

**MINUTES OF THE STUDY SESSION AND
REGULAR MEETING OF THE TOWN COUNCIL
OF THE TOWN OF CHINO VALLEY**

TUESDAY, JULY 8, 2025

5:00 PM

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

STUDY SESSION

1. CALL TO ORDER; ROLL CALL

Vice-Mayor Granillo called the meeting to order at 5:01 p.m.

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

Absent: Mayor Tom Armstrong

Staff Present: Town Manager Terri Denemy, Town Attorney Andrew McGuire, Development Services Director Laurie Lineberry, Assistant Development Services Director Will Dingee, Senior Planner Jessica Barragan, Finance Director Katie Pehl, Public Works Director/Town Engineer Frank Marbury, Community Services Director Cyndi Thomas, IT Manager Spencer Guest, Audio Visual Technician Nicholas Harwick, Deputy Town Clerk Sara Burchill

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

Terri Denemy, Town Manager, presented the following:

- Laurie Lineberry and Will Dingee had presented the Council with the questions that would be addressed tonight ahead of time so Council understood the nuance of the items staff wanted to talk through.

Andrew McGuire, Town Attorney, presented the following:

- This process was borrowed from a similar-sized Town to produce a coherent document with all the pieces in place.
- Staff would be working to expedite the process by providing the document to Council prior to advertising for the next Planning & Zoning (P&Z) meeting to see if any red flags came up that would require another meeting to provide more discussion.

Staff and Council discussed the following:

- Councilmember McCafferty inquired why they couldn't have an Ordinance that says, "we have a moratorium on residential use solar."

- Andrew McGuire, Town Attorney, stated that they have to define residential use which sounds simple, until you start writing it. He stated they needed to state what it is and what it is not. Council may say it's ok with a business providing solar just to power their own business, but some businesses, such as data centers, require a lot of power and would likely be more than could be put on the building. These were the types of scenarios staff did not have answers on.
 - Councilmember Schacherer inquired how hard it would be to define residential. And stated it's simply where you live.
 - Staff stated it could also be apartment buildings as they are considered residential.
 - Discussion ensued regarding roof-mounted and ground-mounted solar and whether roof-mounted could be a requirement.
 - Discussion ensued regarding following APS's standard of not being able to generate 10% more than the home uses.
- Staff guided Council through the questions for discussion.
- Discussion ensued regarding Council's definition of Utility Scale Solar (USS).
 - The consensus was that USS generates electricity primarily for sale.
 - Discussion ensued whether Chino Valley would ever want to produce a micro-grid to supply the Town with power, but due to the franchise agreement with APS it was determined to not be a likely scenario.
- Staff felt the answer to the first question also answered the next four questions.
- Discussion ensued regarding solar systems without battery energy storage systems (BESS).
 - The consensus was that solar systems with and without BESS should be treated the same.
- Discussion ensued regarding the Council's definition of community-scale solar including topics such as building- or ground-mounted, providing energy to a subdivision, providing energy to a business, putting limitations on the number of panels or acreage, conditional use permits, etc.
 - The consensus was that community-scale generates power for more than one house or building. Council further expressed that they did not want to entertain any avenue to allow community-scale solar.
 - For massive energy users such as data centers, Council expressed that they could only have panels on the structure, no ground-mounting.
- Discussion ensued regarding solar on covered parking.
 - The consensus was to allow solar on covered parking up to the amount of parking needed for the facility.
- Discussion ensued regarding ground-mounted panels in a multi-acre property to generate electricity for the home.
 - Council indicated that as long as the homeowner utilizes the APS standard of producing no more than 10% of what was used, it should be allowed.
 - Discussion ensued regarding being completely off the grid and possible limitations that should exist in those instances.
 - Staff stated the natural limitation in this instance would be not allowing battery storage.
- Discussion ensued regarding enforcement of not generating enough energy to sell.
 - Staff stated the enforcement would be done during the design.
- Discussion ensued regarding BESS.

