



MICHIGAN

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

**CITY COUNCIL**

**Special Meeting Minutes for November 20, 2019 at 7:00 P.M.**

**A. Meeting Called to Order**

The Special 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 7:00 P.M.

**1. Roll Call**

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

**Members Absent:** None

**Staff Present:** City Manager, Lora Kalkofen and Clerk, Kelli Arnold

**Public in Attendance:** Ryan Coffey Hoag, Marva Shears, Lori Shears, Jan Tuman, John Peterson, Ed Canning, Erin Canning, Dan Abid, Herman Becker

**2. Approval of Agenda**

**Motion by LeBlanc, Seconded by Zatalokin to approve the Agenda for November 20, 2019.**

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

**3. Invocation and Pledge of Allegiance**

Jeff Murchison gave the invocation and led in the Pledge of Allegiance.

**B. Public Comment**

None

**C. New Business**

**1. First Reading of Ordinance 2019-03 Medical Marijuana (Code)**

AN ORDINANCE TO REPEAL TITLE XV, CHAPTER 155 ENTITLED "MEDICAL MARIJUANA LICENSES FOR MEDICAL MARIJUANA FACILITIES" AND TO AMEND TITLE XI BY ENACTING CHAPTER 115 ENTITLED "MEDICAL MARIJUANA FACILITIES" OF THE CODE OF ORDINANCES FOR THE CITY OF WHITE CLOUD.

**Discussion Received**

**2. First Reading of Ordinance 2019-04 Recreational Marijuana (Code)**

AN ORDINANCE TO AMEND TITLE XI OF THE CODE OF ORDINANCES FOR THE CITY OF WHITE CLOUD BY ENACTING CHAPTER 116 ENTITLED "RECREATIONAL MARIJUANA ESTABLISHMENTS."

**Discussion Received**

3. **First Reading of Ordinance 2019-05 Marijuana Licensing Board (Code)**  
AN ORDINANCE TO AMEND TITLE XI OF THE CODE OF ORDINANCES FOR THE CITY OF WHITE CLOUD BY ENACTING CHAPTER 117 ENTITLED "MARIJUANA LICENSING BOARD."

Previously had the Medical Marijuana Board which was a five (5) person board with one (1) member being from City Council. This Ordinance proposes deleting the entire board to create a seven (7) member board plus the Clerk as record keeper with no City Council representation. The Marijuana Licensing Board would handle recommendations for both Medical and Recreational Marijuana applicants and have final approval for license, will no longer go to Council for final approval.

These members would be paid the same as all other appointed board members; Chair will be paid \$40.00 per meeting, members paid \$25.00 per meeting.

The State does require a Marijuana Board.

**Discussion Received**

4. **First Reading of 2019-06 Recreational Marijuana Establishments (Zoning)**  
AN ORDINANCE TO REPEAL CHAPTER 3, SECTION 3.47 ENTITLED "COMPLIANCE WITH STATE LAW;" TO ENACT A NEW CHAPTER 3, SECTION 3.47 ENTITLED "RECREATIONAL MARIJUANA ESTABLISHMENTS;" TO ENACT CHAPTER 3, SECTION 3.48 ENTITLED "COMPLIANCE WITH STATE LAW;" AND TO AMEND CHAPTER 16, SECTION 16.07 BY ENACTING PARAGRAPH HH ENTITLED "RECREATIONAL MARIJUANA

**Discussion Received**

5. **First Reading of 2019-07 Amend Chapter 3, Regulations (Zoning)**  
AN ORDINANCE TO AMEND CHAPTER 3, SECTION 3.46 ENTITLED "REGULATIONS CONCERNING THE USE OF MEDICAL MARIJUANA;" TO AMEND CHAPTER 16, SECTION 16.07 BY ENACTING PARAGRAPH GG ENTITLED "MEDICAL MARIJUANA FACILITIES;" AND TO REPEAL CHAPTER 4, SECTIONS 4.08 TO 4.10 ENTITLED "MEDICAL MARIJUANA FACILITIES" OF THE ZONING ORDINANCE FOR THE CITY OF WHITE CLOUD.

