



TOWN COUNCIL NOTICE & AGENDA

REGULAR MEETING
TUESDAY, MAY 27, 2025
6:00 PM

COUNCIL CHAMBERS | 202 N. STATE ROUTE 89 | CHINO VALLEY, ARIZONA 86323

A majority of the Councilmembers may attend a private invocation in the Council Conference Room immediately prior to the Council meeting. No Town business will be discussed.

AGENDA

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

2. INTRODUCTIONS, PRESENTATIONS, AND PROCLAMATIONS

- a. Presentation by Bethany McCaffrey Nagle, Public Works Management Analyst, regarding the Town's new SeeClickFix program.

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.

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

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.

- a. Consideration and possible action to approve the Agreement for Presiding Magistrate Services with Angela M. Bradshaw Napper effective July 1, 2025, through June 30, 2027, in the amount of \$80,500 for Fiscal Year 2025/2026.
- b. Consideration and possible action to approve Resolution No. 2025-1284, approving the proposed statements and estimates of expenses of the Town of Chino Valley Street Lighting Improvement Districts for fiscal year 2025/2026 and setting a date for the public hearing on the proposed statements and estimates for June 24, 2025.
- c. Consideration and possible action to approve Resolution No. 2025-1285, approving the proposed statements and estimates of expenses of the Del Sol Maintenance Improvement District for fiscal year 2025/2026 and setting a date for the public hearing on the proposed statements and estimates for June 24, 2025.
- d. Consideration and possible action to approve the April 22, 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. Consideration and possible action to approve Resolution No. 2025-1283, approving a Tentative Budget for the fiscal year 2025/2026 and proposed expenditure limitation for the same year, in the amount of \$46,716,189 and setting a public hearing date of June 24, 2025, on the tentative budget and adoption of the final budget.

Recommended Action: Approve Resolution No. 2025-1283 approving a Tentative Budget for the fiscal year 2025/2026 and proposed expenditure limitation for the same year, in the amount of \$46,716,189 and setting a public hearing date of June 24, 2025, on the tentative budget and adoption of the final budget.

7. ADJOURNMENT

Dated this 20th day of May, 2025.

By: *Erin N. Deskins, Town Clerk*

The Town of Chino Valley endeavors to make all public meetings accessible to persons with disabilities. Please call 928-636-2646 (voice) or 711 (Telecommunications Arizona Relay Service) 48 hours prior to the meeting to request reasonable accommodation to participate in this meeting.

Council meetings are live-streamed on the Town of Chino Valley website, www.chinoaz.net.

CERTIFICATION OF POSTING

The undersigned hereby certifies that a copy of this notice was duly posted at Chino Valley South Campus, Chino Valley Post Office, and Chino Valley North Campus in accordance with the statement filed by the Town Council with the Town Clerk.

Date: _____

Time: _____

By: _____

Erin N. Deskins, Town Clerk



TOWN COUNCIL AGENDA ITEM STAFF REPORT

AGENDA ITEM # 5a
MEETING DATE: 5/27/2025
CONTACT PERSON: Laura Kyriakakis, Human Resources Director
ITEM TYPE: Consent Item

AGENDA ITEM TITLE:

Consideration and possible action to approve the Agreement for Presiding Magistrate Services with Angela M. Bradshaw Napper effective July 1, 2025, through June 30, 2027, in the amount of \$80,500 for Fiscal Year 2025/2026.

SUMMARY:

The existing agreement with the current Presiding Magistrate will expire June 30, 2025. A new appointment will be effective July 1, 2025, for a minimum two-year term, pursuant to state law. The agreement contains the same terms as the existing agreement with a starting annualized salary of \$80,500 in year one, as well as an increase in year two that will correspond with any Town Council-approved cost of living adjustment or 3%, whichever is greater at that time. The agreement also includes a change to section 5.2(iv) to read, "for absence by the Magistrate for sick leave or vacation time not to exceed a total of 'five' weeks per year..." The agreement is attached to this agenda item for Town Council approval.

PREVIOUS ACTION:

N/A

STAFF RECOMMENDATION:

Approve the Agreement for Presiding Magistrate Services with Angela M. Bradshaw Napper effective July 1, 2025, through June 30, 2027, in the amount of \$80,500 for Fiscal Year 2025/2026.

FISCAL IMPACT?

There is sufficient budget capacity in the recommended FY 2025-26 budget to satisfy this contract.

ATTACHMENTS:

1.	AGR - Presiding Magistrate Agmt - Napper (2025-2027)(003)(GR 5.21.25) FINAL
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**AGREEMENT FOR PRESIDING MAGISTRATE SERVICES
BY AND BETWEEN
THE TOWN OF CHINO VALLEY
AND
ANGELA M. BRADSHAW NAPPER**

THIS AGREEMENT FOR PRESIDING MAGISTRATE SERVICES (the “Agreement”) is made and entered into May 27, 2025, by and between the Town of Chino Valley, Arizona, an Arizona municipal corporation (the “Town”), and Angela M. Bradshaw Napper (the “Magistrate”).

RECITALS

A. The Magistrate possesses the knowledge, skills, and experience to be the Town of Chino Valley Municipal Court’s Presiding Magistrate.

B. The Town Council desires to retain Angela M. Bradshaw Napper as the Presiding Town Magistrate for another two years, effective July 1, 2025.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing introduction and recitals, which are incorporated herein by reference, the following mutual covenants and conditions, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Town and the Magistrate hereby agree as follows:

1. **Judicial Independence.** In keeping with the separation of powers between the judicial and legislative, and the judicial and executive branches of government, the Magistrate, so long as she competently performs her duties and commits no act nor failure to act in such a manner that is determined to be good cause for the Town to terminate this Agreement, shall be independent of the Town’s other branches of government and shall be free of restrictions in performing her judicial duties.

2. **Duties.** The Magistrate’s powers and duties as the Town’s Magistrate include those set forth in the Chino Valley Town Code §§ 34.02 and 34.03; the proceedings of the Court are and shall continue to be governed by the Arizona Constitution, Arizona Revised Statutes, Arizona Code of Judicial Administration, and Arizona Rules of Court pertaining to the type and nature of the cause being heard; and the Court shall abide with Chino Valley Town Code and Arizona Revised Statutes with respect to fees and penalties that may be assessed.

2.1 **Work Hours.** The Magistrate shall maintain reasonable work hours Monday through Thursday except for legal holidays and shall be available as necessary on Fridays, weekends, and legal holidays to conduct initial appearances as required by law. In the event the Town changes its current days of operation from Monday – Thursday to any other schedule, the Magistrate shall adjust her work hours accordingly to ensure she is available on all days when the Court is regularly open for business.

2.2 Case Adjudication. The Magistrate shall preside as Judge over all assigned court calendar dockets in a timely fashion and shall, if necessary, secure the services of Judges Pro Tem or hearing officers to facilitate the timely adjudication of cases in the Court.

2.3 Judicial Conduct. The Magistrate shall, at all times during the term of this Agreement, ensure that her conduct as Presiding Magistrate Judge does not violate Arizona Supreme Court Administrative Order No. 93-30 (as amended by Order No. 96-32) and any other applicable order; the Code of Judicial Conduct, Rule 81 of Rules of the Supreme Court of Arizona; the Arizona Code of Judicial Administration; and any other rule or law governing the conduct of judges.

2.4 Externally-Imposed Obligations. The Town and the Magistrate agree and understand various Judicial Commissions, the State Legislature, or the Arizona Supreme Court may impose additional obligations, duties, and limitations upon the Magistrate. In this event, the provisions of this Agreement shall be modified or terminated, as the case may be, to the extent such Commission, Legislative, or Court directives are imposed and enforced.

3. Limited Administrative Duties. The Magistrate shall have limited administrative duties insofar as it is necessary to administer the Court and ensure its personnel adhere to the procedures proscribed by the Arizona Supreme Court, and such duties as otherwise set forth in the Chino Valley Town Code; however, said duties shall not interfere with the Town personnel assigned to the Court insofar as the Town's Personnel Policy is concerned. Court personnel salaries and wages, as well as their rights and obligations, shall remain under the Town's control; however, this provision shall not in any way deprive the Magistrate of the sufficient, adequate, and competent personnel necessary for the Magistrate to perform her judicial duties and limited administrative duties properly.

4. Court Facilities. With the assistance of the Magistrate, the Town shall make available, at all times during the term of this Agreement, adequate and comfortable physical facilities in which the Magistrate shall perform her duties, including filing facilities, supplies, and equipment deemed necessary for the expedient and orderly operation of the Court.

5. Pro Tem Magistrate.

5.1 Eligibility; Appointment. The Magistrate may appoint qualified individuals to serve in the position of Pro Tem Magistrate or hearing officer to provide services in her absence and in cases where she may not act pursuant to a change of judge being filed. A Pro Tem Magistrate may be appointed pursuant to Chino Valley Town Code § 34.02; if the appointee is not a sitting or retired judge, judge pro tempore, or magistrate, or a hearing officer who meets the qualifications of an associate or special magistrate, his or her appointment shall require prior approval by the Town Council. Pro Tem Magistrates may also perform the Magistrate's duties in cases where the Magistrate may be prohibited by law, ethics, illness, vacations, overload, and other reasonable reasons from performing her duties. Pro Tem Magistrates must meet all eligibility requirements set forth in the Town Code and Arizona Revised Statutes and shall comply with the Arizona Code of Judicial Administration.

5.2 Payment for Pro Tem Services. The Town shall pay for costs of a Pro Tem Magistrate assigned by the Yavapai County Justice and Municipal Court Administrator, the presiding Criminal Judge of Yavapai County Superior Court, or the Magistrate, when such assignment is required for any of the following reasons: (i) pursuant to any provision of Rule 10 of the Arizona Rules of Criminal Procedure; (ii) because of a conflict of interest preventing the Magistrate from serving; (iii) for absence by the Magistrate due to attendance at an educational program; or (iv) for absence by the Magistrate for sick leave or vacation time not to exceed a total of five weeks per year. The Town's costs incurred for using a Pro Tem Magistrate for any other reason shall be deducted from any payment due to the Magistrate.

6. Extended Absences. Extended periods during which the Magistrate is unable or unwilling to perform her duties due to illness, absences, incapacitation, or suspension by higher judicial authority may be cause for the Town to terminate this Agreement or, at the Magistrate's option, shall allow the Town to withhold installment payments to the Magistrate and use said sums to compensate temporary or permanent replacement of the Magistrate. For purposes of this Agreement, "extended periods" means periods longer than three consecutive weeks.

