



Town of Chino Valley

MEETING NOTICE TOWN COUNCIL

**REGULAR MEETING
TUESDAY, MAY 22, 2018
6:00 P.M.**

**Council Chambers
202 N. State Route 89
Chino Valley, Arizona**

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.** Proclamation declaring May 25-26, 2018 as "Poppy Days," sponsored by the American Legion Auxiliary. (Mayor Croft)
- b.** Introduction of new Assistant Town Engineer Steven Sullivan. (Frank Marbury, Public Works Director/Town Engineer)

3. CALL TO THE PUBLIC

Call to the Public is an opportunity for the public to address the Council on any issue within the jurisdiction of the Council that is not on the agenda. Public comment is encouraged. Individuals are limited to speak for three (3) minutes. 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 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.

4. RESPONSE TO THE PUBLIC

Response to the Public is an opportunity for the Mayor to inform the public about how Town officials addressed matters raised during Call to the Public at a previous meeting.

5. 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, or ask a staff member to provide the same. Presentation on information requested by the Mayor and Council will be made and questions answered. No action will be taken.

- a. Status reports by Mayor and Council regarding current events.
- b. Status report by Town Manager Cecilia Grittmann and/or Town staff members regarding Town accomplishments, and current or upcoming projects.
- c. Report regarding the Town's response and actions taken during the Viewpoint Fire. (Chuck Wynn, Police Chief)

6. 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 revise and renew Tow Company Contracts with ACT Towing, Custom Towing, Tri-City Towing and TNT Towing, effective July 1, 2018 through June 30, 2019. (Chuck Wynn, Police Chief)
- b. Consideration and possible action to adopt Resolution No. 18-1122, approving the proposed statements and estimates of expenses of the Town of Chino Valley Street Lighting Improvement Districts for fiscal year 2018/2019, pursuant to Section 48-616, Arizona Revised Statutes, as amended; setting a date for public hearing on the proposed statements and estimates as approved; and providing for notice of the hearing and publication of the proposed statements and estimates of the expenses of the districts which shall be provided for by the levy and collection of ad valorem taxes on the assessed value of all the real and personal property in the districts. (Joe Duffy, Finance Director)
- c. Consideration and possible action to accept the May 8, 2018 regular meeting minutes. (Jami Lewis, Town Clerk)

7. 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. Consideration and possible action to adopt a Conditional Use Permit (CUP18-003) for approximately 4.55 acres of real property located approximately 1,000 feet south of the southwest corner of East Road 2 North and North Road 1 East at 784 North Road 1 East, to allow the applicant to continue the operation and maintenance of a well drilling business consisting of storage of vehicles, machinery and supplies in the AR-5 (Agricultural/Residential-5 acre minimum) zoning district. (Alex Lerma, Associate Planner)

Recommended Action: Postpone this item to the June 12, 2018 Regular Council Meeting per the applicant's request.

- b. (i) Consideration and possible action to adopt Resolution No.18-1120, for a Minor General Plan Amendment to change the land use designation of approximately 9.49 of 15.9 acres of real property generally located approximately 0.25 miles west of the northwest corner of North Road 1 West and West Road 4 North intersection at 1460 West Road 4 North from Medium Density Residential land use designation to Commercial/Multi-Family Residential land use designation.
- (ii) Consideration and possible action to adopt Ordinance No. 18-848 to rezone 15.9 acres from CL/MR-PAD (Commercial Light/Multi-Family Residential with a Planned Area Development overlay) to 6.42 acres of SR-1 and 9.49 acres of CL (Single Family Residential-1 acre minimum and Commercial Light, respectively); and rezone the remaining 59 acres from AR-5 (Agricultural/Residential-5 acre minimum) to SR-1. Owner: La Vacara Trust (Jason Sanks, Development Service Director)

Recommended Action:

- (i) Adopt Resolution No.18-1120, for a Minor General Plan Amendment to change the land use designation of approximately 9.49 of 15.9 acres of real property generally located approximately 0.25 miles west of the northwest corner of North Road 1 West and West Road 4 North intersection at 1460 West Road 4 North from Medium Density Residential land use designation to Commercial/Multi-Family Residential land use designation.
- (ii) Adopt Ordinance No. 18-848, to rezone Assessor's Parcel Nos. 306-05-030R, 306-05-031V and 306-05-031T, approximately 75 acres of real property as follows: 15.9 acres from CL/MR-PAD to 6.42 acres of SR-1 and 9.49 acres of CL; and the remaining 59 acres from AR-5 to SR-1, with the conditions as recommended and discussed.
- c. Consideration and possible action to adopt Ordinance No. 18-849 rezoning Assessors Parcel No. 306-21-004C, approximately 5.71 acres of real property generally located approximately 1,000 feet west of the northwest corner of West Road 1 North and North Road 1 West at 1190 West Road 1 North, from AR-5 (Agricultural Residential-5 acre minimum) zoning district to SR-1 (Single Family Residential-1 acre minimum) zoning district. Owner/Applicant: Charles & Debbie Harper. (Alex Lerma, Associate Planner)

Recommended Action: Adopt Ordinance No. 18-849 rezoning APN 306-21-004C, approximately 5.71 acres of real property addressed as 1190 West Road 1 North, from AR-5 zoning district to SR-1 zoning district.

- d. Consideration and possible action to approve the Third Amendment to Accountability Contract and Scope of Services between the Town of Chino Valley and the Chino Valley Area Chamber of Commerce for FY 18/19 in the amount of \$55,000 of general support, a match up to \$3,000 if approved for an Arizona Office of Tourism Grant, and split the costs of a second year of the Vista volunteer program as described in the Third Amendment. (John Coomer, Economic Development Project Manager)

Recommended Action: Approve the Third Amendment to Accountability Contract and Scope of Services between the Town of Chino Valley and the Chino Valley Area Chamber of Commerce for FY 18/19 in the amount of \$55,000 of general support, a match up to \$3,000 if approved for an Arizona Office of Tourism Grant, and split the costs of a second year of the Vista volunteer program as described in the Third Amendment.

- e. Consideration and possible action to approve Resolution No. 18-1121, approving a Tentative Budget for the fiscal year 2018-2019 and proposed expenditure limitation for the same year, in the amount of \$24,525,200 and setting a public hearing date of June 26, 2018 on the tentative budget and adoption of the final budget. (Joe Duffy, Finance Director)

Recommended Action: Approve Resolution No. 18-1121, approving a Tentative Budget and proposed expenditure limitation for FY 2018-2019, in the amount of \$24,525,200 and setting June 26, 2018 as the date for the public hearing on the tentative budget and for adoption of the final budget for FY 2018-2019.

8. EXECUTIVE SESSION

Council may vote to recess the Regular Meeting and hold an executive session, which will not be open to the public, for the following purposes.

9. ACTION ITEMS RESUMED

After the Executive Session, Council will reconvene the Regular Meeting.

10. ADJOURNMENT

Dated this 18th day of May, 2018.

By: **Jami C. Lewis, Town Clerk**

The Town of Chino Valley endeavors to make all public meetings accessible to persons with disabilities. Please call 636-2646 (voice) or 711 (Telecommunications Arizona Relay Service) 48 hours prior to the meeting to request a reasonable accommodation to participate in this meeting.

Supporting documentation and staff reports furnished to the Council with this agenda are available for review on the Town website at <http://www.chinoaz.net/agendacenter> and in the Public Library and Town Clerk's Office.



TOWN OF CHINO VALLEY COUNCIL AGENDA ITEM STAFF REPORT

Town Council Regular Meeting

2.a.

Meeting Date: 05/22/2018
Contact Person: Jami Lewis, Town Clerk
 Phone: 928-636-2646 x-1208
Department: Council
Estimated length of Staff Presentation: 5 minutes

Physical location of item: N/A

AGENDA ITEM TITLE:

Proclamation declaring May 25-26, 2018 as "Poppy Days," sponsored by the American Legion Auxiliary.
 (Mayor Croft)

SITUATION & ANALYSIS:

Each year on Memorial Day weekend, the American Legion Auxiliary sponsors "Poppy Days." The red poppy has been designated as a symbol of sacrifice of lives in all wars, and the American Legion Auxiliary has pledged to remind America annually of this debt through the distribution of the memorial flower.

Attachments

Poppy Days Proclamation

PROCLAMATION

Poppy Days - May 25-26, 2018



Whereas, America is the land of freedom, preserved and protected willingly and freely by citizen soldiers; and

Whereas, millions who have answered the Call to Arms have died on the field of battle; and

Whereas, a nation at peace must be reminded of the price of war and the debt owed to those who have died in war; and

Whereas, the red poppy has been designated as a symbol of sacrifice of lives in all wars; and

Whereas, the American Legion Auxiliary has pledged to remind America annually of this debt through the distribution of the memorial flower; and

Now, Therefore, I, Darryl Croft, Mayor of the Town of Chino Valley, do hereby proclaim *May 25-26, 2018 as Poppy Days* in Chino Valley, Arizona, and ask that all citizens pay tribute to those who have made the ultimate sacrifice in the name of freedom by wearing the Memorial Poppy on this day.

In Witness Whereof, I have hereunto set my hand and caused the Seal of the Town of Chino Valley to be affixed this *22nd* day of *May, 2018*.

Darryl L. Croft, Mayor

ATTEST:

Jami C. Lewis, Town Clerk



TOWN OF CHINO VALLEY COUNCIL AGENDA ITEM STAFF REPORT

Town Council Regular Meeting

6.a.

Meeting Date: 05/22/2018
Contact Person: Chuck Wynn, Police Chief
 Phone: 928-636-2646 x-1258
Department: Police
Item Type: Consent
Estimated length of staff presentation: None
Physical location of item: N/A

AGENDA ITEM TITLE:

Consideration and possible action to revise and renew Tow Company Contracts with ACT Towing, Custom Towing, Tri-City Towing and TNT Towing, effective July 1, 2018 through June 30, 2019.

RECOMMENDED ACTION:

Approve renewal of Tow Company Contracts with ACT Towing, Custom Towing, Tri-City Towing and TNT Towing, effective July 1, 2018 through July 30, 2019.

SITUATION AND ANALYSIS:

Renewal of Towing Contracts. No substantial changes have been made to the contracts.

Fiscal Impact

Fiscal Impact?: No
If Yes, Budget Code:
Available:
Funding Source:

Attachments

Tri-City Agreement
 ACT Agreement
 Custom Recovery Agreement
 TNT Agreement

**FIRST AMENDMENT
TO
AGREEMENT FOR TOWING SERVICES
BETWEEN
THE TOWN OF CHINO VALLEY
AND
TRI CITY TOWING INC.**

THIS FIRST AMENDMENT TO AGREEMENT FOR TOWING SERVICES (this “First Amendment”) is entered into as of May 22, 2018, between the Town of Chino Valley, an Arizona municipal corporation (the “Town”), and Tri City Towing Inc., an Arizona corporation (the “Contractor”).

RECITALS

A. The Town and the Contractor entered into an Agreement for Towing Services, No. CVPD-5, dated July 1, 2016, for Contractor to provide towing services on a rotational basis (the “Agreement”). All capitalized terms not otherwise defined in this First Amendment have the same meanings as contained in the Agreement.

B. Pursuant to Section 1.5.1 of the Agreement, the Term may be extended for two additional one-year terms upon mutual agreement of the parties.

C. The Town and the Contractor desire to enter into this First Amendment to extend the term of the Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing introduction and recitals, which are incorporated herein by reference, the following mutual covenants and conditions, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Town and the Contractor hereby agree as follows:

1. Term of Agreement. The term of the Agreement is hereby extended and shall remain in full force and effect until June 30, 2019, unless terminated as otherwise provided pursuant to the terms and conditions of the Agreement.

2. Effect of Amendment. The Agreement is affirmed and ratified and, except as expressly modified herein, all terms and conditions of the Agreement shall remain in full force and effect.

3. Non-Default. By executing this First Amendment, the Contractor affirmatively asserts that (i) the Town is not currently in default, nor has been in default at any time prior to this First Amendment, under any of the terms or conditions of the Agreement and (ii) any and all claims, known and unknown, relating to the Agreement and existing on or before the date of this First Amendment are forever waived.

4. Israel. Contractor certifies that it is not currently engaged in, and agrees for the duration of this Agreement that it will not engage in a “boycott,” as that term is defined in ARIZ. REV. STAT. § 35-393, of Israel.

5. Conflict of Interest. This First Amendment and the Agreement may be canceled by the Town pursuant to ARIZ. REV. STAT. § 38-511.

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the date and year first set forth above.

“Town”

TOWN OF CHINO VALLEY,
an Arizona municipal corporation

Darryl Croft, Mayor

ATTEST:

Jami Lewis, Town Clerk

APPROVED AS TO FORM:

Andrew J. McGuire, Town Attorney
Gust Rosenfeld, PLC

“Contractor”

TRI CITY TOWING INC.,
an Arizona corporation

By:_____

Name:_____

Title:_____

**FIRST AMENDMENT
TO
AGREEMENT FOR TOWING SERVICES
BETWEEN
THE TOWN OF CHINO VALLEY
AND
ACT TOWING, L.L.C.**

THIS FIRST AMENDMENT TO AGREEMENT FOR TOWING SERVICES (this “First Amendment”) is entered into as of May 22, 2018, between the Town of Chino Valley, an Arizona municipal corporation (the “Town”), and ACT Towing, L.L.C., an Arizona limited liability company (the “Contractor”).

RECITALS

A. The Town and the Contractor entered into an Agreement for Towing Services, No. CVPD-1, dated July 1, 2016, for Contractor to provide towing services on a rotational basis (the “Agreement”). All capitalized terms not otherwise defined in this First Amendment have the same meanings as contained in the Agreement.

B. Pursuant to Section 1.5.1 of the Agreement, the Term may be extended for two additional one-year terms upon mutual agreement of the parties.

C. The Town and the Contractor desire to enter into this First Amendment to extend the term of the Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing introduction and recitals, which are incorporated herein by reference, the following mutual covenants and conditions, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Town and the Contractor hereby agree as follows:

1. **Term of Agreement.** The term of the Agreement is hereby extended and shall remain in full force and effect until June 30, 2019, unless terminated as otherwise provided pursuant to the terms and conditions of the Agreement.

2. **Effect of Amendment.** The Agreement is affirmed and ratified and, except as expressly modified herein, all terms and conditions of the Agreement shall remain in full force and effect.

3. **Non-Default.** By executing this First Amendment, the Contractor affirmatively asserts that (i) the Town is not currently in default, nor has been in default at any time prior to this First Amendment, under any of the terms or conditions of the Agreement and (ii) any and all claims, known and unknown, relating to the Agreement and existing on or before the date of this First Amendment are forever waived.

4. Israel. Contractor certifies that it is not currently engaged in, and agrees for the duration of this Agreement that it will not engage in a “boycott,” as that term is defined in ARIZ. REV. STAT. § 35-393, of Israel.

5. Conflict of Interest. This First Amendment and the Agreement may be canceled by the Town pursuant to ARIZ. REV. STAT. § 38-511.

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the date and year first set forth above.

“Town”

TOWN OF CHINO VALLEY,
an Arizona municipal corporation

Darryl Croft, Mayor

ATTEST:

Jami Lewis, Town Clerk

APPROVED AS TO FORM:

Andrew J. McGuire, Town Attorney
Gust Rosenfeld, PLC

“Contractor”

ACT TOWING, L.L.C.,
an Arizona limited liability company

By:_____

Name:_____

Title:_____

**FIRST AMENDMENT
TO
AGREEMENT FOR TOWING SERVICES
BETWEEN
THE TOWN OF CHINO VALLEY
AND
CUSTOM RECOVERY, LLC,
D/B/A CUSTOM TOWING**

THIS FIRST AMENDMENT TO AGREEMENT FOR TOWING SERVICES (this “First Amendment”) is entered into as of May 22, 2018, between the Town of Chino Valley, an Arizona municipal corporation (the “Town”), and Custom Recovery, LLC, an Arizona limited liability company, d/b/a Custom Towing (the “Contractor”).

RECITALS

A. The Town and the Contractor entered into an Agreement for Towing Services, No. CVPD-2, dated July 1, 2016, for Contractor to provide towing services on a rotational basis (the “Agreement”). All capitalized terms not otherwise defined in this First Amendment have the same meanings as contained in the Agreement.

B. Pursuant to Section 1.5.1 of the Agreement, the Term may be extended for two additional one-year terms upon mutual agreement of the parties.

C. The Town and the Contractor desire to enter into this First Amendment to extend the term of the Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing introduction and recitals, which are incorporated herein by reference, the following mutual covenants and conditions, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Town and the Contractor hereby agree as follows:

1. **Term of Agreement.** The term of the Agreement is hereby extended and shall remain in full force and effect until June 30, 2019, unless terminated as otherwise provided pursuant to the terms and conditions of the Agreement.

2. **Effect of Amendment.** The Agreement is affirmed and ratified and, except as expressly modified herein, all terms and conditions of the Agreement shall remain in full force and effect.

3. **Non-Default.** By executing this First Amendment, the Contractor affirmatively asserts that (i) the Town is not currently in default, nor has been in default at any time prior to this First Amendment, under any of the terms or conditions of the Agreement and (ii) any and all

claims, known and unknown, relating to the Agreement and existing on or before the date of this First Amendment are forever waived.

4. Israel. Contractor certifies that it is not currently engaged in, and agrees for the duration of this Agreement that it will not engage in a “boycott,” as that term is defined in ARIZ. REV. STAT. § 35-393, of Israel.

5. Conflict of Interest. This First Amendment and the Agreement may be canceled by the Town pursuant to ARIZ. REV. STAT. § 38-511.

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the date and year first set forth above.

“Town”

TOWN OF CHINO VALLEY,
an Arizona municipal corporation

Darryl Croft, Mayor

ATTEST:

Jami Lewis, Town Clerk

APPROVED AS TO FORM:

Andrew J. McGuire, Town Attorney
Gust Rosenfeld, PLC

“Contractor”

CUSTOM RECOVERY, LLC, an Arizona
limited liability company, d/b/a CUSTOM TOWING

By:_____

Name:_____

Title:_____

**FIRST AMENDMENT
TO
AGREEMENT FOR TOWING SERVICES
BETWEEN
THE TOWN OF CHINO VALLEY
AND
TNT TOWING & TRANSPORT, L.L.C.**

THIS FIRST AMENDMENT TO AGREEMENT FOR TOWING SERVICES (this “First Amendment”) is entered into as of May 22, 2018, between the Town of Chino Valley, an Arizona municipal corporation (the “Town”), and TNT Towing & Transport, L.L.C., an Arizona limited liability company (the “Contractor”).

RECITALS

A. The Town and the Contractor entered into an Agreement for Towing Services, No. CVPD-3, dated July 1, 2016, for Contractor to provide towing services on a rotational basis (the “Agreement”). All capitalized terms not otherwise defined in this First Amendment have the same meanings as contained in the Agreement.

B. Pursuant to Section 1.5.1 of the Agreement, the Term may be extended for two additional one-year terms upon mutual agreement of the parties.

C. The Town and the Contractor desire to enter into this First Amendment to extend the term of the Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing introduction and recitals, which are incorporated herein by reference, the following mutual covenants and conditions, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Town and the Contractor hereby agree as follows:

1. **Term of Agreement.** The term of the Agreement is hereby extended and shall remain in full force and effect until June 30, 2019, unless terminated as otherwise provided pursuant to the terms and conditions of the Agreement.

2. **Effect of Amendment.** The Agreement is affirmed and ratified and, except as expressly modified herein, all terms and conditions of the Agreement shall remain in full force and effect.

3. **Non-Default.** By executing this First Amendment, the Contractor affirmatively asserts that (i) the Town is not currently in default, nor has been in default at any time prior to this First Amendment, under any of the terms or conditions of the Agreement and (ii) any and all claims, known and unknown, relating to the Agreement and existing on or before the date of this First Amendment are forever waived.

4. Israel. Contractor certifies that it is not currently engaged in, and agrees for the duration of this Agreement that it will not engage in a “boycott,” as that term is defined in ARIZ. REV. STAT. § 35-393, of Israel.

5. Conflict of Interest. This First Amendment and the Agreement may be canceled by the Town pursuant to ARIZ. REV. STAT. § 38-511.

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the date and year first set forth above.

“Town”

TOWN OF CHINO VALLEY,
an Arizona municipal corporation

Darryl Croft, Mayor

ATTEST:

Jami Lewis, Town Clerk

APPROVED AS TO FORM:

Andrew J. McGuire, Town Attorney
Gust Rosenfeld, PLC

“Contractor”

TNT TOWING & TRANSPORT, L.L.C.,
an Arizona limited liability company

By:_____

Name:_____

Title:_____

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TOWN OF CHINO VALLEY COUNCIL AGENDA ITEM STAFF REPORT

Town Council Regular Meeting

6.b.

