

WALES TOWNSHIP BOARD OF TRUSTEES

REGULAR MEETING

JANUARY 05, 2021

ZOOM MEETING

Opening

- A. Meeting called to Order at 7:02 p.m.
- B. Invocation and Pledge of Allegiance.
- C. Roll call: Members present: Masters; Bobcean; Messina; Thomson; Kimmen.
Also present: Recording secretary; three members of the audience.

Consent Agenda

- A. Approval of Agenda
- B. Approval of Minutes – Regular Board Meeting 12/01/20.
- C. Financial Report 11/30/20 (Treasurer) included.
- D. Approval of additional bills and Check Register (Clerk) checks 1416 – 1459; \$64,757.61 total
Motion by Bobcean, second by Thomson, to approve the Consent Agenda as presented. Roll call vote taken: Bobcean, aye; Thomson, aye; Masters, aye; Messina, aye; Kimmen, aye. All ayes; motion carried.

Comments from the public on agenda items. None.

Guest presentations. Chris Harris, C & M Holdings (15 minutes); Justin Diaz, MFD (15 minutes).

Masters asked Mr. Diaz if he wanted to wait until Mr. Harris gives his presentation, or schedule another time. He said he would be comfortable with another time if needed, but would just stay on line anyway. **Motion** by Thomson, second by Kimmen, that it be arranged by the Supervisor for a meeting with Mr. Diaz in the future. Roll call vote taken: Thomson, aye; Kimmen, aye; Messina, aye; Bobcean, aye; Masters, aye. All ayes; motion carried.

Mr. Harris introduced his CFO Brian Schaf. He then explained his reason for requesting the Board's time. He explained how people can come into a township with a legitimate business, then turn it into a marijuana business, then take the township to Court if they were prevented from continuing. His plan is to be a go-between between the township and the growers. He says the State is planning to go wide open in June of 2021. Masters opened the floor for questions. Bobcean asked where the aerial view photo was taken. He said a city in Michigan an hour and a half NW of Wales. Bobcean said that Wales passed a Resolution on June 4, 2019, to not allow these kinds of operations and Wales has no policing authority. His answer was that the police are getting some of the money, and the business would have armed guards, 24 hours a day. Also a fence would be built and it would be hidden by shrubbery. He said his plan is to find growers who are willing to abide by the Resolutions and Ordinances developed by his firm and adopted by the Township. Each grower would have to pay the Township \$10,000.00 a year for a five-year contract. They would also have to pledge a "non-profit" created by his firm \$100,000.00 "community dollars". He said the Township should "take the money and run" because this offer must be decided by April 20th, as the State is planning to go "wide open" by June of 2021. Bobcean asked if he had any ideas for placement here in Wales. He said not near any heavily populated areas, or on a main road. He explained that State rules come first, then the Township can form its own rules. He also said that both medical and recreational marijuana must be allowed, you can't have one without the other. Thomson wanted clarification, since Wales has both a Resolution and an Ordinance prohibiting marijuana. Harris gave a Dollar Store as an example of a new business coming into the township legally, then after a few months, starts selling to "caregivers. Things

escalate from there until the township tries to stop it, at which time the store sues the township. Thomson said the Board should check with Andy Brisco, who is in charge of the marijuana rules at the

State level. Masters asked about growing seasons. Mr. Harris replied that greenhouses are used to start plants to be set out in fields at the right time. It's a crop; let's farm it. Kimmen asked, are you just going to grow it? Then what? He said his point is to find a viable place for processing. The growers must provide 24 hour protection. Kimmen asked-so your company comes in to change the rules? Messina said "He's a facilitator. He would be paid by the Township. Warren is in a lawsuit over this." She clarified his position in this matter. She asked Mr. Harris how many communities he is working with at this time. He said four; two rural, one semi-rural, one city.

Masters asked the Board their pleasure going forward.

Kimmen would like more questions answered. Thomson wants to know the costs to the Township. Harris said April 20th is a deadline for making a decision. He has people wanting to do something NOW! Masters asked Harris how long it would take for him to get some financial figures to the Board as to his charges to the Township? Thomson asked if we know if we are stepping on the legal toes of our Planner? He also would like for the Planning Commission to be involved. Zoning and Planning. Masters wants to check with the Planner and the Attorney. Bobcean said we should discuss it among the Board before involving them since both need board approval. Masters said she would rather involve our attorney before a decision is made. Harris mentioned that some communities have paid as much as \$250,000.00 for what he is offering. Bobcean asked to revisit this issue since this has already taken over an hour. She thinks the board should discuss their position before moving forward. **Motion** by Masters, second by Thomson, to revisit this at a Special Meeting. Kimmen asked Harris what is so special about April 20th. Mr. Harris replied that there is a marijuana consortium putting out a massive marketing campaign on that date, and they want to have all of their groups of growers ready to open. He linked the groups of growers with the non-profits he will create. Masters asked if investors are pushing this. He said yes; he also has entities ready to buy land. Growers would be leaseholders, with outside owners. Bobcean asked if we could continue this at the February meeting? Harris is pushing for a Special meeting in January. Thomson said that you can have two topics on a Special Meeting agenda if they are both advertised. Masters wishes to retract her Motion on the table to make a different motion, if Thomson will retract his Second. Thomson agreed; motion is retracted. **Motion** by Masters, second by Kimmen, to have the Board continue discussion on this matter in the future. Roll call vote taken: Masters, aye; Kimmen, aye; Thomson, aye; Messina, aye; Bobcean, aye. All ayes; motion carried. **Motion** by Masters, second by Bobcean, that the Board hold a Special Meeting for two topics; the Memphis Fire Department Contract, and C & M Holdings, for not more than forty-five minutes each, including questions and answers. Thomson said it won't happen in that time frame. Kimmen asked what do we hope to gain? Thomson said; details, like money by C & M Holdings, and Masters said find out about our Planner's role in this. Roll call vote taken: Masters, aye; Bobcean, nay; Kimmen, aye; Messina, aye; Thomson, aye. Four ayes, one nay; motion carried.