- The consensus was that BESS would not be allowed in any format, whether standalone or paired with solar, but would be allowed in single-family homes in relation to their solar, would not be allowed to store someone else's power, and would be reviewed during the planning process.
 - Staff would discuss the matter further and come up with maximum allowable capacity limits in relation to building code requirements. Further discussion ensued regarding code updates to make sure houses are protected from battery fires.
- Discussion ensued regarding APS discussions of adding batteries to residences to store power there; staff stated this was very theoretical.
 - Andrew McGuire, Town Attorney, stated the Council might want to prohibit that until there were more facts and amend the ordinance at that time.
- Discussion ensued regarding making changes to the BESS provisions if it switched over to something other than lithium.
 - Council indicated it would depend on what it changed to and would make a decision at that time.
- Discussion ensued regarding concentrated solar power (CSP).
 - Council indicated prohibition of CSP across the board.
- Discussion ensued on how Council would like to define utility scale wind.
 - Council indicated that it should be defined the same way as solar.
 - Further discussion ensued regarding height limits, quantity per parcel, conditional use permits, etc.
- Discussion ensued regarding public utilities and APS facilities.
 - Council indicated that there should be no expansion beyond what had already been installed in Town, including BESS.
 - Further discussion ensued regarding what the franchise agreement allows, conditional use permits, changes to the existing code and potential Prop 207 claims.
- Councilmember McCafferty discussed adding a provision that future changes should be adopted via a supermajority of the Council, rather than simple majority.
 - Andrew McGuire, Town Attorney, stated that he did not believe the Council had that authority. Furthermore, it could not be taken to the voters. Staff would look into it further.
- Councilmember Switzer inquired if the General Plan needed to be amended to reflect the ordinance.
 - Andrew McGuire, Town Attorney, stated that the General Plan was simply a framework for building a process by which the Council would consider solar, and this process implements that consideration.
 - Staff stated that when the General Plan is updated in eight more years, the provision would be removed.
- Staff stated that they would team up with the attorney to update the text and bring it to Council to see if they could move forward without a second meeting. If so, it would then go to P&Z. If not, staff would schedule another meeting.
- Staff discussed advertising deadlines and possible meeting dates.

3. ADJOURNMENT

MOVED by Councilmember Sherri Phillips, seconded by Councilmember John McCafferty to adjourn the meeting at 5:51 p.m.

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

NAY: None

7 - 0 Passed – Unanimously

REGULAR MEETING

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

Mayor Armstrong called the meeting to order at 6:04 p.m. and led the Pledge of Allegiance.

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

Absent:

Staff Present: Town Manager Terri Denemy, Town Attorney Andrew McGuire, Officer Dylan Wilhide (Sgt. at Arms), Development Services Director Laurie Lineberry, Assistant Development Services Director Will Dingee, Senior Planner Jessica Barragan, Economic Development Manager Maggie Holmberg, Finance Director Katie Pehl, Public Works Director/Town Engineer Frank Marbury, Community Services Director Cyndi Thomas, IT Manager Spencer Guest, Audio Visual Technician Nicholas Harwick, Deputy Town Clerk Sara Burchill

2. INTRODUCTIONS, PRESENTATIONS, AND PROCLAMATIONS

- a. Presentation and update from Vincent Gallegos regarding Central Yavapai Metropolitan Planning Organization (CYMPO).

Vincent Gallegos, Executive Director of CYMPO, presented the following:

- Discussed the organizations vision and mission.
- Discussed the history of the organization and its expansion from 401 to 6,000 square miles.
- Gave an overview of the CYMPO Executive Board.
- Discussed the amount of money spent on projects during the last 10 years, and goals for the next 10 years.
- Gave a breakdown of the priority projects for FY25, although none of them were ultimately funded. Further discussed the price of projects and adjustments to cost due to inflation.
- Gave a breakdown of the projects and funding requests for FY26 at just under \$48 million.

Bryn Stotler, Planner, presented the following:

- Discussed how CYMPO organizes their various plans through their 2050 Regional Transportation Plan which looks at development data, current and future housing, transit opportunities, etc., to identify where investments should be made. The plan is updated every five years.
- Discussed CYMPO's Active Transportation Plan which addresses bicycle and pedestrian facilities.

Jessi Sorteberg, Regional Grants Manager, presented the following:

- Discussed grant projects that she had worked on with Town of Chino Valley staff including:
 - The design of a multi-use path to go from East Road 2 North and North Road 1 East up to and along Perkinsville Road.
 - A study on State Route 89 to provide a supplemental safety action plan for the Town of Chino Valley with emphasis on school zones.
 - An additional grant to have the match for the supplemental safety action plan paid for.

Bryn Stotler, Planner, presented the following:

- Discussed conservation in relation to funding CYMPO receives, often with a large component with environmental funding such as trailheads, trail planning, open space, etc.

