

**EDMORE VILLAGE COUNCIL
SPECIAL MEETING
APPROVED JOURNAL OF MINUTES
December 28, 2020**

1. **CALL TO ORDER:** The special meeting of the Village of Edmore Council was called to order on Monday, December 28, 2020 at 7:02 p.m. by **President Gloria Burr**.
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL:** Members present – **Colburn, Green, Griswold, Guild, Moore, Rasmussen, Burr**. Also present: **Justin Lakamper** – Village Manager, **Shirley Drain** – Village Treasurer, **Kerri Peterson** – Village Clerk.
4. **APPROVAL OF THE AGENDA:** Motion by **Green** to approve the agenda changing the order of 6. New Business to B, C, A. Supported by **Rasmussen**. **VOICE VOTE: ALL YES: MOTION PASSED 7-0.**
5. **PUBLIC COMMENTS: AGENDA ITEMS:** None.
6. **NEW BUSINESS:**
 - A. **APPROVAL TO AMEND ORDINANCE NUMBER 2020-01 REGULATION OF MEDICAL MARIHUANA ORDINANCE TO INCREASE THE NUMBER OF MEDICAL MARIHUANA GROW FACILITY LICENSES:** **Lakamper** reported he will talk about the medical and recreational licenses as one even though there are two agenda points. Currently we have one grow facility license remaining for a medical grow facility. We have given out two for the recreational grow facility and one of the medical grow licenses, so we only have one left. If we want to accommodate more facilities in town, we will have to raise the number of licenses. The businesses who currently hold licenses have expressed their plan to expand in the future and hold more licenses in their facilities. That is one issue you will be addressing if you increase them. The other is bringing in other businesses into town. **Lakamper's** understanding of the grow facilities is their intention is to get as many licenses as they can get into one. If there is an investor looking into Edmore, they are looking at multiple licenses in one place. He went on to state that he has had a few conversations with investors who were nervous about how few licenses we have. To accommodate for the potential of some land at the Sunrise Property and potentially another property on Industrial Drive, we would need to increase the numbers. **Lakamper** suggested increasing by two licenses on the medical side and two licenses on the recreational side, leaving two recreational and three medical available. The question is how many grow facilities do we want to have. **Colburn** asked given what is in the pipeline now, if that all comes to fruition, is this going to max us out again and put us in the same position? Is the additional two enough or should we go a little bit more? **Lakamper** responded that it wouldn't immediately cap them out if they all came and asked for one. If everything was developed that said it was going to be developed and everything was up and running, they are probably going to come back and ask for another. At that point you would probably have to address this again. **Colburn** asked if we do what it says here, is that going to be sufficient to handle what is in the pipeline and also any perspective person that is worried about the total number? **Lakamper** responded that there are places where licenses are unlimited, so somebody could look at an unlimited town and say we're never going to have a problem, we can get however big we want to get. I don't necessarily think we need to worry about that person. To answer your original question, this would cover everybody that has been talking

