

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

**THURSDAY, SEPTEMBER 29, 2011**

**6:00 PM**

The Town Council of the Town of Chino Valley, Arizona met for a Study Session in the Chino Valley Council Chambers, located at 202 N. State Route 89, Chino Valley, Arizona, on Thursday, September 29, 2011.

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

Council Present: Mayor Chris Marley; Vice-Mayor Carl Tenney; and Councilmembers Mike Best, Darryl Croft, Linda Hatch, and Lon Turner.

Council Absent: Councilmember Dean Echols.

Staff Present: Town Engineer Ron Grittmann and Town Clerk Jami Lewis (recorder).

- 2) Discussion with Yavapai County regarding construction of a solid waste transfer station on 10 acres at Old Home Manor. (Ron Grittmann, Public Works Director/Town Engineer)

Mr. Grittmann reported that the County, which approached the Town about four months ago regarding the possibility of locating a solid waste transfer station at Old Home Manor, was now making a formal request to Council.

Yavapai County Engineer Phil Bourdon presented the project.

- In January 2011, the Board of Supervisors approved capital improvement program funding for construction of a new Yavapai County transfer station in the Chino Valley area, which they believed was under-represented.
- County and Town staff worked together to identify a possible location, 10 acres at Old Home Manor near the model airplane field, that could also be used for community cleanup and free slash programs. They also prepared a draft intergovernmental agreement (IGA) for discussion.
- The IGA provided that: (i) the Town would convey the property to the County; (ii) the County would be responsible for all costs associated with said conveyance; (iii) the County would construct and operate the transfer station, secure zoning or use permit from the Town, develop policies and procedures and collect all fees; and (iv) the Town would expedite approval processes to the greatest feasible extent.
- Transfer stations did not make money and were subsidized by the general fund. Days and hours of operation varied, depending upon location and use; he anticipated a three to four day operation schedule for said station.
- Transfer stations accepted bagged household trash, construction debris, mattresses, appliances with or without refrigerant, car batteries, used motor oil, tires, and brush. They did not accept hazardous waste, vehicles, 55 gallon barrels, ashes, mounted semi- or off-road tires, dead animals, or paint, unless dry. Most transfer stations recycled plastic, paper, tin, aluminum and cardboard.

Council asked for more details about the following topics. Mr. Bourdon and Mr. Grittmann responded.

- *Proposed location:* The County originally proposed a five-acre use, but increased it to 10 to accommodate community cleanups. The proposed location was selected due to it being apart from

other uses, yet being easy to for the county and public to access. There was no county-owned land of this size in the area, other than two parcels that were in a residential area.

- *Property value:* Nearby land that was appraised for possible purchase by the Fire District was \$20,000 per acre.
- *Effect on roadway:* The County anticipated use by about 100 residential trucks per day and one 40-yard dumpster a week; heavy truck traffic tore up roads more than residential type trucks. Folks were required to keep their trash covered.

Council expressed concern about:

- The location, as this would be a use that other users would not want in proximity; it was on a prime corner; and a transfer of title could not be undone.
- Perkinsville Road already being in poor shape; the new roundabout to be installed there; and trash accumulating along the road.
- Uncertainty about what the Town would receive of value from the IGA.

Council suggested that staff review other possible locations, such as near the wastewater treatment plant or to where the plant will be relocated, and staff continuing to meet with county officials.

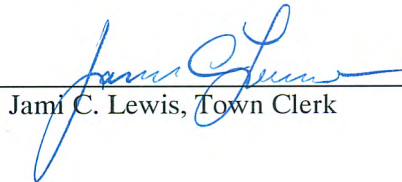
### 3) Adjournment

Councilmember Croft MOVED, seconded by Councilmember Hatch, to adjourn the meeting. The motion PASSED 6-0 at 6:33 p.m.

#### CERTIFICATION:

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session of the Town Council of the Town of Chino Valley, Arizona held on 29th day September, 2011. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 8th day of October 2015.

  
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Jami C. Lewis, Town Clerk