

**TOWN OF CHINO VALLEY
COUNCIL ECONOMIC DEVELOPMENT SUBCOMMITTEE
MINUTES**

**TUESDAY, DECEMBER 20, 2016
4:00 P.M.**

The Economic Development Subcommittee of the Town of Chino Valley, Arizona, convened for a public meeting in the Council Chambers Conference Room, located at 202 N. State Route 89, Chino Valley, Arizona.

1) CALL TO ORDER

Susie Cuka called the meeting to order at 4:02 p.m.

2) ROLL CALL

Present: Susie Cuka, Councilmember (Chair); Darryl Croft, Councilmember; Corey Mendoza, Councilmember

Staff Present: Cecilia Grittmann, Interim Town Manager
Ruth Mayday, Development Services Director
Michael Lopez, Public Works Director/Town Engineer

Attendees: Arlene Allen

3) APPROVAL OF MINUTES

- a) Consideration and possible action to accept the November 29, 2016, meeting minutes.

MOVED by Councilmember Corey Mendoza, seconded by Councilmember Darryl Croft to accept the November 29, 2016, meeting minutes.

Vote: 3 - 0 PASSED - Unanimously

4) CALL TO THE PUBLIC

Call to the Public is an opportunity for the public to address the Subcommittee 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 15 minutes per meeting. Committee 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.

There was no response to call to the public.

5) OLD BUSINESS

- a) Discussion and possible action to recommend to Council regarding hiring a consulting firm to create a plan for Old Home Manor Industrial Park.

Development Services Director Mayday will present information at the Council Retreat on January 31, 2017, about hiring a consulting firm to create a plan for the Old Home Manor Industrial Park. Director Mayday will create a matrix for each firm she contacts.

6) NEW BUSINESS

- a) Presentation by Craig Brown, District 4 County Supervisor, and discussion regarding current and future development of connector roads for Chino Valley, and their economic impact.

County Supervisor Craig Brown provided the Board with the following information:

Williamson Valley/Center Street Connector

- Growth patterns in the County are happening primarily in the Prescott Valley area. However, the growth on the Williamson Valley corridor is 5 x of any other district in the County. In 2014 = 168 home starts, 2015 = 170 starts and in 2016 there have been 216 starts.
- No East/ West roads have been built in the County for 50 years.
- Some new roads have been built on old right of ways.
- Williamson Valley residents have asked about creating a more direct road into Chino Valley.
- Usually the center of a town is the Post Office which would be Road 2 North. However, Road 2 North does not lend itself to connecting to Williamson Valley Road.
- The cost to connect to Road 2 North is estimated to be \$36 million.
- The actual center of Chino Valley is at Center Street.
- Option 2 is to build a connector to Center Street. A private developer who owns 200 acres in the area is willing to help start the road. This land also adjoins State land.
- The connector road would be a 45 mph country road.
- The County does not want to obtain the right of way for this road and would not displace any homes in order to build the road.
- The road would connect from Center Street at Reed Road to Inscription Canyon/Nancy Drive. This route would save 10 miles one-way into Chino Valley.
- The road would be built and paid for by the County.
- The estimate to build the Center Street connector is \$13 million.
- Traffic counts at 8:00 am and 4:00 pm for a single Wednesday at Outer Loop Road and Williamson Valley show from 58 to 155 cars turning both ways into and off of Williamson Valley.
- A more detailed traffic study will be done.
- To attract business to Chino Valley this road needs to be built.
- Additionally the road would offer an additional fire exit.
- If the Doce fire had jumped the road the only exit would have been a 40 mile dirt road to Seligman
- At this time it is unknown when the County will have money from the State.
- People on the Center Street Connector would likely turn left or right at Reed Road and not come through on Center to State Route 89.
- It is wise for the Town to build a bigger base on Center Street where the sewer lines are being installed.
- The Center Street connector is last on the County's priority list because there is currently no money for the project.
- Granite Oaks development is actually in the Chino Valley School District. Students opted to go the Prescott schools, when it became an open district.

- The connector road would make it closer for students to attend Chino Valley.
- The Paulden area is having a lot of development. Eventually, many years from now, there will be a connector road from Williamson Valley to Big Chino Road.

Perkinsville Connector

- This project is on the ADOT 2050 list.
- One possible route would be from Cherry Road to Fain Road to the base of Mingus Mountain and through Legend and onto Perkinsville Road.
- This is not the same as route as the Great North Western Road which would come from the water tank north of 89A/Prescott Valley and through to East Road 1 South. This would be the most cost effective route to build.
- Coyote Springs is in a Road Improvement District.
- Chino Valley needs to put infrastructure in on State Route 89 and out to Old Home Manor.
- Old Home Manor would become a secondary commercial corridor.
- Susie Cuka stated that infrastructure will soon be available at Perkinsville Road and Jerome Junction.
- Demographics show that people from Chino Valley and Paulden drive to Prescott or Prescott Valley for work, medical needs, groceries, shopping and restaurants.

Susie Cuka stated that she will continue to discuss this project.

- b) Presentation by Chamber of Commerce director, Arlene Alen, and discussion regarding "branding" for the Town of Chino Valley.

This item was postponed to the next meeting.

7) **ADJOURNMENT**

MOVED by Councilmember Corey Mendoza, seconded by Councilmember Darryl Croft to adjourn the meeting.

Vote: 3 - 0 PASSED - Unanimously

Dated this 22nd day of December, 2016.

By: *Jami C. Lewis*

Approved: January 17, 2017