Comments from the public on Agenda items. None.

Correspondence and Announcements

- A. Richmond-Lenox EMS Monthly Report.
- B. Remote Board Meetings acceptable through March 30, 2021.
- C. EEOC publication on employee/employer COVID vaccine requests.
Supervisor advised members stay up-to-date on changes.
- D. SCCRC Road Minutes.
- E. #203 Drain work clean-up to be finished this winter.
- F. Attorney fees December 2020.
- G. Monthly Report sample of Grant Twp. Zoning Administrator.

Per request from November meeting. Bobcean asked what Masters wants for a report. Masters said, something simple. Masters asked as Chair that we go into a private session for this issue. Thomson said yes, only if the person concerned is in attendance. Messina asked to have the process explained. Bobcean said she sees this as targeting a certain employee and the Grant Township report is from a Zoning Enforcement Officer. Masters said she knew nothing about a

monthly report from the Z. A. until recently. Bobcean stated that Masters gets the reports from the Zoning Administrator when a incident arises.

H. Department Official - discussion on monthly reporting.

A Freedom of Information request has been presented.

I. YTD Financial Revenue & Expenses report. This is a budget report.

J. COVID relief.

Reports.

A. Township Supervisor Masters.

1. Cemeteries and Township Hall trees trimmed, government gravestones treated for mildew and algae by Veterans group. The trees have been trimmed for safety and convenience for visitors and groundskeepers.

B. Township Clerk Bobcean.

1. Clerk is still waiting on information on non-salaried employees. She has not yet contacted MTA.
2. January birthdays; Messina, J. Waddy; Duncan.

C. Township Treasurer Messina.

1. Taxes are being collected for Winter tax billings. We are told to expect hardship cases soon.
2. She is trying to get information on Bank charges on Direct Deposits.

D. Township Trustee -Planning Commission Thomson.

1. The January Planning Commission meeting will be Held at the SCC Goodells Park Community Building. The 53 maximum attendance should be fine.

E. Township Trustee Kimmen.

1. Sales studies have been completed.
2. She offered two examples of variations to the Federal Poverty Exemption rules which the Board of Review could consider; as requested by this Board last month.

F. Building Official, Zoning Administrator Waddy. Not in attendance.

G. Committees. Nothing.

Old Business

A. Poverty Exemption Board Resolutions (3)

Motion by Thomson, second by Kimmen, to adopt Resolution 2021-02, Guidelines for Applications Requesting Consideration for Poverty Exemptions, with the 10 exemption limit approved. Roll call vote taken: Thomson, aye; Kimmen, aye; Messina, aye; Bobcean, aye; Masters, aye. All ayes; motion carried.

Motion by Kimmen, second by Masters, to adopt Resolution 2021-01, 2021 Poverty Exemption Policy & Guidelines. Roll call vote taken: Kimmen, aye; Masters, aye; Bobcean, aye; Thomson, aye; Messina, aye. All ayes; motion carried.

Motion by Kimmen, second by Messina, to adopt Resolution 2021-03, Asset Guidelines Used in the Determination of Poverty Exemption for 2021. Roll call vote taken: Kimmen, aye; Messina, aye; Masters, aye; Bobcean, aye; Thomson, aye. All ayes; motion carried.

New Business

- A. Planning Commission reappointment of Gayle Perry and Kevin Watkins for 3 year terms expiring 1/31/24. **Motion** by Thomson, second by Messina, to re-appoint Gayle Perry and Kevin Watkins to the Wales Township Planning Commission for three- year terms, ending 1/31/24. Roll call vote taken: Thomson, aye; Messina, aye; Kimmen, aye; Bobcean, aye; Masters, aye. All ayes, motion carried.

Public Comments

Supervisor Masters said that Memphis Fire Chief sat patiently through the whole meeting, so would he like to say anything now, or answer any questions? He agreed. Kimmen said we

don't get a run report from Memphis like we do from Emmett. Why is that? Bobcean clarified that we do get a report. Masters stated she herself was not aware of until recently. Diaz verified that. Kimmen asked, where do they go? Bobcean replied, I get them. They are incident reports that we use to issue invoices. Diaz said he gives the same report sheet that Emmett uses. Bobcean agreed. Masters would like to see them appear on the Board reports. Bobcean said they are incident reports with personal information on them and Diaz stated HIPPA may come into play with some of the information on them. Kimmen asked if they could be simplified and redacted. Bobcean said she could give a monthly report like "Memphis had twenty runs this month". Masters asked if they had response times listed. Bobcean said yes. Kimmen asked when we will have the Special Meeting. Masters said maybe January 20 or 21.

Adjournment

Motion by Thomson, second by Kimmen, to adjourn. Roll call vote taken: Thomson, aye; Kimmen, aye; Masters, aye; Bobcean, aye; Messina, aye. All ayes; meeting adjourned at 9:29 p.m.
(Next meeting – February 02, 2021)

Respectfully submitted,



Cynthia Bobcean, Clerk

