



## MINUTES

### Special Meeting of Newaygo City Council

### July 24, 2017

#### **CALL TO ORDER**

Mayor Fedell called the meeting to order at 7:00 PM at City Hall located at 28 N. State Road, Newaygo MI 49337

Presiding officer: Mayor Fedell

Secretary: Clerk, Kim Biegalle

Roll Call: Present: Day, Fedell, Hikade, Johnson, Palmiter, Santana, Walerczyk

Absent:

Motion by Johnson, support by Santana to approve the agenda as presented. AIF/MC

#### **PUBLIC COMMENTS**

Scott Faulkner, Carrigan Dr. and NEDO Chairman, was present to state that both the TIFA and NEDO Boards unanimously approved to recommend the funding for Jeff Speck and his proposal. This goes along with the potential Master Plan and he is seeking Council approval to move forward. Regarding the marihuana issue, Faulkner stated that the NEDO Board unanimously voted to recommend to Council the approval of the facility, not to be confused with a dispensary. This will bring jobs to the City and is part of the City's economic development; he also gave some statistics on wages and tax revenue it will bring.

George Hearwell, 8928 S. Parsons Ave. and NEDO Board member, thanked the Council for his appointment to the NEDO Board. He stated he worked with Jeff Speck in Grand Rapids years ago and stated he saw Grand Rapids in a new light through Jeff Speck and his visions and ideas. He's a visionary and is convinced that he will help the boards see things in a new perspective such as pedestrian linkages. He urged Council to approve his proposal.

Krista Looman, 67 Water St., gave some background on how she came across Jeff Speck and stated he could pin point some of the problem areas within the City; eager for his help. Regarding the marihuana issue, she stated that new business could potentially help the hiring pool for area businesses. Great for economic development.

Mark Guzniack, 8181 Thornapple, stated he has been working with the company who wants to build the medical marihuana facility in the industrial park. He is working with them on technical items, such as mitigation of odor, wastewater and security of the plant. Security is still being worked out at the state level. He then gave the financials of the plant, cost to build it, licensing fees, the tax revenue it will bring into the City as well as job numbers and wages. He also stated the company has a philanthropic component as well.

Roger Ederer, 136 Adams, had a couple of concerns regarding the marihuana facility and its security and filter system for odor. Also, wants to make sure the Police Department continues to have adequate resources. He also had some concerns regarding Jeff Speck and encouraged Council to take this slow and do the right thing.

Larry Lethorn, 449 Quarterline, stated he is not against a walkable City but has some concerns on how the implementation of visions and ideas will be paid for. He also stated he cannot support the medical marihuana facility.

Chris Ortwein, 6688 E. Carrigan Dr. and County Commissioner, is neutral on both topics but again is concerned about infrastructure. Reiterated that EDA grant funds are tied to job creation.

Nick Looman, 67 Water St., gave some history on the conception of the brewery before it was opened here in the City. He is in favor of the marihuana manufacturing facility as it will be good for economic development and future business, it will be well regulated and he implored the Council to approve.

## **NEW BUSINESS**

Motion by Johnson, support by Santana to approve Jeff Speck's proposal/contract regarding walkability, vision and community aesthetics. Roll Call: Yeas: Day, Fedell, Hikade, Johnson, Palmiter, Santana, Walerczyk Absent: None Nay: None. CARRIED Mayor Fedell stated the Jeff Speck proposal has the TIFA Board's approval and the funding for this proposal will come out of the TIFA Marketing budget which has already been approved. Palmiter and Hikade had concerns with the cost of the proposal and Palmiter provided other options and a name to contact that worked in Holland. Johnson stated that Speck is a visionary and funding is coming from TIFA. The Master Plan is going to be started and now is the time to get ideas to implement into the plan. Council members went back and forth with concerns and issues as well as the positives that could come from having someone in this field help with the vision of the City. It was explained that Speck will meet with Council and any other board members during his time here. Council was encouraged to get involved with the process and give input. Council members concerned that the proposed fee will go up once Speck gets here. Schneider reiterated that the proposal is a set cost and will not go up. The plan that Speck will produce can be used to help develop the City's upcoming Master Plan; this is needed for the community. Faulkner will try to get some matching funding from the foundation if possible.

