

**MINUTES OF THE REGULAR AND
SPECIAL MEETING OF THE
TOWN COUNCIL OF THE TOWN OF CHINO VALLEY
TUESDAY, JUNE 23, 2026**

6:00 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 6:14 p.m. and led the Pledge of Allegiance.

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

Absent:

Staff Present: Town Manager Terri Denemy, Town Attorney Andrew McGuire, Officer Scott Unterseher (Sgt. at Arms), Executive Analyst Jessi Sorteberg, Executive Assistant Mike Coomer, Human Resources Director Laura Kyriakakis, Public Works Director Ryan Anderson, Town Engineer Steven Sullivan, Development Services Director Laurie Lineberry, Finance Director Katie Pehl, Lieutenant Amy Chamberlin, Officer Steve Sellers, K-9 Officer Sirius, Town Water Consultant Mark Holmes, Community Services Director Cyndi Thomas, Facilities & Parks Manager Jason Olson, IT Manager Spencer Guest, Audio Visual Technician Nicholas Harwick, Deputy Town Clerk Sara Burchill, Town Clerk Erin N. Deskins

2. INTRODUCTIONS, PRESENTATIONS, AND PROCLAMATIONS

a. Presentation and recognition of the 2026 Citizens Academy Graduates.

Jessi Sorteberg, Executive Analyst, presented the following:

- Worked with citizens over the last six weeks to explore services and facilities offered in Chino Valley.
- Commended the participants' thoughtful questions and commitment to learning more about local government.

Mike Coomer, Executive Assistant, presented the following:

- Discussed the particulars of the six-week program, including the purpose, why it matters, topics discussed, facilities visited, etc.
- Presented eleven graduates with a Certificate of Completion.

- b. Presentation of a \$1,500 check to Chino Valley Police Department K-9 Unit from the Chino Valley Canine Training Club from the proceeds of their annual fundraiser, "The Territorial K9 Stroll."

Chino Valley Canine Training Club presented a check to Officer Sellers and K-9 Officer Sirius.

- c. Presentation and annual update provided by the Chino Valley Area Chamber of Commerce.

Jessi Sorteberg, Executive Analyst, introduced Julie Ruttle and Bob Layton.

Julie Ruttle, Chino Valley Area Chamber of Commerce Board Chair, and Bob Layton, Chair-Elect, presented the following:

- Thanked the Town and Council for their partnership and engagement with the Chamber.
- Discussed the Chamber, their mission and vision, and recent strategic plan completed with the help of Darla Deville from APS.
- Gave a brief overview of membership, expenses, revenue, and online engagement.
- Listed community partnerships, local events, and scholarships.
- Presented the Chamber Insider outlining membership and what to expect. The Chamber is also working on upgrading their map and webpage.

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.

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

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 Phillips discussed the Righteous Rods Car Show and stated the event raised over \$6,400 for Life Pregnancy Center in Chino Valley.

Mayor Armstrong presented the following:

- He, Terri Denemy, and Maggie Holmberg attended a meeting with Fred Harvey representatives and made connections and progress towards getting the farm going.
 - Recognized Chino Valley residents Sage Scott and Richard Horn, Jr. for receiving scholarships from the Republican Women of Prescott.
- b. Status report by Town Manager Terri Denemy regarding Town accomplishments, and current or upcoming projects.

Terri Denemy, Town Manager, presented the following:

- Staff met with Fred Harvey family members and project sponsors. They will be coming down in the next month to tour the farm and hopefully partner together on the project.
- Early voting begins tomorrow. Voters can drop off their ballot at the drop box at Town Hall. Other drop box locations in Yavapai County can be found on the Town's website.
- The Library will be hosting a teaching session on America's first First Lady.
- Stars, Stripes, and Syrup pancakes for pickleball will be hosted on Saturday, July 4th at 10:00 a.m. at the Senior Center, benefiting the Chino Valley Pickleball Association.
- The Aquatic Center will be hosting Open Swim on July 4th from 10:00 a.m. to 4:00 p.m. and a food drive on July 4th.
- There will be no fireworks in Chino Valley for the 4th of July weekend to preserve fire resources. The Town does a display for Territorial Days, the Town's signature event.
- The America 250 Event brochure for 250th celebration events is available on the Town website.

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.

Councilmember Holt requested to remove item 5b.

MOVED by Vice-Mayor Eric Granillo, seconded by Councilmember Larry Holt to approve Consent Agenda items a, c, and d.

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

NAY: None

7 - 0 Passed - Unanimously

- a. Consideration and possible action to approve an intergovernmental agreement for the creation of and participation in the Arizona Child Abduction Response Team.
- b. Consideration and possible action to approve a memorandum of understanding with the Bureau of Alcohol, Tobacco, Firearms, and Explosives Department regarding the eTrace Internet-Based Firearm Tracing Application.
 - Councilmember Holt questioned the constitutionality of tracking firearms and inquired how the system works.
 - Staff stated that the system is paperless and assigns one or two people as administrators. If a firearm comes into the department and is found to have been stolen or used in a crime, it would be remitted to the ATF and would be traceable as to who it belonged to, when it was used, and the last time it was in the system.
 - Councilmember Holt inquired if any records would be kept locally.
 - Staff stated they would not.

