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**MUNICIPALITY OF CARLISLE COUNCIL MINUTES**  
**REGULAR MEETING OF COUNCIL**  
**October 10, 2017 – 6:00 P.M.**  
**760 CENTRAL AVENUE, CARLISLE, OHIO**

Mayor Randy Winkler called the Carlisle, Ohio Municipal Council Regular Meeting of Tuesday, October 10, 2017 to order in Council Chambers at the Carlisle Town Hall building, 760 Central Avenue, Carlisle, Ohio. The meeting was opened at 6:00 p.m. with the Pledge of Allegiance.

**Roll Call:**

Mr. Randy Jewett	present
Mr. William Bicknell	present
Mr. James Lickliter	present
Mr. Brad McIntosh	present
Mr. Jonathan McEldowney	present
Ms. Barb Tankersley	present
Mayor Randy Winkler	present

Staff members present: Village Manager Julie Duffy  
Clerk of Council Jennifer Harover

The minutes of September 26, 2017 were presented to Council for review. Ms. Tankersley made a motion to suspend the clerk from reading the minutes, seconded by Mr. Jewett.

**Roll Call:**

Mr. Bicknell	yes
Mr. Lickliter	yes
Ms. Tankersley	yes
Mr. McEldowney	yes
Mr. McIntosh	yes
Mr. Jewett	yes
Mayor Winkler	yes

Mr. Lickliter made a motion to approve the minutes as presented, seconded by Mr. Bicknell.

**Roll Call:**

Ms. Tankersley	yes
Mr. McIntosh	yes
Mr. Jewett	yes
Mr. McEldowney	yes
Mr. Lickliter	yes
Mr. Bicknell	yes
Mayor Winkler	yes

**Public Forum:**

Anthony DiLorenzo, Manager of Ohio Craft Cultivators, approached Council. His company has spoken to Council previously regarding possible property in the Business Park for a medical marijuana cultivation site and lifting the moratorium on that specific site for this purpose. He is here this evening to speak with Council regarding another possible business in the Business Park for the processing of medical marijuana. He has made prior contact with Mrs. Duffy and would like to address Council and answer any questions or concerns they may have of him.

Mr. Lickliter thanked Mr. DiLorenzo for coming to the meeting. Council knows the size of the building required for cultivation purposes but he would like to know how a processing building would be constructed, would it be part of the cultivation building or a separate building. Mr. DiLorenzo said that the processing building would be approximately 3,000-5,000 square feet which would be significantly smaller than the cultivation facility. The buildings do not need to be separate but it would be dictated by the State of Ohio and their requirements. It would be more efficient to have them as one facility but that has not been determined. It would reside on the same parcel of property as the cultivation facility. Security for both buildings would be the same and regulated by the State.

Mayor Winkler questioned the licensing issues with the State and where things currently stand with them. Mr. DiLorenzo said he knows no more than what the State has published on their website. He has not been informed of when or if licenses will be awarded to them. He was originally told that November would be the first time that cultivation licenses were released but he has not heard of an official date. Mr. Chris Conard, legal counsel for Ohio Craft Cultivators, said that the dates from the State have continued to be pushed back due to the number of applications received for cultivation licenses.

Mr. Lickliter asked that Mr. DiLorenzo give a brief synopsis of their business to the audience and inform them of the process their company is going through in order to obtain one of the State's cultivation licenses. Mr. DiLorenzo explained that there are four types of licenses that will be awarded through the State of Ohio: cultivation, processing, lab, and dispensary. His company has applied for a cultivation license. They had four attorneys working on the application process as well as several consultants. The State of Ohio did a very good job of putting out a very comprehensive application. Applying for this license took a lot of work and was very expensive.

Mr. Lickliter questioned the actual growing space for this type of cultivation facility. Mr. DiLorenzo described how the facility is referred to as a "canopy" style building. There is 25,000 square feet of growing area while the remainder of the space is dedicated to storage. Their company hired a security expert to develop a security system for this facility. He explains how it would be very similar to the security of a local bank, jewelry store or any industry with valuable product inside. It is to everyone's benefit to have their product protected. Part of the application process involved submitting a security plan for the proposed facility. Mr. Lickliter stated that he has had residents approach him with questions about how people will be able to walk into the facility and take whatever they want or having people standing outside wanting to get inside. Mr. DiLorenzo also stated that he feels this facility will be more secure than a local bank because residents will not be permitted in the facility nor on the property at any time. Mr. Conard stated that the security provisions are very extensive for both the

cultivation and the processing sites. For example, there has to be an adequate security alarm system, it has to be commercial-grade equipment, there will be fencing and gates around the facility, there is video surveillance and recording equipment inside and outside, there is limited employee access (so not even current employees have full access rights to the facility), there will be motion detectors, video capabilities must include date and time stamping, silent alarms, maintaining of logs for employees during specific time periods as well as weekly inventory accounting that is done which has to be provided to the State. There is also tracking software within actual plants. This will track growth rates as well as location of plants. These security measures are regulated by the State of Ohio and will be place for cultivation sites as well as processing sites.