Amanda Hardt, Planner, presented the following:

- Discussed the Regional Trails Plan CYMPO would be developing along with SDR Consulting Firm. SDR had also collaborated with the Upper Greater Chino Valley Collaboration and the Prescott Circle Trail.
- The project would take 18 to 24 months and focus on:
 - Transportation alternatives
 - Emergency response
 - Evacuation support
 - Ecotourism strategies for recreation
 - Environmental resilience

Leslie Contreras, Regional Development Manager, presented the following:

- Discussed microtransit service YavaLine, which CYMPO recently took over.
- Discussed integrating YavaLine with Chino Valley's Yavapai Regional Transit to create a regional system.
- Gave a breakdown of YavaLine utilization over the last three years.

Council and Vincent Gallegos discussed the following:

- Councilmember Schacherer asked for clarification on the days YavaLine is available.
 - Mr. Gallegos stated that it is currently operating Monday through Friday from 6:00 a.m. to 8:00 p.m. However, they just started a pilot program for

Saturdays to bring people to the Prescott Farmer's Market. The pilot program would be ongoing for three months.

- Councilmember McCafferty inquired where the Great Western Connector was in terms of planning.
 - Mr. Gallegos stated that it fell out of the next 25 years of priorities as it would likely cost well over \$350 million. One mile of improvement to Highway 69 has taken 10 years and \$12 million. He did not feel the Great Western Connector (a road connecting Prescott Valley to the east side of Chino Valley) was something the region would be capable of accomplishing.
- 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.

Richard Hernandez, Executive Director of Government Relations, presented the following:

- Rodney Jenkins was not able to attend today.
- Mr. Hernandez shared a video from Yavapai College that discussed the college, its various locations, facilities, degrees, certificates, workforce training, etc., as well as financial benefit to students and the community.
- Discussed the last graduation where 1,250 degrees and certificates were earned. 60 of the students earned a 4-year bachelor's degree.
- The college offered several four-year degrees and they were committed to adding another every year.
- Yavapai College offered four-year degrees for about \$170/credit hour. ASU currently charges \$750/credit hour.
- Discussed the Regional Economic Development Center, which is not available at any other community college in the area.
- Yavapai College is the first community college in the nation to offer a 92-credit hour (3-year) bachelors degree.

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.

Russell Teuscher, Town of Chino Valley resident, presented the following:

- Thanked the Council for allowing him to speak, and thanked Councilmember Schacherer and Town Manager Terri Denemy for calling him and speaking with him. They did him a great service.
- He reported that Arizona AirCool had to get a business license.

- He discussed the Town's process of issuing business licenses and felt there could be some improvements.
- He apologized for his conduct at the last meeting.

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.

There were no reports from Council.

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

Terri Denemy, Town Manager, presented the following:

- Commended Maggie Holmberg, Economic Development Manager, for acquiring a Town advertisement on the last page of Arizona Highways. It would generate a lot of great tourism traction for the Town.
- The Town has a new webpage and brochures to help with raising funds for the Fred Harvey buildings.
- The Town was donated horse sculptures from Gene Galazan, a local sculptor and artist, using found treasures in junkyards and scrap piles. They could be seen at Town Hall.
- Public Works would be launching Chino Valley Connected to residents starting next week. The announcements would come via social media, Talk of the Town, press releases, etc.
- The Food Truck Festival will be held July 12th from 5 to 9 p.m. Entry will be free.

5. CONSENT AGENDA

All those items listed below are considered to be routine and may be enacted by one motion. Any Councilmember may request to remove an item from the Consent Agenda to be considered and discussed separately.

MOVED by Vice-Mayor Eric Granillo, seconded by Councilmember John McCafferty to approve Consent Agenda items a, b, and c.

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

NAY: None

7 - 0 Passed - Unanimously

- a. Consideration and possible action to 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.

Terri Denemy, Town Manager, presented the following:

- Staff felt confident in the study session that additional engagement was not necessary unless Council decided otherwise.

MOVED by Vice-Mayor Eric Granillo, seconded by Councilmember Robert Switzer to approve the Statement of Direction as supplemented by discussion and consensus during the study session for use by Town staff with Town Council guidance to create and move forward a recommendation of ordinance language through Planning & Zoning for the Town Council to consider on September 23rd, or the closest available Council meeting after that date

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

NAY: None

7 - 0 Passed – Unanimously

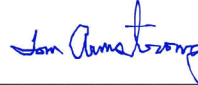
7. ADJOURNMENT

MOVED by Councilmember Sherri Phillips, seconded by Councilmember Larry Holt to adjourn the meeting at 6:54 p.m.

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

NAY: None

7 - 0 Passed – Unanimously



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 8th day of July, 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 26th day of August, 2025.



Erin N. Deskins, Town Clerk