

**MINUTES OF THE STUDY SESSION AND
REGULAR MEETING OF THE
TOWN COUNCIL OF THE TOWN OF CHINO VALLEY
TUESDAY, FEBRUARY 10, 2026**

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 (arrived at 5:02 p.m.),
Councilmember John McCafferty - remote, Councilmember Sherri Phillips,
Councilmember Robert Schacherer, Councilmember Larry Holt, Councilmember
Robert Switzer

Absent:

Staff Present: Town Manager Terri Denemy, Town Attorney Andrew McGuire, Executive
Analyst Jessi Sorteberg, Executive Assistant Mike Coomer, Development
Services Director Laurie Lineberry, Finance Director Katie Pehl, Assistant
Public Works Director/Town Engineer Steven Sullivan, Fleet Manager
Matthew Green, Community Services Director Cyndi Thomas, Recreation &
Events Coordinator Morgan Heiner, Economic Development Manager Maggie
Holmberg, Adoption Specialist Crystal Patton, IT Support Technician Sandra
Santos, Audio Visual Technician Nicholas Harwick, Deputy Town Clerk Sara
Burchill, Town Clerk Erin N. Deskins

2. Discussion regarding a requirement for a roll call vote for all Town Council action.

Erin Deskins, Town Clerk, presented the following:

- This item came at the request of Councilmember Switzer and sponsored by Councilmember Holt.

Council and staff discussed the following:

- Councilmember Switzer stated that even though each councilmember's vote is detailed in the minutes, he felt roll call votes should be mandatory.
- Councilmember Holt agreed and felt it was another way to increase transparency.
- Staff was looking for discussion among Council to see if there was desire from others for roll call votes.
- Councilmembers briefly discussed their individual opinions.

- Mayor Armstrong requested staff bring the matter back for vote.

3. Presentation and discussion by Katie Pehl, Finance Director, regarding the Aquatics Fee Analysis.

Katie Pehl, Finance Director, presented the following:

- Gave a brief overview of the current financial picture of the pool.
- Discussed the requirements for full cost recovery of the pool and gave a sample of the fees needed to meet that.
- Discussed the quality of life benefit of the pool for the residents versus the benefit of cost recovery for the town.
- Offered a Phase 1 and Phase 2 plan to bring cost recovery from 25% to 42% by the 2027 pool season.

Council and staff discussed the following:

- Councilmember Schacherer felt the fee scheduled needed to remain as is and stated the pool is the only thing the Town gives the residents and stated that it is packed every day.
- Councilmember Holt inquired how much the Town is losing by giving Paulden residents free swim and questioned if the Town can afford to give up \$250,000 every year, plus additional maintenance such as the pool decking.
 - Staff stated there was a lot of deferred maintenance on the pool that resulted in a lot of expenses over the last few years. Staffs strategy moving forward was to not defer maintenance like that again.
- Councilmember Switzer stated he liked Phase 1, and suggested pushing Phase 2 to the 2028 or 2029 season. He also suggested reducing the increases to the facility rental and season passes.
- Councilmember Phillips stated that she was ok with Phase 1, but also agreed with Councilmember Schacherer. She inquired how long pool-goers are able to swim with daily admission.
 - Staff stated they can swim all day for open swim.
- Vice-Mayor Granillo inquired about the Town's pool fees compared to the YMCA.
 - Staff stated the YMCA charges \$15/adult with a free child. Prescott Valley does not charge admission.
 - Discussion ensued regarding out-of-town residents attending the Chino Valley pool.
- Councilmember McCafferty stated that he agreed with Councilmember Schacherer and Councilmember Phillips.
- Discussion ensued regarding the pool facility rental, what it entails, and who typically takes advantage of that option (typically churches or organizations).
- Discussion ensued regarding the proposed fees and potential alternatives such as increasing individual day passes and pool rental, but not family passes.
- Discussed the lack of recreation options for children in the area and the benefits the pool brings to the community.
- Discussion ensued regarding maintenance of the pool, how much money had to be spent in the last two years, and the reasons for those high costs along with increasing costs of chemicals, etc.

