

**MINUTES OF THE STUDY SESSION
AND REGULAR MEETING OF THE TOWN COUNCIL
OF THE TOWN OF CHINO VALLEY
TUESDAY, JANUARY 14, 2025
5:00 PM
COUNCIL CHAMBERS | 202 N. STATE ROUTE 89 | CHINO VALLEY,
ARIZONA 86323**

STUDY SESSION

1. CALL TO ORDER; ROLL CALL

Mayor Armstrong called the meeting to order at 5:02 p.m.

Present: Mayor Tom Armstrong, Vice-Mayor Eric Granillo, Councilmember John McCafferty, Councilmember Sherri Phillips, Councilmember Robert Schacherer, Councilmember Larry Holt, Councilmember Robert Switzer

Absent:

Staff Present: Town Manager Terri Denemy, Economic Development Manager Maggie Holmberg, Human Resources Director Laura Kyriakakis, Development Services Director Laurie Lineberry, Assistant Development Services Director Will Dingee, Senior Planner Jessica Barragan, Finance Director Katie Pehl, Public Works Director/Town Engineer Frank Marbury, Police Chief Josh McIntire, Community Services Director Cyndi Thomas, IT Manager Spencer Guest, Audio Visual Technician Nicholas Harwick, Deputy Town Clerk Sara Burchill, Town Clerk Erin N. Deskins

2. Discussion, update, and presentation regarding the Rodeo Drive RV Park at Old Home Manor.

Terri Denemy, Town Manager, presented the following:

- Gave a brief review on discussions of Old Home Manor (OHM) and stated that staff felt the topics and questions required more conversation.
- Staff brought all subject matter experts in a group presentation on different impacts and concerns.
- Discussed the parcel changes and stated that staff would be looking to Council for direction on that issue.
- Staff would be reviewing the following key points: the history of OHM, what is currently located at OHM, the proposed project itself, how it fits into the General Plan, financial implications of an RV Park, infrastructure considerations, and master planning at OHM.
- The Council would have a study session tomorrow to discuss water and sewer.
- Discussed the impact that developing or not developing the RV Park could have on other projects. The money the Town would receive from the sale of the land was

important when considering how much infrastructure improvements would cost.

Maggie Holmberg, Economic Development Manager, presented the following:

- Gave a brief history of the purchase and planning/development of OHM.
- Listed what businesses are currently at OHM. Demand has been and continues to be largely outdoor recreation activity.
- Gave a brief overview of the site plan.
 - There was a portion of the site that was a wash and could not be built on. The Town would continue to own that portion of the parcel.
- Briefly summarized some of the rules and regulations regarding reservations and units.

Katie Pehl, Finance Director, presented the following:

- Briefly reviewed potential one-time and on-going revenues.

Laurie Lineberry, Development Services Director, presented the following:

- The General Plan listed OHM as Horizontal Multi-Use (HMU) which included a component of multi-family. The prior General Plan called it employment park (commercial, recreation, education, and public services).
- OHM was split between public and business park (BP). BP zoning allowed for hotels and motels under a Conditional Use Permit (CUP).
- The zoning administrator could determine if a use was similar to one already allowed in the zone. In this case, the zoning administrator determined an RV Park was appropriate for the zoning because of the transient nature of an RV Park, the bed tax, the fact that it's not a residence, and the similar characteristics between an RV Park and hotels/motels.
- Land use designation states, "The principle purpose of public land is to allow those government uses which are necessary to serve the public in particular locations of the Town and to distinguish them from private uses...and other uses as approved by the Town Council." For these reasons staff had deemed the proposed sites for this project appropriate.

Frank Marbury, Town Engineer, presented the following:

- Gave a brief review of the history of the Invitation for Bid (IFB) process and how and why the parcels changed throughout the various IFB processes.
- Provided a cost breakdown on the first IFB as proposed by the developer. After engineering looked at what it would cost the Town and the developer to extend water and utilities, the cost of extension made the parcel not a viable option.
 - Under this proposal the proceeds from the sale would have to be reinvested into the infrastructure of the project and more funds would be required.
- Provided a cost breakdown on the second IFB as proposed by the developer. After engineering looked at what it would cost the Town and the developer to extend water and utilities, the cost again made the parcel not a viable option.
 - Under this proposal the proceeds from the sale would have to be reinvested into the infrastructure of the project.
- Gave details on the third IFB as proposed by the developer. Engineering looked at what it would cost to extend water and utilities. The developer would be responsible to pay to extend utilities and half of the street to the east of the parcel.

