

**(Corrected) MINUTES
TOWN OF CAMP VERDE
SPECIAL SESSION
MAYOR AND COUNCIL
473 S. MAIN STREET, SUITE 106
WEDNESDAY, AUGUST 14, 2024 at 5:30 P.M.**

Note: Council member(s) may attend Council Sessions either in person, by telephone, or internet/video conferencing.

1. **Call to Order** Mayor Dee Jenkins called the meeting to order at 5:30 PM.
2. **Roll Call.** Council Members Jackie Baker, Wendy Escoffier, Robin Godwin, Cris McPhail, Jessie Murdock (arrived at 5:33 pm), Vice Mayor Marie Moore, and Mayor Dee Jenkins.

Others Present. Town Attorney Trish Stuhan, Town Manager Miranda Fisher, Acting Town Clerk Virginia Jones, Acting Deputy Town Clerk Jadie Edwards.

3. **Pledge of Allegiance** Councilor Escoffier led the Pledge of Allegiance.
4. **Discussion and possible direction regarding retail marijuana in Town of Camp Verde.** Staff Resource: Economic Development Specialist David Meyers

Economic Development Specialist David Meyers presented on this item with a PowerPoint. Within his presentation, Mr. Meyers went over the following topics:

- Arizona TPT and Excise Tax
- Local Dispensary Traffic
 - Cottonwood and Sedona
 - Flagstaff
 - Prescott and Prescott Valley
- Industry Sales Data
- Potential Revenue
- Next Steps to Allow Retail Marijuana
- Retail Marijuana Zoning Examples
- Staff Recommendations

This presentation came as a result of Economic Development being tasked with the job of researching additional revenue for the town. In order for a Retail Marijuana Dispensary to be opened in Camp Verde, town code and zoning ordinance would have to be updated.

Mr. Meyers shared three different recommendations/statements from the town.

Community Development- Ready and willing to follow the direction of Council. They will do the research they need and are open to allowing dispensaries in the town.

*Camp Verde Marshal's Office-*They recognize the need for further discussion.

Regulation of the accessibility to minors is a big concern of theirs.

Economic Development- They feel that opening the code to allow a dispensary would aid the town in economic diversification and would support the town's tax-based revenue and workforce.

Lastly, he shared that there is a limited number of licensees around the state. Arizona Department of Health regulates the number of dispensaries. Though Council may update code and ordinance, it doesn't guarantee a dispensary to open in the town. It simply allows an interested party, who holds a dispensary license, to locate to the town.

As a part of his presentation, Mr. Meyers answered questions from the Council.

Vice Mayor Moore asked about the additional taxing of the dispensary. It is 16% additional excise tax.

Mr. Meyers shared that they used Placer AI to get a read on the traffic flow into the marijuana dispensaries in surrounding municipalities. Within this data, they were able to see how much traffic came from the direction of Camp Verde. He explained that Placer AI is an app that tracks cell phone locations.

Councilor Murdock asked who regulates the sale of marijuana.

Mr. Meyers told her that the license of the seller is very specific and comes with many regulations regarding who they can sell to.

Councilor Escoffier asked if CVMO could help assist in the regulation of sales to minors. Commander Jacobs from the Camp Verde Marshal's Office said that, to his knowledge, they cannot go in and check ID's in dispensaries.

Councilor Escoffier also asked who regulates the potency of the THC.

It is to Mr. Meyers' understanding that the potency is highly regulated at the state level.

Town Manager Miranda Fisher spoke and reiterated the heavy regulation at the state level. Each dispensary faces losing their license for not abiding by these regulations.

Town Attorney Trish Stuhan also reiterated the thorough regulation that the state does in the sale of marijuana via dispensaries. There are extensive state regulations.

She stated that surprise inspections of the dispensary may also be done as a way to keep them legally operating.

Public Comment:

Mary Phelps spoke in support of this item. She gave personal testimony into her reasons behind that.

Ben Flood spoke in support of this item. Being in the cannabis industry, Mr. Flood gave information on the different licenses and regulations in selling marijuana in a dispensary. He shared that he knows of at least two interested parties in bringing a dispensary to the town. He also shared that bringing in a dispensary to the town would help with revenue.

After public comment, Council continued their discussion.

Councilor Murdock asked if it's possible to use the tax revenue from the dispensary as a dedicated tax instead of just going to the general fund.

Ms. Stuhan said that it is possible to restrict funds for specific uses. She would like to check into this question and get back to them with more detail.