- Mayor Armstrong summarized the Council's preference as increase the fees for daily admission, aqua parties, and decrease the season passes.

4. Presentation and discussion by Katie Pehl, Finance Director, regarding property tax options.

Katie Pehl, Finance Director, presented the following:

- Property taxes were brought up at the recent budget retreat.
- Defined primary property tax (for general government operations) and discussed how it can be assessed, levy limit, and how a primary property tax can be enacted. The Town would have to go to the voters for approval.
- Defined secondary property tax (for specific purposes, not general operations) such as bonds, debt service, special districts, etc., levy limit, and how one could be enacted. This would also have to go to voters for approval.
- Discussed recent primary property tax efforts (past 15 years) which all failed.
- Discussed recent secondary property tax efforts, many of which have passed due to being project-specific.
- Gave a brief overview of a sample impact on Chino Valley homeowners, and estimated a primary property tax would bring in about \$1.2 million in tax revenue.
- Discussed local context considerations and expressed concern that a primary or secondary tax would not fare well at this time, but would recommend secondary over primary.

Council and staff discussed the following:

- Councilmember Schacherer asked for more clarification on a secondary property tax and the project limitation aspect.
 - Staff stated that the project would have to be very specific. Once the specific project was complete, additional projects would have to go back to the voters for additional approval. The tax is removed once the project is complete.
 - Andrew McGuire, Town Attorney, clarified that the project may be complete, but the tax goes away when the bonds are paid off.
- Councilmember Holt referred to Ms. Pehl's estimates of revenue based on an annual cost on a \$100,000 primary assessed home, and stated that the average home in Chino Valley is \$450,000.
 - Staff stated that is correct for the sales price, but the tax is based on the limited property value, not full cash value, which is a substantial difference.
- Councilmember Holt inquired if the secondary property tax could increase if the Town was not meeting the payment.
 - Staff stated that the tax would be structured to meet the debt service requirement. If the debt schedule had large differences from year-to-year, that could present issues, but typically it would need to be kept as a standardized amount, so there would not be large jumps from year-to-year.
- Councilmember Holt referred to the last estimate to have all the roads repaired as \$90 million and inquired if that would be feasible.
 - Staff stated it would not be feasible and should be kept to no more than about a \$15 million bond.
- Councilmember Switzer inquired about the recent property tax that failed in Chino Valley.

- Staff stated it was to establish a primary property tax and was specifically dedicated to road maintenance, and it would have generated about \$1.5 million, so about 1.5 to 2%.
- Councilmember McCafferty stated that he was not in favor of another property tax, and instead wanted more economic development.
- Mayor Armstrong stated he did not see a reason for this issue to come back to Council unless for further discussion at a later study session.

5. ADJOURNMENT

MOVED by Councilmember Sherri Phillips, seconded by Councilmember Larry Holt to adjourn the meeting at 5:37 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 - Unanimously

REGULAR MEETING

1. CALL TO ORDER; PLEDGE OF ALLEGIANCE; ROLL CALL

Mayor Armstrong called the meeting to order at 6:01 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, Councilmember Robert Switzer

Absent:

Staff Present: Town Manager Terri Denemy, Town Attorney Andrew McGuire, Officer Arturo Castillo (Sgt. at Arms), Executive Analyst Jessi Sorteberg, Executive Assistant Mike Coomer, Development Services Director Laurie Lineberry, Finance Director Katie Pehl, Assistant Public Works Director/Town Engineer Steven Sullivan, Fleet Manager Matthew Green, Police Chief Josh McIntire, Lieutenant Randy Chapman, Civilian Operations Supervisor Marrilee Easton, various other members of the Chino Valley Police Department, Community Services Director Cyndi Thomas, Adoption Specialist Crystal Patton, IT Support Technician Sandra Santos, Audio Visual Technician Nicholas Harwick, Deputy Town Clerk Sara Burchill, Town Clerk Erin N. Deskins

2. INTRODUCTIONS, PRESENTATIONS, AND PROCLAMATIONS

- a. Presentation by Josh McIntire, Chief of Police, on Chino Valley Police Department's achievement in receiving their Agency Accreditation.

