

**MINUTES OF THE STUDY SESSION AND
REGULAR MEETING OF THE
TOWN COUNCIL OF THE TOWN OF CHINO VALLEY
TUESDAY, MARCH 25, 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 5:06 p.m.

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

Absent: Vice-Mayor Eric Granillo

Staff Present: Town Manager Terri Denemy, Town Attorney Andrew McGuire - remote, Development Services Director Laurie Lineberry, Assistant Development Services Director Will Dingee, Finance Director Katie Pehl, Public Works Director/Town Engineer Frank Marbury, Police Chief Josh McIntire, Lieutenant Randy Chapman, IT support Technician Sandra Santos, Audio Visual Technician Nicholas Harwick, Deputy Town Clerk Sara Burchill

2. Arizona Public Service (APS) representatives Frank Sanderson, Northern Division Director, and Darla Deville, Community Affairs Manager NW Division, regarding the Public Safety Power Shutoff Program.

Frank Sanderson, APS Northern Division Director, presented the following:

- He presented on the work APS was doing to help prevent wildfires, including vegetation management, grid hardening investments, asset inspection, monitoring and awareness, and operational mitigation.
- Cameras and weather stations were positioned throughout the service area to provide robust monitoring and modeling of events.
- Public Safety Power Shutoffs (PSPS) would be employed with advanced notice when fire-risk conditions increased. However, Chino Valley was not in a PSPS zone.
- APS has employed several measures to pinpoint where problems may be occurring to ensure customer safety and get power restored.

Council and Mr. Sanderson discussed the following:

- Councilmember Switzer was not a fan of the PSPS program and inquired what the typical downtime was.

- Mr. Sanderson stated that they had not needed to utilize that program yet within their system. They estimated that 20 hours would be on the high end because the wind did not typically last that long.
- Mayor Armstrong inquired if there was public access to APS's weather stations.
 - Mr. Sanderson stated that he would have to check on that.

Ashley Ahlquist, Yavapai County Emergency Manager, presented the following:

- Discussed ways Yavapai County prepared for APS's PSPS program.
- Local agencies met to discuss what it would look like if there was a PSPS. What if it was coupled with a lack of resources due to fires in other areas, etc.

3. **Presentation and update from Joshua McIntire, Chief of Police, on Evacuation Software and Emergency Alert System.**

Josh McIntire, Chief of Police, presented the following:

- Gave a brief history of emergency management preparation within the Town.
- Staff was looking for new ways to engage the public in emergency notifications to reduce delays in getting a message out.

Randy Chapman, Lieutenant, presented the following:

- He discussed the RAVE Mass Notification System. They were not using the system yet as they were preparing to do a media push to get citizens signed up for it.
- This would allow Chino Valley personnel to quickly put out a message to any citizens signed up for the program.
- He gave a brief demonstration on the program.

Josh McIntire, Chief of Police, presented the following:

- He discussed the Genasys EVAC system for evacuation planning and execution, and how the program would help facilitate partnership with the County.
- Discussed how people could sign up and find their zone, their plans for public roll-out and news releases.

Council and staff discussed the following:

- Councilmember Switzer inquired if RAVE was a separate system from what the County or Sheriff's office used, so there would be three different systems to sign up for.
 - Staff stated that was correct.
 - Councilmember Switzer stated the different programs and changing programs gets confusing for the public.
 - Staff stated the County would be moving to RAVE as well.
- Councilmember Holt inquired if RAVE provided geographical mapping.
 - Staff stated that it does. They could select a location and then place a distance of how far out to notify the public. This way, when something happens at the south end of Town, people at the north end of Town don't have to receive a notification about something that would not affect them.

- Councilmember McCafferty inquired if patrol officers could use RAVE, or if it had to go to leadership.
 - Staff stated the sergeants and field training officers would have permission to put out notifications.
- Councilmember McCafferty inquired if they intended to use RAVE for law enforcement purposes, such as keeping people from traveling through a certain area.
 - Staff stated that was correct.
- Councilmember McCafferty inquired if RAVE would be linked with Mutual Link used by the schools.
 - Staff stated those were separate platforms and Mutual Link was specifically for school personnel to use.
 - Councilmember McCafferty inquired if notices would go out on both.
 - Staff stated that if there was an incident at a school, they would notify the public that way also.
 - Staff stated that if there was a reason they could not get the message out, they could contact the County and have them post on Chino Valley's platform.
- Councilmember Switzer inquired if Chino Valley was currently covered under Yavapai's Genasys EVAC system.
 - Ms. Ahlquist stated that the County did not purchase anything for the incorporated jurisdictions. Local jurisdictions need to have control over how they run their evacuations. Discussed how it was used during the Brady fire and stated that it created seamless communication between YCSO and the Emergency Management.

