



TOWN COUNCIL NOTICE & AGENDA

**STUDY SESSION
TUESDAY, JULY 8, 2025
5:00 PM**

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

AGENDA

- 1. CALL TO ORDER; ROLL CALL**
- 2. Discussion regarding a Statement of Direction on the Solar Ordinance text amendment.**
- 3. ADJOURNMENT**



TOWN COUNCIL NOTICE & AGENDA

**REGULAR MEETING
TUESDAY, JULY 8, 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 and update from Vincent Gallegos regarding Central Yavapai Metropolitan Planning Organization (CYMPO).**
 - b. Presentation and annual update provided by Richard Hernandez, Executive Director, Government Relations; and Rodeny Jenkins, Vice President of Community Relations & Student Development with Yavapai College.**

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 adopt Resolution No. 2025-1289, levying and assessing an ad valorem tax on the assessed value of all real and personal property within the boundaries of the Town of Chino Valley Street Lighting Improvement Districts (CVSLID) for fiscal year 2025/2026, pursuant to Section 48-616, Arizona Revised Statutes.
- b. Consideration and possible action to adopt Resolution No. 2025-1290, levying and assessing an ad valorem tax on the assessed value of all real and personal property within the boundaries of the Town of Chino Valley Del Sol Maintenance Improvement District for fiscal year 2025/2026, pursuant to Section 48-574, Arizona Revised Statutes.
- c. Consideration and possible action to acknowledge Scrivener's correction to Ordinance No. 2025-951 dated May 13, 2025, pursuant to Town Code § 10.20 Authority to Correct Scrivener's Errors.

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 a Statement of Direction on the Solar Ordinance text amendment.

Recommended Action: Based on the Study Session consensus, approve the Town Council Statement of Direction on the Solar Ordinance text amendment.

7. ADJOURNMENT

Dated this 1st day of July, 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 # 2
MEETING DATE: 7/8/2025
CONTACT PERSON: Laurie Lineberry, Development Services Director, Will Dingee, Assistant Development Services Director
ITEM TYPE: Presentation

AGENDA ITEM TITLE:

Discussion regarding a Statement of Direction on the Solar Ordinance text amendment.

SUMMARY:

Background

On March 17, 2025, the Town Council *made a motion “to deny Ordinance 2025-949 and direct staff to bring back for Planning Commission and Council consideration a new ordinance prohibiting any additional utility scale solar facilities including BESS storage, CSP, and wind within the Town of Chino Valley Town limits.”* Following this, the Town Attorney prepared a **Statement of Direction** summarizing Council’s intent and general definitions. However, zoning ordinances are permissive in nature, meaning that unless a use is specifically listed as permitted or conditionally permitted, it is not allowed. While Council’s direction clearly indicates a desire to prohibit these uses, the ordinance must establish clear, enforceable definitions and thresholds to ensure consistent interpretation, effective enforcement, and to avoid potential legal challenges and unintended loopholes.

Discussion

The questions attached to this report are intended to help clarify the specific parameters and details of Council’s intent. Staff seeks guidance on:

- **Definitions:** Establishing what qualifies as utility-scale solar, BESS, CSP, and wind energy facilities in terms of size, capacity, and operational intent.
- **Applicability:** Determining whether prohibitions apply solely to commercial-scale projects or also to residential/community-scale projects.
- **Exemptions and Limitations:** Understanding if there are contexts where these facilities would remain permissible (e.g. residential solar with BESS, small wind turbines for private use).

Clear direction is critical in creating an ordinance that addresses the many possibilities in which residents may have an interest, and that developers could propose, slightly modifying projects, in order to circumvent the ordinance, if not qualified and addressed accurately within the ordinance text.

PREVIOUS ACTION:

In November 2023, the residents of the Town of Chino Valley ratified the Make it Chino! 2040 General Plan, which included goals and policies regarding solar generating facilities and batteries.

In December 2023, Town staff requested authorization from the Mayor and Common Council of the

Town of Chino Valley (the “Town Council”) to form a staff-level advisory committee to assist Town staff with development of a utility-scale solar ordinance for recommendation to the Planning and Zoning Commission (the “Commission”).

