

**EDMORE VILLAGE COUNCIL
PUBLIC HEARING/REGULAR SESSION
UNAPPROVED JOURNAL OF MINUTES
April 11, 2022**

1. **CALL TO ORDER:** The public hearing/regular session of the Village of Edmore Council was called to order on Monday, April 11, 2022, 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 Tanis** – Montcalm County Sheriff’s Dept., **Justin Lakamper** – Village Manager, **Shirley Drain** – Village Treasurer, **Kerri Peterson** – Village Clerk.
4. **APPROVAL OF THE AGENDA:** **Guild** moved to approve the agenda. Seconded by **Green**. **VOICE VOTE: ALL YES: MOTION PASSED 7-0.**
5. **PUBLIC COMMENTS: AGENDA ITEMS:** None.
Burr closed the regular session and opened the public hearing at 7:05 p.m.
6. **OPENING OF PUBLIC HEARING: REZONING REQUEST PARCEL 041-628-002-00**
 - A. **PUBLIC COMMENTS:** None.
 - B. **COUNCIL COMMENTS:** None.
 - C. **CLOSE PUBLIC HEARING:**

Burr closed the public hearing and reopened the regular session at 7:07 p.m.

7. **DEPARTMENT REPORTS:**
 - A. **POLICE:** **Deputy Tanis** reported in March he had a total of 158 hours. Activity included 26 total investigations, 3 total arrests, 30 traffics stops, 9 citations issued, and 21 verbal warnings issued. Highlights included on March 22nd; a report of an illegal entry was investigated in the 200 block of West Gilson Street. The report given was a woman was seen dragging a mattress into a shed at the property and that no one lived at the home. The woman, a 46-year-old from Edmore, was found as described. She indicated to the deputy she left her home outside of town and needed a place to stay. The owner of the property was contacted who requested no criminal charges be pursued. The woman had a warrant for her arrest and was taken into custody. On March 29th; a break in was reported in the 1100 block of East Main Street. A witness saw a subject enter the home. There was no one in the home when it was searched. The owner indicated that nothing was missing. There are no suspects currently.
 - B. **FINANCE:** **Burr** reported for Tracy that she has been working on pulling audit materials for our accounting firm. Been working with the credit card company to get those payments live. They have given me a tentative start date of April 25th. Also had a few days’ vacation and have started on our quarterly reports. **Green** asked how the residents were going to be notified that credit cards were now being accepted. **Lakamper** will put it in the Village newsletter, and also make sure it is posted on our website and on Facebook.
 - C. **DDA:** **Lakamper** reported the DDA is currently hosting a craft show at the bag building. The next meeting will be held on April 27th at noon. Hoping to get enough for a quorum.
 - D. **DPW:** **Burr** reported for Andy. We had 1 full burial and 1 cremains burial at the cemetery. We have completed online training for the new MISS DIG system, to process emergency requests. We dug up, cut, and capped the water main at Sunrise, which looped through lots 7 through 9 where the new processing facility is going. We repaired lawns from plow damage. We

patched potholes throughout town. We cleaned up curbs and sidewalks downtown. We finished servicing the leaf vac, with new bearings on the fan.