4. ADJOURNMENT

MOVED by Councilmember Sherri Phillips, seconded by Councilmember Robert Schacherer to adjourn the meeting at 5:59 p.m.

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

NAY: None

6 - 0 Passed – Unanimously

REGULAR MEETING

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

Mayor Armstrong called the meeting to order at 6:08 p.m. and led the Pledge of Allegiance.

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

Absent: Vice-Mayor Eric Granillo

Staff Present: Town Manager Terri Denemy, Town Attorney Andrew McGuire - remote, Officer Scott Unterseher (Sgt. at Arms), 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, Lieutenant Randy Chapman, Community Services Director Cyndi Thomas, IT Support Technician Sandra Santos, Audio Visual Technician Nicholas Harwick, Deputy Town Clerk Sara Burchill

Mayor Armstrong asked for a moment of silence for the recent passing of Vice-Mayor Granillo's brother.

2. INTRODUCTIONS, PRESENTATIONS, AND PROCLAMATIONS

- a. Presentation from Susie Jarvis, citizen, regarding new pickleball courts for the Town of Chino Valley.

Mary Kelly, Chino Valley Pickleball Association (CVPA) Secretary, presented the following:

- Various board members would be presenting different topics regarding pickleball.
- Presented the objectives of their presentation.

Susie Jarvis, Chino Valley Pickleball Association President, presented the following:

- Outlined reasons to have pickleball in Chino Valley and how it fits in with Council's strategic priorities and goals.
- Provided stats regarding pickleball.
- Listed health benefits of playing pickleball.
- Gave a list of financial and strategic reasons to install pickleball courts.

Steven Rachner, Chino Valley Pickleball Association Member at Large, presented the following:

- He provided specifics on pickleball court construction for eight new courts. Several construction proposals were acquired and provided to Council and are attached to these minutes.

Kathy Hill, Chino Valley Pickleball Association Treasurer, presented the following:

- She discussed ways that the Town and Association could partner, support, advocate, and promote the building of new pickleball courts.

Sondra Bueoy, Chino Valley Pickleball Association Vice President, presented the following:

- She discussed what Chino Valley recreation and commerce could look like with new pickleball courts bringing people in to eat, shop, and stay overnight.

Mary Kelly, Chino Valley Pickleball Association Secretary, presented the following:

- Gave a brief review of all the topics discussed and asked the Council to let them know what they could do to bring the project to fruition.

Council and CVPA discussed the following:

- Councilmember McCafferty stated that he had been supporting new pickleball courts for the last three years.

Mayor Armstrong thanked them for their presentation, expressed his support, and asked the Town Manager to plan a study session regarding constructing pickleball courts.

b. Discussion and presentation by Katie Pehl, Finance Director, regarding the reduced tax rate on manufactured building sales.

Katie Pehl, Finance Director, presented the following:

- Council had requested to discuss the tax rate on manufactured buildings and the impact the reduced rate had on the Town.
- The current rate was 2% while the regular retail rate was 4%.
- Provided statute on why the fiscal impact could not be disclosed.
- Gave a brief history of the tax on manufactured buildings in Chino Valley.
- Provided a list of other communities' building tax rates. Most had a tax rate that matched their retail rate. Four communities had lower rates (Chino Valley being one), two communities had higher rates.
- The average rate for manufactured buildings across the state was 2.784%.
- The rate of manufactured building sales was based on the selling location.
- Gave a list of the pros and cons of increasing the rate.
- Discussed the options that Council could take regarding this tax rate.

Council and staff discussed the following:

- Councilmember Holt stated that he didn't see why the Town was giving the industry a break. Stick-built houses had to pay the full 4% tax rate on all the materials.
- Staff stated there were some discounts for construction contracting, but essentially they paid the higher rate.
- Councilmember Switzer inquired what the sales tax was for lumber in other areas like Prescott, Prescott Valley, and the County.
 - Staff stated it was dependent on where the materials were purchased.
 - Councilmember McCafferty inquired what the rate was for County.
 - Staff stated there wasn't one.
 - Councilmember McCafferty inquired if there were numbers regarding the ratio of manufactured homes to stick-built homes.
 - Staff stated that year to date the Town had nine manufactured home permits compared to 42 site-built homes. However, that does not mean the homes were purchased from a seller within Chino Valley.
 - Councilmember McCafferty inquired if staff thought the Council should revisit a higher rate.
 - Staff stated they thought it would be beneficial to pursue looking at an increased rate but perhaps staying below what the neighboring communities were charging. Any increase would include a public hearing which would give any interested businesses to speak to Council regarding the matter.
- Mayor Armstrong asked the Town Manager to look into the matter further.