MOVED by Vice-Mayor Eric Granillo, seconded by Councilmember John McCafferty to approve a memorandum of understanding with the Bureau of Alcohol, Tobacco, Firearms, and Explosives Department regarding the eTrace Internet-Based Firearm Tracing Application.

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

NAY: None

7 - 0 Passed - Unanimously

- c. Consideration and possible action to approve the Third Amendment to the Contract for SR-89 Right-of-Way Landscape Maintenance Services with Titan Landscape Management for one year of services in the amount of \$106,215.60.
- d. Consideration and possible action to approve the May 12, 2026, 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 approve or defer application for WIFA Funding in the amount of \$10 Million for a PFAS remediation project at the Water Reclamation Facility.

Recommended Action: Defer application for WIFA Funding for a PFAS remediation project

at the Water Reclamation Facility until regulatory compliance is federally defined and/or becomes mandatory.

Terri Denemy, Town Manager, presented the following:

- There are funds available via WIFA for PFAS remediation in wastewater facilities.
- The Public Works Director will discuss what PFAS remediation in wastewater is, and the Finance Director will discuss the financial impacts of potentially doing a project.
- There is currently no legislation regarding PFAS remediation in wastewater, but the Town would need to address the issue if it comes up in the future.

Ryan Anderson, Public Works Director, presented the following:

- Discussed PFAS chemicals and how they enter the reclamation facility.
- Reviewed current regulations on PFAS treatment.
- Discussed the purpose of PFAS remediation at the reclamation facility.
- Gave a brief overview of the clean water act and the contamination limits it imposes.
- Provided a list of potential risks of not proceeding with the project.

Katie Pehl, Finance Director, presented the following:

- Provided the step-by-step process to apply for a project of this type with WIFA.
- Discussed the status of the wastewater fund, annual debt service, and stated that the fund could not support a project of this size and would require a rate increase of approximately \$24 per connection per month. Further stated that staff had no indication as to how much the forgivable principal would be.
- Staff did not recommend moving forward with a project of this type.

Council and staff discussed the following:

- Councilmember McCafferty stated that he thought this was a done deal, that the Council had decided to do one on the supply side, and not the recharge side.
 - Staff stated that is correct. There were preliminary conversations, but it had not been brought to Council for formal direction which is staff's goal for this item.
 - Councilmember McCafferty inquired if recharging PFAS into the aquifer is a higher risk.
 - Staff stated it's an unknown, but they don't believe it will go away.
- Councilmember Switzer inquired if staff thought the EPA would hold the same standard for wastewater as they do for supplied water.
 - Staff stated there has not been talk about a suggested level of contamination.
- Councilmember Switzer inquired if it costs anything to go to the next step to see hard numbers.
 - Staff stated it would be just staff time, but the concern is what the cost of the actual project would be. Staff further stated that the current project is under regulatory compliance and is at a rate of 90% loan/10% forgivable and expect a project of this type to be worse, but staff won't know until the very last step of the process, and it requires a significant amount of staff time.
- Councilmember McCafferty inquired if the Town would have to incur engineering costs in the process.

- Staff stated they would need to have a certain amount of engineering, but was not sure of the exact percentage.

MOVED by Vice-Mayor Eric Granillo, seconded by Councilmember Robert Switzer to defer application for WIFA funding for a PFAS remediation project at the Water Reclamation Facility until regulatory compliance is federally defined and/or becomes mandatory.

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

NAY: None

7 - 0 Passed - Unanimously

- b. Public Hearing regarding Resolution No. 2026-1312, relating to the Town's Final Budget for Fiscal Year 2026-2027 and the proposed expenditure limitation for the same year, in the amount of \$48,345,342.

Recommended Action: Hold the public hearing.

Katie Pehl, Finance Director, presented the following:

- Gave a brief overview of the Town budget which has not changed since the last discussion on the matter at the May 26th meeting.

Mayor Armstrong opened the Public Hearing.

There were no requests to speak.

Mayor Armstrong closed the Public Hearing.

Council and staff discussed the following:

- Councilmember McCafferty clarified that although the budget is \$48 million, rather, the Town is only generating about \$24 million every year from various revenues.
 - Staff further clarified that the \$48 million budget provides spending authority should the Town bring in grants or other additional funds.
 - Councilmember McCafferty emphasized how staff has had to work to balance the budget this year to provide funding for capital improvement projects and stated there is no room in the budget without further economic development.
 - Councilmember Switzer stated that the Town lives off TPT revenue and encouraged residents to buy local.
 - Mayor Armstrong stated the Council has tasked staff with increasing economic development.
- c. Public Hearing regarding Resolution No. 2026-1313, relating to the Statements and Estimates of Expenses of the Town of Chino Valley Street Lighting Improvement Districts for Fiscal Year 2026-2027, which shall constitute the budgets of the Districts for Fiscal Year 2026-2027.