Josh McIntire, Chief of Police, presented the following:

- Discussed accreditation, what it means, and the ongoing tasks required to maintain accreditation.
- Recognized Lieutenant Chapman for his leadership in the task. He completed an 18-month task 6 months behind.

Randy Chapman, Lieutenant, presented the following:

- Many people played a critical role throughout the Town. It was a team effort.
- b. Presentation of the Chino Valley Police Jr. Cadets being awarded for placement in the 2026 Chandler Tactical Competition.

This item was heard before item 2a, but retained here for consistency.

Josh McIntire, Chief of Police, presented the following:

- Discussed the cadet program (established in 2022) and the leadership from Sergeant Szymanski and other Police Department members who mentor, instruct, and support the cadets.

McKenzie Szymanski, Officer, presented the following:

- The program serves teens ages 14–20 years who are interested in pursuing a career in law enforcement.
- Discussed the program's meeting schedule and skills and tactics learned, and the various competitions and awards awarded at the competition.

Cadets presented with a certificate of achievement for their participation in the competition include:

- Skyler Vorpahl
- Jacob Castillo
- Paulina Ponce
- Ethan Joliet
- Lindsay Norvell
- Ryan Garden
- Wilmington Cid Ortega
- Liam McIntire

- c. Presentation and update by Vinny Gallegos, YPLAN Executive Director.

Vincent Gallegos, YPLAN Executive Director, presented the following:

- Discussed the vision and mission of YPLAN.
- Gave a brief overview of legislative advocacy and results from past years to a result of \$27,393,600 over the last five years. They will be requesting \$47,908,800 for FY26.

- Discussed the Town's annual match for the year and what that means in terms of rate of return based on what the organization has been able to bring to Chino Valley for infrastructure improvements.
- Gave a breakdown of the legislative requests for FY26, one of which is Highway 89 improvements between Roads 3 North and 5 North. Encouraged the councilmembers to speak to their representatives and senator regarding House Bills 2304 and 2760 which would be beneficial to this community and the region.
- Discussed the organization's Move 2050: Regional Transportation Plan detailing project priorities.
- Discussed the organization's Act-Up: Active Community Transportation Plan.
- Gave an overview on grant successes.
- Discussed the regional transit system which serves the area (Yavapai Regional Transit connects Chino Valley residents to Prescott and Prescott Valley).
- Discussed regional conservation planning while also prioritizing trail infrastructure across the region.
- Discussed the Town's return on investment by being invested with YPLAN.

Council and Mr. Gallegos discussed the following:

- Councilmember Schacherer inquired about the connection between Yavapai and Yavapai Regional Transit (YRT).
 - Mr. Gallegos stated they are connecting, but the organization is strategizing to open the connection between Prescott and Prescott Valley. YRT services all those communities. Current planning is trying to figure out how to better connect those communities.

- d. Presentation and update by Katie Pehl, Finance Director, regarding the October-December 2025 quarterly financial report.

Katie Pehl, Finance Director, presented the following:

- The report could be viewed on the Town's website at www.chinoaz.net/198/Financial-Reports
- All funds are on track to budget.
- Discussed the revenues of each individual fund. The report on TPT revenues was a month behind due to reporting periods.
- Discussed the expenditures by each department and all were within budget.

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, read a comment from David Craig, Chino Valley resident, and is attached to these minutes.

Mayor Armstrong afforded Councilmember Holt the opportunity to respond to the comments made in Mr. Craig's letter.

Councilmember Holt quoted Mr. Craig's letter stating that he "heard" that Councilmember Holt had said that the Perkins' could do whatever they wanted, but he didn't say that.

Annie Perkins, Chino Valley resident, presented the following:

- She referred to comments she made during the January 6th Planning & Zoning meeting. She discussed comments that were made on the "No Airfield Facebook" group that disclosed her address and disparaged her name and time in office, and page administrators chose to leave the posts up. She incorrectly stated that the Town rezoned the property without the owner's knowledge. She corrected the post and later deleted the post altogether. She stated her comment created confusion and fueled questions amongst those against the project. She stated she believed in personal property rights, personal autonomy, and honesty and accountability. She apologized for not verifying the information in advance.

