

City of Prescott

City Council - Voting Meeting



October 22, 2024 | 3:00 PM
201 N Montezuma Street
City Council Chambers, 3rd Floor
Prescott, AZ 86301

MINUTES

1. CALL TO ORDER

Mayor Goode called the meeting to order at 3:00 p.m.

2. INTRODUCTIONS / ANNOUNCEMENTS

Mayor Pro Tem Cantelme congratulated Airport Director Rick Crider, who was honored by the National Air Transportation Association (NATA) with the [NATA Airport Executive Partnership Award](#). The award recognizes an airport manager for his or her outstanding efforts to foster relationships between aviation businesses and airport operators. Recipients of the award must illustrate leadership in the partnership between airport operators and airport tenants, developing a positive relationship between the airport and its businesses. She added that the city is currently seeking applications for the Building Safety Advisory and Appeals Board, with a term ending March 2027 and the CDBG Citizens Advisory Committee, with a term ending March 2026. Applications are due to the city by 5:00 p.m. on Friday, October 25.

Additionally, the city's 2025 General Plan public comment period is still open and staff is seeking feedback on the draft document. The 60-day public comment period will end on November 21. Please visit PlanPrescott.com for more information.

3. INVOCATION - Pastor Paul Clemens with Calvary Chapel of Prescott

4. PLEDGE OF ALLEGIANCE - Councilman Montoya

5. ROLL CALL

Phil Goode - Mayor
Connie Cantelme - Mayor Pro Tem
Lois Fruhwirth - Councilwoman
Ted Gambogi - Councilman
Brandon Montoya - Councilman
Eric Moore - Councilman
Cathey Rusing - Councilmember

6. PROCLAMATIONS

- A. Friends of the Prescott Library
Councilman Moore presented the Proclamation.
- B. Patient Blood Management Awareness Week - November 4-8
Councilmember Rusing presented the Proclamation.

- C. Homelessness Awareness Month - November
Councilman Montoya presented the Proclamation.

7. OPEN CALL TO THE PUBLIC

A. Sue Manuel addressed the Council regarding the Prescott Rodeo Grounds and stated that the President of Prescott Frontier Days has moved her business, "Not Our First Rodeo" to the property, this is a private and for-profit entity which is an inappropriate use of the property and in her opinion a violation of the use, lease and zoning. Negotiations of the lease should be held in the public.

B. Sarah-Michelle Tayler addressed the Council regarding an article in the Prescott Daily Courier about city funds being donated to Prescott Frontier Days and whether this and other in-kind services are a violation of the gift clause. The public wants to see what the city contributes to Prescott Frontier Days, the 1888 Buckle Club, etc.

8. CONSENT AGENDA

MOTION BY COUNCILMEMBER RUSING TO APPROVE CONSENT AGENDA ITEMS 8.A. THROUGH 8.F.; SECONDED BY COUNCILWOMAN FRUHWIRTH: PASSED (7 - 0)

- A. Approval of Meeting Minutes from the October 8, 2024 Voting Meeting.
- B. Approval of City Contract No. 2023-094A1, an Amendment to City Contract No. 2023-094 with Empire CAT for City-Wide Generator Maintenance & Repair, Utilizing Sourcewell Contract No. 092222-CAT in the Amount of \$195,079.00 Plus Applicable Taxes & Environmental Fees for a Two-Year Period (November 2024 - October 2026). Funding is Budgeted & Available in the Fleet Maintenance Fund.
- C. Approval of Acceptance & Spending of Grant Funds Awarded from Arizona Department of Homeland Security in the Amount of \$48,767 for sUAS (Small Unmanned Aircraft Systems) Dual Pack Drones and \$19,200 for Threat Liaison Officer (TLO) Prescott Intelligence and Information Project & TLO Training.
- D. Approval of City Contract No. 2021-110A9, an Amendment to City Contract No. 2021-110 with Cintas for the Purchase & Servicing of Mobile AED's for 36 Prescott Police Department Vehicles for an Annual Amount of \$47,554.00. Funding is Budgeted & Available in the Fleet Department Budget.
- E. Approval to Auction Items at Surplus Auction with Harris Auction.
- F. Approval of City Contract No. 2025-086 with Yavapai Title Agency, Inc. for Title & Escrow Services Related to Various Real Estate Transactions in an Amount not to Exceed \$75,000 Annually. Funding is Budgeted & Available in Various Funds Based on Transaction.

9. LIQUOR LICENSE

- A. Continued Item: Public Hearing and Consideration for a Location Transfer Series 7 Beer & Wine Bar Liquor License Application from Jeffrey Craig Miller, Applicant, for Prescott Athletic & Social Club. Location: 1 Kingswood Drive.
Councilmember Rusing stated that she wanted to hear from the applicant or owner and invited the public to speak.

Member of the public Scott Bideau addressed the Council regarding the placement of the notice, and stated that he hopes there will be no issues with the license in the neighborhood as there were none with the previous license.

MOTION BY COUNCILWOMAN FRUHWIRTH TO CLOSE THE PUBLIC HEARING; SECONDED BY COUNCILMEMBER RUSING: PASSED (7 - 0)

MOTION BY COUNCILMAN MONTTOYA TO APPROVE ITEM 9.A.; SECONDED BY COUNCILWOMAN FRUHWIRTH: PASSED (7 - 0)

- B. Public Hearing and Consideration for a New Series 12 Restaurant Liquor License Application from Andrea Dahlman Lewkowitz, Applicant, for Augie's Prescott. Location: 3460 Gateway Blvd.