7. Compensation.

7.1 Base Salary. The Town shall pay the Magistrate \$80,500 for the 12-month period between July 1, 2025, and June 30, 2026, and \$80,500, plus the greater of 3% thereof or the Town approved Cost of Living Adjustment for FY 2026-2027, for the 12-month period between July 1, 2026, and June 30, 2027. The Town shall make such payments in 26 equal bi-weekly installments each year. The Magistrate expressly agrees and understands that no adjustment to her base salary shall occur relative to any merit increases provided to the Town's employees as part of the FY 2026-2027 annual budget.

7.2 Employee Benefits. The Town's Presiding Magistrate position is a part-time contract role. The Magistrate agrees and understands that the role does not include any of the benefits provided to Town employees, nor will the Magistrate accrue any.

8. No Assignment Permitted. The Magistrate recognizes this Agreement is personal to her, and her rights and obligations hereunder may not be transferred or assigned, except for the limited, temporary carrying-out of such duties by Pro Tem Magistrates as set forth in Section 5, above.

9. Term. This Agreement shall be effective on July 1, 2025, and shall remain in full force and effect through June 30, 2027, unless sooner terminated for cause as set forth below. After commencing her official duties, and thereafter during the term of this Agreement, the Magistrate shall not accept other employment or carry out any other business in conflict with the position of Presiding Magistrate unless authorized to do so by the Town Council, in writing, prior to the Magistrate engaging in such other activity; provided, however, that any such additional duties shall be conducted outside of regular work hours and without the use of the Town's resources or equipment.

10. Termination. During the term of this Agreement, the Magistrate may be removed from office by the Town Council for cause. Cause includes, but is not limited to, failure to comply with the Code of Judicial Conduct, the Arizona Code of Judicial Administration, and the Judicial Canons of Ethics embodied in the Arizona Code of Conduct for Judicial Employees, failure to comply with federal, state, and local laws, and failure to perform the duties set forth herein. Notice of removal of office shall be delivered in writing to the Magistrate following action by the Town Council. The Magistrate may terminate this Agreement and resign her appointment as Presiding Magistrate upon 30 days' written notice to the Town Mayor and the Town Manager. In addition to the provisions set forth above, the Town may terminate this Agreement and cease installment payments hereunder if, during the term of this Agreement or any renewal(s) hereto, either the Judicial or Legislative Branch, or both, or the State of Arizona, modify, merge, or abolish the lower Court Judicial System so as to make performance of this Agreement by the Magistrate impossible or impractical.

11. Professional Development.

11.1 Professional Associations. The Town agrees to budget for and to pay for the Magistrate's expenses of professional and official travel, meetings, and occasions as necessary to continue her professional development and to adequately pursue necessary official functions for the Court; provided, however, that such expenses shall be approved in advance by the Town Manager or authorized designee and the Magistrate promptly provides receipts thereof to the Town's Finance Department.

11.2 Continuing Education. The Town also agrees to budget for and to pay for the Magistrate's expenses for continuing education courses, institutes, and seminars necessary for her professional development as a judge and the good of the Court.

12. Bonding. The Town shall bear the full cost of any fidelity or other bonds required of the Magistrate under any law or ordinance.

13. Notices and Requests. Any notice or other communication required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given if (i) delivered to the party at the address set forth below, (ii) deposited in the U.S. Mail, registered or certified, return receipt requested, to the address set forth below, or (iii) given to a recognized and reputable overnight delivery service, to the address set forth below:

If to the Town: Town of Chino Valley
202 N. State Route 89
Chino Valley, Arizona 86323
Attn: Terry Denemy, Town Manager

With copy to: GUST ROSENFELD, P.L.C.
One East Washington Street, Suite 1600
Phoenix, Arizona 85004-2553
Attn: Andrew J. McGuire

If to Magistrate: To the then-current address on file with the Town's Human Resources Department.

or at such other address, and to the attention of such other person or officer, as any party may designate in writing by notice duly given pursuant to this Section. Notices shall be deemed received (i) when delivered to the party, (ii) three business days after being placed in the U.S. Mail, properly addressed, with sufficient postage or (iii) the following business day after being given to a recognized overnight delivery service, with the person giving the notice paying all required charges and instructing the delivery service to deliver on the following business day. If a copy of a notice is also given to a party's counsel or other recipient, the provisions above governing the date on which a notice is deemed to have been received by a party shall mean and refer to the date on which the party, and not its counsel or other recipient to which a copy of the notice may be sent, is deemed to have received the notice.

14. Waiver. No delay in exercising any right or remedy shall constitute a waiver thereof, and no waiver by the Town or the Magistrate of the breach of any covenant of this Agreement shall be construed as a waiver of any preceding or succeeding breach of the same or any other covenant or condition of this Agreement.

15. Attorneys' Fees. In the event either party finds it necessary to bring any action at law or other proceeding against the other party to enforce any of the terms, covenants or conditions hereof, or by reason of any breach or default hereunder, the party prevailing in such action or other proceeding shall be paid all reasonable costs and reasonable attorneys' fees by the other party and, in the event any judgment is secured by said prevailing party, all such costs and attorneys' fees shall be included therein, such fees to be set by the court and not by jury.

16. Headings. The descriptive headings of the sections of this Agreement are inserted for convenience only and shall not control or affect the meaning or construction of any of the provisions hereof.

17. Time of the Essence. Time is of the essence in this Agreement.

18. Assignment. This Agreement may not be assigned, in whole or in part.

19. Entire Agreement. This Agreement constitutes the entire Agreement between the parties hereto pertaining to the subject matter hereof. All prior and contemporaneous agreements, representations, and understandings of the parties, oral or written, are hereby superseded and merged herein.

20. Amendment. No amendment or waiver of any provision in this Agreement will be binding (i) on the Town unless and until it has been approved by the Town Council and has become effective or (ii) on the Magistrate unless and until it has been executed by the Magistrate or her authorized representative.

21. Governing Law. This Agreement is entered into in Arizona and shall be construed and interpreted under the laws of the State of Arizona.

22. Severability. Every provision of this Agreement is and will be construed to be a separate and independent covenant. If any provision in this Agreement or the application of the same is, to any extent, found to be invalid or unenforceable, then the remainder of this Agreement or the application of that provision to circumstances other than those to which it is invalid or unenforceable, will not be affected by that invalidity or unenforceability. Each provision in this Agreement will be valid and will be enforced to the extent permitted by law, and the parties will negotiate in good faith for such amendments of this Agreement as may be necessary to achieve its intent, notwithstanding such invalidity or unenforceability.

23. Covenant of Good Faith. In exercising their rights and in performing their obligations pursuant to this Agreement, the parties will cooperate with one another in good faith to ensure the intent of this Agreement can be attained. The Town and its Town Council shall not unreasonably withhold appropriation authority to fund the salary and other provisions of this Agreement.

24. Conflict of Interest. The Town may cancel this Agreement pursuant to ARIZ. REV. STAT. § 38-511.

25. Counsel Assistance; Fair Interpretation.

25.1 Counsel for the Magistrate. The Magistrate has either been assisted by counsel in connection with the preparation and execution of this Agreement or has chosen to forego such legal representation. The Magistrate acknowledges that this Agreement constitutes written notice from the Town that it advises her to seek legal counsel before signing this Agreement.

25.2 Counsel for the Town. The Town has been assisted by counsel of its own choosing in connection with the preparation and execution of this Agreement.

25.3 Fair Interpretation. This Agreement shall be construed according to the fair meaning of its language. The rule of construction that ambiguities shall be resolved against the party who drafted a provision shall not be employed in interpreting this Agreement.

26. Records and Audit Rights. To ensure that the Magistrate is complying with the warranty under Section 27 below, the Magistrate's books, records, correspondence, accounting procedures and practices, and any other supporting evidence relating to this Agreement (all the foregoing hereinafter referred to as "Records") shall be open to inspection and subject to audit and/or reproduction during normal working hours by the Town, to the extent necessary to adequately permit (i) evaluation and verification of any invoices, payments or claims based on the Magistrate's actual costs (including direct and indirect costs and overhead allocations) incurred, or units expended directly in the performance of work under this Agreement and (ii) evaluation of the Magistrate's compliance with the Arizona employer sanctions laws referenced in Section 27 below. To the extent necessary for the Town to audit Records as set forth in this Section, the Magistrate hereby waives any rights to keep such Records confidential. For the purpose of evaluating or verifying such actual or claimed costs or units expended, the Town shall have access to said Records from the effective date of this Agreement for the duration of the work and until

three years after the date of final payment by the Town to the Magistrate pursuant to this Agreement. The Magistrate shall provide the Town with adequate and appropriate workspace so that the Town can conduct audits in compliance with the provisions of this Section. The Town shall give the Magistrate reasonable advance notice of intended audits.

27. E-verify Requirements. To the extent applicable under ARIZ. REV. STAT. § 41-4401, the Magistrate warrants compliance with all federal immigration laws and regulations that relate to Town Court employees and compliance with the E-verify requirements under ARIZ. REV. STAT. § 23-214(A). The Magistrate's failure to comply with such warranty shall be deemed a material breach of this Agreement and may result in the termination of this Agreement by the Town.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first set forth above.

TOWN OF CHINO VALLEY, ARIZONA

PRESIDING MAGISTRATE

Tom Armstrong, Mayor

Angela M. Bradshaw Napper

ATTEST:

Erin N. Deskins, Town Clerk

APPROVED AS TO FORM:

Andrew J. McGuire, Town Attorney
Gust Rosenfeld P.L.C.



TOWN COUNCIL AGENDA ITEM STAFF REPORT

AGENDA ITEM # 5b
MEETING DATE: 5/27/2025
CONTACT PERSON: Katie Pehl, Finance Director
ITEM TYPE: Consent Item

AGENDA ITEM TITLE:

Consideration and possible action to approve Resolution No. 2025-1284, approving the proposed statements and estimates of expenses of the Town of Chino Valley Street Lighting Improvement Districts for fiscal year 2025/2026 and setting a date for the public hearing on the proposed statements and estimates for June 24, 2025.

SUMMARY:

Pursuant to § 48-616, Arizona Revised Statutes, as amended; setting a date for public hearing on the proposed statements and estimates as approved; and providing for notice of the public hearing and publication of the proposed statements and estimates of the expenses of the districts, which shall be provided for by the levy and collection of ad valorem taxes on the assessed value of all the real and personal property in the districts.