Meeting Date: 05/22/2018
Contact Person: Joe Duffy, Finance Director
 Phone: 928-636-2646 x-1211
Department: Finance
Item Type: Consent
Estimated length of staff presentation: None
Physical location of item: Bright Star Subdivision

AGENDA ITEM TITLE:

Consideration and possible action to adopt Resolution No. 18-1122, approving the proposed statements and estimates of expenses of the Town of Chino Valley Street Lighting Improvement Districts for fiscal year 2018/2019, pursuant to Section 48-616, Arizona Revised Statutes, as amended; setting a date for public hearing on the proposed statements and estimates as approved; and providing for notice of the hearing and publication of the proposed statements and estimates of the expenses of the districts which shall be provided for by the levy and collection of ad valorem taxes on the assessed value of all the real and personal property in the districts.

RECOMMENDED ACTION:

Adopt Resolution No. 18-1122, approving the proposed statements and estimates of expenses of the Town of Chino Valley Street Lighting Improvement Districts for fiscal year 2018/2019 and setting a date for the public hearing on the proposed statements and estimates for June 26, 2018.

Fiscal Impact

Fiscal Impact?: Yes

If Yes, Budget Code:

Available:

Funding Source:

Approval will create a levy to pay for street lighting within the CVSLID street lighting districts. The districts are accounted for in a separate fund by the Town.

Attachments

RES 18-1122 SLID Tentative Budget

RESOLUTION NO. 18-1122

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF CHINO VALLEY, ARIZONA APPROVING THE PROPOSED STATEMENTS AND ESTIMATES OF REVENUES AND EXPENSES OF THE TOWN OF CHINO VALLEY STREET LIGHTING IMPROVEMENT DISTRICTS FOR FISCAL YEAR 2018/2019, PURSUANT TO SECTION 48-616, ARIZONA REVISED STATUTES, AS AMENDED; SETTING A DATE FOR PUBLIC HEARING ON THE PROPOSED STATEMENTS AND ESTIMATES AS APPROVED; AND PROVIDING FOR NOTICE OF THE HEARING AND PUBLICATION OF THE PROPOSED STATEMENTS AND ESTIMATES OF THE DISTRICTS WHICH SHALL BE PROVIDED FOR BY THE LEVY AND COLLECTION OF AD VALOREM TAXES ON THE ASSESSED VALUE OF ALL THE REAL AND PERSONAL PROPERTY IN THE DISTRICTS.

WHEREAS, the provisions of ARIZ. REV. STAT. § 48-616 require the Mayor and Council of the Town of Chino Valley (the "Town Council") to levy taxes upon all property in a municipal street lighting improvement district to pay the annual expenses of said districts; and

WHEREAS, the Town Council shall make annual statements and estimates of the expenses of the district, which shall be provided for by the levy and collection of ad valorem taxes upon the assessed value of all the real and personal property in the district, shall publish notice thereof, shall have hearings thereon and adopt said statements and estimates as provided in title 42, chapter 17, article 3, Arizona Revised Statutes; and

WHEREAS, the Mayor and Council desire to approve said statements and estimates for Fiscal Year 2018/2019.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CHINO VALLEY, ARIZONA, AS FOLLOWS:

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. The proposed statement and estimates of expenses of the Town of Chino Valley Street Lighting Improvement Districts for Fiscal Year 2018/2019, attached hereto as Exhibit A and incorporated herein by reference, is hereby approved.

SECTION 3. The Town Clerk is authorized and directed to: (i) make available the statement and estimates of expenses for inspection, not later than seven days after the date of this Resolution, at the Chino Valley Public Library, at the Chino Valley Town Hall and on the official Town Website; and (ii) publish in the official Town newspaper once per week for two consecutive weeks (a) the official statement and estimates of expenses and (b) a notice of the public hearing of the Town Council to hear taxpayers and make tax levies at designated times and places. The notice shall include the physical addresses of the Chino Valley Public Library and the Chino Valley Town Hall, and the website where the statement and estimates of expenses may be found.

SECTION 4. A public hearing and special meeting to approve the statement and estimates and final budgets of the Districts shall be set for the 26th day of June 2018.

SECTION 5. This Resolution shall be effective from and after its passage and approval according to law.

SECTION 6. All resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

SECTION 7. If any section, subsection, sentence, clause, phrase or portion of this Resolution is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Chino Valley, Arizona this 22nd day of May, 2018.

Darryl L Croft, Mayor

ATTEST:

APPROVED AS TO FORM:

Jami C. Lewis, Town Clerk

Andrew J. McGuire, Town Attorney
Gust Rosenfeld, PLC

I hereby certify the above foregoing Resolution No. 18-1122 was duly passed by the Council of the Town of Chino Valley, Arizona, at a regular meeting held on May 22, 2018, and that a quorum was present thereat and that the vote thereon was ___ ayes and ___ nays and ___ abstentions. ___ Council members were absent or excused.

Jami C. Lewis, Town Clerk

EXHIBIT A
TO
RESOLUTION 18-1122

[Statement of Estimates and Expenses]

See following page.

TOWN OF CHINO VALLEY, ARIZONA
Street Lighting Improvement Districts

Statement of Estimates and Expenses

Fiscal Year - 2018/2019

			A	B	C	D	E
Co. Dist. No.	Town ID No.	Town ID Name	2017/20 18 Estimat ed Actual Expens es	2017/2018 Levy Request	2017/2018 Difference on Expenses vs. Levy	2018/2019 Projected Expenses	2018/2019 Levy Request
13004	CVSLID1	Chino Valley, Arizona, CVSLID #1 Lighting Improvement District	\$2,000	\$2,000		\$2,000	\$2,000
13005	CVSLID2	Chino Valley, Arizona, CVSLID #2 Lighting Improvement District	\$ 1,000	\$1,000		\$1,000	\$1,000
13006	CVSLID3A	Chino Valley, Arizona, CVSLID #3A Lighting Improvement District	\$910	\$1,000	\$90	\$1,000	\$1,000

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TOWN OF CHINO VALLEY COUNCIL AGENDA ITEM STAFF REPORT

Town Council Regular Meeting

6.c.

Meeting Date: 05/22/2018

Department: Town Clerk

Item Type: Consent

AGENDA ITEM TITLE:

Consideration and possible action to accept the May 8, 2018 regular meeting minutes. (Jami Lewis, Town Clerk)

RECOMMENDED ACTION:

Accept the May 8, 2018 regular meeting minutes.

Attachments

May 8, 2018 minutes

DRAFT

MINUTES OF THE REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF CHINO VALLEY

**TUESDAY, MAY 8, 2018
6:00 P.M.**

The Town Council of the Town of Chino Valley, Arizona, met for a Regular Meeting in the Chino Valley Council Chambers, located at 202 N. State Route 89, Chino Valley, Arizona, on Tuesday, May 8, 2018.

Present: Mayor Darryl Croft; Vice-Mayor Lon Turner; Councilmember Mike Best; Councilmember Cloyce Kelly; Councilmember Annie Lane; Councilmember Corey Mendoza; Councilmember Jack Miller

Staff Present: Town Manager Cecilia Gritman; Town Attorney Andrew McGuire (electronically); Economic Development Project Manager John Coomer; Finance Director Joe Duffy; Human Resources Director Laura Kyriakakis; Police Lieutenant Vince Schaan; Public Works Director/Town Engineer Frank Marbury; Associate Planner Alex Lerma; Community Services Director Scott Bruner; Town Clerk Jami Lewis (recorder)

1) **CALL TO ORDER, PLEDGE OF ALLEGIANCE; ROLL CALL**

Mayor Croft called the meeting to order at 6:02 p.m. and led the Pledge of Allegiance.

2) **INTRODUCTIONS, PRESENTATIONS, AND PROCLAMATIONS**

a) **Recognition of 2018 AARP Tax Aide volunteers. (Mayor Croft)**

Donna Armstrong reported that AARP had provided this service in Chino Valley for over 15 years, the new location resulted in fewer clients, and more volunteers were needed. She provided statistics about volunteer hours, tax returns filed, and total refund dollars received.

Mayor Croft presented Certificates of Appreciation to Donna Armstrong, Marilyn Brundige, Diane Grayson, Karen Snyder, Linda McCoy, and Janelle Riedl.

3) **CALL TO THE PUBLIC**

Call to the Public is an opportunity for the public to address the Council on any issue within the jurisdiction of the Council that is not on the agenda. Public comment is encouraged. Individuals are limited to speak for three (3) minutes. 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 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.

Linda Marley and Jan Adams with the Mountain Top Quilters Guild spoke about the guild, its June 1-2, 2018 quilt show, charity functions, and new youth program.

4) **RESPONSE TO THE PUBLIC**

Response to the Public is an opportunity for the Mayor to inform the public about how Town officials addressed matters raised during Call to the Public at a previous meeting.

5) **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, or ask a staff member to provide the same. Presentation on information requested by the Mayor and Council will be made and questions answered. No action will be taken.

- a) Status reports by Mayor and Council regarding current events.

Councilmember Miller reported on a recent meeting of the Town's 50th anniversary committee and its upcoming June 6th meeting.

Vice-Mayor Turner reported on the upcoming 4th of July celebration and the need for more volunteers.

- b) Status report by Town Manager Cecilia Grittmann and/or Town staff members regarding Town accomplishments, and current or upcoming projects.

Ms. Grittmann reported on:

- There being nothing to report on agenda item 8a;
- The May 15 study session to discuss code compliance and water recharge credits;
- The May 10 volunteer reception to recognize the over 200 volunteers who had donated over 17,000 hours in the past year; and
- The recent Chino Grinder that had 400 riders and was now northern Arizona's premier gravel race.

Human Resources Director Kyriakakis spoke about her experience as a participant in the Chino Grinder.

6) **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.

MOVED by Vice-Mayor Lon Turner, seconded by Councilmember Cloyce Kelly to accept the consent agenda as read.

Vote: 7 - 0 PASSED - Unanimously

- a) Consideration and possible action to approve Financial Report for the nine months ending March 31, 2018. (Joe Duffy, Finance Director)

- b) Consideration and possible action to accept the April 24, 2018 regular meeting minutes. (Jami Lewis, Town Clerk)

7) **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) Consideration and possible action to approve contributing \$_____ to Yavapai Regional Transit to support transporting children from the Paulden area to the Chino Valley Aquatics Center for the 2018 swim season. (Scott Bruner, Community Services Director)

Recommended Action: Approve contributing \$_____ to Yavapai Regional Transit to support transporting children from the Paulden area to the Chino Valley Aquatics Center for the 2018 swim season.

Mr. Bruner and Ron Romley, Chair of Yavapai Regional Transit (YRT) reported that:

- During the Paulden Plunge program last summer, YRT transported 400 children from Paulden to the Town's Aquatic Center, and YRT, working with a Paulden non-profit entity, paid the children's admission fees.
- Last year, the Town provided a \$1,500 stipend toward bus costs and expanded bus service. This year, YRT was asking for a \$1,700 stipend to defray the rising costs of fuel and maintenance.

MOVED by Vice-Mayor Lon Turner, seconded by Councilmember Jack Miller to approve contributing \$1,700 to Yavapai Regional Transit to support transporting children from the Paulden area to the Chino Valley Aquatics Center for the 2018 swim season.

Vote: 7 - 0 PASSED - Unanimously

- b) Consideration and possible action to adopt Ordinance No. 18-846 rezoning Assessor's Parcel No. 306-04-019H, approximately 2 acres of real property generally located 960 feet south of the southeast corner of East Road 5 North and State Route 89 at 3795 N. State Route 89, from CL (Commercial Light) zoning district to CH (Commercial Heavy) zoning district. Owner/Applicant: Carolyn Thibault/ Robert Parsons. (Alex Lerma, Associate Planner)

Recommended Action: Adopt Ordinance No. 18-846 rezoning APN 306-04-019H, approximately 2 acres of real property addressed as 3795 N. State Route 89, from CL (Commercial Light) zoning district to CH (Commercial Heavy) zoning district.

Mr. Lerma presented on this item:

- *Proposal:* The applicant had been renting out space to a manufacturing company. When the company came in to renew its business license, a red flag came up that they were in the wrong zoning. The applicant was requesting the zone change so the property uses would be in conformance.
- *Current condition:* Surrounding properties were generally CH and the subject parcel had a history of CH uses.
- *Public participation:* At the neighborhood meeting on March 12, one attendee expressed concern about traffic the business would generate. Mr. Parsons clarified that his business

would not generate any traffic.

- *Recommendation:* The Planning and Zoning Commission and staff recommended approval.

MOVED by Vice-Mayor Lon Turner, seconded by Councilmember Jack Miller to adopt Ordinance No. 18-846 rezoning APN 306-04-019H, approximately 2 acres of real estate addressed as 3795 N. State Route 89, from CL (Commercial Light) zoning district to CH (Commercial Heavy) zoning district.

Vote: 7 - 0 PASSED - Unanimously

- c) Consideration and possible action to adopt Ordinance No. 18-847 rezoning Assessor's Parcel No. 306-31-005C, approximately 5 acres of real property generally located west of the southwest corner of West Road 1 South and South Road 1 West at 584 South Road 1 West, from AR-5 (Agricultural Residential – 5 Acre Minimum) zoning district to SR-1 (Single Family Residential – 1 Acre Minimum) zoning district. Owner: North Blue, LLC/Applicant: Chad Nanke. (Alex Lerma, Associate Planner)

Recommended Action: Adopt Ordinance No. 18-847 rezoning APN 306-31-005C, addressed as 584 South Road 1 West, from AR-5 (Agricultural Residential – 5 Acre Minimum) zoning district to SR-1 (Single Family Residential – 1 Acre Minimum) zoning district.

Mr. Lerma presented on this item:

- *Proposal:* The applicant desired to split the property into two one-acre lots and one three-acre lot with a 50-foot easement through the middle. He also intended to deed restrict for site built only.
- *Current condition:* The subject property abutted Harmony Acres, Mollie Rae Estates and Angus Acres, and the surrounding properties supported the requested zoning. The General Plan land use designation was Medium Density Residential.
- *Public participation:* Three property owners attended the March 12 neighborhood meeting. All supported the proposal, but one expressed concern about his property having to connect to water and sewer if the applicant did.
- *Recommendation:* The Planning and Zoning Commission recommended approval.

Council asked about the easement should the three-acre parcel be split later. Mr. Lerma stated that would be addressed at the staff level upon such split, and the easement would need to be extended. Council asked about road surfacing. Applicant Chad Nanke related that two houses were to be built. If the three-acre parcel was split, the easement would continue to the end; it would be hard packed and the new property owners would be responsible for surfacing the road.

MOVED by Vice-Mayor Lon Turner, seconded by Councilmember Mike Best to adopt Ordinance No. 18-847 rezoning APN 306-31-005C, addressed as 584 South Road 1 West, from AR-5 (Agricultural Residential – 5 Acre Minimum) zoning district to SR-1 (Single Family Residential – 1 Acre Minimum) zoning district.

Vote: 7 - 0 PASSED - Unanimously

- d) Consideration and possible action to approve a Conditional Use Permit (C18-001) for Assessor's Parcel No. 306-01-001, approximately 120 acres of real property located northwest of North Jasper Trail at 4820 East Perkinsville Road to allow a hot mix asphalt plant in the I (Industrial) zoning district. Owner/Applicant: James Fletcher. (Alex Lerma, Associate Planner)

Recommended Action: Approve a Conditional Use Permit (C18-001) for APN 306-01-001 to allow a hot mix/ asphalt plant in the I (Industrial) zoning district on property located northwest of North Jasper Trail at 4820 East Perkinsville Road subject to the conditions as presented and discussed.

Mr. Lerma presented on this item:

- *Proposal:* The CUP would allow for a hot mix asphalt operation.
- *Current condition:* The subject property, which abutted the Haystack subdivision in the northeast part of the Town, was currently being used for mining hard rock. The property was currently fenced.
- *Public participation:* Although state law required the Town to notify neighboring property owners within 300 feet, staff extended the notification to 600 feet. Only one person, not from Haystack, attended the neighborhood meeting. One property owner expressed concern about emissions and there was no public comment during the Planning and Zoning Commission public hearing. Per the State, the subdivision was located southeast of the subject property and the wind generally blew in a northeast direction toward state land.
- *Recommendation:* The Commission and staff recommended approval. The Commission recommended conditions pertaining to conformance to the site plan, compliance with applicable regulations, and permits obtained prior to startup; and the Town will not issue the CUP until then.

Council, staff and applicant discussed the following:

- *Compliance with regulations:* Permits and compliance were required from ADEQ, ADWR, MSHA (Mine Safety and Health Administration), and ADOT, which addressed air quality, keeping the waterways free of contaminants, and the like. The plant will be placed away from the wash and berms will be created.
- *Roadway:* Jasper Trail, a dust-controlled dirt road and private easement that branched off Haystack Lane, led directly to the site. Council hoped Mr. Fletcher would help maintain Perkinsville Road. Public Works Director Marbury stated that he would consult with legal counsel about that. Mr. Fletcher told Council he would like to help with it.
- *Truck traffic:* No traffic impact study was needed. The number of trucks will vary depending upon the project, ranging from none to six to eight every two hours.

MOVED by Vice-Mayor Lon Turner, seconded by Councilmember Jack Miller to approve a Conditional Use Permit (C18-001) for APN 306-01-001 to allow a hot mix/asphalt plant in the I (Industrial) zoning district on property located northwest of North Jasper Trail at 4820 East Perkinsville Road subject to the conditions as presented and discussed.

Vote: 7 - 0 PASSED - Unanimously

- e) Consideration and possible action to approve Amendment #2 to the EPS Group agreement providing master planning services for Old Home Manor industrial park in an amount not to exceed \$21,200. (John Coomer, Economic Development Project Manager)

Recommended Action: Approve EPS Group Agreement Amendment #2 in an amount not to exceed \$21,200.

Mr. Coomer reported that:

- The Economic Development Subcommittee (EDS) reviewed this amendment and was recommending approval. Originally, \$30,000 was budgeted, but Development Services Director Jason Sanks reviewed the scope and was able to reduce the costs by being able to do some functions in-house.
- The concept plans and scope were determined by the subcommittee and will address what the property will look like, the scope of the traffic study, and a number of follow-up items, including reports to Council. The intent was to keep the overall plan flexible for whoever might come in, but be more than adequate to develop the Old Home Manor master plan.

Councilmember Lane, EDS member, added that the subcommittee opted to bring the item to Council due to the dollar amount, not because it was required.

Councilmember Mendoza, EDS member, stated this should be the final expense to create a good introduction for anyone wanting to locate here.

MOVED by Vice-Mayor Lon Turner, seconded by Councilmember Annie Lane to approve EPS Group Agreement Amendment #2 in an amount not to exceed \$21,200.

Vote: 7 - 0 PASSED - Unanimously

- f) Discussion and possible action regarding the accountability contract between the Town and Chino Valley Area Chamber of Commerce. (Cecilia Grittman, Town Manager)

Recommended Action: Possible direction to staff.

Ms. Grittman reported that she and Mr. Coomer met with the Chamber board president. Mr. Coomer will review the agreement's elements, take Council input, and bring the item back in two weeks for a vote.

Mr. Coomer recognized several Chamber board members, volunteers, and incoming Director Lorette Brashear. He reviewed the main points of the draft agreement:

- The Chamber proposed the same elements as last year, except to: (i) Focus on fewer Chamber-specific events and more on cooperating with other community events; (ii) Change the Town's level of sponsorship from "platinum" to "lead sponsor"; and (iii) Focus on working with existing businesses, while Town economic development staff will seek new ones.
- They desired to apply to continue the Vista community volunteer program for a second year, as well as provide an ongoing commitment to support Town economic development, events, and routine dialog with community members.
- Staff recommended maintaining the same level of support at \$55,000; the Town matching a tourism grant if it is awarded; and splitting the cost of the volunteer program, at an

additional cost of \$5,000, if it is approved next year.

Council asked who created the scope. Mr. Coomer related that he drafted it, then consulted with the Chamber board and town manager.

Mayor Croft recessed the meeting at 7:01 p.m. and reconvened it at 7:10 p.m.

- g) Presentation, discussion, and possible action regarding the Preliminary Budget for the Fiscal Year Ending June 30, 2019. (Joe Duffy, Finance Director)

Recommended Action: Possible direction to staff.

