

DRAFT

MINUTES OF THE REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF CHINO VALLEY

**TUESDAY SEPTEMBER 25, 2018
6:00 P.M.**

The Town Council of the Town of Chino Valley met for a Regular Meeting in the Chino Valley Council Chambers, located at 202 N. State Route 89, Chino Valley, Arizona, on Tuesday, September 25, 2018.

Present: Mayor Darryl Croft; Vice-Mayor Lon Turner; Councilmember Mike Best; Councilmember Cloyce Kelly; Councilmember Corey Mendoza; Councilmember Jack Miller

Absent: Councilmember Annie Lane

Staff Present: Town Manager Cecilia Gritman; Town Attorney Andrew McGuire (electronically); Economic Development Project Manager John Coomer; Finance Director Joe Duffy; Police Lieutenant Vince Schaan; Public Works Director/Town Engineer Frank Marbury; Planner Alex Lerma; Community Services Director Scott Bruner; Administrative Technician Kathy Frohock (videographer); Town Clerk Jami Lewis (recorder)

1) CALL TO ORDER, PLEDGE OF ALLEGIANCE; ROLL CALL

Mayor Croft called the meeting to order at 6:01 p.m. and led the Pledge of Allegiance.

2) INTRODUCTIONS, PRESENTATIONS, AND PROCLAMATIONS

- a) Proclamation declaring October 5-7, 2018 as the official "Prescott Area Artist Studio Tour" celebration of the arts and local artists.

Mayor Croft read and presented the proclamation to Roger Harlow, representing Prescott area artists, who spoke about the Artist Studio Tour and the 10-12 participant artists in the Chino/Paulden area.

3) CALL TO THE PUBLIC

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 encouraged. Individuals are limited to speak for three (3) minutes. 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.

Craig Brown, County Supervisor, invited Mr. Harlow to speak about how the public could learn more about the Prescott Area Artist Studio Tour. Mr. Harlow provided those details.

4) RESPONSE TO THE PUBLIC

Response to the Public is an opportunity for the Mayor to inform the public about how Town officials addressed matters raised during Call to the Public at a previous meeting.

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, or ask a staff member to provide the same. Presentation on information requested by the Mayor and Council will be made and questions answered. No action will be taken.

- a)** Status reports by Mayor and Council regarding current events.

Councilmember Best reported on the Town's next 50th birthday meeting on October 3 and Del Rio School students filling out questionnaires for the time capsule.

- b)** Status report by Town Manager Cecilia Gritman and/or Town staff members regarding Town accomplishments, and current or upcoming projects.

Ms. Gritman reported on:

- The Elks Club recognizing Officer Steven Sellers, as the Police Department's Officer of the Year;
- The addition of two new servicepersons to the Ribbon Honor Tree: Heather Watts with Air Force intelligence in Africa, and Army Staff Sgt. Kyle Jarvis in Kuwait;
- The State of Arizona recognizing the Friends of the Library as the Volunteers of the Year;
- The Town being featured at the Greater Prescott Regional Economic Partnership's meeting this Thursday with a virtual tour of the Town and visit to Granite Creek Winery; and
- Customer Service Week activities next week.

Police Lt. Vince Schaan reported on the October 2 National Night out event at Memory Park.

- c)** Report regarding code compliance plan for fiscal year 2018/2019. (Jason Sanks, Development Services Director)

This item was not heard.

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 Lon Turner, seconded by Councilmember Cloyce Kelly to accept consent agenda (a) and (b).

AYE: Mayor Darryl Croft, Vice-Mayor Lon Turner, Councilmember Mike Best,
Councilmember Cloyce Kelly, Councilmember Corey Mendoza, Councilmember Jack
Miller

PASSED - Unanimously

- a) Consideration and possible action to authorize Chief Wynn and Town Manager Grittman to sign the Governor's Office of Highway Safety contract to receive grant funding. (Chuck Wynn, Police Chief)

Recommended Action: Authorize Chief Wynn and Town Manager Grittman to sign the Governor's Office of Highway Safety contract to receive grant funding.

- b) Consideration and possible action to accept the September 11, 2018 regular meeting minutes. (Jami Lewis, Town Clerk)

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) Public Hearing and consideration and possible action to recommend approval of an application from Nathan Haverstock for a new Series 12 (Restaurant) Liquor License for Pasghetti's Pasta Joint, located at 1150 N. State Route 89, Chino Valley. (Jami Lewis, Town Clerk)

Recommended Action:

(i) Hold Public Hearing.