Andrew Marwick, not a Chino Valley resident, presented the following:

- He discussed growing up near Chicago O'Hare airport and the challenges of dealing with the noise and accidents from large jetliners. He did not believe the proposed airstrip would cause that much noise as they were much smaller aircraft.
- He discussed economic development that could result from the installation of the airstrip.

Laura Chan, not a Chino Valley resident, presented the following:

- She gave a list of expectations from the public regarding the proposed airstrip and is attached to these minutes.

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:

- There would be a Town Hall meeting in Paulden on Friday at 6:00 p.m. at the Paulden Community Church. Supervisor Kuknyo and Senator Finchem would be available to answer questions.

- He completed his second podcast today, and it should be available tomorrow or the next day.
 - A new person in a prominent position would be coming to ADOT, and he intended to speak with them ASAP.
- b. Status report by Town Manager Terri Denemy regarding Town accomplishments, and current or upcoming projects.

Terri Denemy, Town Manager, presented the following:

- February 23, 2026, at 5:00 p.m. would be the Public Hearing at Grace Church at 5:00 p.m.
- February 24, 2026, at 6:00 p.m. would be the voting meeting at Town Hall. There will be no public comment. Overflow parking would be available in the north parking lot and overflow viewing at the police station.
- The Liberty Bell is coming to Prescott on February 13, 2026.
- There is a new 2026 primary election date of July 21, 2026. This would be a permanent change going forward for all primaries to be held on the second to last Tuesday in July.
- Monday, February 16, 2026, is President's Day and administrative offices would be closed.
- February 27, 2026, from 11:00 a.m. to 2:00 p.m. Chino Valley High School would be hosting the Yavapai College job fair.

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 Vice-Mayor Eric Granillo, seconded by Councilmember Robert Schacherer to approve Consent Agenda items a and b.

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 - Unanimously

- a. Consideration and possible action to approve the January 13, 2026, regular meeting minutes.
- b. Consideration and possible action to approve the January 20, 2026, joint study session 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. Discussion, update, consideration, and possible action to delay the Permanent Base Adjustment ballot measure previously recommended.

Recommended Action: Delay the Permanent Base Adjustment ballot measure that was previously recommended.

Katie Pehl, Finance Director, presented the following:

- Discussed the development of future infrastructure projects (new Circle K, RV Park, etc.) that should be completed before establishing a permanent base adjustment as they could change the long-term base.
- Discussed the timeline of continuing with Home Rule and when the Town could try again for a permanent base adjustment and the benefits of delaying until those potential projects are established.

MOVED by Vice-Mayor Eric Granillo, seconded by Councilmember Larry Holt to delay the Permanent Base Adjustment that was previously recommended.

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 authorize the submission of an application to the U.S. Department of Transportation's BUILD Grant Program to develop a corridor rehabilitation and paving extension design for East Perkinsville Road.

Recommended Action: Staff recommends that the Town Council authorize the submission of an application to the U.S. Department of Transportation's BUILD Program to develop a rehabilitation design for East Perkinsville Road.

Jessi Sorteberg, Executive Analyst, presented the following:

- Discussed the BUILD Program to fund surface infrastructure projects. There is \$1.5 billion available for funding.
- Discussed the funding types, award sizes, and eligible applicants. Rural communities can apply for 100% federal funding. But the program could later decide on a local match. That would be brought back for Council consideration.
- Discussed the merits that would be used to grade the project and how they relate to the proposed project.

- Gave an overview of the next steps and deadlines of the grant. Award selections would be announced June 28th.

Council and staff discussed the following:

- Councilmember Schacherer commended Jessi on the work she's doing.

MOVED by Vice-Mayor Eric Granillo, seconded by Councilmember Sherri Phillips to authorize the submission of an application to the Department of Transportation's BUILD Grant Program.

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. Discussion and possible action to require the Appointments Subcommittee conduct interviews of Planning & Zoning applicants when vacancies occur.

Recommended Action: No staff recommendation.