Fedell gave some background of the City Ordinance that was adopted out of the the 2008 Michigan Marihuana Act regarding Medical Marihuana. He gave some voting statistics regarding how the State, Newaygo County and the City of Newaygo voted regarding the proposal that was on the ballot which all passed that year.

Fedell gave some history of the Michigan Medical Marihuana Facilities Licensing Act of 2016 and that the State is now in the process of regulating. He explained what a General "Police Power" Ordinance entails as well as that the City's Zoning Ordinance needs to be amended. The Council will have the authority to help regulate this new facility by these two ordinances; what will be allowed and what will not be allowed, will have to regulate the setbacks, security, etc. after City attorney drafts the documents. This ordinance would not be about recreational use but for a medical marihuana manufacturing facility only. Fedell stated numerous reasons why this facility will be an asset to the City of Newaygo, again explained in detail that this is a manufacturing facility only, not a dispensary. This will be located in the industrial park and bring tax dollars and revenue to the City as well as boost economic development. He cited the MSU ordinance samples in Council packet. Recommended the City attorney draft up the general police power ordinance and zoning ordinance and bring it back to Council and Planning for changes, additions, approvals. Fedell explained by approving moving ahead with the drafting of City and zoning ordinances that the Council will be approving moving forward with the process of having the manufacturing facility here in the industrial park; shows intent. Some Council members had reservations and are not in favor of the facility, they hope the company stands by what they are proposing; concerned about the image of Newaygo; hopes it is a safe environment. Santana concerned that the City needs more housing; significant issue. Motion by Johnson, support by Fedell to draft the general "police power" ordinance as well as amend the zoning ordinance to regulate location of the facility and establish standards for approval. Roll Call: Yeas: Fedell, Johnson, Walerczyk Absent: None Nay: Day, Hikade, Palmiter, Santana. MOTION NOT CARRIED

## **PUBLIC COMMENTS**

Nick Looman, 67 Water St., was very concerned and unhappy about Council's decision.

Krista Looman, 67 Water St., seconded above comments and distraught about what this will now do to her business; decisions to not allow will definitely affect her business.

Sandy Williams, 7759 River Ridge Dr., lifelong resident and member of community. She has worked within the housing and community development organizations for many years. States that MSHDA has money and needs to be looked at as a source. Gave an example of how some of her B &B guests loved Newaygo and were excited for Newaygo and what it had to offer, but was not in favor of the Council's decision.

Jon Bumstead, 72<sup>nd</sup> St., stated that law enforcement was a co-sponsor of the marihuana bills and worked on these bills for over five years; Council should have voted differently.

Chris Ortwein, Carrigan Dr., earlier was neutral but has recently invested in over 200 acres in the City in hopes of City growth and a proactive Council. He now has decisions to make on how to proceed with investing any more in this property; will put property on a holding pattern for the time being.

## **COUNCIL MEMBER COMMENTS**

Johnson asked if the Council would reconsider the motion. Johnson made the motion, support by Walerczyk to draft the general "police power" ordinance as well as amend the zoning ordinance to regulate location of the facility and establish standards for approval. Roll Call: Yeas: Fedell, Hikade, Johnson, Walerczyk Absent: None Nay: Day, Palmiter, Santana. CARRIED

Hikade hoped the vote would stop some of the negative remarks.

Chelo stated he is all for job creation and housing expansion. He still has concerns and hopes regulations will be put in place and proper steps will be taken to safe guard the community. Wants Newaygo to be known for the river and as an awesome place to be.

Schneider was proud of the civility of the meeting and Newaygo is a wonderful community with more good things to come. He recommended the City be intentional about what it wants to be known for.  
Fedell echoed Schneider sentiments about the meeting and thanked everyone for coming to the meeting.

Motion by Day, supported by Walerczyk to adjourn the meeting. AIF/MC

Meeting adjourned at 9:06 PM.

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Mayor – Ed Fedell

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Clerk – Kim Biegalle