The advisory committee met regularly in 2024 and prepared the text of Ordinance 2025-949, which was presented to the Planning and Zoning Commission. After holding public hearings in November 2024 and January 2025, the Commission recommended approval of Ordinance 2025-949 to the Town Council.

On March 17, 2025, the Town Council voted to adopt a motion “to deny Ordinance 2025-949 and direct staff to bring back for Planning Commission and Council consideration a new ordinance prohibiting any additional utility-scale solar facilities, including BESS storage, CSP, and wind within the Town of Chino Valley limits.”

STAFF RECOMMENDATION:

Staff recommends that Council review the attached clarifying questions, engage in active discussion to assess the nuances, come to consensus, and provide specific directions to staff on the details of the required ordinance language, thus ensuring the forthcoming ordinance accurately reflects the community’s goals while remaining enforceable and defensible.

FISCAL IMPACT?

N/A

ATTACHMENTS:

1.	TA-2025-05 - FINAL Statement of Direction Staff Report
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TOWN OF CHINO VALLEY
Town Council Study Session
July 8, 2025
File Number TA-2025-005
Text Amendment

Background:

On March 17, 2025, the Town Council *made a motion “to deny Ordinance 2025-949 and direct staff to bring back for Planning Commission and Council consideration a new ordinance prohibiting any additional utility scale solar facilities including BESS storage, CSP, and wind within the Town of Chino Valley Town limits.”* Following this, the Town Attorney prepared a **Statement of Direction** summarizing Council’s intent and general definitions.

However, zoning ordinances are permissive in nature, meaning that unless a use is specifically listed as permitted or conditionally permitted, it is not allowed. While Council’s direction clearly indicates a desire to prohibit these uses, the ordinance must establish clear, enforceable definitions and thresholds to ensure consistent interpretation, effective enforcement, and to avoid potential legal challenges or unintended loopholes.

Discussion:

The questions attached to this report are intended to help in clarifying ~~clarify~~ the specific parameters of Council’s intent. Staff seeks guidance on:

- **Definitions:** Establishing what qualifies as utility-scale solar, BESS, CSP, and wind energy facilities in terms of size, capacity, and operational intent.
- **Applicability:** Determining whether prohibitions apply solely to commercial-scale projects or also to residential/community-scale projects.
- **Exemptions and Limitations:** Understanding if there are contexts where these facilities would remain permissible (e.g. residential solar with BESS, small wind turbines for private use).

Clear direction is critical in creating an ordinance that address the many possibilities that residents will ask about and developers will propose through slight modifications to projects in order to circumvent the ordinance, if not qualified and addressed accurately within the ordinance.

Recommendation:

Staff recommends Council review the attached clarifying questions and discuss the nuances to provide specific direction to ensure the forthcoming ordinance accurately reflects the community’s goals while remaining enforceable and defensible.

ATTACHMENTS:

A	B
Talking Draft Statement of Direction	Questions from staff for Town Council

Attachment A

Working Draft –Utility-Scale Solar Ordinance Statement of Direction

Background

In November 2023, the residents of the Town of Chino Valley ratified the Make it Chino! 2040 General Plan, which included goals and policies regarding solar generating facilities and batteries.

In December 2023, Town staff requested authorization from the Mayor and Common Council of the Town of Chino Valley (the “Town Council”) to form a staff-level advisory committee to assist Town staff with development of a utility-scale solar ordinance for recommendation to the Planning and Zoning Commission (the “Commission”).

The advisory committee met regularly in 2024 and prepared the text of Ordinance 2025-949, which was presented to the Planning and Zoning Commission. After holding public hearings in November 2024 and January 2025, the Commission recommended approval of Ordinance 2025-949 to the Town Council.

On March 17, 2025, the Town Council voted to adopt a motion “to deny Ordinance 2025-949 and direct staff to bring back for Planning Commission and Council consideration a new ordinance prohibiting any additional utility-scale solar facilities, including BESS storage, CSP, and wind within the Town of Chino Valley limits.”

