

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

**TUESDAY, SEPTEMBER 26, 2017
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, September 26, 2017.

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

Absent: Vice-Mayor Mike Best

Staff Town Manager Cecilia Gritman; Town Attorney Phyllis Smiley (via Skype); Public Works

Present: Director/Town Engineer Frank Marbury; Assistant Public Works Director/Town Engineer Richard Straub; Associate Planner Alex Lerma; Community Services Director Scott Bruner; Deputy Town Clerk Michelle Greenstreet (Videographer); Town Clerk Jami Lewis (recorder)

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

Mayor Croft called the meeting to order at 6:00 p.m.

2) INTRODUCTIONS, PRESENTATIONS, AND PROCLAMATIONS

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.

Craig Brown, Yavapai County Supervisor, spoke about an upcoming County Town Hall at the Senior Center and a free flu shot clinic at the Fire District station.

Haryashka Knauer, resident, spoke about maintaining safe yield, sustainability, and sensible growth; and using imaginative development to retain the Town's quality of life and rural feel.

Darren Mahoney spoke about the September 12 meeting, one public speaker not getting his five minutes for comment, and many citizens feeling that they weren't listened to. Mayor Croft commented that the speaker in question did get five minutes and some of his concerns were valid.

Wayne Moyer, resident, spoke in opposition to the proposed park model development, preferring 2- to 2.5-acre lots, and asked how the park model units would be anchored.

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 Lane reported on a project to develop a possible youth council or ambassador to council program; and how the Town came together during tragedies, including the recent the deaths of two local youths and a house fire.

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

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 Councilmember Lon Turner, seconded by Councilmember Jack Miller to approve the consent agenda as read.

Vote: 6 - 0 PASSED - Unanimously

- a)** Consideration and possible action to approve amendment to the final plat for North Chino Business Park Condominium, located at 2700 N. State Route 89. (Richard Straub, Assistant Public Works Director/Town Engineer)
- b)** Consideration and possible action to approve Sewer Connection Agreement with Thomas M. Holliday and Sara Holliday pertaining to sewer connection fees. (Joe Duffy, Finance Director)
- c)** Consideration and possible action to establish an Ad Hoc Council UDO Update Subcommittee, consisting of Councilmember Turner (Chair), and Councilmembers Mendoza and Kelly, to work with a staff working group to update conflicting provisions in the Unified Development Ordinance (UDO). (Jami Lewis, Town Clerk)

- d) Consideration and possible action to accept the September 12, 2017 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 Lease Agreement between the Town of Chino Valley and Boys and Girls Club of Central Arizona, for use of the Community Center for after-school and summer youth programs. (Scott Bruner, Community Services Director)

Recommended Action: Approve Lease Agreement between the Town and Boys and Girls Club of Central Arizona, for use of the Community Center for after-school and summer youth programs.

Mr. Bruner reported that Council reviewed this lease agreement during the September 19 study session and introduced Gerald Szostak, the Club's Executive Director, who reported on community partnering, meetings with high school students, Community Center improvements, Quad-Cities teen program, and opportunities for participation.

Town Manager Gritman reported that the Community Center improvements should be complete in two to three weeks.

MOVED by Councilmember Lon Turner, seconded by Councilmember Annie Lane to approve Lease Agreement between the Town and Boys and Girls Club of Central Arizona, for use of the Community Center for after-school and summer youth programs.

Vote: 6 - 0 PASSED - Unanimously

- b) Consideration and possible action to approve Ordinance No. 17-838, approving a zone change from AR-5 (Agricultural Residential-5 Acre Minimum) to SR-2.5 (Single Family Residential- 2.5 Acre Minimum) for approximately 7 acres of real property generally located on the northeast corner of Bacon Lane and West Road 4 North at 3065 Bacon Lane, and identified as Yavapai County Assessor's Parcel Number 306-04-009R. (Owner/Applicant Carol Osterman) (Alex Lerma, Associate Planner)

Recommended Action: Approve Ordinance No. 17-838, approving a zone change from AR-5 to SR-2.5 zoning district for approximately 7 acres of real property at 3065 Bacon Lane.

