

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

**TUESDAY, SEPTEMBER 18, 2017
4:00 P.M.**

The Town Council 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

Chairperson Darryl Croft called the meeting to order at 4:00 p.m.

2) ROLL CALL

Present: Mayor (Chair) Darryl Croft; Councilmember Corey Mendoza

Absent: Councilmember Annie Lane

Staff Cecilia Grittmann, Town Manager; Richard Straub, Assistant Public Works Director; Frank

Present: Marbury, Public Works Director; Alex Lerma, Associate Planner; Jason Sanks, Development Services Director

The following were meeting attendees: Jackie Guthrie, EPS Group Consultants - Land Planner; Darla Deville, Community Affairs Manager for NW Division of APS; Chuck Merritt, DeCarol Company & Chair of Planning & Zoning Commission; Richard Burnett, Yavapai College; Karla Phillips, Yavapai College; Gary Gang, Chino Valley Equestrian Association; Valerie Brava, EPS Group Consultants - Land designer; Sergio Martinez, EPS Group Consultants - Architect; Dwayne Miller, NACOG; Wendy McManigal, Chino Valley Chamber of Commerce - Chair; John Scholl, Chino Valley Unified School District - Superintendent; Arelene Alen, Chino Valley Chamber of Commerce - President; Jeff Brown, Unisource Gas Company

3) APPROVAL OF MINUTES

a) Consideration and possible action to accept the February 21, 2017 minutes.

b) Consideration and possible action to accept the March 7, 2017 minutes.

MOVED by Councilmember Corey Mendoza, seconded by Mayor (Chair) Darryl Croft to approve minutes from February 21, 2017 and March 7 2017.

Vote: 2 - 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

There was no old business.

6) NEW BUSINESS

- a) Consideration and possible action regarding the Old Home Manor Industrial Park master planning process with EPS Group and identified stakeholders.

Town Manager Gritman provided an overview of the history and land use of the 800 acres at Old Home Manor (OHM) Industrial Park. Land Uses include the Equestrian Park, Yavapai College, shooting ranges, model aviator's site, waste water treatment plant, and the 200 acre industrial park. Manager Gritman explained the following:

- The Industrial Park has utilities and a road to the site, and will have natural gas to the site at a later date.
- EPS Group was hired to develop the Old Home Manor Industrial Park Master Plan
- Direction and comments are needed for Phase 1 of the project

Land Planner Jackie Guthrie, EPS Group Consultants, spoke about the following:

- Her land planning experience throughout the state in the private and public sector.
- The EPS team members assigned to the project and the roles: Tom Snyder and Valerie Bravo – Landscape designers, Brandon Sawyer – Civil Engineer, and Sergio Martinez – Architect.
- EPS past project information and details
- The importance of project plan development for future vision and growth
- The Importance of consistent design and theme to carry throughout the project development with some degree of flexibility for users
- The 2014 Chino General Plan development for that area, current status and refinement of the plan for OHM area.
- EPS receiving input and working in partnership with stakeholders
- That Stakeholder meetings are used to determine goals and visions which are incorporated into the Master Plan and to determine important engineering design elements.
- Described the working relationship with stakeholders and staff in developing a final concept plan that will be presented to Town Council and staff.
- Once conceptual plans are approved, architectural and planning guidelines will be developed with street, signage, landscape, lighting, grading and drainage, domestic and waste water plan and master plans. The process may require an ALTA (American Land Title Association) Survey, topographic survey, and parcel legal descriptions for users.
- Phase II – will include PAD overlay and project zoning. The area may require new PAD or amending current PAD to accommodate future uses and goals. Would draft Covenants, Codes and Restrictions (CC&R's) for future development compliance and may assist town with financial incentive, sale and lease template documents.

- Phase 1 was approved to move forward with EPS, but the entire project will be a multi-step process.

Stakeholders and staff discussed project issues and goals.

- Natural gas is restricted by the Arizona Corporation Commission with how future gas lines are installed and new growth must pay for new gas lines. Gas lines to project site cannot be run in speculation. Project site is approximately 9800 feet away from current gas line with a 2014 estimated dollar amount at \$640,000 (Unisource estimate).
- APS toured site for electricity and would need to move power poles to help align streets. Power is throughout the area, but will need a new substation and plenty of energy to attract businesses. Utilities need to be installed before anything else.
- Planning & Zoning Commission would like the project area setup with more specific code and zoning so that they don't have to make as many decisions as they have had to make in the past.
- Job creation including one with economic development that market the park to commercial developers.
- Challenges include:
 1. The Northwest corner has 10-20,000 yards of debris piled at the site. Town has some possible plans to move, but lack of money is holding it back.
 2. The large road and utility yard that equestrians will be taking over has one building that must be moved to a new site of 5-10 acres for offices, Public Works storage yard and material storage site, preferably on a main road (Rodeo or Old Home Manor Road).
 3. The wastewater treatment plant occasionally has air quality issues. Could consider nice landscaping/greenspace for more appealing look for future developers or possible odor control measures.
- Public Works Department is looking at the wastewater and water capacity and possible expansion, trails, street and drainage issues and ensure State law is followed. Also should consider telecom and wireless services in the planning stage.
- Need to protect the water trough for the antelope.
- Ensure sufficient access and circulation to the site and address possible issues in the straining and wear and tear to Road 4 North.
- Demographics in Chino Valley for ages 18-35 are not in the area and the best way to get and keep that demographic is through job opportunities. Yavapai College is looking for workforce development opportunities to help provide the workforce any new development coming into the area. The college can develop a program to provide skilled labor and can work as a partnership with businesses.
- Possible issues for the college with future development would be noise level.
- Equestrian group would like trail and road/loop access, and the conservation of a wildlife corridor.
- Carefully consider types of manufacturing – dirty/clean industries and not those businesses not creating any type of noise and pollution. Should develop guidelines for building sizes, selling or leasing.
- The school needs growth in town and strong economic development to keep the schools strong, which includes more jobs. Joint Technical Education District (JTED) allows kids to get college credits during high school and get certificates for specific training which can help supply workforce for future development. The current job opportunities for college graduates is slim.
- County Schools Office working on bringing increased internet to the area (to the school).
- Need to consider balancing the quality of life with financial stability of town. Citizens may not want to see growth but need more financial stability from outside sources for economic development growth. Consider slow growth and building by sections and phasing.
- How will this project be sold to citizens and how will it be funded?
- Watch Prescott development so Chino is not duplicating their development, but instead

piggyback on their airport expansion project. Any development at the airport must be 100% related to aviation.

- Educate and provide the proper information to the citizens of town. Should be an easy sell because it is away from citizens backyards.
- Buffers are needed between the different uses.
- Develop a format for communications to keep the project moving and viable.
- Develop a project informational site on the town website and research and consider other public relation options.
- Formalize a plan to work with staff and through the sub-committee.
- Gather information for next sub-committee meeting within 6-8 weeks.

- b) Discussion and possible action regarding other projects or activities that the subcommittee may desire to engage in or explore.

There was no discussion.

7) **ADJOURNMENT**

The meeting was adjourned at 5:37 p.m.

Dated this 20th day of September, 2017.

By: *Michelle Greenstreet, Deputy Town Clerk*

Approved: November 6, 2017