Statement of Direction

A statement of direction is not a final decision of the Town Council, nor does it bind any future action by the Town Council. This statement of direction is instead intended to provide Town staff and the Commission with a clear understanding of the Town Council's overall direction regarding solar and other power generation within the corporate limits of the Town. Therefore, the Town Council issues the following statement of direction:

1. Undefined Key Terms. The direction the Town Council provided on March 17, 2025, included a number of terms that are not defined in the Town’s Unified Development Ordinance (the “UDO”), including “utility-scale solar facilities,” “BESS storage,” “CSP,” and “wind.” Definitions for the UDO should be created for each of these terms.

2. Utility Scale Solar. In Ordinance 2025-949, the Commission recommended the following definition for “utility-scale solar photovoltaic facility”:

A ground-mounted solar facility that has a solar project area exceeding 275 acres and that generates electricity for distribution to the public through a utility grid.

The Town Council does not believe such facilities must have a solar project area exceeding 275 acres in order to be considered “utility scale.” By including the word “additional,” the Town Council indicated two things: first, that the Town already has solar generating facilities that the Town Council believes are of sufficient size and capacity to be classified as “utility-scale,” and second, that this prohibition is meant to be prospective.

Staff and the Commission should focus on developing a more inclusive definition, regardless of the existing solar facilities in the Town. Instead of starting with a 275-acre minimum, the focus should be on factors such as generating electricity primarily for sale or distribution to retail customers. Town Council recognizes there is a difference between someone generating enough electricity to power their own residential use and still being able to sell a minority remainder to the electric utility provider and someone generating electricity primarily for sale.

3. BESS. By including “BESS storage” in the motion, the Town Council intended for the new ordinance to prohibit battery energy storage systems that would similarly constitute “utility-scale” facilities based on factors like those considered for utility-scale solar. In providing definitions and operative provisions for the Commission to consider, Town staff should consider size, capacity, and whether the BESS is used as part of the process to generate electricity primarily for sale or distribution to retail customers. The Town Council intends to prohibit BESS that is used in conjunction with facilities for generating electricity for sale to retail customers, whether directly or through a utility provider. The Town Council does not intend to prohibit BESS that is used only as backup power for an individual property, subject to size, capacity and location limitations.

4. CSP or Concentrated Solar Power or Concentrating Solar Power or Concentrated Solar Thermal Power. It is the Town Council’s intent that all CSP should be prohibited within the corporate limits of the Town. Town staff is directed to provide a definition for CSP to be used in the operative provisions of the UDO to clearly prohibit all forms of CSP.

5. Wind. There is a notable difference between the farmhouse windmill depicted on the Town seal and the wind turbines that are hundreds of feet tall. The new ordinance should capture that distinction and should delineate between wind power generated for use on-site from wind power generated for sale. The definitions should clearly distinguish between the types of wind power sources, and the operative provisions should include prohibitions against wind power facilities for generating electricity for sale to retail customers, whether directly or through a utility provider.

Although the Town Council recognizes that small, localized wind power generation may be unobtrusive to neighboring properties, regulations are still required to limit the number and size of such small wind turbines so as to maintain the rural character of the Town. As an example, the Town Council desires to allow uses such as a single wind turbine that is limited to the height of the applicable zoning district and that is used for powering a personal use well serving only that property, but not a series of wind turbines used to power commercial uses such as greenhouses or warehouses.

6. Next Steps. At any time during the review process, Town staff and the Commission may request clarification or expansion of this statement of direction based on additional information. The Commission shall complete its review and make a recommendation to the Town Council prior to August 22, 2025 .

Attachment B

Questions from Staff for Town Council

- *What is Utility-Scale Solar (USS) in the Town's eyes?*
 - *Is USS limited by number of acres?*
 - *Minimum project area (if not 275 acres)?*
 - *Capacity thresholds (MW)?*
 - *Is the defining factor size, intent to sell, or both?*
- *Can someone have a solar farm without BESS?*
- *What is community-scale solar?*
 - *Is it permitted if serving only local residents?*
 - *Where is the line drawn between community-scale and utility-scale?*
- *For residential subdivisions wanting to be energy-independent (e.g. microgrid communities), is that acceptable?*
 - *Can a developer create a parcel in a subdivision for ground-mounted solar panels to provide community-scale solar for the entire subdivision?*
 - *Can someone develop a stand-alone microgrid solar energy generation facility to provide community-scale power directly to properties within Chino Valley? If so, what size is appropriate?*
 - *Does intention to sell excess power back to APS affect classification?*
- *Can an individual landowner install ground-mounted solar panels in a multi-acre portion of their property to generate electricity for their home?*
 - *Can they provide power to a neighbor?*
 - *Can multiple neighbors join together and install ground-mounted solar panels to share electricity on a separate parcel?*
- *Does Council intend for this prohibition to apply to projects designed primarily for self-use but that also sell a portion back to the grid?*