- There would be no off-site extensions necessary. Council could use the revenue from the sale at their discretion.

Terri Denemy, Town Manager, presented the following:

- Gave a brief overview of the previous master planning of OHM and how the proposed RV Park fits in with the current plans.
- Gave a plan for future discussions with Council and how they would like staff to proceed.

Maggie Holmberg, Economic Development Manager, presented the following:

- Discussed the fact that several master plans had been created since 1991 and none had come to fruition because of the cost to construct and projects that have been proposed. Without the money to build out a master plan, the Town would be left with selling the master plan to a big developer who wanted to buy it all and invest in the master plan. But the Town could only sell up to \$15 million before having to go to vote and get Council approval.

Council and staff discussed the following:

- Discussion ensued regarding the change in parcel number 306-02-001L to 306-02-001X and that it was a County change for tax purposes.
- Vice-Mayor Granillo inquired if the parcels had to be 40-acre minimums.
 - Staff stated they were currently 40-acre parcels, but could be split.
- Councilmember McCafferty inquired if there had been a transportation study done on the area.
 - Staff stated that one had not been done at this point.
- Councilmember McCafferty inquired if the monthly sewer rates were fixed whether spaces were occupied or not.
 - Staff stated that was correct.
- Councilmember McCafferty inquired what the 3rd IFB was advertised as.
 - Staff stated it was advertised as an RV Park.
- Councilmember McCafferty inquired why staff doesn't consider parcel A because RV Parks do not draw a lot of other businesses that the Town would want in a Business Park.
 - Staff stated that an RV Park was a compatible use for the area as it would allow people to attend events at Ichor Airsoft and Compass Training Center and spend their money in Town.
 - Councilmember McCafferty stated that he agreed and was the reason he wanted it in parcel A.
- Councilmember Switzer suggested rezoning parcels 306-02-001X and 306-02-001J from BP to recreation.
 - Staff stated that they could be rezoned to public land and the Council could then allow for an RV Park at Council discretion.
- Councilmember McCafferty inquired about a traffic plan for circulation as he felt it would be a difficult area to navigate with RVs and trailers.
 - Staff stated that Perkinsville is a major arterial that handles traffic now. The intent with Road 4 North on the way to the Business Park was to straighten it out and make it a commercial access to that area to supplement or even

- replace Perkinsville Road.
 - Staff further stated that the General Plan reflects that there should be a transportation plan and would be done as funds permit.
- Councilmember Holt stated he supports the RV Park, but he is not keen on the location because the developer would be getting a nicer site with infrastructure for the same price.
 - Staff stated it was an open bid and that was the highest and only bid received.
- Councilmember Holt inquired if the Town had any land behind the RC airport and could get access behind Haystack to draw in more side-by-side riders.
 - Staff stated it was leased to Compass Training.
- Councilmember Switzer stated he had issues with Perkinsville being the only access road. He did not believe people would use Road 4 North.
- Councilmember Switzer inquired what the offer was on each IFB.
 - Staff stated that the offer was largely the same at \$27,500/acre and an appraisal was done.
- Councilmember Switzer stated that they needed to discuss sewer implications in more detail before voting on the RV Park.
- Councilmember Switzer inquired if the numbers that would be discussed regarding the sewer plant expansion would account for the build out of Perkinsville 44 Phase 1.
 - Staff stated they would not because they don't know how long that will take. Staff mentioned that Bright Star was not built out yet either and it was over 20 years old. Staff stated they look at annual flow rates when projecting flow volumes.
- Councilmember Switzer inquired if the RV Park going in on Road 1 South was all septic.
 - Staff stated that it would be on sewer.
- Councilmember Schacherer stated that he was not happy about the price.
 - Staff stated it was the highest and only bid received.
 - Councilmember Schacherer stated that the appraisal was done in 2021 with a shelf-date appraisal of two years.
- Councilmember Schacherer stated that Council wanted it closer to Old Home Manor Dr. which would provide four different access points.
 - Staff stated there were two points of access.
 - Staff stated they didn't believe the pathway down Perkinsville could support a fire vehicle.
 - Councilmember Schacherer stated that they should put money aside and look at the safest place.
- Vice-Mayor Granillo stated that he didn't like the location either but the Town needed to build something and start somewhere as it's been 46 years since the land was purchased. RVs break down and the Town had three major auto stores that would be busy along with restaurants, local shopping, Compass Training, Ichor Airsoft, etc.