Mr. McEldowney asked about the amount of jobs that this type of facility will require. Mr. DiLorenzo gave an "educated guess" as to the amount of jobs required. All indications at this point are that there will be great demand for this product. Each facility will preliminarily have upwards of 20 employees.

Mr. Jewett asked that a better description of the building structure be given to the audience. Mr. DiLorenzo stated the proposed cultivation facility would be very industrial looking with an all steel exterior. There will be no windows and a solid roof. From the outside, it will look like your typical industrial manufacturing building. The cultivation area itself will be very strict on the type of lighting getting in there. It will be all synthetic lighting, no natural light; therefore, no windows.

Mr. McIntosh asked for a definition of the processing facility. Mr. DiLorenzo explained that a CO<sub>2</sub> extraction process is the cleanest and safest for the required oil, they will not be using butane. Once plants are grown, the leaves are trimmed off and transported to the processing area. The processing is a two-step process; extraction by CO<sub>2</sub> (similar to that of extracting vanilla or fruit oils) and then distillation. After the distillation, there are several different products that can be made such as teas, gummies, or tinctures. Once the processing facility is finished with the product, it goes directly to a dispensary. A processing facility cannot sell their product directly to the public.

Mr. Licklitter asked about the proposed money-less system. Mr. DiLorenzo has just begun reading about this possibility and is not sure about the legalities of it. Because it has not been legalized at the Federal level, federal banks will not accept cash from marijuana sales. There is some beginning talks to a "closed loop system" in the State of Ohio which would allow buyers at dispensaries to have a "debit card" which would credit the dispensary of the sale. This is just an idea of how cash could be taken out of the equation for medical marijuana sales.

Mr. Licklitter also stressed to the audience that Council has given permission to sell a specific parcel of land to Ohio Craft Cultivators ONLY if they receive one of the State approved cultivation licenses for such a facility. There were 185 applications submitted to the State for only 12 total licenses approved. There is still no definite answer on whether or not this company will even receive one of these licenses for cultivation. If Council does consider a processing facility in the Business Park, there is no intention of Council to ever have a dispensary. The proposed medical marijuana cultivation and/or processing sites will never have distribution of that product in Carlisle.

Mayor Winkler spoke of a meeting he attended in Centerville where medical marijuana was a topic. The plants grown in these facilities are a different type of plant than those grown in the "wild" or sold on the street. Mr. DiLorenzo clarified that point stating that the plants can be different but the two main products of the plant are CBD and THC. Specific medicines use one or the other of these products to

control different medical conditions. CBD is used more for patients suffering from seizures and THC is used more for pain control such as patients with cancer.

Mr. DiLorenzo thanked Council and told them that he would be available for questions or concerns any time they needed. Mayor Winkler thanked him for coming and presenting this information to Council.

Mr. Don Pilkenton of 100 Commercial Way approached Council. He had a question regarding the security of the loading/shipping docks on these proposed facilities and how deliveries will be made. Ted of Ohio Craft Cultivators (via Skype) explained how these areas of the facilities are completely enclosed. Trucks/vehicles for transport will be GPS located vehicles. These vehicles will take random avenues of transport with each route not being taken more than once. There would be multiple employees in the vehicle during transport. Transport loading/unloading would take place in an enclosed garage bay, closed off from view as well as inside a fenced area of the facility. Vehicles will be unmarked and most likely smaller vehicles such as vans versus semi-trucks. Mayor Winkler stated that Council had these same concerns in their initial conversations with this company. Local pharmacies have drugs delivered to their establishments on a regular basis and no one knows they are there, those vehicles are not marked as such, this would be the same type of transport. Mr. McEldowney also mentioned that delivery/loading times are also random just as routes taken. Mr. Licklitter commented that the State of Ohio is and will be regulating every step taken by these particular businesses.

