

**EDMORE VILLAGE COUNCIL
REGULAR SESSION
APPROVED JOURNAL OF MINUTES
July 12, 2021**

1. **CALL TO ORDER:** The regular session of the Village of Edmore Council was called to order on Monday, July 12, 2021, at 7:03 p.m. by **President Gloria Burr**.
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL:** Members present – **Colburn, Green, Griswold, Guild, Moore, Rasmussen, Burr**. Also present: **Deputy Josh Lyster** – Montcalm County Sheriff's Dept, **Justin Lakamper** – Village Manager, **Shirley Drain** – Village Treasurer, **Kerri Peterson** – Village Clerk.
4. **APPROVAL OF THE AGENDA:** **Green** moved to approve the agenda. Supported by **Colburn**. **VOICE VOTE: ALL YES: MOTION PASSED 7-0.**
5. **PUBLIC COMMENTS: AGENDA ITEMS:** None.
6. **DEPARTMENT REPORTS:**
 - A. **POLICE:** **Deputy Josh Lyster** reported things have been fairly quiet in the village for the past month. Things of note were a fraud report taken in the 500 block of Home Street. The victim received a telephone call regarding her Apple account allegedly being hacked. The victim was enticed to give up her personal information that led to other charge accounts in her name and pending withdrawals from her bank account. There are no suspects at this time. An arrest was made of a drunk driver in The Depot parking lot. An investigation of a larceny at True Value Hardware.
 - B. **FINANCE:** **Burr** reported for Tracy. Audit is completed. Taxes are out. Consumer Confidence Report was completed and sent out with the taxes. The office re-opened June 28th. Working on quarterly reports. Working with Lakamper on ARPA fund request. Burr asked for an update on the drop box and receipt printer. Lakamper stated he has been in touch with the drop box company. There has been an increase in price by \$300 and he has negotiated with them to get the increase in price by \$80, not \$300. It has not been ordered as of today. It will take 3-4 weeks to receive it once ordered. We are still waiting to receive the receipt printer and card reader to start accepting electronic payments and debit cards.
 - C. **DDA:** **Lakamper** reported. The next DDA meeting is August 25, 2021. The DDA owned lot on 5th Street was sold this month, netting the DDA \$29,992.11. At the July 7th DDA meeting the following topics were discussed: Façade Grant Program – discussed and tabled until next meeting. DDA Coordinator Position - The DDA received 7 applications for the position. The Board decided to keep the posting up with the intention of attracting more candidates with marketing experience. Purchase of table carts - The purchase of 2 carts on which to store tables was authorized. Bag Building - The Board decided to seek out quotes to install a second exit on the west end of the main floor to allow for the entire first floor to meet fire code. They are talking with an architect to see if it is going to be cost effective or even possible. Bookings have picked up a lot. In terms of marketing, for the near future, weddings are abundant. Other uses at a later date. The Arts Council is not impacting the cost of utilities in the building. The \$100 per month additional payment from them for utilities covers their use so far.
 - D. **DPW:** **Burr** reported for Andy. Had 1 full burial and 3 cremains at the cemetery. Did water main flushing throughout town. Replaced the sewer meter at the ponds which measures how

much water is released out into the ponds and into the soaker pond. Replaced the battery in a sewer pond aerator. Cleaned weeds and sprayed around the Curtis Building.

