



Town of Chino Valley

MEETING NOTICE

TOWN COUNCIL

REGULAR MEETING
TUESDAY, NOVEMBER 8, 2011
6:00 P.M.

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

AGENDA, AMENDED*

- 1) CALL TO ORDER, INVOCATION; PLEDGE OF ALLEGIANCE; ROLL CALL**
- 2) INTRODUCTIONS, PRESENTATIONS, AND PROCLAMATIONS**
 - 2a)** Introduction of newly-appointed members to the Board of Adjustment and Planning and Zoning Commission. (Jami Lewis, Town Clerk)
 - 2b)** Introduction by Councilmember Darryl Croft, followed by presentation by Mr. Matt Weatherly, President of Public Sector Personnel Consultants (PSPC) regarding the Wage and Compensation Study to be conducted by PSPC. (See also Consent Agenda for related Professional Services Agreement with PSPC.) (Cecilia Watts, General Services Director)

3a) CALL TO THE PUBLIC

Call to the Public is an opportunity for the public to address the Council concerning a subject 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 speaker remarks.

3b) 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.

4) CURRENT EVENT SUMMARIES AND REPORTS

This item is for information only. The Mayor, any Councilmember, or Town Manager may present a brief summary or report of current events, 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.

- 4a) Report by Town Manager Michael Scannell regarding the forthcoming Police Chief's retirement and subsequent recruitment for the position.

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.

- 5) Consideration and possible action to approve the April 14, 2011 regular meeting minutes. (Jami Lewis, Town Clerk)
- 6) Consideration and possible action to adopt Ordinance No. 11-755, amending the Town of Chino Valley Town Code, Title III "Administration," Chapter 30 "Governing Body," Sections 30.004 "Vacancies" and 30.006 "Oath of Office." (Jami Lewis, Town Clerk)
- 7) Consideration and possible action to approve a Fiscal Year 2011/2012 budget transfer in the amount of \$48,911 from the Capital Improvement Fund to the General Fund to facilitate the receipt and expenditure of the NACOG nutrition grant. Staff is recommending a \$48,911 revenue/expenditure budget increase in the General Fund with a corresponding revenue/expenditure budget decrease in the Capital Improvement Fund. (Vera Smith, Finance Director)
- 8) Consideration and possible action to adopt Resolution No. 11-975, establishing Town of Chino Valley Transit Program fares for Fiscal Year 2011/2012, and approve waiving of fares for the month of December 2011. (Vera Smith, Finance Director)
- 9) Consideration and possible action to approve Professional Services Agreement with Public Sector Personnel Consultants for an amount not to exceed \$13,500 to conduct a comprehensive classification and compensation study. Funds to come from the Non-Departmental Compensation Study expenditure line in the General Fund. (Cecilia Watts, General Services Director; Councilmember Darryl Croft)

Recommended Action: Approve Consent Agenda items 5-9.

ACTION ITEMS

- *9.1) DISCUSSION AND POSSIBLE ACTION TO AUTHORIZE TOWN OFFICIALS TO ENTER INTO A PARTICIPATION AGREEMENT WITH THE "TODAY IN AMERICA" SHOW FOR A FIVE (5) MINUTE SEGMENT ON THE TOWN OF CHINO VALLEY; AND AUTHORIZE AN EXPENDITURE OF A \$19,800 SCHEDULING FEE. FUNDING SOURCE TO BE DETERMINED.**

RECOMMENDED ACTION: TO BE DETERMINED PER COUNCIL DISCUSSION.

- 10) Items 10a through 10e all pertain to certain property or a portion of said property currently owned by La Vacara Trust/Joe Cordovana Trustee, located at the Northwest corner of W. Road 4 North and N. Road 1 West and includes the Windmill House events facility, which is addressed as 1460 W. Road 4 North.

Items 10a and 10b pertain to a General Plan Minor Amendment and Zone Change which were approved on June 11, 2009 to allow for the JC Ranch Master Planned Community

on 170 acres of the subject property. If Council takes no action or grants a time extension on these two items, then no action can be taken on items 10c, 10d and 10e.

Items 10c, 10d, and 10e pertain to 28 acres of the subject property and offer two options to allow for continued operation of the Windmill House facility:

Option 1 – Approval of items 10c and 10d would allow for a new General Plan Minor Amendment and Zone Change of the 28 acres, accommodating permanent continued operation of the Windmill House facility; or

Option 2 – Approval of item 10e would grant a new CUP for continued operation of the Windmill House facility. Owner/Applicant: La Vacara Trust/Joe Cordovana, Trustee. (Patricia Clingman, Development Services Director)

- 10a)** PUBLIC HEARING, followed by consideration and possible action to take administrative action to extend, remove or determine compliance with Ordinance No. 09-719 or adopt Ordinance No. 11-752 to repeal Ordinance No. 09-719 and thereby cause the property's zoning to revert from Planned Area Development (PAD) along with underlying zoning consisting of "CL" Commercial Light, "MR-1" Multiple Family Residential 1 Acre Minimum, "SR-1" Single Family Residential 1 Acre Minimum, and "OS" Open Space to "AR-5" Agricultural Residential 5 Acre Minimum. The zone change previously approved by Ordinance No. 09-719 was done within the context of an approximately 170-acre PAD for JC Ranch Retirement Community, which includes Assessor's Parcel Numbers 306-05-030R, 306-05-030U and 306-05-030V, and is generally located on the northwest corner of W. Road 4 North and N. Road 1 West, and includes the Windmill House events facility which is located at 1460 W. Road 4 North.