PREVIOUS ACTION:

N/A

STAFF RECOMMENDATION:

Approve Resolution No. 2025-1284, approving the proposed statements and estimates of expenses of the Town of Chino Valley Street Lighting Improvement Districts for fiscal year 2025/2026 and setting a date for the public hearing on the proposed statements and estimates for June 24, 2025.

FISCAL IMPACT?

Approval will create a levy to pay for street lighting within the CVSLID. The districts are accounted for in a separate fund by the Town.

ATTACHMENTS:

1.	RES 2025-1284 - CVSLID Tentative Budget FY 2025-26
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RESOLUTION NO. 2025-1284

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CHINO VALLEY, ARIZONA, APPROVING THE PROPOSED STATEMENTS AND ESTIMATES OF EXPENSES OF THE TOWN OF CHINO VALLEY STREET LIGHTING IMPROVEMENT DISTRICTS FOR FISCAL YEAR 2025/2026, PURSUANT TO ARIZONA REVISED STATUTES SECTION 48-616, AS AMENDED; SETTING A DATE FOR PUBLIC HEARING ON THE PROPOSED STATEMENTS AND ESTIMATES OF EXPENSES AS APPROVED; AND PROVIDING FOR NOTICE OF THE HEARING AND PUBLICATION OF THE PROPOSED STATEMENTS AND ESTIMATES OF EXPENSES OF THE DISTRICTS WHICH SHALL BE PROVIDED FOR BY THE LEVY AND COLLECTION OF AD VALOREM TAXES ON THE ASSESSED VALUE OF ALL THE REAL AND PERSONAL PROPERTY IN THE DISTRICTS.

WHEREAS, the provisions of Ariz. Rev. Stat. § 48-616 require the Mayor and Council of the Town of Chino Valley (the “Town Council”), to levy taxes upon all property, real and personal, in municipal street lighting improvement districts to pay the annual expenses of such districts; and

WHEREAS, the Town Council shall make annual statements and estimates of the expenses of each district that shall be provided for by the levy and collection of ad valorem taxes on the assessed value of all the property real and personal in the district, publish notice thereof, have hearings thereon, and adopt said statements and estimates as provided in Arizona Revised Statutes title 42, chapter 17, article 3; and

WHEREAS, the Town Council desires to approve said statements and estimates for the fiscal year beginning July 1, 2025, and ending June 30, 2026, for the following: (i) Chino Valley, Arizona, CVSLID #1 Lighting Improvement District; (ii) Chino Valley, Arizona, CVSLID #2 Lighting Improvement District; (iii) Chino Valley, Arizona, CVSLID #3A Lighting Improvement District (collectively, the “Lighting Districts”); and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the Town of Chino Valley, Arizona, as follows:

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. The proposed statements and estimates of expenses of the Town of Chino Valley Lighting Districts for Fiscal Year 2025/2026, attached hereto as Exhibit A and incorporated herein by reference, is hereby approved.

SECTION 3. The Town Clerk is authorized and directed to (i) make available the statements and estimates of expenses available for inspection, not later than seven days after the date of this Resolution, at the Chino Valley Public Library, at the Chino Valley Town Hall, and on the official Town Website; and (ii) publish the statements and estimates of expenses in the official Town newspaper once per week for two consecutive weeks (a) the official statements and estimates of expenses and (b) a notice of the public hearing of the Town Council to hear taxpayers and make tax levies at designated times and places. The notice shall include the physical addresses of the Chino Valley Public Library and the Chino Valley Town Hall, and the website where the statements and estimates of expenses may be found.

SECTION 4. A public hearing and special meeting to approve the statements and estimates of expenses of the Lighting Districts shall be set for June 24, 2025.

SECTION 5. This Resolution shall be effective from and after its passage and approval according to law.

SECTION 6. All resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

SECTION 7. If any section, subsection, sentence, clause, phrase, or portion of this Resolution is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Chino Valley, Arizona, this 27th day of May 2025.

Tom Armstrong, Mayor

ATTEST:

Erin N. Deskins, Town Clerk

APPROVED AS TO FORM:

Andrew J. McGuire, Town Attorney
Gust Rosenfeld, PLC

I hereby certify that the above foregoing Resolution No. 2025-1284 was duly passed by the Council of the Town of Chino Valley, Arizona, at a regular meeting held on May 27, 2025, and that quorum was present thereat and that the vote thereon was ____ ayes and ____ nays and ____ abstentions. ____ Council members were absent or excused.

Erin N. Deskins, Town Clerk

EXHIBIT A
TO
RESOLUTION NO. 2025-1284

[Statements and Estimates of Expenses]

See the following page.

EXHIBIT "A"

TOWN OF CHINO VALLEY, ARIZONA
Street Lighting Improvement Districts

Statements and Estimates of Expenses

Fiscal Year - 2025/2026

Co. No.	Dist. No.	Town ID No.	Town ID Name	A 2024/2025 Estimated Actual Expenses	B 2024/ 2025 Levy Request	C 2024/2025 Difference on Expenses vs. Levy	D 2025/2026 Projected Expenses	E 2025/ 2026 Levy Request
13004	CVSLID 1		Chino Valley, Arizona, CVSLID #1 Lighting Improvement District	\$ 2,257	\$2,200	\$(57)	\$2,300	\$2,300
13005	CVSLID 2		Chino Valley, Arizona, CVSLID #2 Lighting Improvement District	\$ 1,215	\$1,100	\$(115)	\$1,220	\$1,220
13006	CVSLID 3A		Chino Valley, Arizona, CVSLID #3A Lighting Improvement District	\$ 1,107	\$1,050	\$(57)	\$1,130	\$1,130
Total				\$ 4,579	\$ 4,350	\$ (229)	\$ 4,650	\$ 4,650



TOWN COUNCIL AGENDA ITEM STAFF REPORT

AGENDA ITEM # 5c
MEETING DATE: 5/27/2025
CONTACT PERSON: Katie Pehl, Finance Director
ITEM TYPE: Consent Item

AGENDA ITEM TITLE:

Consideration and possible action to approve Resolution No. 2025-1285, approving the proposed statements and estimates of expenses of the Del Sol Maintenance Improvement District for fiscal year 2025/2026 and setting a date for the public hearing on the proposed statements and estimates for June 24, 2025.

SUMMARY:

Pursuant to § 48-574, Arizona Revised Statutes, as amended; setting a date for public hearing on the proposed statements and estimates as approved; and providing for notice of the hearing and publication of the proposed statements and estimates of the expenses of the district which shall be provided for by the levy and collection of ad valorem taxes on the assessed value of all the real and personal property in the district.

PREVIOUS ACTION:

N/A

STAFF RECOMMENDATION:

Approve Resolution No. 2025-1285, approving the proposed statements and estimates of expenses of the Del Sol Maintenance Improvement District for fiscal year 2025/2026 and setting a date for the public hearing on the proposed statements and estimates for June 24, 2025.

FISCAL IMPACT?

Approval will create a levy to pay for maintenance within the maintenance improvement district. The district is accounted for in a separate fund by the Town.

ATTACHMENTS:

1.	RES 2025-1285 - DSMID Tentative Budget FY 2025-26
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RESOLUTION NO. 2025-1285

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CHINO VALLEY, ARIZONA, APPROVING THE PROPOSED STATEMENTS AND ESTIMATES OF EXPENSES OF THE TOWN OF CHINO VALLEY DEL SOL MAINTENANCE IMPROVEMENT DISTRICT FOR FISCAL YEAR 2025/2026, PURSUANT TO ARIZONA REVISED STATUTES SECTION 48-574, AS AMENDED; SETTING A DATE FOR PUBLIC HEARING ON THE PROPOSED STATEMENTS AND ESTIMATES OF EXPENSES AS APPROVED; AND PROVIDING FOR NOTICE OF THE HEARING AND PUBLICATION OF THE PROPOSED STATEMENTS AND ESTIMATES OF EXPENSES OF THE DISTRICT WHICH SHALL BE PROVIDED FOR BY THE LEVY AND COLLECTION OF AD VALOREM TAXES ON THE ASSESSED VALUE OF ALL THE REAL AND PERSONAL PROPERTY IN THE DISTRICT.

WHEREAS, the provisions of Ariz. Rev. Stat. § 48-574 require the Mayor and Council of the Town of Chino Valley (the "Town Council"), to levy taxes upon all property, real and personal, in maintenance improvement districts to pay the annual expenses of such districts; and

WHEREAS, the Town Council shall make annual statements and estimates of the expenses of each district that shall be provided for by the levy and collection of ad valorem taxes on the assessed value of all the property real and personal in the district, publish notice thereof, have hearings thereon, and adopt said statements and estimates as provided in Arizona Revised Statutes title 42, chapter 17, article 3; and

WHEREAS, the Town Council desires to approve said statements and estimates for the fiscal year beginning July 1, 2025, and ending June 30, 2026, for the Del Sol Maintenance Improvement District; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the Town of Chino Valley, Arizona, as follows:

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. The proposed statements and estimates of expenses of the Del Sol Maintenance Improvement District for Fiscal Year 2025/2026, attached hereto as Exhibit A and incorporated herein by reference, is hereby approved.

SECTION 3. The Town Clerk is authorized and directed to (i) make available the statements and estimates of expenses available for inspection, not later than seven days after the date of this Resolution, at the Chino Valley Public Library, at the Chino Valley Town Hall, and on the official Town Website; and (ii) publish the statements and estimates of expenses in the official Town newspaper once per week for two consecutive weeks (a) the official statements and estimates of expenses and (b) a notice of the public hearing of the Town Council to hear taxpayers and make tax levies at designated times and places. The notice shall include the physical addresses of the Chino Valley Public Library and the Chino Valley Town Hall and the website where the statements and estimates of expenses may be found.

SECTION 4. A public hearing and special meeting to approve the statements and estimates of expenses of the Del Sol Maintenance Improvement District shall be set for June 24, 2025.

SECTION 5. This Resolution shall be effective from and after its passage and approval according to law.

SECTION 6. All resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

SECTION 7. If any section, subsection, sentence, clause, phrase, or portion of this Resolution is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Chino Valley, Arizona, this 27th day of May 2025.