- E. **MANAGERS: Lakamper** reported on **Code Enforcement**: Deputy Tanis will be prioritizing junk tags this spring and we will be ticketing after spring cleanup for junk that isn't put out. **Developments**: The doctor's office is still moving forward with plans to build an urgent care center next to their offices on M-46. There was question as to whom owns the parcel currently and we are working with the accessor to determine who that is. Should the Village own it we will need authorization to sell that parcel so they can complete their project. Don Ryan has asked about the Village completing the road (Miller Alley) between Quicksilver and Sunrise Street. He has two buildings along the road and the new processing plant is going in on it was well. The road is platted. Some discussion was heard on the exact location of the road in question. Finishing the road would help the businesses with their shipping and receiving. **Excise Tax**: The Village is receiving \$112,000 in excise tax revenue from the marijuana sales this year. We had budgeted for receiving \$50,000. This is a significant increase to our general fund revenue. This money is unrestricted. **Police**: The Township has not indicated that they wish to continue negotiating over a police department since they were informed, we would only be interested of any new agreement if it included a joint oversight board with representatives from the Village and the Township. There has been no further contact. **Park Equipment**: We are waiting on our 4th replacement of the exofit equipment. We have the rest of the equipment and plan to install once it warms up. We were unable to utilize the entirety of our Glenn Curtis Grant last year due to not installing the equipment, so we will be submitting a request for the cost of the woodchips, cement, and labor for installing the equipment that we got last year. **MDOT**: Bids for our MDOT grant are due back on April 18th. They have been advertised on our website, The Daily News, and the Michigan Builders Exchange. Once we have them back, we must select the lowest bidder who will perform our chip sealing and overlays this summer. **Spring Cleanup**: Spring cleanup is scheduled for Saturday, April 30th. Chipping has started and will be done on the first Tuesday of the Month. Yard waste bag pick up is every Tuesday.
 - F. **PRESIDENTS: Gloria Burr**: There is a free household hazardous waste collection on May 12th, 2022, from 3 p.m. to 7 p.m. at the Montcalm County Fairgrounds in Greenville. The Edmore VFW Post 2292 Ladies Auxiliary has a weekly breakfast on Mondays from 6 a.m. to 11 a.m. Edmore will hold an Easter Egg Hunt in the Curtis Park at 10 a.m. on Saturday April 16th.
8. **TREASURER'S REPORT: Shirley Drain**
- A. **TREASURER'S REPORT & COMMENTS: Drain**: All ELF loans for March are all paid and current. Everything looks good. Water fund and heavy equipment pool fund look great. She went on to explain to everyone that by getting the excise tax from the marijuana industries, it is helping to fund the lead and copper replacement that is mandated by the State. Not everyone likes or agrees with having the marijuana industry in our village, but at the current time it is helping us to not raise our water rates to accommodate the cost of digging that is required by the State.
 - B. **APPROVAL OF PAYMENT OF BILLS: Griswold** moved to pay the bills. Supported by **Colburn**. **VOICE VOTE: ALL YES: MOTION PASSED 7-0.**
9. **COMMITTEE REPORTS**: None.
10. **APPROVAL OF MINUTES**:
- A. **REGULAR COUNCIL MEETING March 14, 2022: Moore** moved to approve the minutes as written. Supported by **Griswold**. **VOICE VOTE: ALL YES: MOTION PASSED 7-0.**

