

**MINUTES OF THE REGULAR MEETING OF THE  
TOWN COUNCIL OF THE TOWN OF CHINO VALLEY**

**TUESDAY, JANUARY 27, 2026**

**6:00 PM**

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

**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, Councilmember John McCafferty - remote, 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 Keith Hurtt (Sgt. at Arms), Executive Analyst Jessi Sorteberg, Executive Assistant Mike Coomer, Human Resources Director Laura Kyriakakis, Development Services Director Laurie Lineberry, Assistant Development Services Director Will Dingee, Senior Planner Jessica Barragan, Town Engineer/Assistant Public Works Director Steven Sullivan, Finance Director Katie Pehl, Judge Angela Bradshaw-Napper, Police Chief Josh McIntire, Community Services Director Cyndi Thomas, Economic Development Manager Maggie Holmberg, IT Manager Spencer Guest, 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 and update by Judge Angela Bradshaw Napper on Municipal Court Operations.

Judge Angela Bradshaw-Napper presented the following:

- Gave an overview of matters the court handles, hours of operation, and the court's schedule for various hearings and administrative procedures.
- Discussed the importance of being part of the community both outside the organization of the Town and within.
- Provided statistics on the Court including charges filed and case completion.
- Reviewed court staffing and the need to fill the open part-time position.
- Discussed court security and its importance amongst the current national climate of violence towards law enforcement and officers of the court. Also discussed updates that can be made to enhance staff safety.
- Discussed technology and changes the court is making to align with technology goals to increase efficiency and accessibility.
- Gave an overview of future goals and considerations to improve efficiency, security, and relationships with town and community partners.

Council and staff discussed the following:

- Councilmember McCafferty stated he was glad the Council selected Judge Bradshaw-Napper.
  - Mayor Armstrong inquired what COJET Training is, and how many second language staffers the Court has.
    - Judge stated it is Continuity of Judicial Education Training. One clerk speaks spanish.
    - One staffer speaks Spanish, but is not certified to be a court interpreter. The Court has a contract through the Superior Court for interpreters. For other languages they use a language line.
- b. Presentation by Terri Denemy, Town Manager, on an emergency purchase relating to the Bright Star Subdivision.

Terri Denemy, Town Manager, presented the following:

- Staff was bringing this item to Council for full transparency.
- The Bright Star development had a crushed culvert discovered by a contractor that was doing other work out there. Rather than go out to bid, the Town accepted the contractor's offer to do the work for half the cost.
- The Town Manager approved that expenditure.

Council and staff discussed the following:

- Councilmember Switzer inquired what caused the collapse.
  - Staff stated it was on the shoulder and had probably been there for a while, likely due to truck traffic. Concrete will prevent future collapse.

**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.*

Rhonda Ceremony, Town of Chino Valley resident, presented the following:

- She lives on Firesky, and she had a few questions regarding the Perkins airstrip fire station including:
  - How many homes are in the Chino Valley fire district?
  - How much will each resident be charged when the Perkins firehouse is built and operational?
  - How does Council plan to inform residents of Chino Valley and Paulden of upcoming tax increases if approved?

- Is it illegal to impose a tax increase without voter comment?
- Will there be a larger venue for the P&Z meeting on February 4, 2026, and the Council meeting on February 24, 2026?

Mayor Armstrong asked the Town Manager to address the questions.

Keng Chan, not a Town of Chino Valley resident, presented the following:

- He was disappointed in the process of the airfield proposal and felt the Town took intentional acts to silence people and elected officials were engaging in misinformation regarding noise.
- He requested a DNL noise study and a real flight demonstration in Seligman where planes can land and requested that all councilmembers be present.
- He requested a real traffic pattern map with approaches into the pattern.

Mayor Armstrong asked that the Town Attorney address some of the charges.

Amy Wolken, not a Town of Chino Valley resident, presented the following:

- She was the administrator of the Facebook group opposing the airfield and stated they have corrected misinformation posted there. She stated the members of the group were growing increasingly frustrated and angry with the proposal, P&Z members, and members of Council.
- She stated there was a general feeling that there were unknown facts or promises made between the Town and the applicants. She stated there has been discussions of litigation, a referendum, and an organized boycott of Chino Valley businesses.
- She stated not having a larger venue for the February 3, 2026, P&Z meeting silences people even though there would be no comment at the meeting. She requested a larger venue for the upcoming Town Council meeting.
- She stated that open meeting law violations have been filed with the Attorney General's office.

Mayor Armstrong asked that the Town Manager address the stated concerns.

#### **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.

Mayor Armstrong presented the following:

- He attended the Prescott Valley State of the Town address and stated it was nicely done.
- Kay Lauster presented a historical talk about the Del Rio property. There were about 100 people there.