Recommended Action: Hold the Public Hearing

Katie Pehl, Finance Director, presented the following:

- The lighting district includes three districts, and it has not changed from the prior year. The fees will decrease slightly based on this year's valuation.

Mayor Armstrong opened the Public Hearing.

There were no requests to speak.

Mayor Armstrong closed the Public Hearing.

- d. Public Hearing regarding Resolution No. 2026-1314, relating to the Statements and Estimates of Expenses of the Del Sol Maintenance Improvement District for Fiscal Year 2026-2027, which shall constitute the budget of the District for Fiscal Year 2026-2027.

Recommended Action: Hold the Public Hearing.

Katie Pehl, Finance Director, presented the following:

- Gave a brief history of the Maintenance Improvement District including properties and maintenance areas.
- Discussed the change in the scope of the maintenance due to code compliance requirements which would be a large impact to the property owners.
- Discussed options Council has on what to charge as a levy amount and gave a breakdown of the cost to each property. Staff was working to get additional bids to hopefully find a cheaper rate.

Council and staff discussed the following:

- Councilmember McCafferty stated that his only issue with this district is the fact that all taxpayers would have to subsidize a portion of it.
- Councilmember Switzer asked staff to look into ways to avoid this and make sure it doesn't happen in the future.
 - Staff stated this was something that was inherited from prior staff and any district this small is difficult to sustain. There would be conversations if something like this came up again. Staff further stated they would prefer to see something like this be handled by an HOA.

Mayor Armstrong opened the Public Hearing.

There were no requests to speak.

Mayor Armstrong closed the Public Hearing.

7. ADJOURNMENT

MOVED by Councilmember Sherri Phillips, seconded by Councilmember John McCafferty to adjourn the meeting at 7:16 p.m.

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

NAY: None

7 - 0 Passed - Unanimously

SPECIAL MEETING

1. CALL TO ORDER; ROLL CALL

Mayor Armstrong called the meeting to order at 7:26 p.m.

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

Absent:

Staff Present: Town Manager Terri Denemy, Town Attorney Andrew McGuire, Officer Unterseher (Sgt. at Arms), Executive Analyst Jessi Sorteberg, Executive Assistant Mike Coomer, Public Works Director Ryan Anderson, Town Engineer Steven Sullivan, Development Services Director Laurie Lineberry, Finance Director Katie Pehl, Lieutenant Amy Chamberlin, 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. Consideration and possible action to approve Resolution No. 2026-1312, relating to the Town's Final Budget for Fiscal Year 2026-2027 and the proposed expenditure limitation for the same year, in the amount of \$48,345,342.

MOVED by Vice-Mayor Eric Granillo, seconded by Councilmember Robert Switzer to approve Resolution No. 2026-1312, relating to the Town's Final Budget for Fiscal Year 2026-2027 and the proposed expenditure limitation for the same year, in the amount of \$48,345,342.

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

NAY: None

7 - 0 Passed - Unanimously

- 3. Consideration and possible action to approve Resolution No. 2026-1313, relating to the Statements and Estimates of Expenses of the Town of Chino Valley Street Lighting Improvement Districts for the Fiscal Year 2026-2027, which shall constitute and are approved as the final budgets of the Districts for Fiscal Year 2026-2027.**

MOVED by Vice-Mayor Eric Granillo, seconded by Councilmember Sherri Phillips to approve Resolution No. 2026-1313, relating to the Statements and Estimates of Expenses of the Town of Chino Valley Street Lighting Improvement Districts for the Fiscal Year 2026-2027, which shall constitute and are approved as the final budgets of the Districts for Fiscal Year 2026-2027.

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

NAY: None

7 - 0 Passed - Unanimously

- 4. Consideration and possible action to approve Resolution No. 2026-1314, relating to the Statements and Estimates of Expenses of the Del Sol Maintenance Improvement District for the Fiscal Year 2026-2027, which shall constitute and are approved as the final budget of the District for Fiscal Year 2026-2027.**

MOVED by Vice-Mayor Eric Granillo, seconded by Councilmember Larry Holt to approve Resolution No. 2026-1314, relating to the Statement and Estimate of Expenses of the Del Sol Maintenance Improvement District for the Fiscal Year 2026-2027, which shall constitute and are approved as the final budget of the District for Fiscal Year 2026-2027.

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

NAY: None

7 - 0 Passed - Unanimously

5. ADJOURNMENT

MOVED by Councilmember Sherri Phillips, seconded by Councilmember John McCafferty to adjourn the meeting at 7:30 p.m.

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

NAY: None

ABSTAIN: None

7 - 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 of the Town Council of the Town of Chino Valley, Arizona held on the 23rd day of June, 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 14th day of July, 2026.

Erin N. Deskins

Erin N. Deskins, Town Clerk