



# Town of Chino Valley

## MEETING NOTICE TOWN COUNCIL

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**REGULAR MEETING  
TUESDAY, AUGUST 24, 2021  
6:00 P.M.**

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

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*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. **INTRODUCTIONS, PRESENTATIONS, AND PROCLAMATIONS**
  - a. Presentation by Jack Berry, President of Sons of the American Revolution - Prescott Chapter, of a commendation medal/certificate to Officer Jeff Pizzi. (Chuck Wynn, Police Chief)
  
  - b. Presentation of commendation awards by the Chino Valley Police Department to eight local kids for taking an active role in making their community a better place. (Officer Jeff Pizzi)
  
  - c. Presentation and recognition to Dave, Paula, Nathaniel, and Wyatt Pizinger for their volunteer hours at the 9/11 memorial site. (Mayor Miller and Vice-Mayor Perkins)

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. Individuals who wish to speak, please state your first and last name and if you reside in Chino Valley Town Limits.*

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

#### **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.*

- a. Consideration and possible action to approve ORD 2021- 904 to rezone parcel 306-17-015A, applicants Craig and Cheryl Dillenbeck, in order to divide the property. (Will Dingee, Senior Planner)
- b. Consideration and possible action to approve the proposed Groundwater Extinguishment Credits Purchase Agreement with Richard E. Peterson and Susan Peterson for 350.1 acre feet of extinguishment credits in the amount of \$84,024.00. (Frank Marbury, Public Works Director/Town Engineer)
- c. Consideration and possible action to approve the Indigent Legal Services Agreement with Brian Pursell to provide legal defense services for indigent defendants in Chino Valley Municipal Court from July 1, 2021 to June 30, 2022, in the amount of \$15,000.00. (Ronda Apolinar, Court Administrator)
- d. Consideration and possible action to award a Professional Services Agreement (PSA) for design and post design services for the Municipal Water System Improvement Project to Civiltec Engineering, Inc. in the amount of \$126,802.00. (Frank Marbury, Public Works Director/Town Engineer)
- e. Consideration and possible action to approve the Ichor Airsoft lease for approximately 36.72 acres of land at Old Home Manor. (Maggie Tidaback, Economic Development Project Manager)
- f. Consideration and possible action to approve the June 22, 2021, regular meeting minutes. (Erin N. Deskins, Town Clerk)

- g. Consideration and possible action to approve the July 13, 2021, regular meeting minutes. (Erin N. Deskins, Town Clerk)

**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. Consideration and possible action to (i) appoint John McCafferty to fill the vacant position on the Town Council and (ii) administer the Oath of Office to the newly appointed Councilmember. (Erin N. Deskins, Town Clerk)

**Recommended Action:** Appoint John McCafferty to fill the vacant position on the Town Council and administer the Oath of Office.

- b. PUBLIC HEARING and consideration and possible action to approve a Conditional Use Permit on parcel 306-17-007R, applicant Alie Amato, to allow for the construction and use of a sanctuary for house cats. (Will Dingee, Senior Planner)

**Recommended Action:** (1) Hold public hearing; and (2) Approve a Conditional Use Permit to allow for the construction and use of a sanctuary for house cats with the following stipulations:

1. The Conditional Use Permit be granted with a two (2) year review period by staff. If staff determines that there has been a negative impact on the surrounding area, staff will bring the item through the public hearing process for reconsideration. If staff determines there is no need for reconsideration, the use will be granted in perpetuity as long as stipulations 2, 3 and 4 are met.
2. The operation will need to be consistent with the Business Plan outlined in the staff report.
3. In the event of issues arising from valid code enforcement complaints such as excess noise, odor or visual appearance or deviation from stipulation 2, staff can bring the item back before Council at any time for reconsideration, modification or revocation.
4. The onsite dumpster will need to be screened from public view per Town Code.

- c. PUBLIC HEARING and consideration and possible action to approve ORD 2021-903 to rezone parcel 306-23-003B, applicant Meurs Country West, LLC, to develop a Recreational Vehicle Park. (Will Dingee, Senior Planner)

**Recommended Action:** (1) Hold public hearing; and (2) Approve ORD 2021-903 to rezone approximately 2.21 acres of real property from CL (Commercial Light) to CH (Commercial Heavy) with a PAD (Planned Area Development) to develop a Recreational Vehicle Park with the following stipulations:

1. The project must conform substantially to the provided conceptual plan.
2. The use on this property is restricted solely to an RV Park; any subsequent uses will need to come through the public hearing process for Council approval.
3. All loading spaces, maneuvering areas, driveways, and fire lanes shall be paved per UDO §4.22.4(B)(2) and all turning radii shall conform to the AASHTO guidelines. This does

- not include RV Stalls.
4. A water and sewer agreement will be needed between the Town and the property owner.
  5. An accessible path between the new development and the existing clubhouse located in parcel #306-23-003B will be required.
  6. Per Town Code of Ordinances §150.081, except as exempted in § [150.082](#), all existing and new utility and telephone lines, electric utility distribution lines, cable television lines and all other communication and utility lines adjacent to or within new residential subdivision shall be undergrounded.

**7. ADJOURNMENT**

Dated this 19th day of August, 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.

Join Zoom Webinar: <https://us02web.zoom.us/j/81326335529>  
Telephone: 877 853 5247 (toll free) or 888 788 0099 (toll free)  
iPhone one-tap:US: +13462487799,,81326335529# or +16699009128,,81326335529#  
Webinar ID: 813 2633 5529

**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