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. Public comment is invited and encouraged, however, personal attacks on individuals is not appropriate. Disrespectful behavior will not be tolerated; this includes loud outbursts, profanity, and disruptive discussions among our audience.

Patricia Rendon, Town of Chino Valley resident, presented the following:

- She had questions for the Council including:
 - Is there an agreement on file that sends water to Prescott?
 - Will we see fires like California just saw since the lakes are being drained?
 - What is the Council's position on over-development with the Town's current state of water levels dropping? She wondered what the limit was?
 - Is Paulden's water also going to go to Prescott?
 - Who should she speak to with regard to preserving the existing water to preserve the farms and ranches that are already here, and keep the community rural?

Mayor Armstrong stated that they could not respond to questions during Call to the Public and referred Ms. Rendon to the Town Manager for resources.

Larry Yentes, not a Town of Chino Valley resident, presented the following:

- He agreed with Ms. Rendon's sentiments regarding water.
- He referred to an article in the newspaper regarding Council approving water loans and inquired why they were applying for a loan, and should instead get a grant. He stated that he had served on boards and was a funds manager and encouraged Council to stay within budget and not to strap the citizens with a loan.
- He stated that he was not a resident of Chino Valley but represented people who owned property in Chino Valley.

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.

Councilmember Holt presented the following:

- He encouraged everyone to keep the families of recent tragedies in their thoughts.
- b. Status report by Town Manager Terri Denemy regarding Town accomplishments, and current or upcoming projects.

Terri Denemy, Town Manager, presented the following:

- Escrow closed on the historic Fred Harvey buildings. Next, the Town would work on securing the buildings from further deterioration and finding partners and funding for restoration.
- The Town was seeking volunteers to serve on the Board of Adjustment, Capital Improvement Program Citizen's Advisory Committee, and the Parks & Recreation Advisory Board. Those interested could contact the Clerk's office or go to the website for information.
- The Territorial K-9 stroll would be held on March 29th at 10:00 a.m. starting at Memory Park. Proceeds would go to the Chino Valley Police Department K-9 program. Registration was \$25.
- Ms. Denemy, Mayor Armstrong, and former Mayor Miller met with Prescott and Yavapai County to discuss regional water solutions. Their meeting with Prescott Valley was coming up in the next two weeks.
- Drew Ryn, Chino Valley resident, auditioned for American Idol and was moving on to Hollywood. Encouraged everyone to tune in and support her.

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 Councilmember Larry Holt, seconded by Councilmember Robert Switzer to approve Consent Agenda items a – d.

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

NAY: None

6 - 0 Passed – Unanimously

- a. Consideration and possible action to authorize the Police Department to apply for and expend grant funding from the Arizona Governor's Office of Highway Safety.
- b. Consideration and possible action to approve the February 5, 2025, study session minutes.
- c. Consideration and possible action to approve the February 11, 2025, study session and regular meeting minutes.

- d. Consideration and possible action to approve the February 25, 2025, study session and regular meeting minutes.

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. 2025-1281, a conditional use permit for Olsen's Events to continue the existing rodeo use and to allow additional outdoor recreational activities at 344 S. State Route 89, Chino Valley, Arizona.

Recommended Action: Approve Resolution No. 2025-1281 a conditional use permit for Olsen's Events to continue the existing rodeo use and to allow additional outdoor recreational activities.

Will Dingee, Assistant Development Services Director, presented the following:

- Gave a history of Olsen's Arena and its related Conditional Use Permit (CUP).
- Gave details on the location of the subject property.
- The subject property held two zoning classifications, including Commercial Light and Agricultural Residential 5 Acre Minimum (AR5).
- Gave a list of CUP permitted uses for AR5, including privately owned and operated recreational facilities, rodeo grounds, livestock auctions, fairgrounds, and riding academies. Outright permitted uses include private rodeo arenas which also allow for lighting and PA systems.
- Gave a list of the surrounding locations and their designations.
- Neighboring property Triple 3 Farms holds a CUP since 2002 under Ordinance 487 to hold rodeos and weddings. They employed the use of arena lighting and a PA system. Hours of operation for those items were between 8:00 a.m. and midnight.
- Gave a list of events Olsen's held in 2024 and the events they were proposing.
- There was an error in the staff report regarding holding weddings. Olsen's was not proposing to hold weddings.
- Gave details on the outcome of the neighborhood meeting held on January 28, 2025.
- Reviewed the concerns presented to staff, including traffic, noise, and lighting, and discussed the mitigation measures taken for each of those concerns.