Tom Armstrong, Mayor

ATTEST:

Erin N. Deskins, Town Clerk

APPROVED AS TO FORM:

Andrew J. McGuire, Town Attorney
Gust Rosenfeld, PLC

I hereby certify that the above foregoing Resolution No. 2025-1285 was duly passed by the Council of the Town of Chino Valley, Arizona, at a regular meeting held on May 27, 2025, and that quorum was present thereat and that the vote thereon was ____ ayes, ____ nays, and ____ abstentions. ____ Council members were absent or excused.

Erin N. Deskins, Town Clerk

EXHIBIT A
TO
RESOLUTION NO. 2025-1285

TOWN OF CHINO VALLEY, ARIZONA
Maintenance Improvement Districts

Statements and Estimates of Expenses

Fiscal Year - 2025/2026

Co. Dist. No.	Town ID No.	Town ID Name	A	B	C	D	E
			2024/2025 Estimated Actual Expenses	2024/2025 Levy Request	2024/2025 Difference on Expenses vs. Levy	2025/2026 Projected Expenses	2025/2026 Levy Request
28290	MID- 2022- 001	Chino Valley, Arizona, Del Sol Maintenance Improvement District	\$ 2,600	\$ 2,600	\$ -	\$ 2,750	\$ 2,750
Total			\$ 2,600	\$ 2,600		\$ 2,750	\$ 2,750



TOWN COUNCIL AGENDA ITEM STAFF REPORT

AGENDA ITEM # 5d
MEETING DATE: 5/27/2025
CONTACT PERSON: Erin Deskins, Town Clerk
ITEM TYPE: Consent/Minutes

AGENDA ITEM TITLE:

Consideration and possible action to approve the April 22, 2025, study session and regular meeting minutes.

STAFF RECOMMENDATION:

Approve the April 22, 2025, study session and regular meeting minutes.

ATTACHMENTS:

1.	2025 04 22 CC SS RG MND_wWM
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**MINUTES OF THE STUDY SESSION AND
REGULAR MEETING OF THE
TOWN COUNCIL OF THE TOWN OF CHINO VALLEY**

TUESDAY, APRIL 22, 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 5:03 p.m.

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

Absent: Vice-Mayor Eric Granillo, Councilmember Robert Schacherer

Staff Present: Town Manager Terri Denemy, Town Attorney Andrew McGuire, Development Services Director Laurie Lineberry, Assistant Development Services Director Will Dingee, Finance Director Katie Pehl, Public Works Director/Town Engineer Frank Marbury, Community Services Director Cyndi Thomas, IT Support Technician Matthew Widner, Audio Visual Technician Nicholas Harwick, Deputy Town Clerk Sara Burchill, Town Clerk Erin N. Deskins

2. Discussion and update from representatives of Circle K and the Arizona Department of Environmental Quality (ADEQ) regarding the Circle K Store fuel release remediation.

Kyle Cassidy, Circle K Fuel Director, presented the following:

- Introduced Circle K representatives.
- It had been a year since Circle K presented to the Council, and they wanted to update the progress of remediation and detection.
- Circle K took responsibility for the incident.
- Discussed steps the company has taken to avoid future incidents including refining training and expanding training to any new employee along with annual refreshers, broadened exception reports used daily, created SOPs with their carriers, etc.

Lynn Niewiadomski, President of ENCORE Consulting, presented the following:

- Briefly listed the topics to be discussed.
- Gave a brief overview of the investigation activities conducted to date, including soil borings, placing monitor wells, groundwater sampling, sampling nearby drinking wells, etc.
- Detailed the detection of toluene and xylenes in the monitor wells, both of which were under state and federal regulatory levels.

- Private drinking wells were sampled approximately weekly from February 2024 through March 2025 and all results were below the lab detection limit.
- Gave details on the remediation activities, including the construction of a block wall and underground piping. Remediation operations had been ongoing since March 2024 and removed nearly 80,000 pounds of gasoline-range organic compounds. Concentrations of those compounds have come down over time.
- Gave a summary of the investigation and remediation activities and detailed the next steps.

Chris Marks, Senior Environmental Scientist with ADEQ, presented the following:

- ADEQ is in a regulatory role in this case, so they were not taking direct action, rather reviewing the actions conducted by Circle K and their environmental consultant for compliance with regulations. They were here just to answer questions and provide clarification.

Mark Holmes, Town Water Consultant, presented the following:

- Data retrieved since Circle K caught the release was just a blink of the eye. Data being captured today may also be recording historic releases that may have gone on unknown.
- He highlighted the good things such as the clay layer and quick action by Circle K. He felt it would all continue to eliminate contamination and put the site back into a safe margin.

Val Altamirano, Circle K Recruitment Development Manager, presented the following:

- There were controls that were not managed correctly and those employees who ignored processes were no longer with Circle K.

Mayor Armstrong opened the meeting for public comment.

Joe Zarnoch presented the following:

- He was a retired environmental specialist, however, his knowledge was based on California standards.
- He concurred with statements from Circle K that this should never have happened.
- Discussed the underground storage tank and standards for securing them. The sump includes a sensor which would signal an alarm if the sump was full.
- He recommended that Circle K hire a third-party monitoring company for better confidence in the detection of alarms to enhance response.
- Discussed the importance of groundwater monitoring.

Council and representatives discussed the following:

- Councilmember Switzer inquired if the toluene and xylenes levels were previously at zero.
 - Ms. Niewiadomski stated that they were previously below the laboratory detection limit, not necessarily zero.
 - Councilmember Switzer asked for clarification that the compounds are present in gasoline.

- Ms. Niewiadomski stated that is correct.
- Councilmember Switzer inquired about the less frequent testing of the private wells and inquired why they would slow down testing when detection was increasing.
 - Ms. Niewiadomski stated that she was not certain that what they were seeing was related to the release. They were still investigating the data and would continue monitoring. Those compounds were never found in the private wells.
 - Further discussed the presence of the mentioned compounds.
- Councilmember McCafferty inquired what the static water level was in the area of the fuel release.
 - Ms. Niewiadomski stated that they encountered water at 198 feet but then came up to a static water level of about 176 feet.
- Councilmember Holt asked Ms. Niewiadomski to share data with the Town every time they have new data.
 - Staff stated they were posting those results on the Town website.
- Councilmember McCafferty referred to the clay layer above the water table and inquired if the spill was being contained above the clay layer.
 - Ms. Niewiadomski stated that they could see evidence of the release from approximately 15 to 150 feet with varying degrees of concentration. They have not seen evidence of the release deeper than the confining layer.
- Councilmember McCafferty inquired if they knew the direction that the water was traveling and if they had tested the water downstream.
 - Ms. Niewiadomski stated that the water moved very slowly and they now had a good record of how the aquifer was behaving due to all the sampling they had done. The gradient was more to the north-northwest during the fall, winter, and spring. In the summer it moves to the southeast. They have wells in both gradient directions to account for the seasonal fluctuation.
- Mayor Armstrong stated that crews were out today and inquired about what they were doing.
 - Ms. Niewiadomski stated that they were sampling the ground water at approximately 168 and 180 feet.
- Mayor Armstrong inquired if it was true or not that 86,000 gallons of gasoline went into the ground.
 - Mr. Cassidy stated that 86,000 was the high estimate and they did that to err on the side of overreporting.
- Mayor Armstrong inquired what the contamination level was now.
 - Ms. Niewiadomski stated that the data shows a significant release and they were currently evaluating that data to try to discern why there was a discrepancy between Circle K's inventory and what ADEQ thinks might be there.
- Councilmember Switzer inquired what monitoring system the site used.
 - Mr. Cassidy stated it used Veeder-Root.
 - Further discussed the amount of gasoline that was accepted, and what was monitored going out through gas pumps. Councilmember Switzer inquired what the exact difference was between gallons accepted and gallons dispersed via pump.
 - Mr. Cassidy stated it was about 78,000 gallons.
- Councilmember Switzer inquired if the SOPs were company-wide or just the station.

- Mr. Cassidy stated it was across their business unit to include all of Arizona and Nevada. They have also shared the changes with all other business units.
- Mayor Armstrong asked for clarification that nothing was still leaking.
 - Mr. Cassidy stated he was confident that nothing was leaking.
- Councilmember Holt inquired how much the sump held.
 - Mr. Cassidy stated it was a few hundred gallons.
- Councilmember Holt inquired how 78,000 gallons got out of the sump without anyone noticing.
 - Mr. Cassidy stated the theory was that it flowed out over a 17-day period and sank into the pea gravel surrounding the tank but never saturated to a point that it came up to the surface.
 - Further discussion ensued regarding how the sump failed, where, and whether gasoline leaked out leaving any external signs of the leak.
- Councilmember Switzer inquired how many fuel dispensers were at the site.
 - Mr. Cassidy stated they had three.
 - Councilmember Switzer inquired how many gallons they could pump per minute.
 - Mr. Cassidy stated it was roughly seven to 10.
- Councilmember Holt inquired why there was no investigation beyond what Circle K was doing.
 - Mr. Marks stated that ADEQ was bound by the regulations existing within the state which specified that the responsible party takes the lead on corrective actions unless entered into an agreement with the state whereby they demonstrate the party is financially or technically incapable of conducting an investigation themselves.
 - Councilmember Holt stated that's why there was a question about exactly how many gallons were leaked and questions on if the Town was getting the whole story.
- Councilmember Switzer inquired if the sump was supposed to be encased all the way to the surface.
 - Mr. Marks stated that he is not an equipment expert, however, a containment unit would need to be liquid tight and there were testing standards about how much that sump was filled with water for a hydrostatic test and then monitored through time to discover if there was a leak.
 - Councilmember Switzer asked for information on how the unit was supposed to be designed, if it was installed that way, and how it is currently installed.
 - Mr. Marks stated that Arizona meets but does not exceed federal regulations. He could provide Council with regulations regarding containment units and containment sumps.
 - Councilmember Switzer inquired if facilities were required to update their systems to meet current requirements.
 - Mr. Marks stated it would depend on the language of the update. Some require immediate updates, and others are as the system is repaired or modified.
- Councilmember Switzer referred to the detection of toluene and xylenes and inquired if the lengthening of testing would be recommended by ADEQ.
 - Mr. Marks stated that data had not been submitted to ADEQ yet for review. ADEQ would need additional information to know if the presence of the components represented a condition in the subsurface along with the Site

