

**Bridgman City Council**  
**Regular Meeting**  
**October 3, 2022**  
**6:30pm**

**1) CALL TO ORDER**

The regular meeting of the Bridgman City Council was held on October 3, 2022, at City Hall, 9765 Maple Street, Bridgman, MI 49106 and was called to order by Mayor Rose at 6:30 pm.

**2) ROLL CALL**

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

**COUNCIL ABSENT:** Stacy Stine

**STAFF PRESENT:** City Manager Ganum, Parks Director Ball, Police Chief Unruh, Treasurer Lambrix, Attorney Senica, Fire Chief Buist, Assessor Baumann and Building Inspector Mattner

**3) PLEDGE OF ALLEGIANCE**

The pledge of allegiance was led by the council.

**4) APPROVAL OF THE AGENDA**

**Motion** by Council Member Bonkoske seconded by Council Member Sam Stine to approve the agenda as amended to add action item 6F, a special event application for the Homecoming Parade.

**Voice vote, motion carried unanimously.**

**5) HEARING OF CITIZENS**

**Bob Cook** introduced himself as a candidate running for the Bridgman Public School Board.

**6) ACTION ITEMS**

**6A. Motion** by Council Member Gipson seconded by Council Member Hahaj to approve the minutes of September 19, 2022, regular meeting as printed.

**Voice vote, motion carried unanimously.**

**6B. Motion** by Council Member Hahaj seconded by Council Member Bonkoske to approve payment of the bills in the amount of \$78,708.25.

**Voice vote, motion carried unanimously.**

A question regarding the water tap at a residence on Church Street was asked. Manager Ganum answered the question stating that the ordinance for tap fees are currently a flat rate structure. He explained that it should be considered to look for ways to reclaim the full cost of the tapping.

**6C. Motion** by Council Member Gipson seconded by Council Member Hahaj to approve a Purchasing and Disbursement Policy.

**Voice vote, motion carried unanimously.**

**6D. Motion** by Council Member Bonkoske seconded by Council Member Sam Stine to approve a professional services agreement between Abonmarche and the City of Bridgman for engineering services related to the Weko Beach Boardwalk Design Project for a lump sum cost of \$27,000.

**Voice vote, motion carried unanimously.**

- 6E. **Motion** by Council Member Gipson seconded by Council Member Bonkoske to adopt Resolution 2022-11 to authorize an agreement between the Michigan Department of Environment, Great Lakes, and Energy and the City of Bridgman for a Michigan Coastal Management Program grant to fund the Weko Beach Boardwalk Design Project and authorization of Parks and Recreation Director Sara Ball to execute the Agreement.

**Voice vote, motion carried unanimously.**

- 6F. **Motion** by Council Member Hahaj seconded by Council Member Trapani to approve a Special Event Application submitted by Gerald Heath, Bridgman High School Principal for the Annual Homecoming Parade on Friday, October 7, 2022.

**Voice vote, motion carried unanimously.**

**7) WORKSHOP ITEMS AND REPORTS**

- 7A. **Police Chief's report:** Council reviewed the written report. Bonkoske specifically thanked Chief Unruh for all his extra efforts as they are not going unnoticed.
- 7B. **Parks Director's report:** Council reviewed the written report. Specific notes mentioned: the last week of this season's camping will be Sunday October 9, 2022; scheduled rentals for the Beach House are going well.
- 7C. **Director of Public Services Update:** Manager Ganum mentioned that the retaining wall on Beechnut Street is being reconstructed with ready rock set to hold the earth back instead of the ties. \$10,000 was budgeted for sidewalk repair by addressing sidewalk cracks and trip hazards. We will notify residents as soon as we know when the contractor is coming into town.
- 7D. **City Attorney's Report:** Attorney Senica discussed an update to HB 4722 – Short Term Rental, which was passed about one year ago by the Michigan State House of Representatives. Municipal lobbying groups fought hard against its passing. Large private lobbying groups have fought to push this through the state senate. The State Senate is likely to pass HB 4722 during the November lame duck senate session. The best hope against its defeat is for the governor to veto this bill. This bill exacerbates issues of workforce housing, and we need to focus as a city as to how to we are going to strongly respond to this. She explained HB 4722 is taking away the right to governance. Bridgman has been the leader for over 50 years in how to handle rentals. A city-wide survey regarding short term rentals was conducted and 87% of residence who responded said they do not want short term rentals in residentially zoned areas. The passing of this bill is going to change the face of Southwest Michigan forever. This is bad for our schools, our police department, and municipalities throughout Michigan.