Mr. Duffy presented the preliminary budget. Key points were:

- *Total overall proposed budget* was \$24,525,200, a 6% increase over last year.
- *Fund balance:* Staff intended to spend some of this fund in the next year, resulting in higher expenses than revenues, by using construction revenues for some one-time projects. Staff will not spend these funds unless the money was in the bank.
- *Proposed General Fund expenses:* Paying down the PSPRS liability; up to three elections; compensation and classification study; police officer body cameras; additional funding for fireworks; new parks maintenance position; Memory Park restrooms; reducing Highway User Revenue Fund (HURF) overhead; Town's 50th celebration; ADWR water application study; document management project; Peavine Trail state lane easement. After this year, the general fund will no longer charge HURF for overhead.
- *Proposed HURF expenses:* Dump truck purchase; road materials; chip seal projects; and SR 89 maintenance. This fund will have a \$200,000 increase over last year.
- *Proposed Capital improvements:* Memory Park expansion; OHM master plan; and new lights for ballfield.
- *Proposed Water and sewer expenses:* New building; water well upgrade; maintenance on sewer lines; and drying bed construction.
- *Proposed Other fund expenses:* Bailiff position and security fencing from the Court Improvement Fund; and CDGB grant for Chino Meadows Unit 5 paving project.
- *Interfund transfers* will be made from General Fund to HURF, from Capital Improvement to General Fund for police and aquatics; and from Capital Improvement to debt service. This will be the first year no transfers will be needed from General Fund to support the Water system.

Mr. Duffy noted that a budget study session was scheduled for May 16 if Council desired a more detailed review. Council stated that they did not.

Council asked about the dump truck purchase. Mr. Duffy stated that if staff could not acquire one, there were funds for another piece of equipment.

Human Resources Director Kyriakakis presented on human resources budget items:

- *Full Time Equivalent (FTE) changes:* There were currently 95.5 FTEs. Staff recommended adding one to Parks, and possibly including some assistance for Code Compliance. Staff recommended a 1% cost-of-living adjustment, which will not apply to temporary positions due to Prop 2016, and merit increases between 0-3% based upon performance. She also reviewed salary changes from 2014 through 2018.
- *Benefit plan premium changes:* Medical premiums were increasing 3.03%-3.95%, but as

the Town proposed to increase its monthly insurance credit to employees, the premium increase would be neutral for employees. Staff recommended a \$3.00 per month increase to the HSA contribution.

- *Other Plan changes:* Increase in deductibles; new out-of-network option for the Basic Plus Plan; 100% coverage in-network for wellness benefits; new teledoc benefits; new EAP administer; and new voluntary life insurance provider.

Council and staff discussed the following in more detail:

- *Merit raises:* Merit increases were calculated from a formula based on performance evaluations. While staff strove to provide honest and fair evaluations without inflated values, Human Resources tweaked the process each year to match the employees' needs. The evaluations are completed in March, which gives staff time to determine how much can be budgeted for increases.
- *Town benefits compared to its neighbors:* Employee retention was a big thing these days. Every year, staff reviewed the League's annual survey and performed its own informal study. With regard to benefits, the Yavapai Combined Trust broker performed an annual study in the area and state. The Town had a generous program that was fairly priced and the Trust allowed members to manage risk.

8) EXECUTIVE SESSION

Council may vote to recess the Regular Meeting and hold an executive session, which will not be open to the public, for the following purposes.

Mayor Croft recounted that staff had nothing to report under item 8a.

MOVED by Vice-Mayor Lon Turner, seconded by Councilmember Cloyce Kelly to go into executive session.

Vote: 7 - 0 PASSED - Unanimously

- a) 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 the acquisition of a portion of the Prescott water system and pursuant to A.R.S. § 38-431.03(A)(4) for discussion or consultation with the Town Attorney in order to consider the Town's position and instruct the Town Attorney regarding the Town's position regarding a contract with the City of Prescott related to the Town purchasing a portion of its water distribution system that is the subject of negotiations. (Cecilia Grittman, Town Manager)
- b) An executive session pursuant to A.R.S. & 38-431.03(A)(1) for discussion or consideration of employment, assignment, appointment, or salary of Town Manager, Cecilia Grittman. (Mayor and Council)

9) ACTION ITEMS RESUMED

After the Executive Session, Council will reconvene the Regular Meeting.

Mayor Croft reconvened the regular meeting at 7:42 p.m.

- a) Consideration and possible action to approve the Town Manager's Employment Agreement. (Cecilia Grittman, Town Manager)

Recommended Action: Approve the Town Manager's Employment Agreement.

MOVED by Vice-Mayor Lon Turner, seconded by Councilmember Jack Miller to approve the Town Manager's Employment Agreement.

Vote: 7 - 0 PASSED - Unanimously

10) **ADJOURNMENT**

MOVED by Mayor Darryl Croft, seconded by Councilmember Jack Miller to adjourn the meeting at 7:44 p.m.

Vote: 7 - 0 PASSED - Unanimously

Darryl L. Croft, Mayor

ATTEST:

Jami C. Lewis, Town Clerk

CERTIFICATION:

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Meeting of the Town Council of the Town of Chino Valley, Arizona held on the 8th day of May, 2018. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 22nd day of May, 2018.

Jami C. Lewis, Town Clerk



TOWN OF CHINO VALLEY COUNCIL AGENDA ITEM STAFF REPORT

Town Council Regular Meeting

7.a.

Meeting Date: 05/22/2018

Contact Person: Alex Lerma, Associate Planner
Phone: 928-626-4427 x-1295

Department: Development Services

Item Type: Action

**Estimated length
of staff presentation:** None

Physical location of item: Located approximately 1,000 feet south of the southwest corner of East Road 2 North and North Road 1 East at 784 North Road 1 East.

AGENDA ITEM TITLE:

Consideration and possible action to adopt a Conditional Use Permit (CUP18-003) for approximately 4.55 acres of real property located approximately 1,000 feet south of the southwest corner of East Road 2 North and North Road 1 East at 784 North Road 1 East, to allow the applicant to continue the operation and maintenance of a well drilling business consisting of storage of vehicles, machinery and supplies in the AR-5 (Agricultural/Residential-5 acre minimum) zoning district. (Alex Lerma, Associate Planner)

RECOMMENDED ACTION:

Postpone this item to the June 12, 2018 Regular Council Meeting per the applicant's request.

SITUATION AND ANALYSIS:

The applicant has formally requested that this item be rescheduled for the June 12, 2018 Town Council meeting. Staff has granted the applicants request. The action item will be re-advertised and will be presented at the June 12, 2018 Town Council meeting.

Fiscal Impact

Fiscal Impact?: None

If Yes, Budget Code:

Available:

Funding Source:

Attachments

No file(s) attached.

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TOWN OF CHINO VALLEY COUNCIL AGENDA ITEM STAFF REPORT

Town Council Regular Meeting

7.b.

Meeting Date: 05/22/2018

Contact Person: Alex Lerma, Associate Planner
Phone: 928-626-4427 x-1295

Department: Development Services

Item Type: Action-Presentation

**Estimated length
of staff presentation:** 5 minutes

Physical location of item: Located approximately .25 miles west of the northwest corner of North Road 1 West and West Road 4 North intersection.

AGENDA ITEM TITLE:

Consideration and possible action to adopt Resolution No.18-1120, for Minor General Plan Amendment to change the land use designation of approximately 9.49 of 15.9 acres of real property generally located approximately 0.25 mile west of the northwest corner of North Road 1 West and West Road 4 North intersection at 1460 West Road 4 North from Medium Density Residential land use designation to Commercial/Multi-Family Residential land use designation.

Consideration and possible action to adopt Ordinance No. 18-848 to rezone 15.9 acres from CL/MR-PAD (Commercial Light/Multi-Family Residential with a Planned Area Development overlay) to 6.42 acres of SR-1 and 9.49 acres of CL (Single Family Residential-1 acre minimum and Commercial Light, respectively). The remaining 59 acres are requested to be rezoned from AR-5 (Agricultural/Residential-5 acre minimum) to SR-1. (Owner: La Vacara Trust)(Jason Sanks, Development Service Director)

RECOMMENDED ACTION:

Staff and Planning and Zoning Commission forward a recommendation of approval to Town Council to adopt Resolution No.18-1120, for a Minor General Plan Amendment to change the land use designation of approximately 9.49 of 15.9 acres of real property generally located approximately 0.25 mile west of the northwest corner of North Road 1 West and West Road 4 North intersection at 1460 West Road 4 North from Medium Density Residential land use designation to Commercial/Multi-Family Residential land use designation.

Staff and Planning and Zoning Commission forward a recommendation of approval to Town Council to adopt Ordinance No. 18-848, to rezone Assessor's Parcel Nos. 306-05-030R, 306-05-031V and 306-05-031T, approximately 75 acres of real property, as follow: 15.9 acres from CL/MR-PAD (Commercial Light/Multi-Family Residential with a Planned Area Development overlay) to 6.4 acres of SR-1 and 9.49 acres of CL (Single Family Residential-1 acre minimum and Commercial Light, respectively); and the remaining 59 acres from AR-5 (Agricultural/Residential-5 acre minimum) to SR-1, with the following conditions of approval:

Water

1. The applicant will provide the Town a certificate or letter from the State of Arizona indicating the proposed utility has the legal and physical ability to provide water. (A certificate of assured water supply will be required prior to approving the final plat, but Appaloosa Water does not have service rights north of Road 4 at this time.)

Sewer

2. The applicant will provide the Town will a certificate or letter from the County approving the concept for sewage disposal.

Streets

3. 50' half-width shall be dedicated on West Road 4 North (for an ultimate 100' ROW). The dedication of West Road 4 ½ North shall be 40' half-width (for an ultimate 80' ROW).

4. The Town will need street improvements along the frontages of West Road 4 North and West Road 4 ½ North. Improvements need to be approved by the Town Engineer and will include, but not necessarily be limited to, pavement widening, curb, gutter, sidewalk, and drainage improvements.

5. A Traffic Impact Analysis should be conducted to determine impacts on the above streets and to determine the need for any additional improvements such as right and left turn lanes, bus pull outs, etc.

6. The drive configuration will need to be adjusted to accommodate standard engineering practices and Town Code.

7. A six foot high block wall shall be constructed along the west side of the tract D property line, drainage/ common area to avoid light pollution onto adjacent properties. Drive location and landscaping should also consider headlight impacts.

Drainage

8. A drainage report and plan shall be provided to the Town to address onsite and off-site flows in accordance with Town regulations. Drainage on West Road 4 North and West Road 4 ½ North will also need to be included in the study.

Grading

9. Any unusable fill material, buried debris, rubble and trash shall be removed prior to final plat.

SITUATION AND ANALYSIS:

See attached staff report.

Fiscal Impact

Fiscal Impact?: None

If Yes, Budget Code:

Available:

Funding Source:

Attachments

JC Estates Staff Report

JC Estates Site Plan

ORD 18-848 Rezone

RES 18-1120 GP Amendment



TOWN COUNCIL STAFF REPORT

APPLICATION SUMMARY

File Number: Z18-000002

Assessor's Parcel Number: 306-05-031T, 306-05-031V, 306-05-030R

Site Location: Located approximately .25 mile west of the northwest corner of North Road 1 West and West Road 4 North intersection, Chino Valley, AZ 86323

Property Owner: La Vacara Trust

Applicant: La Vacara Trust

Request: Request for Minor General Plan Amendment to change the land use designation of approximately 9.49 of 15.9 acres of real property generally located at 1460 West Road 4 North from Medium Density Residential land use designation to Commercial/ Multi-Family Residential land use designation.

Request to rezone 15.9 acres from CL/MR-PAD (Commercial Light/Multi-Family Residential with a Planned Area Development overlay) to 6.42 acres of SR-1 and 9.49 acres of CL (Single Family Residential – 1 acre Minimum and Commercial Light, respectively). The remaining 59 acres are requested to be rezoned from AR-5 to SR-1.

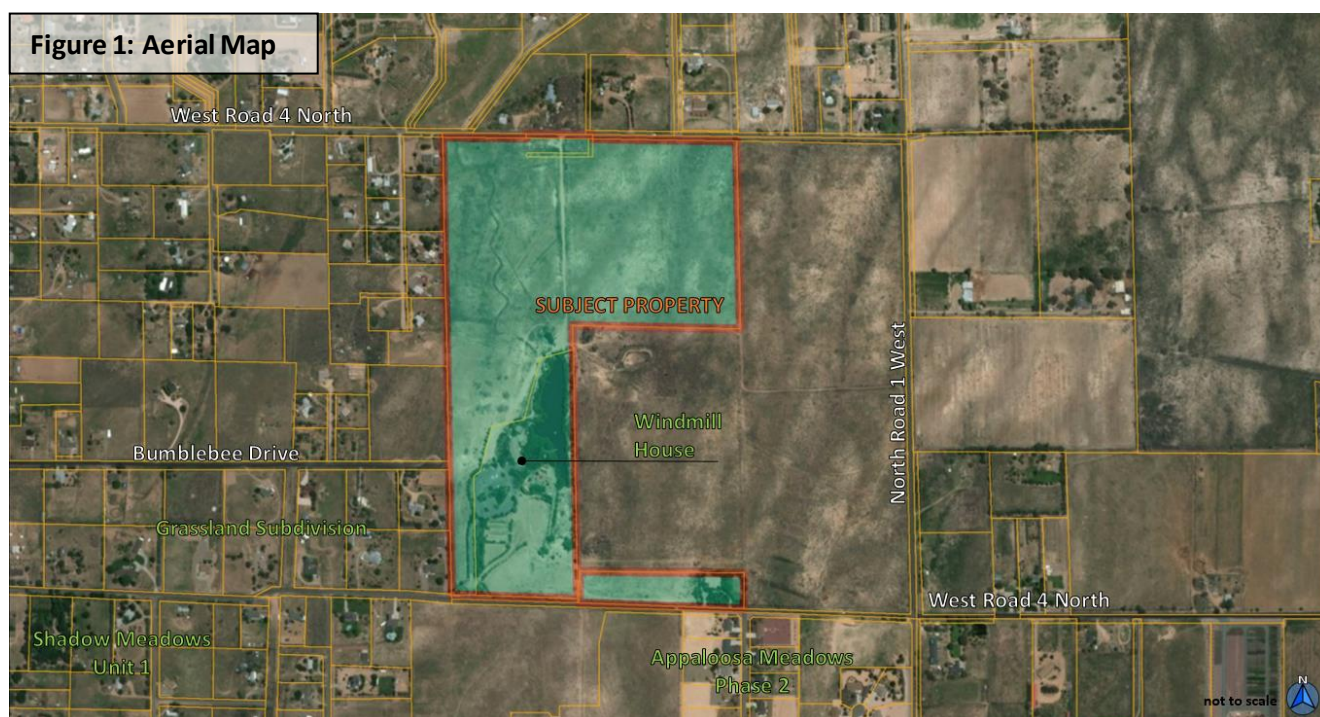
SITE DATA

Existing Zoning	APN: 306-05-031T- (AR-5) Agricultural Residential- 5 Acre Minimum APN: 306-05-031V- (CL/MR-PAD) Commercial Light/ Multi-Family Residential Planned Area Development Overlay APN: 306-05-030R- (AR-5) Agricultural Residential- 5 Acre Minimum
Lot Size	75 acres (approximately 3,267,000 sq. ft.) combined
Subdivision	N/A
General Plan Land Use Designation	Medium Density Residential (2 ac or less)

BACKGROUND

SITE DESCRIPTION

The project is located approximately .25 mile west of the northwest corner of North Road 1 West and West Road 4 North intersection. The project consists of three separate parcels (APN: 306-05-030R, 306-05-031V and 306-05-031T), and combined make up a 75 acre site. It is generally located north of Appaloosa Meadows Phase 2 Subdivision. Parcel 306-05-031T and 306-05-030R are currently zoned (AR-5) Agricultural Residential- 5 Acre Minimum. Parcel 306-05-031V has a blended zoning of (CL/MR) Commercial Light/ Multi-Family Residential with a Planned Area Development Overlay district. The site is identified with a Land Use Designation of Medium Density Residential (2 ac or less) under the Town of Chino Valley General Plan Potential Land Use Map. The site is accessed via a West Road 4 North. Existing improvements on the property include the Windmill House event building and cottage and a single family residence. **See Figure 1.**



PROJECT HISTORY

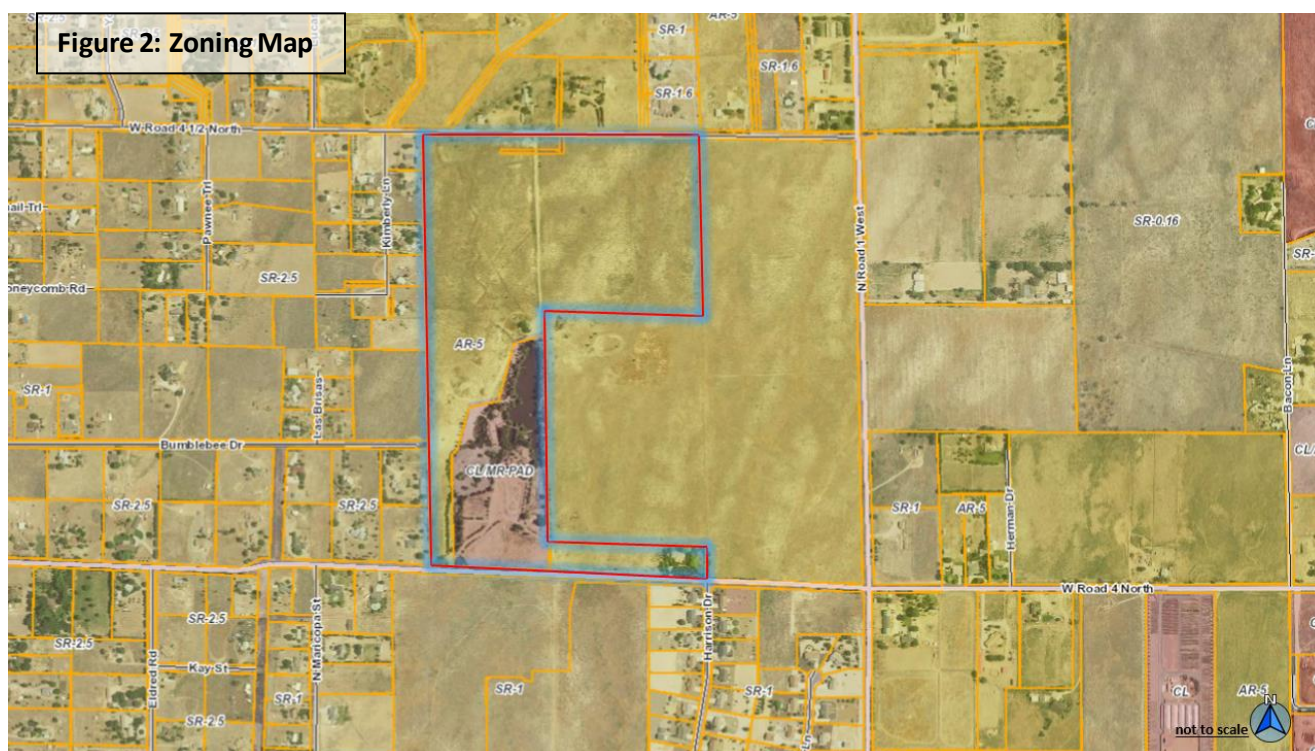
On December 8, 2015, through Ordinance 15-805 Council approved the applicant's request to rezone approximately 6.55 acres of what is now parcel 306-05-031V from AR-5 to (MR-PAD) Multi-Family Residential Planned Area Development Overlay and approximate 9.7 acres from AR-5 to (CL-PAD) Commercial Light Planned Area Development. In the past few years, the property has been operating as the Windmill House with its associated events building and cottage for weddings and other special events. The applicant no longer has plans to develop the now remaining 6.42 acres of the parcel into Multi-Family Residential units and is requesting to rezone the property to eliminate the MR zoning. A request to rezone 6.42 acres of the parcel to SR-1 has been proposed, furthermore the applicant has requested to rezone the remainder of 9.49 acres of the parcel to CL to eliminate the PAD overlay.

SURROUNDING PROPERTIES AND LAND USES

The area is predominantly comprised of medium and low density single family residential properties. The subject property is bounded on the south by West Road 4 North, on the west by Grassland Subdivision on the north by West Road 4 ½ North, and on the east by a 92.71 acre vacant private property.

