

Tom Armstrong
Mayor

Eric Granillo
Vice-Mayor

John McCafferty
Councilmember

Sherri Phillips
Councilmember

Larry Holt
Councilmember

Robert Switzer
Councilmember

John Stankewicz
Councilmember



TOWN COUNCIL NOTICE & AGENDA

EXECUTIVE SESSION
TUESDAY, MAY 26, 2026
5:30 PM

COUNCIL CONFERENCE ROOM | 202 N. STATE ROUTE 89 | CHINO VALLEY, ARIZONA 86323

AGENDA

1. **CALL TO ORDER; ROLL CALL**
2. **An executive session pursuant to A.R.S. §38-431.03(A)(3) for the purpose of discussion or consultation for legal advice with the Town's water rights attorney regarding the Wild & Scenic River Designation.**
3. **An executive session pursuant to A.R.S. §38-431.03(A)(3) for the purpose of discussion or consultation for legal advice with the Town's attorney regarding a potential development agreement waiving plan review fees.**
4. **ADJOURNMENT**



TOWN COUNCIL NOTICE & AGENDA

REGULAR MEETING
TUESDAY, MAY 26, 2026
6:00 PM

COUNCIL CHAMBERS | 202 N. STATE ROUTE 89 | CHINO VALLEY, ARIZONA 86323

A majority of the Councilmembers may attend a private invocation in the Council Conference Room immediately prior to the Council meeting. No Town business will be discussed.

AGENDA

1. **CALL TO ORDER; PLEDGE OF ALLEGIANCE; ROLL CALL**
2. **INTRODUCTIONS, PRESENTATIONS, AND PROCLAMATIONS**
 - a. **Presentation and update by Katie Pehl, Finance Director, regarding the January-March 2026 quarterly financial report.**

3. CALL TO THE PUBLIC - Individuals requesting to speak, please complete a Speaker Comment Card and return to the Clerk.

Call to the Public is an opportunity for the public to address the Council on any issue within the jurisdiction of the Council. Public comment is at the discretion of the Council and not required by law. Individuals are limited to speak for three (3) minutes, yielding of time will not be permitted. The total time for Call to the Public may be up to 30 minutes per meeting. Council action taken as a result of public comment on items not on the agenda will be limited to directing staff to study the matter, scheduling the matter for further consideration and decision at a later date, or responding to criticism. Public comment is invited and encouraged, however, personal attacks on individuals is not appropriate. Disrespectful behavior will not be tolerated; this includes loud outbursts, profanity, and disruptive discussions among our audience.

4. CURRENT EVENT SUMMARIES AND REPORTS

This item is for information only. The Mayor, any Councilmember, or Town Manager may present a brief summary or report of current events. If listed below, there may also be a presentation on information requested by the Mayor and Council and questions may be answered. No action will be taken.

- a. Status reports by Mayor and Council regarding current events.
- b. Status report by Town Manager Terri Denemy regarding Town accomplishments, and current or upcoming projects.

5. CONSENT AGENDA

All those items listed below are considered to be routine and may be enacted by one motion. Any Councilmember may request to remove an item from the Consent Agenda to be considered and discussed separately.

- a. Consideration and possible action to approve a First Amendment to the Purchase and Sale Agreement between the Town of Chino Valley and Chino Valley Rodeo Drive, LLC extending the closing date.
- b. Consideration and possible action to approve Resolution No. 2026-1310, approving the proposed statements and estimates of expenses of the Town of Chino Valley Street Lighting Improvement Districts for fiscal year 2026-2027 and setting a date for the public hearing on the proposed statements and estimates for June 23, 2026.
- c. Consideration and possible action to approve Resolution No. 2026-1311, approving the proposed statement and estimate of expenses of the Del Sol Maintenance Improvement District for fiscal year 2026-2027, and setting a date for the public hearing on the proposed statement and estimate for June 23, 2026.
- d. Consideration and possible action to appoint members to the Building Advisory Board and the Parks & Recreation Advisory Board.