Mayor Armstrong opened the meeting to public comment.

Gina Pecoraro, Chief Operating Officer for Compass Training Center, presented the following:

- She agreed with Vice-Mayor Granillo. Compass Training Center would be building three more range pads to bring more competition to the range, but there was nowhere to stay and all of the money was going to Prescott. The Town could get more money through the grocery store, and other taxes supporting the town. Saying "no" gives up

the land that has been sitting there for no reason. The land gives the Town the ability to make money and build infrastructure. She stated there were three roads that lead to the parcel including MA Perkins, Perkinsville, and Rodeo. She stated that she drove her RV down Road 4 North because it was safer.

3. ADJOURNMENT

Mayor Armstrong adjourned the meeting at 6:03 p.m.

REGULAR MEETING

1. CALL TO ORDER; PLEDGE OF ALLEGIANCE; ROLL CALL

Mayor Armstrong called the meeting to order at 6:15 p.m. and led the Pledge of Allegiance.

Present: Mayor Tom Armstrong, Vice-Mayor Eric Granillo, Councilmember John McCafferty, Councilmember Sherri Phillips, Councilmember Robert Schacherer, Councilmember Larry Holt, Councilmember Robert Switzer

Absent:

Staff Present: Town Manager Terri Denemy, Town Attorney Andrew McGuire - remote, Officer John Arietta (Sgt. at Arms), Human Resources Director Laura Kyriakakis, Development Services Director Laurie Lineberry, Assistant Development Services Director Will Dingee, Senior Planner Jessica Barragan, Finance Director Katie Pehl, Public Works Director/Town Engineer Frank Marbury, Police Chief Josh McIntire, Officer Dianne Enriquez, Officer Sean Snyder, Officer Tod Cupp, Economic Development Manager Maggie Holmberg, Community Services Director Cyndi Thomas, Magistrate Joan Dwyer, Court Administrator Ronda Apolinar, IT Manager Spencer Guest, Audio Visual Technician Nicholas Harwick, Deputy Town Clerk Sara Burchill, Town Clerk Erin N. Deskins

2. INTRODUCTIONS, PRESENTATIONS, AND PROCLAMATIONS

- a. Presentation of Life Saving Awards by YCSO Commander Boelts and Chino Valley Police Chief McIntire to:

- Officer D. Enriquez
- Officer S. Snyder
- Officer T. Cupp

Josh McIntire, Chief of Police, presented the following:

- Chino Valley Police Department Officers saved three lives on three separate calls.
- The first award would be presented by Lieutenant Morales who was stepping in for Commander Boelts.

Lieutenant Morales, Yavapai County Sheriff's Office (YCSO), presented the following:

- He was recognizing Officer Enriquez for answering a YCSO call. They had received a call on January 6, 2024, about an infant who was not breathing. The location was out of fire district and they were unable to respond. Other first responders had an extended arrival time. Officer Enriquez was off-duty and related to the victim. She began doing CPR for several minutes before any other deputies or EMS arrived. Due to her actions the child started breathing again. The child was taken to the hospital as a precaution and was in attendance at the meeting. He expressed gratitude for the good work the members of the Police Department were doing on- and off-duty.