Battery Energy Storage Systems (BESS)

- *Is BESS only prohibited when paired with solar (co-located)?*
 - *Can standalone BESS facilities operate?*
- *Is BESS allowed in single-family homes?*
- *Are residential-scale BESS systems allowed?*
 - *If so, what is the maximum allowable capacity (kW/kWh)?*
 - *Can residential BESS be aggregated by a utility for grid stabilization (i.e. satellite power plants storing in private home BESS systems)?*

- *Can APS utilize individual home battery systems to store power not generated on site (satellite power plants) during non-solar generating times, thereby lessening the number of battery storage facilities they need to construct statewide? If so, how is this classified?*
-

Concentrated Solar Power (CSP)

- *Is any CSP technology of any scale prohibited?*
 - *Or only CSP used for utility-scale generation?*
-

Wind Energy

- *What is considered utility-scale wind?*
 - *Size? Capacity? Number of turbines?*
 - *Would a single turbine that exceeds residential needs be prohibited?*
 - *Is residential-scale wind (e.g. small personal turbines) permitted?*
 - *Define maximum allowable scale or height.*
-

Public Utilities and APS Facilities

- *Are we planning on regulating solar and BESS for public utilities?*
 - *Currently, Public Utilities are allowed as a Permitted Use in CL, CH, and MHP-4 districts, and are a Conditional Use in MR, SF-12,000, SF-24,000, SR-1, SR-1.5, SR-2, SR-2.5, AR-4, and AR-5, but not listed in BP, I, or PL. How should this ordinance address any request from APS?*
 - *What does our Franchise Agreement say?*
 - *What if APS wants to add solar panels to an existing facility?*
 - *What if APS wants to add BESS to an existing facility?*
 - *What if APS simply wants to develop a BESS facility and extend power lines to it?*
-

Commercial Scale Implications

- *If the prohibition is limited to commercial-scale facilities, how is 'commercial-scale' defined?*
 - *Does it include agricultural or rural installations that sell to utilities but remain on private land?*
-

Policy Implementation Considerations

- *What is the intended approach for facilities that fall below whatever thresholds are set?*
 - *Example: A facility 1 acre smaller than the minimum utility-scale definition but operating functionally the same.*
- *Does Council want to prohibit future expansion of existing facilities (e.g. additional panels on existing sites)?*

- *Should the code establish a baseline 'permitted' size for residential or small-scale installations to avoid loophole projects?*
 - *How do we identify and continue to permit existing uses in the ordinance?*
 - *Do we limit the number of facilities in the Town? Do we limit the total acres in solar in the Town? Do we add a cap of number of solar acres per population? (for example, cap USS acres in CV to 290 acres - current APS solar acres in CV - per 50,000 population, based on the most recent decennial census?*
-



TOWN COUNCIL AGENDA ITEM STAFF REPORT

AGENDA ITEM # 5a
MEETING DATE: 7/8/2025
CONTACT PERSON: Katie Pehl, Finance Director
ITEM TYPE: Consent Item

AGENDA ITEM TITLE:

Consideration and possible action to adopt Resolution No. 2025-1289, levying and assessing an ad valorem tax on the assessed value of all real and personal property within the boundaries of the Town of Chino Valley Street Lighting Improvement Districts (CVSLID) for fiscal year 2025/2026, pursuant to Section 48-616, Arizona Revised Statutes.

