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Town of Chino Valley

**MEETING NOTICE
TOWN COUNCIL**

**STUDY SESSION
TUESDAY, MARCH 16, 2021
6:00 P.M.**

**Council Chambers
202 N. State Route 89
Chino Valley, Arizona**

AGENDA

- 1) CALL TO ORDER; ROLL CALL

- 2) **p.3** Consideration and discussion regarding the creation of a "Special District" and sale of land at Old Home Manor. (Maggie Tidaback, Economic Development Project Manager)

- 3) **p.5** Presentation and discussion of the Integrated Water Master Plan for Old Home Manor. (Frank Marbury, Public Works Director / Town Engineer)

- 4) ADJOURNMENT

Dated this 11th day of MARCH, 2021.

By: *Erin N. Deskins, Town Clerk*

The Town of Chino Valley endeavors to make all public meetings accessible to persons with disabilities. Please call 636-2646 (voice) or 711 (Telecommunications Arizona Relay Service) 48 hours prior to the meeting to request reasonable accommodation to participate in this meeting.

Supporting documentation and staff reports furnished to the Council with this agenda are available for review on the Town website at <http://www.chinoaz.net/agendacenter>, and in the Public Library and Town Clerk's Office.

Council meetings are live-streamed on Town of Chino Valley Facebook page, and Zoom.

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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



TOWN OF CHINO VALLEY COUNCIL AGENDA ITEM STAFF REPORT

Town Council Study Session

2)

Meeting Date: 03/16/2021
Contact Person: Maggie Tidaback, Economic Development Project Manager
 Phone: 928-636-2646 x-1201
Department: Development Services
Estimated length of staff presentation: 30 minutes
Physical location of item: n/a

Information

AGENDA ITEM TITLE:

Consideration and discussion regarding the creation of a "Special District" and sale of land at Old Home Manor. (Maggie Tidaback, Economic Development Project Manager)

RECOMMENDED ACTION:

Staff recommends Council approve the process of selling land at Old Home Manor.

SITUATION AND ANALYSIS:

Staff continues to analyze and develop options to create interest in the development of the Old Home Manor properties. Selling land at Old Home Manor could potentially provide income for the Town to expand infrastructure at Old Home Manor; both to the business park and future RV Park. In addition, this income could provide money for the much-needed roads and infrastructure.

Fiscal Impact

Fiscal Impact?: N
If Yes, Budget Code:
Available:
Funding Source:

Attachments

Process Land Sale

Land Sale at Old Home Manor

Process:

- Above 1.5 million need voter authorization
- From a legal stand point on selling Town Land – Economic Development purposes not just selling dirt
- Order an appraisal – my best estimate is that 40 acres is about 1.2 – 1.4 million (\$30,000 - \$40,000/acre)
- RFP – detailed and stating that the sale is conditional – buyer can only develop and operate an RV Park. PAD overlay not a practical approach because developer may want something different and limits bidders.
- Include conceptual plan in the RFP as an example of what we are looking for
- Reversionary clause 10 years – must perform on planned development or land reverts back to town
- If sale proceeds, bank it and wait to see if they start construction with the purpose of using the purchase price to pull utilities to the RV park
- Possibly hire a broker for a broader reach – study session then into executive session because real estate deal
- Could also sell land at the business park



TOWN OF CHINO VALLEY COUNCIL AGENDA ITEM STAFF REPORT

Town Council Study Session

3)

Meeting Date: 03/16/2021
Contact Person: Frank Marbury, Public Works Director/Town Engineer
 Phone: 928-636-7140 x-1226
Department: Public Works
Estimated length of Staff Presentation: 60 minutes
Physical location of item: N/a

Information

AGENDA ITEM TITLE:

Presentation and discussion of the Integrated Water Master Plan for Old Home Manor. (Frank Marbury, Public Works Director / Town Engineer)

SITUATION & ANALYSIS:

The Integrated Water Master Plan for Old Home Manor is complete. This plan represents master plans for all water at Old Home Manor. Components include a water master plan, a sewer master plan, and a storm water master plan. Also included are landscaping, the best management practices and a 5 year capital improvement program. Following the presentation, there will be a question and answer period.

Appendix 3. The Integrated Water Master Plan is available on the Town's website at <http://www.chinoaz.net/AgendaCenter> with the March 16, 2021, Council meeting documents.

Attachments

No file(s) attached.