Council and staff discussed the following:

- Councilmember Schacherer inquired about dances and if the decibel levels would be louder in those cases.
 - Staff stated they assumed it would be, but under Condition 6, Olsen's was limited to 60 decibels at the southern property line.
- Councilmember Schacherer stated that he felt the western driveway was kind of thin and thought it might be an issue for trucks pulling trailers and trying to pass each other traveling in opposite directions.
 - Staff stated they had not heard of any concerns about that, and they had been functioning with both entrances for some time.

- Councilmember Switzer inquired about the width of the entrance.
 - Staff stated that it was a little over 30 feet.
 - Councilmember McCafferty stated that it frequently happens at horse events that an entrance was a little narrow and the drivers just time it.
- Councilmember Holt stated that there were two event centers less than 500 yards from each other, and one could go to midnight and the other could only go to 11:00 p.m. He felt that was a conflict.
 - Staff stated that recommendation was following what the current lighting ordinance said which was that Class 1 lighting (which has no definition but talks about recreation facilities and arenas) be off by 11:00 p.m. and was recommended by Planning & Zoning (P&Z).
- Councilmember Switzer inquired if the current code was up for revision as far as the lighting and noise ordinance.
 - Staff stated Council would be seeing a noise ordinance before the UDO revision. The noise ordinance was housed in Town Code and would come directly to Council without going through P&Z. Staff hoped to start their dark sky ordinance process before the UDO update.
 - Councilmember Switzer inquired if this CUP would have to adhere to any new ordinance.
 - Staff stated that it would only have to adhere to the ordinances currently on the books at the time of approval unless Council stipulated differently.
- Councilmember McCafferty inquired if the CUP was in perpetuity or if it would come back for review in a few years.
 - Staff stated the intent was in perpetuity, but Council could add a review period to provide a status update.
 - Councilmember McCafferty inquired if it was an unreasonable request to review the CUP in a year or two, assess the complaints, and see if there needed to be any revisions.
 - Staff stated that if they received any complaints specific to violations of what was in the conditions, they would be brought to Council for review and leans into revocation. Olsen's had operated since 2017 and were just asking for additional uses. It was up to Council if they wanted a status update.
 - Councilmember McCafferty thought it might be a good idea because of Triple 3 Farms having a CUP in perpetuity based on 2002 standards.
 - Staff stated that Triple 3 Farms had a 25-year CUP which will be up for review and potential renewal in 2027.
- Mayor Armstrong inquired when the Fairwood Common CUP would expire. He felt it would be a traffic concern when it opened.
 - Staff stated they did not have that date on them.
- Mayor Armstrong inquired if the after picture of the lighting was also from the property owner.
 - Staff stated it was taken by Olsen's at their southern property line.
 - Mayor Armstrong stated that he spent a lot of years rodeoing, and he wouldn't want a dark spot right in front of an arena where a bull is going.

Council and Applicant, Mike Olsen, discussed the following:

- Councilmember Schacherer inquired if there would be any practice runs conducted by the dirt bikes before the events.
 - Mr. Olsen stated that they do not allow any participants on bikes to ride around the parking lot or the property at all. They are only allowed to ride into the arena, around the barrels, and then out of the arena. Last year's dirt bike event was well handled by the parents.
- Councilmember Holt inquired if the dirt bikes had to adhere to the same noise ordinance as everyone else.
 - Mr. Olsen stated that there was a provision that there might be short bursts that go over the decibels (such as in mounted shooting and dirt bike runs) but those events would be restricted to daytime hours.
- Councilmember McCafferty inquired about the operation of the dirt bike barrel races.
 - Mr. Olsen stated that a dirt bike and horse team up to see who could run the course the fastest.
- Mayor Armstrong gave parameters for public comment and opened the Public Hearing.

Cathy Middlested, Town of Chino Valley resident, presented the following:

- She expressed support for the CUP for Olsen's.
- She thought Olsen's and staff had done a good job of mitigating issues expressed by the neighbor.
- She felt that the events would bring people in from other areas and generate tax dollars for Chino Valley.
- She supported wholesome activities for kids and encouraged Council to approve the CUP.