- Characterization Report to know the full extent of soil and groundwater and the contaminant behavior now and in the future.
- Councilmember Switzer stated that he felt the testing frequency should increase, not decrease.
 - Councilmember McCafferty inquired if Mr. Marks felt that Circle K was doing everything they should be doing.
 - Mr. Marks stated that the remedial investigation is in compliance with their regulations. The program initiated early and was initiated at multiple depths within the vadose zone. The work plans were also being preapproved by ADEQ.
 - Councilmember McCafferty inquired what the soil vapor extraction system was doing.
 - Mr. Marks stated it was sucking the vapor out. It was a common and appropriate technology for remediation of gasoline in many environmental settings. Borings were drilled into the impacted area, slotted like a normal well would be but are specifically in the soil, then a vacuum is applied to the subsurface to pull in the vapor within the subsurface and is then treated at the surface.
 - Councilmember McCafferty inquired if there was a way to quantify what had been brought up.
 - Mr. Marks stated there were limitations. There were ways to correlate things, but he cautioned against making direct translations between pounds of contaminants removed and gallons of gasoline identified.
 - Councilmember Phillips inquired if they might need to test further out than the perimeter shown on the maps.
 - Mr. Holmes stated that they would continue to monitor. The subsurface is very dynamic and surprises might come up. They currently have a nice network of wells working to keep everything on site. If something showed up, they would be able to catch it and take action to get ahead of it.
 - Councilmember Switzer inquired if the levels of toluene and xylenes concerned Mr. Holmes.
 - Mr. Holmes stated that the instruments were only finding amounts just above the detection limit. They don't yet know if those levels are background concentrations from other releases from 20 or 30 years ago.
 - Mr. Holmes also discussed the fluctuations in the gradient possibly changing concentrations of the water content.
 - Mayor Armstrong inquired how often ENCORE was giving reports to the Town.
 - Ms. Niewiadomski stated that they were updating private well sampling as it occurred and going forward it would be monthly. They were updating ADEQ which were available to the public on their website.
 - Mr. Marks stated that ADEQ received reports on the regulatory case and informational updates as they became available.

3. ADJOURNMENT

MOVED by Councilmember Sherri Phillips, seconded by Councilmember John McCafferty to adjourn the meeting at 6:00 p.m.

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

NAY: None

5 - 0 Passed – Unanimously

REGULAR MEETING

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

Mayor Armstrong called the meeting to order at 6:09 p.m. and led the Pledge of Allegiance.

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

Absent: Vice-Mayor Eric Granillo, Councilmember Robert Schacherer

Staff Present: Town Manager Terri Denemy, Town Attorney Andrew McGuire, Officer Jason Ehlert (Sgt. at Arms) (arrived at 6:31 p.m., left at 6:41 p.m., rejoined at 7:17 p.m.), 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, Officer Steve Sellers, K9 Officer Sirius, Community Services Director Cyndi Thomas, IT Support Technician Matthew Widner, Audio Visual Technician Nicholas Harwick, Deputy Town Clerk Sara Burchill, Town Clerk Erin N. Deskins

2. INTRODUCTIONS, PRESENTATIONS, AND PROCLAMATIONS

- a. Presentation of a \$1,000 check to Chino Valley Police Department K-9 Unit from the Chino Valley Canine Training Club from the proceeds of their inaugural fundraiser, "The Territorial K9 Stroll."

Donna Armstrong, Chino Valley Canine Training Club, presented the following:

- The event was planned in two weeks.
- Raised \$1,000 for Officer Sellers and presented him with a check.

Steve Brown, Arizona Rangers, presented Officer Sellers with a \$500 check.

- b. Presentation and recognition to Custom Towing, Chino Valley Small Business of the Quarter.

Terri Denemy, Town Manager, presented the following:

- This recognition was in partnership with the Chamber of Commerce.

Mayor Armstrong read the certificate thanking Custom Towing for their contributions to Chino Valley and honoring them as Small Business of the Quarter.

Tom and Rebecca Cutlip were not able to attend.

- c. Presentation of Proclamation recognizing Town of Chino Valley Volunteers.

Terri Denemy, Town Manager, presented the following:

- Next week is National Volunteer Week.
- The Town would be holding a volunteer appreciation event for the 200 volunteers on April 28, 2025, from 2:00 p.m. to 3:00 p.m.

Mayor Armstrong read and presented the proclamation.

- d. Presentation of Proclamation to MATFORCE recognizing Stand With Me, Be Drug Free Week.

Josh McIntire, Chief of Police, presented the following:

- The Chino Valley Police Department and MATFORCE had a longstanding partnership to help reduce substance use and create a safer community.
- Introduced Ivy Chamberlin.

Ivy Chamberlin, MATFORCE Youth Education Coordinator, presented the following:

- The Chair of the Yavapai Youth Council would be speaking on MATFORCE's behalf.

Chey Rytting, Yavapai Youth Council, presented the following:

- Discussed MATFORCE goals, namely stopping substance abuse before it starts.
- The organization supports parents and caregivers with free parenting education classes, community training, etc.
- This proclamation was to celebrate those who choose to be healthy and provide support to those who need it.

Mayor Armstrong read and presented the proclamation.

- e. Introduction to Geographic Information Systems (GIS) provided by Will Dingee, Assistant Development Services Director.

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

- Gave a brief description of the GIS program and its functions ranging from planning new roads to ensuring public safety.
- Chino Valley's GIS system had not been maintained or updated in seven years and becomes more and more outdated only being updated when projects specifically demand it. This hindered staff's ability to make timely and accurate decisions.
- Briefly discussed the County GIS interactive map which staff and members of the public use to get information on properties.
- Discussed GIS's ability to ensure public safety via accurate addressing, road data, etc.
- Discussed the impacts GIS could have for Public Works and Development Services including road condition maps, street sign management, fire hydrant location, property information such as rezones and conditional use permits, etc.

- Gave a list of projects a GIS analyst could complete in their first three years of employment.
- Gave a list of benefits GIS would be to the community.

Council and staff discussed the following:

- Councilmember McCafferty inquired if the Town could effectuate changes on the Yavapai GIS site.
 - Staff stated they could within certain parameters established by Yavapai County such as zoning or addresses, etc. Lot splits are done through the assessor's office and is not something the Town could change.
- Councilmember McCafferty inquired if information such as conditional use permits would be on the staff side or public side.
 - Staff stated it could be on the public side as those documents are all public record.
- Councilmember McCafferty inquired about including crime data.
 - Staff stated anything that could be spatially located, such as with an address, could be used in GIS.

- f. Presentation by Katie Pehl, Finance Director, regarding the January–March 2025 quarterly financial report.

Katie Pehl, Finance Director, presented the following:

- Gave the location of the full financial report on the Town's website.
- The Town was on track to budget in all areas on expenditures and revenues.
 - Staff was monitoring the transaction privilege tax revenues. Gave further detail on these revenues.
 - Gave a brief overview of the revenues and expenditures in the General Fund, HURF, Water Fund, and Wastewater Fund.

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.

No speaker comment cards were turned in.

Mayor Armstrong reopened Call to the Public with the Council's consideration after Item 6(b), but is retained here for consistency.

Will Williams, Town of Chino Valley resident, presented the following:

- The Town now had a Chino Valley community theater.
- The first performance was held on Valentine's Day. The next would be held next month reading letters written by American soldiers to their loved ones during the Revolutionary War through conflicts in the Middle East. There would also be live music.
- Tickets were being sold at the library, Senior Center, and Grace Church business office.

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:

- He attended a tree planting at the Sharlot Hall Museum.
- Chamber of Commerce had a lot of events coming up and he encouraged people to go on their website to see what was coming.

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

Terri Denemy, Town Manager, presented the following:

- Drew Ryn was eliminated from American Idol. She represented Chino Valley well. The Town was planning a welcome home celebration in her honor.
- Maggie Holmberg, Economic Development Manager, was recently reelected to the Arizona Association of Economic Development Board of Directors.
- Annual Community Cleanup was coming up on Friday May 9th and Saturday May 10th from 9:00 a.m. to 3:00 p.m. at Old Home Manor.
- On May 3rd Parks & Recreation would be holding a Chino Valley movie night at Memory Park for May the Fourth.
- Mother's Day craft would be held on May 9th from 3:00 to 5:00 p.m. at the Chino Valley library.
- Supervisor Chris Kuknyo was getting married this evening and the ceremony could be viewed online.

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.

- a. Consideration and possible action to approve the March 17, 2025, special meeting minutes.

Councilmember Switzer requested a change to the minutes. He stated the second motion should state, “additional utility scale solar facilities including BESS storage, CSP, **and** wind...”

MOVED by Councilmember John McCafferty, seconded by Councilmember Robert Switzer to approve Consent Agenda item 5a.

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

NAY: None

5 - 0 Passed – Unanimously

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. Consideration and possible action to adopt a notice of intent and set a public hearing to consider increasing the transaction privilege tax rate on manufactured building sales.

Recommended Action: Adopt the Notice of Intent and set a public hearing for June 24, 2025, to consider increasing the transaction privilege tax rate to 2.6% on manufactured building sales.

Katie Pehl, Finance Director, presented the following:

- Gave a brief history of prior Council actions regarding this tax rate.
- Gave the tax rates on manufactured buildings in neighboring communities.
- Clarified how manufactured buildings are taxed pursuant to Arizona Revised Statutes and Town Code.
- Discussed why staff was recommending a rate of 2.6%.
- Gave a breakdown of the additional steps that would be taken before a rate increase could go into effect.

Council and staff discussed the following:

- Councilmember Holt clarified that this change would only affect newly purchased manufactured homes from a dealer.
 - Staff stated that was correct. Used sales did not count.
- Councilmember Holt asked for clarification on how staff worked out that 2% was the equivalent to what a contractor would cost for a stick-built home.
 - Staff stated it was just the tax rate that was equivalent. Construction contracting receives a 35% reduction of gross receipts. When applied to a 4% tax rate it make a net tax rate of 2.6%.

- Councilmember Holt stated that he looked at what a new modular home would cost and they were about \$120,000 making the tax \$2,400 with the current rate. At 4% it would be \$4,800 which would be less than \$20/month over a 20-year loan.
- Councilmember Switzer clarified that contractors were only paying a 2.6% tax rate to build a stick-built house.
 - Staff stated that was correct but only for the Town's portion of taxes.
- Councilmember Switzer stated that he wanted to push this item to the next meeting so they could have input from the two absent councilmembers.
 - Staff stated there was no issue with pushing the item, but the effective date would be moved to October 1st.
- Councilmember McCafferty inquired if staff's opinion was that this was an equitable tax.
 - Staff felt it was a good resolution to find some middle ground. Jumping to 4% could potentially push business to other locations, but that might not happen if the increase is a minimal amount. Staff felt this was a situation that might be good to take a measured approach and do a stair-step increase.