SUMMARY:

Following the May 27, 2025, approval of Resolution No. 2025-1284 adopting the Statements and Estimates of Expenses of the Town of Chino Valley Street Lighting Improvement Districts for Fiscal Year 2025/2026, the statements were made publicly accessible on the Town's official website. Additionally, the statements were published twice in the Prescott Daily Courier to ensure transparency and provide ample opportunity for public review. In compliance with statutory requirements, a public hearing was held on June 24, 2025. At a special meeting following the public hearing, Council approved Resolution No. 2025-1287, adopting the Final Budget for the Town of Chino Valley Street Lighting Improvement Districts for Fiscal Year 2025/2026.

Resolution No. 2025-1289 is now being presented to Council for approval to officially levy and assess the ad valorem tax on the properties in the district.

PREVIOUS ACTION:

N/A

STAFF RECOMMENDATION:

Adopt Resolution No. 2025-1289, levying and assessing an ad valorem tax on the assessed value of all real and personal property within the boundaries of the Town of Chino Valley Street Lighting Improvement Districts (CVSLID) for fiscal year 2025/2026.

FISCAL IMPACT?

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

ATTACHMENTS:

1.	RES 2025-1289 - CVSLID Tax Levy FY 2025-26
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RESOLUTION NO. 2025-1289

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CHINO VALLEY, ARIZONA, ORDERING THAT AN AD VALOREM TAX BE FIXED, LEVIED, AND ASSESSED ON THE ASSESSED VALUE OF ALL THE REAL AND PERSONAL PROPERTY WITHIN THE BOUNDARIES OF THE TOWN OF CHINO VALLEY STREET LIGHTING IMPROVEMENT DISTRICTS IN AMOUNTS SPECIFIED IN THE APPROVED STATEMENTS AND ESTIMATES OF EXPENSES FOR FISCAL YEAR 2025/2026; PROVIDING FOR REPEAL OF CONFLICTING RESOLUTIONS; AND PROVIDING FOR SEVERABILITY.

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 in a municipal street lighting improvement district to pay said district's annual expenses; and

WHEREAS, in accordance with Ariz. Rev. Stat. §§ 42-17101 *et seq.*, the Town Manager prepared and filed with the Town Council the budget 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; and (iii) Chino Valley, Arizona, CVSLID #3A Lighting Improvement District (collectively, the "Lighting Districts"); and

WHEREAS, on May 27, 2025, the Town Council approved Resolution 2025-1284, adopting the statements and estimates of expenses for Fiscal Year 2025/2026 as the tentative budgets for the Lighting Districts; and

WHEREAS, Resolution 2025-1284 also directed the Town Clerk to (i) make the statements and estimates of expenses available for inspection, not later than seven days after the date of Resolution 2025-1284, 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 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; and

WHEREAS, the required posting occurred, and the required notice was given by the Town Clerk as required by law, and on June 24, 2025, the Town Council (i) held a public hearing on the final budgets and proposed tax levies as required by law and (ii) adopted Resolution 2025-1287, approving the final budgets for the Lighting Districts for Fiscal Year 2025/2026; and

WHEREAS, Yavapai County is the assessing and collecting authority for the Town of Chino Valley, and the Town is required to transmit a certified copy of this Resolution to the Assessor and Board of Supervisors of Yavapai County, Arizona, by the third Monday in August.

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. For each street lighting improvement district within the Town of Chino Valley listed on the statements and estimates of expenses, attached hereto as Exhibit A and incorporated herein by reference, a tax rate sufficient to provide funds for the annual expenses of

each such street lighting improvement district is hereby levied on all property, both real and personal, within the boundaries of said districts, except such property which is, by law, exempt from taxation. Said levy shall not exceed \$1.20 per \$100 assessed valuation. The Town Council finds and determines that the amounts specified in the column labeled "2025/2026 Levy Request" on Exhibit A do not exceed \$1.20 per \$100 assessed valuation.

SECTION 3. Certified copies of this Resolution shall be delivered to the Yavapai County Board of Supervisors and the Arizona Department of Revenue before the third Monday in August 2025 (August 18, 2025).

SECTION 4. All resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

SECTION 5. 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 8th day of July 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. 2025-1289 was duly passed by the Council of the Town of Chino Valley, Arizona, at a regular meeting held on July 8, 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. 2025-1289

[Statements and Estimates of Expenses]

See the following page.