(ii) Recommend approval for a new Series 12 Liquor License for Pasghetti's Pasta Joint.

Mrs. Lewis reported that this was a standard Series 12 restaurant liquor license. Staff posted the applicable notices on the business and received no comments from the public in favor or in opposition. Town departments reviewed the application and were all recommending approval.

MOVED by Vice-Mayor Turner, seconded by Councilmember Cloyce Kelly to open the public hearing.

AYE: Mayor Darryl Croft, Vice-Mayor Lon Turner, Councilmember Mike Best,
Councilmember Cloyce Kelly,

Councilmember Corey Mendoza, Councilmember Jack Miller

PASSED - Unanimously

No one from the public spoke.

MOVED by Vice-Mayor Turner, seconded by Councilmember Cloyce Kelly to close the public hearing.

AYE: Mayor Darryl Croft, Vice-Mayor Lon Turner, Councilmember Mike Best,
Councilmember Cloyce Kelly,

Councilmember Corey Mendoza, Councilmember Jack Miller

PASSED - Unanimously

MOVED by Vice-Mayor Lon Turner, seconded by Councilmember Jack Miller to recommend approval for a new Series 12 Liquor License for Pasghetti's Pasta Joint.

AYE: Mayor Darryl Croft, Vice-Mayor Lon Turner, Councilmember Mike Best, Councilmember Cloyce Kelly, Councilmember Corey Mendoza, Councilmember Jack Miller

PASSED - Unanimously

- b) Consideration and possible action to adopt Ordinance No. 18-853, rezoning 6 acres of real property from AR-5 (Agricultural Residential-5 acre minimum) zoning district to SR-1 (Single Family Residential-1 acre minimum) zoning district. The subject property, Assessor's Parcel No. 306-13-006L, is located on the northwest corner of South Road 1 West and West Road 2 South at 940 South Road 1 West. Applicant: Chad Nanke. (Alex Lerma, Planner)

Recommended Action: Adopt Ordinance 18-853 to rezone 6 acres from AR-5 zoning district to SR-1 zoning district for APN 306-13-006L with the condition recommended per Council discussion.

Mr. Lerma presented on this item:

- *Property status:* The subject property was accessed from S. Road 1 West and W. Road 2 South; it had no improvements; and its General Plan designation was Medium Density Residential.
- *Compatibility:* Properties to the west and east were AR-5; properties to the west were SR-2.5; and some properties to the north and east were SR-1.
- *Comments/concerns:* No one from the public attended the August 20 neighborhood meeting. At the September 4 public hearing, the Planning and Zoning Commission asked about utilities and the setback compliance of the manufactured home to the west. Staff related that sewer stopped at the Mountain View Mobile Home Park further north and the water line to south belonged to Prescott; and the manufactured home met the required 20-foot setback.
- *Recommendation:* The Commission recommended approval. Staff believed the request would have no negative effect on surrounding properties. As the property abutted two arterial streets, which required a 50-foot right-of-way, Public Works was recommending dedications of approximately 25 feet of right-of-way on Road 2 South and 30 feet on Road 1 West to meet the required width.

Mayor Croft asked for a motion prior to discussion.

MOVED by Vice-Mayor Lon Turner, seconded by Councilmember Cloyce Kelly to adopt Ordinance 18-853 to rezone 6 acres from AR-5 zoning district to SR-1 zoning district for APN 306-13-006L with the condition recommended per Council discussion.

Council and staff further discussed:

- *Drainage:* Council asked about including a stipulation to ensure that development of this property did not affect properties to the west, as this property drained that direction. Staff stated that, as this was not a subdivision and was regulated under general health and safety, the town attorney had advised against including drainage as a condition of approval.
- *Right-of-way:* The property owner had agreed to go forward with the right-of-way stipulations. Any further regulations will be addressed upon applications for building

permits.