Pat Pehl, not a Town of Chino Valley resident, presented the following:

- She was previously a resident of Chino Valley and she was delighted to have a nice facility to hold events so residents no longer have to travel all over the state.
- She encouraged Council to approve the CUP.
- She stated that the country included noise from motorcycles, barking dogs, and roosters.

Lila Pierce, Town of Chino Valley resident, presented the following:

- She had been participating in Olsen's events since 2017.
- Olsen's provides a professional, safe, and enjoyable place, whether competitor or spectator, and they provide a wide range of events for any skill level.
- She stated many benefits of the events, including enhancing skills and earning scholarships.
- She outlined some of the rules and regulations for safety and manners for the competitors.
- She stated some benefits of the event, including visitors utilizing the restaurants and hotels to bring funds to the community.

David Beckman, not a Town of Chino Valley resident, presented the following:

- He had been using Olsen's arena for mounted shooting (which is only held during daylight hours) and agreed with everything that had already been said.

Bonnie Moreau, Town of Chino Valley resident, presented the following:

- She was representing Horses with Heart, which had partnered with Olsen's for their 33 years of operation and was in support of the CUP.
- She encouraged Council to approve the CUP.

Cheryl Secorder, Town of Chino Valley resident, presented the following:

- Stated that they moved to Chino Valley for country quiet and loved going to the Olsen's farmers market.
- She stated that last summer when she visited Olsen's she learned that they had bright lights until midnight with noise.
- She stated that she would not want an event center to pop up by her house as the noise would be terrible, and it would devalue her home. She felt the Town should have more consideration in its permitting process and the impact on nearby homes.

Craig Conant, Town of Chino Valley resident, presented the following:

- He stated that there were many people in Chino Valley that did not attend Olsen's events and would not appreciate an event arena with bright lights and noise opening next to their homes.
- He stated that if it were opened near a planned housing development there would be an entire neighborhood demanding consideration.
- He wouldn't be happy with this kind of activity happening near his home.
- He hoped this would be handled in a thoughtful way if there were homes being impacted.

Kim Hennessey, Town of Chino Valley resident, presented the following:

- She stated that there was a misconception that she did not want Olsen's events, but that wasn't true. Up until 2023 they had ropings and there were no issues. After that, the sound became louder and came into her house and took away the quiet enjoyment of her home. She presented a picture showing the distance from the center of the arena to her house which is attached to these minutes.
- She stated that if it was true that the decibel levels would be kept to the level of a conversation, she would accept that and look to the Council to ensure that promise is kept. However, if it was true then there was no need for the Council to amend Ordinance 131.01 as staff was asking them to do for Olsen's.
- Her reason for attending was to mitigate what had been happening over the last couple of years with the sound and how late the events run. She worked full-time, and it was hard to sleep with the sound and all the lights on.

Shirley Galbreath, Town of Chino Valley resident, presented the following:

- She stated that the decisions Council made impact people.

- She stated that many people she talked to cringed at the idea of a rodeo so close to their home, but that is what was happening to the Hennessey's.
- She referred to Chino Valley Ordinance 131.01 stating the sound from an amplification system should not be audible from a distance of 50 feet. Olsen's mentioned decibels, but there was no mention of it in Town Code. She stated that Olsen's was asking for a waiver of the ordinance and without a waiver they would have to change the ordinance. She inquired if any member of Council had observed the noise level from 50 feet during an event at Olsen's.
- She expressed concerns about traffic on Road 1 South and potential damage to the road due to excess traffic and did not feel the CUP should be approved if the Town did not have funds for maintenance of the road.
- She stated that if the CUP were passed it should be limited to one-year for renewal.
- She stated that if this CUP were passed there would be more that followed.

Shawn Russell, not a Town of Chino Valley resident, presented the following:

- Although she lived in Paulden, her money was spent in Chino Valley.
- She felt that forcing Olsen's to use their private drive was not a good idea and didn't feel it would make any difference, as people would either have to travel in front of the neighbor's house, or down the side of her house, and swing wide in any case. She stated that the road going down the side of the neighbor's house was safer.
- She did not agree with a review or limit on the CUP. She stated that what was good for Triple 3 Farm is good for Olsen's. She stated Triple 3 Farm also held weddings which used PA systems, and it wasn't fair to have rules for one and not the other.
- She felt it was not right to disenfranchise a lot of people over one person's complaint. She stated that Olsen has spent a lot of money to meeting the neighbor's demands, but the neighbor has not done anything to help compromise, and slanders Olsen's on Facebook.

