

**MINUTES OF THE
OF THE TOWN COUNCIL OF THE TOWN OF CHINO VALLEY
TUESDAY, APRIL 9, 2024
5:00 PM
COUNCIL CHAMBERS | 202 N. STATE ROUTE 89 | CHINO VALLEY,
ARIZONA 86323**



TOWN COUNCIL NOTICE & AGENDA

**STUDY SESSION
TUESDAY, APRIL 9, 2024
5:00 PM**

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

AGENDA

1. CALL TO ORDER; ROLL CALL

Mayor Miller called the meeting to order at 5:00 p.m.

Present: Mayor Jack Miller, Vice-Mayor Tom Armstrong, Councilmember Annie Perkins - remote, Councilmember Eric Granillo, Councilmember John McCafferty, Councilmember Sherri Phillips, Councilmember Robert Schacherer

Absent:

Staff Present: Town Manager Cindy Blackmore; Town Attorney Andrew McGuire; Assistant to the Town Manager Terri Denemy; Finance Director Katie Pehl; Human Resources Director Laura Kyriakakis; Assistant Development Services Director Will Dingee; Town Water Consultant Mark Holmes; Public Works Director/Town Engineer Frank Marbury; Audio Visual Technician Lawrence Digges; Town Clerk Erin N. Deskins

2. Continued discussion regarding proposed changes to Town Code Utility Connections requirements.

Frank Marbury, Public Works Director, presented the following:

- The presentation was held last meeting and staff moved straight to discussion on a case by case basis.

Council and staff discussed the following:

Water

- Staff began with Single Family Residential (SFR) which had no recommended

changes.

- Council had no discussion.
- Staff moved on to subdivisions:
 - Lots less than one acre also had no recommended changes.
 - Council had no discussion.
 - Lots larger than one acre – current code stated they must connect if water and sewer were available within 300 feet of the subdivision. The proposal was to require connection regardless of distance.
 - Council inquired about a subdivision such as Appaloosa Meadows.
 - Staff stated if that was a new subdivision going in under the proposed code changes it would require connection.
 - Each councilmember stated their individual opinions on the change.
- Staff moved on to single Commercial/Industrial lots:
 - Current code stated they all must connect if water was available at the property line. The Water and Utilities Subcommittee had discussed all new and existing properties being required to connect regardless of distance.
 - Staff felt this would create issues and offered the following options: mandatory connections when available at the property line, or within 300 feet of the property line.
 - Council discussed other options such as changing the distance.
 - Council inquired about the cost of a water meter.
 - Staff stated most businesses would need a one- or two-inch meter which was \$15,000 to \$20,000. The Town had just paid \$35,000 for the meter on the police building. The business would be responsible for that charge.
 - Council discussed increasing the deadline for when the business had to connect to water upon availability and removing the distance.
- Staff moved on to Multi-Family:
 - This code received a specific title so as not to interfere with any land use definitions or SFR with a guest house.
 - They were currently treated like commercial/industrial lots and must connect if water was at the property line. Staff inquired if Council wanted new developments to connect regardless of distance like subdivisions.
 - Councilmembers agreed with that proposal.

Sewer

- Staff began with SFR which had no recommended changes.
 - Council had no discussion.
- Staff moved on to subdivisions:
 - Staff recommended the same provisions for sewer as were proposed for water.
 - Council asked for the definition of a subdivision.
 - Staff stated it was defined under Title 9 of State Statute and was whatever needed a plat from the Planning Department. When divided into four or more lots, unless a new street was created then it was two or more lots. It was also written into Chapter 154 of the Town UDO.
 - Andrew McGuire, Town Attorney, stated that if it was already subdivided land, regardless of the number of lots, it would be a subdivided parcel.

- Staff moved on to single Commercial/Industrial lots:
 - Current code stated connection was required within 120 days of notice once sewer became available within 300 feet of the property line.
 - The Water & Utilities Subcommittee recommended that these properties work like subdivisions.
 - Staff suggested mirroring the water policy and allow development with septic if sewer was not available, but upon availability they would be required to connect within a year of availability.
 - Staff stated they would have the company design the building to connect.
- Staff moved on to Multi-Family:
 - Staff inquired if Council wanted this to also follow the water proposal.
 - Council agreed.