The properties to the north are zoned AR-5 (Agricultural Residential- 5 Acre Minimum), SR-1 (Single Family Residential- 1 Acre Minimum) and SR- 1.6 (Single Family Residential- 1.6 Acre Minimum) with vacant land and single family residential properties. To the west properties are zoned SR-2.5 (Single Family Residential- 2.5 Acre Minimum). Part of those properties to the west are a part of Grassland Subdivision. To the south parcels are zoned SR-1 (Single Family Residential- 1 Acre Minimum). The south area is comprised of single family residence and vacant land. To the east, the property is zoned AR-5 (Agricultural Residential- 5 Acre Minimum) and is currently vacant. **See Figure 2**

AREA	ZONING	GENERAL PLAN LAND USE DESIGNATION	LAND USE
North	AR-5, SR-1, and SR-1.6	Medium Density Residential (2ac or less)	Single Family Residence, Vacant
West	SR-2.5	Medium Density Residential (2ac or less)	Single Family Residence, Grassland Subdivision, Vacant
South	SR-1	Medium Density Residential (2ac or less)	Single Family Residence, Vacant
West	AR-5	Medium Density Residential (2ac or less)	Vacant Property



PROJECT DESCRIPTION

The applicant is requesting for a Minor General Plan Amendment to change the land use classification of approximately 9.49 of 15.9 acres of real property located at 1460 West Road 4 North from Medium Density Residential land use classification to Commercial/Multi-Family Residential land use classification. The effect of this amendment will be to conform the existing Windmill House Event Center with the General Plan Land Use Map. Since the property already has commercial zoning, Staff considers this request a map “clean up” effort and effectively has no impact on the current zoning request.

The applicant is also requesting to rezone approximately 75 acres of real property. The applicant has requested to rezone 15.9 acres from CL/MR-PAD (Commercial Light/Multi-Family Residential with a Planned Area Development overlay) to 6.4 acres of SR-1 and 9.49 acres of CL (Single Family Residential – 1 acre Minimum and Commercial Light, respectively). The remaining 59 acres are requested to be rezoned from AR-5 to SR-1. The effect of the rezoning will be to create 1 acre residential lots while preserving commercial zoning for the Windmill House Event Center. Altogether, the project will consist of the residential portion of the project made up of 52 proposed one (1) acre single family residential lots with the existing Windmill House. **(See Appendix A: Site Plan).**

Site infrastructure will consist of the Appaloosa Water Company providing water through an 8-inch main along Road 4 North and extending north through the site. Applicant has proposed the 52 proposed lots will all have individual septic tanks.

PUBLIC REVIEW & HEARING PROCESS

Town Staff notified property owners within a 300’ radius, resulting in thirty nine (39) letters to surrounding property owners. Property received information regarding the applicant request for a zone change. To date, no responses to those letters have been received by the Town. Staff has received no emails or other written correspondence in response to the Neighborhood Notification Letter. Staff has, however, received several phone calls and in person meeting requests regarding the project.

On March 29, 2018 two property owners residing adjacent to the subject property came into Development Services Department front desk. They informed Staff that they had received a letter from the Town informing them of the applicant’s request. They wanted some clarification on questions they had. The property owners reside on Bumblebee Lane. Bumblebee Lane dead-ends at the subject project’s west property line. The neighbors were concerned that the project would further extend Bumblebee Lane to the project and that extending the road could lead to more traffic in the neighborhood. Staff assured the property owners that Bumblebee Lane would not be connected to the project and that it would remain with a dead-end. The property owners asked for copies of the site plan the applicant submitted.

On April 2, 2018 a property owner residing near the subject property came into the Development Services Department building. He stated that he had received a letter of public notification for the project and wanted more information on the proposed development. He also requested a site plan.

On March 18, 2018 a neighborhood meeting was conducted at Town Hall. There were approximately 25 residents who attended but only 20 signed in. Mr. Tony Cordovana gave a brief introduction on the project proposal and then opened it up to the public for question.

Property owners wanted to know what the source of the water was for the development. They had an issue with Appaloosa Water Company further tapping into the aquifer and questioned whether Appaloosa Water Company could serve an additional 52 lots. Property owners to the west mentioned that they would like to see a wall to serve as a buffer to the development.

The item went before the Planning and Zoning Commission on May 1, 2018. The commission wanted clarification on the location of the wall in conjunction with drainage. Staff explained that the wall wasn't a necessity and not every subdivision had one in place. The wall was requested for the two properties off of Road 4 North near the drainage area.

During public comments, a property owner near the proposed project area, was concerned about the road that will be built parallel to his house and was the reason he wanted a wall. He stated that the current landscaping is not solid and does not create a sound or light buffer and is not being maintained. The wall would be solid and maintenance free. He also considered the Windmill House as a commercial property and believed a buffer should have been put in place when it was first built. He anticipated a lot of construction vehicles using the road when the properties are developed and would like a buffer. Another property owner commented that he was concerns about the headlights and noise and didn't believe a fence would work because of the bend in the street. He commented that heavier landscape would be needed for noise reduction.

A separate property owner emphasized that the infrastructure roads and sidewalks remain a priority and he wanted clarification on the water that would be supplied to the properties. He wanted the applicant to provide clarification and confirmation that all necessary steps will been taken with ADEQ for water provisions and that he would obtain a Certificate of Assured Water Supply as required.

Staff reviewed the road dedication process, explaining that the dedication for this propjet would take place during the final plat. The project could not proceed without dedicating the property. Staff also explained that water provisions will occur during the platting stage not the rezone change. He also clarified that it is regulated ADWR not by the Town of Chino Valley. Staff also explained that the streets, water and dry utilities need to be in place before the first housing permit will be issued. Staff explaine d that the Plat would come to the Commission before anything is built.

The Planning and Zoning Commission forwarded a recommendation of approval to Town Council for a request of a Minor General Plan Amendment to change the land use classification of approximately 9.49 acres of the 15.9 acres lot size for parcel 306-05-031V from Medium Density Residential land use classification to Commercial/ Multi–Family Residential land use classification.

The Planning and Zoning Commission forwarded a recommendation of approval to Town Council of a request to rezone approximately 75 acres of real property (APN: 306-05-030R, 306-05-031V and 306-05-031T). Requesting to rezone 15.9 acres from CL/MR-PAD (Commercial Light/Multi-Family Residential with a Planned Area Development overlay) to 6.4 acres of SR-1 and 9.49 acres of CL (Single Family Residential –1 acre Minimum and Commercial Light, respectively). The remaining 59 acres are requested to be rezoned from AR-5 to SR-1, with the following condition of approval: that a six foot high block wall be constructed along the west side of the tract D property line, drainage/ common area.

Vote 7-0 Passed Unanimously

STAFF ANALYSIS AND RECOMMENDATION

GENERAL PLAN CONFORMANCE

All three properties have a General Plan land use designation of Medium Density Residential (2 acres or less). On December 8, 2015, when the applicant received approved for a request to rezone approximately 6.55 acres of what is now parcel 306-05-031V from AR-5 to (MR-PAD) Multi-family Residential Planned

Area Development Overlay and approximate 9.7 acres from AR-5 to (CL-PAD) Commercial Light Planned Area Development, the applicant failed to concurrently request for a Minor General Plan Map Amendment to change the property's land use designation. The property's portion of the CL zoning district is not in conformance with the General Plan Land Use Designation of Medium Density Residential. Staff, in collaboration with the applicant, is now processing the request for a Minor General Plan Map Amendment to change the portion of the parcel designated to the Windmill House (9.49 acres) from Medium Density Residential to Commercial/ Multi-Family Residential.

The applicant is requesting to rezone parcel 306-05-031T and 306-05-030R to SR-1 zoning district. The requested zone change will still be in compliance with its land use designation of Medium Density Residential.

ZONING

For the past 12 years, 9.49 acres of parcel 306-05—031V has been operating as the Windmill House with its associated events building and cottage. The remaining 6.4 acres of the parcel are zoned for Multi-Family Residential. The applicant has requested to rezone the 6.4 acres from MR-1 to SR-1. By rezoning that portion of the property, the applicant will be significantly reducing the density of the 6.4 acres. With the MR-1 zoning the applicant is allowed 14.5 units per acre, or one (1) unit per 3000 sq. ft., resulting in 93 units in the 6.4 acres. With the SR-1 zoning, the applicant is proposing to re-plat the 6.4 acres into six (6) one (1) acre lots through the pre-plat stage which would follow any prospective zoning approvals.

Parcel 306-05-030R is currently zoned AR-5 with a lot size of 4.44 acres. The applicant's request to rezone the property to SR-1 will be a clean-up zone change and will designate the property within a zoning district adequate for the property's lot size. The properties to the south are all within the SR-1 zoning district and will support the applicant's request.

Parcel 306-05-081T is a large parcel with a lot size of 54.77 acres. It is surrounded by parcels that are both low density and medium density residential. The applicant's request to rezone the parcel to SR-1 is supported by medium density residential zoning to the south, west and north of the subject property.

STAFF & PLANNING AND ZONING COMMISSION RECOMMENDATION

Staff and Planning and Zoning Commission forward an recommendation of approval to Town Council to adopt Resolution No.18-1120, for Minor General Plan Amendment to change the land use designation of approximately 9.49 of 15.9 acres of real property generally located approximately .25 mile west of the northwest corner of North Road 1 West and West Road 4 North intersection at 1460 West Road 4 North from Medium Density Residential land use designation to Commercial/ Multi-Family Residential land use designation.

Staff and Planning and Zoning Commission forward a recommendation of approval to Town Council to adopt Ordinance No. 18-848, to rezone approximately 75 acres of real property (APN: 306-05-030R, 306-05-031V and 306-05-031T). Requesting to rezone 15.9 acres from CL/MR-PAD (Commercial Light/Multi-Family Residential with a Planned Area Development overlay) to 6.4 acres of SR-1 and 9.49 acres of CL (Single Family Residential – 1 acre Minimum and Commercial Light, respectively). The remaining 59 acres are requested to be rezoned from AR-5 to SR-1, with the following condition of approval:

Water

1. The applicant will provide the Town a certificate or letter from the State of Arizona indicating the proposed utility has the legal and physical ability to provide water. (A certificate of assured water supply will be required prior to approving the final plat, but Appaloosa Water does not have service rights north of Road 4 at this time.)

Sewer

2. The applicant will provide the Town with a certificate or letter from the County approving the concept for sewage disposal.

Streets

3. 50' half-width shall be dedicated on West Road 4 North (for an ultimate 100' ROW). The dedication of West Road 4 ½ North shall be 40' half-width (for an ultimate 80' ROW).
4. The Town will need street improvements along the frontages of West Road 4 North and West Road 4 ½ North. Improvements need to be approved by the Town Engineer and will include, but not necessarily be limited to, pavement widening, curb, gutter, sidewalk, and drainage improvements.
5. A Traffic Impact Analysis should be conducted to determine impacts on the above streets and to determine the need for any additional improvements such as right and left turn lanes, bus pull outs, etc.
6. The drive configuration will need to be adjusted to accommodate standard engineering practices and Town Code.
7. A six foot high block wall shall be constructed along the west side of the tract D property line, drainage/ common area to avoid light pollution onto adjacent properties. Drive location and landscaping should also consider headlight impacts.

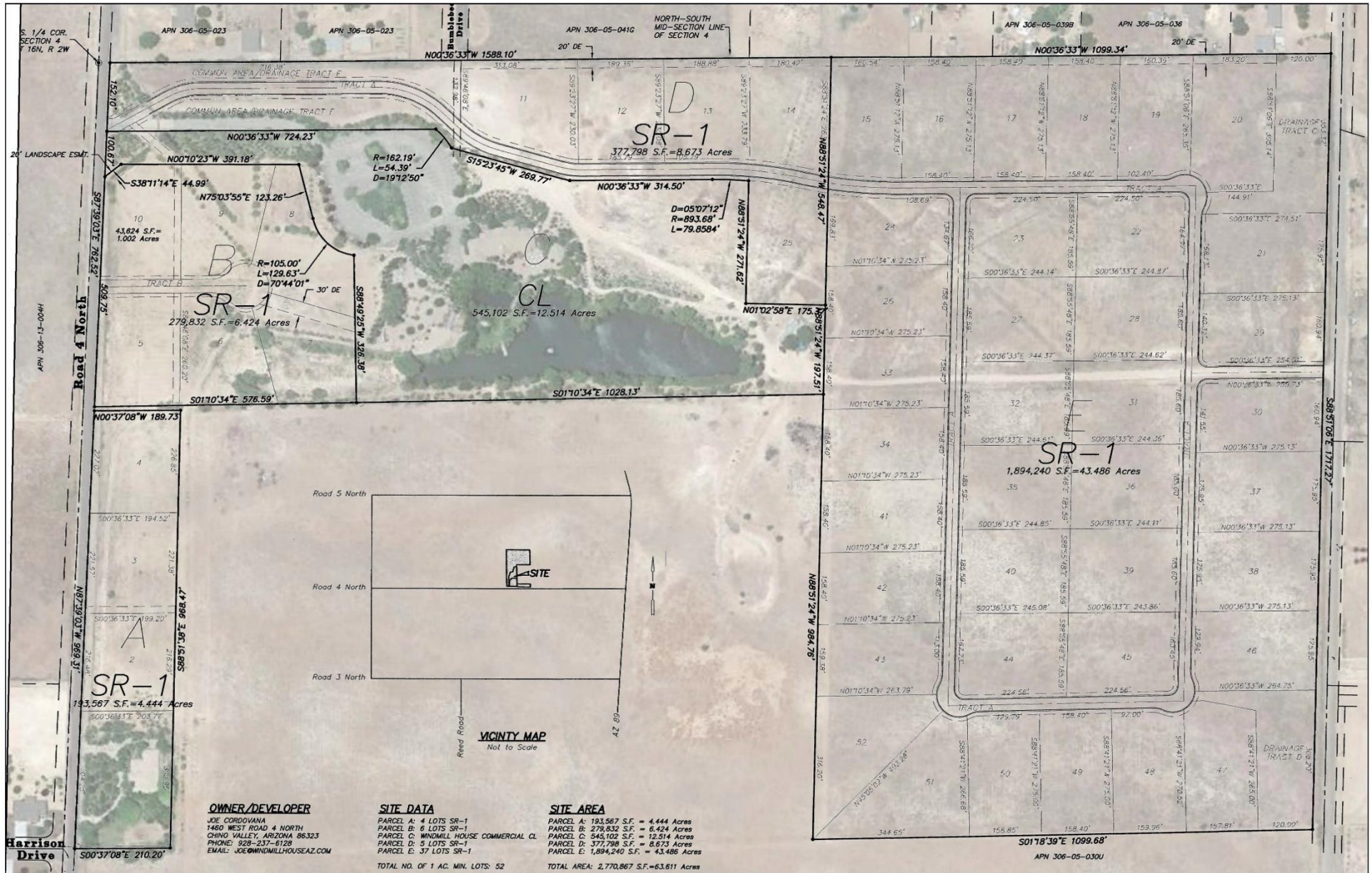
Drainage

8. A drainage report and plan shall be provided to the Town to address onsite and off-site flows in accordance with Town regulations. Drainage on West Road 4 North and West Road 4 ½ North will also need to be included in the study.

Grading

9. Any unusable fill material, buried debris, rubble and trash shall be removed prior to final plat.

EXHIBIT A- SITE PLAN



RESOLUTION NO. 18-1120

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF CHINO VALLEY, AMENDING THE TOWN OF CHINO VALLEY GENERAL PLAN REGARDING THE LAND-USE DESIGNATION FOR APPROXIMATELY 9.49 ACRES LOCATED APPROXIMATELY .25 MILES WEST OF THE NORTHWEST CORNER OF NORTH ROAD 1 WEST AND WEST ROAD 4 NORTH, AT 1460 WEST ROAD 4 NORTH, FROM MEDIUM DENSITY RESIDENTIAL LAND-USE DESIGNATION TO COMMERCIAL/MULTI- FAMILY RESIDENTIAL LAND-USE DESIGNATION.

WHEREAS, the Town of Chino Valley General Plan (the “General Plan”) was adopted by the Mayor and Common Council of the Town of Chino Valley (the “Town Council”) on May 13, 2014, and ratified by the voters on November 4, 2014; and

WHEREAS, the Town Council desires to amend the General Plan to change the land-use designation for approximately 9.49 acres of real property generally located approximately .25 miles west of the northwest corner of North Road 1 West and West Road 4 North, at 1460 West Road 4 North, from Medium Density Residential land-use designation to Commercial/ Multi-Family Residential land-use designation (the “General Plan Amendment”); and

WHEREAS, pursuant to ARIZ. REV STAT. § 9-461.06 and the General Plan, the Town of Chino Valley (the “Town”) has consulted with, advised and provided the opportunity for public comment on the General Plan Amendment; and

WHEREAS, all due and proper notice of the public hearings on the General Plan Amendment held before the Town of Chino Valley Planning Commission (the “Commission”) and the City Council was given in the time, form and substance provided by ARIZ. REV STAT. § 9-461.06; and

WHEREAS, pursuant to the General Plan, the Commission held a public hearing on the proposed General Plan Amendment on May 1, 2018, after which the Commission recommended approval by a vote of 7-0; and

WHEREAS, pursuant to the General Plan, the Town Council held a public hearing on the proposed General Plan Amendment in the City Council Chambers on May 22, 2018.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the Town of Chino Valley, County of Yavapai, Arizona, as follows:

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. The General Plan is hereby amended to change the land-use designation for approximately 9.49 acres of real property generally located approximately .25 miles west of the northwest corner of North Road 1 West and West Road 4 North, at 1460 West Road 4 North, as depicted on Exhibit A and described on Exhibit B, both attached hereto and incorporated herein by reference, from Medium Density Residential land-use designation to Commercial/ Multi- Family Residential land use designation.

SECTION 3. The Mayor, the Town Manager, the Town Clerk and the Town Attorney are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this Resolution.

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Chino Valley, Arizona this 22nd day of May, 2018.

Darryl L. Croft, Mayor

ATTEST:

Jami C. Lewis, Town Clerk

APPROVED AS TO FORM:

Andrew J. McGuire, Town Attorney
Gust Rosenfeld P.L.C.

I hereby certify the above foregoing Resolution No. 18-1120 was duly passed by the Council of the Town of Chino Valley, Arizona, at a special meeting held on May 22, 2018 and that quorum was present thereat and that the vote thereon was ___ ayes and ___ nays and ___ abstentions. ___ Council members were absent or excused.

Jami C. Lewis, Town Clerk

EXHIBIT A
TO
RESOLUTION NO. 18-1120

[General Plan Exhibit]

See following pages.

EXHIBIT A

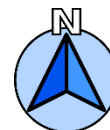


Resolution-18-1120: JC Estates_Cordovana

Applicant: La Vacara Trust

Request: Request for Minor General Plan Amendment to change the land use designation of approximately 9.49 of 15.9 acres of real property generally located at 1460 West Road 4 North from Medium Density Residential land use designation to Commercial/ Multi- Family Residential land use designation.

Location: 1460 West Road 4 North, Chino Valley, AZ 86323



Not to Scale

EXHIBIT B
TO
RESOLUTION NO. 18-1120

[Legal Description]

See following pages.

