

City of Northmoor Board of Aldermen

July 17, 2019

Time: 6:30 P.M.

City Hall, 4907 Waukomis, Northmoor, MO 64151

Special Meeting Minutes

TOPIC OF SPECIAL MEETING: Medical Marijuana - Growing - Manufacturing (MIP Building)
- Sales/Retail

CALL TO ORDER: Mayor Wilson called the meeting to order at 6:12 p.m.

ROLL CALL: Bennie Pate, Rick Medill, Isabel Stevens, Joe Harris, John Butner, Cari Murdock - All Present

WELCOME AND INTRODUCTIONS:

Mayor Wilson stated that tonight's meeting was for Informational purposes only.

Mayor Wilson introduced the following:

Jon Lowe - Applicant

John Reddoch- Kuhlman, Reddoch & Sullivan, P.C.

Scott Sullivan - Kuhlman, Reddoch & Sullivan, P.C.

DISCUSSION:

Mr. Lowe wants to open a Marijuana-infused Products (MIP) Building for manufacturing and dispensary sales. The location being considered is on the corner of NW Waukomis and Vivion which is owned by Don Alexander. Mr. Lowe stated that the address attached to the State License is a long-term commitment. Mr. Alexander shared a map of the proposed building site using his original proposed concept map for re-zoning the property. The proposed re-zoning was put on hold some time back and will be addressed in the near future. Mr. Alexander will construct and finance the building for the facility in accordance with State regulations. He explained that there are several hurdles and a lot of moving parts involved in opening a dispensary and MIP. Regarding his other properties, it was determined that "A Turning Point" would be an issue.

John Reddoch explained that research regarding zoning on an MIP operation will be addressed by the Board. Scott Sullivan has invested many hours researching Medical Marijuana. It's a process with Planning and Zoning and the Board to deal with. He emphasized that this meeting is for informational and conceptual purposes only.

Listed below are some of the topics introduced and briefly discussed during the meeting:

The Planning and Zoning Commission will meet to discuss zoning changes on the property being considered for use. The property is currently zoned MHP (Mobile Home Park). The zoning

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would need to be C-1 or M-1. Zone M-1 is preferable to the owner. The Commission will consider the best interest for the city as well as the property owner and adherence to the constitution. A Public Hearing will be held and language/terms developed for ordinance changes. The Ordinances will need to be developed and approved by the Board of Trustees. Alderman Medill said that the dream for the city is to make the corner of Vivion and Waukomis produce revenue. Mr. Alexander did begin the re-zoning process of the land previously but the process was put on hold by his attorney. Mr. Lowe said that, as a business owner, there is a lot of risks. He told the Board that he has good counsel from out of State contacts who have gone through the process. Missouri only has a certain number of licenses they award. Missouri will not allow the property address to be mortgaged. Mr. Alexander will carry the costs on the property. In regard to Marijuana regulations the city must follow the state's constitutional amendment. Missouri is still in the process of developing the amendments. This will outline with cities can and can't accept. Mr. Sullivan said that the decisions are up to the Planning Commission and Board of Aldermen

Mr. Lowe then introduced himself to the Board. He is a fireman for Kansas City, thus a public servant. He also leased a property in Northmoor for his business (Xscapes) which shows commitment to the city. Mr. Lowe then presented a financial projection sheet to the Board explaining that they are conservative numbers for what the business could bring in and the sales tax the city could attain. He explained that the figures are based on the Denver area. He continued by stating that Missouri wrote the best regulations for medical patients to qualify. Mr. Lowe has spoken with commissions, representatives, etc. regarding the regulations. He will meet the minimum requirements by the State for facility security. There will be State Audits at no cost to the City. His security plans will exceed requirements. He will maintain the following: a security guard, director, internal audits, standard training, and a lot of time off-duty cops. There will be a soft opening, vault, and round the clock surveillance. When he turns in his application, the auditors will have what he said he would do and the auditors will check for compliance.

The Building for Mr. Lowe's business would require 9000 sq. ft. The business hours will be up to the City. He stated that there would be no reason to be open late and that standard hours such as 8am-10pm or 9am-10pm are fine. He emphasized that this is a medicine that would be distributed and that there will be a Chemist, Bio-Chemist, Physician, Oncologist and Pharmacist on staff for training. He explained that the city is not backing for scoring and that the scoring for the application license is State mandated. He did say that there are questions on the application that do ask about community support. Mayor Wilson asked for confirmation that there would be no growing of marijuana within the city limits. Mr. Lowe told her that that was correct. He has a growing location in Davies County by the town of Kidder. It is an indoor grow facility. He also said that the dispensary and lab will provide jobs. He will possibly hire 15 to 17 for the dispensary and 8 to 10 in the lab. He also believes in Community Outreach. He said the facility will have events, meetings, advisory boards and will listen and give answers to all concerns. The facility will also participate in communal donations.

Mr. Sullivan said that the applications are not due until August 3rd and the State has 150 days for processing. The licenses will be issued by the end of the year. There will be a 15 day notice

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posted for the Planning Commission Meeting and it will be published in the newspaper. Mr. Reddoch will work with Mr. Alexander's attorney for this process.


Missouri will not be open to more applications for at least a few years to generate data to determine what needs to be done next. Mr. Alexander and Mr. Lowe expect to be operational within a year (mid 2020). Mr. Alexander emphasized that zoning as MI would be preferable. Mr. Reddoch said that they will do what they can to facilitate the timeline.

MOTION TO ADJOURN:

Alderman Harris made a motion to adjourn and Alderman Butner seconded
All in favor - 6 Opposed - 0 Motion passes

ADJOURN


ATTEST: City Clerk, Julie Rowden


APPROVED: Mayor, Lynda Wilson