TOWN OF CHINO VALLEY, ARIZONA

Street Lighting 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	2024/202 Difference on Expenses vs. Levy	2025/2026 Projected Expenses	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	\$(299)	\$4,650	\$4,650



TOWN COUNCIL AGENDA ITEM STAFF REPORT

AGENDA ITEM # 5b
MEETING DATE: 7/8/2025
CONTACT PERSON: Katie Pehl, Finance Director
ITEM TYPE: Consent Item

AGENDA ITEM TITLE:

Consideration and possible action to adopt Resolution No. 2025-1290, levying and assessing an ad valorem tax on the assessed value of all real and personal property within the boundaries of the Town of Chino Valley Del Sol Maintenance Improvement District for fiscal year 2025/2026, pursuant to Section 48-574, Arizona Revised Statutes.

SUMMARY:

Following the May 27, 2025, approval of Resolution No. 2025-1285 adopting the Statements and Estimates of Expenses of the Town of Chino Valley Del Sol Maintenance Improvement District for Fiscal Year 2025/2026, the statements were made publicly accessible on the Town's official website. Additionally, the statements were published twice in the Prescott Daily Courier to ensure transparency and provide ample opportunity for public review. In compliance with statutory requirements, a public hearing was held on June 24, 2025. At a special meeting following the public hearing, Council approved Resolution No. 2025-1288, adopting the Final Budget for the Town of Chino Valley Del Sol Maintenance Improvement District for Fiscal Year 2025/2026.

Resolution No. 2025-1290 is now being presented to Council for approval to officially levy and assess the ad valorem tax on the properties in the district.

PREVIOUS ACTION:

N/A

STAFF RECOMMENDATION:

Adopt Resolution No. 2025-1290, levying and assessing an ad valorem tax on the assessed value of all real and personal property within the boundaries of the Town of Chino Valley Del Sol Maintenance Improvement District for fiscal year 2025/2026.

FISCAL IMPACT?

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

ATTACHMENTS:

1.	RES 2025-1290 - DSMID Tax Levy FY 2025-26
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RESOLUTION NO. 2025-1290

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CHINO VALLEY, ARIZONA, ORDERING THAT AN AD VALOREM TAX BE FIXED, LEVIED, AND ASSESSED ON THE ASSESSED VALUE OF ALL THE REAL AND PERSONAL PROPERTY WITHIN THE BOUNDARIES OF THE TOWN OF CHINO VALLEY DEL SOL MAINTENANCE IMPROVEMENT DISTRICT IN AMOUNTS SPECIFIED IN THE APPROVED STATEMENT AND ESTIMATE OF EXPENSES FOR FISCAL YEAR 2025/2026; PROVIDING FOR REPEAL OF CONFLICTING RESOLUTIONS; AND PROVIDING FOR SEVERABILITY.

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, in accordance with Ariz. Rev. Stat. §§ 42-17101 *et seq.*, the Town Manager prepared and filed with the Town Council the budget estimates for the fiscal year beginning July 1, 2025, and ending June 30, 2026, for the Town of Chino Valley Del Sol Maintenance Improvement District (the "District"); and

WHEREAS, on May 27, 2025, the Town Council approved Resolution 2025-1285, adopting the statement and estimate of expenses for Fiscal Year 2025/2026 as the tentative budgets for the District; and

WHEREAS, Resolution 2025-1285 also directed the Town Clerk to (i) make the statement and estimate of expenses available for inspection, not later than seven days after the date of Resolution 2025-1285, 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 statement and estimate 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; and

WHEREAS, the required posting occurred, and the required notice was given by the Town Clerk as required by law, and on June 24, 2025, the Town Council (i) held a public hearing on the final budgets and proposed tax levies as required by law and (ii) adopted Resolution 2025-1288, approving the final budget for the Maintenance Improvement District for Fiscal Year 2025/2026; and

WHEREAS, Yavapai County is the assessing and collecting authority for the Town of Chino Valley, and the Town is required to transmit a certified copy of this Resolution to the Assessor and Board of Supervisors of Yavapai County, Arizona, by the third Monday in August.

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. For the maintenance improvement district within the Town of Chino Valley listed on the statement and estimate of expenses attached hereto as Exhibit A and incorporated herein by reference, a tax rate sufficient to provide funds for the adjusted annual expenses is

hereby levied on all property, both real and personal, within the boundaries of said district, except such property which is, by law, exempt from taxation.