MOVED by Councilmember Robert Switzer, seconded by Councilmember Sherri Phillips to table the item until the next Council meeting due to the absence of Councilmember Schacherer and Vice-Mayor Granillo.

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

NAY: None

5 - 0 Passed – Unanimously

Meeting recessed at 7:12 p.m.

Meeting resumed at 7:22 p.m.

- b. Public hearing, consideration, and possible action to approve Resolution No. 2025-1282, adopting a new consolidated fee schedule, and to approve Ordinance No. 2025-951, amending Town Code Chapter 51 - Water and Sewers.

Recommended Action: 1) Hold the public hearing; 2) Approve Resolution No. 2025-1282, adopting the new consolidated fee schedule with an effective date of July 1, 2025; 3) Approve Ordinance No. 2025-951, amending Chapter 51 - Water and Sewers.

Katie Pehl, Finance Director, presented the following:

- Gave a brief overview of the process for updating the fee schedule.
- Staff recommended that once the public hearing had been held Council move to postpone the item to the May 13th meeting due to the large attendance for the item and the absence of two councilmembers. This would not affect the effective date.
- Gave a list of what was considered when making the new fee schedule.
- Reviewed the revisions that were made as a result of the February meeting where this item was previously discussed.

- Reviewed the Town Code changes that would be made in conjunction with this revised fee schedule.

Council and staff discussed the following:

- Mayor Armstrong stated that if this item is postponed, another public hearing would be held at the next meeting.

Mayor Armstrong opened the Public Hearing.

Frank Bergwall, Town of Chino Valley resident, presented the following:

- He asked the Town Council to reduce the proposed increase to sewer and water rates.
- He was retired and living on a fixed income and suffering from all the other cost of living increases.

Barbara Lucas, Town of Chino Valley resident, presented the following:

- She lived in Country West and shared Mr. Bergwall's life stage. She stated that their raise for the year from their retirement was \$75.25/month. Medicare and supplement was also more.
- She stated a 137% increase in their sewer bill would be difficult for them.
- She stated that the residents did not have children and families and used significantly less water.

Council and staff discussed the following:

- Council sought clarification on the rates being increased.
 - Staff stated that there was a proposed increase in monthly sewer rates for mobile home and RV park spaces. They were previously calculated based on equivalent dwelling units which was an estimated formula based on water usage. Those rates were never included in additional fee reviews or schedules, so staff added lines for RV park and mobile home spaces to remove any gray area.

Mark Vucich, Town of Chino Valley resident, presented the following:

- He had been a resident for over 20 years and served on the Board of Adjustment.
- He felt that if the fees only targeted manufactured home parks and not individual manufactured homes that they were targeting a particular class.
- He agreed that they used less water.

Council and staff discussed the following:

- Staff stated that manufactured homes on individual lots were already paying the full \$61.53/month charge if connected to sewer no matter the size of the home. Because a lot of the Town's sewer customers were also not hooked up to water, they were not able to charge based on the amount of water usage. Staff was able to find that park residents on water and sewer did use approximately 64-67% of what regular homes utilized.

David Newman, Town of Chino Valley resident, presented the following:

- He discussed capital outlay to demonstrate that the parks would see an increase in rent if there was a sewer line problem and the Town would not see an expenditure.
- He also discussed unit usage, stating that the occupancy of each unit on average was 1.5 people. He stated that doctors often tell older people not to bathe as often because they have fragile skin.

Beverly Duffy, Town of Chino Valley resident, presented the following:

- She stated that one-size fits all was not appropriate for the 55+ community. She suggested special provision for 55+ communities.
- She asked Council not to approve the resolution at this time.

Megan Meurs, Country West Mobile Home Park owner, presented the following:

- She was involved in the 2017 change of sewer rates which was based on historical usage.
- They just broke ground on building 32 new RV spaces, and she questioned if they would be charged the rate for all spots, or only those being used.

Council and staff discussed the following:

- Staff stated that all spaces would be charged whether occupied or not.
- Staff recommended a reduced rate, which Council could still move forward with, which would take into account the vacancies and lower water usage.

Mayor Armstrong closed the Public Hearing.

MOVED by Councilmember Robert Switzer, seconded by Councilmember John McCafferty to table the item to the next Council meeting when they have a full Council.

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

NAY: None

5 - 0 Passed – Unanimously

7. ADJOURNMENT

MOVED by Councilmember Sherri Phillips, seconded by Councilmember Larry Holt to adjourn the meeting at 7:53 p.m.

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

NAY: None

5 - 0 Passed - Unanimously

Tom Armstrong, Mayor

ATTEST:

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 22nd day of April, 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____ day of _____, 2025.

Erin N. Deskins, Town Clerk

DRAFT



TOWN COUNCIL AGENDA ITEM STAFF REPORT

AGENDA ITEM # 6a
MEETING DATE: 5/27/2025
CONTACT PERSON: Katie Pehl, Finance Director
ITEM TYPE: Action Item

AGENDA ITEM TITLE:

Consideration and possible action to approve Resolution No. 2025-1283, approving a Tentative Budget for the fiscal year 2025/2026 and proposed expenditure limitation for the same year, in the amount of \$46,716,189 and setting a public hearing date of June 24, 2025, on the tentative budget and adoption of the final budget.

SUMMARY:

During the Council meeting held on April 30, 2025, staff presented the initial draft of the FY 2025/2026 budget for the Council's review and consideration. An additional study session was held on May 12, 2025, to further discuss budget requests. Following that meeting, updates were made to the draft and estimated rollovers for ongoing projects were incorporated. The revised tentative budget establishes the expenditure cap for the upcoming fiscal year, which totals \$46,716,189. The table below outlines the changes from the preliminary total of \$46,195,322.

	Action	Type	
Preliminary FY 2025-26 Budget With Recommendations			\$46,195,322
Reduced/Removed:			
GIS Specialist	Reduced	Personnel	(10,000)
Custodian Position	Removed	Personnel	(60,386)
Economic Development Travel	Reduced	Operating	(7,000)
Yavapai Regional Transit Contribution	Reduced	Operating	(3,000)
Shooting Range Bathrooms	Removed	Major Capital	(275,000)
Pickleball Courts (Renamed Park Improvements - Phase I)	Reduced	Major Capital	(400,000)
Increased/Added/Rollovers:			
Contract Custodial Services	Added	Operating	71,000
Street Improvements - Chip Seal	Increased	Major Capital	500,000

Zoning Code Re-write	Rollover	One-Time Operating	250,000
Landscape Design Plan	Rollover	One-Time Operating	21,812
Integrated Utility Master Plan	Rollover	One-Time Operating	189,643
Stabilization of Del Rio Springs	Rollover	One-Time Operating	168,798
Annual Parking Lot Maintenance	Rollover	Minor Capital	75,000
Total FY 2025-26 Tentative Budget			\$46,716,189

Per Resolution No. 2025-1283, the Town Clerk is directed to publish the tentative budget, adhering to legal requirements. This involves weekly publications for two consecutive weeks after the Council's approval of the tentative budget.

The community will also have access to the tentative budget schedules for review. It will be available at key public locations, including the Town Hall and the Library, and can also be accessed online on the official town website.

Additionally, the Resolution schedules a public hearing for June 24, 2025. This hearing is a critical part of the budget approval process, providing an opportunity for public input before the final adoption of the budget.

PREVIOUS ACTION:

N/A

STAFF RECOMMENDATION:

Approve Resolution No. 2025-1283 approving a Tentative Budget for the fiscal year 2025/2026 and proposed expenditure limitation for the same year, in the amount of \$46,716,189 and setting a public hearing date of June 24, 2025, on the tentative budget and adoption of the final budget.

FISCAL IMPACT?

This process will enable the Council to subsequently approve the final budget and set the expenditure limit for FY 2025/2026.

ATTACHMENTS:

1.	RES 2025-1283 - Tentative Budget FY 2025-26
2.	2025 City-Town Official Budget Forms - Tentative

RESOLUTION NO. 2025-1283

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CHINO VALLEY, ARIZONA, ADOPTING A TENTATIVE BUDGET FOR THE FISCAL YEAR 2025/2026; PROPOSING AN EXPENDITURE LIMITATION FOR THE SAME YEAR; AND SETTING A DATE FOR PUBLIC HEARING ON THE TENTATIVE BUDGET AND ADOPTION OF A FINAL BUDGET; PROVIDING FOR REPEAL OF CONFLICTING RESOLUTIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING THAT THIS RESOLUTION SHALL BE EFFECTIVE FROM AND AFTER ITS PASSAGE AND APPROVAL ACCORDING TO THE LAW.

WHEREAS, pursuant to Article 9, Section 20(9) of the Arizona Constitution, and Arizona Revised Statutes (“A.R.S.”) Section 41-563.03(C), (E), and (G), the qualified voters of the Town of Chino Valley (the “Town”), on August 4, 2020, approved Proposition 450, adopting an Alternative Expenditure Limitation for the Town; and

WHEREAS, Proposition 450 provided that, as part of the budget process, the Mayor and Common Council shall annually adopt an expenditure limitation to govern the budget, after public hearing; and

WHEREAS, in accordance with the provisions of A.R.S. Title 42, Chapter 17, Articles 1-5, the Mayor and Council of the Town of Chino Valley (the “Town Council”) shall make an estimate of the amounts required to meet the public expenditures/expenses for the ensuing year, an estimate of revenues from sources other than direct taxation, and the amount to be raised by taxation upon real and personal property of the Town; and

WHEREAS, in accordance with said chapter of said title, the estimates required to meet the public expenditures/expenses for the ensuing year shall be published according to law and a public hearing shall be held at which any taxpayer may appear and be heard in favor of or against any of the proposed expenditures/expenses or tax levies; and

WHEREAS, the Town Council desires now to establish a tentative expenditure limitation and budget expenditures for Fiscal Year 2025/2026.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the Town of Chino Valley, Arizona, as follows:

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. The tentative expenditure limitation to govern the Town of Chino Valley budget for Fiscal Year 2025/2026 is hereby proposed in an amount not to exceed \$46,716,189.

SECTION 3. The estimates of revenues and expenditures shown in the schedules attached hereto as Exhibit A and incorporated herein by reference are hereby adopted as the tentative budget of the Town of Chino Valley for Fiscal Year 2025/2026.

