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 27th day of May, 2025.

Erin N. Deskins, Town Clerk