3. ADJOURNMENT

MOVED by Vice-Mayor Tom Armstrong, seconded by Councilmember Eric Granillo to adjourn the meeting at 5:20 p.m.

AYE: Mayor Jack Miller, Vice-Mayor Tom Armstrong, Councilmember Annie Perkins, Councilmember Eric Granillo, Councilmember John McCafferty, Councilmember Sherri Phillips, Councilmember Robert Schacherer

NAY: None

7 - 0 Passed - Unanimously



TOWN COUNCIL NOTICE & AGENDA

**REGULAR MEETING
TUESDAY, APRIL 9, 2024
5:00 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

Mayor Miller called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

Present: Mayor Jack Miller, Vice-Mayor Tom Armstrong, Councilmember Annie Perkins - remote, Councilmember Eric Granillo, Councilmember John McCafferty, Councilmember Sherri Phillips, Councilmember Robert Schacherer

Absent:

Staff Present: Town Manager Cindy Blackmore; Town Attorney Andrew McGuire; Officer

Steve Sellers (Sgt. at Arms); Assistant to the Town Manager Terri Denemy; Development Services Director Laurie Lineberry; Assistant Development Services Director Will Dingee; Finance Director Katie Pehl; Public Works Director/Town Engineer Frank Marbury; Town Water Consultant Mark Holmes; Human Resources Director Laura Kyriakakis; Police Chief Chuck Wynn; Community Services Director Cyndi Thomas; Audio Visual Technician Lawrence Digges; Town Clerk Erin N. Deskins

2. **Executive session pursuant to A.R.S. §38-431.03(A)(3) for discussion or consultation for legal advice with the attorneys for the Town regarding water rights.**

3. INTRODUCTIONS, PRESENTATIONS, AND PROCLAMATIONS

- a. Presentation and update from the Chino Valley Equestrian Association regarding their annual report.

Trudy Ruth, Treasurer of the Chino Valley Equestrian Association, presented the following:

- Affiliates were added in the last year including:
 - EXCA
 - Sunset Ranch
 - Prescott Saddle Club
 - Northern Arizona Chapter of American Dressage – they would be holding two events at the park this year.
- Membership was up to 200.
- Provided photos and a list of the volunteer work that happened at the park including organizing and participating in parades, improvements to the park, etc.
- Events and participation in events increased in the last year.
- The Park received more sponsors in the last year.
- Improvements included a water truck, bleachers, new sound system, equipment shed, and new footing in the main arena.
- Community outreach included participating in the Prescott Frontier Days Parade, Territorial Days Parade, Veteran's Day Parade, December to Remember, etc.
- The association brought in nearly \$80,000 and spent nearly \$70,000.
- Shows for the year included breed, driving, EXCA High Plains Tumblers, working equitation, hunter, jumper, and dressage, etc.
- Presented the association's projected economic impact on the Town using the formula provided by The American Quarter Horse Association.
- The association was already done with half their improvements planned for 2024 including a new driving port, installation of a round pen and a liberty area. They were still planning to extend utilities, and install gates and an auto entry system.
- Introduced the board of directors.

- b. Presentation of Proclamation declaring April 2024 as Fair Housing Month.

There was no one from NACOG available to receive the proclamation. Council moved on to

item 3c.

- c. Presentation of Proclamation declaring April 15-20, 2024 "Stand With Me, Be Drug Free" Week presented by MatForce.

Chuck Wynn, Police Chief, presented the following:

- This proclamation would declare that the Town was standing against drug use.
- Introduced Kelly with MatForce who hosted the quarterly meetings in Chino Valley.