- E. **MANAGERS:** **Lakamper** reported. **American Recovery Plan Act Funds:** Attended a Webinar by the Michigan Treasury on the distribution and uses of these funds. **Audit:** The 2020-21 audit is complete. Everyone has a copy. We can discuss it at the August meeting. **Code Enforcement:** This has slowed this month although multiple blight notices and letters were issued, which have generally resulted in compliance. There is an additional house in town that has a caved in roof which will most likely need to be condemned. Meeting with the inspector on this. 203 W. Main – The demolition contractor is still waiting for the homeowner to have the utilities disconnected. Tony Costanzo has been contacted to advise on how to move forward through the courts. **DDA:** Next meeting is August 25th. **Grants:** No word on any of our three grant applications. **Manager's Review:** We are continuing the annual review of the Manager. We will discuss the results of the review at the August meeting in closed session. **Planning Commission:** Held a hearing on July 2nd and granted a home occupation special use permit for a daycare facility at 204 S. Second St. They also approved the site plan for the new Mitten Meds marihuana grow facility on lots 5 and 6 at Sunrise. They will be starting their site work soon. **Burr** asked for an update on the other grow facility construction on Industrial Drive. **Lakamper** stated the one in the old gym is currently operating. He has not heard anything from the other property owners on the lot next to them.
- F. **PRESIDENTS:** **Gloria Burr:** None.
- 7. **TREASURER'S REPORT:** **Shirley Drain**
 - A. **TREASURER'S REPORT & COMMENTS:** **Drain:** Books are closed and balanced for the month of June 2021. MAKES past due. All funds look good. Audit looks good.
 - B. **APPROVAL OF PAYMENT OF BILLS:** Motion by **Griswold** to pay the bills. Seconded by **Rasmussen**. **ROLL CALL VOTE: ALL YES: Colburn, Green, Griswold, Guild, Moore, Rasmussen, Burr. MOTION PASSED 7-0.**
- 8. **COMMITTEE REPORTS:** None.
- 9. **APPROVAL OF MINUTES:**
 - A. **REGULAR COUNCIL MEETING June 14, 2021:** **Green** moves to accept the minutes as written. Seconded by **Rasmussen**. **VOICE VOTE: ALL YES: MOTION PASSED 7-0.**
- 10. **NEW BUSINESS**
 - A. **DISCUSSION – SPENDING OF ARPA FUNDS:** **Lakamper** reported the Village is eligible to receive \$124,765 from the Federal Government, through the State, as part of the American Recovery Plan Act (ARPA) In order to receive this money, we must formally request it from the Michigan Department of Treasury within the next 60 days. There would be two payments with the first half coming within two weeks of requesting it and the second half approximately one year later. The money does not need to be dedicated until 2024 and does not need to be spent until the end of 2026. If we do not request the money within the next 60 days, or refuse it, our portion will be distributed to those communities who did request the funds at the same proportion that was used to calculate everyone's original payments. This money is earmarked for specific uses with four main categories. **Lakamper** went on to explain what those four categories consist of and only one of them aligns with the Village's needs. To make necessary investments in water (lead mitigation), sewer or broadband infrastructure. It must be used for only one and cannot be split between all three. No final decision needs to be made on how to use the funds today but should have a good idea where to commit the funds so planning can begin. Some discussion ensued and the board agreed that the water (lead

mitigation) would be the logical place to use the money. Motion by **Green** to authorize Lakamper to apply for the ARPA funds in the amount of \$124,765. Supported by **Moore**. **VOICE VOTE: ALL YES: MOTION PASSED 7-0.**

- B. DISCUSSION – SALE OF SUNRISE LOTS:** Lakamper explained how a board deals with a conflict of interest. Lakamper went on to report that there has been a competing offer for Lots 7, 8, and 9 at the Sunrise Property made to the Village. On May 26th we held a special meeting to consider an asking price for these lots to sell to Advanced Farm Equipment, LLC (Lenco). A sales price was set for \$50,000. Lenco counteroffered with a 5-year lease to own at \$10,000 a year, totaling \$50,000. At the end of the 5-year lease, Lenco would then own the parcels if; at the start of the 5th year of the lease they have broken ground on a new facility. If they have not begun work on a new facility at the beginning of the 5th year, and no extension agreement to do so has been reached, then the Village would retain ownership of the land at the end of 5 years and would keep the \$50,000 paid toward the lease. The competing offer is from a marihuana and hemp processing outfit for \$250,000. Their purchase agreement includes contingencies for environmental work, special use permit, and marihuana licenses. Lakamper went on to state that there are other parcels of privately owned land at the Sunrise property, that either party could purchase. Lakamper's recommendation would be Lenco, however, Lenco has not given a firm commitment to develop the land and \$250,000 is a very serious offer and represents, in his opinion, the maximum sale value that we will see for those lots. Discussion ensued as to which operation was going to bring the best benefit to the community with jobs and quality tax revenue. Guild asked if there was a plan of what to do with that money. Drain recommended putting it into a CD and let it draw interest while the council decides where the best place is to spend the money. Green stated that we have to do what's best for the Village now and sitting on that land for another 5 years isn't what's best for the Village now. Guild responded that the land didn't cost the Village anything, it was given to them so we're not out anything if we do sit on it. Green agreed with Guild that we're not out anything. She went on to say that we're also not collecting the tax revenue, the potential jobs, or the \$250,000. More discussion ensued among the board on which business would employ more people in the area and bring in more tax revenue. Guild commented that if we go with the processing plant, he hopes the people of Edmore understand why we have done that versus holding that property for Lenco. He went on to say that there are a lot of pros both ways and it's a very hard decision to make. Motion by **Green** to accept the buy and sell agreement for lots 7, 8, 9 at the Sunrise Property from AG Marvels LLC for \$250,000. Supported by **Colburn**. **ROLL CALL VOTE: YES: Colburn, Green, Griswold, Guild, Burr. NO: Rasmussen. ABSTAIN: Moore. MOTION PASSED 5-1-1.** Moore abstained due to conflict of interest with a family member.