11. NEW BUSINESS

- A. AGRI-MED MUNICIPAL MARIHUANA LICENSE RENEWAL:** Lakamper reported that Agri-med has successfully operated their store under DBA 'New Standard Edmore' in town for the past 22 months without incident. They maintain their state marihuana licenses with the Marihuana Regulatory Agency and have not violated any provisions of our marihuana ordinances. It is recommended to renew their two municipal marihuana licenses. Also present were Agri-med representatives, Aaron Smith, and Cindy Davenport, to answer any questions the board had. **Green** moved to approve the Agri-Med Municipal Marihuana License Renewal Application. Supported by **Guild**. **ROLL CALL VOTE: YES: Colburn, Green, Griswold, Guild, Moore, Burr. NO: Rasmussen. MOTION PASSED 6-1.**
- B. REZONING REQUEST: PARCEL NUMBER 041-628-002-00:** Lakamper reported we have received a request to rezone the newly created parcel number 041-628-002-00 located at the dead end of S. Sheldon Street from property owner, Laverne Hansen. The property was cut out of a larger parcel, which is currently a part of the industrial zoning district and used as a farm under our non-conforming use clause. The request is to rezone this parcel to be included in the R-1 Single Family Low Density Residential District. The intent is to have a single-family home built on the new parcel should it be rezoned. Some discussion took place. **Guild** asked about the water/sewer on that property. **Lakamper** responded that it is at the road. The requirement to attach is within 100 feet and they are outside of the 100-foot requirement. We are not required to connect them. We are also not required to finish paving the road. Discussion on where the water would be located on the property took place. **Guild** asked if we needed an attorney's opinion on this. **Lakamper** answered that it's not needed but it would always be beneficial. But he doesn't feel it's needed. Motion by **Green** to accept the request to rezone parcel number 041-628-002-00 to R-1. Supported by **Rasmussen**. **ROLL CALL VOTE: YES: Colburn, Green, Griswold, Guild, Moore, Rasmussen, Burr. MOTION PASSED 7-0**
- C. APPROVAL OF VACANT BUILDING ORDINANCE 2022-01:** Lakamper reported the ordinance simply requires the registration of the properties and the payment of a fee to be set by the Council. Included is a provision that the fee would double each subsequent year the building is vacant, with the fee not to exceed a maximum of \$600. There is an exemption from the requirements if the building is actively listed with a realtor for sale or lease. The Council set the fee of \$200 at the last meeting. The fine for a first offense of non-compliance is set to \$125, with subsequent offenses within a 12-month period coming to \$200. **Colburn** pointed out a couple wording adjustments within the ordinance. Section 4. Registration Fee: Should read, " ... the fee shall not exceed \$600 per building annually." Section 5. Violation: Last line should read, "Every 7-day period during which any violation continues..." Discussion took place. **Green** asked about a timeframe in getting payment once owners were notified of the ordinance. **Lakamper** responded they have 90 days from now. Motion by **Colburn** to accept the Vacant Building Ordinance 2022-01 with updated changes. Supported by **Griswold**. **VOICE VOTE: ALL YES: MOTION PASSED 7-0.**
- D. APPROVAL OF RESOLUTION 2022-02: RESOLUTION TO ESTABLISH A FEE STRUCTURE FOR ORDINANCE NO. 2022-01:** Drain pointed out this resolution does not have anything to do with sewer rates. **Lakamper** responded it was wrong and should be changed as follows: "BE IT RESOLVED that the vacant building registration fee be set at a rate of \$200." Motion by **Green** to accept Resolution 2022-2 with updated changes. Supported by **Colburn**. **VOICE VOTE: ALL YES: MOTION PASSED 7-0**

- E. APPOINTMENT OF KRISTIN CALLOW TO THE DDA:** Burr reported the Edmore DDA currently has 8 members, one short of the required 9. She would like to nominate Kristin Callow, owner of the Wash King, to the open seat on the board. Moore moved to accept the appointment of Kristin Callow to the DDA board. Supported by Griswold. **VOICE VOTE: ALL YES: MOTION PASSED 7-0.**
- F. DISCUSSION OF PURCHASING A NEW VAC TRUCK:** Lakamper reported the Village owns a 1980 Vac Truck. This vehicle is used for digging holes to access utilities for several scenarios, most commonly fixing water leaks. This equipment, when running properly, can be used as a sewer jetter. The pump on our truck that creates the water pressure, is broken. Estimates to install a newer pump with additional upgrades to make it compatible will run a minimum of \$27,000. Being an older truck there are several other issues including the water tanks rusting. We feel it is a better course of action to buy a used truck to replace this one. After doing some research on pricing and availability in the area, we believe that we can buy a good running truck with the model year of 1999 for \$35,000. With a newer truck the DPW would be able to utilize the Vac Truck and accomplish two things we currently cannot: sewer jetting and the lead and copper DSMI digging. We had originally budgeted to have a contractor come and hydro excavate all the water valves that we need to investigate for the State. We estimated this contracting to cost at least \$30,000. With a newer truck we could have the DPW do this work and invest this money into a piece of equipment rather than a contractor. This new truck could jet sewers, which the DPW currently does with a stand alone jetter. This would be sold along with the current vac truck if the new truck is purchased. This could bring around \$15,000. We have a couple option. First option: Place a request into the County for the full cost of the truck. The County also receives a large allotment of ARPA funds and has asked the municipalities what they could use funds for various projects. The second option: Purchase the truck with funds from the equipment fund. We would need to transfer money from the General Fund over to the equipment fund, which we can do since we are projecting over \$100,000 surplus this year. Discussion took place on the pricing of the trucks and their ages, and what is available. Lakamper stated that we feel the truck we are looking at purchasing doesn't have to be a new state of the art truck. A 1999 good running truck will take care of all our needs for the lead and copper digging and then it will only be used sporadically when needed. Green asked how long it takes for approval of ARPA funds. Lakamper responded that they asked for us to send in requests by the end of the month and he does not know a determination timeline. Guild asked if we go forward and purchase the truck with Village money will it have any effect on whether we get the ARPA funds or not. Lakamper stated that he would have to clarify with the County whether we could buy the truck and then get reimbursed by ARPA funds. Green asked if there was a chance of losing the 1999 equipment, they are looking at by waiting. Colburn suggested entering into a purchase agreement on it and if it's not approved by a certain time period, then the Village pay for it. Green stated if the funds are contingent on, we haven't bought it yet, it would make sense to her that if we can get a receipt and we can get reimbursed, that we do that. If not, then we just go with option 2 and pay for it through the Village. Drain asked if our DPW had enough people and time to actually perform the work. Lakamper responded that the guys are confident they will have time to do it during their down time of normal operations on their own time schedule. Burr stated that it might be a good idea to hang onto the old jetter for a while and not sell it when we buy the new truck. More discussion took place about availability of parts for the 1999 truck and the price jump by going up to the newer model trucks of \$100,000 and is it