AYE: Mayor Darryl Croft, Vice-Mayor Lon Turner, Councilmember Mike Best,
Councilmember Cloyce Kelly, Councilmember Corey Mendoza, Councilmember Jack
Miller

PASSED - Unanimously

- c) Consideration and possible action authorizing staff to contract with Sage Consulting for research and development of possible funding sources that could provide public and/or private grant funds, matching funds, and other funding to pay for needs throughout Chino Valley, including the needs for Old Home Manor, in an amount not to exceed \$6,000. (John Coomer, Economic Development Project Manager)

Recommended Action: Authorize staff to contract with Sage Consulting for research and development of possible funding sources that could provide public and/or private grant funds, matching funds, and other funding to pay for needs throughout Chino Valley, including the needs for Old Home Manor, in an amount not to exceed \$6,000.

Town Manager Gritman advised that this item fell under her spending purview as the dollar amount was not large enough to require Council approval. However, as it was a unique situation that Sage Consulting was able to offer, the Council Economic Development Subcommittee (EDS) recommended bringing it to Council for transparency.

Mr. Coomer reported that:

- During a recent EDS meeting, the subcommittee discussed how to pursue further funding of the industrial park. He had met with private investors and was looking into other opportunities. Another recommendation was to look toward grant funding.
- Melody Reifsnyder, owner of Sage Consulting, had a unique connection to the community and knowledge of funding sources. She had recommended expanding her search for opportunities for the entire community based on input from town directors. She will then develop a comprehensive funding plan.

Council asked about the scope of work. Ms. Reifsnyder stated that the scope will be defined by the town manager and will be dependent upon the departments and areas of town business that could possibly use grant funding. Grants did not solve all ills, but they could help by freeing up general funds for other needs that could not come from grants. For instance, while there may not be money for an art project, there may be money to work with college students on such a project; the Town might be able to go through a fiscal agent, such as the Industrial Development Authority; or there might be opportunities to partner with the state for grants that could not be achieved locally. She will do research on broadest scope possible.

MOVED by Vice-Mayor Lon Turner, seconded by Councilmember Mike Best to authorize staff to contract with Sage Consulting for research and development of possible funding sources that could provide public and/or private grant funds, matching funds, and other funding to pay for needs throughout Chino Valley, including the needs for Old Home Manor, in an amount not to exceed \$6,000.

AYE: Mayor Darryl Croft, Vice-Mayor Lon Turner, Councilmember Mike Best,
Councilmember Cloyce Kelly, Councilmember Corey Mendoza, Councilmember Jack
Miller

PASSED - Unanimously

- d) Consideration and possible action to sign the joint letter of opposition for Proposition 127 relating to Renewable Energy Production. (Cecilia Grittmann, Town Manager)

Recommended Action: Sign the joint letter of opposition for Proposition 127 relating to Renewable Energy Production.

Ms. Grittmann reported that she and Mayor Croft had been meeting with APS on various issues and APS had brought to their attention reasons why they opposed Prop 127. She and Mayor Croft decided to put this item on the agenda to see if Council might support a letter of opposition to the proposition, mainly due to language stating that the mandate would be “irrespective of the cost to consumers.” She and Mayor Croft deemed this to be irresponsible, but they did not want to do anything on behalf of the Town without discussing it with the other councilmembers.

Council comments:

- The proposition sponsor originated from California and it would change Arizona’s constitution. As California was currently paying APS to take excess power, there was no reason for this bill.
- While renewable energy was good, the proposition was bad.
- Signing the letter would help get the word out to the public.
- While acknowledging that the proposition was bad, the Town should not take a position.

MOVED by Vice-Mayor Lon Turner, seconded by Councilmember Cloyce Kelly to sign the joint letter of opposition for Proposition 127 relating to Renewable Energy Production.

AYE: Mayor Darryl Croft, Vice-Mayor Lon Turner, Councilmember Mike Best,
Councilmember Cloyce Kelly

NAY: Councilmember Corey Mendoza, Councilmember Jack Miller

PASSED

- e) Consideration and possible action to approve the bid and Cooperative Purchasing Agreement with A-Team Electrical Services, Inc., in the amount of \$286,632.59, to install lights on the ball field located at the southeast corner of the Recreation Center Complex. (Scott Bruner, Community Services Director)

Recommended Action: Approve the bid and Cooperative Purchasing Agreement with A-Team Electrical Services, Inc. in the amount of \$286,632.59 to install new ball field lights at the Recreation Center Complex.

