

**MINUTES OF THE ECONOMIC DEVELOPMENT COMMITTEE MEETING
OF THE CHINO VALLEY TOWN COUNCIL
TUESDAY, AUGUST 14, 2012
2:00 P.M.**

The Economic Development Committee of the Town of Chino Valley, Arizona convened for a regular meeting on Tuesday, August 14, 2012 at 2p.m. in the Chino Valley conference room, located at 202 N. State Route 89, Chino Valley, Arizona.

Councilmember Dean Echols called the meeting to order at 2:17 P.M.

Members present: Councilmember Dean Echols (chair), Councilmember Darryl Croft, Councilmember Mike Best

Staff present: Town Manager Robert Smith, Liz Hart (recorder)

2) NEW BUSINESS

2a) Review, discuss and approve committee charter.

The committee reviewed, discussed, and approved the Economic Development Committee charter.

2b) Discuss the Economic Development Committee plans on hand and what can be done to further the Economic Development in the community.

The committee discussed the purpose of Economic Development Committee, looking at the Town's future.

- Help the Town create a sustainable economy
 - infrastructure
 - land development and planning
 - financing – bonding , grants
 - support local businesses
 - development incentives (long term)
 - Education and training for work force development
 - Transportation
 - Housing - affordable/availability

The committee discussed making short term and long-term recommendations to Council to achieve a sustainable economy

- Creating a small business support center for small business ventures to meet with outside resource representatives i.e. Yavapai small business development center, SBA, NACOG's small business, PVED. With grant money may be able to create an ombudsman position to expedite the process. The committee mentioned concerns for future investigation cost of late fees and length of business licenses.
- Industrial park at Old Home Manor (OHM)

Robert Smith advised he is looking into what needs doing to declare OHM declarer an industrial park. He outlined possible uses and development of an industrial park.

- Space availability - west side of OLM are 5-40 acre parcels
- Power distribution – APS distribution station already on site
- Interest - Concrete plant interested in 25 acres of one the parcels
- Sewer & water cost to the corner is approximately \$300,000 - \$350,000
- Gas – Unisource placement of the gas line cost is approximately 1 million dollars with a portion rebated over the course of a year
- electrical generation - explore Town's its own power the expense is distribution
- Bio-mas - Explore burning sludge from wastewater treatment plant to offset the electricity the Town uses for its facilities. For a fee take in sludge from other communities.
- Condense water from water treatment plant to recharge to the aquifer
- APS innovation program to assist in building the power plant

Robert advised the idea was presented to Steve Rutherford and referred to Barbara Lockwood, APS, for further investigation. In order to declare area as an industrial park need to be brought to council for approval of expenditures; surveys, right of ways, easements, zone change, and recording.

- Water enterprise

Robert reported on the Rule 408 meeting with Prescott about their water users in Chino Valley. Discussion arose regarding the following topics.

- Chino Meadows has 600 users, which would double the size of water enterprise. Bond money from extra users will pay for bond
- Chino Valley Irrigation District rights, which were sold to Prescott

The committee scheduled a special meeting on September 11 at 5:00 p.m.

3) Adjournment

Councilmember Darryl Croft moved Councilmember Mike Best seconded to adjourn, passed at 3:00 P.M.

Submitted this 13th day of September 2012.

By: Liz Hart, Town Clerk Assistant