Josh McIntire, Police Chief, presented the following:

- Officer Snyder responded to a call of a man with a gunshot wound on October 19, 2024 at 12:58 a.m. off Williamson Valley Road when Sheriffs had an extended ETA. Officer Snyder asked his sergeant for permission to go outside their jurisdiction to assist. Once he received permission he responded and arrived at 1:13 a.m. Officer Snyder was calm, reassured the man's wife that he was there to help, and placed chest seals on the entrance and exit wounds stopping air from entering the man's thorax which would have led to death. After securing the weapon and gathering information Sheriffs and EMS arrived. The man was transported to the hospital and received further care and survived. Snyder's quick response and actions saved the man's life.
- Officer Cupp responded to a call of an elderly man not breathing on the morning of November 18, 2024. Officer Cupp arrived in less than three minutes. The man was not breathing and had no heartbeat. Officer Cupp began CPR and continued for several minutes until fire and paramedics arrived. They were able to get a heartbeat before transferring the man to the hospital. Officer Cupp's interventions save the man's life.

3. CALL TO THE PUBLIC - Individuals requesting to speak, please complete a Speaker Comment Card and return to the Clerk.

Call to the Public is an opportunity for the public to address the Council on any issue within the jurisdiction of the Council that is not on the agenda. Public comment is at the discretion of the Council and not required by law. Individuals are limited to speak for three (3) minutes, yielding of time will not be permitted. 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 criticism. Disrespectful behavior will not be tolerated; this includes loud outbursts, profanity, and disruptive discussions among our audience.

William Bailey presented the following:

- He stated that he was opposed to solar farms because they are not cost effective, an eyesore, reduce property values, increase heat, deter wildlife, and were a waste of money. He would be back next month when the item came up on the agenda.

Chris Kuknyo presented the following:

- He had been the District 4 Yavapai County Supervisor for a little over a week and it had been a good week. They picked up \$280,000 to start swapping out cesspools and putting in septic. They were starting negotiations for a park in Paulden between

Dewey Levie and PACO. He met with the Greater Chino Valley Collaborative. One woman just outside Chino Valley town limits was denied a school in a residential neighborhood, but he wanted there to be more conversation about it. Firewise would be very important this summer unless some rain came in. He welcomed the new councilmembers and offered for them to call him and work together.

Jim Wagner presented the following:

- He lived in unincorporated Yavapai County and was opposed to utility scale solar (USS). He expressed confusion on why USS was necessary in Chino Valley town limits when there were plenty of other locations. He stated that he knew Draconis was coming with a proposal and he felt comments that there was no proposal in front of Council were disingenuous. He did not believe the claims that a USS project would bring more jobs to Chino Valley because once constructed all workers would likely move and only a small amount of maintenance jobs might stay. He believed any incentives and money would disappear when the new president took office. He listed concerns about USS including being located on top of the Little Chino Aquifer and affecting animal habitat.

Keng Chan presented the following:

- He lived in unincorporated Yavapai County and was asking that Town Council would either return the P&Z recommended ordinance to staff to be rewritten or pass one that states “no utility scale solar in Chino Valley.” He gave a brief history of the solar energy committee. He stated that staff had not released the names of the committee members, but did release the agendas. He stated they contained no presentations from environmental specialists other than Arizona Game and Fish. There were no presentations regarding fire, hazards of USS and battery storage systems, etc. There were presentations from companies proposing USS projects. He referred to 1,000 acre farms that used 10,000,000 gallons of water per month. The area was at a 22,000 acre foot deficit per year.

Christopher Pirone presented the following:

- He lived in unincorporated Yavapai County and was opposed to the USS ordinance. His property line was right next to a proposed USS and would directly impact his property values, well, views, and quiet, undeveloped acreage. He stated that the Council needed to consider the following before approving a USS ordinance: they were being misled and the projects would not benefit Chino Valley residents, all energy produced would go to California or Nevada or the highest bidder, it would be detrimental to the local aquifer, any battery storage system would cost the Town million in firefighter training, equipment, and new personnel, CAFMA did not currently have the resources, a lithium fire could poison the groundwater, and runoff of chemicals to prevent weeds would pose the earliest threat. He stated that large companies such as these came into small towns that didn't have the funds to fight a lawsuit and he encouraged the Council be strong in their decision making.