Council and staff discussed the following:

- Further discussion ensued regarding the entrances and their width.
- Councilmember Switzer inquired if CAFMA had been involved.
 - Staff stated they were sent comments and Olsen's would have special event permitting through CAFMA.
 - Councilmember Switzer inquired if CAFMA was aware of the ingress, egress situation.
 - Staff stated CAFMA received the same application packet Council received and there were no specific comments on that matter.
- Councilmember Holt inquired why they couldn't use the Hwy 89 entrance.
 - Staff stated that ADOT wanted traffic studies and to look into the light, etc.
- Councilmember Switzer asked staff to bring up Ordinance 131.01 and read it. That ordinance is attached to these minutes.
 - Councilmember Switzer clarified that there is no mention of decibel in the ordinance.
 - Staff stated that was correct. They added the decibel as part of the conditions within the Resolution.

- Councilmember Switzer stated that he didn't feel the CUP should say anything about decibels, rather the Ordinance should be followed and enforced as written.

Council and Applicant, Mike Olsen, discussed the following:

- Mr. Olsen stated the proposed primary access was a dedicated easement and is not his private driveway. He stated it is 30 feet as is the entrance to Olsen's grain. The difference being that nothing has been developed and so it was wider because there was nothing yet to act as a barricade on the east.
- Mr. Olsen was concerned about the sound because if they could not amplify sound, they could not operate.
 - Councilmember Switzer stated they could amplify, but it couldn't be heard beyond 50 feet.
 - Mr. Olsen stated they were operating on five to eight acres with participants spread out and they needed to be able to hear when their turn was up in the rotation. 50 feet was very restrictive in a rodeo event which is allowed under the CUP and the zoning code.
 - Councilmember Switzer clarified that the applicant is asking for a variance of the code.
 - Mr. Olsen stated that staff explained to him that the ordinance was a police ordinance and the police chief did not have a concern regarding that ordinance and there have been references that the ordinance needs to be addressed.
 - Councilmember Switzer stated that's why he felt Olsen's should be held to any new revisions of the UDO. It also states on a case-by-case basis to allow an exemption of the ordinance. If the police had to make an assessment and enforced the ordinance, that is what would prevail.
 - Mayor Armstrong pointed to and read Condition 6 and stated that he felt it was clear on what could and could not be done.
 - Councilmember Switzer stated that it alters the code.
 - Mayor Armstrong stated that's what a CUP does. He asked the Town Attorney if they could hold Mr. Olsen to what might be changed in the future.
 - Staff stated the Town Attorney was having connection issues and would have to get back to Council with an answer on that.
 - Mr. Olsen stated they were in agreement with the conditions of the CUP.

Monty Lira, Town of Chino Valley resident, presented the following:

- He had been a resident for over 20 years.
- He was in favor of the events.
- He felt the traffic on the highway was louder than events at Olsen's.

Donna Armstrong, Town of Chino Valley resident, presented the following:

- She stated that most of the events were kids' functions. Everyone says that the Town needs more kids' events.

- She stated that Olsen's has supported the Town and it would be nice if the community helped them.

Mayor Armstrong closed the Public Hearing.

MOVED by Councilmember John McCafferty, seconded by Councilmember Robert Schacherer to approve Resolution No. 2025-1281 a conditional use permit for Olsen's Events to continue the existing rodeo use and to allow additional outdoor recreational activities.

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

NAY: None

6 - 0 Passed – Unanimously

- b. Consideration and possible action to approve Resolution No. 2025-1280 approving the Intergovernmental Agreement with the Yavapai County Community College District for the construction of water and wastewater improvements.

Recommended Action: Approve Resolution No. 2025-1280.

Terri Denemy, Town Manager, presented the following:

- Gave details about the project to extend sewer from the treatment facility to college-owned land. They were already a water customer.

Frank Marbury, Public Works Director, presented the following:

- Presented a map showing the path of the proposed sewer main over approximately 2,300 feet.
- Gave a list of project specifications. The proposed 8" sewer line should meet the needs of any future connections in that area. The college currently used about 500 gallons of water per day, therefore staff believes they can still serve the college with the system.
- Gave a breakdown of the cost of the proposed project versus a septic installation.

Terri Denemy, Town Manager, presented the following:

- Initially, Yavapai College thought they could fund this project on their own. They went to WIFA to get some grants, but could not qualify. At that point, they informed the Town that they would not move forward with the IGA and would instead install septic.
- Understanding that the partnership with the college was important, and that Council had certain priorities, staff looked at what they could do to move the project forward for Council's consideration.
 - The college stated that they would be willing to go up to \$300,000 in investment to make the sewer connection. This all happened within three days of agenda publishing.