Public Works Director Marbury reported that Engineering reviewed this item, met onsite with staff and other stakeholders, and came up with a way to light field 3. The contract used cooperative purchasing language from a City of Prescott contract to use A-Team Electric to install the same type of lighting that was on the other fields.

Council noted that this will hopefully allow the Town to host more tournaments.

MOVED by Vice-Mayor Lon Turner, seconded by Councilmember Jack Miller to approve the bid and Cooperative Purchasing Agreement with A-Team Electrical Services, Inc. in the amount of \$286,632.59 to install new ball field lights at the Recreation Center Complex.

AYE: Mayor Darryl Croft, Vice-Mayor Lon Turner, Councilmember Mike Best,
Councilmember Cloyce Kelly, Councilmember Corey Mendoza, Councilmember Jack Miller

PASSED - Unanimously

- f) Consideration and possible action to expend funds, which were originally donated to the Town by Prescott Newspapers and the Prescott Indian Tribe for an amphitheatre in the amount of \$65,000, to purchase playground equipment and a ramada for Memory Park. (Scott Bruner, Community Services Director)

Recommended Action: Approve expenditure of donated funds in the amount of \$65,000 from for the purchase of playground equipment and a ramada for Memory Park.

Mr. Bruner reported that in 2007, when the Town was working on Phase 2 of the Community Center, Prescott Newspapers and the Prescott Indian Tribe each donated funds totaling \$65,000 toward an amphitheater. The recession hit and the money had been sitting for 11 years. As there were no plans for an amphitheater on the horizon, staff desired to invest those funds in the Library Park expansion with the purchase of playground equipment and a ramada. Staff contacted both donors and received their blessing to reallocate the funds. Staff will be back in October to request approval of purchasing the playground equipment.

Vice-Mayor Turner added that the original plan was for the Town to receive annual donations to further fund park projects. When the recession hit, staff ensured that the funds were left alone, and redirecting them now will better serve the community.

MOVED by Vice-Mayor Lon Turner, seconded by Councilmember Jack Miller to approve expenditure of donated funds in the amount of \$65,000 for the purchase of playground equipment and a ramada for Memory Park.

AYE: Mayor Darryl Croft, Vice-Mayor Lon Turner, Councilmember Mike Best,
Councilmember Cloyce Kelly, Councilmember Corey Mendoza, Councilmember Jack Miller

PASSED - Unanimously

- g) Consideration and possible action to formally adopt the name "Chino Valley Regional Business Park" with a descriptor where appropriate of "at Old Home Manor." (John Coomer, Economic Development Project Manager)

Recommended Action: Approve the name "Chino Valley Regional Business Park" with a descriptor where appropriate of "at Old Home Manor" for the 200 acre industrial/business park at Old Home Manor.

Mr. Coomer reported that the Economic Development Subcommittee unanimously agreed to name the park simply and directly, while bringing attention to the Town, the intent to be regional park, and the desire for it to be a business center to meet the needs of a wide variety of business—not just manufacturing, research, and light or heavy industry; and to add the descriptor “at Old Home Manor” where applicable.

MOVED by Vice-Mayor Lon Turner, seconded by Councilmember Jack Miller to approve the name "Chino Valley Regional Business Park" with a descriptor where appropriate of "at Old Home Manor" for the 200 acre industrial/business park at Old Home Manor.

AYE: Mayor Darryl Croft, Vice-Mayor Lon Turner, Councilmember Mike Best,
Councilmember Cloyce Kelly, Councilmember Corey Mendoza, Councilmember Jack Miller

PASSED - Unanimously

8) EXECUTIVE SESSION

Council may vote to recess the Regular Meeting and hold an executive session, which will not be open to the public, for the following purposes.

9) ACTION ITEMS RESUMED

After the Executive Session, Council will reconvene the Regular Meeting.

10) ADJOURNMENT

MOVED by Councilmember Jack Miller, seconded by Councilmember Cloyce Kelly to adjourn the meeting at 6:53 p.m.

AYE: Mayor Darryl Croft, Vice-Mayor Lon Turner, Councilmember Mike Best,
Councilmember Cloyce Kelly, Councilmember Corey Mendoza, Councilmember Jack Miller

PASSED - Unanimously

Darryl L. Croft, Mayor

ATTEST:

Jami C. Lewis, 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 25th day of September, 2018. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 23rd day of October, 2018.

Jami C. Lewis, Town Clerk