SECTION 4. The Town Clerk is authorized and directed to: (i) make available the tentative budget for inspection, not later than seven days after the date of this Resolution, at the Chino Valley Public Library, at the Chino Valley Town Hall, and on the official Town Website; and (ii) publish in the official Town newspaper once per week for two consecutive weeks (a) the official

tentative budget and (b) a notice of the public hearing of the Town Council to hear taxpayers and make tax levies at designated times and places. The notice shall include the physical addresses of the Chino Valley Public Library and the Chino Valley Town Hall, and the website where the tentative budget may be found.

SECTION 5. A public hearing on the tentative budget shall be held on June 24, 2025, during the regularly scheduled Town Council meeting.

SECTION 6. This Resolution shall be effective from and after its passage and approval according to law.

SECTION 7. All resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

SECTION 8. If any section, subsection, sentence, clause, phrase, or portion of this Resolution is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Chino Valley, Arizona, this 27th day of May 2025.

Tom Armstrong, Mayor

ATTEST:

Erin N. Deskins, Town Clerk

APPROVED AS TO FORM:

Andrew J. McGuire, Town Attorney
Gust Rosenfeld, PLC

I hereby certify that the above foregoing Resolution No. 2025-1283 was duly passed by the Council of the Town of Chino Valley, Arizona, at a regular meeting held on May 27, 2025, and that quorum was present thereat and that the vote thereon was _____ ayes, _____ nays, and _____ abstentions. _____ Council members were absent or excused.

Erin N. Deskins, Town Clerk

Town of Chino Valley
Summary Schedule of estimated revenues and expenditures/expenses
Fiscal year 2026

Fiscal year		S c h		Funds							
				General Fund	Special Revenue Fund	Debt Service Fund	Capital Projects Fund	Permanent Fund	Enterprise Funds Available	Internal Service Funds	Total all funds
2025	Adopted/adjusted budgeted expenditures/expenses*	E	1	19,260,181	6,551,057	1,281,479	8,988,935	0	16,375,656	0	52,457,308
2025	Actual expenditures/expenses**	E	2	17,082,479	2,475,053	1,281,479	4,135,638	0	3,252,929	0	28,227,578
2026	Beginning fund balance/(deficit) or net position/(deficit) at July 1***		3	8,530,176	2,118,300	485,501	3,814,467	0	1,220,785	0	16,169,229
2026	Primary property tax levy	B	4	0							0
2026	Secondary property tax levy	B	5								0
2026	Estimated revenues other than property taxes	C	6	16,641,580	5,038,010	0	4,595,071	0	4,088,235	0	30,362,896
2026	Other financing sources	D	7	0	0	0	0	0	12,000,000	0	12,000,000
2026	Other financing (uses)	D	8	0	0	0	0	0	0	0	0
2026	Interfund transfers in	D	9	0	0	1,293,732	1,250,000	0	150,000	0	2,693,732
2026	Interfund Transfers (out)	D	10	0	250,000	0	2,443,732	0	0	0	2,693,732
2026	Line 11: Reduction for fund balance reserved for future budget year expenditures		11								
	Maintained for future debt retirement							1,005,585			1,005,585
	Maintained for future capital projects										0
	Maintained for future financial stability										0
	Maintained for future retirement contributions										0
2026	Total financial resources available		12	25,171,756	6,906,310	1,779,233	7,215,806	0	16,453,435	0	57,526,540
2026	Budgeted expenditures/expenses	E	13	18,353,135	5,263,140	1,293,732	6,308,441	0	15,497,741	0	46,716,189

Expenditure limitation comparison

1	Budgeted expenditures/expenses
2	Add/subtract: estimated net reconciling items
3	Budgeted expenditures/expenses adjusted for reconciling items
4	Less: estimated exclusions
5	Amount subject to the expenditure limitation
6	EEC expenditure limitation or voter-approved alternative expenditure limitation

	2025	2026
1	\$ 52,457,308	\$ 46,716,189
2		
3	52,457,308	46,716,189
4		
5	\$ 52,457,308	\$ 46,716,189
6	\$ 52,457,308	\$ 46,716,189

☐ The city/town does not levy property taxes and does not have special assessment districts for which property taxes are levied. Therefore, Schedule B has been omitted.

* Includes expenditure/expense adjustments approved in the current year from Schedule E.

** Includes actual amounts as of the date the proposed budget was prepared, adjusted for estimated activity for the remainder of the fiscal year.

*** Amounts on this line represent beginning fund balance/(deficit) or net position/(deficit) amounts except for nonspendable amounts (e.g., prepaids and inventories) or amounts legally or contractually required to be maintained intact (e.g., principal of a permanent fund). See the Instructions tab, cell C17 for more information about the amounts that should and should not be included on this line.

Town of Chino Valley
Tax levy and tax rate information
Fiscal year 2026

	2025	2026
1. Maximum allowable primary property tax levy. A.R.S. §42-17051(A)	\$ _____	\$ _____
2. Amount received from primary property taxation in the current year in excess of the sum of that year's maximum allowable primary property tax levy. A.R.S. §42-17102(A)(18)	\$ _____	
3. Property tax levy amounts		
A. Primary property taxes	\$ _____	\$ _____
Property tax judgment _____	_____	_____
B. Secondary property taxes	_____	_____
Property tax judgment _____	_____	_____
C. Total property tax levy amounts	\$ _____	\$ _____
4. Property taxes collected*		
A. Primary property taxes		
(1) Current year's levy	\$ _____	
(2) Prior years' levies	_____	
(3) Total primary property taxes	\$ _____	
B. Secondary property taxes		
(1) Current year's levy	\$ _____	
(2) Prior years' levies	_____	
(3) Total secondary property taxes	\$ _____	
C. Total property taxes collected	\$ _____	
5. Property tax rates		
A. City/Town tax rate		
(1) Primary property tax rate	_____	_____
Property tax judgment _____	_____	_____
(2) Secondary property tax rate	_____	_____
Property tax judgment _____	_____	_____
(3) Total city/town tax rate	_____	_____
B. Special assessment district tax rates		
Secondary property tax rates—As of the date the proposed budget was prepared, the city/town was operating <u> 4 </u> special assessment districts for which secondary property taxes are levied. For information pertaining to these special assessment districts and their tax rates, please contact the city/town.		

* Includes actual property taxes collected as of the date the proposed budget was prepared, plus estimated property tax collections for the remainder of the fiscal year.

Town of Chino Valley
Revenues other than property taxes
Fiscal Year 2026

Source of revenues	Estimated revenues 2025	Actual revenues* 2025	Estimated revenues 2026
General Fund			
Local taxes			
Transaction Privilege Taxes	\$ 9,058,000	\$ 8,875,000	\$ 8,786,260
Franchise Taxes	411,000	412,500	415,110
Licenses and permits			
Building Permits	173,000	155,000	119,850
Business Licenses	70,000	67,000	70,000
Plan Check Fees	125,000	75,000	70,000
Other Licenses and Permits	12,500	6,000	6,500
Intergovernmental			
State Shared Transaction Privilege Tax	2,085,549	2,021,515	2,129,512
State Shared Income Tax	2,935,568	2,938,836	2,748,922
Vehicle License Tax	1,126,300	1,126,300	1,185,387
Yavapai County Library Funds	73,000	76,262	73,000
Police Dept Grants	67,500	70,000	75,000
Senior Nutrition Grant	125,000	125,000	125,000
Charges for services			
Engineering Fees	10,000	6,500	7,500
Senior Nutrition Program Fees	1,500	250	350
Facility Use Fees	38,000	46,000	46,000
Police Report Fees	5,000	6,750	7,500
Aquatic Center Fees	52,000	48,000	50,000
Other Charges for Services	19,800	12,000	5,074
Fines and forfeits			
Animal Control Fees	25,000	26,700	28,000
Library Fines	1,000	1,850	1,000
Court Fines and Forfeitures	140,000	143,000	140,500
Interest on investments			
Interest	550,000	555,000	500,000
Contributions			
Voluntary contributions		65	
Miscellaneous			
Sale of Fixed Assets		26,000	10,000
Miscellaneous		72,000	41,115
Total General Fund	\$ 17,104,717	\$ 16,892,528	\$ 16,641,580

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

Town of Chino Valley
Revenues other than property taxes
Fiscal Year 2026

Source of revenues	Estimated revenues 2025	Actual revenues* 2025	Estimated revenues 2026
Special revenue funds			
Highway User Revenue	\$ 1,397,894	\$ 1,397,894	\$ 1,464,860
Interest	15,000	18,000	15,000
Miscellaneous	3,500	13,000	3,500
	<u>\$ 1,416,394</u>	<u>\$ 1,428,894</u>	<u>\$ 1,483,360</u>
Miscellaneous Grants	\$ 3,500,000	\$ 305,000	\$ 3,500,000
CDBG Grant	403,816	391,316	
	<u>\$ 3,903,816</u>	<u>\$ 696,316</u>	<u>\$ 3,500,000</u>
Special Revenue Fund - Court	\$ 28,000	\$ 28,000	\$ 28,000
Special Revenue Fund - PD	5,000	3,500	5,000
Special Revenue Fund - Cemetery Maintenance	14,250		14,250
Lighting Improvement Districts #1, #2, #3	4,450	4,350	4,650
Del Sol Improvement District	2,700	465	2,750
	<u>\$ 54,400</u>	<u>\$ 36,315</u>	<u>\$ 54,650</u>
Total special revenue funds	<u>\$ 5,374,610</u>	<u>\$ 2,161,525</u>	<u>\$ 5,038,010</u>
Capital projects funds			
Capital Improvements Fund - General Fund	\$ 5,765,300	\$ 3,035,000	\$ 4,590,071
Asset Replacement Fund	40,000	13,000	5,000
	<u>\$ 5,805,300</u>	<u>\$ 3,048,000</u>	<u>\$ 4,595,071</u>
Total capital projects funds	<u>\$ 5,805,300</u>	<u>\$ 3,048,000</u>	<u>\$ 4,595,071</u>
Enterprise funds			
Water Enterprise Fund	\$ 1,063,000	\$ 1,063,000	\$ 1,091,580
Capital Improvement Fund - Water	2,000,000		
Wastewater Enterprise Fund	2,869,840	2,299,840	2,996,655
Capital Improvement Fund - Wastewater	3,100,000		
	<u>\$ 9,032,840</u>	<u>\$ 3,362,840</u>	<u>\$ 4,088,235</u>
Total enterprise funds	<u>\$ 9,032,840</u>	<u>\$ 3,362,840</u>	<u>\$ 4,088,235</u>
Total all funds	<u>\$ 37,317,467</u>	<u>\$ 25,464,893</u>	<u>\$ 30,362,896</u>