Kelly Lee, Program Manager with MatForce, presented the following:

- MatForce was the Yavapai County Substance Prevention Coalition. They had programs, county-, state-, and nation-wide.
- The program's goal was to stop substance misuse before it even started.
- The coalition was made up of many stake holders and over 100 volunteers.
- They provided age-appropriate drug prevention education from K-12th grade.
- They also support parents and caregivers with free parenting education classes, community trainings, webinars, and resources.
- Studies consistently showed that 84% of people choose not to use illegal drugs.
- This celebrated healthy families and provided support to those who needed it by working with the schools, law enforcement, and town government.
- There would be a free event at Mortimer Farms on Saturday, April 20th from 10:00 a.m. to 2:00 p.m.

Mayor Miller read and presented the proclamation.

4. 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 that is not on the agenda. 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 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. Disrespectful behavior will not be tolerated; this includes loud outbursts, profanity, and disruptive discussions among our audience.

Larry Holt presented the following:

- He was addressing the alleged spill of 86,000 gallons of gasoline within the Town. He stated that 86,000 gallons spread over a 7 acre parcel equated to one quart of gasoline for every square foot. He stated that he did not trust the information that Circle K was putting out and ADEQ was not providing sufficient information. He stated while the wells were currently testing negative, it may take months or years before the spill reached the wells. He stated that he understood if information was not coming forward because it was an active investigation, but if that was the case they needed to say so. He was asking Council to demand answers from ADEQ regarding how much gas was found in core samples, the concentration of such, and how deep the gas was

discovered. He felt this should be the Town's number one concern.

5. 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.

The Council had nothing to report.

- b. Status report by Town Manager Cindy Blackmore regarding Town accomplishments, and current and upcoming projects.

Cindy Blackmore, Town Manager, presented the following:

- The Town would be hosting a Free Dump Day on Saturday, May 4th from 8:00 a.m. to 5:00 p.m. at the corner of Perkinsville Road and Old Home Manor Drive.
- The Town Clerk wanted citizens to know that they could submit arguments supporting or opposing ballot measure Proposition 475 for continuation of the Alternative Expenditure Limitation – Home Rule Option until Wednesday, May 1st.

6. 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 Tom Armstrong, seconded by Councilmember John McCafferty to approve Consent Agenda Item 6a as presented.

AYE: Mayor Jack Miller, Vice-Mayor Tom Armstrong, Councilmember Annie Perkins, Councilmember Eric Granillo, Councilmember John McCafferty, Councilmember Sherri Phillips, Councilmember Robert Schacherer

NAY: None

7 - 0 Passed - Unanimously

- a. Consideration and possible action to approve the March 12, 2024, regular meeting minutes.

7. 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 Cooperative Purchasing Agreement (CPA), Job Order No. 1 with Fann Contracting, Inc. for the East Road 4 South Sewer Extension project in the amount of \$998,265.00.

Recommended Action: Approve the Cooperative Purchasing Agreement (CPA), Job Order No. 1 with Fann Contracting, Inc. for the East Road 4 South Sewer Extension project in the amount of \$998,265.00.

Frank Marbury, Public Works Director, presented the following:

- This was a request to continue the extension of the sewer line down Road 1 East.
- The length of the project was 2,100 feet of 18-inch sewer main.
- The engineer's estimate for the project was \$1,076,000.
- The estimated construction time was three months.
- Funding would come from undesignated capital improvement funds.
- This project would get sewer to the commercial corner of Road 4 South and Highway 89 which was a goal of the Town for quite some time. Continued development happening there sped this up.
- The existing grow facility on Road 4 South already had dry lines installed and would be able to connect immediately.
- The subdivision in the area was one of the highest density and was still on all septic.
- The expansion would benefit the Council's goal of infrastructure expansion, help sustain the water supply with increased water recharge, and increase sewer customer base, and hopefully eliminate some of the individual septic systems.
- The expansion would benefit economic development by making that corner more marketable, potentially bringing in more sales tax dollars.
- Potential development would benefit the Town by collecting one-time construction sales tax dollars, connection fees to help pay for the capacity of the sewer plant, user fees on a monthly utility basis, and sales tax on retail establishments.