to us, but it is low enough that I think it could come back in the future and be put on the docket again. **Colburn** asked **Lakamper** considering all that, this is your proposal? **Lakamper** agreed. He stated the reason he was being so conservative is he felt the board wanted to take it one step at a time. He is open to other suggestions if the board has any, also. **Colburn** agreed, one step at a time, but on the other hand we don't want to be here every other week doing this. **Burr** agreed. **Colburn** went on to say he thinks it's a good idea to have enough to take care of what's in the pipeline and then maybe a little bit. **Lakamper** responded that with the two licenses, he was trying to be quite conservative. He stated if the board felt they wanted to do more; he was okay with that. Two licenses would get us to where we need to be today and cover us for a while, then you would have to reassess in the future. **Colburn** stated that it was more of a question than a statement. Just raising the issue. **Burr** agreed, we don't want to do this in another month, come back and have to do this again. **Lakamper** agreed and stated that he thinks what is going to dictate that is if everybody who has a license now or says they're applying gets them and gets up and running, how soon they're ready for more. At that point, if they have one or two licenses in that same building, there's really no difference to us here. The concern **Lakamper** has is the actual number of facilities in town. **Green** asked **Lakamper** how many lots were available yet to sell. **Lakamper** responded technically there is five left out at Sunrise that the Village owns, that would be used for this. But there are other locations in town that could be used for it. He went on to say that is why he can't say how many facilities we could have, based on the real estate market there could be other buildings that become available from private sellers. The Planning Commission still has to approve each location and then ultimately the Council has to approve the licenses. Just because we raise these numbers, that doesn't mean we're going to automatically have 20 or whatever. **Green** asked if we were limited by the electrical grid or the water supply. **Lakamper** answered, somewhat. All of these facilities use 3-phase power, so getting 3-phase power to the location is one piece of the puzzle for them. For the most part for the areas we are talking about it's within a reasonable distance for the electric and everything in the village has access to water and sewer. **Green** stated she did a little research on another grow plant that was growing 25,000 plants and they ended up having to build another sub-station just to handle it. I don't think we're going to get anywhere near that. **Burr** agreed, that's a lot. **Lakamper** responded that particularly with power, that would be an issue with Consumers and the owner. It wouldn't have anything to do with us. **Burr** asked if **Lakamper** was saying we still have five more available lots that are not sold that could be sold. **Lakamper** agreed. Discussion ensued about where the available lots were located. There are two lots out by M-46 at the Sunrise Property and the other three are in front of Ryan's. Explanation was made as to how that area is split into three odd shaped lots. **Burr** asked for clarification if it was two more medical licenses and two more recreational licenses. **Lakamper** stated if increased you would have three more medical licenses and two more recreational licenses. We have one medical license left right now. Recreational licenses are all used right now, so we would be adding two more recreational licenses. **Lakamper** reiterated to be clear, we have given out licenses to two separate facilities. If they get built, I believe they will come back and ask for more. At least at that point, you will probably have to address this again. I think you will address this again if you increase by two licenses, but if that's not a problem for you all, then I think you can do it incrementally. But if you would like to not consider it as often, then you could probably do a few more now. **Burr** stated that would be up to the council if we want to do more or if we just want to do two now. **Drain** asked for clarification on what decides the

license. **Lakamper** explained there are three classes of licenses within the rec law and within the medical law. Our licenses that we give out, do not specify the class, just the type, rec or medical. There is an A, B, and C license on both sides. They are class A 100 plants, class B 500 plants, and class C is 2000. It is whatever they get from the State. If they have a rec license from the State and their rec license from us, they do 100 plants. If they have two class A licenses from the State, they do 200 plants. If they do class A and class C, they do 2100 plants. **Drain** stated so it depends on how many plants, how many licenses they're getting for one building. **Colburn** asked if they go from A, to B, to C, or whatever, will they need a new license from us each time? **Lakamper** responded not if they kept the same amount. He went on to explain. A good example, the new grower we just gave two rec licenses to, they're using them for class A licenses right now. If they switched with the State to a class A license, they have to inform us of any changes with the State, but our license would still be good for their class C license. **Colburn** asked **Lakamper** if when he said one of these existing businesses may grow and want more licenses, are you talking about a different kind of license, like retail? **Lakamper** responded, that's a possibility. He feels the rec industry and the medical industry are going to merge at some point in time even more than they already have and at that point, these businesses are going to want to sell to whatever market they can sell the most, probably. So, it could be they are growing medical and rec at the same facility. **Colburn** asked if then they would need a different license from us? **Lakamper** responded, yes. He went on to give another example using HBScru, who holds a medical license with us right now. They have a class C license with the State. If they want to expand their facility and they get another class C license from the State, they will then have to come to us and get a second medical license from us. **Colburn** again asked **Lakamper**, given his knowledge on the subject, if increasing the number of licenses by two is the right way to go. He went on to say that he's fine with incremental as long as we're doing this again in two weeks. **Lakamper** replied that this has kind of come in waves at him. At first when we passed it, a lot of people called and a lot of them fizzled out. We've gotten a little bit more attention due to the license we have already given out, we're getting a lot more calls and he believes some of them are probably going to pan out to be real. He went on to say, he would like to see us get some of these up and running, everybody understands what is happening here, then at that point if there are no issues, no smell, no nothing, we can do more. This lets us step our way towards that. **Guild** asked if anybody had gotten any feedback from residents in town about this? Has anybody talk to anybody about it? **Green** stated the feedback is what made her start researching more. **Guild** stated he'd had some good and some bad. He hates to see us get a whole bunch of licenses, and all of a sudden have this room packed with people down here wanting to scalp us. **Green** asked **Guild** what they were concerned about. **Guild** replied, being known as the dope town, the smell. **Rasmussen** states a lot of people are worried about crime may increase. **Green** added she feels these businesses are going to be very secure. **Guild** went on to state that we have one right downtown and we've had no increase in crime, we've had nobody lingering around downtown smoking it. **Moore** responded he thinks they usually just come, get it, and get out of here. **Burr** stated they're not allowed to smoke it on the streets anyway, so they're not going to linger around. When we first did this, that was some concerns of some people, but once they found out they're not able to, people's attitudes have changed. Some are still worried about the smell and some crime, but they're seeing that things are going good with them selling downtown. It's mellowed out a lot of people. A lot of people are understanding. They do ask about security and once you explain to them, it really helps. She went on to say