Recommended Action:

- (i) Take administrative action to extend, remove, or determine compliance with Ordinance No. 09-719; or
 - (ii) Adopt Ordinance No. 11-752 to repeal Ordinance No. 09-719 and thereby cause the property's zoning to revert from Planned Area Development (PAD) along with underlying zoning consisting of "CL" Commercial Light, "MR-1" Multiple Family Residential 1 Acre Minimum, "SR-1" Single Family Residential 1 Acre Minimum, and "OS" Open Space to "AR-5" Agricultural Residential 5 Acre Minimum.
- 10b)** PUBLIC HEARING, followed by consideration and possible action to take administrative action to extend, remove, or determine compliance with Resolution No. 09-899 or adopt Resolution No. 11-968 to cause the Future Land Use Designation of the 2003 General Plan to revert from Commercial to Medium Density Residential 2 acres or less. The Minor General Plan Amendment previously approved by Resolution No. 09-899 was for approximately 39 acres and was done within the context of an approximately 170-acre Planned Area Development (PAD) for JC Ranch Retirement Community, which includes Assessor's Parcel Numbers 306-05-030R, 306-05-030U and 306-05-030V; and is generally located on the northwest corner of W. Road 4 North and N. Road 1 West, and includes the Windmill House events facility which is located at 1460 W. Road 4 North.

Recommended Action:

- (i) Take administrative action to extend, remove, or determine compliance with Resolution No. 09-899; or
- (ii) Adopt Resolution No. 11-968 to cause the Future Land Use Designation of the 2003 General Plan to revert from Commercial to Medium Density Residential 2 acres or less.

- 10c)** MGPA 11-001: PUBLIC HEARING, followed by consideration and possible action to adopt Resolution No. 11-969 approving a Minor Amendment to the 2003 General Plan to change the Future Land Use Designation from Medium Density Residential 2 acres or less to Commercial for an approximately 28-acre portion of Assessor's Parcel Number 306-05-030V, located at 1460 W. Road 4 North, which currently includes the Windmill House events facility.

Recommended Action:

- (i) Uphold the Commission's recommendation to deny the request [upon which, the applicant requests that Council consider the CUP under item 10e], or
- (ii) Overturn the Commission's recommendation, grant the Minor Amendment, and adopt Resolution No. 11-969 with the Findings and Stipulation therein.

- 10d)** ZC 11-003: PUBLIC HEARING, followed by consideration and possible action to adopt Ordinance No. 11-753 for a Zone Change from "AR-5" Agricultural Residential 5 Acre Minimum to "CL" Commercial Light for an approximately 28-acre portion of Assessor's Parcel Number 306-05-030V, located at 1460 W. Road 4 North, which currently includes the Windmill House events facility.

Recommended Action:

- (i) Uphold the Commission's recommendation to deny the request [upon which, the applicant requests that Council consider the CUP under item #e], or
- (ii) Overturn the Commission's recommendation, grant the zone change, and adopt Ordinance No. 11-753 with the Findings and Conditions therein.

- 10e)** CUP 11-002: PUBLIC HEARING, followed by consideration and possible action to adopt Ordinance No. 11-754 approving a Conditional Use Permit (CUP) to continue operation of the Windmill House Events Facility and its present uses in the "AR-5" Agricultural Residential 5 Acre Minimum zoning district for an approximately 28-acre portion of Assessor's Parcel Number 306-05-030V, located at 1460 W. Road 4 North which currently includes the Windmill House events facility.

Recommended Action:

- (i) Uphold the Commission's recommendation, grant the CUP, and adopt Ordinance No. 11-754, Option A or B with the Findings and Conditions indicated therein; or
- (ii) Overturn the Commission's recommendation and deny the request.

- 11)** Consideration and possible action to authorize staff to proceed with necessary repairs to the Town of Chino Valley Aquatic Facility in the amount not to exceed \$64,510. Funds

to come from General Fund Contingencies. (Ron Grittmann, Town Engineer/Public Works Director)

Recommended Action:

- (i) Authorize staff to proceed with seeking bids for the repair of the Town of Chino Valley Aquatic Facility in an amount not to exceed \$64,510; or
- (ii) To be determined per Council Discussion.

- 12)** Consideration and possible action to approve the Financial Report for three months ending September 30, 2011 for Fiscal Year 2011/2012. (Vera Smith, Finance Director)

Recommended Action: Approve the Financial Report for three months ending September 30, 2011 for Fiscal Year 2011/2012

- 13)** Consideration and possible action to hire an Acting Town Manager to provide oversight for the Town's Development Services Department. (Chris Marley, Mayor)

Recommended Action: To be determined per Council discussion.

EXECUTIVE SESSION

Council may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the Town's attorneys on any of the above agenda items pursuant to A.R.S. § 38-431.03(A)(3).

- 14)** Council may vote to hold an executive session pursuant to A.R.S. §38-431.03(A)(4) to obtain legal advice from its attorneys and to consider its position and instruct its attorneys, or other designated representatives, regarding the model city tax code as it relates to pipeline tax matters. (Michael Scannell, Town Manager)

15) ADJOURNMENT

Dated this 7th day of November, 2011.

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 636-1787 (TDD) 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/clerk/townagenda.shtml>, and in the Public Library and Town Clerk's Office.

CERTIFICATION OF POSTING OF NOTICE

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

Date: _____ Time: _____ By: _____
Jami C. Lewis, Town Clerk