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## **TOWN COUNCIL NOTICE & AGENDA**

**STUDY SESSION**  
**TUESDAY, OCTOBER 14, 2025**  
**5:00 PM**

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

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### **AGENDA**

- 1. CALL TO ORDER; ROLL CALL**
- 2. Discussion and presentation by Development Services on state legislative mandates, HB 2447 & HB 2928. HB 2447 requires the Town adopt implementing rules by January 1, 2026.**
- 3. Discussion from Frank Marbury, Public Works Director regarding streets priority for capital improvements.**
- 4. ADJOURNMENT**



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## **TOWN COUNCIL NOTICE & AGENDA**

**REGULAR MEETING**  
**TUESDAY, OCTOBER 14, 2025**  
**6:00 PM**

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

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*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 Spencer Guest, Information Technology Services (ITS) Manager, regarding current ITS projects and goals.**
- 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. 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 on items not on the agenda will be limited to directing staff to study the matter, scheduling the matter for further consideration and decision at a later date, or responding to criticism. Public comment is invited and encouraged, however, personal attacks on individuals is not appropriate. Disrespectful behavior will not be tolerated; this includes loud outbursts, profanity, and disruptive discussions among our audience.*

#### **4. CURRENT EVENT SUMMARIES AND REPORTS**

*This item is for information only. The Mayor, any Councilmember, or Town Manager may present a brief summary or report of current events. If listed below, there may also be a presentation on information requested by the Mayor and Council and questions may be answered. No action will be taken.*

- a. Status reports by Mayor and Council regarding current events.
- b. Status report by Town Manager Terri Denemy regarding Town accomplishments, and current or upcoming projects.

#### **5. CONSENT AGENDA**

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

- a. Consideration and possible action to approve the amended Public Utility Easement through a Town-owned property at Old Home Manor for power service to the Yavapai College Housing Project.
- b. Consideration and possible action to accept a Utility Easement from Meurs Country West, LLC for the maintenance and operation of a new 8-inch water main.
- c. Consideration and possible action to approve the September 9, 2025, study session minutes.
- d. Consideration and possible action to approve the September 10, 2025, study session minutes.
- e. Consideration and possible action to approve the September 23, 2025, study session and regular meeting minutes.

#### **6. ACTION ITEMS**

*The Council may vote to recess the public meeting and hold an Executive Session on any item on this agenda pursuant to A.R.S. § 38-431.03(A)(3) for the purpose of discussion or consultation for legal advice with the Town Attorney. Executive sessions are not open to the public and no action may be taken in executive session.*

- a. Consideration and possible action to adopt a notice of intent to enter into a development tax incentive agreement, and findings of fact, regarding the potential purchase and development of land at Old Home Manor by Chino Valley Rodeo Drive, LLC for development of an RV Park.

**Recommended Action:** To adopt a notice of intent to enter into a development tax incentive agreement, and findings of fact, regarding the potential purchase and development of land at Old Home Manor by Chino Valley Rodeo Drive, LLC for development of an RV Park.

## 7. ADJOURNMENT



## TOWN COUNCIL NOTICE & AGENDA

**EXECUTIVE SESSION  
TUESDAY, OCTOBER 14, 2025  
6:30 PM**

**CONFERENCE ROOM | 202 N. STATE ROUTE 89 | CHINO VALLEY, ARIZONA 86323**

### AGENDA

1. **CALL TO ORDER; ROLL CALL**
2. **An executive session pursuant to A.R.S. 38-431.03(A)(4) for discussion with the Town Attorney regarding the public body's position on future water extinguishment credit purchases that are the subject of negotiations.**
3. **ADJOURNMENT**

Dated this 7th day of October, 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](http://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 #** 3  
**MEETING DATE:** 10/14/2025  
**CONTACT PERSON:** Frank Marbury, Public Works Director/Town Engineer  
**ITEM TYPE:** Presentation

**AGENDA ITEM TITLE:**

Discussion from Frank Marbury, Public Works Director regarding streets priority for capital improvements.

**SUMMARY:**

During the budget process, the Capital Improvement Program Citizen's Advisory Committee (CIPCAC) recommended a list of streets to pulverize and chip seal for FY 2026. This discussion will help staff in determining the final list of streets to include in the bid for the \$3,000,000 street improvement project for FY 2026. Construction is anticipated in April or May of 2026.

**PREVIOUS ACTION:**

Budget Approvals

**STAFF RECOMMENDATION:**

**FISCAL IMPACT?**

**ATTACHMENTS:**

|    |                 |
|----|-----------------|
| 1. | Streets Exhibit |
|----|-----------------|

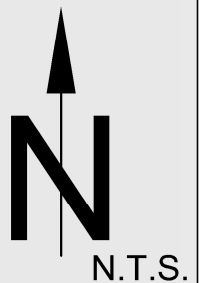
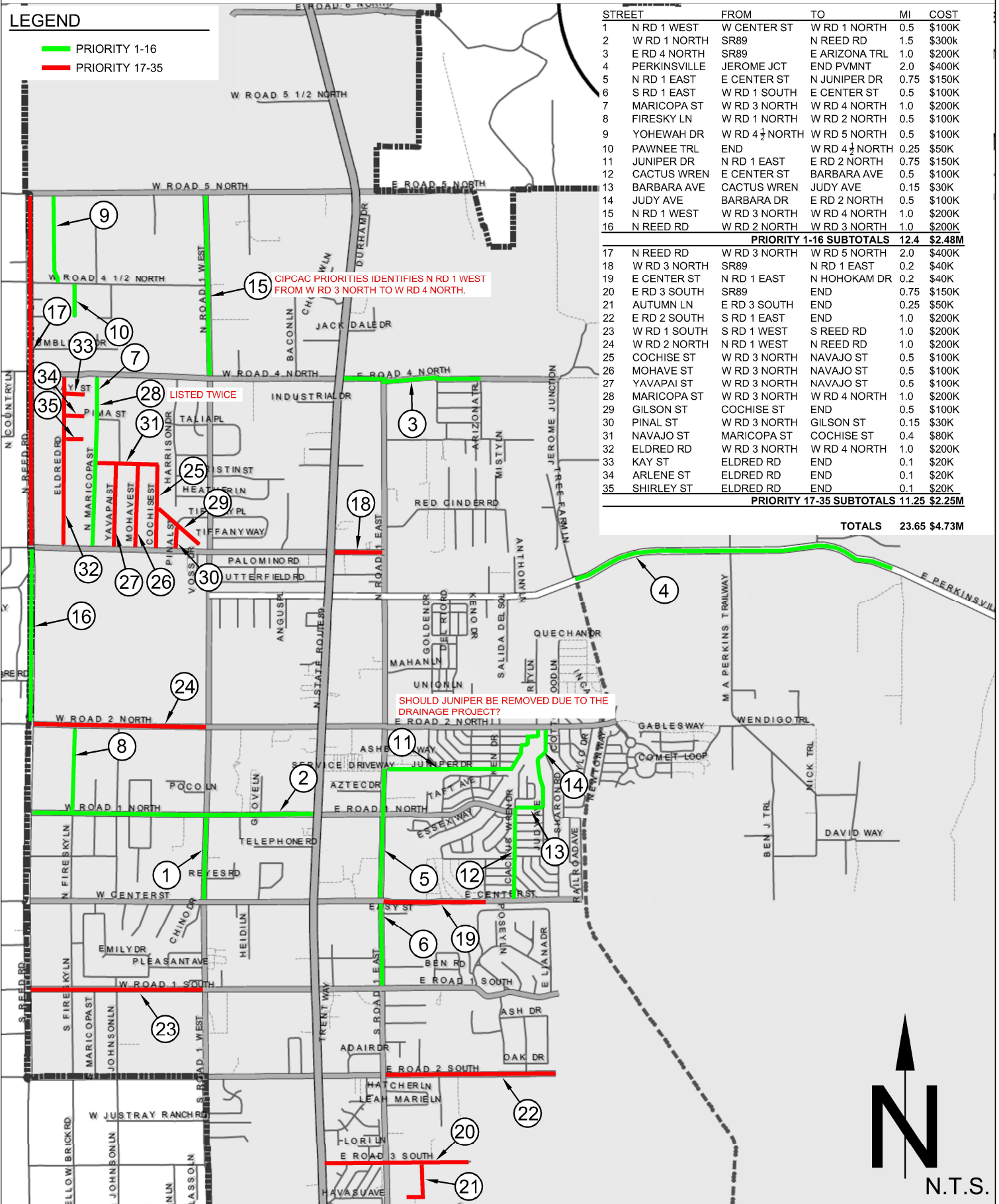
# TOWN OF CHINO VALLEY PULVERIZE & CHIP SEAL PROJECTS

9/17/25

## LEGEND

- PRIORITY 1-16
- PRIORITY 17-35

| STREET                          | FROM         | TO               | MI               | COST           |
|---------------------------------|--------------|------------------|------------------|----------------|
| 1                               | N RD 1 WEST  | W CENTER ST      | W RD 1 NORTH     | 0.5 \$100K     |
| 2                               | W RD 1 NORTH | SR89             | N REED RD        | 1.5 \$300K     |
| 3                               | E RD 4 NORTH | SR89             | E ARIZONA TRL    | 1.0 \$200K     |
| 4                               | PERKINSVILLE | JEROME JCT       | END PVMNT        | 2.0 \$400K     |
| 5                               | N RD 1 EAST  | E CENTER ST      | N JUNIPER DR     | 0.75 \$150K    |
| 6                               | S RD 1 EAST  | W RD 1 SOUTH     | E CENTER ST      | 0.5 \$100K     |
| 7                               | MARICOPA ST  | W RD 3 NORTH     | W RD 4 NORTH     | 1.0 \$200K     |
| 8                               | FIRESKY LN   | W RD 1 NORTH     | W RD 2 NORTH     | 0.5 \$100K     |
| 9                               | YOHEWAH DR   | W RD 4 1/2 NORTH | W RD 5 NORTH     | 0.5 \$100K     |
| 10                              | PAWNEE TRL   | END              | W RD 4 1/2 NORTH | 0.25 \$50K     |
| 11                              | JUNIPER DR   | N RD 1 EAST      | E RD 2 NORTH     | 0.75 \$150K    |
| 12                              | CACTUS WREN  | E CENTER ST      | BARBARA AVE      | 0.5 \$100K     |
| 13                              | BARBARA AVE  | CACTUS WREN      | JUDY AVE         | 0.15 \$30K     |
| 14                              | JUDY AVE     | BARBARA DR       | E RD 2 NORTH     | 0.5 \$100K     |
| 15                              | N RD 1 WEST  | W RD 3 NORTH     | W RD 4 NORTH     | 1.0 \$200K     |
| 16                              | N REED RD    | W RD 2 NORTH     | W RD 3 NORTH     | 1.0 \$200K     |
| <b>PRIORITY 1-16 SUBTOTALS</b>  |              |                  | <b>12.4</b>      | <b>\$2.48M</b> |
| 17                              | N REED RD    | W RD 3 NORTH     | W RD 5 NORTH     | 2.0 \$400K     |
| 18                              | W RD 3 NORTH | SR89             | N RD 1 EAST      | 0.2 \$40K      |
| 19                              | E CENTER ST  | N RD 1 EAST      | N HOHOKAM DR     | 0.2 \$40K      |
| 20                              | E RD 3 SOUTH | SR89             | END              | 0.75 \$150K    |
| 21                              | AUTUMN LN    | E RD 3 SOUTH     | END              | 0.25 \$50K     |
| 22                              | E RD 2 SOUTH | S RD 1 EAST      | END              | 1.0 \$200K     |
| 23                              | W RD 1 SOUTH | S RD 1 WEST      | S REED RD        | 1.0 \$200K     |
| 24                              | W RD 2 NORTH | N RD 1 WEST      | N REED RD        | 1.0 \$200K     |
| 25                              | COCHISE ST   | W RD 3 NORTH     | NAVAJO ST        | 0.5 \$100K     |
| 26                              | MOHAVE ST    | W RD 3 NORTH     | NAVAJO ST        | 0.5 \$100K     |
| 27                              | YAVAPAI ST   | W RD 3 NORTH     | NAVAJO ST        | 0.5 \$100K     |
| 28                              | MARICOPA ST  | W RD 3 NORTH     | W RD 4 NORTH     | 1.0 \$200K     |
| 29                              | GILSON ST    | COCHISE ST       | END              | 0.5 \$100K     |
| 30                              | PINAL ST     | W RD 3 NORTH     | GILSON ST        | 0.15 \$30K     |
| 31                              | NAVAJO ST    | MARICOPA ST      | COCHISE ST       | 0.4 \$80K      |
| 32                              | ELDRED RD    | W RD 3 NORTH     | W RD 4 NORTH     | 1.0 \$200K     |
| 33                              | KAY ST       | ELDRED RD        | END              | 0.1 \$20K      |
| 34                              | ARLENE ST    | ELDRED RD        | END              | 0.1 \$20K      |
| 35                              | SHIRLEY ST   | ELDRED RD        | END              | 0.1 \$20K      |
| <b>PRIORITY 17-35 SUBTOTALS</b> |              |                  | <b>11.25</b>     | <b>\$2.25M</b> |
| <b>TOTALS</b>                   |              |                  | <b>23.65</b>     | <b>\$4.73M</b> |





## TOWN COUNCIL AGENDA ITEM STAFF REPORT

**AGENDA ITEM #** 5a  
**MEETING DATE:** 10/14/2025  
**CONTACT PERSON:** Frank Marbury, Public Works Director/Town Engineer  
**ITEM TYPE:** Consent Item

### **AGENDA ITEM TITLE:**

Consideration and possible action to approve the amended Public Utility Easement through a Town-owned property at Old Home Manor for power service to the Yavapai College Housing Project.

### **SUMMARY:**

Yavapai College has requested the Town approve an amended APS easement through the Town Property leased by the College that will provide the power necessary to meet the increasing needs of the College.