Bev Wilson presented the following:

- She was a Town resident and was opposed to solar, nor did she want a commercialized/industrial community. She discussed the threat to the pronghorn, dead

carcasses from birds being killed on the panels, fires from electrical storage (she referred to other electrical storage fires), and how fires would affect the air quality. She stated the Town should look at getting an independent environmental study, but not by the Sierra club or any other group affiliated with solar. She asked what the councilmembers wanted to be remembered for.

Lee Divelbiss presented the following:

- He lived in unincorporated Yavapai County and stated that he opposed USS or battery storage systems. He agreed with all those who spoke before him.

Lon Higgins presented the following:

- He lived in unincorporated Yavapai County and stated that California had a lot of issues because of water and asked if Arizona would become California East.

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. If listed below, there may also be a presentation on information requested by the Mayor and Council and questions may be answered. No action will be taken.

- a. Status reports by Mayor and Council regarding current events.

Mayor Armstrong presented the following:

- Attended a ceremony at the Prescott courthouse on the 9th to support law enforcement.
- LASER cleaned up their property on Saturday and Mayor Armstrong went out to help. He stated that they do a great job and any animals would be well taken care of in an emergency.
- He attended the local Mayors/Managers meeting, and a meeting with the Board of Supervisors Chair and County Manager to discuss a Regional Water Program.

- b. Status report by Town Manager Terri Denemy regarding Town accomplishments, and current or upcoming projects.

Terri Denemy, Town Manager, presented the following:

- The Town was fortunate to have a dedicated Police Department. National Night Out (NNO) was a great event. Last year the Town's NNO was voted 5th in the nation. This year it received 3rd place. It says a lot about the Police Department and the community's support and engagement with them. A recent law enforcement post on the Town's social media got the second most engagement the Town had ever received.
- Monday is a holiday and Town offices and facilities would be closed.
- In February the Town would be holding a Town Council meeting dedicated to presenting the solar ordinance to Council. It would be advertised on all social media and other media outlets.

5. 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.

MOVED by Vice-Mayor Eric Granillo, seconded by Councilmember Robert Switzer to approve consent agenda items 5 a, b, and c.

AYE: Mayor Tom Armstrong, Vice-Mayor Eric Granillo, Councilmember John McCafferty, Councilmember Sherri Phillips, Councilmember Robert Schacherer, Councilmember Larry Holt, Councilmember Robert Switzer

NAY: None

7 - 0 Passed – Unanimously

- a. Consideration and possible action to ratify the emergency purchase of a blower controller for the Chino Valley Water Reclamation Facility in the amount of \$16,076.54.
- b. Consideration and possible action to approve the December 10, 2024, regular meeting minutes.
- c. Consideration and possible action to approve entity and subcommittee appointments.

6. ACTION ITEMS

The Council may vote to recess the public meeting and hold an Executive Session on any item on this agenda pursuant to A.R.S. § 38-431.03(A)(3) for the purpose of discussion or consultation for legal advice with the Town Attorney. Executive sessions are not open to the public and no action may be taken in executive session.

- a. Public Hearing, consideration, and possible action to approve Resolution No. 2024-1278 for a Conditional Use Permit (CUP) allowing for the expansion of an APS substation located at 3011 Jerome Junction.

Recommended Action: i) Hold a Public Hearing ii) Approve Resolution No. 2024-1278

Jessica Barragan, Senior Planner, presented the following:

- Gave an overview of the property, location, and the extension proposed. The property was appropriate for zoning.
- A Conditional Use Permit (CUP) was required to allow public utilities.
- Staff recommended a decorative wall in lieu of landscaping as water was not available in the area. Concepts were provided for Council review.
- Notice was provided to properties within a 1,000 foot radius. Staff received no concerns or opposition to the existing use or proposed expansion.
- She pointed out a typo from the staff report. Stipulation 7 on page 2 of the Resolution should state 2025, not 2024.
- The Planning & Zoning Commission forwarded a unanimous recommendation of

approval.

- Applicant was available for questions.