going to last. Motion by **Colburn** to authorize up to \$35,000 for the purchase of a newer vac truck. Seconded by **Green**. **ROLL CALL VOTE: ALL YES: Colburn, Green, Griswold, Guild, Moore, Rasmussen, Burr. MOTION PASSED 7-0.**

G. DISCUSSION OF ESTABLISHING A COMMERCIAL REDEVELOPMENT DISTRICT: **Lakamper** reported the doctors office has inquired about the possibility of the Village offering some form of tax abatement for their new development. Under PA 255, a local government may grant up to 50% abatement for 1-12 years for a new commercial development. The local government accepts or denies the requests and sets the terms. In order to do this, there are several rules to be met. First the Village must establish a Commercial Redevelopment District (CRD). The district can exist of one parcel or many parcels. The parcels in question must meet one of three criteria at the time of the creation of the district. 1: Obsolete commercial property or cleared or vacant land and part of an existing developed commercial or industrial zone. The property must have been zoned commercial or industrial before June 21, 1975, and characterized by obsolete commercial property and decline in commercial activity. 2: Land cleared as a result of fire damage or cleared as blighted area under Bighted Area Rehabilitation Act (PA 344 of 1945). 3: Cleared or vacant land included in a redevelopment plan adopted by the Downtown Development Authority (PA 197 of 1975) or Principal Shopping district or a Business Improvement district (PA 120 of 1961). The parcel in question was zoned as residential in 1975 and is not a cleared blighted area, so it would not be eligible under options 1 or 2. It is also not included in a redevelopment plan of the DDA, therefore it would not be eligible under section 3 either. If the DDA were to establish a redevelopment plan, the Village could establish the CRD and if it were to include the doctor's office parcel, they could apply for the property tax abatement. **Lakamper** went on to state that although it is possible to create this district, it would require some time to establish and publish a redevelopment plan for the DDA. The Council should ask itself if it believes that tax abatements are a worthwhile investment for the Village. Discussion among members stated they do not think it is a good idea and it's not necessary. **Drain** added that it is also a very difficult thing to do. The Council does not want to pursue this any further at this time.

12. **PUBLIC COMMENTS:** **Phil Kohn** commented he felt it wouldn't hurt to have Commercial Redevelopment District option available. He also updated the board that applications for the ARPA fund are due April 29th, 2022. After talking with the County Controller, applications are viewed by prioritization of need from multiple municipalities. There is no immediate timeline.

13. **COUNCIL COMMENTS:** None.

14. **ADJOURNMENT:** Motion by **Colburn** to adjourn. Seconded by **Griswold**. **VOICE VOTE: ALL YES: MOTION PASSED 7-0.**

President Burr adjourned the meeting at 8:15 p.m.

Village President

Village Clerk

Approved for Publication

NEXT MEETING: May 09, 2022