### **PREVIOUS ACTION:**

On May 15, 2025, Town Council approved the original Public Utility Easement through Town-owned property at Old Home Manor for power service to the Yavapai College Housing Project. The easement configuration has changed, requiring an amendment to the Public Utility Easement. The changes to the configuration are shown in the attachment, "APS Easement Change Diagram."

### **STAFF RECOMMENDATION:**

Staff recommends approval of the amended Public Utility Easement through a Town-owned property at Old Home Manor for power service to the Yavapai College Housing Project.

### **FISCAL IMPACT?**

There is no direct fiscal impact associated with this request.

### **ATTACHMENTS:**

|    |                                    |
|----|------------------------------------|
| 1. | WA862186 APS Easement Chino Valley |
| 2. | Exhibit A - ESMT 306-02-001W       |
| 3. | Exhibit B - ESMT 306-02-001W       |
| 4. | APS Easement Change Diagram        |

NE-12-16N-2W

APN: 306-02-001W

NWP-25-183

WA862186

JBC/SER

## **TOWN OF CHINO VALLEY-APS UTILITY EASEMENT**

**The Town of Chino Valley, Arizona, an incorporated municipality,**—(hereinafter called “Grantor”), is the owner of the following described real property located in Yavapai County, Arizona (hereinafter called “Grantor’s Property”):

### **SEE EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF**

Grantor, for and in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey to **ARIZONA PUBLIC SERVICE COMPANY**, an Arizona corporation (hereinafter called “Grantee”), and to its successors and assigns, a non-exclusive right, privilege, and easement, 8 feet in width or as further described in attached exhibits at locations and elevations, in, upon, over, under, through and across, a portion of Grantor’s Property described as follows (herein called the “Easement Premises”):

### **SEE EXHIBIT “B” ATTACHED HERETO AND MADE A PART HEREOF**

Grantee is hereby granted the right to, within the Easement Premises: construct, reconstruct, replace, repair, operate and maintain electrical lines, together with appurtenant facilities and fixtures for use in connection therewith, for the transmission and distribution of electricity to, through, across, and beyond Grantor’s Property; and install, operate and maintain telecommunication wires, cables, conduits, fixtures and facilities solely for Grantee’s own use incidental to supplying electricity (said electrical and telecommunication lines, facilities and fixtures collectively herein called “Grantee Facilities”). Grantee shall at all times have the right of full and free ingress and egress to and along the Easement Premises for the purposes herein specified.

Grantee is hereby granted the right, but not the obligation, to trim, prune, cut, and clear away trees, brush, shrubs, or other vegetation on, or adjacent to, the Easement Premises whenever in Grantee’s judgment the same shall be necessary for the convenient and safe exercise of the rights herein granted.

Grantor shall not locate, erect or construct, or permit to be located, erected or constructed, any building or other structure or drill any well within the limits of the Easement Premises; nor shall Grantor

plant or permit to be planted any trees within the limits of the Easement Premises without the prior written consent of Grantee. However, Grantor reserves all other rights, interests and uses of the Easement Premises that are not inconsistent with Grantee's easement rights herein conveyed and which do not interfere with or endanger any of the Grantee Facilities, including, without limitation, granting others the right to use all or portions of the Easement Premises for utility or roadway purposes and constructing improvements within the Easement Premises such as paving, sidewalks, landscaping, driveways, and curbing. Notwithstanding the foregoing, Grantor shall not have the right to lower by more than one foot or raise by more than two feet the surface grade of the Easement Premises without the prior written consent of Grantee, and in no event shall a change in the grade compromise Grantee's minimum cover requirements or interfere with Grantee's operation, maintenance or repair.

Grantee shall not have the right to use the Easement Premises to store gasoline or petroleum products, hazardous or toxic substances, or flammable materials; provided however, that this prohibition shall not apply to any material, equipment or substance contained in, or a part of, the Grantee Facilities, provided that Grantee must comply with all applicable federal, state and local laws and regulations in connection therewith. Additionally, the Easement Premises may not be used for the storage of construction-related materials or to park or store construction-related vehicles or equipment except on a temporary basis to construct, reconstruct, replace, repair, operate, or maintain the Grantee Facilities.

Grantor shall maintain clear areas that extend: 1) 3 feet from and around all edges of all switching cabinet pads and 2 feet from and around all edges of all transformer pads and other equipment pads, and 2) a clear operational area that extends 10 feet immediately in front of all transformer, switching cabinet and other equipment openings, and 3) a 6 foot by 6 foot hot-stick operating area off the front left corner of all transformers. No obstructions, trees, shrubs, large landscape rocks, fences, fixtures, or permanent structures shall be placed by Grantor within said clear areas; nor shall Grantor install landscape irrigation or sprinkler systems within said clear areas. Landscape irrigation or sprinkler systems installed adjacent to the clear areas shall be installed and maintained so that the transformers, switching cabinets or any other equipment do not get wet by spray or irrigation.

By accepting and utilizing this easement, Grantee agrees that following any installation, excavation, maintenance, repair, or other work by Grantee within the Easement Premises, the affected area will be restored by Grantee to as close to original condition as is reasonably practicable, at the expense of Grantee; and that Grantee shall indemnify Grantor, to the extent required by law, for any loss, cost or damage incurred by Grantor as a result of any negligent installation, excavation, maintenance, repair or other work performed by Grantee within the Easement Premises.

Grantee shall exercise reasonable care to avoid damage to the Easement Premises and all improvements thereon and agrees that following any installation, excavation, maintenance, repair, or other work by Grantee within the Easement Premises, the affected area, including without limitation, all pavement, landscaping, cement, and other improvements permitted within the Easement Premises pursuant to this easement will be restored by Grantee to as close to original condition as is reasonably possible, at the expense of Grantee.

Grantor reserves the right to require the relocation of Grantee Facilities to a new location within Grantor's Property. Grantee shall bear the entire cost of relocating Grantee Facilities, provided the relocation is necessary for Grantor's carrying out of its governmental functions. Governmental functions

are those duties imposed on Grantor, where the duties involve a general public benefit, not in the nature of a corporate or business undertaking for the corporate benefit and interest of Grantor. Governmental functions include, but are not limited to, the following: (1) any and all improvements to Grantor's public rights-of-way; (2) establishing and maintaining domestic water systems, sanitary sewers, storm drains, and related facilities; (3) establishing and maintaining municipal parks, parking spaces, parkways, pedestrian malls, or grass, shrubs, trees and other vegetation for the purpose of landscaping any street or public property; (4) providing fire protection and other public safety functions; (5) collection and disposal of garbage and recyclables; (6) the relocation of Grantee Facilities necessary to carry out the exercise of Grantor's police power for urban renewal; and (7) establishing and maintaining municipal buildings or facilities. Grantor will bear the entire cost of relocating Grantee facilities, provided the relocation is necessitated by the construction of improvements by or on behalf of Grantor in furtherance of a proprietary function. All functions of Grantor that are not governmental are proprietary.

Grantor will not require Grantee to relocate Grantee Facilities without providing Grantee with a new easement in a form and location acceptable to Grantee and at no cost to Grantee. Upon the acceptance by Grantee of a new easement and after the relocation of Grantee Facilities to the new easement area, Grantee shall abandon its rights to use the Easement Premises granted in this easement. The easement granted herein shall not be deemed abandoned except upon Grantee's execution and recording of a formal instrument abandoning the easement.

If any of Grantee's electric facilities in this easement are not being used or are determined not to be useful, Grantor may request that the facilities that are no longer needed be removed and that portion of the easement be abandoned. Grantee will execute and record a formal instrument abandoning the easement, or a portion thereof. Any facilities that are determined to still be needed for Grantee's electrical system can be relocated pursuant to the above relocation requirements.

Grantee shall not have the right to transfer, convey or assign its interests in this easement to any individual, corporation, or other entity (other than to an affiliated entity of Grantee or an entity that acquires from Grantee substantially all of Grantee's electric distribution facilities within the area of Grantor's Property) without the prior written consent of Grantor, which consent shall not be unreasonably withheld. Grantee shall notify Grantor of the transfer, conveyance or assignment of any rights granted herein.

The covenants and provisions herein set forth shall extend and inure in favor and to the benefit of, and shall be binding on the heirs, administrators, executors, successors in ownership and estate, assigns and lessees of Grantor and Grantee.

[THE REST OF THIS PAGE IS INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, **The Town of Chino Valley, Arizona, an incorporated municipality**,  
has caused this Utility Easement to be executed by its duly authorized representative, this \_\_\_\_\_ day of \_\_\_\_\_  
\_\_\_\_\_ 2025.

APPROVED AS TO FORM:

**The Town of Chino Valley, Arizona, an  
incorporated municipality**

\_\_\_\_\_  
Town Attorney

By:

\_\_\_\_\_  
Tom Armstrong - Mayor

ATTEST:

\_\_\_\_\_  
Town Clerk

STATE OF \_\_\_\_\_ }  
                                              } ss.  
County of \_\_\_\_\_ }

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025 by  
\_\_\_\_\_ of \_\_\_\_\_, on behalf of  
\_\_\_\_\_.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

Notary Seal

\_\_\_\_\_  
Notary Public

## **EXHIBIT "A"**

### **(LEGAL DESCRIPTION OF GRANTOR'S PROPERTY) AS RECORDED IN BOOK 3628, PAGE 791 Y.C.R.**

PARCEL NO. 4:

Tract 42, and that part of Tract 44, Township 16 North, Range 2 West, lying within that portion of Section 12, Township 16 North, Range 2 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, according to the original survey approved February 15, 1872, originally designated and patented as the Northeast quarter; the Northeast quarter of the Northwest quarter; and the Northeast quarter of the Southwest quarter.

EXCEPT:

PARCEL 1 (BOOK 4671, PAGE 131 Y.C.R.):

FOLLOWING IS A DESCRIPTION OF A PARCEL OF LAND BEING A PORTION OF TRACT 44, LOCATED IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 16 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASELINE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA.

THE PARCEL OF LAND BEING DESCRIBED IS A PORTION OF THE PARCEL OF LAND DESCRIBED IN BOOK 4234, PAGE 504. (NOTE: ALL REFERENCES TO RECORDED INSTRUMENTS REFER TO THE RECORDS OF THE YAVAPAI COUNTY RECORDER'S OFFICE.)

THE PARCEL OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 12 AND THE NORTHEAST CORNER OF TRACT 44, AS SHOWN ON THE RECORD OF SURVEY RECORDED IN BOOK 12 OF LAND SURVEYS, PAGE 51, MONUMENTED WITH A BRASS CAP MARKED "U.S. GENERAL LAND OFFICE SURVEY, 1913".

THENCE SOUTH 00 DEGREES 17 MINUTES 43 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 12 AND THE EAST LINE OF TRACT 44, AND ALONG THE EAST LINE OF THE PARCEL OF LAND DESCRIBED IN BOOK 4234, PAGE 504, 633.83 FEET, TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, MONUMENTED WITH A CAPPED REBAR MARKED "ARIZONA ENG CO LS37496, LS13010";

THENCE CONTINUING SOUTH 00 DEGREES 17 MINUTES 43 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 12 AND THE EAST LINE OF TRACT 44, AND ALONG THE EAST LINE OF THE PARCEL OF LAND DESCRIBED IN BOOK 4234, PAGE 504, 922.46 FEET, MONUMENTED WITH A CAPPED REBAR MARKED "ARIZONA ENG CO LS37496, LS13010". FROM WHICH POINT THE EAST 1/4 CORNER OF SECTION 12 BEARS SOUTH 00 DEGREES 17 MINUTES 43 SECONDS EAST, 1,208.75 FEET;

THENCE SOUTH 88 DEGREES 40 MINUTES 28 SECONDS WEST, 649.53 FEET, MONUMENTED WITH A CAPPED REBAR MARKED "ARIZONA ENG CO LS37496, LS13010";

THENCE NORTH 00 DEGREES 17 MINUTES 43 SECONDS EAST, 116.00 FEET, MONUMENTED WITH A CAPPED REBAR MARKED "ARIZONA ENG CO LS37496, LS13010";

THENCE SOUTH 88 DEGREES 40 MINUTES 28 SECONDS WEST, 1,025.97 FEET, TO THE WEST LINE OF THE PARCEL OF LAND DESCRIBED IN BOOK 4234, PAGE 504, MONUMENTED WITH A CAPPED REBAR MARKED "ARIZONA ENG CO LS37496, LS13010";

THENCE NORTH 00 DEGREES 17 MINUTES 43 SECONDS EAST, ALONG THE WEST LINE OF THE PARCEL OF LAND DESCRIBED IN BOOK 4234, PAGE 504, 684.31 FEET, MONUMENTED WITH A CAPPED REBAR MARKED "ARIZONA ENG CO LS37496, LS13010";

THENCE NORTH 88 DEGREES 40 MINUTES 28 SECONDS EAST, 975.69 FEET, MONUMENTED WITH A CAPPED REBAR MARKED "ARIZONA ENG CO LS37496, LS13010";

THENCE NORTH 00 DEGREES 17 MINUTES 43 SECONDS EAST, 122.16 FEET, MONUMENTED WITH A CAPPED REBAR MARKED "ARIZONA ENG CO LS37496, LS13010";

THENCE NORTH 88 DEGREES 40 MINUTES 28 SECONDS EAST, 699.81 FEET, TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF THE PARCEL OF LAND DESCRIBED IN BOOK 4234, PAGE 504, WHICH BEARS SOUTH 00 DEGREES 17 MINUTES 43 SECONDS WEST.