that there haven't been any concerns at all about the one downtown. There haven't been any problems. That was a big concern at first, but I think as people are seeing it now and they're understanding more, the concerns are less. **Green** talked about the number of towns in Michigan that accept grow operations and that it's probably not a bad thing. This industry has major potential. Once the businesses expand, the more people they are bringing into the village for jobs or deliveries, and those people need to eat, get gas, groceries. It can turn out to be a good thing. **Guild** is afraid that people in town are not going to accept it, but he agrees with it. It's in the right direction and it's good for the Village. **Colburn** responded that it sounds like everybody agrees it's a good number. **Burr** replied she okay with that if everybody else is okay with it. She doesn't foresee us having to come right away and do them again. She feels it will probably be months before they are ready to come to us about another license in that same facility. She asked **Lakamper** if we would have to meet again to cover the business we have right now if they wanted to get a second license. The board agreed it would be months down the road. **Lakamper** asked if **Burr** meant the ones we approved last month or potential new ones. **Burr** responded, potential new ones. **Lakamper** replied, if they all got one and then they all came back, you would have to do it again. **Burr** again stated that she is okay with the numbers but it's also up to the rest of the board. She asked for questions now instead of later when it's too late. If there is no more concerns or questions, she asked for a motion. Motion by **Guild** to amend ordinance number 2020-01 Regulation of Medical Marihuana Ordinance to increase the number of medical marihuana grow facility licenses from two to four. Supported by **Griswold**. **ROLL CALL VOTE: Colburn, Green, Griswold, Guild, Moore, Rasmussen, Burr. ALL YES: MOTION PASSED 7-0.**

- B. APPROVAL TO AMEND ORDINANCE NUMBER 2020-02 REGULATION OF RECREATIONAL MARIHUANA ORDINANCE TO INCREASE THE NUMBVER OF RECREATIONAL MARIHUANA GROW FACILITY LICENSES:** Discussion took place at the same time as the medical marihuana license amendment discussion. Motion by **Green** to amend the ordinance number 2020-02 Regulation of Recreational Marihuana Ordinance to increase the number of recreational marihuana grow facility licenses from two to five. Supported by **Burr**. **ROLL CALL VOTE: YES: Colburn, Green, Griswold, Guild, Moore, Burr. NO: Rasmussen. MOTION PASSED 6-1.**
- C. APPROVAL OF PURCHASE AGREEMENT TO SELL LOTS 041-627-044-05, 041-627-044-06:** Those are lots 5 & 6 at the Sunrise Property. **Guild** asked if that was the end of the lots out there on M-46. **Lakamper** replied, on M-46, yes. **Colburn** asked if this sale was contingent on them getting the lots approved. **Lakamper** responded, yes. There are contingencies in here for the special use permit, and for their marihuana permit, and then also for due diligence. That includes the environmental due diligence and all that. **Colburn** asked if there was a timeframe for that. **Lakamper** replied, yes, it's three months altogether. **Burr** responded it was March 31st. **Lakamper** went on to say that it's 30 days for your regular due diligence, 45 days for environmental due diligence, closing would be on or before March 31st. **Guild** asked if the village would have to pay for the survey again. **Lakamper** responded that we have to provide them with a recertified survey. So, we will have to pay to have the already existing survey recertified. Motion by **Moore** to approve this purchase agreement to sell lots 041-627-044-05 and 041-627-044-06 to be executed by the Village Manager. Supported by **Colburn**. **Green** asked if the purchasers were proposing to build and enclosed building and not a greenhouse? **Lakamper** assured her it would be a steel building. **Guild** asked when they hoped to break ground. **Lakamper** asked **Troy O'Connor** what their plans were for building and when. **O'Connor** stated they have a construction company meeting them out at the property