Councilmember Miller declared a conflict of interest and recused himself at 6:22 p.m.

Mr. Lerma presented on this item:

- *Purpose of request:* To split the property into two 3.5 acre parcels.
- *Current condition:* A barn, home, and shop existed on the property. Surrounding zoning districts included Single Family Residential-7,000 square foot minimum, Agricultural Residential-5 acre minimum (AR-5), Commercial Light/AR-5, Commercial Heavy and Commercial Light.
- *Conformance:* The request conformed to the General Plan designation of Commercial/Multi-Family Residential, as well as the surrounding zoning districts; and would conform to the lot split regulations.
- *Public comment:* No public comments had been received.
- *Recommendations:* Staff recommended approval, as the proposed zoning district was still considered low density and would serve as a transition from low density to that of less density. The Planning and Zoning Commission expressed no concerns and voted 6-0 to recommend approval.

MOVED by Councilmember Lon Turner, seconded by Councilmember Cloyce Kelly to approve Ordinance No. 17-838, approving a zone change from AR-5 to SR-2.5 zoning district for approximately 7 acres of real property at 3065 Bacon Lane.

Vote: 6 - 0 PASSED - Unanimously

Councilmember Miller returned to the dais at 6:30 p.m.

- c) Consideration and possible action to approve Change Order No. 2 to the Agreement with CivilTec Engineering, Inc. for Old Home Manor Industrial Park improvements for additional engineering and contract administration services in the amount of \$12,850.00. (Richard Straub, Assistant Public Works Director/Town Engineer)

Recommended Action: Approve Change Order No. 2 to the Agreement with CivilTec Engineering, Inc. for Old Home Manor Industrial Park improvements for additional engineering services and contract administration in the amount of \$12,850.00.

Mr. Straub reported that:

- During the past seven months of this road and utility project, the Town had asked CivilTec to perform considerable extra work related to federal documentation with regard to the Santa Cruz Wash, retests, and additional construction administration. Through all this, CivilTec performed well.
- After negotiating this price down, staff felt it was reasonable, and they anticipated that the project should be done in the next month or so.

Councilmember Mendoza stated that he was familiar with some of the extra work involved and believed the amount was completely justified.

MOVED by Councilmember Lon Turner, seconded by Councilmember Jack Miller to approve Change Order No. 2 to the Agreement with CivilTec Engineering, Inc. for Old Home Manor Industrial Park improvements for additional engineering services and contract administration in the amount of \$12,850.00.

Vote: 6 - 0 PASSED - Unanimously

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.

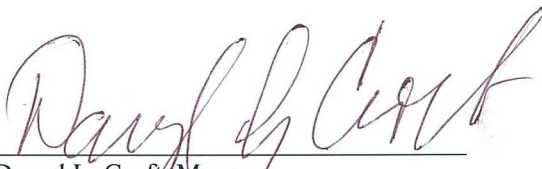
9) ACTION ITEMS RESUMED

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

10) ADJOURNMENT

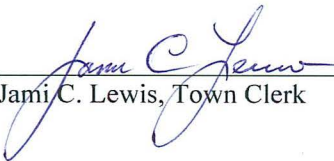
MOVED by Councilmember Annie Lane, seconded by Councilmember Cloyce Kelly to adjourn the meeting at 6:33 p.m.

Vote: 6 - 0 PASSED - Unanimously



Darryl L. Croft, Mayor

ATTEST:

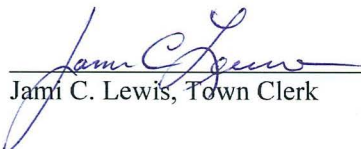


Jami C. Lewis, Town Clerk

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 26th day of September, 2017. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 10th day of October, 2017.



Jami C. Lewis, Town Clerk