APN: 306-01-003H

NORTHEAST CORNER  
SEC. 12, T16N, R2W  
NORTHEAST CORNER  
TRACT 44

NORTH 1/4 CORNER  
SEC. 12, T16N, R2W

JEROME JUNCTION

S88°40'28"W 2666.71'

879.21'

N01°19'32"W  
8.00'

120.00'

111.78'

1667.50'

TOWN OF CHINO VALLEY  
A PORTION OF PARCEL 4  
BOOK 3628 PAGE 791  
APN: 306-02-001W

N00°17'47"E 747.98'

S00°17'43"W 755.99'

OLD HOME MANOR DRIVE

S00°17'43"W 2765.03'

S88°40'28"W  
8.00'

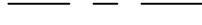
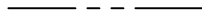
APN: 306-02-001V

EAST 1/4 CORNER  
SEC. 12, T16N, R2W

**REFERENCE DOCUMENTS**

RECORD OF SURVEY PER BOOK 180, PAGE 182, YCR

**LEGEND**

|                                                                                     |                         |
|-------------------------------------------------------------------------------------|-------------------------|
|  | EASEMENT AREA           |
|  | MONUMENT LINE           |
|  | PROPERTY LINE           |
|  | MONUMENT                |
| YCR                                                                                 | YAVAPAI COUNTY RECORDS  |
| APN                                                                                 | ASSESSORS PARCEL NUMBER |



**EXHIBIT "B"**

JOB # WA862186 DATE: 08/20/2025

NE 1/4 SEC 12 T16N R02W

SCALE: 1"=100'

INDEX: NWP-25-183

R/W: J. COMBS

SURVEY: GRANITE BASIN

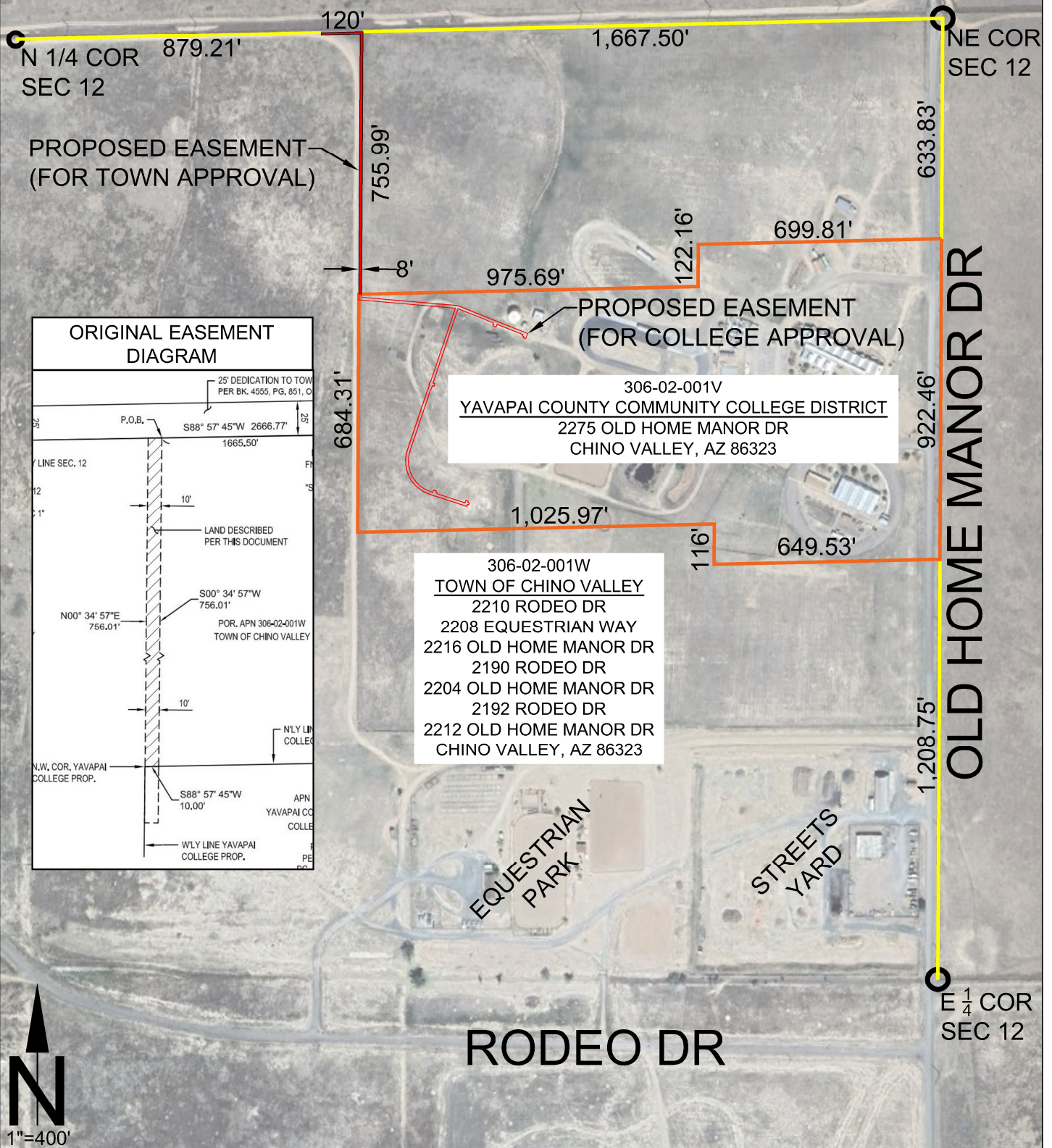
DRAWN BY: T. SLATER

SHEET 1 OF 1

# PROPOSED APS EASEMENT - REVISION 1

## SECTION 12, TOWNSHIP 16 NORTH, RANGE 2 WEST

9/2/25



PROPOSED 8' NON-EXCLUSIVE EASEMENT TO CONSTRUCT, REPLACE, REPAIR, OPERATE AND MAINTAIN ELECTRICAL LINES TO SERVE YAVAPAI COLLEGE. PREVIOUS EASEMENT, APPROVED BY TOWN COUNCIL 5/13/25, WAS 10' WIDE AND DIDN'T INCLUDE THE EAST-WEST LEG (SEE "ORIGINAL EASEMENT DIAGRAM" ABOVE).

1 OF 1



## TOWN COUNCIL AGENDA ITEM STAFF REPORT

**AGENDA ITEM #** 5b  
**MEETING DATE:** 10/14/2025  
**CONTACT PERSON:** Frank Marbury, Public Works Director/Town Engineer  
**ITEM TYPE:** Consent Item

### **AGENDA ITEM TITLE:**

Consideration and possible action to accept a Utility Easement from Meurs Country West, LLC for the maintenance and operation of a new 8-inch water main.

### **SUMMARY:**

Meurs Country West is currently constructing a 32-space RV Park on parcel #306-23-003B, just south of the Post Office, adjacent to Country West Mobile Home Park. In order to meet fire flow and domestic water demands of the new project, Meurs Country West has constructed an 8-inch water main within the Country West Mobile Home Park (306-23-011A) between the Town's 12-inch water main to the south and Country West's main east-west access road (Park Place) in order to serve the new RV Park with a 2-inch water meter and fire hydrant. The new main resides within the alley between Aspen (spaces 1-14) and Birch (spaces 15-29).

The proposed Utility Easement will grant the Town access and ability to maintain and operate the new water main, hydrant, and water meter following the warranty period. All water infrastructure past the Town's meter will be owned and maintained by Meurs Country West.

### **PREVIOUS ACTION:**

N/A

### **STAFF RECOMMENDATION:**

Accept a Utility Easement from Meurs Country West, LLC for the maintenance and operation of a new 8-inch water main.

### **FISCAL IMPACT?**

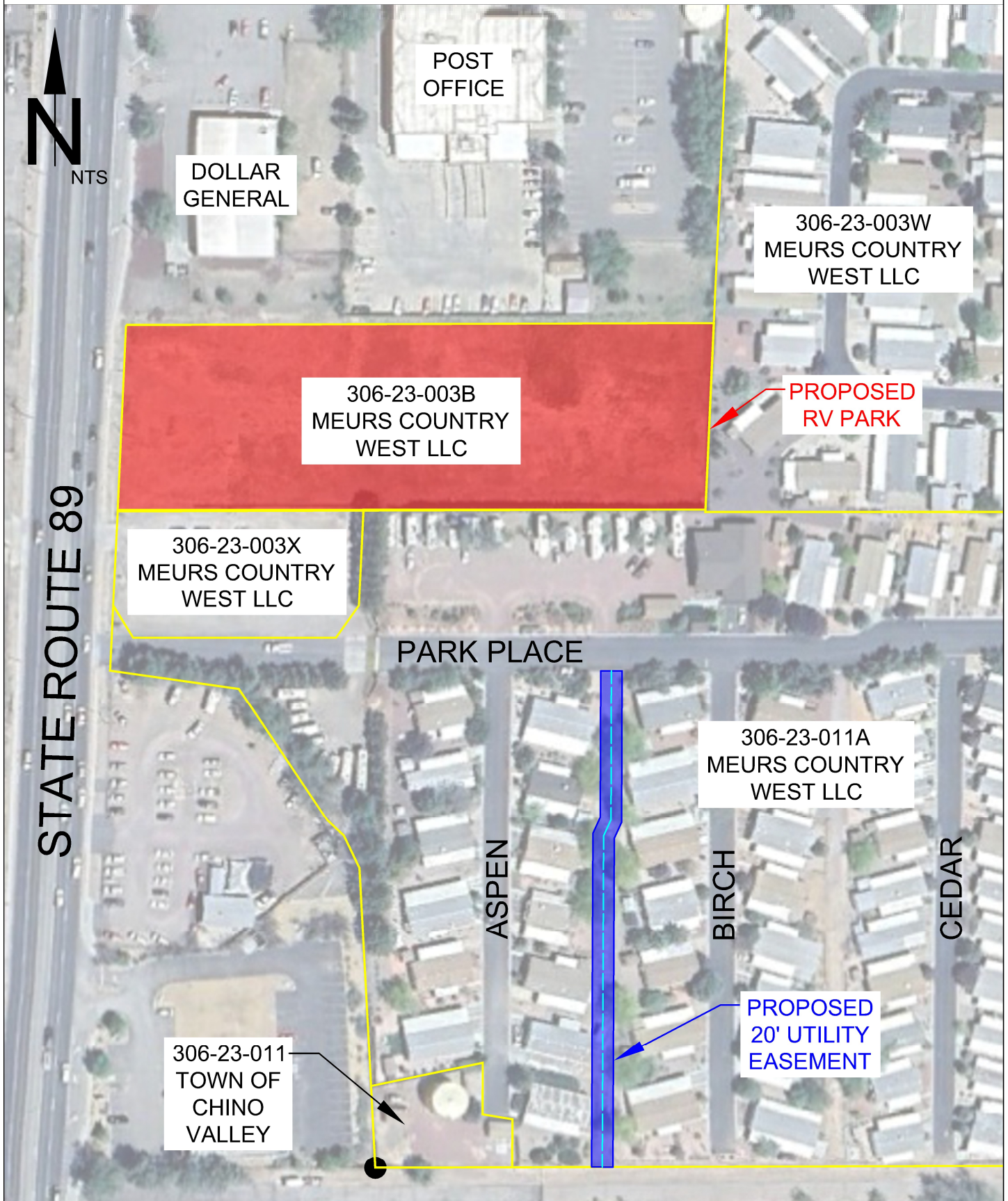
There is no direct fiscal impact associated with this request.

### **ATTACHMENTS:**

|    |                                  |
|----|----------------------------------|
| 1. | Utility Easement Exhibit 9-17-25 |
| 2. | 21080 Exhibits A and B 2025-9-4  |

# PROPOSED UTILITY EASEMENT EXHIBIT COUNTRY WEST MOBILE HOME PARK

9/17/25



## EXHIBIT A

That portion of Section 22, Township 16 North, Range 2 West, Gila and Salt River Meridian, Yavapai County, Arizona, being a portion of that certain parcel (B) described in Warranty Deed recorded in Book 4255 of Official Records at Page 463, records of Yavapai County, Arizona, described as follows:

A strip of land 20.00 foot in width the sidelines of which lie 10.00 foot each side of the following described centerline;

COMMENCING at the westerly most corner on the south line of that certain parcel designated PARCEL B in said Warranty Deed (also shown on the survey recorded in Book 122 of Land Surveys at Page 27, records of Yavapai County) marked with a found 1/2-inch bar with no identification;

Thence South 89°49'52" East, along the south line of said PARCEL B and the Basis of Bearing for the survey on which this description is based (recorded South 89°50'53" West, 966.98 feet) a distance of 967.19 feet to the southeast corner of said PARCEL B marked with a found 1/2-inch bar "LS 53890";

Thence North 89°49'52" West, along the south line of said PARCEL B, a distance of 754.87 feet to the POINT OF BEGINNING;

Thence North 00°14'08" East a distance of 309.85 feet to a point;

Thence North 24°42'56" East a distance of 16.53 feet to a point;

Thence North 00°08'15" East a distance of 139.55 feet to the POINT OF TERMINATION.

Containing 9,319 square feet, more or less.

