

**MINUTES OF THE STUDY SESSION  
OF THE TOWN COUNCIL OF THE TOWN OF CHINO VALLEY**

**TUESDAY, JANUARY 6, 2011  
6:00 PM**

The Town Council of the Town of Chino Valley, Arizona met for a Study Session in the Chino Valley Council Chambers, located at 202 N. State Route 89, Chino Valley, Arizona, on Tuesday, January 6, 2011.

Mayor Bunker called the meeting to order at 6:06 p.m.

Council Present: Mayor Jim Bunker, Vice-Mayor Ron Romley, and Councilmembers Dean Echols, Linda Hatch, Gloria Moore, and Carl Tenney.

Council Absent: Councilmember Joel Baker.

Staff Present: Town Manager Michael Scannell, Management Assistant Cecilia Watts, Finance Director Vera Smith, Town Engineer/Public Works Director Ron Gritman, and Town Clerk Jami Lewis (recorder).

- 2) Presentation by the Chino Valley Model Aviators Club and discussion regarding the Club's proposal to modify their existing five-year Lease Agreement with the Town of Chino Valley.

Associate Planner David Nicolella told Council that the Model Aviators Club ("Club") had a five-year lease on Old Home Manor property which would expire in 2015. Club members had recently approached the Town to discuss proposals for extending the term of and including additional acreage in their lease for the purpose of improving and expanding their facilities. Staff had the following concerns about the proposal: (i) As the Town was looking for more ways to spur economic development, the subject property could be affected by considered uses; (ii) the proposed facilities may not fit with the Town's vision for Old Home Manor; and (iii) future transportation plans included a new highway in that area.

Rick Nichols and Jay Riddle with the Club spoke about their vision for the facility. Key points were:

- A Club committee, formed to address site improvements, developed a wish list of improvements that would be sufficient to draw more visitors from the Western U.S. and provide a venue for a large event, such as the Joe Nall Fly-In in South Carolina. This event, which started in the 1980s, charged pilots \$15 per day to participate and accommodated motor home and RV parking, and dry camping. Around 200 pilots attended its last fly-in.
- Before the Club could proceed with this vision, they needed to improve their current runway, which had deteriorated and was almost unusable, make other improvements, extend their lease, and increase the leased land up to 40 acres.
- If Council approved the proposed lease amendments, the Club believed they could start construction within 60 days, depending upon their suppliers. They would finance these

improvements in a combination of ways, and they were in the process of applying for non-profit status. The three proposed phases for improvement would be dependant upon infrastructure and other factors, but they hoped to have the technical issues with the runway resolved in time for their September fly-in.

- They were not asking the Town for money, but expressed concerned about investing in site improvements and subsequently losing those investments if the Town needed the land before the lease expired. If that happened, they hoped the Town might consider some reimbursement to the Club for its investment expenses.

Council discussed the proposal. Reasons to support it were that the Club was a first class organization that provided good activities for the Town, and the proposed event would promote tourism. Due to the Town possibly needing some of the 40 acres for future economic development purposes or the new highway, they did not agree with extending the lease 20 years, a rescission clause any longer than 5 years, tying up all 40 acres, or reimbursing the Club if the lease was cut short. However, as they understood that the Club and its investors needed some commitment and additional acreage for the flight paths, and as the new highway extension was not anticipated for at least 10 to 15 years, they could support a 10 to 15 year lease, with a rescission clause from 2 to 5 years, and some additional acreage.

Council asked the Club to provide them with information about how big the clubs were in the Joel Nall area, identify flight paths needed, and determine the amount of extra acreage actually needed at the site.

**3) Presentation by Rick Shroads with CivilTec Engineering regarding Rain Water Harvesting.**

Acronym used in this item:

AMA (Active Management Area)

Rick Shroads and Doug Macmillan with CivilTec Engineering presented information about the area's groundwater supply and one concept toward reaching safe yield in the Prescott AMA. Key points were:

- Studies had demonstrated that groundwater levels in the Prescott AMA were declining two to three feet or more—a deficit of 14.7 acre feet—per year due to (i) excess groundwater pumping; (ii) clay soils and dams preventing rainwater and mountain snow from reaching the creeks, where the soil was most permeable; and (iii) evaporation exceeding precipitation.
- The AMA's water supply goal was to achieve safe yield through conservation, increasing aquifer recharge, and providing alternate water sources. If the aquifer could be recharged from its current 2% to 5%, the AMA could reach safe yield.
- Methods being studied to help create a balanced condition for the AMA water budget involved: (i) harvesting and transporting rainwater back to the creeks, especially Granite Creek, which was losing stream and was the only water permeable area; and (ii) enhancing runoff recharge from the Black Hills, Bradshaws, and Sierra Prietas to the Little Chino Subbasin.
- One proposed tool for addressing this issue was macro rainwater harvesting, which involved harvesting the rainwater lost to evaporation and transporting it to recharge sites.

This could be done by building a facility to cause ponding upstream of Granite Creek and transporting the water to the aquifer before it evaporated and/or constructing underground catchment systems to transport water.

- The Upper Verde River Watershed Protection Coalition had tasked CivilTec with conducting several pilot projects for underground collection systems and detention basins in Viewpoint and Pronghorn subdivisions. They were also conducting surface pilot studies at Old Home Manor in Chino Valley. These studies, which were modeled after similar methods being used in several U.S. cities and other countries with similar conditions, would hopefully demonstrate which methods could be successful in this area.
- These studies were focusing on natural areas rather than streets and parking lots, as water quality was also vital. Above-ground systems could treat the water before sending it to the aquifer; however, groundwater moved slowly and there was some natural treatment that occurred in the ground.
- Prior to the current amount of pumping, there was a natural recharge in the area, but the current conditions and continued water decline could cause permanent water loss in the subbasin that would be irreparable. The longer the region waited to initiate recharge, the less chance there would be of success.

Mayor Bunker concluded that regional entities would need to cooperate with this plan and economic development was key to making it happen. He also asked staff to place CivilTec's PowerPoint presentation online.

#### 4) ADJOURNMENT.

Vice-Mayor Romley MOVED, seconded by Councilmember Tenney, to adjourn the meeting. The motion PASSED unanimously 6-0 at 7:51 p.m.

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Jim Bunker, Mayor

ATTEST:

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Jami C. Lewis, Town Clerk

CERTIFICATION:

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session of the Town Council of the Town of Chino Valley, Arizona held on the 6<sup>th</sup> day of January, 2011. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 22<sup>nd</sup> day of March, 2011.

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Jami C. Lewis, Town Clerk