- Gave a breakdown of cost for each party. There would be about \$429,000 left in the contingency fund for the remainder of the year after funding this project.
- Provided details on the timing of the project and the Council's decision.
- Referred to A.R.S. § 34-462 which exempts community colleges from complying with the Town's ordinance requiring commercial to hook up to Town utilities.
- Gave a list of pros and cons of the project.
- Representatives from the college were present to address any questions.

Council, staff, and Yavapai College representatives discussed the following:

- Councilmember Schacherer inquired why they would be using eight-inch pipe when 18-inch pipe was used from Road 3 South to Road 4 South.
 - Staff stated they looked at the capacity of eight-inch pipe and felt that any upsizing was not needed here. 5,000 gallons per day was five to 10% of the capacity of the pipe. The 18-inch pipe was needed down Road 3 South due to the acreage behind Grace Baptist Church and the commercial properties around Road 4 South.
 - Mayor Armstrong inquired if the 18-inch pipe going south included the 500 acres on the other side of Grace Church for development.
 - Staff stated that was correct, including the commercial properties around Road 4 South.
- Councilmember Schacherer inquired why the cost was so cheap. The Town paid \$998,000 for 2,100 linear feet of 18-inch pipe. This project was 2,290 feet for about half the price.
 - Staff stated that smaller pipes meant smaller diameter manholes, the holes wouldn't have to be as deep, etc.
 - Councilmember Schacherer inquired if the properties south of Rodeo Drive would be able to hook into the eight-inch pipe to save money on such a project in the future.
 - Staff stated the project mentioned had included water, sewer, and street improvements. The sewer portion was about \$500,000. They would still need a line in Rodeo Drive to serve those properties. There was a 2,000-foot difference north and south between the proposed line and Rodeo Drive. The elevation was flat, running north and south. Staff looked at trying to run the college sewer down the paved road at Old Home Manor and then Rodeo, but it wouldn't work elevation-wise without a lift station, which could triple or quadruple the cost of the line. Staff stated that they did not find it unreasonable to have sewer lines running parallel half a mile apart.
 - Councilmember Holt inquired how much the Town would receive in fees per month.
 - Staff stated they would receive about \$2,500 per month.
 - Councilmember Holt stated it would take 11 years to recover what staff was proposing to put into this project.
 - Staff stated that was correct unless the College put in other buildings or housing in the coming years. This timeline was calculated at the current rates.
 - Councilmember Switzer inquired if the property ending in 001S just north of the sewer line was part of the Business Park.
 - Staff stated that was correct.

- Councilmember Switzer asked for verification that the eight-inch pipe would be sufficient for anything built on that property.
 - Staff stated they couldn't answer that without knowing the highest and best use.
 - Councilmember Switzer inquired if the location of the sewer main would potentially prohibit any future plans for that parcel.
 - Staff stated it would depend on what was put there, and they would likely have several lines running through it.
 - Councilmember Switzer inquired if the college had any plans to do anything other than the proposed project.
 - James Crocket stated that they had talked with staff about various possibilities but had no current plans. For this project, they would be starting with 16 RVs to be completed by July for students in immediate need, then transition them to tiny homes over the next couple of years. Build out would be 40 tiny homes.
- Councilmember McCafferty inquired if the proposed sewer line would facilitate the development of the Business Park and inquired if it would be better to oversize it in preparation. He also inquired about tabbing out the line to make expansion easier.
 - Staff stated they could tap into the line, but they would have to confirm the need for lifting due to elevation.
 - Councilmember McCafferty stated that he didn't have a problem with spending money for economic development. However, he wanted to do it in a way that would benefit the school and the Town to make the surrounding properties more marketable.
 - Staff discussed the gallon-per-day capacity of an eight-inch line and it could likely handle 50,000 gallons per day.
 - Council and staff further discussed ways that new development might tap into the proposed sewer lines as well as difficulties that might be present.
 - Mr. Crocket stated that they had a 12-inch design and further discussed the reasons they went with the eight-inch line. The difference was about \$55,000. Civiltech penciled out the project and said that about eight inches was all they'd ever need.
 - Councilmember McCafferty asked for more details on the contingency funds and where they were coming from.
 - Staff stated they were General Fund contingency that is budgeted every year for any unknown expenses. If it weren't spent, it would stay in the General Fund.
 - Councilmember Switzer inquired if there were any possibilities for WIFA.
 - Staff stated that it was not possible for this project due to the time constraint.
 - Councilmember McCafferty stated that he initially felt some reluctance on this item, but the Town has to spend money to make money, and the Town needed to invest in capital improvements and infrastructure to make OHM marketable.
 - Councilmember Switzer agreed, but felt it only helped marginally.