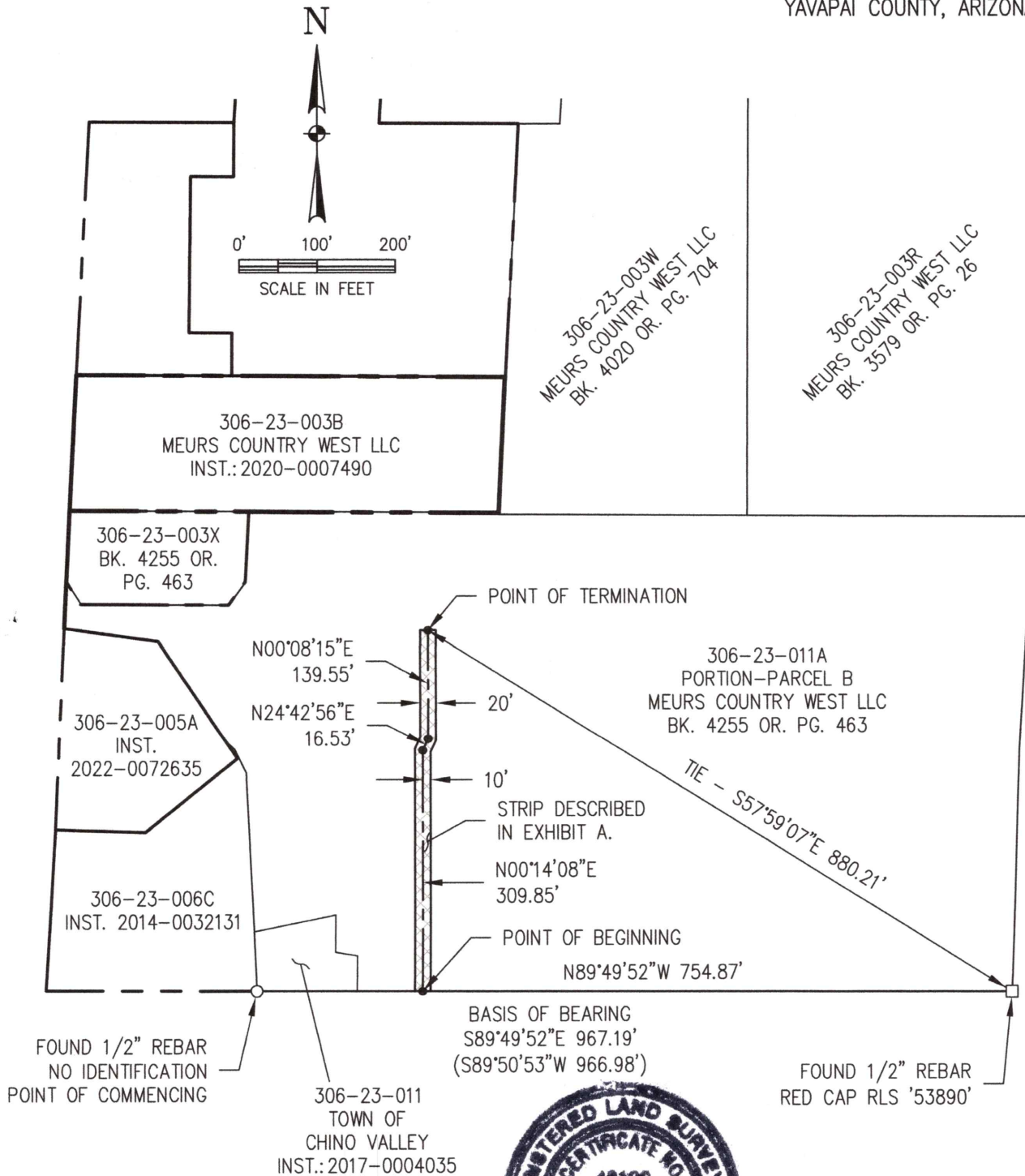


September 4, 2025

KWE 21-080 – Portion APN 306-23-011A – Meurs Country West LLC

Page 1 of 1

**EXHIBIT B**  
A PORTION OF SEC. 22,  
T16N, R2W, G.S.R.M.  
YAVAPAI COUNTY, ARIZONA



*Christopher Kimball*

SHEET 1 OF 1

SEPTEMBER 4, 2025  
JOB NO. 21-080  
KELLEY/WISE ENGINEERING, INC.  
146 GROVE AVENUE  
PRESCOTT, AZ. 86301  
(928) 771-1730

BK. ... BOOK  
INST. ... INSTRUMENT  
OR. ... OFFICIAL RECORDS  
PG. ... PAGE



## TOWN COUNCIL AGENDA ITEM STAFF REPORT

**AGENDA ITEM #** 5c  
**MEETING DATE:** 10/14/2025  
**CONTACT PERSON:** Erin Deskins, Town Clerk  
**ITEM TYPE:** Consent/Minutes

**AGENDA ITEM TITLE:**

Consideration and possible action to approve the September 9, 2025, study session minutes.

**STAFF RECOMMENDATION:**

Approve the September 9, 2025, study session minutes.

**ATTACHMENTS:**

|    |                          |
|----|--------------------------|
| 1. | 2025 09 09 CC SS MND wWM |
|----|--------------------------|

**MINUTES OF THE STUDY SESSION OF THE  
TOWN COUNCIL OF THE TOWN OF CHINO VALLEY  
TUESDAY, SEPTEMBER 9, 2025  
5:00 PM  
COUNCIL CHAMBERS | 202 N. STATE ROUTE 89 | CHINO VALLEY,  
ARIZONA 86323**

**1. CALL TO ORDER; ROLL CALL**

Mayor Armstrong called the meeting to order at 5:00 p.m.

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

Absent: Councilmember Robert Schacherer

Staff Present: Town Manager Terri Denemy, Economic Development Manager Maggie Holmberg, Human Resources Director Laura Kyriakakis, 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, Town Clerk Erin N. Deskins

**2. DISCUSSION ITEMS**

**a. Discussion and clarification of Council's vision and strategy for the marketing and development of Old Home Manor.**

Terri Denemy, Town Manager, presented the following:

- Discussed the purpose of the meeting and the direction that staff was looking for from Council.

Maggie Holmberg, Economic Development Manager, presented the following:

- Gave a brief history of Old Home Manor (OHM) since its purchase in 1978.
- Listed the current uses at OHM including a college campus, equestrian park, memorial, public works facility, and recreation.
- Briefly discussed opportunities that had been presented for OHM including a recreation master plan, off-road staging area, RV park, RC racing, trap & skeet, cowboy action shooting, demonstration garden, student housing at the college, and a possible Town Hall.
- Discussed the potential revenue that could come to the Town through tourism at OHM and through the RV park.
- Discussed legislation from a couple of years ago allowing municipalities to sell up to \$15 million of land and the options Council would have if they chose to go that route.

Possible options included selling the land outright, or putting it out as an RFP with specific direction such as a recreation complex, town center development, or outdoor concert/event venue.

Laurie Lineberry, Development Services Director and Will Dingee, Assistant Development Services Director, presented the following:

- Discussed how the General Plan designates OHM (horizontal multi-use or HMU) and where else a business park or residential development could be placed. There are six areas within the Town designated HMU in the General Plan.
- Discussed the zoning designations for OHM including business park (BP) and public land (PL).
- Outlined the uses allowed in PL including "other uses approved by the Town Council." Staff felt that rezoning the entire area to PL would allow Council more flexibility over all the pieces of land.

Cyndi Thomas, Community Services Director, presented the following:

- Discussed the conceptual plan for OHM, as prepared by the Parks and Recreation Advisory Board, and the timeline for the various developments.
- Stated that disc golf would need to be moved first before everything else could be done. The disc golf group met earlier today and was excited about the possibility of moving to OHM. Discussed the possibility of holding tournaments on the new course and ways to spread excitement about it. The new course would be designed to be ADA accessible. Discussed the location of the proposed disc golf course to be set near the current public works facilities.
- Discussed selling some portion of land and various requirements that could be made contingent on the sale.

Terri Denemy, Town Manager, presented the following:

- Staff was continuing to work on a development agreement with the RV Park developer to present to Council. However, there was a new issue of buy-in fees of approximately \$2.2 million. There would be more discussion on this issue in the future including possibly waiving some of the buy-in fees as \$2.2 million would make the project unviable.
- Discussed a possible expansion of compass training, and possible addition of RC racing, dry camping, and off-road staging area.
- Discussed private-public partnerships with various companies and organizations.

Council and staff discussed the following:

- Vice-Mayor Granillo inquired as to what a demonstration garden is.
  - Staff stated it would serve as an area to show developers how they can use less hardscape for stormwater control and instead use more plants, rocks, and grass to do the same kind of work, and it helps to beautify the area by making it look like a stream bed or other natural features. This would be planned for a strip of land that cannot be used for development due to the drainage in that area. It could also be used as an educational tool to teach children from an early age ways to preserve water.

- Councilmember McCafferty suggested tying in disc golf to the new Del Rio State Park.
  - Staff agreed, but felt the Del Rio State Park would be more challenging in terms of ADA accessibility.
- Councilmember McCafferty inquired how many acres the OHM conceptual plan was.
  - Staff stated it spanned two 40-acre parcels.
- Councilmember McCafferty inquired if staff expected to need to expand the current water recharge area, or if it would need to move altogether.
  - Staff stated the current ponds are designed for up to one million gallons per day, but right now they are only constructed to 500,000. They shouldn't need to be moved unless there was some kind of permeability issue.
- Discussion ensued regarding possible locations of a future trap and skeet range and keeping lead contained and not affecting nearby parcels.
- Councilmember Switzer inquired if the equestrian center and Olsen's had plans for expansion.
  - Staff stated that the equestrian center did have plans to expand.
- Councilmember Holt inquired about the lease cost on land at OHM, and felt that the lessees needed to bring some revenue if they were getting the land for a cheap price.
  - Discussion ensued regarding tourism generation and the importance of getting an RV Park established.
- Councilmember McCafferty inquired if they would be talking about the parcels that did not have future plans.
  - Staff stated that would be coming in the future.
- Vice-Mayor Granillo inquired about bathrooms at recreation areas.
  - Staff stated that they don't have facilities in those areas yet, so they would have to be portable facilities at first.
  - Staff did not feel any kind of facilities would be required for the dry camping area.
  - Vice-Mayor Granillo inquired how hard it would be to expand facilities to those areas.
    - Staff stated they need a second water production facility for resiliency to the Town's system and discussed possible locations and logistics.
- Discussion ensued regarding complications of making deals with developers due to new regulations on the gift clause. Staff was working on getting an Economic Impact Study on an RV park to show how much revenue would come to the Town to fulfill those regulations. Staff stated that, based on conversations with other RV park developers, buy-in fees were typically about \$250,000 to \$500,000 for a 186-unit park.
- Discussion ensued regarding bed tax and keeping the spaces as short-term use to keep those revenues flowing.
- Councilmember McCafferty inquired if it was realistic that the Town would be able to afford to do proper infrastructure for traffic for high density around OHM in the next 10 years, and if not, is it realistic to expect to see any of the viable businesses come in under a BP designation.
  - Staff simply responded no.
  - Further discussion ensued that the BP zoning was put in place when the Great Western Connector was a plan, but with that going away, plans needed to change.

- Discussion ensued regarding repair of Perkinsville Road, Road 4 North, and other ways to connect eastern Chino Valley to Prescott Valley, along with whether the roads should be fixed before new businesses come in, and potential traffic issues.
- Councilmember McCafferty inquired about APS poles and moving the transmission lines to the subsurface.
  - Staff stated they would prefer for all lines to be underground, but it was more costly.
- Vice-Mayor Granillo inquired how much acreage would be needed to put all Town facilities on one location.
  - Staff stated they would need 10–15 acres.
  - Discussion ensued regarding expanding the water campus and what might be required to import water from northern Chino Valley.
  - Further discussion ensued regarding expanding the current Town Hall by adding a second floor. However, the current building was not built to hold a second floor.
- Council expressed a desire to hear about opportunities for private-public partnerships.
- Council expressed a desire to rezone OHM to PL, and have staff come back with an economic development discussion about moving plans for a business park to another location.
- Council expressed a desire to have more discussion about keeping a parcel of land for a potential Town Hall.
- Council expressed a desire to sell land through an RFP process.
- Council expressed a desire to explore infrastructure solutions for egress.

**b. Presentation from Cyndi Thomas, Community Services Director, regarding Territorial Days Events.**

Mayor Armstrong called this item first, but is kept here for continuity.

Cyndi Thomas, Community Services Director, presented the following:

- The Town threw its 28th Annual Territorial Days event.
- Recognized various town staff for their help and involvement in planning and organizing the events.
- Participation included 50 at the Arizona History Talk, 400 at the pancake breakfast, 1,300 at the corn dinner, 100 entries at the car show, a full swimming pool, and approximately 1,000 cars for the fireworks show.
- Thanked community partners including Frank's Mobile DJ Service, various food trucks, CVHS Cross Country, Lion's Club, Lioness's Club, Women's Community Network, PRAB Board Members, 911 Memorial Foundation, Safeway, Earthworks, and Fireworks Productions of Arizona.

Council and staff discussed the following:

- The number of parade spectators had increased. 32 parade entrants was comparable to previous years.
- Discussed the fireworks bringing in people from out of town and the benefit of holding them during Territorial Days rather than 4th of July.

- Briefly mentioned the Christmas parade to be held December 5th.

### 3. ADJOURNMENT

MOVED by Councilmember Sherri Phillips, seconded by Councilmember John McCafferty to adjourn the meeting at 6:33 p.m.

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

NAY: None

**6 - 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 Regular Meeting of the Town Council of the Town of Chino Valley, Arizona held on the \_\_\_\_\_ day of \_\_\_\_\_, 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Erin N. Deskins, Town Clerk



## TOWN COUNCIL AGENDA ITEM STAFF REPORT

**AGENDA ITEM #** 5d  
**MEETING DATE:** 10/14/2025  
**CONTACT PERSON:** Erin Deskins, Town Clerk  
**ITEM TYPE:** Consent/Minutes

**AGENDA ITEM TITLE:**

Consideration and possible action to approve the September 10, 2025, study session minutes.

**STAFF RECOMMENDATION:**

Approve the September 10, 2025, study session minutes.

**ATTACHMENTS:**

|    |                          |
|----|--------------------------|
| 1. | 2025_09_10_CC_SS_MND_wWM |
|----|--------------------------|

**MINUTES OF THE STUDY SESSION OF THE  
TOWN COUNCIL OF THE TOWN OF CHINO VALLEY  
WEDNESDAY, SEPTEMBER 10, 2025**

**5:00 PM**

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

**1. CALL TO ORDER, ROLL CALL**

Vice-Mayor Granillo called the meeting to order at 5:00 p.m. and asked for a moment of silence for Charlie Kirk.

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

Absent: Mayor Tom Armstrong, Councilmember Robert Schacherer

Staff Present: Town Manager Terri Denemy, Town Water Consultant Mark Holmes, Development Services Director Laurie Lineberry, Finance Director Katie Pehl, Public Works Director/Town Engineer Frank Marbury, Community Services Director Cyndi Thomas, Audio Visual Technician Nicholas Harwick, Town Clerk Erin N. Deskins

**2. DISCUSSION ITEMS**

- a. "Water 101" discussion and presentation from Mark Holmes, Water Consultant, on the key elements of water regulation and compliance, including paper water, wet water, and the Town's water portfolio.