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

Terri Denemy, Town Manager, presented the following:

- Residents can sign up for notifications on the Town website via email or text.
- The Planning & Zoning Commission will be meeting on February 3, 2026, for the continuation of the airfield discussion. Depending on the outcome, the matter will go to the Council on February 24, 2026. February 23, 2026, will be a public hearing at a large venue to allow as much time as the public will need to speak. More information would be provided after the P&Z meeting.
- SRP water wise kits are available in the lobby for free.

## 5. CONSENT AGENDA

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

Vice-Mayor Granillo requested to remove item 5a.

Councilmember Schacherer requested to remove item 5b.

- a. Consideration and possible action to adopt Resolution No. 2026-1299, approving a Call of Election for Fall 2026, designating election dates and purposes, voter registration deadlines, and the place and last date for candidates to file nomination papers.

Erin Deskins, Town Clerk, presented the following:

- Staff requested to have the item removed as new legislation has been filed that may change the election date to the last Tuesday in July. Staff recommended holding off on approving this Call of Election until the new legislation goes into effect, which they hoped would be done quickly. Staff requested to move the item to the February 24, 2026, meeting.

MOVED by Vice-Mayor Eric Granillo, seconded by Councilmember Robert Schacherer to continue the item to February 24, 2026.

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 Arizona State Parks Off-Highway Vehicle (OHV) Project Sponsor Agreement for engineering and survey work for the Chino Valley Regional OHV Staging area at Old Home Manor.

Jessi Sorteberg, Executive Analyst, presented the following:

- The Town was awarded \$220,000 through the Arizona State Parks OHV grant program.
- The presented grant agreement is the next step to start receiving those funds.

Council and staff discussed the following:

- Councilmember Schacherer inquired how long the Town has before any construction is done once the engineering and survey work is done.
  - Staff stated they have two years from the beginning of the grant agreement to complete the survey work. Then the Town can apply for additional funds for construction.
  - Councilmember Schacherer stated that at the last meeting staff stated they did not know where the money was coming from at that time.
    - Staff stated they have no construction funds allocated for this project, but with the design done, the Town will be in a good position to pursue funding for construction.
  - Councilmember Schacherer inquired how long the Town has to get the money.
    - Staff stated that design lives on, though costs change. There was no time constraint or expiration on the design.

MOVED by Vice-Mayor Eric Granillo, seconded by Councilmember Robert Switzer to approve Consent Agenda item 5b.

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**

## **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 regarding the Town of Chino Valley's application to the EPA Brownfields Cleanup Grant Opportunity - Harvey Heritage Reclamation Project.

**Recommended Action:** Hold the public hearing.

Jessi Sorteberg, Executive Analyst, presented the following:

- The Brownfields Cleanup Grant program through the EPA, intended to carry out cleanup activities of hazardous materials from the buildings for public community use.
- Prior to purchase of the farm there were Phase 1 and 2 site assessments to characterize the hazardous materials at the site including pesticides, herbicides, and vehicular service equipment.
- Gave an overview of further items found on the property and proposed solutions.
- Staff would be requesting \$500,000. There were no match requirements.
- The application required public notice of the application and a draft of such posted to the website. Any public comments would be considered with the final application.

Mayor Armstrong opened the public hearing.

There were no requests to speak.

Mayor Armstrong closed the public hearing.

- b. Public hearing, consideration, and possible recommendation regarding the application from Richard Carl Hill, II, for a new Series 006 (Bar) Liquor License located at the Log Cabin, 18 North Highway 89, Chino Valley.

**Recommended Action:** i) Hold the public hearing  
ii) Make a recommendation of approval or disapproval, or make no recommendation, to the Arizona Liquor Board.

Sara Burchill, Deputy Town Clerk, presented the following:

- Gave a brief overview of the application submitted by Richard Hill for a Series 006 Bar liquor license.
- Reviewed approval of the application by various departments.
- Described the notices posted on the establishments.
- No written arguments in favor of or in opposition to the requested license had been received.

Council and staff discussed the following:

- Councilmember Holt inquired what the establishment's current status was in regard to a liquor license.
  - Staff stated that the license was in the process of being transferred as Mr. Hill was purchasing the Log Cabin.

Mayor Armstrong opened the public hearing.

There were no requests to speak.

Mayor Armstrong closed the public hearing.

MOVED by Vice-Mayor Eric Granillo, seconded by Councilmember Robert Schacherer to recommend approval to the liquor board regarding the application from Richard Carl Hill, II, for a new series 006 Liquor License located at the Log Cabin.

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 Resolution No. 2026-1301, approving a final plat for the Wineglass Lane Estates, a four-lot, 22-acre rural minor subdivision at 1170 E Road 4 North, Chino Valley, Arizona.

**Recommended Action:** Approve Resolution No. 2026-1301.

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

- Discussed the inception of this minor subdivision, issues that were discovered, and the resolution thereof.
- Described the subject lot and surrounding parcels.
- Gave an overview of how the lot would be split.
- There was a request to speak on this item and staff asked Council to hold a public hearing.

