MUNICIPALITY OF CARLISLE COUNCIL MINUTES
SPECIAL MEETING OF COUNCIL
JUNE 19, 2017 – 6:00 P.M.
760 CENTRAL AVENUE, CARLISLE, OHIO

Mayor Randy Winkler called the Carlisle, Ohio Municipal Council Special Meeting of Monday, June 19, 2017 to order in Council Chambers at the Carlisle Town Hall building, 760 Central Avenue, Carlisle, Ohio. The meeting was opened at 6:05 p.m. with the Pledge of Allegiance.

Roll Call:
Mr. Randy Jewett  present
Mr. Jake Fryman  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

Mr. Lickliter made a motion to adjourn to Executive Session to discuss the purchase or sale of local property at 6:07 p.m., seconded by Ms. Tankersley.

Roll Call:
Mr. Jewett  yes
Mr. McIntosh  yes
Ms. Tankersley  yes
Mr. Fryman  yes
Mr. Lickliter  yes
Mr. McEldowney  yes
Mayor Winkler  yes

Council reconvened back into Regular Session at 7:43 p.m.

Public Forum:
None

Council Report:
Ms. Tankersley mentioned that she has spoken to a lot residents to gather their thoughts about selling this land. She has gotten no one that opposes this sale and she feels that the City is headed in the right direction.

Mr. McIntosh took some time to explain the reasoning behind his vote for this evening. The timing of this sale came together very quickly. Council was approached just last week with this opportunity and since then there has been a lot of due diligence done. This is not something that Council has been sitting on for a long time and/or trying to hide. Due to confidential information, there could not be
specifics of the sale released to the community. He wants to clarify any misconceptions or misunderstandings on how this works as to the scope of the project. Medical marijuana is now legal for the cultivation processing and dispensing in the State of Ohio. It is heavily regulated and monitored by the State. Like it or not, that is the law as it sits at the time being, there is nothing illegal being proposed here. This proposal would allow for a cultivation facility only. Product is grown and shipped out and in no way does it involve local dispensing of product or allowing any finished product to be sitting around for idle hands to touch. It is a medical production facility. It is the same as if a pharmaceutical company came in wanting to produce any traditional long-standing medications. That is how Council has approached this project. If approved, we are not changing heart from the original moratorium. We adopted that moratorium as a safety measure to be sure that we were in control of this entire process. It was never a strict ban on the industry. At the time, the industry had just been established and approved by the State and the rules and regulations had not been adopted. There was nothing at the time to prevent one or more people from coming in without our blessing and opening up shop here. We were wanting to be on the forefront and put a moratorium in place so we had the power to either allow or prevent this type of development as we saw fit. It is easier to prevent businesses from coming in than it is to kick them out once they are here. This was a safety measure. The product will be grown here and shipped out. There will be no more marijuana on our streets than what is currently. The facility will have state of the art security and mandated security measures by the State of Ohio. It will not be an easily accessible property. There is no type of harmful waste material, emission or pollution concern. It is a brick and mortar facility, not a stand-alone greenhouse type of structure that is vulnerable. This proposal is not about money. This sale does benefit the Village financially by allowing us to pay back debt nearly five years ahead of schedule, put a lot of money back into funds that have been struggling for years, eliminates principle and interest payments, eliminates years of interest down the road and frees up cash to be better used in our community with Police, Fire, Parks, infrastructure, etc. Mr. McIntosh claims that he is as conservative as possible and tries to be a solid decision maker. In his professional and personal life, he does not rush into anything and he feels that he has done his research on this matter. If he felt that this business would threaten the safety of this community or compromise the quality of life here, he would not even consider listening to the proposal no matter how much money was involved. Based on his research in other cities across the country where they have these type of facilities, he sees no reason for safety concerns of crime to increase. He is positive that this will be the most secure facility in the town. This will create jobs and give us a good tax base. He has spoken to 35+ community members in the past few days in ages ranging from 25—60+, grandparents and established business owners to young parents, little league coaches, police officers and he did not get the push back that he assumed he would receive. He received a lot of comments from people that there would be others that opposed it which is understandable. However, he did not feel that was a factor for him to go against what he thought was right for the community. People told him that this may cause him to not be re-elected but he is not here as a perception vote. He loves Carlisle and the community and everything he does within his seat is to make the Village better. Mr. McIntosh thanked Council for the quality of conversation over the past week. He believes they have covered their basis and he commended each for their opinions and teamwork during these discussions.