Mark Holmes, Town Water Consultant, presented the following:

*State Water Management*

- Discussed basic principles of Arizona water law including ownership, doctrine of prior appropriation, doctrine of reasonable use, and boundaries between surface and groundwater.
- Broadly discussed groundwater basins and the regulation thereof, and gave more details on groundwater within the Prescott Active Management Area (AMA).
- Discussed the primary goals of the 1980 Groundwater Management Code and water management as a response to groundwater conditions, along with the six key provisions for the Prescott AMA.

*Prescott Active Management Area*

- Discussed yearly precipitation rates and the fact that only 4,000 to 8,000 acre feet of the yearly 450,000 acre feet the area sees as precipitation recharges the aquifer. Stormwater should be treated as a water resource.
- Discussed the Prescott AMA's water budget, including demands versus water supplies.
- Briefly discussed the decline of water levels in the Chino Valley area; nearly 25 feet over 25 years.

- Reviewed the potential consequences of long-term non-safe yield conditions ultimately resulting in the potential collapse of the entire groundwater-dependent system.

#### *Chino Valley General Plan - 2040*

- Briefly reviewed the water components that were specified in the 2040 General Plan and defined some of the terms.
- Briefly reviewed the water components highlighted in the 2018 Strategic Plan.

#### *Types of Water Rights (Paper & Wet Water)*

- Defined and discussed wet water rights (including Type 1, Type 2, and Service Area Water Rights). These rights may be permanent, but could be retired by converting them to paper water rights in the form of "extinguishment credits."
- Defined and discussed paper water rights including the value and market of paper water rights.
- Discussed the Town's water portfolio including extinguished credits, Type 1 and Type 2, Service Area Rights, and Physical Availability Determination.
- Defined and discussed groundwater, surface water, stormwater, reclaimed water, and artificial water bodies.

#### *Integrated Water Master Plan (IWMP)*

- Discussed the water master plan completed for Old Home Manor (OHM) in 2021 looking at water resources, water systems, sewer, reclaimed water, and capital improvement.
- Discussed the in-progress town-wide water master plan looking at all the same components which will provide critical data for the efficient management of the Town's utilities and water resources.
  - Staff was working on updating the schedule to get a completion date to Council by mid-October.

#### *Regional Water Organizations*

- Listed and briefly discussed the organizations of which the Town was a member or used to be a member.

Meeting recessed at 6:08 p.m.

Meeting resumed at 6:12 p.m.

#### *Deeper Dive Into Water*

- Gave a brief history of Town water planning over the last 20 years without an IWMP in place.
- Briefly discussed water conservation, education, and outreach efforts.

#### *Assured Water Supply Permits*

- Defined and discussed Certificates of Assured Water Supply (CAWS). This is required of land divided into six or more parcels with at least one parcel having an area of less than 36 acres.

- Discussed the fact that with increased overdraft each year there may not actually be a 100-year water supply.
- Reviewed the requirements of a developer who wants to acquire a CAWS. This is all done at the state level with the Arizona Department of Water Resources (ADWR) and takes a year and a half to two years to complete.
- Defined and discussed Designation of Assured Water Supply (DAWS). These are specific to water providers and must be renewed every 15 years.
- Defined and discussed Analysis of Assured Water Supply (AAWS) which can be applied for by any landowner.
- Defined and discussed Physical Availability Determination (PAD). This employs groundwater models to calculate the annual volume of groundwater that can be pumped for up to 100 years.

#### *Indirect Potable Reuse (IPR)*

- Discussed the regulations of recharging reclaimed water via IPR which requires an aquifer protection permit through Arizona Department of Environmental Quality (ADEQ).
- Discussed permitted Recovery Wells (RW) which are allowed by a permit from ADWR.

#### *Dry-Lot Subdivisions*

- Defined and discussed dry-lot subdivisions which would become an extinct breed as it's only a matter of time before the water table drops below 400 feet, making dry-lot subdivisions ineligible for development.
- Defined and discussed wild cat subdivisions resulting from lot splits. A parcel eventually becoming six or more lots would be required to get an assured water supply.

#### *Town Water Resources Activities - Last 20 Years*

- Discussed the Town's various land and water resources (and potential to acquire more), plans for water importation, and key factors to make that goal a reality.
  - Importation also needed to be associated with northern reclamation and mitigation (recharge).
  - These improvements and expansions needed to be looked at soon.
- Discussed the process and amount of water returned to the aquifer after the IPR process of reclaiming and treating wastewater.
  - Highlighted the importance of thinking about strategies to try to recharge a higher ratio of reclaimed water.
- Discussed the proposed Wild & Scenic River Designation and the fact that the designation could have a negative impact by creating a federal water right. The risk to the citizens with wells is uncertain. The designation would require congressional approval. Staff was working on finding a way to protect the river in a different way that provides local control.

#### *Town Water Conservation Plans, Education, and Ordinances*

- Briefly reviewed conservation plans and materials that the Town will be developing, or currently has available, along with ordinances regarding water and sewer.
- Briefly mentioned an upcoming presentation from SRP regarding conservation kits at the September 23rd Council meeting.
- Briefly discussed the Prescott AMA Fifth Management Plan and municipal requirements.

**Council, staff, and Mr. Holmes discussed the following:**

- Councilmember McCafferty inquired if the water demands quoted from 2019 would still hold true today.
  - Mr. Holmes stated that the demand would have gone up a little, but generally they are in the ballpark. ADWR was behind on getting new numbers, but they could be retrieved through some public record requests and regional participation.
- Councilmember Switzer asked for clarification on exempt wells versus non-exempt wells and their water usage.
  - Mr. Holmes stated that because they're not metered, ADWR only makes estimates.
    - Councilmember Switzer stated that the estimates were too low.
  - Discussion ensued regarding the number of exempt wells in the Prescott AMA.
- Staff pointed out that the Town recharges more water than they pull due to collecting sewer from other providers and inquired why the water recharge was not a larger number compared to the municipal usage.
  - Mr. Holmes stated that the outdoor water usage consumes between 60-65% of water used.
- Councilmember Holt inquired how many acre-feet Watson Lake is for comparison purposes.
  - Councilmember Switzer stated that it was 3,000 acre-feet when full.
- Councilmember Holt inquired about the recharge of septic systems.
  - Mr. Holmes stated that the design of a septic system is not to have that water go back to the water table because the contaminants would violate the clean water act.
  - Further discussion ensued regarding proper placement and separation of septic fields, and the issues that ensued from Chino Meadows' high density septic fields.
- Councilmember Phillips inquired about rumors that Chino Valley would be dry in 20 years.
  - Mr. Holmes stated that could be a possibility for some of the outer portions of the aquifer, but felt there was more time for those wells at the center of the aquifer before they saw any kind of impact. He estimated the center of the aquifer to be more towards the east side of Town near the central highlands.
- Councilmember McCafferty inquired if PRN-6.2 in the Town's General Plan was satisfied with the resources linked on the Town's website.
  - Mr. Holmes stated that they can always improve, but there is a lot of good information on the website and reviewed other brochures available.
- Councilmember Switzer inquired if the figures provided regarding the Town's water portfolio were credits just to satisfy the state to allow development rather than physical numbers.
  - Mr. Holmes stated that Type 1 and Type 2 were physical water that could be pumped from wells; the extinguished credits were not physical water, rather providing a legal right of access to a water supply.
- Councilmember Holt inquired what would happen to someone who purchased land with a certificate for a 100-year assured water supply, but it goes dry in 10 years.
  - Mr. Holmes stated that is a reality.
- Councilmember Switzer inquired if the Town could create retention ponds by OHM to catch, treat, and recharge stormwater.
  - Mr. Holmes stated they could do that, and it needed to be looked at as an engineering assignment as a region. Stormwater would need to be "polished" but otherwise would start out pretty clean.

- Councilmember McCafferty inquired if any of the Town's water features were currently filled with effluent water.
  - Staff stated no because they recharge all of their water for the credits.
  - Councilmember Switzer inquired if that would have a negative effect on the windmill farm.
    - Mr. Holmes stated that a letter was sent to the Windmill House, and their lake was found to be out of compliance. The maximum size is 12,300 square feet or a quarter acre. He estimated theirs was six to 10 acres.
- Councilmember Holt inquired about Sullivan Dam and if it hinders the Verde River.
  - Mr. Holmes stated that it does not, but it may give way down the road as it is already coming apart.
  - Further discussion ensued regarding a bigger or smaller dam and possible implications of each.
- Councilmember McCafferty inquired if the Town had made efforts to identify parcels they might want to purchase for Big Chino water importation.
  - Mr. Holmes stated they have not done that yet, there will be more details on that in the forthcoming IWMP.
- Discussion ensued regarding CAWS and the provision that pumping under the owner's CAWS cannot affect nearby parcels' water supply. Mr. Holmes related this to Prescott's wells near OHM and making sure they do not impact OHM's water supply. Further discussion continued regarding regulations and restrictions on pumping as enforced by ADWR.
- Councilmember McCafferty inquired if the Town's IPR had recently been renewed.
  - Mr. Holmes stated that it was submitted last year and the Town just received a letter extending their review time as the department was behind.
- Vice-Mayor Granillo inquired how many RW's the Town has.
  - Mr. Holmes stated the Town has six.
- Councilmember McCafferty inquired if any other municipal or private wells were pumping the Town's recharged water.
  - Mr. Holmes stated that it is commingling with groundwater and is flowing. He stated the ADWR looks at a mass balance.
- Vice-Mayor Granillo inquired what the cost would be for infrastructure to accomplish water importation.
  - Mr. Holmes stated that he did not have today's dollars, but estimated it to be north of \$20 million.
  - Councilmember McCafferty stated that it was \$360 million for Prescott to do their pipe.
    - Mr. Holmes stated that Chino Valley would not have to import as far.
- Discussion ensued regarding the Town's need for water importation whether there was more growth or not.
- Discussion ensued regarding the difference between reclamation (cleaning wastewater) and mitigation (recharging water to the aquifer).
- Councilmember McCafferty inquired if the Town was using best practices at its water reclamation facility or if there were advances with better outcomes.
  - Mr. Holmes stated that it could be improved, but they'd probably be investing dollars to save cents. He reiterated that outdoor water use was the biggest demand, and stormwater collection and use should be a priority.
  - Discussion ensued regarding establishing stormwater reclamation through existing infrastructure and not requiring additional developments.

- Discussion ensued regarding other potential negatives of the Wild & Scenic River Designation, such as losing potential recreational opportunities.
- Councilmember Switzer inquired if the Town could take advantage of the Santa Cruz washwater if they built a very large stormwater reclamation facility.
  - Mr. Holmes stated that any water molecule that finds its way into a watercourse could not be touched and primarily belonged to a tribal community or SRP.
  - Councilmember Switzer inquired, if there was a large facility of that kind, how the water would be transported.
    - Mr. Holmes stated that the most effective way would be through piping. There were other options that would require a cost benefit analysis.
- Councilmember McCafferty inquired how long the Town's water portfolio would last based on the Town's current needs and portfolio as it is today.
  - Mr. Holmes stated he would be able to answer this question when the IWMP is presented to Council.
- Councilmember Holt inquired if the Town had water rights for the new state park.
  - Mr. Holmes stated the Town would have water rights to serve whatever would be developed there.
- Councilmember McCafferty inquired when the first meeting to coordinate a steering committee on the new regional water district would occur.
  - Staff stated they were working on scheduling something in the first couple of weeks in October.

### 3. ADJOURNMENT

MOVED by Councilmember Sherri Phillips, seconded by Councilmember Larry Holt to adjourn the meeting at 7:15 p.m.

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

NAY: None

**5 - 0 Passed - Unanimously**

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Tom Armstrong, Mayor

ATTEST:

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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 of the Town Council of the Town of Chino Valley, Arizona held on the 10th day of September, 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Erin N. Deskins, Town Clerk

DRAFT



## TOWN COUNCIL AGENDA ITEM STAFF REPORT

**AGENDA ITEM #** 5e  
**MEETING DATE:** 10/14/2025  
**CONTACT PERSON:** Erin Deskins, Town Clerk  
**ITEM TYPE:** Consent/Minutes

**AGENDA ITEM TITLE:**

Consideration and possible action to approve the September 23, 2025, study session and regular meeting minutes.

**STAFF RECOMMENDATION:**

Approve the September 23, 2025, study session and regular meeting minutes.

**ATTACHMENTS:**

|    |                                |
|----|--------------------------------|
| 1. | 2025 09 23 CC SS RG EX MND wWM |
|----|--------------------------------|

**MINUTES OF THE STUDY SESSION AND  
REGULAR MEETING OF THE  
TOWN COUNCIL OF THE TOWN OF CHINO VALLEY  
TUESDAY, SEPTEMBER 23, 2025**

**5:00 PM**

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

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**STUDY SESSION**

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**1. CALL TO ORDER; ROLL CALL**

Mayor Armstrong called the meeting to order at 5:01 p.m.

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

Absent:

Staff Present: Town Manager Terri Denemy, Town Attorney Andrew McGuire, Economic Development Manager Maggie Holmberg, 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 Support Technician Matt Widner, Audio Visual Technician Nicholas Harwick, Deputy Town Clerk Sara Burchill, Town Clerk Erin N. Deskins

**2. Discussion and presentation by Maggie Holmberg, Economic Development Manager, regarding wayfinding signs and placemaking branding.**

Maggie Holmberg, Economic Development Manager, presented the following:

- Gave a brief history of the project and its current status.
- Gave a definition of wayfinding signs.
- Discussed the benefits of wayfinding signs and placemaking on top of the signs to help create the town's identity/brand and enhance visitor experiences.
- Discussed the requirements for wayfinding signs as regulated by ADOT.
- Gave the locations of the planned wayfinding signs and their destination suggestions.
- Discussed the branding options and provided mock-ups of each.

Council and staff discussed the following:

- Councilmember McCafferty asked for clarification that the branding would go on top of the signs.