Council and staff discussed the following:

- Council inquired about the development nearby.
 - Staff stated it was Yavapai Estates.
 - Council inquired if the main would accommodate that development should the need arise.
 - Staff stated Road 3 South would be another route to look at for that development.
 - Council inquired if they were quarter acre lots like the Town experienced with nitrates in the 2000's.
 - Staff stated they were not sure of the lot size in that development. It was all septic along with the Antelope Valley Apartments and Gabby's restaurant.
 - Council stated it was not a matter of if, but a matter of when it would be a project the Town would need to deal with.

MOVED by Vice-Mayor Tom Armstrong, seconded by Councilmember Annie Perkins to approve the Cooperative Purchasing Agreement, Job Order No. 1 with Fann Contracting in the amount of \$998,265.00.

AYE: Mayor Jack Miller, Vice-Mayor Tom Armstrong, Councilmember Annie Perkins, Councilmember Eric Granillo, Councilmember John McCafferty, Councilmember Sherri Phillips, Councilmember Robert Schacherer

NAY: None

7 - 0 - Unanimously

- b. Consideration and possible action to award a Professional Service Agreement (PSA) for Engineering Services to Pacific Advanced Civil Engineering, Inc. (PACE) in the amount of \$826,915 for the Water Reclamation Facility Improvements Project.

Recommended Action: Award a Professional Service Agreement (PSA) for Engineering Services to Pacific Advanced Civil Engineering, Inc. (PACE) in the amount of \$826,915 for the Water Reclamation Facility Improvements Project.

Mark Holmes, Water Consultant, presented the following:

- This was about the WRF modification.
- February 2023 - staff brought on a consultant to look at a WRF assessment of different opportunities and options.
- June 2023 – the assessment was completed.
- September 2023 – the item was brought before Council.
- December 2023 – staff put out a Request for Qualifications.
- February 2024 – the most qualified vendor was selected and notified.
- Staff and the consultant was there tonight to discuss the proposed work, the fee, and the schedule.
- Introduced Taylor Pierce.

Taylor Pierce, Project Manager with PACE, presented the following:

- The company had done several Membrane Bio-Reactor (MBR) projects in the region.
- The company began in 1987 and expanded to Arizona in the mid-1990's.
- Provided a map of their project locations.
- They would be bringing some new technology from their labs to pilot new systems in Chino Valley.

Mark Holmes, Water Consultant, presented the following:

- The project would entail two 100,000 gallon flow equalization basins constructed on the east and north of the current treatment basins. The average flows would increase from .36 million gallons per day and .25 million gallons per day to an average of .5 million gallons per day up to .85 million gallons per day.
- This would solve the peak flow and water quality issues the plant was currently

experiencing and extend the life of the plant for 10 years without doing a major expansion.

- Everything built would be utilized in any future expansions of the plant.
- Total cost was a little over \$2.8 million.
- The scope of work included: PACE acting as Construction Manager at Risk, design, engineering, permitting, and managing construction phases of work, plant updates for outdated equipment, and a PFAS pilot system. This would cost a total of \$826,915.
- Staff decided to wait on a PFAS full design until the EPA issued the clean water act maximum contaminant level (MCL) numbers which could take years.
- Design would begin immediately with construction beginning in July and going through June 2025.

Council and staff discussed the following:

- One councilmember stated that he read the EPA would be issuing MCL numbers next month.
 - Staff stated that was for drinking water, but the clean water act was still in the back room trying to figure out what that would look like.
- One councilmember clarified that this project was not a want, but a need.
 - Staff stated that was correct as the plant was hitting peak flows.

MOVED by Vice-Mayor Tom Armstrong, seconded by Councilmember Eric Granillo to award a Professional Service Agreement to Pacific Advanced Civil Engineering, Inc. in the amount of \$826,915.