APN: 306-05-031V Medium Density Residential Land Use Designation

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 16 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 4;

THENCE NORTH $0^{\circ}36'33''$ WEST AND ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 4, A DISTANCE OF 25.03 FEET;

THENCE SOUTH $87^{\circ}39'03''$ EAST, ALONG THE NORTH RIGHT OF WAY LINE OF ROAD 4 NORTH AS DESCRIBED IN BOOK 3407, PAGE 77, YAVAPAI COUNTY, RECORDER A DISTANCE OF 252.77 FEET TO THE POINT OF BEGINNING OF THE HERIN DESCRIBED PARCEL,

THENCE NORTH $38^{\circ}11'14''$ WEST, A DISTANCE OF 44.99 FEET,

THENCE NORTH $0^{\circ}10'23''$ WEST, A DISTANCE OF 391.18 FEET;

THENCE NORTH $75^{\circ}03'55''$ EAST, A DISTANCE OF 123.26 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 105.00 FEET AND WHOSE CENTER BEARS NORTH $12^{\circ}47'59''$ WEST FROM THE LAST DESCRIBED POINT;

THENCE NORTHEASTLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $70^{\circ}44'01''$, AN ARC LENGTH OF 129.63 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH $88^{\circ}49'25''$ EAST, A DISTANCE OF 326.38 FEET;

THENCE SOUTH $1^{\circ}10'34''$ EAST, A DISTANCE OF 576.59 FEET;

THENCE NORTH $87^{\circ}39'03''$ WEST, ALONG THE NORTH RIGHT OF WAY LINE OF ROAD 4 NORTH AS DESCRIBED IN BOOK 3407, PAGE 77, YAVAPAI COUNTY, RECORDER A DISTANCE OF 509.75 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 279,832 SQUARE FEET OR 6.424 ACRES, MORE OR LESS

APN: 306-05-031V Commercial/ Multi-Family Residential Land Use Designation

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 16 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 4;

THENCE NORTH $0^{\circ}36'33''$ WEST ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 4, A DISTANCE OF 25.03 FEET;

THENCE SOUTH $87^{\circ}39'03''$ EAST, ALONG THE NORTH RIGHT OF WAY LINE OF ROAD 4 NORTH AS DESCRIBED IN BOOK 3407, PAGE 77, YAVAPAI COUNTY, RECORDER A DISTANCE OF 152.10 FEET TO THE POINT OF BEGINNING OF THE HERIN DESCRIBED PARCEL,

THENCE NORTH $0^{\circ}36'33''$ WEST, A DISTANCE OF 724.23 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 162.19 FEET AND WHOSE CENTER BEARS SOUTH $49^{\circ}40'11''$ EAST FROM THE LAST DESCRIBED POINT;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $19^{\circ}12'50''$, AND ARC LENGTH OF 54.39 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH $15^{\circ}23'45''$ EAST, A DISTANCE OF 269.77 FEET;

THENCE NORTH $0^{\circ}36'33''$ WEST, A DISTANCE OF 314.50 FEET TO A POINT OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 893.68 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $5^{\circ}07'12''$, AN ARC LENGTH OF 79.86 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH $88^{\circ}51'38''$ EAST, A DISTANCE OF 271.62 FEET;

THENCE NORTH $1^{\circ}02'58''$ EAST, A DISTANCE OF 175.37 FEET;

THENCE SOUTH $88^{\circ}51'24''$ EAST, A DISTANCE OF 197.51 FEET;

THENCE SOUTH $1^{\circ}10'34''$ EAST, A DISTANCE OF 1028.13 FEET;

THENCE SOUTH $88^{\circ}49'25''$ WEST, A DISTANCE OF 326.38 FEET TO A POINT ON A CURVE, CONCAE NORTHWESTERLY, HAVING A RADIUS OF 105.00 FEET AND WHOSE CENTER BEARS NORTH $83^{\circ}32'00''$ WEST FROM THE LAST DESCRIBED POINT;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $70^{\circ}44'01''$, AN ARC LENGTH OF 129.63 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH $75^{\circ}03'55''$ WEST, A DISTANCE OF 123.26 FEET;

THENCE SOUTH $0^{\circ}10'23''$ EAST, A DISTANCE OF 391.18 FEET;

THENCE SOUTH $38^{\circ}11'14''$ EAST, A DISTANCE OF 44.99 FEET;

THENCE NORTH $87^{\circ}39'03''$ WEST, ALONG THE NORTH RIGHT OF WAY LINE OF ROAD 4 NORTH AS DESCRIBED IN BOOK 3407, PAGE 77, YAVAPAI COUNTY, RECORDER A DISTANCE OF 100.67 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 545,102 SQUARE FEET OR 12.514 ACRES, MORE OR LESS.

ORDINANCE NO. 18-848

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CHINO VALLEY, ARIZONA, APPROVING A CHANGE OF ZONING AND AMENDMENT TO THE OFFICIAL ZONING MAP FOR APPROXIMATELY 75 ACRES OF REAL PROPERTY GENERALLY LOCATED .25 MILES WEST OF THE NORTHWEST CORNER OF NORTH ROAD 1 WEST AND WEST ROAD 4 NORTH, AT 1460 WEST ROAD 4 NORTH, INCLUDING (i) APPROXIMATELY 15.9 ACRES FROM CL/MR-PAD (COMMERCIAL LIGHT/ MULTI-FAMILY RESIDENTIAL WITH A PLANNED AREA DEVELOPMENT OVERLAY) ZONING DISTRICT TO SR-1 (SINGLE FAMILY RESIDENTIAL – 1 ACRE MINIMUM) ZONING DISTRICT AND CL (COMMERCIAL LIGHT) ZONING DISTRICT AND (ii) APPROXIMATELY 59 ACRES FROM AR-5 (AGRICULTURAL RESIDENTIAL – 5 ACRE MINIMUM) TO SR-1 (SINGLE FAMILY RESIDENTIAL – 1 ACRE MINIMUM); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR NON-SEVERABILITY; AND PROVIDING PENALTIES.

WHEREAS, the Mayor and Common Council of the Town of Chino Valley (the “Town Council”) desires to amend the Town of Chino Valley Official Zoning Map to change the zoning for: (i) a $\pm$ 15.9 acre parcel of real property from CL/MR-PAD (Commercial Light/ Multi-Family Residential with a Planned Area Development Overlay) to $\pm$ 6.42 acres of SR-1 (Single Family Residential – 1 acre minimum) and $\pm$ 9.49 acres of CL (Commercial Light); and (ii) a $\pm$ 59 acre parcel of real property from AR-5 (Agricultural Residential – 5 acre minimum) to SR-1 (Single Family Residential – 1 acre minimum); and

WHEREAS, the Town Council has determined that this amendment to the Official Zoning Map conforms with the Town of Chino Valley General Plan and any applicable Specific Area Plan, neighborhood, or other plan, and any overlay zoning district; and

WHEREAS, all required public notice was provided and all required public meetings and hearings were held in accordance with applicable state and local laws; and

WHEREAS, the Planning and Zoning Commission recommended approval of the rezoning by a 7-0 vote; and

WHEREAS, the Town Council has considered the individual property rights and personal liberties of the residents of the Town before adopting this ordinance,

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Common Council of the Town of Chino Valley, Arizona, as follows:

Section 1. In General.

1.1 The recitals above are hereby incorporated as if fully set forth herein.

1.2 The Official Zoning Map is hereby amended for property consisting of approximately 75 acres, depicted on Exhibit A and described on Exhibit B, both attached hereto and incorporated herein by this reference, as follows: (i) a 15.9 acre parcel of real property from CL/MR-PAD (Commercial Light/Multi-Family Residential with a Planned Area Development

Overlay) to $\pm$ 6.42 acres of SR-1 (Single Family Residential – 1 acre minimum) and $\pm$ 9.49 acres of CL (Commercial Light); and (ii) a $\pm$ 59 acre parcel of real property from AR-5 (Agricultural Residential – 5 acre minimum) to SR-1 (Single Family Residential – 1 acre minimum).

1.3 The Property described in Paragraph 1.2 of this Section shall be used and developed in accordance with the Town of Chino Valley Unified Development Ordinance and the following conditions:

- A. Water. The developer shall, not later than submittal of the first preliminary plat, site plan or application for any construction, provide the Town a certificate or letter from the State of Arizona indicating the proposed utility has the legal and physical ability to provide water. A certificate of assured water supply will be required prior to approving the final plat.
- B. Sewer. The developer shall, not later than submittal of the first preliminary plat, site plan or application for any construction, provide the Town a certificate or letter from Yavapai County approving the concept for sewage disposal.
- C. Streets.
 - 1. In conjunction with submittal of any preliminary plat or site plan, developer must submit a Traffic Impact Analysis to determine impacts on nearby streets and to determine the need for any additional improvements, such as right and left turn lanes, bus pull outs, etc.
 - 2. The developer shall dedicate to the Town the following: 50' half-street on West Road 4 North (for an ultimate 100' ROW), and 40' half-street on West Road 4 ½ North (for an ultimate 80' ROW).
 - 3. The developer shall complete street improvements along the frontages of West Road 4 North and West Road 4 ½ North. Improvements must be approved by the Town Engineer and will include, but not necessarily be limited to, pavement widening, curb, gutter, sidewalk, and drainage improvements.
 - 4. The existing driveway configuration must be adjusted to accommodate standard engineering practices and requirements of the Town Code.
 - 5. A six-foot high wall shall be constructed along the western edge of the property to avoid light pollution onto adjacent properties. Driveway locations and landscaping should also consider headlight impacts.
- D. Drainage. In conjunction with submittal of any preliminary plat or site plan, developer must submit a drainage report and plan to address onsite and off-site flows in accordance with Town regulations. Drainage on West Road 4 North and West Road 4 ½ North must also be included in the study.
- E. Grading. Any unusable fill material, buried debris, rubble and trash must be removed prior to final plat

Section 2. Providing for Repeal of Conflicting Ordinances.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3. Providing for Non-Severability.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, then this entire ordinance is invalid and this ordinance shall have no force or effect.

Section 4. Providing for Penalties.

Any person found responsible for violating this Ordinance shall be subject to the civil sanctions and habitual offender provisions set forth in Sections 1.10 and 1.11 of the Town of Chino Valley Unified Development Ordinance. Each day a violation continues, or the failure to perform any act or duty required by this ordinance, the Unified Development Ordinance or by the Town of Chino Valley Town Code continues, shall constitute a separate civil offense.

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Chino Valley, Arizona this 22nd day of May, 2018 by the following vote:

AYES: _____

ABSENT: _____

NAYS: _____

ABSTAINED: _____

Darryl Croft, Mayor

ATTEST:

APPROVED AS TO FORM:

Jami C. Lewis, Town Clerk

Andrew J. McGuire, Town Attorney
Gust Rosenfeld, PLC

I, JAMI C. LEWIS, TOWN CLERK, DO HEREBY CERTIFY THAT A TRUE AND CORRECT COPY OF THE ORDINANCE NO. 18-848 ADOPTED BY THE COMMON COUNCIL OF THE TOWN OF CHINO VALLEY ON THE 22nd DAY OF May 2018, WAS POSTED IN THREE PLACES ON THE ____ DAY OF _____, 20__.

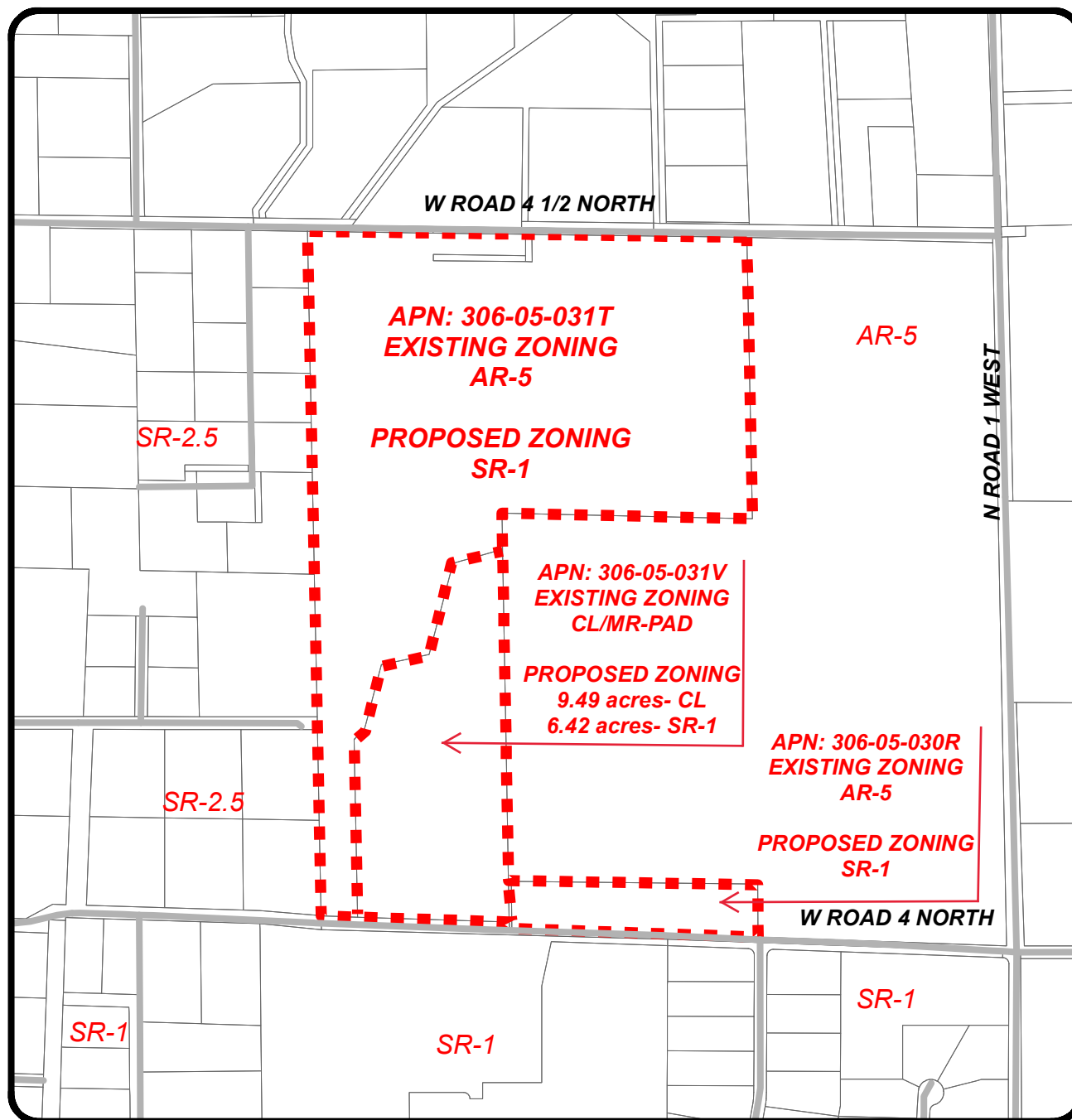
Jami C. Lewis, Town Clerk

EXHIBIT A
TO
ORDINANCE NO. 18-848

[Zoning Exhibit]

See following pages.

Zoning Exhibit A



Z18-000002: JC Estates_Cordovana

■ ■ ■ Subject Property

Applicant: La Vacara Trust

Request: APN: 306-05-031T: Agriculture Residential (AR-5) to Single Family Residential SR-1, APN: 306-05-031V: rezone 15.9 acres from CL/MR-PAD (Commercial Light/Multi-Family Residential with a Planned Area Development overlay) to 6.42 acres of SR-1 and 9.49 acres of CL (Single Family Residential and Commercial Light, respectively). APN: 306-05-030R- Agriculture Residential (AR-5) to Single Family Residential SR-1.

Location: 1429 W Road 4 1/2 North, 1460 W. Road 4 North, 1228 W. Road 4 North Chino Valley, AZ 86323



Not to Scale

EXHIBIT B
TO
ORDINANCE NO. 18-848

[Legal Description]

See following pages.

APN: 306-05-030R

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 16 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 4;

THENCE NORTH 87°39'03" WEST AND ALONG THE SOUTH LINE OF SAID SECTION 4, A DISTANCE OF 1002.51 FEET;

THENCE NORTH 0°37'08" WEST, A DISTANCE OF 25.03 FEET TO THE POINT OF BEGINNING OF THE HERIN DESCRIBED PARCEL,

THENCE NORTH 87°39'03" WEST ALONG THE NORTH RIGHT OF WAY LINE OF ROAD 4 NORTH AS DESCRIBED IN BOOK 3407, PAGE 77 YAVAPAI COUNTY RECORDER, A DISTANCE OF 969.31 FEET;

THENCE NORTH 0°37'08" WEST, A DISTANCE OF 189.73 FEET;

THENCE SOUTH 88°51'38" EAST, A DISTANCE OF 968.47 FEET;

THENCE SOUTH 0°37'08" EAST, A DISTANCE OF 210.20 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 193,567 SQUARE FEET OR 4.444 ACRES MORE OR LESS.

APN: 306-05-031V SR-1

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 16 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 4;

THENCE NORTH $0^{\circ}36'33''$ WEST AND ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 4, A DISTANCE OF 25.03 FEET;

THENCE SOUTH $87^{\circ}39'03''$ EAST, ALONG THE NORTH RIGHT OF WAY LINE OF ROAD 4 NORTH AS DESCRIBED IN BOOK 3407, PAGE 77, YAVAPAI COUNTY, RECORDER A DISTANCE OF 252.77 FEET TO THE POINT OF BEGINNING OF THE HERIN DESCRIBED PARCEL,

THENCE NORTH $38^{\circ}11'14''$ WEST, A DISTANCE OF 44.99 FEET,

THENCE NORTH $0^{\circ}10'23''$ WEST, A DISTANCE OF 391.18 FEET;

THENCE NORTH $75^{\circ}03'55''$ EAST, A DISTANCE OF 123.26 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 105.00 FEET AND WHOSE CENTER BEARS NORTH $12^{\circ}47'59''$ WEST FROM THE LAST DESCRIBED POINT;

THENCE NORTHEASTLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $70^{\circ}44'01''$, AN ARC LENGTH OF 129.63 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH $88^{\circ}49'25''$ EAST, A DISTANCE OF 326.38 FEET;

THENCE SOUTH $1^{\circ}10'34''$ EAST, A DISTANCE OF 576.59 FEET;

THENCE NORTH $87^{\circ}39'03''$ WEST, ALONG THE NORTH RIGHT OF WAY LINE OF ROAD 4 NORTH AS DESCRIBED IN BOOK 3407, PAGE 77, YAVAPAI COUNTY, RECORDER A DISTANCE OF 509.75 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 279,832 SQUARE FEET OR 6.424 ACRES, MORE OR LESS

APN: 306-05-031V CL

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 16 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 4;

THENCE NORTH $0^{\circ}36'33''$ WEST ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 4, A DISTANCE OF 25.03 FEET;

THENCE SOUTH $87^{\circ}39'03''$ EAST, ALONG THE NORTH RIGHT OF WAY LINE OF ROAD 4 NORTH AS DESCRIBED IN BOOK 3407, PAGE 77, YAVAPAI COUNTY, RECORDER A DISTANCE OF 152.10 FEET TO THE POINT OF BEGINNING OF THE HERIN DESCRIBED PARCEL,

THENCE NORTH $0^{\circ}36'33''$ WEST, A DISTANCE OF 724.23 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 162.19 FEET AND WHOSE CENTER BEARS SOUTH $49^{\circ}40'11''$ EAST FROM THE LAST DESCRIBED POINT;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $19^{\circ}12'50''$, AND ARC LENGTH OF 54.39 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH $15^{\circ}23'45''$ EAST, A DISTANCE OF 269.77 FEET;

THENCE NORTH $0^{\circ}36'33''$ WEST, A DISTANCE OF 314.50 FEET TO A POINT OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 893.68 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $5^{\circ}07'12''$, AN ARC LENGTH OF 79.86 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH $88^{\circ}51'38''$ EAST, A DISTANCE OF 271.62 FEET;

THENCE NORTH $1^{\circ}02'58''$ EAST, A DISTANCE OF 175.37 FEET;

THENCE SOUTH $88^{\circ}51'24''$ EAST, A DISTANCE OF 197.51 FEET;

THENCE SOUTH $1^{\circ}10'34''$ EAST, A DISTANCE OF 1028.13 FEET;

THENCE SOUTH $88^{\circ}49'25''$ WEST, A DISTANCE OF 326.38 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 105.00 FEET AND WHOSE CENTER BEARS NORTH $83^{\circ}32'00''$ WEST FROM THE LAST DESCRIBED POINT;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $70^{\circ}44'01''$, AN ARC LENGTH OF 129.63 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH $75^{\circ}03'55''$ WEST, A DISTANCE OF 123.26 FEET;

THENCE SOUTH $0^{\circ}10'23''$ EAST, A DISTANCE OF 391.18 FEET;

THENCE SOUTH $38^{\circ}11'14''$ EAST, A DISTANCE OF 44.99 FEET;

THENCE NORTH 87°39'03" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF ROAD 4 NORTH AS DESCRIBED IN BOOK 3407, PAGE 77, YAVAPAI COUNTY, RECORDER A DISTANCE OF 100.67 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 545,102 SQUARE FEET OR 12.514 ACRES, MORE OR LESS.

