



TOWN COUNCIL NOTICE & AGENDA

STUDY SESSION
TUESDAY, AUGUST 25, 2026
5:00 PM

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

AGENDA

- 1. CALL TO ORDER; ROLL CALL**
- 2. Presentation and discussion regarding the Construction Manager at Risk (CMAR) - 95% Design and Proposed Guaranteed Maximum Price (GMP) for the Water Reclamation Facility Improvement Project.**
- 3. ADJOURNMENT**



TOWN COUNCIL NOTICE & AGENDA

REGULAR MEETING
TUESDAY, AUGUST 25, 2026
6:00 PM

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

A majority of the Councilmembers may attend a private invocation in the Council Conference Room immediately prior to the Council meeting. No Town business will be discussed.

AGENDA

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

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

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.

- a. Consideration and possible action to approve a budget capacity transfer in the amount of \$49,459 from the general fund contingency to the police impoundment special revenue fund and to approve the Cooperative Purchasing Agreement between the Town of Chino Valley and Skydio, Inc., to purchase an unmanned aerial system and 36 months of services for \$49,458.59.
- b. Consideration and possible action to approve two Cooperative Purchasing Agreements: one with San Tan Ford to purchase two 2027 Ford Police Interceptor Utility Vehicles for \$100,668.57, and another with Northern Arizona Upfitters for vehicle upfitting for \$62,798.66, for a total of \$163,467.23.
- c. Consideration and possible action to approve the Third Amendment to the Ranch and Farm Lease Agreement between the Town of Chino Valley and Curt A. Wells for continued use of limited portions of the Fred Harvey Farm property.
- d. Consideration and possible action to approve a Memorandum of Understanding with the City of Prescott for Arizona Traffic and Criminal Software (TRACS) hosting services.
- e. Consideration and possible action to approve the July 14, 2026, regular meeting minutes.
- f. Consideration and possible action to approve the August 5, 2026, special 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 the Groundwater Extinguishment Credits Purchase Agreement with Michael and Kathleen O'Connor-Masse, allowing the Town to Purchase 294.3 acre-feet of extinguishment credits in the amount of \$70,632 plus administrative fees.

Recommended Action: Approve the Groundwater Extinguishment Credits Purchase Agreement with Michael and Kathleen O'Connor-Masse, allowing the Town to Purchase 294.3 acre-feet of extinguishment credits in the amount of \$70,632 plus administrative fees.

- b. Public hearing, consideration, and possible action on Ordinance No. 2026-969 (ZC-2026-04) to rezone approximately 2.86 acres of land located at 3255 N. State Route 89, Chino Valley, Arizona, from Commercial Light/Agricultural Residential (CL/AR-5) to Commercial Heavy (CH).

Recommended Action: (i) Hold the public hearing. (ii) Approve Ordinance No. 2026-969 for ZC-2026-04, rezoning approximately 2.86 acres located at 3255 N State Route 89 from Commercial Light/Agricultural Residential (CL/AR-5) to Commercial Heavy (CH), subject to the conditions contained in the Ordinance.

- c. Public hearing, consideration, and possible action on Resolution No. 2026-1324 (CUP-2026-01) to renew an existing Conditional Use Permit to allow for the continued use of a rodeo arena and wedding/event facility on property located at 764 W Road 1 South, Chino Valley, Arizona.

Recommended Action: (i) Hold the public hearing. (ii) Approve Resolution No. 2026-1324 approving Conditional Use Permit CUP-2026-01 for the continued use of a rodeo arena and wedding/event facility located at 764 W Road 1 South, subject to the conditions contained in the Resolution, including a 25-year term through January 10, 2052.

- d. Consideration and possible action to approve a Cooperative Purchasing Agreement for job order contracting services with Earth Resources Corporation in the amount of \$2,000,000 for the FY26/27 Streets Improvement Project.

Recommended Action: Approve the Cooperative Purchasing Agreement with Earth Resources Corporation in the amount of \$2,000,000 for the FY26/27 Streets Improvement Project.

- e. Consideration and possible action to approve Work Authorization No. 1 to the On-Call Professional Services Agreement with Lyon Engineering & Surveying, Inc., for professional engineering services related to the Old Home Manor Off-Highway Vehicle (OHV) Staging Area Project, in an amount not to exceed \$219,890.

Recommended Action: Approve Work Authorization No. 1 to the On-Call Professional Services Agreement with Lyon Engineering & Surveying, Inc., for professional engineering services related to the Old Home Manor Off-Highway Vehicle (OHV) Staging Area Project, in an amount not to exceed \$219,890.

- f. Consideration and possible action to adopt Resolution No. 2026-1322, approving a Project Agreement with Arizona State Parks and Trails for the acceptance of a \$200,000 Land and

Water Conservation Fund grant for the acquisition of the Upper Sullivan's Canyon Property.

Recommended Action: Adopt Resolution No. 2026-1322, approving a Project Agreement with Arizona State Parks and Trails for the acceptance of a \$200,000 Land and Water Conservation Fund grant for the acquisition of the Upper Sullivan's Canyon Property.

- g. Consideration and possible action to approve the Agreement and Joint Escrow Instructions for Yavapai County's contribution toward the Upper Sullivan's Canyon Property.

Recommended Action: Approve the Agreement and Joint Escrow Instructions for Yavapai County's contribution toward the Upper Sullivan's Canyon Property.

6. ADJOURNMENT

Dated this 18th day of August, 2026.

By: *Erin N. Deskins, Town Clerk*

The Town of Chino Valley endeavors to make all public meetings accessible to persons with disabilities. Please call 928-636-2646 (voice) or 711 (Telecommunications Arizona Relay Service) 48 hours prior to the meeting to request reasonable accommodation to participate in this meeting. Citizens will have access to the meeting room 30 minutes prior to the start time of each meeting.

Council meetings are live-streamed on Town of Chino Valley website, www.chinoaz.net.

CERTIFICATION OF POSTING

The undersigned hereby certifies that a copy of this notice was duly posted at Chino Valley South Campus, Chino Valley Post Office, and Chino Valley North Campus in accordance with the statement filed by the Town Council with the Town Clerk.

Date: _____

Time: _____

By: _____
Erin N. Deskins, Town Clerk