

**MINUTES OF THE REGULAR MEETING AND
STUDY SESSION OF THE
TOWN COUNCIL OF THE TOWN OF CHINO VALLEY
TUESDAY, MARCH 24, 2026**

5:30 PM

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

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 Larry Holt, 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 Dinglee, Finance Director Katie Pehl, Economic Development Manager Maggie Holmberg, Town Magistrate Angela Bradshaw-Napper, Assistant Public Works Director/Town Engineer Steven Sullivan, 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. 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.

Erin Deskins, Town Clerk, stated there were no requests to speak.

3. 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 McCafferty expressed disappointment in the lack of candidates that would appear on the ballot as there would be no competition. He also expressed dismay that candidates were forced out by being doxxed and having their livelihoods threatened. He stated the Town had allowed outsiders to influence insiders.

Mayor Armstrong stated that nothing is set in stone.

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

Terri Denemy, Town Manager, presented the following:

- The Town had open positions and anyone interested could go to the website for more information.
- Recognized Sara Burchill, Deputy Town Clerk, for achieving her Certified Municipal Clerk designation from the International Institute of Municipal Clerks.
- A Zoning Ordinance Update will be held on Wednesday, April 8th at 5:00 p.m. in the Council Chambers. The public is invited to attend.
- The public is invited to attend a groundbreaking for the relocation of the disc golf course, which is being funded by a \$50,000 grant. More information to come soon.
- A Community Development Block Grant public hearing would be held at the next Council meeting for citizen input. The Town is expected to receive \$312,000 to be used to benefit low-income persons and areas, alleviate slum and blight, or address urgent needs.
- The Territorial K-9 Stroll will be held on April 25th from 9:00 a.m. to 1:00 p.m. benefiting the K-9 police unit.
- The Town was selected by APS to receive \$100,000 for the Fred Harvey Farm in honor of their 140th anniversary.

4. 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.

Councilmember Switzer removed item 4b from the Consent Agenda.

MOVED by Councilmember John McCafferty, seconded by Councilmember Larry Holt to approve Consent Agenda items a, c, d, e, f, g, and h.

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

- a. Consideration and possible action to approve the Amended and Restated Lease Agreement between the Town of Chino Valley and the Chino Valley Flyer's Inc., extending the current lease for an additional fifteen-year term, through March 31, 2041.
- b. Consideration and possible action to approve a budget transfer in the amount of \$42,112 from General Fund contingency to the Court Special Revenue Fund for Court Security Enhancements.

Councilmember Switzer wanted to clarify that the requested action was to authorize a capacity transfer only. The actual expense is to be funded using existing Restricted Court Enhancement Funds and not General Fund dollars.

MOVED by Councilmember Robert Switzer, seconded by Councilmember Larry Holt to approve a budget transfer in the amount of \$42,112 for Court Security Enhancements from General Fund contingency to the Court Special Revenue Fund.

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

- c. Consideration and possible action to approve a budget transfer in the amount of \$8,536 from General Fund contingency to the IT Services line item for Building Access Control.
- d. Consideration and possible action to acknowledge scrivener's correction on Ordinance No. 2025-954 approved on October 28, 2025, pursuant to Town Code §10.20 Authority to Correct Scrivener's Errors.
- e. Consideration and possible action to acknowledge scrivener's correction on Ordinance No. 2025-959 attachment approved on November 18, 2025, pursuant to Town Code §10.20 Authority to Correct Scrivener's Errors.
- f. Consideration and possible action to approve the February 23, 2026, public hearing minutes.
- g. Consideration and possible action to approve the February 24, 2026, regular meeting minutes.
- h. Consideration and possible action to approve the March 10, 2026, regular meeting minutes.

5. ACTION ITEMS

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

- a. Consideration and possible action to approve a Public Utility Easement for Peppertree Place in connection with Highlands Apartments.

Recommended Action: Approve a Public Utility Easement for Peppertree Place in connection with Highlands Apartments.

Terri Denemy, Town Manager, presented the following:

- There was a little confusion with the wording of what Council's intent was with this item. There is a difference between a public utility easement and an ingress/egress public utility easement. The developer stated that they are willing to do public utility easement, but if the Town really wants an ingress/egress public utility easement, they would like to go back to the right-of-way.
- Staff brought both options to Council so they can make a choice as the developer is anxious to move forward with the project.

Steven Sullivan, Town Engineer, presented the following:

- Discussed the previous action on the matter.
- Presented the original exhibit and the current proposal for water easements with color-coded maps.

Council and staff discussed the following:

- Councilmember Switzer remembered the applicant saying he would landscape the 25-foot easement and asked if that was correct.
 - Staff stated that was not a current proposal, but could be.
- Councilmember McCafferty inquired if the public utility easement would be fine from the Town Engineer's perspective in terms of space.
 - Staff stated that Peppertree would just be the 50-foot easement. The developer was proposing the segments in blue.
 - Staff stated what was originally being requested by Council would have given the Town the opportunity to make Peppertree a road if it needed to.
 - Councilmember Switzer pointed out that there is an APS utility box right in front of the easement and didn't think it would ever become a road.
 - Staff stated that led to the discussion of a utility easement rather than a right-of-way.

Council and applicant TJ Brown discussed the following:

- Mr. Brown stated that they left the last meeting to do a public utility easement, but when they went to draw it up they discovered that there are no utilities in that space other than the three water lines at the top, and one at the bottom, and one through the middle, but Town staff stated they didn't need that one. His intent was to put amenities in that area for the community including landscaping, a pickleball court,

etc. He agreed that there would never be a road there and he didn't want it to be a weed patch.

