

**BRIDGMAN CITY COUNCIL
REGULAR MEETING
OCTOBER 4, 2021
6:30 PM**

The regular meeting of the Bridgman City Council was held on October 4, 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: Sam Stine, Jan Trapani, John Bonkoske, Vince Rose, Stacy Stine, Pam Hahaj

COUNCIL ABSENT: Georgia Gipson

STAFF PRESENT: City Manager Ganum, Attorney Senica, Engineer Nykamp, City Clerk Holm, Police Chief Unruh, Parks Director Ball, Assessor Baumann, and Treasurer Lambrix

The pledge of allegiance was led by council.

APPROVE/AMEND THE AGENDA:

Motion by Council Member Trapani, seconded by Council Member Sam Stine to approve the agenda for October 4, 2021, as presented, **voice vote, motion carried unanimously.**

HEARING OF CITIZENS:

- Jim Catania – Commented on the trees along Lake Street that have been lit in the past and how good they looked. Inquired if the city was going to continue doing it. If the city does not continue with lighting of those trees, some other kind of lights should go down Lake Street.
- Jim Jungles – He has been a seasonal camper at the Weko Beach Campground for over 20 years. He said that Parks Director Ball and Officer Hyzer have been doing a great job down there. The city crew that put in the stairs to the beach also did a great job. He would like to pay a monthly charge along with signing any paperwork needed to leave his trailer down in the campgrounds off season. There are several other seasonal campers interested in doing that as well.
- Eugene Herrman – The Berrien County Sportsman Club allows trailers to stay throughout the year and that money helps offset paying for electric and such. Allowing this could help in the same way for the city.

PROCLAMATION:

Mayor Rose read the Proclamation for the Bridgman American Legion Centennial Day aloud. Five members from Post 331 were in attendance tonight. Eugene Hermann presented Mayor Rose with a flag on behalf of the post and its members and thanked the City of Bridgman for the continued support of the Legion. Commander Mutz also thanked the council and invited them to the centennial celebration on October 16th. He asked council to RSVP as soon as possible so they can get the correct count to the caterers.

PRESENTATIONS:

Remote Presentation by Buzz Brown, Mike Geers and Josh Tanghe, Munetrix (online platform for financial and transparency compliance, data management and fiscal health)

The City has partnered with Munetrix, an online data analytic, since 2017 which provides the public with a user-friendly source of information on how the residents tax dollars are being spent. The City's online platform shows the financial and transparency compliance, data management and fiscal health. Buzz Brown stated that Bridgman is a healthy community fiscally and went through revenues and expenditures, the General Fund Balance and compared Bridgman with other communities. This platform of information can be found on the City's website.

Presentation by Ryan Kilpatrick, Executive Director of Housing Next, to discuss the development of downtown property

Ryan Kilpatrick gave a quick overview and synopsis of the process that has been done so far with the development of the downtown property and talked about what the next steps could look like. He explained the difference between a Request for Proposal (RFP) and a Request for Qualifications (RFQ). Either process will work. It will be up to the council to discuss and figure out which direction they would like to take. This project could be done in a series of phases or all at once. The council talked about the different options. They would like to make sure the public has some involvement and welcome their input. They have not really had the opportunity to discuss this as a council and talked about holding a special workshop meeting to further discuss. Ganum and Kilpatrick will put together a clean package to present to the council to discuss and come to a decision on how to proceed.

ACTION ITEMS:

Motion by Council Member Hahaj, seconded by Council Member Stacy Stine to approve the minutes from the September 20, 2021, regular meeting, **voice vote, motion carried unanimously.**

Motion by Council Member Bonkoske, seconded by Council Member Stacy Stine to approve the bills in the amount of \$267,859.89, **voice vote, motion carried unanimously.**

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

Motion by Council Member Bonkoske, seconded by Council Member Hahaj to approve the disposition of the following equipment, 2006 Ford F-150, 2008 UTV Cub Cadet, and ClubCar Golf Cart, from the Parks and Recreation Department via online auction, **voice vote, motion carried unanimously.**

WORKSHOP ITEMS AND REPORTS:

City Attorney's Report (verbal)

Attorney Senica did not have any updates on both HB 4722 and HB 4988. She reiterated how detrimental it would be to the school system and workforce housing if short term rentals were allowed in residential districts. She has a feeling that our local Senators are going to support these bills and one of these two House Bills could pass. The real estate lobby is huge in Michigan, and they are pushing for the passage of HB 4722. She explained what is currently happening in the City of New Buffalo with short term rentals and the effect it is having. Most municipalities have passed a resolution similar to the one the council passed this summer that vehemently opposes HB 4722.

City Engineer's Report (verbal)

Engineer Nykamp updated the council on two city projects. There was a kick-off meeting for the State Grant Water Feasibility Study with Lake Charter Township this summer. The next step is to have a site meeting to do a pump test at the Weko Beach intake. The trouble is finding a barge and pump to do the testing that stresses the intake. There are only a couple weeks left in this calendar year to perform this and it might end up getting scheduled for the spring. The grant is valid for two years so there is still plenty of time. This is just delaying the process a little.

The other project is a transportation improvement project on Lake Street between Church Street and Gast Street. There will be 700 feet of sanitary sewer replaced along with three manholes. This is scheduled to be funded in 2023 and will go out to bid late 2022. MDOT needs the information 6 months in advance of going out to bid to review; therefore, the topographic survey and design work will begin this winter.

City Manager's Report

Ganum went over the following items in his written and supplemental reports:

- The "Bridgman Shoreline Protection Team" will meet next month.
- The Courtyard area has now been decorated for fall with a special thanks to John Schmaltz, Andrew Clay, and Debbie Lambrix.
- Don Chepe's food truck has done exceptionally well and has sold out twice. If the city continues to support them strongly, hopefully it will cause them to want a brick-and-mortar location here in town.
- The boat ramp will be removed this week.
- On October 10th the Farmer's Market will have trick-or-treating for the kids.
- This Friday Bridgman will be hosting the monthly CEO Council meeting at the Beach House.
- Ganum and Lambrix will be meeting with a bond consultant soon to see if the city can save some money on the GRSD Sewer Bond.
- He is eager to continue a discussion about strategic planning with the City Council.
- He recommends that the City Council designate a date and time for Halloween trick-or-treating to eliminate the need to take action annually.

Motion by Council Member Hahaj, seconded by Council Member Bonkoske to designate October 31st from 5:30 p.m. to 7:00 p.m. as the designated date and time for Halloween Trick-or-Treating, **voice vote, motion carried unanimously.**

HEARING OF CITIZENS:

- Julie, a local resident inquired if there are a lot of short-term rentals in the City's residential districts. Attorney Senica explained that it is not currently allowed in the residential districts, but there are designated areas within the city.

COUNCIL COMMENTS:

- Member Bonkoske – Complimented Ganum for the idea of bringing in the food truck and possibly having more.

ADJOURNMENT:

Motion by Council Member Hahaj, seconded by Council Member Trapani to adjourn the meeting at 7:56 p.m., **voice vote, motion carried unanimously.**

Vince Rose, Mayor

Allyson Holm, City Clerk