Mr. Pilkenton also asked Council about the topic of storage facilities that was discussed during their recent work session. Mayor Winkler stated that he was unable to make that work session. Mr. Licklitter stated that a citizen has come to Council and asked them to consider talk of storage facilities within the Village. He also said that the work session had many agenda items and that particular discussion was not completed. There were three council members present during that work session so they are planning on having another work session to continue that particular discussion of storage facilities. Mr. Pilkenton asked that he be informed as to when that work session takes place so that he can be in attendance. Council agreed that information will be given to Mr. Pilkenton as soon as that meeting is set. Mrs. Duffy reminded the audience that whenever there is a work session or meeting of Council, the agendas are posted on our Village website under the Government section.

Mr. Jeff Foster of 5514 Glen Ct approached Council. He is deeply concerned about medical marijuana in general. He concerned that as with other states such as Colorado, it starts out as medical marijuana and, before you know it, it has gone to recreational marijuana. This creates huge challenges for law enforcement and problems in general that he doesn't feel we are prepared to deal with in the Village of Carlisle. He feels that the company was not able to answer questions adequately based on what they will actually be doing with the Village. Mr. Foster stated that during Prohibition, there was medical whiskey. One could go to a doctor and get a prescription for a bottle of bourbon and then purchase it from a drug store with a prescription label on it. In states that have medical marijuana, it is very simple to get a prescription. He wonders why cities likes Miamisburg, Huber Heights, Butler Township, Oakwood, and various other locales have recently reinstated their bans on medical marijuana. He believes that Miamisburg just reinstated their ban on October 3<sup>rd</sup>. What is the difference between the Village of Carlisle and Yellow Springs and Miamisburg. If it is a bad idea in Miamisburg, why is it a good idea in Carlisle. If we just have dollar signs in our eyes, then it is blinding us to some bigger

issues that we need to be considering. Council members thanked Mr. Foster for his comments and time.

Rev. Larry Lambes of 800 Central Avenue, Hillcrest Baptist Church, approached Council. He is currently working with two individuals on the topic of medical marijuana. One is a forensic professor at Virginia Commonwealth. She has been working for several years with law officers and cities regarding medicinal use of marijuana. She has been looking at the scientific side of this and is going to be sending him more information. He also spoke with his doctor, Dr. Ronald Klein. He asked the doctor if there are medicinal purposes for marijuana, does it treat things? Dr. Klein said there are no studies out there that says it is a medicinal agent. It doesn't cure anything, all it does it mask. There are already things out there and available that do that. So to have medical marijuana does not make sense to Dr. Klein. They have had medical marijuana available in pill form for thirty years so it has been out there for a long time already. Rev. Lambes is against this type of business coming to the Village and he is wanting to look at a possible referendum on the Council's vote. He will begin getting some residents together in order to do that. Mayor Winkler thanked him for coming to the meeting this evening and for giving his comments on this topic.

Mayor Winkler shared a story with the audience about gentleman that approached him on this topic. The gentleman works for the City of Kettering and met the Mayor on a work site. When they were talking, the man told the Mayor that he had gone to school in Carlisle during his youth and graduated from high school in Germantown. He now has a 14 year old son who is autistic and suffers from a seizure disorder. His son's physician kept recommending medical marijuana and, because of the family's religious beliefs, he would not allow it. However, after watching his son go through multiple seizures each day, he decided to try it. His son was put on medical marijuana and he now very rarely has even one seizure during a month. Mayor Winkler understands that there are many community members against this and he also understands the reasoning why some people are for it.

Mr. Don Trusty of 100 Vernon Place approached Council. He has lived in Carlisle currently for 13 years. He lived in Carlisle as a child and then moved to Miamisburg/West Carrollton. He has watched Carlisle throughout the years and he and his brother-in-law began flipping houses which brought him back to living in Carlisle. His church has a congregation of families with five generations of Carlisle residents. They are clean-cut, hard-working families. When he lived in West Carrollton in Montgomery County, their Council passed some issues that shouldn't have been passed and the community had to take the heat from it. When a legislation gets passed, it affects homeowners and their children. At that time, he lived in a \$160,000 home and, within a three year period, it fell to \$107,000. He saw this issue for tonight's meeting on the news and he knew he had to say something about it. Would you want to move in next door to a marijuana growing facility? He doesn't want to and he has known this community a lot longer than anyone in the room and it has always been a community that people cherish. He doesn't want to see anything end that feeling in this community. He doesn't want the Village to look back in 5-6 years and think that this was the dumbest thing we ever did. When you need a building without windows, isolated that nobody can see or know what they are doing in it, then that should tell you that something is wrong with that type of business. He has been around this world and he has seen what pot can do. We was in Vietnam and watched other soldiers get into drugs. There is a young man several doors up from him that is currently in his twenties and addicted to drugs. He has been in and out of the hospital trying to find a way out of his addiction. He doesn't want to see all of these new homes being built losing their value due to this new business coming to town. He wants to