- Staff stated that was correct.
- Councilmember Phillips inquired how one would know the road on one of the branding options was Perkinsville Road.
  - Staff stated you really wouldn't.
- Councilmember Schacherer inquired about the price and what it would encompass.
  - Staff stated that the initial price was for Civiltec to work with ADOT regarding right-of-way and placement. Staff would go out to bid later for the manufacturing and installation of the signs. What was approved in past budgets has already been paid for.
- Councilmember Switzer stated that he wouldn't be opposed to signs at the entrance and exit of Town, but didn't see the need for others.
  - Staff stated one of the Town's goals is to drive people to come and stay. The additional signs could help do that.
- Councilmember McCafferty inquired why a different logo than the Discover Chino logo.
  - Staff stated it was too busy and needed to be pared down for wayfinding signs.
  - Councilmember Switzer inquired about paring down the Discover logo to keep branding more consistent.
    - Staff stated that was a good suggestion.
- Council stated their personal preferences for the placemaking branding.

**3. Discussion and presentation by Will Dingee, Assistant Development Services Director, in consideration of a possible Text Amendment for adjacent Right-Of-Way (ROW) Maintenance.**

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

- Gave a brief history of the property maintenance code which was moved from the Unified Development Ordinance to the Town Code in 2019. This led to an omission of maintenance of the non-paved lands adjacent to right-of-way.
- Discussed the second paragraph of section 6.4 of the Property Maintenance Code which was removed in 2019, stating that staff is now unable to compel property owners to maintain land adjacent to their property.
- Staff was looking for direction from Council whether they would like staff to bring a text amendment to reinstate the 2019 language, or discuss other options Council feels would be appropriate.
- This type of regulation is commonly in place in municipalities across the United States and a large portion of Chino Valley citizens already maintain these portions of land adjacent to their property.

Council and staff discussed the following:

- Council discussed their individual opinions on what direction they felt the Town should go.
- Mayor Armstrong expressed concern over streets like Mohave, Cochise, Pinal, etc., with ditches in front of the property that the Town used to take care of. He stated that he didn't want to see people penalized for blocked ditches creating runoff.
  - Staff discussed the procedures for weed overgrowth violations and stated that they can extend the timeline to remedy these situations.

- Staff further discussed Town weed maintenance including mowing and spraying. The streets department had gotten away from maintaining ditches, but they were trying to get back to that.
- Council expressed the desire to have the language added back to the code. Discussion ensued regarding the process and timeline of preparing the amendment and when it would be back for vote.

#### 4. ADJOURNMENT

MOVED by Councilmember Sherri Phillips, seconded by Councilmember Robert Schacherer to adjourn at 5:29 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**

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### REGULAR MEETING

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

Mayor Armstrong called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

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

**Absent:**

**Staff Present:** Town Manager Terri Denemy, Town Attorney Andrew McGuire, Officer Jordan Holmes (Sgt. at Arms), Officer Steve Sellers, 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, Town Water Consultant Mark Holmes, Community Services Director Cyndi Thomas, IT Support Technician Matt Widner, Audio Visual Technician Nicholas Harwick, Deputy Town Clerk Sara Burchill, Town Clerk Erin N. Deskins

#### 2. INTRODUCTIONS, PRESENTATIONS, AND PROCLAMATIONS

- a. Presentation by Caitlin Montano of SRP regarding Arizona Water-Wise Kits.

Caitlin Montano, Water Planning Analyst with Salt River Project (SRP), presented the following:

- Discussed the Water - Use it Wisely (WUIW) campaign and the free water-wise kits funded by SRP, WUIW, and Environmental Education Exchange.
- Discussed the webpage, how people can sign up for a free kit, and the items available.
- Discussed partnership opportunities.
- Presented educational materials for the Town to display and distribute.

Council and staff discussed the following:

- Councilmember Switzer inquired if the Town would be partnering and adding the materials to the website.
  - Staff stated they were in discussions with SRP to do that.

**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. 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 on items not on the agenda 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.*

Sandra Bueoy, Chino Valley Pickleball Association, presented the following:

- Gave some updates on the association including awards received, membership sign-ups, and funds raised.

Sharon Bryant, Chino Valley Canine Training Club, presented the following:

- Presented a \$5,000 check to the Chino Valley Police Department, K9 Unit and stated that lots of members worked hard to raise the money.

**4. CURRENT EVENT SUMMARIES AND REPORTS**

*This item is for information only. The Mayor, any Councilmember, or Town Manager may present a brief summary or report of current events. If listed below, there may also be a presentation on information requested by the Mayor and Council and questions may be answered. No action will be taken.*

a. Status reports by Mayor and Council regarding current events.

- Councilmember Schacherer made a statement regarding the death of Charlie Kirk and hoped celebrations of such would stop.
- Councilmember McCafferty stated that the Council received a letter from a citizen regarding concerns about Code Enforcement and the Town and would like to engage in a dialogue with the writer and asked them to reach out to him.

- Councilmember Holt congratulated the staff on a very successful Territorial Days.
  - Vice-Mayor Granillo echoed Councilmember Holt's sentiments and commended the 9/11 remembrance ceremony.
  - Mayor Armstrong wished Terri Denemy, Town Manager, a happy anniversary, and reported that the design for improvements to Highway 89 from Road 3 North to Road 5 North would be fully funded by a grant with no expense to the Town.
- b. Status report by Town Manager Terri Denemy regarding Town accomplishments, and current or upcoming projects.

Terri Denemy, Town Manager, presented the following:

- Commended the Police Foundation Luau.
- The Town's annual budget was finished this week and is now available online. The document explains everything as approved by Council. She encouraged citizens to take some time to read through it and become familiar with what the Town's priorities are.
- National Night Out is coming up on October 7th at Memory Park. There will be entertainment, food trucks, etc. Last year the Town's event was ranked as the #3 program in the United States. Council will be making free hot dogs; last year, they gave out 945.
- The Walk to End Alzheimer's was being held this weekend. The Town had a small team that would be walking.
- The Mayor got to meet the new fire chief and talk to him about everything going on in Chino Valley.

## 5. **CONSENT AGENDA**

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

MOVED by Councilmember John McCafferty, seconded by Councilmember Robert Switzer 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 approve the Town of Chino Valley's participation in the national opioids settlement with Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, and Zydus, and authorize the Mayor or Town Manager to complete and execute a Subdivision Participation and Release Form.

- b. Consideration and possible action to approve the Pickleball Facilities Capital Campaign Donor Levels and Recognition Opportunities.
- c. Consideration and possible action to approve the August 26, 2025, regular meeting minutes.

## 6. ACTION ITEMS

*The Council may vote to recess the public meeting and hold an Executive Session on any item on this agenda pursuant to A.R.S. § 38-431.03(A)(3) for the purpose of discussion or consultation for legal advice with the Town Attorney. Executive sessions are not open to the public and no action may be taken in executive session.*

- a. Public hearing, consideration, and possible action on Ordinance No. 2025-956 regarding Renewable Energy Facilities in Chino Valley.

**Recommended Action:** 1) Hold a Public Hearing; 2) Approve Ordinance 2025-956.

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

- Gave a brief history on the matter of renewable energy in Chino Valley since March of this year and the direction given by Council.
- Discussed changes made to the ordinance as requested by the Planning and Zoning (P&Z) Commission.

There was no further discussion on this matter.

Mayor Armstrong opened the public hearing.

Cepand Alizadeh, not a Chino Valley resident, presented the following:

- He was with the Arizona Technology Council.
- Chino Valley averages over 300 days of sunshine per year which, when harnessed, can meet the energy demands of the community. These facilities would create attainable jobs in the community.
- The facilities would also create a lot of tax revenue and permitting fees for the Town and could fund the police department, fire district, movie nights at the park, etc.
- His organization was happy with the amendments made by P&Z, but believed a ban on solar would be harmful to the community. He asked the Council to reconsider, but to keep the dialogue moving forward if accepted.

Ken Chan, not a Chino Valley resident, presented the following:

- Commended Council and staff for their work on this ordinance.
- Discussed an article published by the Arizona Corporation Commission which stated they have already more than exceeded their goals for renewable energy, and stated ratepayers paid \$2.3 billion in surcharges. Mr. Chan questioned where that money went. The article is attached to these minutes.

Paul Hawkesworth, Chino Valley resident, presented the following:

- Thanked everyone involved in the matter as it was a very difficult process, and thanked Council for listening to the people of Chino Valley.

Mayor Armstrong closed the public hearing.

MOVED by Councilmember Robert Switzer, seconded by Councilmember John McCafferty to approve Ordinance No. 2025-956 as presented.

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**

- b. Consideration and possible action to approve the conveyance of the Peavine Trail Easement, from Road 5 North to Road 6 North, from the Trust for Public Land.

**Recommended Action:** Approve the conveyance of the Peavine Trail Easement, from Road 5 North to Road 6 North, from the Trust for Public Land.

Terri Denemy, Town Manager, presented the following:

- Discussed the trail and its proposed location and trajectory which would take the trail off the rail for a short distance.
- Staff felt the change was best because most of the trail is already within Town limits and maintained by the Town and this would keep the entirety of the trail in the Town.

Council and staff discussed the following:

- Councilmember Switzer inquired if there were any engineering challenges with the portion to be conveyed to the Town.
  - Staff stated there were none.
- Councilmember McCafferty inquired if there was no hope that the Town could maintain the original rail line.
  - Staff stated that would still be an option. There have been discussion demonstrating that it may become an option again, but this would give the Town a path forward if the Town cannot negotiate with the other property owner.

MOVED by Councilmember John McCafferty, seconded by Councilmember Robert Switzer to approve the conveyance of the Peavine Trail Easement, from Road 5 North to Road 6 North, from the Trust for Public Land.

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**

- c. Consideration and possible action to approve a Cooperative Purchasing Agreement with Vanguard Truck Center to purchase a new 2025 Mack six-wheel dump truck in the amount of \$128,148.00.

**Recommended Action:** Approve the Cooperative Purchasing Agreement with Vanguard Truck Center to purchase a new 2025 Mack six-wheel dump truck in the amount of \$128,148.00.

Frank Marbury, Public Works Director, presented the following:

- He would be presenting items 6c, d, and e together.
- Discussed the history of the department and plans that were made for in-house chip sealing operations.
- Discussed streets equipment and day-to-day operations and how staff was altering them to meet Town goals.
- Discussed plans to downsize for hot asphalt patching and the equipment staff is looking to purchase to accomplish those goals, including a skid steer, 6-wheel dump truck, and asphalt recycler.

Council and staff discussed the following:

- Councilmember Schacherer inquired if all the equipment was meant to work together, if staff would be getting rid of some trucks, and if everyone was authorized and trained to use the equipment.
  - Staff stated the equipment would work together.
  - Staff would be replacing one 10-wheel truck with a 6-wheel truck.
  - Staff stated they believed everyone would be able to use the equipment as they were Class B CDLs. Discussed procedures to make sure staff would work out before investing money in a CDL for them.
- Mayor Armstrong inquired if the machinery would be able to do ditch cleaning.
  - Staff stated their intent is to work on some ditches that had built up silt over the years.

MOVED by Councilmember Robert Switzer, seconded by Councilmember Robert Schacherer to approve a Cooperative Purchasing Agreement with Vanguard Truck Center to purchase a new 2025 Mack six-wheel dump truck in the amount of \$128,148.00.

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**

- d. Consideration and possible action to approve a Cooperative Purchasing Agreement with Empire Machinery to purchase a new 2025 Caterpillar Skid Steer Loader in the amount of \$122,425.57.

**Recommended Action:** Approve the Cooperative Purchasing Agreement with Empire Machinery to purchase a new 2025 Caterpillar Skid Steer Loader in the amount of \$122,425.57.

MOVED by Councilmember Robert Switzer, seconded by Councilmember John McCafferty to approve a Cooperative Purchasing Agreement with Empire Machinery to purchase a new 2025 Caterpillar Skid Steer Loader in the amount of \$122,425.57.

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**

- e. Consideration and possible action to approve a Cooperative Purchasing Agreement with Crafcro Inc. to purchase a new KM T2 Asphalt Recycler in the amount of \$103,225.13.

**Recommended Action:** Approve the Cooperative Purchasing Agreement with Crafcro Inc. to purchase a new KM T2 Asphalt Recycler in the amount of \$103,225.13.

MOVED by Councilmember Robert Switzer, seconded by Councilmember Sherri Phillips to approve a Cooperative Purchasing Agreement with Crafcro Inc. to purchase a new KM T2 Asphalt Recycler in the amount of \$103,225.13.

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**

- f. Consideration and possible action to approve a Statement of Direction on Council vision and strategy for the marketing and development of Old Home Manor.

**Recommended Action:** Approve the Statement of Direction on Council vision and strategy for the marketing and development of Old Home Manor.

Terri Denemy, Town Manager, presented the following:

- Reviewed the Council direction regarding Old Home Manor per the study session held on September 9, 2025.

Council and staff discussed the following:

- Councilmember McCafferty inquired about itemizing a detailed plan for circulation.
  - Staff stated there was grant funding in the works to address that issue, therefore, staff did not include it in this statement of direction. Council could add it if they'd like to stating, "add item 8: direct staff to consider transportation needs to support Old Home Manor development either in this plan or through a transportation master plan."

MOVED by Councilmember Robert Switzer, seconded by Councilmember John McCafferty to approve the Statement of Direction on Council's vision and strategy for the marketing and development of Old Home Manor with the addition of the transportation plan as described by the Town Manager.

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 John McCafferty to enter into Executive Session.

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**

MOVED by Councilmember Sherri Phillips, seconded by Councilmember John McCafferty to adjourn the regular meeting at 6:57 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 23rd day of September, 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Erin N. Deskins, Town Clerk



## TOWN COUNCIL AGENDA ITEM STAFF REPORT

**AGENDA ITEM #** 6a  
**MEETING DATE:** 10/14/2025  
**CONTACT PERSON:** Maggie Holmberg, Economic Development Manager, Katie Pehl, Finance Director, Andrew McGuire, Attorney  
**ITEM TYPE:** Action Item

### **AGENDA ITEM TITLE:**

Consideration and possible action to adopt a notice of intent to enter into a development tax incentive agreement, and findings of fact, regarding the potential purchase and development of land at Old Home Manor by Chino Valley Rodeo Drive, LLC for development of an RV Park.