Erin Deskins, Town Clerk, presented the following:

- Members of council requested the item for further discussion at the January 13th meeting.

Council discussed the following:

- Councilmember Switzer stated that it wouldn't need to be required unless there was a good number of applicants (more applicants than open seats).
- Councilmember McCafferty agreed with Councilmember Switzer.

MOVED by Councilmember Robert Switzer, seconded by Councilmember John McCafferty to require the Appointments Subcommittee to conduct interviews for Planning & Zoning applicants when vacancies occur as long as there are more applicants than positions available.

AYE: Mayor Tom Armstrong, Councilmember John McCafferty, Councilmember Sherri Phillips, Councilmember Robert Schacherer, Councilmember Larry Holt, Councilmember Robert Switzer

NAY: Vice-Mayor Eric Granillo

6 - 1 Passed

7. ADJOURNMENT

MOVED by Councilmember Sherri Phillips, seconded by Vice-Mayor Eric Granillo to adjourn the meeting at 7:15 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 10th day of February, 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 10th day of March, 2026.

Erin N. Deskins

Erin N. Deskins, Town Clerk

READ DURING CALL TO THE PUBLIC 2-10-26/

Erin Deskins

From: Tom Armstrong
Sent: Tuesday, February 3, 2026 10:05 AM
To: Terri Denemy; Erin Deskins
Subject: FW: "Call to the public" To the City Council.
Attachments: No Airfield.PDF

Include this at the appropriate council meeting??????

From: David Craig <[REDACTED]@gmail.com>
Sent: Monday, February 2, 2026 9:04 PM
To: Tom Armstrong <tarmstrong@chinoaz.net>; Eric Granillo <egranillo@chinoaz.net>; John McCafferty <jmccafferty@chinoaz.net>; Sherri Phillips <sphillips@chinoaz.net>; Bob Schacherer <bschacherer@chinoaz.net>; Robert Switzer <rswitzer@chinoaz.net>; Terri Denemy <tdenemy@chinoaz.net>; Larry Holt <lholt@chinoaz.net>
Subject: Re: "Call to the public" To the City Council.

To the City Council, please open this attachment, print, read this into the record at the appropriate council meeting.

Thank you,
respectfully,
David Craig
Chino Valley resident

On Mon, Feb 2, 2026, 8:58 PM David Craig <[REDACTED]@gmail.com> wrote:

"Call to the public"

To the City Council, please open this attachment, print, read this into the record at the appropriate council meeting.

Thank you,
respectfully,
David Craig
Chino Valley resident

Call to the public.

Can you put me on the calendar to address the city council during the public comment period/session

The comment should take approximately 2 minutes.

Subject:

Perkins / Emory Riddle Aeronautical University, Chino Valley Airfield - Airport

Dear Mayor, Councilman and Members of Chino Valley Council.

As you know Embry-Riddle Aeronautical University is proposing to build a training airfield in Chino Valley. To do this they need to rezone the land owned by Mr. Perkins.

No doubt this is a process.

I heard that one of the council members, Larry Holt, has already said it's their property and they can do whatever they want. It was disappointing to hear that a sworn Councilman has already reached a conclusion without hearing all the evidence or listening to the people of Chino Valley.

Larry Holt has shown poor judgment, bias and an inability to navigate a balance between transparency and maintaining an appearance of open-mindedness before the final evidence is presented at the public hearing.

Larry Holt should recuse himself from this vote.

I don't believe that Mr. Perkins has really thought about the ramifications of this deal. I believe he can't see past the revenue income and has not been told the whole truth.

I believe that Emory Riddle Aeronautical University knows exactly what they're doing.

I believe they know that this is a health hazard, this action will pollute the air with lead and benzene from the small aircraft fuel. I believe they know this fuel travels for miles and how effects people, animals and the land.

This is why The FAA, in partnership with the aviation industry through the EAGLE initiative (Eliminate Aviation Gasoline Lead Emissions) is actively working to transition small piston-engine aircraft from leaded fuel to unleaded alternatives by the end of 2030.

There's also the issue of

a chainsaw flying over your house. This will decrease property value to everyone within earshot of a flight path.