know why the residents can't vote on this issue. If they have to bear the burden of the passage, they should be able to vote on the issue. He doesn't want Carlisle to be known for pot. He doesn't want to be able to walk into a doctors with a toothache, ask for marijuana and be given a prescription. He loves Carlisle and moved back to this area because of that. If his current home drops in value over the next five years, can he come back to Council and ask for his money back because of this decision that they made for the community? There is an impact that these type of things have on a community. When it begins with marijuana, it moves to cocaine and then death. This is not a path that he wants for anyone in his community. He believes this will end on the same path as the opioid epidemic with people jumping from one drug to another trying to get their "high". He doesn't want to see people he loves go this direction. The public should be able to vote on this issue that will so drastically affect their community. Council thanked Mr. Trusty for his comments and for coming out to the meeting.

**Council Report:**

Mr. Bicknell thanked Ohio Craft Cultivators for coming this evening and giving Council more information on their proposed business and where they stand on receiving their possible licensure through the State. He also thanked all of the public that came to speak with Council on their opinions and concerns with this issue. He congratulated the third grade Carlisle pee wee football team for making the play-offs. They will play this coming weekend either in Clinton Massie or Bellbrook. The community has had a rash of break-ins recently along with the City of Franklin. Mr. Bicknell reminded residents to lock their vehicles, lock their homes and keep outside lights on during the night.

Mr. Jewett thanked Ohio Craft Cultivators for coming and also thanked the community members for showing up and voicing their opinions and concerns. Without the community's input, Council is not able to make an educated decision on this issue. He also reminded the community that October 31<sup>st</sup> will be Beggar's Night in Carlisle from 6:00pm to 8:00pm. This will be in conjunction with Franklin Township.

Mr. Licklitter thanked Ohio Craft Cultivators and thanked the community member for coming as well. Council doesn't very often have an audience during their meetings so he is appreciative of their presence this evening. He hopes that residents were able to make it out to the Fire Open House this past Monday evening and see all of the improvements/changes they have made over the past few months. He thanked the fire department for all of their hard work.

Mr. McIntosh thanked everyone for coming out to tonight's meeting. He appreciates the comments and concerns. He also reminded residents of the recent break-ins and asked people to lock their doors and remove valuables from their vehicles. Don't be an easy target. He has traveled around the country after the current natural disasters and has seen many unfortunate events. He would like the residents to keep these areas in their thoughts and prayers. Texas, Florida, and Puerto Rico have all been hit hard and these areas continue to feel those affects. He was there for a total of 42 days and people are still with nothing. Please continue to support those efforts and keep these families in your thoughts and prayers.

Mr. McEldowney thanked Ohio Craft Cultivators and the public for coming out. It is great having the community here for these meetings and giving your opinions and input on topics. He thanked the Fire Department for hosting their Open House. The renovations look great and the firemen have done a lot of work fixing everything up. He commends all of the volunteers for taking on this amount of work.

Ms. Tankersley thanked Ohio Craft Cultivators and thanked the public for coming out and voicing their opinions and concerns. She really appreciates everyone coming to the meeting.

**Mayor's Report:**

Mayor Winkler thanked the community for coming out to the meeting. It is very rare that anyone attends these meetings so he is very appreciative of those that came out this evening. Their comments and concerns will be taken into consideration as the decisions on this issue are made. He also thanked the Fire Department for all of their hard work on the firehouse getting ready for the open house. The department has done an amazing job while they are volunteering their time to the community. This volunteered work would have cost the Village a lot of money had the firemen not been willing to do the work themselves.

**Manager's Report:**

Mrs. Duffy would like to invite the community out to support the Carlisle High School girls' soccer team. They will be hosting a home match in their first round of Districts. This will be a very competitive game. If they win round one, they will also host a home game for round two. That team looks to be possibly beatable by Carlisle so this means that the girls could make it to Sectionals for the first time. Community support for them would be very much appreciated. The Carlisle Fire Department did apply for a grant through Firehouse Subs for thermal imaging cameras. They have received a thank you regret letter. The amount of applications was overwhelming during this round so Chief Holbrook has indicated that the next round for the same grant opens in December. He will be resubmitting this application in December. During the last Council meeting, a resolution was passed allowing us to apply for a FEEEG fund. It is basically a fire grant through the BWC to help with exposure. At that time, we believed it was a 100% matching grant. However, we have now been informed that it is a 5/1 matching grant which means, if we are awarded, we would receive up to \$15,000 to install a diesel exhaust system in the firehouse but we would have to come up with \$3,000 of that matching funds. This is something that Chief Holbrook has included in his budgetary quest for next year.