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

Town of Chino Valley
Other financing sources/(uses) and interfund transfers
Fiscal year 2026

Fund	Other financing 2026		Interfund transfers 2026	
	Sources	(Uses)	In	(Out)
General Fund				
Transfer to Cap Asset Replacement	\$	\$	\$	\$
Total General Fund	\$	\$	\$	\$
Special revenue funds				
HURF Transfer to Streets CIP	\$	\$	\$	\$ 250,000
Total special revenue funds	\$	\$	\$	\$ 250,000
Debt service funds				
Trans from General CIP	\$	\$	\$ 1,293,732	\$
Total debt service funds	\$	\$	\$ 1,293,732	\$
Capital projects funds				
General CIP Trans to Water CIP	\$	\$	\$	\$ 60,000
General CIP Trans to Wastewater CIP				90,000
General CIP Trans to Debt Service				1,293,732
General CIP Trans to Streets CIP				1,000,000
Streets CIP Trans from General CIP			1,000,000	
Streets CIP Trans from HURF			250,000	
Total capital projects funds	\$	\$	\$ 1,250,000	\$ 2,443,732
Enterprise funds				
Water CIP Transfer from Gen CIP	\$	\$	\$ 60,000	\$
Wastewater CIP Transfer from Gen CIP			90,000	
Water CIP	2,000,000			
Wastewater CIP	10,000,000			
Total enterprise funds	\$ 12,000,000	\$	\$ 150,000	\$
Total all funds	\$ 12,000,000	\$	\$ 2,693,732	\$ 2,693,732

Town of Chino Valley
Expenditures/expenses by fund
Fiscal year 2026

Fund/Department	Adopted budgeted expenditures/ expenses 2025	Expenditure/ expense adjustments approved 2025	Actual expenditures/ expenses* 2025	Budgeted expenditures/ expenses 2026
General Fund				
Community Services	\$ 1,978,320	\$	\$ 1,682,320	\$ 1,504,417
Development Services	1,577,176		1,244,176	1,706,924
Finance	614,071		594,071	668,130
Human Resources	687,320		611,320	678,539
Information Technology Services	707,837		607,837	680,593
Mayor and Council	81,800		74,300	81,237
Municipal Court	457,747		407,747	438,489
Non-Departmental	754,522		754,522	819,224
Police	6,522,205		6,297,205	5,983,855
Public Works	3,953,580		3,574,580	3,666,947
Town Clerk	469,006		449,506	483,541
Town Manager	866,895		784,895	707,239
Contingency	650,000	(60,298)		934,000
Total General Fund	\$ 19,320,479	\$ (60,298)	\$ 17,082,479	\$ 18,353,135
Special revenue funds				
Highway User Revenue Fund	\$ 2,108,791	\$	\$ 1,620,291	\$ 1,588,215
Miscellaneous Grants Fund	3,500,000		305,000	3,636,025
CDGB Grant	403,816		403,816	
Special Revenue Fund - Court	17,200		17,200	17,200
Special Revenue Fund - Police	5,000			5,000
Special Rev Fund - Cemetery	9,300		4,100	9,300
Lighting Improvement Districts	4,350		4,350	4,650
Del Sol Improvement District	2,600		465	2,750
SLFRF	500,000		119,831	
Total special revenue funds	\$ 6,551,057	\$	\$ 2,475,053	\$ 5,263,140
Debt service funds				
Debt Service Fund	\$ 1,281,479	\$	\$ 1,281,479	\$ 1,293,732
Total debt service funds	\$ 1,281,479	\$	\$ 1,281,479	\$ 1,293,732
Capital projects funds				
General Fund CIP	\$ 5,194,455	\$ 60,298	\$ 1,719,455	\$ 3,308,441
Asset Replacement Fund	634,976		406,212	
Streets CIP	3,099,206		2,009,971	3,000,000
Total capital projects funds	\$ 8,928,637	\$ 60,298	\$ 4,135,638	\$ 6,308,441
Enterprise funds				
Water Enterprise Fund	\$ 995,044	\$	\$ 840,044	\$ 824,736
Water CIP	2,400,000			2,175,000
Wastewater Enterprise Fund	2,885,367		1,987,640	2,792,564
Wastewater CIP	10,095,245		425,245	9,705,441
Total enterprise funds	\$ 16,375,656	\$	\$ 3,252,929	\$ 15,497,741
Total all funds	\$ 52,457,308	\$	\$ 28,227,578	\$ 46,716,189

* Includes actual expenditures/expenses recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated expenditures/expenses for the remainder of the fiscal year.

Town of Chino Valley
Expenditures/expenses by department
Fiscal year 2026

	Adopted budgeted expenditures/ expenses	Expenditure/ expense adjustments approved	Actual expenditures/ expenses*	Budgeted expenditures/ expenses
Department/Fund	2025	2025	2025	2026
Community Services:				
General Fund	\$ 1,978,320	\$	\$ 1,682,320	\$ 1,504,417
Department total	\$ 1,978,320	\$	\$ 1,682,320	\$ 1,504,417
Development Services:				
General Fund	\$ 1,577,176	\$	\$ 1,244,176	\$ 1,706,924
Department total	\$ 1,577,176	\$	\$ 1,244,176	\$ 1,706,924
Finance:				
General Fund	\$ 614,071	\$	\$ 594,071	\$ 668,130
Department total	\$ 614,071	\$	\$ 594,071	\$ 668,130
Human Resources:				
General Fund	\$ 687,320	\$	\$ 611,320	\$ 678,539
Department total	\$ 687,320	\$	\$ 611,320	\$ 678,539
Information Technology Services:				
General Fund	\$ 707,837	\$	\$ 607,837	\$ 680,593
Department total	\$ 707,837	\$	\$ 607,837	\$ 680,593
Mayor and Council:				
General Fund	\$ 81,800	\$	\$ 74,300	\$ 81,237
Department total	\$ 81,800	\$	\$ 74,300	\$ 81,237
Municipal Court:				
General Fund	\$ 457,747	\$	\$ 407,747	\$ 438,489
Special Rev Fund - Court	17,200		17,200	17,200
Department total	\$ 474,947	\$	\$ 424,947	\$ 455,689
Non-Departmental:				
General Fund	\$ 1,404,522	\$	\$ 754,522	\$ 1,753,224
Miscellaneous Grants Fund	3,500,000		305,000	3,636,025
CDGB Grant	403,816		403,816	
SLFRF	500,000		119,831	
Debt Service Fund	1,281,479		1,281,479	1,293,732
General Fund CIP	5,194,455		1,719,455	3,308,441
Asset Replacement Fund	634,976		406,212	
Department total	\$ 12,919,248	\$	\$ 4,990,315	\$ 9,991,422
Police:				
General Fund	\$ 6,522,205	\$	\$ 6,297,205	\$ 5,983,855
Special Rev Fund - Police	5,000			5,000
Department total	\$ 6,527,205	\$	\$ 6,297,205	\$ 5,988,855

Town of Chino Valley
Expenditures/expenses by department
Fiscal year 2026

	Adopted budgeted expenditures/ expenses	Expenditure/ expense adjustments approved	Actual expenditures/ expenses*	Budgeted expenditures/ expenses
Department/Fund	2025	2025	2025	2026
Public Works:				
General Fund	\$ 3,953,580	\$	\$ 3,574,580	\$ 3,666,947
Highway User Revenue Fund	2,108,791		1,620,291	1,588,215
Streets CIP	3,099,206		2,009,971	3,000,000
Special Rev Fund - Cemetery	9,300		4,100	9,300
Department total	\$ 9,170,877	\$	\$ 7,208,942	\$ 8,264,462
Town Clerk:				
General Fund	\$ 469,006	\$	\$ 449,506	\$ 483,541
Department total	\$ 469,006	\$	\$ 449,506	\$ 483,541
Town Manager:				
General Fund	\$ 866,895	\$	\$ 784,895	\$ 707,239
Department total	\$ 866,895	\$	\$ 784,895	\$ 707,239
Water:				
Water Enterprise Fund	\$ 995,044	\$	\$ 840,044	\$ 824,736
Water CIP	2,400,000			2,175,000
Department total	\$ 3,395,044	\$	\$ 840,044	\$ 2,999,736
Wastewater:				
Wastewater Enterprise Fund	\$ 2,885,367	\$	\$ 1,987,640	\$ 2,792,564
Wastewater CIP	10,095,245		425,245	9,705,441
Department total	\$ 12,980,612	\$	\$ 2,412,885	\$ 12,498,005
Improvement Districts:				
Lighting Improvement Districts	\$ 4,350	\$	\$ 4,350	\$ 4,650
Del Sol Improvement District	2,600		465	2,750
Department total	\$ 6,950	\$	\$ 4,815	\$ 7,400
Total all funds	\$ 52,457,308	\$	\$ 28,227,578	\$ 46,716,189

* Includes actual expenditures/expenses recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated expenditures/expenses for the remainder of the fiscal year.

Town of Chino Valley
Full-time employees and personnel compensation
Fiscal year 2026

	Full-time equivalent (FTE)	Employee salaries and hourly costs	Retirement costs	Healthcare costs	Other benefit costs	Total estimated personnel compensation
Fund	2026	2026	2026	2026	2026	2026
General Fund	122.8	\$ 8,603,581	\$ 1,155,317	\$ 1,386,928	\$ 905,014	\$ 12,050,840
Special revenue funds						
Highway User Revenue Fund	9.0	\$ 479,270	\$ 55,112	\$ 134,052	\$ 90,531	\$ 758,965
Grant Fund	1.0	75,275	16,944	17,796	10,775	120,790
Total special revenue funds	10.0	\$ 554,545	\$ 72,056	\$ 151,848	\$ 101,306	\$ 879,755
Enterprise funds						
Water Enterprise	3.5	\$ 258,902	\$ 29,262	\$ 46,584	\$ 30,970	\$ 365,718
Wastewater Enterprise	3.5	258,902	29,262	46,584	30,970	365,718
Total enterprise funds	7.0	\$ 517,804	\$ 58,524	\$ 93,168	\$ 61,940	\$ 731,436
Total all funds	139.8	\$ 9,675,930	\$ 1,285,897	\$ 1,631,944	\$ 1,068,260	\$ 13,662,031