- Councilmember Holt stated that the college was getting about \$2.7 million from Chino Valley citizens via taxes, and now they want the Town to pay 53% of the project, and he didn't feel it was fair to the citizens.

MOVED by Councilmember John McCafferty, seconded by Councilmember Sherri Phillips to approve Resolution 2025-1280 approving the Intergovernmental Agreement with the Yavapai County Community College District for the construction of water and wastewater improvements.

AYE: Mayor Tom Armstrong, Councilmember John McCafferty, Councilmember Sherri Phillips, Councilmember Robert Switzer

NAY: Councilmember Robert Schacherer, Councilmember Larry Holt

4 - 2 Passed

- c. Consideration and possible action to approve a Professional Services Agreement with B & W Fire Security Systems, L.L.C., for card reader door access systems for the Public Works and Human Resources buildings for an amount not to exceed \$20,072.96.

Recommended Action: Approve the Professional Services Agreement with B & W Fire Security Systems, L.L.C., for card reader door access systems for the Public Works and Human Resources buildings for an amount not to exceed \$20,072.96.

Frank Marbury, Public Works Director, presented the following:

- Several years ago, staff began looking at card reader systems based on Council's technological initiatives. The police station and Community Center were both fully integrated with this system.
- The project was budgeted a couple of years ago and was rolled into this year.
- Gave a list of the benefits of card reader systems.
- Gave details of the different quotes received from three different companies.

Council and staff discussed the following:

- Councilmember Schacherer inquired if a building had multiple doors, if they would pick one door, or multiple doors.
 - Staff stated they would do exterior doors. Staff would have to check on things like double doors, because those can get expensive. If that were the case, staff would likely leave them to be opened and closed manually.
- Councilmember Holt inquired if there was a way to lock the double doors to Town Hall remotely.
 - Staff stated there was not.
 - Councilmember Holt clarified that this would allow it but require a major retrofit.
 - Staff stated not major, but it would require a retrofit.
- Councilmember Switzer inquired what the bid covered.
 - Staff stated it would cover just Human Resources and Public Works. Town Hall would be about \$9,000.
 - Councilmember Switzer inquired how many doors it would cover.

- Staff stated it was \$2,500-\$3,000 per door, and they would be doing all the doors in the buildings.
- Councilmember Switzer inquired if Public Works and HR were the priorities in terms of security.
 - Staff stated they started with the Community Center because of how many people had access to it. Staff would be budgeting next year for the library, court, development services, and animal control.
- Councilmember Switzer inquired if this was already budgeted.
 - Staff stated it was.
 - Staff stated that this could be approved under the Town Manager's discretion, but as this would be a long-term project and would end up being over the \$50,000 threshold, staff wanted to bring it to Council for the sake of transparency.
- Staff stated that the installation was a one-time cost. Ongoing costs were a few cents for each card or the cost for another machine to make cards.
- Councilmember Switzer inquired who would control the cards.
 - Staff stated it would be between HR and IT.

MOVED by Councilmember John McCafferty, seconded by Councilmember Larry Holt to approve the Professional Services Agreement with B & W Fire Security Systems, L.L.C., for card reader door access systems for the Public Works and Human Resources buildings for an amount not to exceed \$20,072.96.

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

NAY: None

6 - 0 Passed – Unanimously

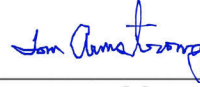
7. ADJOURNMENT

MOVED by Councilmember Sherri Phillips, seconded by Councilmember Robert Switzer to adjourn the meeting at 8:38 p.m.

AYE: Mayor Tom Armstrong, Councilmember John McCafferty, Councilmember Sherri Phillips, Councilmember Larry Holt, Councilmember Robert Switzer

NAY: Councilmember Robert Schacherer

5 - 1 Passed



Tom Armstrong, Mayor

ATTEST:



Erin N. Deskins

Erin N. Deskins, Town Clerk

CERTIFICATION:

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session and Regular Meeting of the Town Council of the Town of Chino Valley, Arizona held on the 25th day of March, 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 13th day of May, 2025.

Erin N. Deskins

Erin N. Deskins, Town Clerk