- Councilmember Switzer inquired which option Mr. Brown was in favor of.
 - Mr. Brown stated he was in favor of the public utility easement.
 - Councilmember Switzer clarified that Mr. Brown would use that property to benefit his project and the Town.
 - Mr. Brown stated that was correct.

MOVED by Councilmember Robert Switzer, seconded by Councilmember John McCafferty to approve a public utility easement for Peppertree Place in connection with Highlands Apartments.

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

6. ADJOURNMENT

MOVED by Councilmember Sherri Phillips, seconded by Councilmember Robert Switzer to adjourn at 6:20 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

STUDY SESSION

1. CALL TO ORDER; ROLL CALL

Mayor Armstrong called the meeting to order at 6:20 p.m.

Present: Mayor Tom Armstrong, Vice-Mayor Eric Granillo - remote, Councilmember John McCafferty, Councilmember Sherri Phillips, Councilmember Larry Holt, 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, Finance Director Katie Pehl, 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. Presentation and discussion regarding Economic Development Strategic Planning by Maggie Holmberg, Economic Development Manager.

Maggie Holmberg, Economic Development Manager, presented the following:

- Discussed the South Gateway Center, Soutgate Center, and Uptown Center commercial corridors in detail, including available lots and buildings, the availability of infrastructure, site-specific constraints related to existing uses and ownership, and Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analyses.
- Staff further discussed investing in the expansion of the Town's infrastructure and future items that will come to Council regarding those possibilities.
- Briefly discussed Old Home Manor (OHM) and the new plan to make it an outdoor recreation hub and current plans to develop the area, and the potential to sell land or put out a Request for Proposal.
- Discussed Economic Development goals and plans for retail recruitment, tourism, and hospitality.
- Staff was looking for direction from the Council about where staff should direct their focus for capital improvements.

Council and staff discussed the following:

- Councilmember Holt inquired if the pot farm was still owned by the original owner and inquired if Bonnie Farms would be interested in it.
 - Staff stated they had also thought about that and stated that expanding might be an option for them.
- Councilmember Holt felt that the large parcel in the South Gateway Center would be a good "anchor" location.
- Councilmember Switzer asked for clarification about the water IGA with Prescott.
 - Staff stated that the availability of water in that area is attractive, but the additional cost is not. The IGA requires the City to provide commercial businesses in that area with water, but there is an upcharge on the water service fee, and they can't guarantee fire flow. Further discussion ensued regarding ways to obtain fire flow and what types of businesses would use less water.
- Discussion ensued regarding the large lots south of Road 4 South. Staff stated it is in a flood plain and the cost to develop would be high.
- Councilmember Switzer inquired how many lots there were at OHM that the Town could sell.
 - Staff stated they could sell up to \$15 million worth without going to a vote.
 - Staff stated they would provide Council with a map showing all parcels and which have current uses and which are vacant.
- Councilmember McCafferty inquired about efforts to get the business corridor off Highway 89.
 - Staff discussed their efforts to move businesses off the highway as in the case of Sherwin-Williams.
 - Councilmember McCafferty discussed the possibility of moving businesses West between the highway and the Senior Center.

- Staff stated that it's a good idea; the problem is infrastructure availability.
 - Further discussion ensued regarding the open 90 acres east of Heritage Middle School and infrastructure possibly becoming available by bringing them to Angus north of that area.
- Councilmember McCafferty likes Uptown Center because it allows the town to expand further west. He discussed Clarkdale and the ability to walk around from business to business.
- Councilmember Switzer suggested staff put together the pros and cons with cost analyses of South Gateway Center and Uptown Center.
 - Staff discussed putting together an analysis of where investment might have a greater ROI.
- Mayor Armstrong inquired if it was still the plan to bring water and sewer under Highway 89 at Perkinsville and tying in at Angus coming down toward Center Street.
 - Staff stated they need funding, but there have been plans made for that.
- Mayor Armstrong addressed his areas of concern, including the pot farm at the south end of town and the ADOT yard.
 - Staff stated they had talked with the owner of the pot farm, but he has not been very responsive.
 - Staff hoped that new leadership within ADOT might be more proactive about working together on moving the ADOT yard.
- Vice-Mayor Granillo stated that he agrees with Councilmember McCafferty about needing to move businesses off the highway, both east and west. He also stated the importance of moving the sewer west to open a lot of potential.
- Mayor Armstrong summarized that staff should bring back proposals for the different areas and what it might cost to bring infrastructure, and what the possibilities would be for Council action.
 - Staff stated they would combine that with OHM and whether Council would like to sell land.
- Councilmember McCafferty discussed tax revenue and the need for more funding for important projects like water sustainability.
 - Staff further discussed the Town's revenue constraints and the challenges they present and the limited way the Town can bring in more funds.
- Discussion ensued regarding the census and whether the Town's population went up or down.
- Councilmember Holt suggested equestrian events at OHM and possibly leasing land to Olsen's Grain to expand their events.

3. ADJOURNMENT

MOVED by Councilmember Sherri Phillips, seconded by Councilmember John McCafferty to adjourn the meeting at 7:02 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

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 and Study Session of the Town Council of the Town of Chino Valley, Arizona held on the 24th day of March, 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 14th day of April, 2026.

Erin N. Deskins

Erin N. Deskins, Town Clerk