SECTION 3. Certified copies of this Resolution shall be delivered to the Yavapai County Board of Supervisors and the Arizona Department of Revenue before the third Monday in August 2025 (August 18, 2025).

SECTION 4. All resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

SECTION 5. 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 8th day of July 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. 2025-1290 was duly passed by the Council of the Town of Chino Valley, Arizona, at a regular meeting held on July 8, 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. 2025-1290

[Statement and Estimate of Expenses]

See the following page.

EXHIBIT "A"

TOWN OF CHINO VALLEY, ARIZONA
Maintenance Improvement Districts

Statement and Estimate 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 # 5c
MEETING DATE: 7/8/2025
CONTACT PERSON: Erin Deskins, Town Clerk
ITEM TYPE: Consent Item

AGENDA ITEM TITLE:

Consideration and possible action to acknowledge Scrivener's correction to Ordinance No. 2025-951 dated May 13, 2025, pursuant to Town Code § 10.20 Authority to Correct Scrivener's Errors.

SUMMARY:

Town Code § 10.20 grants authority to the Town Attorney and Town Clerk to correct scrivener's errors in the Town Code, Unified Development Ordinance, and ordinances, resolutions, and minutes adopted by Council or other public bodies without the need for re-adoption. Paragraph (C) provides that any such corrections shall be reported within three months of such correction at a regular meeting of the Council.

There is one scrivener's correction to report: Ordinance No. 2025-951, dated May 13, 2025, in the title paragraph. The text "APRIL" has been corrected to the month "MAY" in the title paragraph.

PREVIOUS ACTION:

Ordinance No. 2025-951 was approved on May 13, 2025.

STAFF RECOMMENDATION:

Accept acknowledgement of the scrivener's correction.

FISCAL IMPACT?

N/A

ATTACHMENTS:

1.	ORD 2025-951 Amending Chapter 51 REDLINE
2.	ORD 2025-951

ORDINANCE NO. 2025-951

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CHINO VALLEY, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT ON FILE WITH THE TOWN CLERK TITLED “~~APRIL~~ MAY 2025 AMENDMENTS TO CHINO VALLEY TOWN CODE CHAPTER 51 REGARDING WATER AND SEWER SYSTEM BUY-IN FEES”; ADOPTING THE SAME BY REFERENCE AND AMENDING THE CHINO VALLEY TOWN CODE AS SET FORTH THEREIN; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, FOR SEVERABILITY, AND FOR PENALTIES.

WHEREAS, the Town Council approved Resolution 2025-1282, adopting the updated consolidated fee schedule with an effective date of July 1, 2025; and

WHEREAS, the Mayor and Common Council of the Town of Chino Valley (the “Town Council”) desires to update Chino Valley Town Code (the “Town Code”) Chapter 51, Water and Sewers, to align with the changes in the consolidated fee schedule for the benefit of the Town.

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

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

SECTION 2. That certain document entitled “May 2025 Amendments to Chino Valley Town Code Chapter 51 Regarding Water and Sewer System Buy-In Fees” (the “Amendment”), of which one paper copy and one electronic copy are maintained, in compliance with Ariz. Rev. Stat. § 44-7041, on file in the office of the Town Clerk as required by Ariz. Rev. Stat. § 9-802, and available for public use and inspection during normal business hours, is hereby declared to be a public record, and said copies are hereby ordered to remain on file with the Town Clerk.

SECTION 3. The Town Code is hereby amended as set forth in the Amendment, which is hereby referred to, adopted, and made a part hereof as if fully set forth herein.

SECTION 4. All ordinances and parts of ordinances in conflict with the provisions of this ordinance or with any part of the Amendment adopted herein by reference are hereby repealed.

SECTION 5. If any section, subsection, sentence, clause, phrase, or portion of this ordinance or any part of the Amendment adopted herein is for any reason held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

SECTION 6. The Mayor, the Town Manager, the Town Clerk, and the Town Attorney are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this ordinance.