APN: 306-05-031T

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 16 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 4;

THENCE NORTH $0^{\circ}36'33''$ WEST ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 4, A DISTANCE OF 25.03 FEET; TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE CONTINUING NORTH $0^{\circ}36'33''$ WEST ALONG THE SAID NORTH-SOUTH MID-SECTION LINE, A DISTANCE OF 1588.10 FEET;

THENCE SOUTH $88^{\circ}51'24''$ EAST, A DISTANCE OF 548.47 FEET;

THENCE SOUTH $1^{\circ}02'58''$ WEST, A DISTANCE OF 175.37 FEET;

THENCE NORTH $88^{\circ}51'24''$ WEST, A DISTANCE OF 271.62 FEET TO A POINT ON A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 893.68 FEET AND WHOSE CENTER BEARS SOUTH $85^{\circ}29'22''$ EAST FROM THE LAST DESCRIBED POINT;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $5^{\circ}07'12''$ AN ARC LENGTH OF 79.86 FEET TO A POINT OF TANGENCY;

THENCE SOUTH $0^{\circ}36'33''$ EAST, A DISTANCE OF 314.50 FEET;

THENCE SOUTH $15^{\circ}23'45''$ WEST, A DISTANCE OF 269.77 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 162.19 FEET AND WHOSE CENTER BEARS SOUTH $30^{\circ}27'21''$ EAST FROM THE LAST DESCRIBED POINT;

THESE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $19^{\circ}12'50''$, AND ARC LENGTH OF 54.39 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH $0^{\circ}36'33''$ EAST, A DISTANCE OF 724.23 FEET;

THENCE NORTH $87^{\circ}39'03''$ WEST, ALONG THE NORTH RIGHT OF WAY LINE OF ROAD 4 NORTH AS DESCRIBED IN BOOK 3407, PAGE 77, YAVAPAI COUNTY, RECORDER A DISTANCE OF 152.10 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 377,798 SQUARE FEET OR 8.673 ACRES, MORE OR LESS.

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 16 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 4;

THENCE NORTH $0^{\circ}36'33''$ WEST ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 4, A DISTANCE OF 1613.13 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE CONTINUING NORTH $0^{\circ}36'33''$ WEST ALONG THE SAID NORTH-SOUTH MID-SECTION LINE, A DISTANCE OF 1099.34 FEET;

THENCE SOUTH $88^{\circ}51'06''$ EAST, A DISTANCE OF 1717.27 FEET;

THENCE SOUTH $1^{\circ}18'39''$ EAST, A DISTANCE OF 1099.68 FEET;

THENCE NORTH $88^{\circ}51'24''$ WEST, A DISTANCE OF 1730.74 FEET TO A POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,894,240 SQUARE FEET OR 43.486 ACRES, MORE OR LESS.

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TOWN OF CHINO VALLEY COUNCIL AGENDA ITEM STAFF REPORT

Town Council Regular Meeting

7.c.

Meeting Date: 05/22/2018

Contact Person: Alex Lerma, Associate Planner
Phone: 928-626-4427 x-1295

Department: Development Services

Item Type: Action-Presentation

**Estimated length
of staff presentation:** 5 minutes

Physical location of item: Located approximately 1,000 feet west of the northwest corner of West Road 1 North and North Road 1 West at 1190 West Road 1 North.

AGENDA ITEM TITLE:

Consideration and possible action to adopt Ordinance No. 18-849 rezoning Assessors Parcel No. 306-21-004C, approximately 5.71 acres of real property generally located approximately 1,000 feet west of the northwest corner of West Road 1 North and North Road 1 West at 1190 West Road 1 North, from AR-5 (Agricultural Residential–5 acre minimum) zoning district to SR-1 (Single Family Residential–1 acre minimum) zoning district. Owner/Applicant: Charles & Debbie Harper. (Alex Lerma, Associate Planner)

RECOMMENDED ACTION:

Adopt Ordinance No. 18-849 rezoning APN 306-21-004C, approximately 5.71 acres of real property addressed as 1190 West Road 1 North, from AR-5 zoning district to SR-1 zoning district.

SITUATION AND ANALYSIS:

See Attached Staff Report

Fiscal Impact

Fiscal Impact?: None

If Yes, Budget Code:

Available:

Funding Source:

Attachments

Harper Staff Report
Harper Land Survey
ORD 18-849 Rezone



TOWN COUNCIL STAFF REPORT

APPLICATION SUMMARY

File Number: Z18-000008

Assessor's Parcel Number: 306-21-004C

Site Location: Located approximately 1,000 feet west of the northwest corner of West Road 1 North and North Road 1 West at 1190 West Road 1 North.

Property Owner: Charles & Debbie Harper

Applicant: Charles & Debbie Harper

Request: Request for a zone change from (AR-5) Agricultural Residential- 5 Acre Minimum) to SR-1 (Single Family Residential- 1.0 Acre Minimum).

SITE DATA

Existing Zoning	AR-5 (Agricultural Residential-5 Acre Minimum)
Lot Size	5.71 acres (approximately 248,727 sq. ft.)
Subdivision	N/A
General Plan Land Use Designation	Medium Density Residential (2 acres or less)
Existing Land Use	Vacant

BACKGROUND

SITE DESCRIPTION

The subject property is located approximately 1,000 feet west of the northwest corner of West Road 1 North and North Road 1 West at 1190 West Road 1 North. The property is currently accessed through West Road 1 North. The site is currently zoned district of AR-5 (Agricultural Residential-5 Acre Minimum) under the Town of Chino Valley Unified Development Ordinance. The parcel is identified with a Land Use Designation of Medium Density Residential (2 acres or less) under the Town of Chino Valley General Plan Potential Land Use Map. Existing improvements on the property include a single family residence, a guest home, work shop and shed. **See Figure 1.**



SURROUNDING PROPERTIES ZONING AND LAND USES

The area is predominantly low/medium density single family residential. The properties directly north are zoned SR-1 (Signal Family Residential- 1 Acre Minimum) and are a part of the Vista Bonita Subdivision. To the west, properties are zoned SR-1 (Signal Family Residential- 1 Acre Minimum) and are within Mesa View Estates subdivision. Directly south, properties are zoned AR-5 (Agricultural Residential- 5 Acre Minimum) and SR-1 (Signal Family Residential- 1 Acre Minimum) with single family residential homes. To the east of the subject parcel, properties are zoned (SR-1) Signal Family Residential- 1 Acre Minimum and (CL) Commercial Light with single family residences. **See Figure 2**

AREA	ZONING	GENERAL PLAN LAND USE DESIGNATION	LAND USE
North	SR-1	Medium Density Residential (2 ac or less)	Vista Bonita Subdivision
West	SR-1	Medium Density Residential (2 ac or less)	Mesa View Estates Subdivision
South	AR-5, SR-1	Medium Density Residential (2 ac or less)	Medium Density Single Family Homes
East	SR-1, CL	Medium Density Residential (2 ac or less)	Medium Density Single Family Homes



PROJECT DESCRIPTION

The applicant is requesting approval of a change in zoning from (AR-5) Agricultural Residential-5 Acres Minimum to (SR-1) Single Family Residential 1 Acre Minimum. If the applicant is successful in receiving the approval of the request zone change, they intend to subdivide the property into three (3) parcels, with two (2) parcel resulting in 1 acre lots and the remaining one resulting in 3.7 acres. **See Figure 3.**

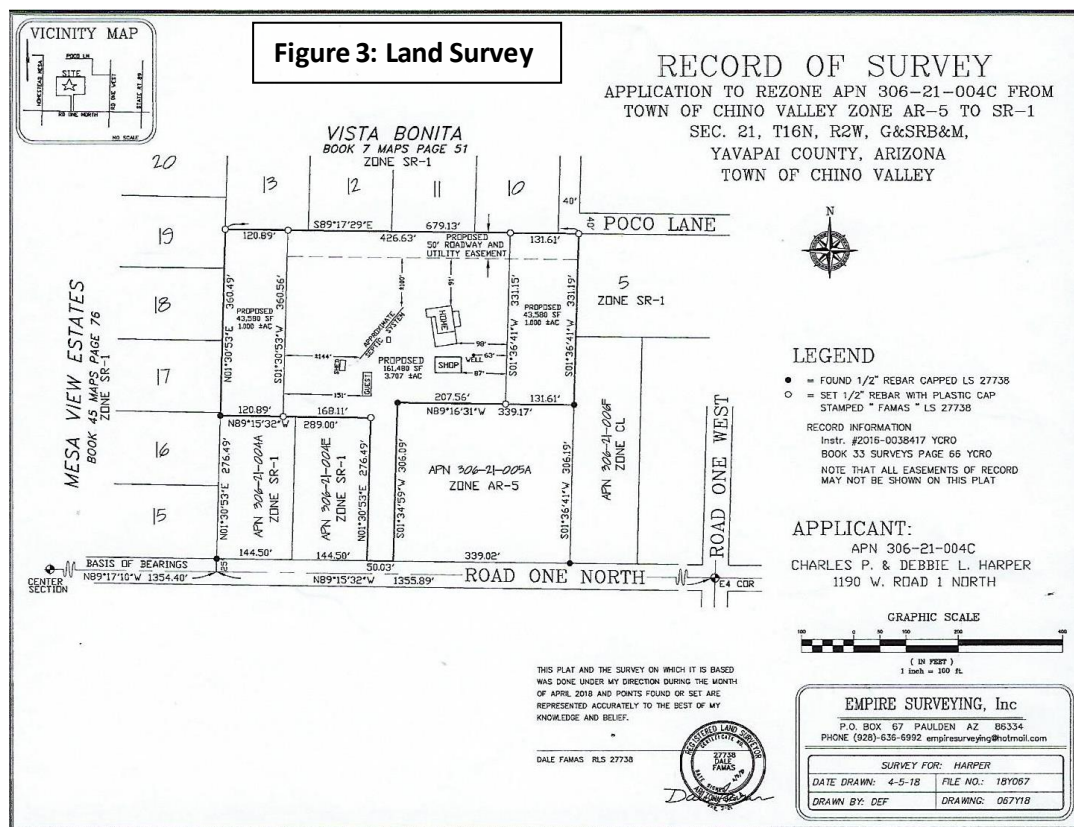
PUBLIC REVIEW & HEARING PROCESS

Town Staff notified property owners within a 300' radius, resulting in thirty (30) notices of the neighborhood meeting and public hearings. Property owners received information regarding the applicant request for a zone change. To date, Staff has received one call from a neighbor regarding the project. The neighbor was concerned about where the project would have access to the site. She indicated that on Poco Lane there are some power lines fronting the subject property. Staff notified the property owner that Staff would further review the matter with the Public Works Director.

The neighborhood meeting was held on March 18, 2018. Five (5) surrounding property owners attended the meeting. Mr. Harper made a brief introduction about the project and brought up the concern about access through Poco Lane. He notified the property owners that they work working closely with APS on the issue. Neighbors inquired about the proposed newly created lots once Mr. Harper went forward with the lot split. Neighbors also wanted assurance that no apartment complexes would be developed on Mr. Harper's property.

The item went before the Planning and Zoning Commission on May 1, 2018. The Commission did not have any questions or issues with the applicant's request. One resident had a question about the lot split, questioning that if the lot split would land lock the parcels. Staff clarified that when lot splits are created an ingress/egress easement is created to give legal access to all parcels to a public road. The Commission forwarded a recommendation of approval to Town Council.

Vote: 7- 0 PASSED – Unanimously



STAFF ANALYSIS AND RECOMMENDATION

GENERAL PLAN CONFORMANCE

The current (AR-5) Agricultural Residential- 5 Acre Minimum is in conformance with the 2014 Chino Valley General Plan's Future Land Use Map which places the property in a Medium Density Residential (2 acres or less) land use. The proposed zoning of (SR-1) Single Family Residential - 1 Acre Minimum will continue to be in conformance with the Medium Density Residential (2 acres or less) land use designation.

ZONING

The parcel's current AR-5 zoning is intended to promote and preserve low-density single-family residential and agricultural development. The district's regulations and development standards are designed to protect the single-family residential and agricultural character of the district and to prohibit all incompatible activities. Development patterns in the general surrounding area show that properties that were once low-density single-family residential and agricultural have transitioned into medium-density

single-family residential properties –including the nearby Vista Bonita and Mesa View Estates Subdivision. The applicant’s request for a SR-1 zone change will be supported by the same zoning district identified to the north, south, east and west of the subject property. The regulations and property development standards of the SR-1 zoning district will protect the single-family residential character of the district.

STAFF AND PLANNING AND ZONING COMMISSION RECOMMENDATION

Staff and Planning and Zoning Commission recommends that Town Council adopt Ordinance No. 18-849 approving a change in the zoning district for parcel 306-21-004C from the current zoning of (AR-5) Agricultural Residential 5-Acre Minimum to (SR-1) Single Family Residential 1-Acre Minimum.

L.S. 33/66

RECORD OF SURVEY

SURVEY AND SPLIT PARCEL 306-21-004

SEC. 21, T16N, R2W, G. & S.R.B. & M.,

YAVAPAI COUNTY, ARIZONA



GRAPHIC SCALE



LEGEND

- = FOUND 1/2" REBAR OR AS NOTED
- = SET 1/2" REBAR WITH PLASTIC CAP STAMPED "FAMAS"
- * = AFFIXED BRASS TAG "FAMAS"
- () = RECORD INFORMATION PER SUBDIVISION PLAT BOOK 7 OF MAPS, PAGE 51, Y.C.R.O.

NOTE THAT ALL EASEMENTS OF RECORD MAY NOT BE SHOWN ON THIS PLAT

THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WAS DONE UNDER MY DIRECTION DURING THE MONTH OF MARCH 1996 AND POINTS FOUND OR SET ARE REPRESENTED ACCURATELY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RAYMOND S. FAMAS R/S 12005

FAMAS LAND SURVEYORS, INC.
 P.O. BOX 4357 PRESCOTT, AZ 86302
 PHONE (520)-717-2844 FAX (520)-717-2840

DATE OF SURVEY: MARCH 5, 1996
 DATE DRAWN: 3-6-96 FILE NO.: 123Y96

FENCE ±2.2' SOUTH OF PROPERTY LINE AT CORNER

NOTE: CORNER ESTABLISHED USING FOUND POINTS ON WEST LINE AND FOUND POINTS AT SOUTHERN BOUNDARY OF SUBDIVISION. THE CORNER LIES WITHIN A DEAD 10" DIA POPLAR TREE.

BASIS OF BEARING
 N01°30'53"E

PARCEL 306-21-004

±5.71 ACRES

ROAD NORTH

±0.19 ACRE

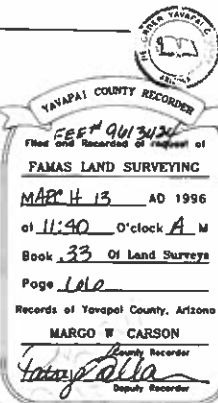
(A)
 ±0.92 ACRE

(B)
 ±0.92 ACRE

(C)
 ±5.71 ACRES

1

NORTH



FAMAS LAND SURVEYORS, INC.
 P.O. BOX 4357 PRESCOTT, AZ 86302
 PHONE (520)-717-2844 FAX (520)-717-2840

DATE OF SURVEY: MARCH 5, 1996
 DATE DRAWN: 3-6-96 FILE NO.: 123Y96

ORDINANCE NO. 18-849

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CHINO VALLEY, ARIZONA, APPROVING A CHANGE OF ZONING AND AMENDMENT TO THE OFFICIAL ZONING MAP FOR APPROXIMATELY 5.71 ACRES OF REAL PROPERTY GENERALLY LOCATED APPROXIMATELY 1,000 FEET WEST OF THE NORTHWEST CORNER OF WEST ROAD 1 NORTH AND NORTH ROAD 1 WEST, AT 1190 WEST ROAD 1 NORTH, FROM AR-5 (AGRICULTURAL RESIDENTIAL – 5 ACRE MINIMUM) ZONING DISTRICT TO SR-1 (SINGLE FAMILY RESIDENTIAL – 1 ACRE MINIMUM) ZONING DISTRICT; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR NON-SEVERABILITY; AND PROVIDING PENALTIES.

WHEREAS, the Mayor and Common Council of the Town of Chino Valley (the “Town Council”) desires to amend the Town of Chino Valley Official Zoning Map to change the zoning for a $\pm$ 5.71 acre parcel of real property from AR-5 (Agricultural Residential – 5 acre minimum) zoning district to SR-1 (Single Family Residential – 1 acre minimum) zoning district; and

WHEREAS, the Town Council has determined that this amendment to the Official Zoning Map conforms with the Town of Chino Valley General Plan and any applicable Specific Area Plan, neighborhood, or other plan, and any overlay zoning district; and

WHEREAS, all required public notice was provided and all required public meetings and hearings were held in accordance with applicable state and local laws; and

WHEREAS, the Planning and Zoning Commission recommended approval of the rezoning by a 7-0 vote; and

WHEREAS, the Town Council has considered the individual property rights and personal liberties of the residents of the Town before adopting this ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Common Council of the Town of Chino Valley, Arizona, as follows:

Section 1. In General.

1.1 The recitals above are hereby incorporated as if fully set forth herein.

1.2 The Official Zoning Map is hereby amended for property consisting of approximately 5.71 acres, depicted on Exhibit A and described on Exhibit B, both attached hereto and incorporated herein by this reference, from AR-5 (Agricultural Residential – 5 acre minimum) zoning district to SR-1 (Single Family Residential – 1 acre minimum) zoning district.

1.3 The Property described in Paragraph 1.2 of this Section shall be used and developed in accordance with the Town of Chino Valley Unified Development Ordinance.

Section 2. Providing for Repeal of Conflicting Ordinances.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3. Providing for Non-Severability.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, then this entire ordinance is invalid and this ordinance shall have no force or effect.

Section 4. Providing for Penalties.

Any person found responsible for violating this Ordinance shall be subject to the civil sanctions and habitual offender provisions set forth in Sections 1.10 and 1.11 of the Town of Chino Valley Unified Development Ordinance. Each day a violation continues, or the failure to perform any act or duty required by this ordinance, the Unified Development Ordinance or by the Town of Chino Valley Town Code continues, shall constitute a separate civil offense.

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Chino Valley, Arizona this 22nd day of May, 2018 by the following vote:

AYES: _____

ABSENT: _____

NAYS: _____

ABSTAINED: _____

Darryl Croft, Mayor

ATTEST:

APPROVED AS TO FORM:

Jami C. Lewis, Town Clerk

Andrew J. McGuire, Town Attorney
Gust Rosenfeld, PLC

I, JAMI C. LEWIS, TOWN CLERK, DO HEREBY CERTIFY THAT A TRUE AND CORRECT COPY OF THE ORDINANCE NO. 18-849 ADOPTED BY THE COMMON COUNCIL OF THE TOWN OF CHINO VALLEY ON THE 22nd DAY OF May 2018, WAS POSTED IN THREE PLACES ON THE ____ DAY OF _____, 20__.

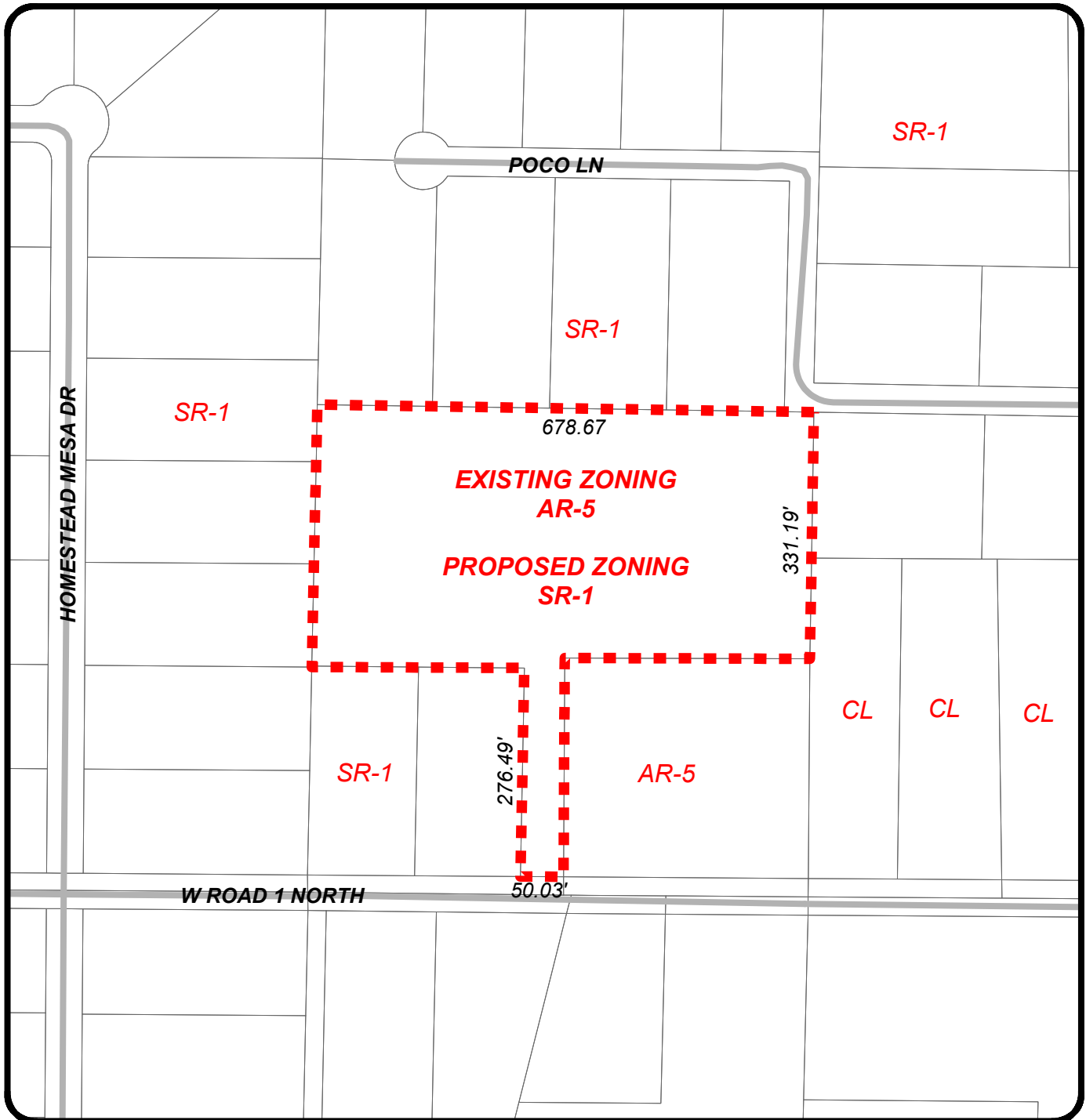
Jami C. Lewis, Town Clerk

EXHIBIT A
TO
ORDINANCE NO. 18-849

[Zoning Exhibit]

See following pages.