**Member Bonkoske:** The change that HB 4722 will cause to the school districts will impact who we are going forward. Every third house anywhere could become a short-term rental under this bill, which will change the makeup of our community. The issues that this will bring to our management of the City especially to the police and fire departments, will be complicated.

**Member Trapani:** Hopes that we can work together as a community along with the surrounding areas and there could be enough support to make this a ballot issue. She emphasized that the Governor would need to veto HB 4722 for the opportunity to make it a ballot issue.

Condo associations have by-law rules that do not allow short term rentals. Since these are private agreements, they are not going to be affected by HB4722. Attorney Senica suggested that like-minded neighbors should work together to protect themselves from short term rentals. She also noted that if HB4722 passes it absolutely is going to be litigated for the next 25 years.

- 7E.** Discussion of Rental Registration Program. Given everything we know that is happening on the State Level, Attorney Sencia and Manager Ganum suggested we hold off on developing a rental registration program. Bridgman does not allow for Short Term Rentals in the residentially zoned districts. There are a lot of options on the table, and we should continue talking to our neighboring communities so that the best ideas will prevail. We must continue to educate ourselves along the way.
- 7F. City Manager's report:** Reviewed written report specifically discussing a communications Facebook page. Manager Ganum stated that thoughtful response is needed to Facebook communications, if not required, to manage a thorough and interactive City Facebook page. The Boys and Girl Club is seeking employees for their after-school and future summer programs. The Assessor's report states that the taxable value is going to increase by 5%, unfortunately inflation will be 8% leaving cities at a shortfall. The Yale Whiffinpoofs are a world-famous traveling a capella singing group who will be performing October 19<sup>th</sup> at the Performing Arts Center at Bridgman High School.

## **8) HEARING OF CITIZENS**

**Julie Starting:** On behalf of the Corridor Improvement Authority, announced that the Bridge Builder Grant for the courtyard was approved by the Michigan Municipal League Foundation to complete a rug like mural on the asphalt encompassing this space. Significant involvement from local businesses to support the student designer interactions is being led by Jacob Zapor, Bridgman High School Art Teacher. This will be the first piece of permanent student art in over 20 years. Thank you to Manager Ganum for finding the space and Hannah Anderson for the art concept.

**Bob Cook** would like to thank all of council and staff for the effort to work against the short term rental issues.

## **9) CLOSED SESSION**

**Motion** by Council Member Hahaj seconded by Council Member Gipson to go into closed session pursuant to the Open Meetings Act MCI 15.268 Sec. 8(a) at 7:24 pm.

**Voice vote, motion carried unanimously.**

**Motion** by Council Member Hahaj seconded by Council Member Gipson to resume open session at 7:33 pm.

**Voice vote, motion carried unanimously.**

#### 10) COUNCIL COMMENTS

**Bonkoske:** Asked if there are any updates on the habitat build.

**Sam Stine:** Stated It has been a pleasure to be on City Council since March of 2021. He thanked the council for bringing on Cornerstone Alliance to assist the city.

**Vince Rose:** Thanked Stacy Stine for her hard work and dedication to the City of Bridgman. She will be missed.

#### 11) ADJOURNMENT

**Motion by** Council Member Bonkoske seconded by Council Member Sam Stine to adjourn the meeting at 7:40 pm.

**Voice vote, motion carried unanimously.**

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Vince Rose, Mayor

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Sarah Karl, City Clerk