AYE: Mayor Jack Miller, Vice-Mayor Tom Armstrong, Councilmember Annie Perkins, Councilmember Eric Granillo, Councilmember John McCafferty, Councilmember Sherri Phillips, Councilmember Robert Schacherer

NAY: None

7 - 0 Passed - Unanimously

- c. Public hearing, consideration, and possible action to approve Ordinance No. 2024-943 to amend the Unified Development Ordinance, to create Section 4.32 - Metal Storage Containers.

Recommended Action: i) Hold a public hearing ii) Approve Ordinance No. 2024-943

Laurie Lineberry, Development Services Director, presented the following:

- This was part two of the public hearing continued from the last meeting.
- Provided a brief summary of the last hearing.
- Staff's key point was that the containers should be for storage only (although the possibility for them to be used as dwellings would be looked at by next summer).
- One councilmember had asked for a sunset clause. That was not included in the ordinance presented as the Town Attorney had questions and there was no time to get to those answers in time for agenda publishing.

Council and staff discussed the following:

- Council asked for a brief summary of what the ordinance entailed for the benefit of the audience.
 - Staff stated the process was for an over-the-counter permit. Staff would pull up the map of the property, print it out, look at placement and confirm setbacks, that there would be no electrical or plumbing, and give instructions regarding painting. The ordinance included language to bring existing containers into compliance, and the ability for owners who wanted more than the number of units to go through a Conditional Use Permit (CUP) process which would include a public hearing, notification to the neighbors, etc.
- Council inquired if the permit would still be free.
 - Staff stated finance was in the process of updating the fee schedule, but was not sure when that would come out. For now they would be free.
- Council inquired if the CUP would just go through Planning & Zoning (P&Z) or through Council as well.
 - Staff stated they would like the process to be more administrative in nature.
- Council discussed a possible sunset clause to force them to revisit the issue in three years.
 - Andrew McGuire, Town Attorney, asked if the three year sunset was meant to go back to the current status of the containers being all over Town with no oversight.
 - Council stated they wanted to revisit the matter six months prior to the sunset and extend it however long they needed to. Council acknowledged that there was risk with having a sunset clause.
- One councilmember felt that they were taking on more than they could handle regarding enforcement and felt that homeowners should speak with their neighbors about containers on their property.
 - Another councilmember felt it could get out of hand if a family with one acre could have five or six containers and it would start creating problems.
 - The councilmember responded that walking onto someone's property and telling them to paint their 20-year-old container would cause problems.
- One councilmember felt the Town let the issue get as bad as it was and felt that this ordinance needed to be adopted and all existing containers be grandfathered in.

Mayor Miller opened the Public Hearing.

Remmie Ten Berge presented the following:

- He had been operating Chino Rentals for over 40 years and had been using containers during that time for storage of seasonal tools, items, and other merchandise. He had six 40-foot containers and two 20-foot containers. They worked well because of the height and length with no need to lift anything heavy. He had never received objections from citizens or the Town. He had other properties along Highway 89 that also had containers for securing equipment and vehicles with another project he was planning on starting on the northeast corner of Highway 89 and Road 4 North where he would utilize 15 40-foot containers to be used as mini-storage. Each container would be divided into 10-foot sections with double doors on each section. He planned to use screening, landscaping, and adequate ingress and egress. He felt the ordinance had been put together too hastily and removed his rights that he had had for 40 years. He felt owners of containers should have been contacted. He stated there were over 40

containers along Highway 89 that could be seen. He felt the Town should check with neighboring municipalities about their practices and felt the best thing to do with the ordinance was not table it, but kill it.

Ed Bloomfield presented the following:

- He felt the ordinance needed to be scrubbed. He discussed what issues he felt were more pressing such as four travel trailers being parked on a property with families living in them. The containers worked well for businesses and didn't blow down the highway when the winds picked up. He felt that residential and commercial properties needed to be looked at separately. He did not agree with having them on residential properties. He had already spent \$50,000 an acre to put walls around his property so that he could store containers there and did not like the idea of now having to paint the boxes.