- e. Consideration and possible action to approve Resolution No. 2026-1308 amending the Call of Election for the 2026 election cycle.
- f. Consideration and possible action to approve the April 27, 2026, study session minutes.
- g. Consideration and possible action to approve the April 28, 2026, regular meeting minutes.

6. ACTION ITEMS

The Council may vote to recess the public meeting and hold an Executive Session on any item on this agenda pursuant to A.R.S. § 38-431.03(A)(3) for the purpose of discussion or consultation for legal advice with the Town Attorney. Executive sessions are not open to the public and no action may be taken in executive session.

- a. Public hearing, consideration, and possible action on Ordinance No. 2026-968 (ZC-2026-03) for a rezone of three parcels of land totaling approximately 0.94 acres from Agricultural Residential, Minimum 5 Acres (AR-5) to Commercial Light (CL) to accommodate a future retail and fuel station.

Recommended Action: (i) Hold a Public Hearing
(ii) Approve Ordinance No. 2026-968

- b. Public hearing, consideration, and possible action on Ordinance No. 2026-967 (ZC-2026-01) to rezone 4.97 acres from Agricultural Residential, Minimum 5 Acres (AR-5) to Single Family Residential, Minimum 1 Acre (SR-1) for a lot split.

Recommended Action: (i) Hold a Public Hearing
(ii) Approve Ordinance No. 2026-967

- c. Consideration and possible action to approve the First Amendment to the Professional Services Agreement between the Town of Chino Valley and Mark Holmes LLC allowing up to \$75,000.00 for professional services in FY 2026.

Recommended Action: Approve the First Amendment to the Professional Services Agreement between the Town of Chino Valley and Mark Holmes LLC allowing up to \$75,000.00 for professional services in FY 2026.

- d. Consideration and possible action to approve Resolution No. 2026-1317 authorizing the application for a Drinking Water State Revolving Fund loan from WIFA for the Bright Star Water Production Facility PFAS Remediation.

Recommended Action: Approve Resolution No. 2026-1317 authorizing the application for a Drinking Water State Revolving Fund loan from WIFA for the Bright Star Water Production Facility PFAS Remediation.

- e. Consideration and possible action to approve Resolution No. 2026-1309, approving a Tentative Budget for the fiscal year 2026-2027 and proposed expenditure limitation for the same year, in the amount of \$48,345,342, and setting a public hearing date of June 23, 2026,

on the tentative budget and adoption of the final budget.

Recommended Action: Approve Resolution No. 2026-1309 approving a Tentative Budget for the fiscal year 2026-2027 and proposed expenditure limitation for the same year, in the amount of \$48,345,342, and setting a public hearing date of June 23, 2026, on the tentative budget and adoption of the final budget.

- f. Consideration and possible action to approve Resolution 2026-1307, authorizing the submission of a grant application to, and acceptance of grant funds from, the AZ SMART Fund for a Grant for Match Pursuant to Title 28, Chapter 2, Article 2, Arizona Revised Statutes.

Recommended Action: Approve Resolution 2026-1307, authorizing the submission of a grant application to, and acceptance of grant funds from, the AZ SMART Fund for a Grant for Match Pursuant to Title 28, Chapter 2, Article 2, Arizona Revised Statutes.

7. ADJOURNMENT

Dated this 19th day of May, 2026.

By: *Erin N. Deskins, Town Clerk*

The Town of Chino Valley endeavors to make all public meetings accessible to persons with disabilities. Please call 928-636-2646 (voice) or 711 (Telecommunications Arizona Relay Service) 48 hours prior to the meeting to request reasonable accommodation to participate in this meeting. Citizens will have access to the meeting room 30 minutes prior to the start time of each meeting.

Council meetings are live-streamed on Town of Chino Valley website, www.chinoaz.net.

CERTIFICATION OF POSTING

The undersigned hereby certifies that a copy of this notice was duly posted at Chino Valley South Campus, Chino Valley Post Office, and Chino Valley North Campus in accordance with the statement filed by the Town Council with the Town Clerk.

Date: _____

Time: _____

By: _____

Erin N. Deskins, Town Clerk