Vice Mayor Moore thanked Economic Development for their great presentation, as well as the two community members who spoke on behalf of this agenda item. She would like for town staff to research and move forward on amending the zoning ordinance and town code. She knows this is a controversial subject and empathizes with the Marshal's Office concern, however, the reality is that there are a lot of grow centers of Camp Verde, and the town gets nothing back for this. This would be the solution to getting something in return. She also feels like this would be a great way for the town to make more money. Now that she knows there are people with licenses wanting to come to Camp Verde, she would like to see this as a high priority with Community Development. She would like to see something back by the end of the year. As far as the zoning use district for retail marijuana, she feels that it's best suitable for commercial. She would ask that Community Development really dive into this subject and get back to them.

Town Planner Cory Mulcaire stated that they would request clear direction in moving forward with this and would like direction with what projects should be paused while they move forward and pursue information on retail marijuana.

Councilor McPhail shared that 4 years ago when this topic first presented itself to the town, she took it upon herself to do research in online platforms in order to help understand the need for marijuana. The Marshal's Office and MATFORCE did not want to normalize recreational marijuana for the teenagers.

She also felt that bringing a dispensary to Camp Verde may not make a huge difference in revenue, as there are dispensaries in nearby places that people are already utilizing. She questioned whether there was another business that could come to the town in order to bring in greater revenue.

Having said all this, she is open to re-visiting this topic, especially if someone with a license would like to present a business plan to the town.

Councilor Escoffier was very pleased with the presentation. She fully recognizes the medical value of THC. She is, however, conflicted that it's still illegal at the federal level.

Councilor Godwin said that if the town doesn't have a dispensary, people are going to go elsewhere for their marijuana, and all their money will go with them. She would like to see a dispensary come to the town for both consumers and citizens in pain to have an easier time accessing it.

Mayor Jenkins would like to move forward with a Work Session in order to gain more information.

She feels this would give them the best information to make an educated decision moving forward.

After discussion between Council and staff, the direction to staff from Council was to schedule a Work Session with Community Development in order to figure out where this topic prioritizes among other projects they are working on or have on their list to begin working on. She reminded the public that Work Sessions are between staff and council, but the public is welcome to attend.

5. Discussion, consideration and possible approval of Resolution 2024-1146 a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, declaring and adopting the results of the primary election held on July 30, 2024. Staff Resource: Acting Town Clerk Virginia Jones

Before the motion, Mayor Jenkins read through some suggested corrections that she would like to have made in Resolution 2024-1146.

These suggestions were:

- After the word Mayor, add (2-year term)
- On section 8, she would like the paragraph that says "after voters to permanently," she would like that to read "to permanently increase the expenditure base of the town as determined by the economic estimates commission by \$950,000"
- In section 10, replace the word "affect" with "affective"

On a **Motion** from Councilor Escoffier, seconded by Councilor McPhail, the Council moved to approve resolution 2024-1146, as noted with changes, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, declaring and adopting, the results of the primary election held on July 30, 2024.

Roll Call Vote:

Councilor Baker: Aye
Councilor Escoffier: Aye
Councilor Murdock: Aye
Mayor Dee Jenkins: Aye
Vice Mayor Moore: Aye
Councilor McPhail: Aye
Councilor Godwin: Aye

Motion Carried 7-0.

6. Presentation of Certificate of Election to Mayor Elect Dee Jenkins. Staff Resource: Acting Town Clerk Virginia Jones

Acting Town Clerk Virginia Jones presented Dee Jenkins with a Certificate of Election as the Mayor Elect, as she received 55.48% of the votes.

7. Presentation of Certificate of Nomination to the following candidates moving forward to the November 5, 2024 Election for 3 Council seats: Jackie Baker, Brian Bolton, Robert Foreman, Jerry Martin, Jessie Murdock, Patricia Seybold.

Staff Resource: Acting Town Clerk Virginia Jones

Ms. Jones presented Certificate of Nominations to Jackie Baker, Brian Bolton, Robert Foreman, Jerry Martin, Jessie Murdock, and Patricial Seybold for the Council Candidates moving forward to the November 5, 2024 election for 3 Council seats.

Mayor Jenkins thanked and congratulated all the candidates.