### **SUMMARY:**

This is a notice of intent that Chino Valley Rodeo Drive, LLC, will be presenting a purchase offer and the associated development agreement to the town for parcel 306-02-001X at the 10/28/25 council meeting. They are offering \$786,500.00, or \$30,250.00 per acre. Earnest money to be deposited into an escrow account in the amount of \$20,000.00 within three days of the mutual execution of this agreement. Per ARS 9-500.11(K), the Town must adopt a notice of intent to enter into a retail development tax incentive agreement at least fourteen days prior to approving the agreement.

This development tax incentive agreement is the result of a collaborative effort with the developer, the Town Attorney, the Town Finance Director, and the Town Economic Development Manager. It is based on an independent economic and fiscal impact analysis conducted by Rounds Consulting Group attached herein. Rounds Consulting Group is a premier economic consulting firm specializing in economic development; data collection and analysis; impact and market studies; fiscal planning; revenue forecasting; public policy design and implementation; and litigation support.

### **PREVIOUS ACTION:**

None

### **STAFF RECOMMENDATION:**

To adopt a notice of intent to enter into a development tax incentive agreement, and findings of fact, regarding the potential purchase and development of land at Old Home Manor by Chino Valley Rodeo Drive, LLC for development of an RV Park.

### **FISCAL IMPACT?**

The proposed purchase would generate \$786,500.00 in potential land sale proceeds for the Town. As part of the proposed development incentive package, the Town may waive certain development-related fees to support and encourage the project. Any such waivers will represent foregone future revenues rather than direct expenditures and would be contingent upon the successful execution of the development agreement and subsequent project performance.

The long-term fiscal impact is anticipated to be positive, as the proposed retail development is expected to generate increased sales tax revenues, job creation, and economic activity consistent with the findings of the independent economic and fiscal impact analysis prepared by Rounds Consulting Group.

**ATTACHMENTS:**

|    |                                                        |
|----|--------------------------------------------------------|
| 1. | NOI - RV Park Economic Development Agreement           |
| 2. | Attachment 1 - 091725 Chino Valley Rodeo Drive RV Park |

**Town of Chino Valley, Arizona  
Public Notice**

**Notice of Intent to Enter into a Development Tax Incentive Agreement and Findings of Fact**

**Pursuant to Ariz. Rev. Stat. § 9-500.11**

Notice is hereby given by the Mayor and Common Council of the Town of Chino Valley, Arizona (the “Town Council”), that on a date that is not earlier than October 28, 2025, the Town Council intends to adopt that certain retail development tax incentive agreement titled “Economic Development Agreement between the Town of Chino Valley and Chino Valley Rodeo Drive, LLC” (the “Agreement”).

**Findings of Fact**

With respect to the Agreement, and in accordance with Ariz. Rev. Stat. § 9-500.11, the Town Council hereby makes the following findings of fact:

1. The tax incentives set forth in the Agreement are anticipated to raise more revenue than the amount of the incentives within the duration of the Agreement. This finding has been independently verified in a report by Rounds Consulting Group, dated September 17, 2025, as set forth in Attachment 1, attached hereto and incorporated herein by reference.
2. In the absence of the tax incentives offered to Chino Valley Rodeo Drive, LLC, neither the RV Park nor a similar development would locate in Chino Valley, Arizona, at the same time or place or in the same manner as required by the Agreement.

**ADOPTED** by the Town Council on October 14, 2025.

ATTACHMENT 1  
TO  
NOTICE OF INTENT TO ENTER INTO  
A DEVELOPMENT TAX INCENTIVE AGREEMENT  
AND FINDINGS OF FACT

[Rounds Consulting Group Verification]

See following pages.

# Chino Valley Rodeo Drive RV Park Economic & Fiscal Impact Analysis

September 2025

Prepared for:



Prepared by:



**Rounds Consulting Group**



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## Executive Summary

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This report estimates the economic and fiscal impacts associated with the development and ongoing operations of a new recreational vehicle (RV) park in the Town of Chino Valley, Arizona. The project, known as the Chino Valley Rodeo Drive RV Park, will include:

- 184 RV spaces
- Clubhouse and office/check-in area
- Pool and hot tub
- Pickleball courts
- Ramadas and gathering areas
- Dog Park

Total capital expenditures for development are estimated at \$9.5 million. Once operational, the project is expected to support approximately 5.5 full-time equivalent (FTE) jobs on-site. These positions include a general manager, front desk/reservation staff, janitorial/housekeeping staff, and maintenance/grounds personnel.

The analysis captures both short-term construction impacts and long-term operational impacts, including on-site employment and spending generated by visitors in the local economy. Impacts are reported as direct, indirect, and induced effects on jobs, labor income, economic output, and tax revenues.

## Analysis Key Findings

The development of the 184-space RV Park in Chino Valley will deliver measurable benefits to the local and regional economy both during construction and throughout ongoing operations.

### Construction Impacts

During the construction phase, the \$9.5 million investment will generate significant short-term economic activity. Approximately 65 jobs will be supported, with more than \$3.3 million in labor income earned by workers.

Total economic output is estimated at \$10.8 million, with state, county, and town governments collectively receiving over \$610,000 in tax revenues from construction-related activity. The Town of Chino Valley is estimated to collect nearly \$127,000 in tax revenues from construction-related activity.



| Total Economic & Fiscal Impact of Construction |              |                 |              |
|------------------------------------------------|--------------|-----------------|--------------|
| Jobs                                           | Labor Income | Economic Output | Tax Revenues |
| 65.4                                           | \$3,292,900  | \$10,808,000    | \$610,800    |

Note: Includes direct, indirect, and induced impacts. May not sum to totals due to rounding. In 2025 dollars.

Source: Rounds Consulting Group, Inc.

## Operational Impacts

Once the park is operational, the project will sustain nearly 20 jobs in Chino Valley, including the equivalent of 5.5 full-time on-site positions such as management, reservations, housekeeping, and maintenance staff. Annual labor income is projected to reach nearly \$776,000, while economic output is estimated at \$2.3 million per year.

Operations are also expected to generate nearly \$945,000 annually in tax revenues, distributed across state, county, town, and special district governments. The Town of Chino Valley is estimated to collect \$323,000 in annual tax revenues, including taxes on RV space rentals, local employee spending, and retail expenditures made in the community by visiting RV guests.

| Total Annual Economic & Fiscal Impact of Operations |              |                 |              |
|-----------------------------------------------------|--------------|-----------------|--------------|
| Jobs                                                | Labor Income | Economic Output | Tax Revenues |
| 19.6                                                | \$775,700    | \$2,336,400     | \$944,700    |

Note: Includes direct, indirect, and induced impacts. May not sum to totals due to rounding. In 2025 dollars.

Source: Rounds Consulting Group, Inc.



# Impact Model Methodology & Assumptions

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RCG used a combination of project-specific data, conservative industry assumptions, and regional input-output modeling to assess the economic and fiscal impacts.

## Economic & Fiscal Impact Methodology

The approach to quantifying the economic and financial impacts is grounded in established industry standards and leverages proprietary economic modeling techniques that enhance the analysis. It goes beyond conventional approaches by incorporating tailored adjustments specific to Arizona's economic landscape, including the use of IMPLAN multipliers, to assess direct, indirect, and induced impacts.

An economic and fiscal impact model provides a quantifiable method to estimate the economic impact of a particular activity in any given area. Impacts can be used to measure existing activity and to measure potential expansions/contractions of an area's economy resulting from changes in economic activity. Typically, the level of economic effects resulting from the activity is estimated in terms of economic output, jobs, labor income, and tax revenues. These are defined as:

- Economic output captures the broader level of economic activity, or the total value of goods and services produced in the region, similar to how statistics like gross domestic product (GDP) capture economic volume in individual states and across the country.
- A job is simply one person working a full-time job over a one-year period.
- Labor income represents the income earned by employees. The earnings component measures the total change in income throughout the economy due to economic or business activity.
- Tax revenues refer to the estimated annual government tax revenues that are generated by a particular project, policy, business, development, or activity in any given area. For example, the types of taxes analyzed include sales taxes, state income taxes, and property taxes, among others. The types of activities subject to these taxes include payroll, retail sales, and real/personal property, to name a few.

The economic and fiscal impacts that occur as a direct consequence of the initial activity create additional activity in the regional economy. This relationship is known as the multiplier or ripple effect. The basis for multiplier effects is the interdependencies between industries, how one industry impacts other sectors, and the cycle of spending and re-spending within the regional economy.



An input-output model generates these multipliers. These multipliers quantify relationships among industries and estimate the extent to which the area being analyzed can capture sales, economic activity, and job impacts within the region.

Input-output models measure impacts based on their source. Direct effects are the result of the initial activity being analyzed. The multiplier effects, or secondary effects, are measured as either indirect or induced. These are defined as:

- Direct effects, or impacts, measure the economic activity at an individual site or the initial economic change attributed to the event under consideration.
- Indirect impacts capture additional economic output, labor income, employment, and tax revenue changes generated as a result of increased or decreased demand in the industries that supply services or products.
- Induced impacts capture additional output, labor income, employment, and tax revenue changes generated as a result of increased spending in the local economy made by the households of both the direct and indirect employees.

A commonly used input-output model framework for generating economic multipliers is IMPLAN (short for “impact analysis for planning”). Originally developed by the U.S. Forest Service in the 1970s, the responsibility for developing IMPLAN data sets shifted to the University of Minnesota as demand for regional models grew.

Now, IMPLAN runs as a private organization and is the leading provider of nationwide economic impact data and analytical software. The RCG custom economic impact model employs this input-output methodology.

## Visitor Spending Impacts

Beyond on-site operations, RV parks generate substantial visitor spending in local communities. Visitors typically spend money on retail, dining, fuel, groceries, and recreation. These expenditures support additional jobs and tax revenues within the Town of Chino Valley.

Visitor spending estimates are based on Arizona Office of Tourism (AOT) survey data, which provides average daily spending profiles by visitor type. According to these surveys, the average visiting party spends approximately \$64 per day on restaurants and food, \$41 on transportation (including fuel), \$38 on retail, and \$34 on recreation and entertainment. These per-party spending levels were then



applied to the estimated number of occupied RV spaces per year, assuming a conservative 65% annual occupancy rate.

To calculate overall park revenues, a daily rental rate of \$73.50 per space was applied, based on rates observed at comparable RV parks in the region.

To remain conservative, a 75% leakage rate was applied, meaning it is assumed that  $\frac{3}{4}$  of total spending will occur outside of Chino Valley (e.g., in Prescott or other regional destinations). This adjustment ensures that the modeled impacts reflect only the portion of visitor spending that is likely to remain in the Town itself.

While this approach captures the direct economic effects tied to the RV Park, it is important to note that actual benefits to local businesses may be greater depending on visitor length of stay, spending patterns, and broader regional tourism linkages.

## Analysis Disclosure

The assumptions and data used in this analysis are subject to marginal uncertainty and variation. Therefore, actual impacts may vary, and some impacts may not materialize due to unanticipated events and changing circumstances. However, RCG has made extensive efforts to confirm the accuracy of the information contained in this analysis. These projections are intended to provide an estimate based on current information and should not be viewed as guarantees of future performance.

Unless otherwise noted, the figures and estimates presented are based on the author's calculations and proprietary impact model. Readers are advised to review the entire report to understand the full context, methodologies, assumptions, and limitations of the analysis. Partial reading of the report may lead to misinterpretation of the findings and conclusions.



## Economic & Fiscal Impacts

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The Town of Chino Valley is poised to benefit from the development of a new 184-space RV Park that will expand the community's lodging and recreational offerings. This project represents a \$9.5 million private investment that combines both accommodations and recreational amenities, including a clubhouse, pool, pickleball courts, ramadas, and a dog park.

The project will create direct employment opportunities and generate new tax revenues. Once complete, the RV Park is estimated to support approximately 5.5 FTE on-site positions. Beyond the on-site workforce, visitor activity will introduce new spending into the community as guests purchase food, fuel, groceries, and retail goods during their stays.

The analysis highlights two phases of economic impact:

- Construction Phase – The one-time effects associated with the \$9.5 million in development expenditures.
- Operations Phase – The ongoing annual impacts from the RV Park's management, staffing, and visitor spending once the project is open.

Together, these impacts demonstrate the value of the project as both a short-term economic driver and a long-term contributor to Chino Valley's fiscal and community vitality.

### Construction Phase Impacts

The one-time construction phase represents a significant investment in the Chino Valley economy. Based on the \$9.5 million in capital expenditures, construction will generate a total of more than \$10.8 million in economic output, supporting approximately 65 jobs and \$3.3 million in labor income.

The majority of this impact comes from direct activity associated with construction itself, contractors, construction workers, and professional services directly tied to the RV Park's development. These direct impacts account for nearly 50 construction-related jobs, more than \$2.5 million in wages, and approximately \$8.1 million in economic output.

In addition, the project produces indirect and induced impacts, often referred to as "ripple effects." Indirect impacts arise when construction firms purchase goods and services from local vendors (e.g., materials, equipment rentals, or professional services). Induced impacts occur when construction workers spend their earnings on household needs such as groceries, dining, and retail.



Combined, these ripple effects add roughly 16 jobs, \$767,000 in additional labor income, and nearly \$2.8 million in economic output.

From a fiscal perspective, the construction activity is expected to generate more than \$610,000 in tax revenues across state, county, and town governments. The Town of Chino Valley is expected to collect approximately \$127,000 in tax revenues, with the majority of these revenues generated from local sales taxes on construction expenditures.

| Economic and Fiscal Impact of Construction |             |             |             |              |
|--------------------------------------------|-------------|-------------|-------------|--------------|
| Impact Type                                | Direct      | Indirect    | Induced     | Total        |
| Jobs                                       | 49.6        | 6.6         | 9.2         | 65.4         |
| Labor Income                               | \$2,526,200 | \$369,600   | \$397,100   | \$3,292,900  |
| Economic Output                            | \$8,070,000 | \$1,319,800 | \$1,418,200 | \$10,808,000 |
| Tax Revenues                               | \$565,500   | \$20,500    | \$24,800    | \$610,800    |
| State Taxes                                | \$378,100   | \$16,800    | \$19,700    | \$414,600    |
| County Taxes                               | \$62,400    | \$2,900     | \$4,000     | \$69,300     |
| Town Taxes                                 | \$125,000   | \$800       | \$1,100     | \$126,900    |
| Special Districts                          | -           | -           | -           | -            |

Note: May not sum to totals due to rounding. In 2025 dollars.