Council and staff discussed the following:

- Councilmember Schacherer stated it was located on Colorado and Jerome Junction.
 - Staff stated that was correct, Road 4 North ends right before the Peavine and turns into Colorado but the intention was that it would eventually turn into Road 4 North.
- Councilmember McCafferty inquired if staff would choose a façade that they felt was most appropriate.
 - Staff stated that was correct.

Council and Paul Murphy, applicant, discussed the following:

- Councilmember Holt inquired if this had anything to do with a solar farm.
 - Mr. Murphy stated that it had nothing to do with solar.
- Councilmember Holt inquired if there would be any lithium batteries on site.
 - Mr. Murphy stated that there would not be lithium batteries.
- Councilmember Schacherer inquired about APS's 10-foot wall requirement.
 - Mr. Murphy stated that was required by APS because it is considered critical infrastructure and required a 10-foot wall and anti-climb spikes on top.
 - Councilmember Schacherer inquired about the substation on Road 1 West that only had fencing.
 - Mr. Murphy stated that it depended on the criticality of the substation itself and considered wattage and other factors. But he could not answer specifically to that substation.

Mayor Armstrong opened the Public Hearing.

Keng Chan presented the following:

- He provided the Council with a map from the Town's Development Services Department. He stated that the map showed a solar proposal in the area of Jerome Junction. He questioned that APS was being honest with the Town. He cited issues with large companies and industries like "Big Pharma," the tobacco industry, and Monsanto.

Mayor Armstrong closed the Public Hearing.

MOVED by Vice-Mayor Eric Granillo, seconded by Councilmember John McCafferty to approve Resolution 2024-1278.

AYE: Mayor Tom Armstrong, Vice-Mayor Eric Granillo, Councilmember John McCafferty, Councilmember Sherri Phillips, Councilmember Larry Holt, Councilmember Robert Switzer

NAY: Councilmember Robert Schacherer

6 - 1 Passed

- b. Consideration and possible action to authorize staff to move forward with the successful bidder for RV Park development at Old Home Manor Parcel No. 306-02-001X (formerly 306-02-001L) per the Invitation For Bid issued May 24, 2023, and to give staff permission to return with a purchase and sale agreement.

Recommended Action: Authorize staff to move forward with the successful bidder for RV Park development at Old Home Manor Parcel No. 306-02-001X (formerly 306-02-001L) per the IFB issued May 24, 2023.

Terri Denemy, Town Manager, presented the following:

- Council had a Study Session earlier and there were additional questions, a lot having to do with sewer. The Study Session scheduled for tomorrow about water and sewer might be able to answer some of those questions.
- Staff had also tentatively planned to bring this item back at the January 28th meeting depending on the outcome of today's discussions.
- Staff was willing to answer more questions now, or Council could bring them up tomorrow and staff could bring a purchase agreement back on the 28th.

MOVED by Vice-Mayor Eric Granillo, seconded by Councilmember Larry Holt to take no action on this item.

AYE: Mayor Tom Armstrong, Vice-Mayor Eric Granillo, Councilmember John McCafferty, Councilmember Sherri Phillips, Councilmember Robert Schacherer, Councilmember Larry Holt, Councilmember Robert Switzer

7 - 0 Passed – Unanimously

7. ADJOURNMENT

MOVED by Councilmember Sherri Phillips, seconded by Vice-Mayor Eric Granillo to adjourn the meeting at 7:07 p.m. and move into Executive Session.

AYE: Mayor Tom Armstrong, Vice-Mayor Eric Granillo, Councilmember John McCafferty, Councilmember Sherri Phillips, Councilmember Robert Schacherer, Councilmember Larry Holt, Councilmember Robert Switzer

NAY: None

7 - 0 Passed – Unanimously

ATTEST:



Erin N. Deskins

Erin N. Deskins, Town Clerk

Tom Armstrong, Mayor

CERTIFICATION:

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Meeting of the Town Council of the Town of Chino Valley, Arizona held on the 14th day of January, 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 11th day of February, 2025.

Erin N. Deskins

Erin N. Deskins, Town Clerk