Tim Davis presented the following:

- He owned a property along Highway 89 and stated there were a lot of half acre properties along the Highway. He stated that the businesses often get their building plans rejected so they have had to resort to storage containers and now the Town wanted to take that away. It was going to impact the businesses. He felt the citizens saw no issue with containers.

Colton Collier presented the following:

- He owned and operated a shipping container sales and rental business in Town. He was never notified of the first public hearing and was upset about that. He stated that in the seven years he had been in business he only had one customer call back stating that his neighbor called the Town and complained about it and needed to have it moved, but they were otherwise unregulated beyond specific complaints. He didn't think the Town knew the scope of the issue. He felt the economic impact would be extensive and stated that the shed companies would be happy having his customers forced to go to them instead.

Sandy Owens presented the following:

- She and her family owned Drill Tech Well Drilling. Their property held multiple containers. They felt the containers contributed to cleaning up their property as they had multiple parts that they stored in the containers rather than leaving them around the property. They had never been told that they couldn't have a container. She stated they had thought about moving properties a few years ago but were told by the Town that they would have to spend an additional \$500,000 to \$600,000 to put up fencing and do landscaping to cover the equipment on site. Because of that they decided to stay where they were and continue with the shipping containers. She asked the Council to reconsider.

Paul Charon presented the following:

- He had been a business owner for 30 years. He stated that being told what to do on his own commercial property infuriated him and he warned the Council to watch what they do.

Jerry Clements presented the following:

- He moved to Town in 1985. He serviced the Chino Valley Police Department as he owned a towing company. He felt it wouldn't be fair to any business owner to limit what they did with containers because they used them so much for so many things.

Doug Hildue presented the following:

- He had lived in Chino Valley since 1967. He worked for Vastco, Inc. where they used containers on a continuous basis to store construction materials. They owned 35 and they were in and out of the property often. The ordinance made no sense to him but he felt that it should have been started eight years ago.

Brian Thomas presented the following:

- He hoped the ordinance would be denied. He also owned containers and did not want to get rid of them. He felt that it was silly to say they could not have a light in them because when the doors swing shut it would be pitch black inside.

Nick Owens presented the following:

- He stated the people sitting behind him represented Chino Valley. This was an important topic and he asked the Council to think hard about it. Taking containers away was taking away the freedoms of the people who built the Town.

Grady Clements presented the following:

- He wanted to talk about the economic impact of removing containers. If everyone had to get rid of their containers all at the same time they would take a financial hit on them because of the sudden influx of inventory.

Rachelle Fernow presented the following:

- She was born and raised in Chino Valley. She felt the history of this topic was important for the audience to know. Council and staff did not bring up this issue on their own, but rather it was spurred by comments during Call to the Public by a private resident who wanted to place a container on a property in Chino and encouraged the Council to revisit the current provision. She agreed with one councilmember that containers did not belong on residential properties. She did not feel there needed to be a limit on commercial properties. The purpose was not to completely do away with containers and there were provisions for more containers than the code outlined. She felt there was a way to achieve a happy medium.

Eric Owens presented the following:

- He owned Del Rio Drilling & Pump and had been in Chino Valley for 40 years. He referred to a previous Council that considered abolishing the ability to drill a well within the Town limits along with a mandate to abandon existing wells and the necessity to have someone micromanage that by coming onto private properties and inspect and ensure that water was not being wasted. This all included a list of fines and

penalties that could be imposed, and if not paid the Town would put a lien against the property. He felt this was a parallel item because this loss of freedom was like property taxes; it would never get better. He stated the Town did the right thing when they killed the well proposal and that should happen with this ordinance as well.

Ben Marley presented the following:

- He felt the idea of getting rid of containers as a means to beautify the area would likely be replaced by something worse. Then there would have to be more regulation to figure out how to get rid of all the open storage which was already a problem and why people were using containers. They were affordable and the people who would be most impacted were the people who could not afford the fancy \$5,000 10x10 sheds at Home Depot. For less money people could get a 10x40 and fit everything and it would be burglar, rat, snake, and water proof.