**Discussion Received**

6. **Consideration of City Property Sales**

**1. Option Amendment Agreement**

Option Amendment agreement between the City of White Cloud and Hope Network Affordable Independent Living Nonprofit Housing Corporation, dba Hope Network Development Corporation. Option agreement dated September 25, 2019 regarding parcel 62-11-33-300-006, parties wish to substitute a new property identified as parcel 62-11-32-400-052 whose physical address is 12 N. Charles St., White Cloud, MI 49349. There shall be inserted and read into the Option Agreement a new Section 22, as follows:

**22. Property Division.**

a. Seller and Buyer will make best efforts to obtain required approval(s) for the division of parcel 62-11-32-400-052 to permit Seller to deed title in the Property to Buyer and record such deed.

b. "Property" is hereby further defined for purposes of this Option Agreement to mean real property substantially similar to the metes and bounds of that portion of parcel 62-11-32-400-052 depicted in purple on Exhibit A, being approximately 6 acres.

Previous location was a concern due to the location and walkability.

The amount of dollars requested for the river property is the same amount being offered for this property. City office will look for a new home and sell the 1 acre parcel it for commercial property.

Per Ryan Coffey Hoag: It is best practice to focus density close to city, walkability is critical, this location is ideal due to walkable to the grocery store, social services, restaurants, dollar store. This will spur economic development over time. There is a lot of support for the location where this project is now being proposed.

**Motion by Zatalokin, Seconded by LeBlanc** to approve the Option Agreement as amended to provide Hope Network the exclusive option to purchase parcel # 62-11-32-400-052 from the City of White Cloud.

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

2. City Manager requesting permission to sell river property (62-11-33-300-006) at price previously negotiated with Hope Network to private individual(s). The price was set by our Assessor when we were working with Hope Network.

**Motion by LeBlanc, Seconded by Murchison** to grant City Manager approval to sell river property to private individual(s) at the price previously negotiated with Hope Network.

**Roll Call Vote: Ayes- Rickert, Chandler, Zatalokin, Scott, Murchison, LeBlanc  
Nays- Denslow Absent- None Abstain – None Motion Carried**

#### **D. Public Comment**

J. Tuman – Commend you for not screwing up the river property, appreciate that. Concerned with having an apartment building right here; Has any consideration been given for those who live near here, who have lived here all their lives and want to remain here but have other options if needed?

E. Canning – Commend Mr. Coffey for his knowledge and giving us information. Concern is that it should have been information that was researched prior to the whole idea of the river property, thanks Mr. Coffey for knowledge and wisdom on that. Glad the river is staying in its state, curious if people had the right to bid on the property, was it put up for sale, were community members aware of that?

D. Abid – Owner of several properties in the City, vested in this community, serve on the DDA as Chair and Chamber. Commend the City on the work being done, growing the City of White Cloud and the business district, this is smart stuff, it is needed and will serve the community well. This is a win/win, you are doing the right thing.

J. Peterson w/Hope Network Apartment Development Team – Thanks to the residents of White Cloud for input and comments made, a fantastic City staff including the Police Chief. It has been a pleasure working with this City Council.

Hope Network is hosting a Community Informational meeting at Leighton Hall on Friday, November 22<sup>nd</sup> from 3-6 pm, it is an informal drop-in format. There will be informational stations,

1. Location & design
2. Property management and property maintenance
3. Work force tenant housing & supportive housing/tenant selection

Would like to thank Council members.

S. Bergakker - Is there a picture of the new site we can reference?

M. Shears - You guys are doing a great job with difficult things, dealing with the marijuana and housing. You have people who stand behind you, you are taking care of the people and the City.

**E. Council Member Comments:**

J. LeBlanc: None

K. Scott: Neighbor, Carl Sprout wrote a letter to Council and gave pictures which were in the packet at the last meeting, would like a response in regard to the junk and blight.

C. Rickert: Letter from the County was disheartening, hopefully will be addressed.

J. Murchison: Make sure we stay on top of helping residents with their concerns.

A. Zatalokin: None

C. Chandler: Thanks to the Planning Commission for good work on documents and doing in a timely manner. Would like to thank Ryan Coffey for being an advocate for the City.

J. Denslow: None

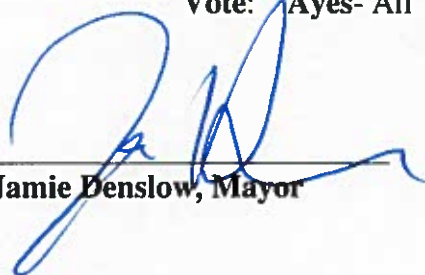
**F. Adjournment**

**Motion by LeBlanc, Seconded by Chandler to adjourn the meeting at 7:57 P.M.**

**Vote: Ayes- All**

**Nays- None**

**Motion Carried**



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**Jamie Denslow, Mayor**



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**Kelli Arnold, Clerk**

Approved on 12-3-19