Mr. McEldowney believes that Mr. McIntosh covered everything in his explanation. He thanked the citizens that took the time to speak with him. He appreciates their feedback and he knows that everyone has busy schedules that cannot always make it to meetings.
Mr. Lickliter also felt that Mr. McIntosh explained it well. He wanted to add that he views this as a business decision. He believes that the people of Carlisle have put them in place to make decisions that would improve the quality of life within the Village and to bring in businesses that will allow debts to be paid, allow taxes to be collected on those jobs and allow us to create a better Carlisle. It will be safer and we can put those added dollars toward our Police and Fire Departments. We don’t have that many businesses coming into Carlisle so, when we do, we need to allow the discussion of how they could benefit us, that is what Council does.

Mr. Fryman also agrees that this happened very quickly. He thanked everyone, Council and staff, for all of their hard work at looking into this and for doing the due diligence in coming to a quick conclusion. Just to clarify, this is not a “Walter White” situation, no one is coming to town to disgrace our community. It is a very well-regulated facility and it will be something that could help a lot of people. Medical marijuana can truly help many people dealing with diseases or ailments. He feels that Council should do what they can to help people here in Carlisle and in general. These points are why he will be voting yes this evening. To make a point, it was a Republican majority in the State legislature that approved this measure so this is not a Republican versus Democrat issue. He believes that the numbers are now up to around 75% of Ohioans are in favor of medical marijuana and the State legislature saw that which is why they approved this current measure and gave places like Carlisle the opportunity to have such a business. He believes this will help the community out long-term. He has been a resident for over 25 years and the business park has not changed much during that time. It is tough to get businesses to come to Carlisle. If you take the “m” word out of the equation, it is a good deal for everyone involved. When you add in the “m” word, people make it a bigger issue than what it needs to be. It is very secure and very well regulated and it will be taken care of properly. Mr. Fryman did speak with many people in the community over the weekend and everyone that he spoke with was in favor of it. He has to do what he feels is best for the people of Carlisle and through his conversations and research, he believes this will be best for the community.

Mr. Jewett thanked the group from the company wanting to purchase the land. He feels that they came in to the meeting very well prepared with a lot of good information. As he spoke to residents over the past weekend, the number one concern was the security of the facility. He felt that Mr. McIntosh explained this portion very well. The group here tonight reiterated the fact that not only is it going to be secure, there are mandates from the State that they have to follow as well. They spoke to a couple of people that were opposed, not adamantly, but they understood that Council needed to do what was best for the Village and we, as a group, have that decision to make. We each have had the opportunity to speak with residents and we feel that Council is making a well-educated decision. He thanked Council for doing their own personal research, talking to the community and taking the time to speak with the group tonight to gain more information so there is a strong stance on where they are as a group with the decision.

Mayor’s Report:

Mayor Winkler thanked the business group for coming in to town to address all of the concerns and to put Council at ease with the decision they are about to make. He has also done his due diligence. He spent time last week at the Mayors Association Conference in Columbus. While he was there, he spoke to several other mayors from around the State. Of all of the mayors he was fortunate to speak with about this issue, he only had one that stated their city was not interested in this type of business.
All of the rest of them realize that this is an up and coming business and has been approved by the State. It is regulated by the State and the pharmaceutical industry. He also spoke with a clergy member here in town who did not state whether he was for it or against it but just wanted to know the details and truth of the situation. Explanations and details were given to him and he seemed “okay” with it but he didn’t voice either his support or opposition to this business. Mayor Winkler also spoke with leaders of Carlisle schools who said that they obviously could not support it, but as a business decision, how could you not do it. He spoke with local business owners and got different opinions. When speaking to residents, up until today, most voiced that it is something that will create jobs and will do good things for our community. He thanked all of the people that took the time to speak with him in the past week. He again thanked the business group for coming in to town to allow Council to make a better, well-informed decision.