- C. PURCHASE – PARK EQUIPMENT:** Green reported that we received \$25,000 from the Glenn Curtis Foundation to purchase safety surfacing for existing park equipment and to purchase new items for the park. The Park Committee met and discussed placement of new equipment as follows: Replace one swing set with rocking horses on the east edge of the park with a stand-alone tire swing. Replace one swing set with rocking horses on the east edge of the park with a stand-alone child and parent swing. Replace existing hard swing seats on the southern edge of the park with 4 lap belt swing seats to be attached to the existing structure. Add an inclusive swing for special needs children to the swing set in the middle of the park. Add safety surfacing (woodchips) around new and existing equipment. Add three workout machines to be placed next to the walkway between the bathrooms and the pavilion. (Row machine, a 2-

person leg press, and a chess press) The DPW will do the install of the equipment. The total cost of the equipment and shipping comes to \$20,642.80. We have received a quote of \$3100 for the woodchips and anticipate a cost of \$500 for cement, leaving approximately \$800 for equipment charges and labor bringing the total cost of the install to \$25,000. Discussion ensued on safety issues of the workout equipment and the removal of the horse swings. Several members would like to keep some of the original park equipment if it's safe. It is nostalgic in the community and kids really enjoy the horses. Discussion changed to rearranging the original plan, keeping some items and changing others. Motion by **Green** to approve Midstates Recreation quote with the following changes of tire swing 2 bays, keep horses, add a seesaw for \$1400, and reduce adult equipment by one piece eliminating the chest press. Supported by **Colburn**. **ROLL CALL VOTE: ALL YES: Colburn, Green, Griswold, Guild, Moore, Rasmussen, Burr. MOTION PASSED 7-0.**

- D. ORDINANCE AMENDMENT:** **Lakamper** reported our Grass and Noxious Weeds Ordinance does not clarify that the owner's responsibility for mowing and lawn maintenance extends beyond the property line into the road right of way. It also does not create a notification requirement before enforcement takes places. It sets the maximum height of tall grass at 10 inches. Since the ordinance does not explicitly require that the road right of way also be mowed, we cannot enforce this. This has led to the right of way on one property not being mowed and left for the DPW to mow. Amendments are as follows: The lot for which a property owner is responsible to mow includes the abutting road right of way, for the purposes of this ordinance. It increases the maximum height for lawns to 12 inches, which brings this requirement in line with the lawn policy and blight ordinance. It adds a notification requirement of 3 days before the Village can mow a lawn in violation of the ordinance. Discussion ensued on changing the maximum height for lawns to 12 inches and think it may be too much. **Moore** moved to accept the Grass and Noxious Weed Ordinance amendment with a maximum height of 10 inches. Supported by **Griswold**. **ROLL CALL VOTE: ALL YES: Colburn, Green, Griswold, Guild, Moore, Rasmussen, Burr. MOTION PASSED 7-0.**

11. **PUBLIC COMMENTS:** None.

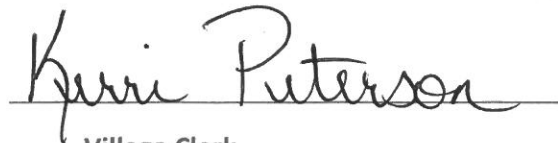
12. **COUNCIL COMMENTS:** None.

13. **ADJOURNMENT:** Motion by **Griswold** to adjourn. Supported by **Rasmussen**. **VOICE VOTE: ALL YES: MOTION PASSED 7-0.**

President Burr adjourned the meeting at 8:47 p.m.



Village President



Village Clerk

Approved for Publication

NEXT MEETING: August 9, 2021