Source: Rounds Consulting Group, Inc.

| Fiscal Impact of Construction – State of Arizona |           |          |          |           |
|--------------------------------------------------|-----------|----------|----------|-----------|
| Impact Type                                      | Direct    | Indirect | Induced  | Total     |
| Construction Sales Tax <sup>(1)</sup>            | \$259,400 | -        | -        | \$259,400 |
| Retail Sales Tax <sup>(2)</sup>                  | \$46,900  | \$6,600  | \$7,900  | \$61,400  |
| Residential Property Tax <sup>(3)</sup>          | -         | -        | -        | -         |
| Personal Income & Payroll Taxes <sup>(4)</sup>   | \$63,100  | \$9,100  | \$10,200 | \$82,400  |
| Vehicle License Tax & Fees <sup>(5)</sup>        | \$8,700   | \$1,100  | \$1,600  | \$11,400  |
| State Shared Revenues <sup>(6)</sup>             | -         | -        | -        | -         |
| Total                                            | \$378,100 | \$16,800 | \$19,700 | \$414,600 |

(1) Includes sales tax on materials and construction-related services directly tied to the \$9.5 million capital investment. (2) Captures sales taxes generated from retail purchases of goods and services during the construction phase, both directly by construction workers and indirectly through supplier purchases and household spending. (3) Not applicable for the state level. (4) Reflects state revenues from wages and salaries earned by workers supported by construction activity. (5) Represents state revenue from vehicle registrations and related fees tied to construction-related employment. (6) Not applicable at the state level.

Note: May not sum to totals due to rounding. In 2025 dollars.

Source: Rounds Consulting Group, Inc.



| Fiscal Impact of Construction – Yavapai County |                 |                |                |                 |
|------------------------------------------------|-----------------|----------------|----------------|-----------------|
| Impact Type                                    | Direct          | Indirect       | Induced        | Total           |
| Construction Sales Tax <sup>(1)</sup>          | \$39,300        | -              | -              | \$39,300        |
| Retail Sales Tax <sup>(2)</sup>                | \$6,000         | \$800          | \$1,000        | \$7,800         |
| Residential Property Tax <sup>(3)</sup>        | \$14,700        | \$1,900        | \$2,700        | \$19,300        |
| Personal Income & Payroll Taxes <sup>(4)</sup> | -               | -              | -              | -               |
| Vehicle License Tax & Fees <sup>(5)</sup>      | -               | -              | -              | -               |
| State Shared Revenues <sup>(6)</sup>           | \$2,400         | \$200          | \$300          | \$2,900         |
| <b>Total</b>                                   | <b>\$62,400</b> | <b>\$2,900</b> | <b>\$4,000</b> | <b>\$69,300</b> |

(1) Includes sales tax on materials and construction-related services directly tied to the \$9.5 million capital investment. (2) Captures sales taxes generated from retail purchases of goods and services during the construction phase, both directly by construction workers and indirectly through supplier purchases and household spending. (3) Accounts for county property tax revenues from residential demand associated with the temporary construction workforce. (4) Not applicable at the county level. (5) Not applicable at the county level. (6) Reflects county revenues received through statutory revenue-sharing mechanisms from the State of Arizona that are linked to construction-related sales tax collections.

Note: May not sum to totals due to rounding. In 2025 dollars.

Source: Rounds Consulting Group, Inc.

| Fiscal Impact of Construction – Town of Chino Valley |                  |              |                |                  |
|------------------------------------------------------|------------------|--------------|----------------|------------------|
| Impact Type                                          | Direct           | Indirect     | Induced        | Total            |
| Construction Sales Tax <sup>(1)</sup>                | \$118,600        | -            | -              | \$118,600        |
| Retail Sales Tax <sup>(2)</sup>                      | \$5,400          | \$700        | \$900          | \$7,000          |
| Residential Property Tax <sup>(3)</sup>              | -                | -            | -              | \$0              |
| Personal Income & Payroll Taxes <sup>(4)</sup>       | -                | -            | -              | -                |
| Vehicle License Tax & Fees <sup>(5)</sup>            | -                | -            | -              | -                |
| State Shared Revenues <sup>(6)</sup>                 | \$1,000          | \$100        | \$200          | \$1,300          |
| <b>Total</b>                                         | <b>\$125,000</b> | <b>\$800</b> | <b>\$1,100</b> | <b>\$126,900</b> |

(1) Includes sales tax on materials and construction-related services directly tied to the \$9.5 million capital investment. (2) Captures sales taxes generated from retail purchases of goods and services during the construction phase, both directly by construction workers and indirectly through supplier purchases and household spending. (3) Not applicable at the town level. (4) Not applicable at the town level. (5) Not applicable at the town level. (6) Reflects revenue distributed to the Town from the State of Arizona under statutory revenue sharing formulas, tied to sales and income tax collections at the state level.

Note: May not sum to totals due to rounding. In 2025 dollars.

Source: Rounds Consulting Group, Inc.

## Operational Phase Impacts

Once operational, the RV Park will sustain nearly 20 jobs in Chino Valley, including the equivalent of 5.5 full-time on-site positions such as management, reservations, housekeeping, and maintenance staff. In addition, visitor spending in the community will directly support another 10 FTE positions in local retail, dining, fuel, and service establishments.



Taken together, this brings the total direct job impact to 15.5 FTEs per year. Annual labor income is projected to reach approximately \$776,000, while total economic output is estimated at \$2.3 million per year.

Indirect impacts arise when the RV Park and local businesses purchase goods and services from area vendors, while induced impacts occur as direct and indirect employees spend their earnings on household and leisure goods and services. Together, these impacts support 4 FTEs, \$187,800 in labor income, and \$651,400 in economic output each year.

From a fiscal standpoint, annual operations are expected to generate nearly \$945,000 in tax revenues across state, county, town, and special district governments. For the Town of Chino Valley specifically, the impact is approximately \$323,000 each year. These revenues are derived from a combination of sales taxes on RV space rentals, employee household spending, and retail expenditures made in the community by visiting RV guests.

In addition, commercial property tax revenues will accrue to special districts, totaling approximately \$86,100 per year. These revenues are distributed among Chino Valley School District #51, Chino Valley Fire District, Yavapai Community College, Yavapai County Library District, Yavapai Flood Control District, and the Mountain Institute Career and Technical Education District (CTED).

| Annual Economic and Fiscal Impact of Operations |             |           |           |             |
|-------------------------------------------------|-------------|-----------|-----------|-------------|
| Impact Type                                     | Direct      | Indirect  | Induced   | Total       |
| Jobs                                            | 15.5        | 2.0       | 2.2       | 19.6        |
| Labor Income                                    | \$588,100   | \$88,900  | \$98,900  | \$775,700   |
| Economic Output                                 | \$1,684,900 | \$317,000 | \$334,400 | \$2,336,400 |
| Tax Revenues                                    | \$933,600   | \$5,300   | \$5,800   | \$944,700   |
| State Taxes                                     | \$425,000   | \$4,300   | \$4,700   | \$434,000   |
| County Taxes                                    | \$99,600    | \$800     | \$900     | \$101,300   |
| Town Taxes                                      | \$322,900   | \$200     | \$200     | \$323,300   |
| Special Districts                               | \$86,100    | -         | -         | \$86,100    |

Note: May not sum to totals due to rounding. In 2025 dollars.

Source: Rounds Consulting Group, Inc.



| Annual Fiscal Impact of Operations – State of Arizona |                  |                |                |                  |
|-------------------------------------------------------|------------------|----------------|----------------|------------------|
| Impact Type                                           | Direct           | Indirect       | Induced        | Total            |
| Retail Sales Tax <sup>(1)</sup>                       | \$284,000        | \$1,700        | \$1,900        | \$287,600        |
| Lodging Sales Tax <sup>(2)</sup>                      | \$123,900        | -              | -              | \$123,900        |
| Commercial Property Tax <sup>(3)</sup>                | -                | -              | -              | -                |
| Residential Property Tax <sup>(4)</sup>               | -                | -              | -              | -                |
| Personal Income & Payroll Taxes <sup>(5)</sup>        | \$14,400         | \$2,200        | \$2,400        | \$19,000         |
| Vehicle License Tax & Fees <sup>(6)</sup>             | \$2,700          | \$400          | \$400          | \$3,500          |
| State Shared Revenues <sup>(7)</sup>                  | -                | -              | -              | -                |
| <b>Total</b>                                          | <b>\$425,000</b> | <b>\$4,300</b> | <b>\$4,700</b> | <b>\$434,000</b> |

(1) Include sales taxes on spending associated with the RV Park's operations, including employee household spending, visitor expenditures within the community, and taxable utility use by the RV Park. (2) Captures sales taxes on RV space rentals. (3) Not applicable at the state level. (4) Not applicable at the state level. (5) Reflects state income tax collections from wages earned by RV Park employees and additional jobs supported through indirect and induced effects. (6) Represents state revenues from vehicle registration and related fees tied to employment. (7) Not applicable at the state level.

Note: May not sum to totals due to rounding. In 2025 dollars.

Source: Rounds Consulting Group, Inc.

| Annual Fiscal Impact of Operations – Yavapai County |                 |              |              |                  |
|-----------------------------------------------------|-----------------|--------------|--------------|------------------|
| Impact Type                                         | Direct          | Indirect     | Induced      | Total            |
| Retail Sales Tax <sup>(1)</sup>                     | \$48,700        | \$200        | \$300        | \$49,200         |
| Lodging Sales Tax <sup>(2)</sup>                    | \$26,500        | -            | -            | \$26,500         |
| Commercial Property Tax <sup>(3)</sup>              | \$15,900        | -            | -            | \$15,900         |
| Residential Property Tax <sup>(4)</sup>             | \$4,600         | \$600        | \$600        | \$5,800          |
| Personal Income & Payroll Taxes <sup>(5)</sup>      | -               | -            | -            | -                |
| Vehicle License Tax & Fees <sup>(6)</sup>           | -               | -            | -            | -                |
| State Shared Revenues <sup>(7)</sup>                | \$3,900         | \$0          | \$0          | \$3,900          |
| <b>Total</b>                                        | <b>\$99,600</b> | <b>\$800</b> | <b>\$900</b> | <b>\$101,300</b> |

(1) Include sales taxes on spending associated with the RV Park's operations, including employee household spending, visitor expenditures within the community, and taxable utility use by the RV Park. (2) Captures sales taxes on RV space rentals. (3) Accounts for property tax revenue levied on the RV Park. (4) Captures county property tax revenues associated with residential demand supported by park-related employment. (5) Not applicable at the county level. (6) Not applicable at the county level. (7) Reflects the county's statutory revenue sharing distributions from the State of Arizona.

Note: May not sum to totals due to rounding. In 2025 dollars.

Source: Rounds Consulting Group, Inc.



| Annual Fiscal Impact of Operations – Town of Chino Valley |                  |              |              |                  |
|-----------------------------------------------------------|------------------|--------------|--------------|------------------|
| Impact Type                                               | Direct           | Indirect     | Induced      | Total            |
| Retail Sales Tax <sup>(1)</sup>                           | \$137,500        | \$200        | \$200        | \$137,900        |
| Lodging Sales Tax <sup>(2)</sup>                          | \$185,000        | -            | -            | \$185,000        |
| Commercial Property Tax <sup>(3)</sup>                    | -                | -            | -            | -                |
| Residential Property Tax <sup>(4)</sup>                   | -                | -            | -            | -                |
| Personal Income & Payroll Taxes <sup>(5)</sup>            | -                | -            | -            | -                |
| Vehicle License Tax & Fees <sup>(6)</sup>                 | -                | -            | -            | -                |
| State Shared Revenues <sup>(7)</sup>                      | \$400            | -            | -            | \$400            |
| <b>Total</b>                                              | <b>\$322,900</b> | <b>\$200</b> | <b>\$200</b> | <b>\$323,300</b> |

(1) Include sales taxes on spending associated with the RV Park's operations, including employee household spending, visitor expenditures within the community, and taxable utility use by the RV Park. (2) Captures sales taxes on RV space rentals. (3) Not applicable at the town level. (4) Not applicable at the town level. (5) Not applicable at the town level. (6) Not applicable at the town level. (7) Reflects statutory revenue sharing distributions from the State of Arizona to the Town of Chino Valley, linked to state-level sales and income tax collections.

Note: May not sum to totals due to rounding. In 2025 dollars.

Source: Rounds Consulting Group, Inc.

| Annual Fiscal Impact of Operations – Special Districts |                 |          |          |                 |
|--------------------------------------------------------|-----------------|----------|----------|-----------------|
| Impact Type                                            | Direct          | Indirect | Induced  | Total           |
| Chino Valley SD #51                                    | \$33,800        | -        | -        | \$33,800        |
| Yavapai Community College                              | \$14,000        | -        | -        | \$14,000        |
| Chino Valley Fire Dist.                                | \$34,300        | -        | -        | \$34,300        |
| Fire District Assistance Tax                           | \$700           | -        | -        | \$700           |
| Yavapai County Library Dist.                           | \$1,300         | -        | -        | \$1,300         |
| Yavapai Flood Control Dist.                            | \$1,500         | -        | -        | \$1,500         |
| Mountain Institute CTED                                | \$500           | -        | -        | \$500           |
| <b>Total</b>                                           | <b>\$86,100</b> | <b>-</b> | <b>-</b> | <b>\$86,100</b> |

Note: All revenues shown represent the distribution of commercial property taxes levied on the RV Park. No additional indirect or induced revenues are assumed for special districts. May not sum to totals due to rounding. In 2025 dollars.

Source: Rounds Consulting Group, Inc.