SECTION 7. Except as otherwise provided, any person found responsible for violating any provisions of this ordinance shall be guilty of a civil violation, punishable by imposition of a civil sanction not to exceed \$500.00. Each day a violation continues shall be considered a separate violation. A person who commits a violation of this ordinance after previously having been found responsible for committing two or more civil violations of this ordinance within a

ORDINANCE NO. 2025-951

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CHINO VALLEY, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT ON FILE WITH THE TOWN CLERK TITLED "MAY 2025 AMENDMENTS TO CHINO VALLEY TOWN CODE CHAPTER 51 REGARDING WATER AND SEWER SYSTEM BUY-IN FEES"; ADOPTING THE SAME BY REFERENCE AND AMENDING THE CHINO VALLEY TOWN CODE AS SET FORTH THEREIN; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, FOR SEVERABILITY, AND FOR PENALTIES.

WHEREAS, the Town Council approved Resolution 2025-1282, adopting the updated consolidated fee schedule with an effective date of July 1, 2025; and

WHEREAS, the Mayor and Common Council of the Town of Chino Valley (the "Town Council") desires to update Chino Valley Town Code (the "Town Code") Chapter 51, Water and Sewers, to align with the changes in the consolidated fee schedule for the benefit of the Town.

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

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

SECTION 2. That certain document entitled "May 2025 Amendments to Chino Valley Town Code Chapter 51 Regarding Water and Sewer System Buy-In Fees" (the "Amendment"), of which one paper copy and one electronic copy are maintained, in compliance with Ariz. Rev. Stat. § 44-7041, on file in the office of the Town Clerk as required by Ariz. Rev. Stat. § 9-802, and available for public use and inspection during normal business hours, is hereby declared to be a public record, and said copies are hereby ordered to remain on file with the Town Clerk.

SECTION 3. The Town Code is hereby amended as set forth in the Amendment, which is hereby referred to, adopted, and made a part hereof as if fully set forth herein.

SECTION 4. All ordinances and parts of ordinances in conflict with the provisions of this ordinance or with any part of the Amendment adopted herein by reference are hereby repealed.

SECTION 5. If any section, subsection, sentence, clause, phrase, or portion of this ordinance or any part of the Amendment adopted herein is for any reason held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

SECTION 6. The Mayor, the Town Manager, the Town Clerk, and the Town Attorney are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this ordinance.

SECTION 7. Except as otherwise provided, any person found responsible for violating any provisions of this ordinance shall be guilty of a civil violation, punishable by imposition of a civil sanction not to exceed \$500.00. Each day a violation continues shall be considered a separate violation. A person who commits a violation of this ordinance after previously having been found responsible for committing two or more civil violations of this ordinance within a

24-month period, whether by admission, by payment of the sanction, by default, or by judgment after hearing, shall be guilty of a class one misdemeanor.

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Chino Valley, Arizona this 13th day of May 2025.



Tom Armstrong, Mayor

ATTEST:



Erin N. Deskins, Town Clerk

APPROVED AS TO FORM:



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

I hereby certify that the above foregoing Ordinance No. 2025-951 was duly passed by the Council of the Town of Chino Valley, Arizona, at a regular meeting held on May 13, 2025, and that quorum was present thereat and that the vote thereon was 6 ayes, 1 nays, and 0 abstentions. 0 Council members were absent or excused.



Erin N. Deskins, Town Clerk



TOWN COUNCIL AGENDA ITEM STAFF REPORT

AGENDA ITEM # 6a
MEETING DATE: 7/8/2025
CONTACT PERSON: Laurie Lineberry, Development Services Director, Will Dingee, Assistant Development Services Director
ITEM TYPE: Action Item

AGENDA ITEM TITLE:

Consideration and possible action to approve a Statement of Direction on the Solar Ordinance text amendment.

SUMMARY:

Based on discussion on this item in Study Session and consensus of Council, a defined statement of direction has been determined from Council for staff and legal counsel to create the necessary language for the solar ordinance text amendment.

PREVIOUS ACTION:

N/A

STAFF RECOMMENDATION:

Based on the Study Session consensus, approve the Town Council Statement of Direction on the Solar Ordinance text amendment.

FISCAL IMPACT?

N/A

ATTACHMENTS:

None
