

**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.

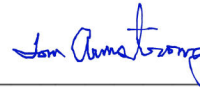
3. ADJOURNMENT

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 Study Session of the Town Council of the Town of Chino Valley, Arizona held on the 9th day of September 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 14th day of October, 2025.



Erin N. Deskins, Town Clerk