Cameron Bloomfield presented the following:

- His family owned multiple businesses in the area and he was concerned about the youth trying to stay and make something of Chino Valley. The majority of his graduating class was not in Chino Valley. He felt the containers provided youth an opportunity to be able to grow a business and stay in Town. He felt that the containers gave him an opportunity to start his business without having to invest \$500,000 in a commercial property. He wondered what would be next if people were told to give up their shipping containers.

Garth Owens presented the following:

- He owned Drill Tech. He put a 20-foot container on his residence in 1985 and the County told him he had to remove it. He then bought a piece of Commercial Heavy property in Chino Valley to move his business to and put his container there. Since then he had multiple containers there as he couldn't afford a shop at that time. He stated that he still did not have a shop because P&Z said they would not give him a permit until he put up a privacy fence, paved it, and put in fire suppression, and then he could build a shop. He had similar issues when he tried to buy a new piece of property that already had privacy fencing and a shop. He felt citizens get more support from Prescott and Prescott Valley with lower taxes.

Mayor Miller closed the Public Hearing.

Council and staff discussed the following:

- One councilmember said they should listen to the people, but wished there had been more residential owners to speak.
- When referring to residential one councilmember felt the interest was in how many there were, what they looked like, and where they were located. But hadn't put as much thought into the commercial side as most of the complaints were regarding residential properties.
- 67% of the voters in the Town voted to approve the General Plan which listed beautification of Highway 89 as a main concern.
- Council asked staff to address some of the concerns regarding containers along

Highway 89 on commercial property.

- Staff stated the proposed amount of containers for commercial was what came out of the UDO Subcommittee in 2021. There had been discussion about the possibility of grandfathering what was out there now and the Council said they wanted to look at working through and getting rid of some of the containers that did not meet the proposed code. Staff stated that was not in staff's original proposal and was up to the Council to decide.
- Council asked staff to clarify the comments about abolishing containers.
 - Staff stated that the Town currently did not have a provision to allow containers. Comments about there not being code enforcement without a complaint was not the attitude the department had now. They were not going after existing containers, but when they saw new ones they were telling the owners that they could not do that. Staff needed direction.
- One councilmember inquired how many containers the Town had.
 - Staff did not know the answer to that but the proposal was not to get rid of containers.
 - The councilmember responded that whatever the Town had was not legal.
 - Staff stated no one else's containers were legal either.
 - Another councilmember asked if the containers were "illegal."
 - Staff stated that if there was no provision to allow them they were illegal.
 - Staff stated that they have not been going after the containers that had been placed for years but if they saw a new one or someone complained they have been going after those new placements.
- Council discussed their individual feelings regarding containers on residential and commercial lots.
- Council inquired how many storage container issues were open right now.
 - Staff stated there were six open cases right now.
- Council discussed continuing the item to two study sessions. One regarding residential properties and one regarding commercial properties.

MOVED by Mayor Jack Miller, seconded by Councilmember John McCafferty to continue the matter to two study sessions, one for commercial properties, and one for residential properties with 60 days' notice.

AYE: Mayor Jack Miller, Vice-Mayor Tom Armstrong, Councilmember Annie Perkins, Councilmember Eric Granillo, Councilmember John McCafferty, Councilmember Sherri Phillips, Councilmember Robert Schacherer

NAY: None

7 - 0 Passed - Unanimously

8. ADJOURNMENT

MOVED by Councilmember Sherri Phillips, seconded by Vice-Mayor Tom Armstrong to adjourn the meeting at 7:42 p.m.

AYE: Mayor Jack Miller, Vice-Mayor Tom Armstrong, Councilmember Annie Perkins, Councilmember Eric Granillo, Councilmember John McCafferty, Councilmember Sherri

Phillips, Councilmember Robert Schacherer

NAY: None

7 - 0 Passed - Unanimously

Jack W. Miller, 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, Executive, and Regular Meeting of the Town Council of the Town of Chino Valley, Arizona held on the 9th day of April 2024. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 14th day of May, 2024.

Erin N. Deskins

Erin N. Deskins, Town Clerk