Council and staff discussed the following:

- Councilmember Holt clarified that the subdivision would not have to connect to water and sewer if it became available.
  - Staff stated that is correct.
- Councilmember Switzer inquired how far the subdivision is from water and sewer.
  - Staff stated they believed the closest would Perkinsville 44, so over a mile.
- Councilmember Switzer inquired about the penalty for illegal lot splits.
  - Staff stated they recently raised it pretty significantly to \$1,500.
  - Staff further stated that the Town Manager and Mayor met with the County about six weeks ago regarding things the local towns needed from them and verification of lot splits before recording was discussed.

Mayor Armstrong opened a public hearing.

Ed Bloomfield, Town of Chino Valley resident, presented the following:

- He own's property at the northwest corner of the subdivision zoned Heavy Commercial and Industrial. He met with the applicant about three weeks ago and discussed the existence of the businesses. He wanted to make it well known that his business was there first, and they don't have a reason to complain to Council later to try and put a stop to their operations.

Mayor Armstrong closed the public hearing.

Council and staff discussed the following:

- Councilmember Schacherer inquired about a disclosure that homeowners will sign an agreement stating they will not come to the Town about noise, smell, etc.
  - Staff stated that is part of their disclosure.
- Councilmember Switzer inquired if there would be a wall on the west side of the property.
  - Staff stated there is no requirement for commercial properties or the subdivision to put up a wall.

MOVED by Vice-Mayor Eric Granillo, seconded by Councilmember Robert Schacherer to approve Resolution No. 2026-1301, approving a final plat for the Wineglass Lane Estates, a four-lot, 22-acre rural minor subdivision located at 1170 E Road 4 North.

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 Ordinance No. 2026-962, amending the Town of Chino Valley Unified Development Ordinance, Chapter 154, Chapter 5, Subsections 5.3.3 and 5.3.4, to remove outdated water and sewer connection exemptions for minor and rural subdivisions.

**Recommended Action:** Approve Ordinance No. 2026-962, amending the Town of Chino Valley Unified Development Ordinance, Chapter 154, Chapter 5, Subsections 5.3.3 and 5.3.4, to remove outdated water and sewer connection exemptions for minor and rural subdivisions.

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

- Discussed the exemptions, why they were created, and the necessity to remove them from the UDO.
- The minor subdivision that was just approved was under this exemption, but the exemption is now expired.
- P&Z recommended approval.

MOVED by Vice-Mayor Eric Granillo, seconded by Councilmember Robert Switzer to approve Ordinance No. 2026-962, amending the Town of Chino Valley Unified Development Ordinance, Chapter 154, Chapter 5, Subsections 5.3.3 and 5.3.4, to remove outdated water and sewer connection exemptions for minor and rural subdivisions.

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 placemaking logo for future wayfinding signage program.

**Recommended Action:** Approve a placemaking logo for future wayfinding signage program.

Maggie Holmberg, Economic Development Manager, presented the following:

- Discussed wayfinding signs, their function, and their potential benefit to the Town.
- Presented the proposed logos for the Council to choose from.

Council and staff discussed the following:

- Councilmember Schacherer inquired about the cost.
  - Staff stated they don't have numbers on it yet as they were not planning to budget that until next year.
- Councilmembers discussed their preference for the logos.
- Vice-Mayor Granillo inquired if the sign would be wood or metal.
  - Staff stated they would be metal.
- Discussion ensued regarding the logos. Staff stated they kept to the brand colors. Staff originally came to Council with six original designs, the two presented tonight were the two council asked staff to develop.

MOVED by Vice-Mayor Eric Granillo, seconded by Councilmember John McCafferty to approve placemaking sign logo #2 for future wayfinding signage program.

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

NAY: Councilmember Robert Schacherer, Councilmember Robert Switzer

**5 - 2 Passed - Unanimously**

- f. Public hearing, consideration, and possible action to approve Resolution No. 2026-1300, adopting the updated consolidated fee schedule.

**Recommended Action:** 1) Hold the public hearing  
2) Approve Resolution No. 2026-1300, adopting the updated consolidated fee schedule with an effective date of March 1, 2026.

Katie Pehl, Finance Director, presented the following:

- Gave a brief overview of the items that were set to be adjusted and take effect on March 1, 2026.

Mayor Armstrong opened the public hearing.

There were no requests to speak on this item.

Mayor Armstrong closed the public hearing.

MOVED by Vice-Mayor Eric Granillo, seconded by Councilmember Robert Switzer to

approve Resolution No. 2026-1300, adopting the updated consolidated fee schedule.

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**

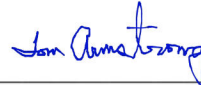
## 7. ADJOURNMENT

MOVED by Councilmember Sherri Phillips, seconded by Vice-Mayor Eric Granillo to adjourn at 7:14 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 Regular Meeting of the Town Council of the Town of Chino Valley, Arizona held on the 27th day of January, 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 24th day of February, 2026.

*Erin N. Deskins*

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