Property owners will have to disclose it and believe me it's not a plus when selling your home. I believe they just don't care.

I hope that you have investigated Emery Riddle Aeronautical University to know exactly who you're dealing with.

Look at the way they run their company and who they support. Believe me it's not what the city of Chino Valley supports.

I believe the businesses that we have here are partners and I don't think we should partner until this company has been thoroughly investigated for acts inappropriateness, safety issues and violations. We need to do our due diligence. It's hard to trust a company that puts their company before the people of our community.

I believe we need more airports, pilots and air traffic controllers but I think there has to be better places to do it than here in Chino Valley, Arizona.

If you approve this rezoning then you are taking a "Blind Risk" with our residents. You are our voice.

I believe the correct answer is a resounding "No" on this rezoning issue. You have the power to stop this on behalf of the people of Chino Valley.

A final word. If I might be so bold as to suggest to Mr. Perkins, that he should concentrate on his noble cattle and ranching business instead of the business of poisoning and making people miserable.

Mr Perkins please withdraw your requests for rezoning.

To the City Council, please read this into the record at the appropriate council meeting.

You can't escape Google search.

<https://share.google/syeOS7OOGVG5BF4SI>

"Cc" Elijah Crane

David Craig

[REDACTED]

CHINO VALLEY AZ 86323-7464

Veteran & Property Owner

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Elijah Crane
<https://crane.house.gov/contact/>

Mayor Tom Armstrong.
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Vice mayor Eric Granillo.
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Councilmember John McCafferty.

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Council member Sherri Phillips.
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Councilmember Bob Schacherer.
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<https://crane.house.gov/contact/>

The following are the public's expectations for the upcoming Town Council Public Comment Session on Monday, February 23

- Summary of letters/emails received for and against this proposal
- Summary of petitions in opposition of this proposal (Total number of signatures received-471, Total of number of signatures accepted by CV, and Total number of Town of Chino Residents-208)
- Presentation of how this Perkins Ranch Airfield does NOT fit into the general plan; many concerns have been brought forth by the people and need to be presented versus a summary by Development Services of how this proposal fits
- Presentation of noise issues three miles out from the airfield and at least 2 miles from the proposed flight path. All maps to include all structures for everyone to see the impact to this proposal and the flight path with altitudes, especially along the east side of 89.
- Answers to Chuck Merritt, P&Z request for information on the impact of Embry Riddle Training Flights on the residents of Cottonwood and Clarkdale. This should not be how this proposal is different but discuss the impact to neighborhoods and more than two miles from the airstrip.
- Definitions spelled out and added to the UDO; currently the only term in the UDO is airport. At the last meeting, Tom Perkins and staff used different definitions and redefined definitions. Definitions were required for the solar ordinance, what is different here? Or are we to assume that this is really an airport which is what is described in the CUP and the only definition needed?
- Annexation Agreement:
 - Include the agreement in the meeting package
 - Provide clear statement on how this relates to the Perkins Ranch Airfield proposal (it has been discussed three times in meeting related to this project)
 - Status of the water annexation renegotiation; the renegotiation of the water agreement is currently underway, as confirmed in P&Z meetings and by Tom Perkins in private conversation. Although attorney negotiations are not public record, the status remains relevant since this proposal is up for approval
 - The water annexation topic has not been a part of the agenda for the previous meetings but has been discussed without specific details given. In the absence of information and transparency, this lends itself to the appearance of a quid-pro-quo arrangement.
- Clarification on what exactly the Town of Chino Valley is voting on: phase one or all 4 phases of the CUP as stated in the proposal package. The fire station is required, currently in Phase 2) so how can town council vote to approve the CUP if they do not even know how the fire station will be staffed. This must be written into the CUP

agreement so that the citizens KNOW they will not be required to fund a fire station for a private project.

If these issues are not addressed, the Town Council cannot make an informed decision on the rezone and Perkins Ranch Airfield proposal. All relevant information must be shared with the Council to avoid bias and ensure residents understand the proposal's impact. Transparency, lacking so far, is essential for the next presentation.