



City of White Cloud
12 N. Charles Street
White Cloud, Michigan 49349

CITY COUNCIL

Regular Meeting Minutes for September 3, 2019 at 6:00 P.M.

A. Meeting Called to Order

The Regular Meeting of the White Cloud City Council was held on the above date at the White Cloud City Office. Mayor Denslow called the meeting to order at 6:00 P.M.

1. Roll Call

Council Members Present: Jamie Denslow, Cassie Rickert, Ashley Zatalokin, Charles Chandler, Kay Scott, Jerry LeBlanc

Members Absent: Jeffrey Murchison

Staff Present: City Manager - Lora Kalkofen, Police Chief - Dan Evans, Clerk - Kelli Arnold, Zoning Administrator - Pete Morgan

Public in Attendance: Charles Twing, Stephanie Zinn, Ryan Coffey Hoag, Dan Abid, Michelle Marciniak, Lori Shears, Herm Becker, Becci Kolenda

2. Approval of Agenda

Mayor Denslow requested addition of

- Reserved Time #3 Hope Network,
- Unfinished Business #3 Pilot Program and
- New Business #7 City Manager/City Property Sale.

Motion by LeBlanc, **Seconded** by Chandler to approve the Agenda with addition of Reserved Time #3, Hope Network, Unfinished Business #3 Pilot Program and New Business #7 City Manager/City Property Sale.

Vote: Ayes- All Nays- None Absent- Murchison **Motion Carried**

3. Invocation and Pledge of Allegiance

Charles Chandler gave the invocation and led in the Pledge of Allegiance.

B. Public Comment

Dan Abid – Sign ordinance within City is very limited; two buildings have been sold in the City.

Ryan Coffey Hoag – informed Council that Colleen Lynema, Director for River Country Chamber of Commerce was awarded at National level for involvement with Trail Town.

C. Reserved Time:

1. Stephanie Zinn of Newaygo County Tourism, presented Council with Newaygo County Exploring 2019/20 Visitor Guide, informed there was \$134 million spent in 2017 in Newaygo County. Working to assist and expand promotions in Newaygo County via promotion, education and collaboration.

2. Michelle Marciniak of Circles of Newaygo County. Updated Council with information regarding their newly revised program (Poverty to Prosperity) which includes four phases

3. John Peterson and Brittany Barkley representing Hope Network. Discussion of building affordable housing in White Cloud funded through Low Income Housing Tax Credits by MSHDA.

D. Accounts Payable/Cleaning

1. Motion for Council member Scott to abstain from approval of payment for cleaning.

Motion by Zatalokin, **Seconded** by LeBlanc to allow Council member Scott to abstain approval of payment for cleaning City office building.

Vote: Ayes- All Nays- None Absent- Murchison Abstain - Scott **Motion Carried**

2. Motion to approve invoices for office cleaning totaling \$78.75.

Motion by LeBlanc, **Seconded** by Zatalokin to approve the office cleaning invoices to Council member Scott totaling \$78.75.

Roll Call Vote:

Ayes- Chandler, Denslow, Rickert, Zatalokin

Nays- None **Abstained-** None **Absent –** Murchison **Motion Carried**

E. Approval of Consent Agenda

1. Approval of the minutes from the August 14, 2019 Regular City Council Meeting
2. Approval of the Minutes of the August 14, 2019 Special City Council Meeting
3. Police Department Report
4. DPW Report
5. Zoning Report
6. Treasurer Report
7. Approval of Bills and Wages less office cleaning: \$131,846.38
8. Correspondence

Motion by Chandler, **Seconded** by LeBlanc to approve Consent Agenda for the September 3, 2019 Council Meeting.

Roll Call Vote:

Ayes- Chandler, Scott, Rickert, Zatalokin, Denslow, Leblanc

Nays- None

Absent – Murchison

Abstained: None

Motion Carried

F. City Manager Report

- Industrial Park Lot #2, both parties have signed real estate purchase agreement.
- MDOT street grant project is planned to begin mid-September.
- Choice One Bank CD's have been renewed, the maturity amount has been split into a six-month cd and a two year cd.
- A bid package has been put together for a new roof on the Police Garage. Due date is September 26, 2019.
- Working with Superintendent Canning and Chief Evans on the school year agreement for the Police Liaison position.
- Lot #13 in Industrial park was a private sale, working with the new owners in regard to their plans to build a combined grow & processing facility.
- Fall Community clean-up is scheduled for Saturday, September 21, 2019 from 8:00 am-1:00 pm.

- Continuing to work with Hope Network to find a location for housing development in our community.
- Working with multiple property owners on various stages of development for marijuana facilities.
- Waiting for approval of revised lease with Newaygo County Recycle Program and MJ Purchasing & Fulfillment. A lease agreement has been signed for the north hangar.

G. Boards & Authorities

1. White Cloud Sherman Utilities Board
No meeting since last Council meeting.
2. Planning Commission
No August meeting.
3. Downtown Development Authority (DDA)
No August meeting.
4. White Cloud Area Fire Board
Received
5. Parks & Recreation Committee
No meeting since last Council meeting.

H. Unfinished Business

1. Medical Marijuana Ordinance Revision

City Manager requesting Council direction on Ordinance revision regarding number of allowable provisioning centers and locations allowed.