Zoning Exhibit A



Z18-000008: Harper

■ ■ ■ Subject Property

Applicant: Charles P. & Debbie L. Harper

Request: Agriculture Residential (AR-5) to
Single Family Residential SR-1

Location: 1190 E Road 1 North Chino Valley, AZ 86323
APN- 306-21-004C



Not to Scale

EXHIBIT B
TO
ORDINANCE NO. 18-849

[Legal Description]

See following pages.

A portion of that parcel shown on Recorded of Survey Recorded in Book 29 of Land Surveys, Page 37, Yavapai County Recorder's Office, all in Section 21, Township 16 North, Range 2 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

COMMENCING at the Center of Section 21 marked with a "FAMAS" one-half inch rebar;

Thence South $89^{\circ}17'10''$ East, 1354.40 feet to a found one-half inch rebar;

Thence North $01^{\circ}30'53''$ East, 301.49 feet to a one-half inch rebar and the TRUE POINT OF BEGINNING;

Thence South $89^{\circ}15'32''$ East, 289.00 feet;

Thence South $01^{\circ}30'53''$ West, 276.49 feet;

Thence South $89^{\circ}15'32''$ East, 50.03 feet;

Thence North $01^{\circ}34'59''$ East, 306.09 feet to a one-half inch rebar;

Thence South $89^{\circ}16'31''$ East, 339.17 feet to a one-half inch rebar;

Thence North $01^{\circ}36'41''$ East, 331.19 feet to a one inch drill steel;

Thence North $89^{\circ}17'29''$ West, 679.13 feet;

Thence South $01^{\circ}30'53''$ West, 360.49 feet to the TRUE POINT OF BEGINNING.

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TOWN OF CHINO VALLEY COUNCIL AGENDA ITEM STAFF REPORT

Town Council Regular Meeting

7.d.

Meeting Date: 05/22/2018
Contact Person: John Coomer, Economic Development/Project Manager
 Phone: 928-636-2646 x-1201
Department: Town Manager
Item Type: Action
Estimated length of staff presentation: 5 minutes
Physical location of item: N/A

AGENDA ITEM TITLE:

Consideration and possible action to approve the Third Amendment to Accountability Contract and Scope of Services between the Town of Chino Valley and the Chino Valley Area Chamber of Commerce for FY 18/19 in the amount of \$55,000 of general support, a match up to \$3,000 if approved for an Arizona Office of Tourism Grant, and split the costs of a second year of the Vista volunteer program as described in the Third Amendment. (John Coomer, Economic Development Project Manager)

RECOMMENDED ACTION:

Approve the Third Amendment to Accountability Contract and Scope of Services between the Town of Chino Valley and the Chino Valley Area Chamber of Commerce for FY 18/19 in the amount of \$55,000 of general support, a match up to \$3,000 if approved for an Arizona Office of Tourism Grant, and split the costs of a second year of the Vista volunteer program as described in the Third Amendment.

SITUATION AND ANALYSIS:

On October 13, 2015 the Town and Chino Valley Area Chamber of Commerce entered into an Accountability Contract for services. The Agreement automatically renews for up to five (5) years, with the Scope of Services being updated annually to reflect the needs of the Town and the available resources and strengths of the Chino Valley Chamber.

The Scope of Work has been created through a cooperative effort between the Town of Chino Valley staff and the Chamber's Director and Board Chairman.

The Chamber is a strong resource to support local businesses and help to grow the local economy. With a new director working directly with the Economic Development Project Manager, focus on volunteerism at events, working with the Town and other local organizations to enhance community events and activities, the Chamber is striving to fill the needs of the Community and current businesses. The Chamber works jointly with the Town's economic development efforts to secure business and economic development improvements for the community and the region. The Scope of Work reflects the cooperative efforts between the two entities.

Although there are minor tweaks in the Scope of Services for FY 18/19, a major enhancement is the continuation and development for long term sustainability of the Community Volunteer Program developed with an Americorps/Vista volunteer. Chamber and Town professional staff will partner on projects or events where it makes sense or is practical. Last year, the Town provided \$55,000 of funding to the Chamber plus matched a \$3,000 tourism grant. The Chamber is applying for a second year of funding of the Americorps/Vista program to fully implement and integrate with Town events to bring adequate volunteers to various events and eventually committees. There will be additional costs for this program which is community-based and, once established, should be a sustaining tool for organizations to access volunteers. The Chamber is requesting that the Town split the additional costs of the program with the Chamber and fund an additional \$5,000 if the extension is approved.

Council reviewed the Draft Contract at the May 8 Council Meeting and generally was in favor based on their questions and comments.

Fiscal Impact

Fiscal Impact?: Yes

If Yes, Budget Code:

Available:

Funding Source:

Attachments

FY2018-19 Chamber Accountability Contract

**THIRD AMENDMENT
TO
ACCOUNTABILITY CONTRACT BETWEEN THE TOWN OF CHINO VALLEY, ARIZONA
AND
CHINO VALLEY CHAMBER OF COMMERCE**

This Third Amendment to the Accountability Contract between the Town of Chino Valley and the Chino Valley Chamber of Commerce dated October 13, 2015 ("Third Amendment"), is made and entered into this ____ day of May, 2018, with an Effective Date of July 1, 2018 by and between the Town of Chino Valley, a municipal corporation of the State of Arizona (the "Town") and Chino Valley Chamber of Commerce, an Arizona non-profit corporation (the "Chamber"). Town and Chamber are collectively referred to herein as the "Parties".

I. RECITALS

A. The Parties entered into an Accountability Contract effective October 13, 2015 (the "Contract") through June 30, 2016 and automatically renewing each year for up to five (5) successive one-year terms, effective July 1 of each successive year. The Parties are, therefore, in the third renewal year at the time of this Third Amendment.

B. The Contract was amended effective July 1, 2016, pursuant to the First Amendment to the Accountability Contract. The Contract was amended effective July 1, 2017, pursuant to the Second Amendment to the Accountability Contract.

C. The Parties desire to make additional changes to their obligations by revising the amount of compensation and adopting a new Scope of Work for fiscal year 2018-2019.

II. AGREEMENTS

Now, therefore, in consideration of the agreements and promises hereinafter set forth and those set forth in the Contract, the Parties agree to amend the Contract as follows:

1. Section 2 Compensation is amended to read as follows:
 2. Compensation: Town shall compensate Chamber in the amount of _____ dollars (\$_____) for Services delineated and defined in this Second Amendment. In the event the Chamber is able to secure an additional year of the Community Volunteer Project, Town will compensate Chamber an additional \$5,000 as contribution to the cost of the project.
2. Section 3 Scope of Services is amended to read as follows:
 - 3.1 Chamber Responsibilities. Chamber agrees to use funds received from Town to provide Visitor Center and services ("Scope of Services"), as set forth in **Exhibit A**, which is attached hereto and incorporated herein and to use the funds from the Town for those purposes only. Chamber also agrees to maintain accurate financial records to enable Town to verify that the funds provided under this Agreement are expended in accordance with this Agreement. Chamber shall be

responsible for compliance with all applicable federal, state and local laws and regulations.

3.2 Town Responsibilities. Town shall:

3.2.1 Pay the match portion (a total of \$3,000.00 in total) of the match grant received by Chamber from the Arizona Office of Tourism m for the 2018-2019 fiscal year.

* * *

3. The "Provisions of Agreement FY 17-18 Scope of Services", attached to the Second Amendment as Exhibit B, is hereby superseded and replaced by the "Scope of Services, Fiscal Year 2018-2019", attached to this Third Amendment as Exhibit A.

4. Non-Default. By executing this Third Amendment, the Chamber affirmatively asserts that (i) the Town is not currently in default, nor has been in default at any time prior to this Third Amendment, under any of the terms or conditions of the Contract and (ii) any and all claims, known and unknown, relating to the Contract and existing on or before the date of this Third Amendment are forever waived. Except as amended above, all other terms and conditions of the Contract shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties have executed this Third Amendment to the Accountability Contract between the Town of Chino Valley and the Chino Valley Chamber of Commerce, effective October 13, 2015 and the First Amendment thereto, which shall become effective retroactively to July 1, 2018.

THE TOWN OF CHINO VALLEY

Chino Valley Chamber of Commerce

By: _____
Darryl Croft, Mayor

By: _____
Wendy McManigal, Chairman

ATTEST:

Jami Lewis, Town Clerk

APPROVED AS TO FORM:

Andrew McGuire, Town Attorney
Gust Rosenfeld, PLC

EXHIBIT A
Scope of Services
Fiscal Year 2018-2019

For the consideration provided in the Third Amendment, Chamber shall provide the following Services:

1. Visitor Center

The Chamber will maintain and staff the Visitor Center located within the Town limits. The Visitor Center will abide by the criteria set forth by the Arizona Office of Tourism ("AOT") to be a state designated Local Visitor Information Center ("LVIC"). The Visitor Center will normally be open to the public between 9 a.m. and 3 p.m., Monday through Friday, and staffed adequately to answer all correspondence, telephone, email or walk-in inquiries for general information relating to Chino Valley. The Town understands that due to availability of volunteers and the need for staff to routinely be in the community, there will be times during these business hours when the office will not be staffed. This will be limited to less than 25% of stated hours. During periods when the office cannot be staffed or when the office is closed, a 24/7 kiosk on Chamber premises will be available with community information.

Meeting space at the Chamber facilities may be used by the Town with advance coordination.

2. Promotion/Marketing The Chamber will continue or begin the following promotion and marketing activities.

- a. Distribute relocation/community guides and maps of the Chino Valley area in coordination with the Town and its GIS division and/or other resources. Town agrees to provide an updated street map of Town within defined parameters of area and businesses as a PDF download available 24/7, and to print for distribution copies to be available at the Chamber office.
- b. Provide an opportunity for the Town to host one "Talk of the Town, Chino Valley" radio show per month.
- c. Maintain "Chairman's Circle Sponsorship" for the Town at all Chamber events
- d. Continue to offer and work to expand "Shop Local" program in conjunction with Prescott and Prescott Valley.
- e. Promote and enhance the Chamber's Small Business Saturday campaign.
- f. Offer routine opportunities for networking by scheduling and presenting mixers, breakfast/lunch meetings/informational presentations, etc. throughout the year partnering with businesses in the community.
- g. Provide link to the Town's business directory from the Chamber website. Printed copies of the listing will be made available at the Visitor Center.
- h. Provide a display at the chamber office for various attraction, event & dining materials which includes members & non-members.
- i. Coordinate with the Town staff to build and maintain a community calendar.
- j. Ensure that all promotional materials, electronic and printed versions, created and distributed by the Chamber include the Town logo and a statement acknowledging that funding has been provided by the Town of Chino Valley.

3. Community Volunteer Program

Continue to develop and apply for second year of Americorps/Vista volunteer support of the Community Volunteer Program. Work closely with Town staff to help recruit volunteers to assist

with events and other Town needs such as the Library, Senior Center, and Recreation, as well as various service organizations, clubs, and local non-profit organizations.

4. Economic Development

In order to maintain fairness between the many industries and retail businesses inside the Town, the Chamber shall practice the concept of being community focused. The Chamber's mission is to promote economic growth and serve as a voice for the business community to enhance the quality of life for Chino Valley.

The Chamber shall develop or continue the following activities in its role in economic development for the Town.

- a. Participate as an active member of the Town Council's Economic Development Committee representing the interests and needs of existing businesses in the Town.
- b. Develop and maintain strong relationships with existing local businesses and organizations regardless of membership status with the Chamber.
- c. Learn needs and collaborate with the Town and other groups to offer services that are of strong value to existing businesses.
- d. Coordinate with the Town and other Economic Development organizations to represent the Chino Valley Business Sector and to foster business development in the Town of Chino Valley.
- e. Partner with the Town in developing a balanced mix of base jobs, retail businesses, restaurants, shopping, nightlife and social activities that attract families, visitors and residents to live and shop in Chino Valley.
- f. Work with appropriate Town staff, elected officials, and volunteers on various plans for quality of life, recreational, and other community interests.
- g. Continue to offer employers and job seekers a minimum of one Job & Career Fair per year.

5. Education

- a. Provide a series of workshops at the Chamber consisting of modules on resume writing, interviewing skills and basic technology.
- b. Offer workshops and classes in areas addressing needs expressed by local business owners that provide value to their ongoing growth and success. Examples include integrating social media and technology in marketing, targeting and marketing, accounting and finance, etc.

6. Partnering with the Town

In addition to the scope of work listed above, the Chamber further agrees, through its partnership with the Town, to perform the following functions:

- a. Work cooperatively with the Town Manager or designee, who shall represent the Town's interests working closely with the Chamber Director and Board of Directors.
- b. Be available to give quarterly reports to the Chino Valley Town Council.
- c. Upon request, the Chamber Board will participate in an annual joint meeting with the Town Council.
- d. With the Town, jointly conduct a "Citizen's Academy" annually.
- e. In conjunction with the Town's technology department, where appropriate, explore the feasibility of the following:
 1. Integrating event calendars;

2. Linking websites;
 3. Mapping – possibility of using Town data for a) business map, b) street maps
- f. Participate and/or collaborate with various community partners in Town-Sponsored and other Community Events (i.e. 4th of July Celebrations, Halloween and others) in such a manner that fits well with the Chamber's abilities to best enhance and contribute to the interests of the community.
 - g. Where appropriate, participate in Town planning efforts such as General Plan updates and amendments to Town Codes and Ordinances and solicit feedback from the business sector on such proposed amendments.
 - h. As appropriate, provide feedback on project proposals brought before the Town Council for consideration or approval.
 - i. As appropriate and as resources are available, work with the Town's Recreation department to enhance resources and communication, facilitate streamlining planning for Town and Chamber events.

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TOWN OF CHINO VALLEY COUNCIL AGENDA ITEM STAFF REPORT

Town Council Regular Meeting

7.e.

Meeting Date: 05/22/2018
Contact Person: Joe Duffy, Finance Director
 Phone: 928-636-2646 x-1211
Department: Finance
Item Type: Action Item
Estimated length of staff presentation: 5 minutes
Physical location of item: N/A

AGENDA ITEM TITLE:

Consideration and possible action to approve Resolution No. 18-1121, approving a Tentative Budget for the fiscal year 2018-2019 and proposed expenditure limitation for the same year, in the amount of \$24,525,200 and setting a public hearing date of June 26, 2018 on the tentative budget and adoption of the final budget.

RECOMMENDED ACTION:

Move to approve Resolution No. 18-1121, approving a Tentative Budget and proposed expenditure limitation for FY 2018-2019, in the amount of \$24,525,200 and setting June 26, 2018 as the date for the public hearing on the tentative budget and for adoption of the final budget for FY 2018-2019.

SITUATION AND ANALYSIS:

At the Council Meeting on May 8, 2018, staff presented the tentative budget draft to Council for consideration for FY 2018-2019. The tentative budget establishes a limitation on expenditures for the proposed fiscal year.

The Resolution directs the Town Clerk to publish the Tentative Budget as required by law. To that end, the Tentative Budget will be published once a week for two consecutive weeks following the adoption of the Tentative Budget.

The Tentative Budget will be made available for public inspection at Town Hall, the library and is published on the town website.

The Resolution also sets a date for the public hearing on the tentative budget to be held on June 26, 2018, after which the final budget may be adopted.

Fiscal Impact

Fiscal Impact?: Yes

If Yes, Budget Code:

Available:

Funding Source:

Sets the Expenditure Limit for Fiscal Year 2018/2019

Attachments

Resolution 18-1121

Resolution 18-1121 Exhibit A

RESOLUTION NO. 18-1121

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CHINO VALLEY, YAVAPAI COUNTY, ARIZONA, ADOPTING A TENTATIVE BUDGET FOR THE FISCAL YEAR 2018/2019; PROPOSING AN EXPENDITURE LIMITATION FOR THE SAME YEAR; AND SETTING A DATE FOR PUBLIC HEARING ON THE TENTATIVE BUDGET AND ADOPTION OF A FINAL BUDGET; PROVIDING FOR REPEAL OF CONFLICTING RESOLUTIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING THAT THIS RESOLUTION SHALL BE EFFECTIVE FROM AND AFTER ITS PASSAGE AND APPROVAL ACCORDING TO THE LAW.

WHEREAS, pursuant to Article 9, Section 20(9) of the Arizona Constitution, and Arizona Revised Statutes ("A.R.S.") Section 41-563.03(C), (E) and (G), the qualified voters of the Town of Chino Valley (the "Town"), on August 30, 2016, approved Proposition 436, adopting an Alternative Expenditure Limitation for the Town; and

WHEREAS, Proposition 436 provided that, as part of the budget process, the Mayor and Common Council shall annually adopt an expenditure limitation to govern the budget, after public hearing; and

WHEREAS, in accordance with the provisions of A.R.S. Title 42, Chapter 17, Articles 1- 5, the Mayor and Council of the Town of Chino Valley (the "Town Council") shall make an estimate of the amounts required to meet the public expenditures/expenses for the ensuing year, an estimate of revenues from sources other than direct taxation, and the amount to be raised by taxation upon real and personal property of the Town; and

WHEREAS, in accordance with said chapter of said title, the estimates required to meet the public expenditures/expenses for the ensuing year shall be published according to law and a public hearing shall be held at which any taxpayer may appear and be heard in favor of or against any of the proposed expenditures/expenses or tax levies; and

WHEREAS, the Mayor and Common Council desire now to establish a tentative expenditure limitation and budget expenditures for Fiscal Year 2018-2019.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the Town of Chino Valley, County of Yavapai, Arizona, as follows:

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. The tentative expenditure limitation to govern the Town of Chino Valley budget for Fiscal Year 2018/2019 is hereby proposed in an amount not to exceed \$24,525,200.

SECTION 3. The estimates of revenues and expenditures shown in the schedules attached hereto as Exhibit A and incorporated herein by reference are hereby adopted as the tentative budget of the Town of Chino Valley for Fiscal Year 2018/2019.

SECTION 4. The Town Clerk is authorized and directed to: (i) make available the tentative budget for inspection, not later than seven days after the date of this Resolution, at the

Chino Valley Public Library, at the Chino Valley Town Hall and on the official Town Website; and (ii) publish in the official Town newspaper once per week for two consecutive weeks (a) the official tentative budget and (b) a notice of the public hearing of the Town Council to hear taxpayers and make tax levies at designated times and places. The notice shall include the physical addresses of the Chino Valley Public Library, and the Chino Valley Town Hall, and the website where the tentative budget may be found.

SECTION 5. A public hearing on the tentative budget shall be held on June 26, 2018, during the regularly-scheduled Town Council meeting.

SECTION 6. This Resolution shall be effective from and after its passage and approval according to law.

SECTION 7. All resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

SECTION 8. If any section, subsection, sentence, clause, phrase or portion of this Resolution is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Chino Valley, Arizona this 22nd day of May, 2018.

