

**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**

STUDY SESSION

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

REGULAR MEETING

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

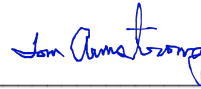
7 - 0 Passed - Unanimously

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

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 14th day of October, 2025.

Erin N. Deskins

Erin N. Deskins, Town Clerk