8. **Presentation, discussion and direction to staff regarding a proposal for a health clinic in the Town of Camp Verde on property generally located at First Street and Head Street. Note: The Town may convene in executive session pursuant to A.R.S. § 38-431.03(A)(3), (A)(4) and (A)(7) for discussion or consultation for legal advice with the Town Attorney and possible instruction to the Town Attorney regarding the purchase, sale, or lease of Town-owned property and the Town's position in contract negotiations regarding the property.** Staff Resource: Town Manager Miranda Fisher

Town Manager Miranda Fisher shared background information on this agenda item. She stated that the New Access Points Grant is now open, which aims to establish new service delivery sites for Healthcare Center Programs. In attendance are two entities- Black Canyon Community Health and Yavapai County Community Health Services, who are interested in Camp Verde.

Dr. Liz Latham, Chief Medical Officer from Black Canyon Community Health, spoke requesting letters of support for Black Canyon Community Health, in order to bring their healthcare to Camp Verde and bring a community health center to the town. She felt it would be a big benefit to the citizens.

Councilor Escoffier asked Dr. Latham if the practice would take Medicare. Dr. Latham told her they would take Medicare, ACCCHS, and private insurance.

Councilor Murdock asked if her facility would do last minute sports physicals, for those who need them done immediately. Dr. Latham told her yes. In fact, she said they often do school physical events.

Leslie Horton, Director of Yavapai County Community Health Services, along with Willa Miller, Assistant Director of Clinical Services, spoke requesting letters of support for Yavapai County Community Health Services. She also reiterated that there's a place for both entities to apply for this grant. She explained the services that this community health center would offer.

Location wise, Dr. Latham's practice is looking at the old Spectrum Health Care building, where as Ms. Horton's is looking at town owned property.

Vice Mayor More asked whether either facility would be a walk-in clinic. Both clinics offer same day appointments but aren't necessarily a walk-in clinic.

Councilor Murdock asked about the number of applicants. It was explained that there is a great number of applicants country wide, as this grant has not come up for many years. She also clarified the grant application is due August 31st.

Public Comment:

Robert Foreman spoke on this agenda item. He spoke in support of a health clinic locating to the property generally located at First and Head St.

Ms. Fisher gave some insight on the agenda item and the fact that the county is looking at town owned land for their clinic, therefore, they are looking for direction from Council to begin those negotiation conversations.

It was decided by Council to convene into Executive Session in order to conclude this item, as well as the rest of the agenda items.

On a **motion** by Vice Mayor Moore, seconded by Councilor McPhail, the Council **moved** to enter Executive Session to pursuant to A.R.S. § 38-431.03(A)(3), (A)(4) and (A)(7) for discussion or consultation for legal advice with the Town Attorney and possible instruction to the Town Attorney regarding the purchase, sale, or lease of Town-owned property and the Town's position in contract negotiations regarding the property **and** an executive session pursuant to A.R.S. § 38-431.03(A)(3) for discussion or consultation for legal advice with the Town Attorney regarding Council-Manager form of government, roles, and communications.

Roll Call Vote:

Councilor Baker: Aye
Councilor Escoffier: Aye
Councilor Murdock: Aye
Mayor Dee Jenkins: Aye
Vice Mayor Moore: Aye
Councilor McPhail: Aye
Councilor Godwin: Aye

Motion Carried 7-0.

9. Executive Session.

Council went into executive session at 7:46 p.m.

Mayor Jenkins read the agenda item to be discussed in the executive session.

- An executive session pursuant to A.R.S. § 38-431.03(A)(3), (A)(4) and (A)(7) for discussion or consultation for legal advice with the Town Attorney and possible instruction to the Town Attorney regarding the purchase, sale, or lease of Town-owned property and the Town's position in contract negotiations regarding the property. An executive session pursuant to A.R.S. § 38-431.03(A)(3) for discussion or consultation for legal advice with the Town Attorney regarding Council-Manager form of government, roles, and communications.

10. **Reconvene into Open Session**
Council returned to the open meeting at 8:30pm.
11. **Council Discussion and/or Action** regarding any of the Above Executive Session Items.
Mayor Jenkins provided a summary of what was discussed in executive session. Regarding agenda item 8, Council gave direction to staff to work with the two proposed clinics. No action taken on agenda item 9.
12. **Adjournment**
Meeting adjourned at 8:31pm.

CERTIFICATION



Mayor Dee Jenkins



Acting Town Clerk Virginia Jones

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Mayor and Common Council of the Town of Camp Verde during the Special Session of the Town Council of Camp Verde, Arizona, held on August 14, 2024. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 5 day of September, 2024.



Virginia Jones, Acting Town Clerk