Discussion: Denslow mentioned unlimited and let the market decide.

Chandler agrees let the market decide, get involved in the market, potential customers are out there. Council advised City Manager to revise the ordinance to remove all limits for Medical Marijuana licenses.

Discussion

Received

2. Recreational Marijuana Update

City manager requested Council direction what zones the recreational will be allowed (C1, C2, C3). C1 is the downtown area, C2& C3 are the M-37 area and overlay. Council would like recreational rules & standards mirror the medical marijuana rules/standards.

In summary, the WC City Council advised to allow in zone areas C1, C2 and C3; Properties within the industrial zone will be allowed the ability to change from medical marijuana to recreational marijuana.

Discussion Received

3. Pilot Program

Pilot program sample ordinance given to Council. The ordinance must be enacted for the HOPE Network project to happen. PILOT is Payment In Lieu of Taxes.

Chandler stated there is a set of ordinances for building along natural river would like those to be considered, will have a copy of the ordinance to City Manager in AM.

Possible location is City owned property East Pine Hill/Baseline.

City Manager requesting Council direction.

Discussion Received

I. New Business

1. WC Youth Football & Cheer Program request

Request from WCYFC to request their annual fee for usage of the practice fields located on North Street be eliminated and allow use of fields as a community service from June

1-October 31, along with request to hang sponsorship banners on outer fences and use of concession building at the fields.

Motion by LeBlanc, **Seconded** by Rickert to allow WCYFC to waive annual fee, allow banners and use of concession stand at the North Street complex

Vote:

Ayes- Rickert, Scott, LeBlanc, Zatalokin, Chandler

Nays- Denslow **Absent** – Murchison **Abstained:** None

Motion Carried

2. Medical Marijuana Board Appointment

Mr. LeBlanc has been appointed to Council; member Chandler is our Council representative on the Medical Marijuana board and would like to retain that seat therefor LeBlanc can no longer serve on the Medical Marijuana board. Mayor Denslow asked Lori Jones-Shears if interested in the open seat, she accepted.

Motion by Zatalokin, **Seconded** by Rickert to appoint Lori Jones-Shears to the medical marijuana board.

Vote:

Ayes-, Rickert, Chandler, Scott, Denslow, LeBlanc, Zatalokin

Nays- None **Absent** – Murchison **Abstained:** None

Motion Carried

3. Planning Commission open seat

LeBlanc is an appointed Council member through December 31, 2019, that leaves his seat as an open seat on Planning Commission. New representative is needed to fill the vacant seat.

Discussion Received

4. WC Executive Search Timing

MML has advised now is not a good time for City Manager search due to a new Council that will take seat along with current City Manager having a contract with City. MML has suggested the search be put on hold until January/February of 2020.

Motion by Chandler, **Seconded** by Rickert to accept the recommendation of MML to postpone Executive search for City Manager until January/February 2020.

Vote:

Ayes-, Chandler, Scott, Rickert, Denslow, LeBlanc, Zatalokin

Nays- None **Absent** – Murchison **Abstained:** None

Motion Carried

5. City Office Employment

City Manager advised of a proposed budget amendment to adjust for our current Deputy Clerk/Treasurer from part-time to full-time. City Manager has the authority to hire, has offered full-time employment to April.

Mayor Denslow requested budget amendment in Resolution form.

Discussion Received

6. AT&T Site Lease Agreement #5

City Manager working on site-lease agreement with AT&T, asking Council approval to sign site-lease with AT&T.

Motion by Chandler, **Seconded** by LeBlanc to approve City Manager signing site-lease agreement with AT&T.

Vote:

Ayes- Chandler, Scott, Rickert, Denslow, LeBlanc, Zatalokin

Nays- None **Absent** – Murchison **Abstained:** None

Motion Carried

7. City Owned Property Sale/City Manager

City Manager is working on property sale, would Council like to allow Manager to determine and finalize agreement with terms she feels appropriate or negotiate and bring back to Council for closed session where Council finalizes.

Motion by Rickert, **Seconded** by Chandler to expedite the process, allowing City Manager to have final approval on property sale, authorizing to sign any and all documents related to the sale of City owned property.

Vote:

Ayes- Chandler, Scott, Rickert, Denslow, LeBlanc, Zatalokin

Nays- None **Absent** – Murchison **Abstained:** None

Motion Carried

Public Comment:

- Chief Evans – Received
- Lori Shears – Received

J. Council Member Comments

Received

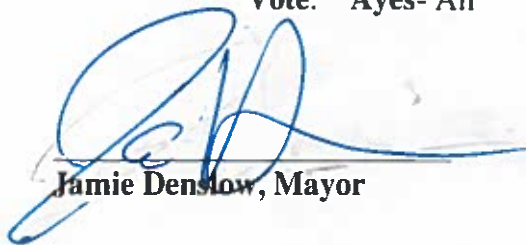
K. Adjournment

Motion by LeBlanc, **Seconded** by Rickert to adjourn the meeting at 8:17 P.M.

Vote: Ayes- All

Nays- None

Motion Carried



Jamie Denslow, Mayor



Kelli Arnold, Clerk

Approved on 10-01-19