Manager’s Report:

None

Committee Report:

None

Old Business:

None

New Business:

None

First Reading of Ordinances and Resolutions:

ORD. 8-17: AN ORDINANCE REVISING THE MORATORIUM ON GRANTING A PERMIT TO ALLOW CULTIVATORS OF MEDICAL MARIJUANA WITHIN THE CARLISLE BUSINESS PARK SPECIFIC TO PARCEL NO. 01-33-451-020 LOT PT 5 AS DECLARED BY THE WARREN COUNTY AUDITOR’S OFFICE AND DECLARING AN EMERGENCY

Mr. Lickliter made a motion to suspend the rules requiring three readings, and have one reading by title only, and declaring an emergency, seconded by Ms. Tankersley.

Roll Call:

| Mr. Lickliter  | yes |
| Ms. Tankersley | yes |
| Mr. Fryman    | yes |
| Mr. Jewett    | yes |
| Mr. McEldowney| yes |
| Mr. McIntosh  | yes |
| Mayor Winkler | yes |

With no further discussion, Mr. Fryman made a motion to adopt, seconded by Mr. Jewett.

Roll Call:
Mr. McEldowney    yes
Mr. Lickliter      yes
Ms. Tankersley     yes
Mr. McIntosh       yes
Mr. Fryman         yes
Mr. Jewett         yes
Mayor Winkler      yes

Ordinance passed on this day will be entered into Ordinance Record Book as Ord. 8-17.

RES. 7-17: A RESOLUTION AUTHORIZING THE VILLAGE MANAGER TO SELL 10 PLUS OR
MINUS ACRES OF LAND IN THE CARLISLE BUSINESS PARK TO OHIO CRAFT CULTIVATORS
LLC OR ITS ASSIGNEE FOR THE DEVELOPMENT OF A MEDICAL MARIJUANA CULTIVATION
FACILITY AND TO SIGN ANY AND ALL NECESSARY DOCUMENTS TO ALLOW FOR THE
APPLICATION BY THE BUYER FOR A CULTIVATION LICENSE AND DECLARING AN
EMERGENCY

Mr. Lickliter made a motion to suspend the rules requiring three readings, and have one reading by title
only, and declaring an emergency, seconded by Ms. Tankersley.

Roll Call:
Mr. McIntosh       yes
Ms. Tankersley     yes
Mr. McEldowney     yes
Mr. Jewett         yes
Mr. Fryman         yes
Mr. Lickliter      yes
Mayor Winkler      yes

With no further discussion, Mr. Fryman made a motion to adopt, seconded by Mr. Lickliter.

Roll Call:
Mr. Jewett         yes
Mr. Lickliter      yes
Mr. Fryman         yes
Mr. McEldowney     yes
Ms. Tankersley     yes
Mr. McIntosh       yes
Mayor Winkler      yes

Resolution passed on this day will be entered into Resolution Record Book as Res. 7-17.
Second and Third Readings of Ordinances and Resolutions:

None

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

Roll Call:

- Mr. Lickliter  yes
- Ms. Tankersley  yes
- Mr. McIntosh  yes
- Mr. Fryman  yes
- Mr. McEldowney  yes
- Mr. Jewett  yes
- Mayor Winkler  yes

Meeting adjourned at 8:03 p.m.

Date: 6-27-17

Attest: Clerk of Council

Mayor