on Wednesday, so we will know more then. But we would like to get going on it as soon as possible. So hopefully shortly have March 31st. **Guild** asked Troy to give us an idea of the type of building he was going to build. **Troy** replied that currently they are planning on building a steel building. It's going to be about 12-foot-high ceilings, and the roof about 20 feet. It's going to be 120'x80' with a parking lot with about 12 spaces. **Guild** asked it if was going to be all steel construction. **Troy** responded that it will be similar to the building to the south of the property. **ROLL CALL VOTE: Colburn, Green, Griswold, Guild, Moore, Rasmussen, Burr. ALL YES: MOTION PASSED 7-0.**

7. **PUBLIC COMMENTS:** None.
8. **COUNCIL COMMENTS:** **Guild** welcome Troy to Edmore. We are excited to have you here. **Burr** agreed and wished them luck.
9. **ADJOURNMENT:** Motion by **Colburn** to adjourn the meeting. Supported by **Moore. VOICE VOTE: ALL YES: MOTION PASSED 7-0**
President Burr adjourned the meeting at 7:45 p.m.



Village President

Approved for Publication



Village Clerk

As a side note: This meeting was held in person and virtually via Zoom as a convenience due to COVID-19 restrictions.

**NOTICE OF SCHEDULE OF THE REGULAR MEETINGS OF THE VILLAGE
COUNCIL OF THE VILLAGE OF EDMORE TO BE HELD DURING THE
FISCAL YEAR COMMENCING MARCH 2021.**

TO ALL PERSONS INTERESTED IN THE MEETINGS OF THE VILLAGE COUNCIL OF THE VILLAGE OF EDMORE, MONTCALM COUNTY, MICHIGAN: *PLEASE TAKE NOTICE* that the Edmore Village Council, 209 South Sheldon Street, Edmore, Michigan 48829, will hold regular meetings on the following dates in the Curtis Community Building, beginning at **7:00 PM**, for the Fiscal year commencing March, 2021:

DATES

March 8, 2021	April 12, 2021
May 10, 2021	June 14, 2021
July 12, 2021	August 9, 2021
September 13, 2021	October 11, 2021
November 8, 2021	December 13, 2021
January 10, 2022	February 14, 2022

Proposed minutes of each of the meetings listed above will be available for public inspection during regular business hours at 209 South Sheldon Street, Edmore, Michigan not more than eight business days after the date of said meeting; and approved minutes of each meeting will be available for public inspection during regular business hours, at the same location, not more than five business days after the meeting at which the minutes are approved. Copies of the minutes shall also be available at the reasonable estimated cost for printing or copying.

Upon oral or written request for a subscription and payment of a fee established by the Council, minutes shall be mailed to any person or business by first class mail. The subscription may be valid for up to six months.

This notice is given in compliance with Act No. 267 of the Public Acts of Michigan, 1976. Special accommodations for persons with handicapping conditions will be provided if such persons will contact the Village office (989-427-5641) during regular office hours in advance of the meeting.


Kerri Peterson, Village Clerk