the City of Bridgman. She feels the city is a little shabby and unkept. The clock on the clocktower does not work, there are weeds in the sidewalks, the sidewalks along Red Arrow Highway need to be edged, and she also listed several areas of improvements needed for Toth Park.
- Gene Herrman is in agreeance with the park situation needing improvements. The council needs to address these issues and give back to the kids in the community. Money and attention are needed to be put into both Legion Park and Toth Park.
- Bill Boyd fully agrees with Nancy and Gene. He has requested the clocktower be fixed numerous times and has been ignored completely. There is also a property on Maplewood with old whiskey barrels, pallets, and trash that needs to get cleaned up. A lady's house was recently broken into, and he wanted to commend the Police Department for having police officers that are very friendly, neighborly, and handled the situation very well.

PRESENTATION:

Bridgman Housing Market Summary and Character Analysis by Ryan Kilpatrick, Housing Next Marques King, Fabric Design, Zack Verhulst, Pure Architects

Ryan Kilpatrick explained his non-profit organization, his board and what they consist of. His team worked on evaluating what the market is today, what is in demand, and how the city would like to solicit the city property along the tracks for development. He conducted his own market development analysis for Bridgman and Berrien County. He just received the results, and it shows there should be 55 new units in the next five years which is good to see. Marques King went through the presentation showing the different possibilities and building options between a ratio of 1:3 and 1:2 between the building heights and rights-of-way. After the presentation, the council discussed the information at length and had a few comments and questions:

- Possibly look at a bigger area that would include not just the one city property but look at the properties along Lake Street to see if there are others that could be purchased and developed. There are large gaps along Lake Street and maybe they could provide the council with a few different options. Possibly do a three-phase development project.
- Council would like to see a few different visuals with what a two-story or three-story building would look like on that property.
- If a multi-use building would be built, what would the likelihood of having empty store fronts be. What is the data on that type of building 5 years down the road and is it still successful?

After further discussion was had, Kilpatrick's team will put together a few different designs for the city property in question. He will also do a vacant land analysis to show a few other potential sites. He will bring this information back to council.

ACTION ITEMS:

Motion by Council Member Trapani, seconded by Council Member Hahaj to approve the minutes from the May 17, 2021 regular meeting, **voice vote, motion carried unanimously.**

Motion by Council Member Bonkoske, seconded by Council Member Sam Stine to approve the bills in the amount of \$80,840.21, **voice vote, motion carried unanimously.**

Motion by Council Member Hahaj, seconded by Council Member Stacy Stine to adopt **Resolution 2021-08** to approve the Annual Exemption Option of Public Act 152 of 2011, **voice vote, motion carried unanimously.**

Motion by Council Member Stacy Stine, seconded by Council Member Bonkoske to **adopt Resolution 2021-09** for a Social District Permit requested by Lazy Ballerina Winery, LLC at 4209 Lake St, **voice vote, motion carried unanimously.**

Motion by Council Member Sam Stine, seconded by Council Member Hahaj to adopt **Resolution 2021-10** for a Social District Permit requested by Transient Artisan Ales LLC at 4229 Lake Street, **voice vote, motion carried unanimously.**

Motion by Council Member Hahaj, seconded by Council Member Sam Stine to approve Fiscal Year 2021 (July 1, 2020 – June 30, 2021) City of Bridgman Budget Amendments, **voice vote, motion carried unanimously.**

Motion by Council Member Bonkoske, seconded by Council Member Sam Stine to approve an Easement for Ingress and Egress to Mr. Brett Boyd in the amount of \$100 and authorization of the City Manager to execute the Easement, **voice vote, motion carried unanimously.**

WORKSHOP ITEMS AND REPORTS:

City Attorney's Report – HB 4722 (Short Term Rental regulation) update

Attorney Senica does not believe this bill is scheduled for a vote this week. She is going to meet with Brad Paquette and is going to try and get as many people as possible together to share their feelings about the biggest legislation that could change our local areas and effect everything including the schools. She will update the council as soon as she hears when this bill is going to be scheduled for a vote. The council discussed this information at length with Attorney Senica. Mayor Rose called Pauline Wendzel last week and left a pretty harsh voicemail. He has not heard back from her. Member Stine emailed both Pauline Wendzel and Kim LaSata. She said that Wendzel was very offended by her email, but LaSata was trying to understand her stance.

City Manager's Report

Ganum shared a few additional items that were not in his written report:

- Currently the City of Bridgman has a State Plumbing Inspector and Mechanical Inspector. Building Inspector Mattner is recommending that the City should make those two inspectors local to better serve the residents and retain a percentage of the permits issued. Ganum will come back to the council at the next meeting with more information.
- Ganum told the council that the executive findings report for the broadband data collection has just come in and he will upload the report to the Google Drive.
- Ganum showed council the stack of bills that were just approved tonight. He explained that every department head looks at every single bill before he signs off on them. There are multiple sets of eyes on these as we manage the city's money very carefully.

HEARING OF CITIZENS:

- Bill Boyd had a question about the easement that the council granted tonight and where the access points were to the other church property.

COUNCIL COMMENTS:

- Member Sam Stine thanked Nancy Malinowski for her comments and asked Ball about the Toth Street Improvements. Ball stated that she applied again this year for a grant, and even if the city does not receive those funds, she has still budgeted \$30,000 for improvements. Stine also stated the purchase of a canopy to create a shaded area is quite expensive and start at \$15,000 for one. He also said that the Key Club and Rotary Club are always looking for projects, and maybe they could help out as a great opportunity to give back. He thanked Ball for her upcoming plans at Toth Park.

ADJOURNMENT

Motion by Mayor Hahaj, seconded by Council Member Stacy Stine to adjourn the meeting at 8:39 p.m., **voice vote, motion carried unanimously.**

Vince Rose, Mayor

Allyson Holm, City Clerk