**Committee Report:** none

**Old Business:** none

**New Business:** none

**First Reading of Ordinances and Resolutions:**

**ORD 17-17 – AN ORDINANCE TO MAKE APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES FOR THE MUNICIPALITY OF CARLISLE, DURING THE FISCAL YEAR ENDING DECEMBER 31, 2018.**

Mrs. Duffy explained that this budget does come out of last week's work session. During that presentation we did go over this budget, fund by fund, and it is a good budget. It is a very solid looking budget. Out of the work session it was recommended by the Council members in attendance to put it

on tonight's agenda for a first reading. There is time to adopt this without any emergency language. Mr. McIntosh asked for a Finance Committee meeting prior to the next Council meeting. Council agreed to meet for Finance Committee at 5:30pm on October 24<sup>th</sup> prior to the 6:00pm Council meeting.

This will be on for a second reading on October 24, 2017.

ORD 18-18 – AN ORDINANCE TO ADOPT THE 2018 EMPLOYEE PAY SCHEDULE.

Mrs. Duffy explained that this is on for a first reading. The Employee Pay Schedules normally go concurrently with the actual budget. It has been two years since the Pay Schedule has been changed. Last year the Pay Schedule was not changed with the budget. This would adjust the starting and ending ranges of salaries by 5%.

This will be on for a second reading on October 24, 2017.

**Second and Third Readings of Ordinances and Resolutions:**

ORD 14-17 – AN ORDINANCE PROVIDING FOR THE ISSUANCE OF \$250,000 VARIOUS PURPOSE BOND ANTICIPATION NOTES, FIFTEENTH (2017) RENEWAL, BY THE MUNICIPALITY OF CARLISLE, OHIO IN ANTICIPATION OF THE ISSUANCE OF BONDS.

Mrs. Duffy explained that this is an annual buy down of the debts that we still have remaining for the Carlisle Business Park. This debt is for the infrastructure that was put into place (road, water, sewer, lights). It does reflect a \$50,000 pay down from our current debt. The remaining principle amount will be \$250,000.

This will be on for a third and final reading on October 24, 2017.

ORD 12-17 – AN ORDINANCE ESTABLISHING THE SALARY OF THE MAYOR AND COUNCIL MEMBERS OF THE MUNICIPALITY OF CARLISLE, OHIO.

Mrs. Duffy explained that this has been on the agenda cycle for a while as Council has opted to postpone it until they had the meeting of the work session. To remind everyone what this is, every five years, the Carlisle Charter provides that the Charter be reviewed by a group of citizen members of the community. The group met earlier this year in April. One of the "must look at" requirements by our Charter is the compensation of our Council members. The group did look at that provision. After several meetings and review, they did make a recommendation that the Council members' salary would increase by \$30/month and the Mayor's salary would increase by \$60/month. By the rules of the Charter, the increase would not go into effect until after the election that would be held in 2019. This would not make an increase to Council salary until the beginning of 2020. This is due to the mandatory requirements of the Charter on how long you have to wait to enact this. No members of the existing Council would be eligible for that. The Council members voted in at the next election will be subject to it.

No motions were extended for this legislation. Ordinance 12-17 is considered withdrawn.



Mr. Licklitter would like to schedule another work session following the next Council meeting on Tuesday, October 24<sup>th</sup>. All Council members were in agreement with this meeting time/date. This work session agenda will cover storage facilities, under speed vehicles and Council's meeting schedules.

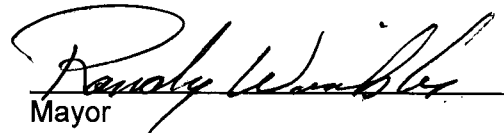
With no further business, Mr. Licklitter made a motion to adjourn, seconded by Mr. Jewett.

**Roll Call:**

Mr. Licklitter	yes
Ms. Tankersley	yes
Mr. McIntosh	yes
Mr. Bicknell	yes
Mr. McEldowney	yes
Mr. Jewett	yes
Mayor Winkler	yes

Meeting adjourned at 7:04 p.m.

Date: 10-24-17

  
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Mayor

Attest:   
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Clerk of Council