Darryl L. Croft, Mayor

ATTEST:

Jami C. Lewis, Town Clerk

APPROVED AS TO FORM:

Andrew J. McGuire, Town Attorney
Gust Rosenfeld, PLC

I hereby certify the above foregoing Resolution No. 18-1121 was duly passed by the Council of the Town of Chino Valley, Arizona, at a regular meeting held on May 22, 2018, and that quorum was present thereat and that the vote thereon was ____ ayes and ____ nays and ____ abstentions. ____ Council members were absent or excused.

Jami C. Lewis, Town Clerk

EXHIBIT A
TO
RESOLUTION NO. 18-1121

[Statement of Estimates and Expenses]

See following pages

OFFICIAL BUDGET FORMS

Town of Chino Valley

Fiscal Year 2019

Town of Chino Valley

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Fiscal Year 2019

Resolution for the Adoption of the Budget

Schedule A—Summary Schedule of Estimated Revenues and Expenditures/Expenses

Schedule B—Tax Levy and Tax Rate Information

Schedule C—Revenues Other Than Property Taxes

Schedule D—Other Financing Sources/Uses and Interfund Transfers

Schedule E—Expenditures/Expenses by Fund

Schedule F—Expenditures/Expenses by Department (as applicable)

Schedule G—Full-Time Employees and Personnel Compensation

Town of Chino Valley
Summary Schedule of Estimated Revenues and Expenditures/Expenses
Fiscal Year 2019

Fiscal Year	S c h	FUNDS							
		General Fund	Special Revenue Fund	Debt Service Fund	Capital Projects Fund	Permanent Fund	Enterprise Funds Available	Internal Service Funds	Total All Funds
2018 Adopted/Adjusted Budgeted Expenditures/Expenses*	E	9,129,900	4,692,400	698,000	3,606,500	0	4,973,200	0	23,100,000
2018 Actual Expenditures/Expenses**	E	8,864,600	4,038,600	698,000	1,318,600	0	2,301,300	0	17,221,100
2019 Fund Balance/Net Position at July 1***		5,386,549	755,912	457,014	1,362,236		11,702,774		19,664,485
2019 Primary Property Tax Levy	B	0							0
2019 Secondary Property Tax Levy	B								0
2019 Estimated Revenues Other than Property Taxes	C	9,122,000	4,801,400	0	4,065,000		5,279,000		23,267,400
2019 Other Financing Sources	D	0	0	0	0	0	0	0	0
2019 Other Financing (Uses)	D	0	0	0	0	0	0	0	0
2019 Interfund Transfers In	D	400,000	75,000	849,000	0	0	0	0	1,324,000
2019 Interfund Transfers (Out)	D	75,000	0	0	1,249,000	0	0	0	1,324,000
2019 Reduction for Amounts Not Available:									
LESS: Amounts for Future Debt Retirement:									0
									0
									0
									0
2019 Total Financial Resources Available		14,833,549	5,632,312	1,306,014	4,178,236		16,981,774	0	42,931,885
2019 Budgeted Expenditures/Expenses	E	10,146,800	5,245,200	849,100	2,949,000	0	5,335,100	0	24,525,200

EXPENDITURE LIMITATION COMPARISON

1. Budgeted expenditures/expenses
2. Add/subtract: estimated net reconciling items
3. Budgeted expenditures/expenses adjusted for reconciling items
4. Less: estimated exclusions
5. Amount subject to the expenditure limitation
6. EEC expenditure limitation

	2018	2019
1.	\$ 23,100,000	\$ 24,525,200
2.		
3.	23,100,000	24,525,200
4.		
5.	\$ 23,100,000	\$ 24,525,200
6.	\$	\$

☒ The city/town does not levy property taxes and does not have special assessment districts for which property taxes are levied. Therefore, Schedule B has been omitted.

* Includes Expenditure/Expense Adjustments Approved in the current year from Schedule E.

** Includes actual amounts as of the date the proposed budget was prepared, adjusted for estimated activity for the remainder of the fiscal year.

*** Amounts on this line represent Fund Balance/Net Position amounts except for amounts not in spendable form (e.g., prepaids and inventories) or legally or contractually required to be maintained intact (e.g., principal of a permanent fund).

Town of Chino Valley
Tax Levy and Tax Rate Information
Fiscal Year 2019

	2018	2019
1. Maximum allowable primary property tax levy. A.R.S. §42-17051(A)	\$ _____	\$ _____
2. Amount received from primary property taxation in the current year in excess of the sum of that year's maximum allowable primary property tax levy. A.R.S. §42-17102(A)(18)	\$ _____	
3. Property tax levy amounts		
A. Primary property taxes	\$ _____	\$ _____
B. Secondary property taxes	\$ _____	\$ _____
C. Total property tax levy amounts	\$ _____	\$ _____
4. Property taxes collected*		
A. Primary property taxes		
(1) Current year's levy	\$ _____	
(2) Prior years' levies	\$ _____	
(3) Total primary property taxes	\$ _____	
B. Secondary property taxes		
(1) Current year's levy	\$ _____	
(2) Prior years' levies	\$ _____	
(3) Total secondary property taxes	\$ _____	
C. Total property taxes collected	\$ _____	
5. Property tax rates		
A. City/Town tax rate		
(1) Primary property tax rate	_____	_____
(2) Secondary property tax rate	_____	_____
(3) Total city/town tax rate	_____	_____
B. Special assessment district tax rates		
Secondary property tax rates - As of the date the proposed budget was prepared, the city/town was operating <u>3</u> special assessment districts for which secondary property taxes are levied. For information pertaining to these special assessment districts and their tax rates, please contact the city/town.		

* Includes actual property taxes collected as of the date the proposed budget was prepared, plus estimated property tax collections for the remainder of the fiscal year.

Town of Chino Valley
Revenues Other Than Property Taxes
Fiscal Year 2019

SOURCE OF REVENUES	ESTIMATED REVENUES 2018	ACTUAL REVENUES* 2018	ESTIMATED REVENUES 2019
GENERAL FUND			
Local taxes			
Sales Taxes	\$ 4,280,000	\$ 4,718,425	4,611,000
Franchise Taxes	123,000	120,422	121,500
Licenses and permits			
Building Permits	225,000	409,882	350,000
Business Licenses	58,000	60,196	60,000
Plan Check Fees	110,000	198,215	150,000
Other Licenses and Permits	14,000	19,648	19,000
Intergovernmental			
State Shared Sales Tax	1,058,000	1,063,037	1,117,000
State Shared Income Tax	1,398,000	1,393,416	1,381,000
Vehicle License Tax	727,500	785,805	784,000
Yavapai County Library Funds	110,000	101,087	102,000
Police Dept Grants	7,500	6,315	7,500
Senior Nutrition Grant	52,000	75,000	75,000
Charges for services			
Engineering Fees	5,000	5,983	5,000
Senior Nutrition Program Fees	16,500	6,423	17,000
Facility Use Fees	23,000	20,177	20,000
Police Report Fees	3,000	3,940	3,500
Aquatic Center Fees	74,000	70,565	73,500
Other Charges for Services	2,500	10,264	10,000
Fines and forfeits			
Animal Control Fees	30,000	29,668	30,000
Library Fines	3,000	3,237	3,500
Court Fines and Forfeitures	128,000	146,857	150,000
Interest on investments			
Interest	10,000	33,884	30,000
Contributions			
Sponsorships	1,000		
Senior Center Thrift Store	1,500	657	1,500
Miscellaneous			
Other Revenues	4,500	20,780	
Total General Fund	\$ 8,465,000	\$ 9,303,883	\$ 9,122,000

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

**Town of Chino Valley
Revenues Other Than Property Taxes
Fiscal Year 2019**

SOURCE OF REVENUES	ESTIMATED REVENUES 2018	ACTUAL REVENUES* 2018	ESTIMATED REVENUES 2019
SPECIAL REVENUE FUNDS			
Highway User Revenue Fund			
Highway User Revenue	\$ 920,000	\$ 917,351	899,000
Interest	1,500	4,196	1,500
Miscellaneous	1,500	124,538	2,000
	\$ 923,000	\$ 1,046,085	\$ 902,500
 CDBG Grants	 \$	 \$	 \$ 325,000
			325,000
 Miscellaneous Grants	 \$ 3,500,000	 \$ 3,500,000	 3,500,000
	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000
 Special Revenue Fund-Court	 \$ 14,500	 \$ 37,640	 14,900
Special Revenue Fund-PD	55,000	34,089	55,000
Lighting Improvement Districts #1, #2, #3	4,000	4,000	4,000
	\$ 73,500	\$ 75,729	\$ 73,900
 Total Special Revenue Funds	 \$ 4,496,500	 \$ 4,621,814	 \$ 4,801,400
CAPITAL PROJECTS FUNDS			
Impact Fee Funds	\$	\$	
Capital Improvements Fund	4,621,900	2,465,716	4,004,000
Replacement Fund	11,000	7,379	61,000
	\$ 4,632,900	\$ 2,473,095	\$ 4,065,000
 Total Capital Projects Funds	 \$ 4,632,900	 \$ 2,473,095	 \$ 4,065,000
ENTERPRISE FUNDS			
Water Enterprise Fund	\$ 2,665,600	\$ 572,835	2,886,000
Sewer Enterprise Fund	2,365,000	2,214,951	2,393,000
	\$ 5,030,600	\$ 2,787,786	\$ 5,279,000
 Total Enterprise Funds	 \$ 5,030,600	 \$ 2,787,786	 \$ 5,279,000
 TOTAL ALL FUNDS	 \$ 22,625,000	 \$ 19,186,578	 \$ 23,267,400

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

Town of Chino Valley
Other Financing Sources/<Uses> and Interfund Transfers
Fiscal Year 2019

FUND	OTHER FINANCING 2019		INTERFUND TRANSFERS 2019	
	SOURCES	<USES>	IN	<OUT>
GENERAL FUND				
Capital Improvement Fund	\$	\$	400,000	
General Fund				75,000
Total General Fund	\$	\$	400,000	75,000
SPECIAL REVENUE FUNDS				
HURF Fund			75,000	
Total Special Revenue Funds	\$	\$	75,000	
DEBT SERVICE FUNDS				
Capital Improvement Fund	\$	\$	849,000	
Total Debt Service Funds	\$	\$	849,000	
CAPITAL PROJECTS FUNDS				
Capital Improvement Fund	\$	\$		1,249,000
Road Impact Fee Fund				
Total Capital Projects Funds	\$	\$		1,249,000
ENTERPRISE FUNDS				
Water Enterprise	\$	\$		
Total Enterprise Funds	\$	\$		
TOTAL ALL FUNDS	\$	\$	1,324,000	1,324,000

**Town of Chino Valley
Expenditures/Expenses by Fund
Fiscal Year 2019**

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2018	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2018	ACTUAL EXPENDITURES/ EXPENSES* 2018	BUDGETED EXPENDITURES/ EXPENSES 2019
GENERAL FUND				
Prosecutor	\$ 116,100	\$	\$ 116,800	\$ 119,800
Town Clerk	193,800		178,800	247,600
Town Manager	313,000		289,600	383,500
Human Resources	233,000		221,600	252,200
Magistrate Court	279,400		270,700	275,900
Finance	356,200		353,400	372,600
Mgmt Info Systems	285,400		239,800	275,900
Mayor & Council	40,700		34,700	50,200
Planning	208,500		192,200	207,200
Building Inspection	186,700		181,100	193,600
Police	3,174,200		3,165,400	3,423,000
Animal Control	129,100		117,600	124,800
Recreation	112,700		112,700	132,900
Library	329,700		336,000	350,700
Senior Center	317,400		310,500	303,300
Parks	430,300		426,200	491,600
Aquatic Center	215,800		237,300	235,700
Facilities Maintenance	422,100		410,400	508,500
Fleet Maintenance	279,200		241,400	279,100
Engineering	216,500		325,200	373,300
Customer Service	237,600		189,700	295,400
Non-Departmental	612,500		513,500	775,000
Contingency	440,000		400,000	475,000
Total General Fund	\$ 9,129,900	\$	\$ 8,864,600	\$ 10,146,800
SPECIAL REVENUE FUNDS				
Highway User Revenue Fund	\$ 1,094,900	\$	\$ 973,900	\$ 1,322,700
CDBG Grant				325,000
Miscellaneous Grants Fund	3,500,000		3,000,000	3,500,000
Special Revenue Fund -- Court	38,500		5,700	38,500
Special Revenue Fund -- PD	55,000		55,000	55,000
Lighting Improvement Districts	4,000		4,000	4,000
Total Special Revenue Funds	\$ 4,692,400	\$	\$ 4,038,600	\$ 5,245,200
DEBT SERVICE FUNDS				
Debt Service Fund	\$ 698,000	\$	\$ 698,000	\$ 849,100
Total Debt Service Funds	\$ 698,000	\$	\$ 698,000	\$ 849,100
CAPITAL PROJECTS FUNDS				
Capital Improvements Fund	\$ 3,496,500	\$	\$ 1,282,900	\$ 2,889,000
Impact Fees Funds			25,700	
Asset Replacement Fund	110,000		10,000	60,000
Total Capital Projects Funds	\$ 3,606,500	\$	\$ 1,318,600	\$ 2,949,000
ENTERPRISE FUNDS				
Water Enterprise Fund	\$ 2,633,000	\$	\$ 563,600	\$ 2,897,400
Sewer Enterprise Fund	2,340,200		1,737,700	2,437,700
Total Enterprise Funds	\$ 4,973,200	\$	\$ 2,301,300	\$ 5,335,100
TOTAL ALL FUNDS	\$ 23,100,000	\$	\$ 17,221,100	\$ 24,525,200

* Includes actual expenditures/expenses recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated expenditures/expenses for the remainder of the fiscal year.

**Town of Chino Valley
Expenditures/Expenses by Department
Fiscal Year 2019**

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2018	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2018	ACTUAL EXPENDITURES/ EXPENSES* 2018	BUDGETED EXPENDITURES/ EXPENSES 2019
Prosecutor				
General Fund	\$ 116,100	\$	\$ 113,317	\$ 116,100
Department Total	\$ 116,100	\$	\$ 113,317	\$ 116,100
Town Clerk				
General Fund	\$ 193,800	\$	\$ 189,350	\$ 193,800
Department Total	\$ 193,800	\$	\$ 189,350	\$ 193,800
Town Manager				
General Fund	\$ 313,000	\$	\$ 377,150	\$ 313,000
Department Total	\$ 313,000	\$	\$ 377,150	\$ 313,000
Human Resources				
General Fund	\$ 233,000	\$	\$ 212,000	\$ 233,000
Department Total	\$ 233,000	\$	\$ 212,000	\$ 233,000
Municipal Court				
General Fund	279,400		263,500	279,400
Special Revenue Fund	\$ 38,500	\$	\$ 9,700	\$ 38,500
Department Total	\$ 317,900	\$	\$ 273,200	\$ 317,900
Finance				
General Fund	\$ 356,200	\$	\$ 342,250	\$ 356,200
Department Total	\$ 356,200	\$	\$ 342,250	\$ 356,200
Mgmt Info Systems				
General Fund	\$ 285,400	\$	\$ 290,150	\$ 285,400
Department Total	\$ 285,400	\$	\$ 290,150	\$ 285,400
Mayor and Council				
General Fund	\$ 40,700		35,300	40,700
Department Total	\$ 40,700	\$	\$ 35,300	\$ 40,700
Planning				
General Fund	\$ 208,500	\$	\$ 177,400	\$ 208,500
Department Total	\$ 208,500	\$	\$ 177,400	\$ 208,500
Building Inspection				
General Fund	\$ 186,700		236,640	186,700
Department Total	\$ 186,700	\$	\$ 236,640	\$ 186,700
Police				
General Fund	3,174,200		2,724,800	3,174,200
Impact Fee Fund	\$	\$	\$	\$
Special Revenue Fund	55,000		55,000	55,000
Department Total	\$ 3,229,200	\$	\$ 2,779,800	\$ 3,229,200
Animal Control				
General Fund	\$ 129,100		112,000	129,100
Department Total	\$ 129,100	\$	\$ 112,000	\$ 129,100
Recreation				
General Fund	\$ 112,700	\$	\$ 86,536	\$ 112,700
Impact Fee Fund				
Department Total	\$ 112,700	\$	\$ 86,536	\$ 112,700

Town of Chino Valley
Expenditures/Expenses by Department
Fiscal Year 2019

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2018	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2018	ACTUAL EXPENDITURES/ EXPENSES* 2018	BUDGETED EXPENDITURES/ EXPENSES 2019
Library				
General Fund	\$ 329,700	\$	\$ 308,250	\$ 329,700
Department Total	\$ 329,700	\$	\$ 308,250	\$ 329,700
Senior Center				
General Fund	\$ 317,400	\$	\$ 265,300	\$ 317,400
Department Total	\$ 317,400	\$	\$ 265,300	\$ 317,400
Parks Maintenance				
General Fund	\$ 430,300	\$	\$ 401,448	\$ 430,300
Department Total	\$ 430,300	\$	\$ 401,448	\$ 430,300
Aquatics Center				
General Fund	\$ 215,800	\$	\$ 257,779	\$ 215,800
Department Total	\$ 215,800	\$	\$ 257,779	\$ 215,800
Facilities Maintenance				
General Fund	\$ 422,100	\$	\$ 356,198	\$ 422,100
Department Total	\$ 422,100	\$	\$ 356,198	\$ 422,100
Fleet Maintenance				
General Fund	\$ 279,200	\$	\$ 251,274	\$ 279,200
Department Total	\$ 279,200	\$	\$ 251,274	\$ 279,200
Engineering				
General Fund	\$ 216,500	\$	\$ 75,750	\$ 216,500
Department Total	\$ 216,500	\$	\$ 75,750	\$ 216,500
Customer Service				
General Fund	\$ 237,600	\$	\$ 101,000	\$ 237,600
Department Total	\$ 237,600	\$	\$ 101,000	\$ 237,600
Non-Departmental				
General Fund	\$ 1,127,500	\$	\$ 900,691	\$ 1,127,500
Debt Service Fund	698,000		398,695	698,000
Capital Improvement Fund	4,619,500		362,000	4,619,500
Grant Fund	3,500,000		3,500,000	3,500,000
Impact Fee Fund	498,000		50,226	498,000
Asset Replacement Fund	110,000		47,500	110,000
Department Total	\$ 10,553,000	\$	\$ 5,259,112	\$ 10,553,000
Water Utilities				
Water Enterprise Fund	\$ 2,633,000	\$	\$ 548,415	\$ 2,633,000
Department Total	\$ 2,633,000	\$	\$ 548,415	\$ 2,633,000
Sewer Utilities				
Sewer Enterprise Fund	\$ 2,340,200	\$	\$ 3,265,595	\$ 2,340,200
Department Total	\$ 2,340,200	\$	\$ 3,265,595	\$ 2,340,200
Roads				
HURF	\$ 1,094,900	\$	\$ 866,100	\$ 1,094,900
Department Total	\$ 1,094,900	\$	\$ 866,100	\$ 1,094,900
Street Lighting Improvement District				
SLID Fund	\$ 4,000	\$	\$ 4,000	\$ 4,000
Department Total	\$ 4,000	\$	\$ 4,000	\$ 4,000
TOTAL ALL DEPARTMENTS	\$ 24,796,000	\$	\$ 17,185,314	\$ 24,796,000

Includes actual expenditures/expenses recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated expenditures/expenses for the remainder of the fiscal year.

Town of Chino Valley
Full-Time Employees and Personnel Compensation
Fiscal Year 2019

FUND	Full-Time Equivalent (FTE) 2019	Employee Salaries and Hourly Costs 2019	Retirement Costs 2019	Healthcare Costs 2019	Other Benefit Costs 2019	Total Estimated Personnel Compensation 2019
GENERAL FUND	82.5	\$ 4,423,229	\$ 821,639	\$ 713,919	\$ 424,939	= 6,383,726
SPECIAL REVENUE FUNDS						
Highway User Revenue	7.0	\$ 286,854	\$ 32,529	\$ 53,735	\$ 49,267	= 422,385
Total Special Revenue Funds	7.0	\$ 286,854	\$ 32,529	\$ 53,735	\$ 49,267	= 422,385
ENTERPRISE FUNDS						
Water Enterprise Fund	2.5	\$ 130,448	\$ 14,793	\$ 22,514	\$ 14,352	= 182,107
Sewer Enterprise Fund	3.5	\$ 186,578	\$ 21,158	\$ 31,193	\$ 20,492	= 259,421
Total Enterprise Funds	6.0	\$ 317,026	\$ 35,951	\$ 53,707	\$ 34,844	= 441,528
TOTAL ALL FUNDS	95.5	\$ 5,027,109	\$ 890,119	\$ 821,361	\$ 509,050	= 7,247,639