MOTION BY COUNCILMEMBER RUSING TO CLOSE THE PUBLIC HEARING; SECONDED BY COUNCILWOMAN FRUHWIRTH: PASSED (7 - 0)

MOTION BY COUNCILMEMBER RUSING TO APPROVE ITEM 9.B.; SECONDED BY COUNCILWOMAN FRUHWIRTH: PASSED (7 - 0)

- C. Public Hearing and Consideration for a New Series 10 Beer & Wine Store Liquor License Application from Estevan Antonio Valdez, Applicant, for Sheldon Street Gas & Grill. Location: 810 E Sheldon Street.

MOTION BY COUNCILMEMBER RUSING TO CLOSE THE PUBLIC HEARING; SECONDED BY COUNCILMAN MONTTOYA: PASSED (7 - 0)

MOTION BY COUNCILMEMBER RUSING TO APPROVE ITEM 9.C.; SECONDED BY COUNCILWOMAN FRUHWIRTH: PASSED (7 - 0)

10. REGULAR AGENDA

- A. Adoption of Ordinance No. 2024-1846 Related to REZ24-005 and Approval of WSA24-035 for L'Reserve Garden Apartments.

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF PRESCOTT, YAVAPAI COUNTY, ARIZONA, AMENDING THE ZONING OF CERTAIN PROPERTY WITHIN THE CITY OF PRESCOTT GENERALLY LOCATED AT 3910 E. STATE ROUTE 69 FROM RESIDENTIAL RURAL ESTATE (RE-2 ACRE) ZONING DISTRICT TO MULTIFAMILY MEDIUM DENSITY (MF-M) ZONING DISTRICT

City Planner Tammy Dewitt provided a presentation to Council regarding the rezoning of 5.63 acres of property with current zoning RE-2 acre to proposed MF-M for the use of an 82-unit apartment complex in four two-story buildings with pickle ball courts, a community center, swimming pool and adequate open space surrounding. The rezoning is in compliance with the 2015 General Plan and the proposed 2025 draft General Plan. She reviewed the subject site and

surrounding area. It has been reviewed extensively by ADOT, and all improvement plans have been approved. All city staff from various departments have reviewed the conceptual project and determined that it meets requirements. Planning & Zoning received a letter with signatures of opposition voicing concerns regarding traffic, crime and multi-family development. The Planning & Zoning Commission and Water Issues Subcommittee both recommended approval.

Councilmember Rusing asked why this isn't rezoned for business general.

Ms. Dewitt responded that staff looks at the zoning that will be most minimally impactful for their use and this was the most appropriate fit.

Applicant Michael Lafferty and Art Knadjian (Architect) provided a presentation to the Council regarding the project and proposed rezoning. This project is a wonderful location and their intent is to have workforce housing with amenities like walking and riding paths along the perimeter of the property, enhancements to landscaping with a minimal footprint of the development itself.

Mayor Goode asked about the emergency egress road connecting to Butterfly Drive and what kind of improvements would be done.

Mr. Knadjian stated that it will be a gravel road as recommended by the City Fire Department.

Gary Kelly with Kelly Wise Engineering further stated that the access road was developed because of the need to connect water from the other side of the highway. It will be a road for maintenance of the water main as well as emergency access. This connection will also help with pressure and water flow in the area, including the corridor further down Highway 69.

Mayor Pro Tem Cantelme asked about workforce housing with this development and if it meets the definition.

Mr. Lafferty confirmed that it does.

Craig Dorn with Lafferty Construction addressed the Council regarding the traffic impact study and construction of the project. He stated that there will be no left turn out of the development, and they have worked extensively with ADOT on this to ensure smooth traffic flow and minimal impact and will only have one construction project happening at a time.

Councilwoman Fruhwirth asked if the fire access will be chained to eliminate the opportunity for access, unless for a true emergency.

Mr. Dorn confirmed.

Mr. Lafferty reviewed his accomplishments with regard to project planning as well as specifics on workforce housing projects that he has done in the past. All of their units meet HUD requirements, but they don't issue a certificate or other

documentation as has been previously requested by Councilmember Rusing.

Accomplishments:

- * ADOT approval of left turn-in median heading east, right turn-out and westbound deceleration right-in turn off of SR69
- * ADOT Project #F0663 from Lee Blvd just east of Costco property
- * Public Works waterline planning from Walker Road to Butterfly Drive
- * Fire Department planning of routing of waterline from Walker Road to Butterfly Drive
- * WSA24-035
- * Planning & Zoning approval
- * Yavapai Hills HOA meeting in August to inform the community of proposed development

Councilman Gambogi asked how the other projects in Phoenix will compare to this project.

Mr. Lafferty responded that the numbers are slightly higher in Phoenix than they are here in Prescott, but it will be in line with those projects as well.

Mayor Pro Tem Cantelme asked if the applicant considered removing some of the amenities to lower rent and stated that with small square footage apartments there is a higher turnover rate and asked if that had been considered.

Mr. Lafferty responded that the amenities are only a \$1 million expense in total for the project, and he feels it is worth it for the equity of the project and living area. These things increase livability.

MOTION BY COUNCILMAN GAMBOGI TO ADOPT ORDINANCE NO. 2024-1846 & APPROVE WSA24-035; SECONDED BY COUNCILMAN MONTOYA: PASSED (7 - 0)

- B. Presentation, Discussion, & Possible Direction Regarding the Status of Council's Strategic Plan.

City Manager Dallin Kimble provided a presentation to the Council regarding an update on the Council Strategic Plan that was formally adopted in June of this year. He thanked the staff for their hard work and in having already accomplished a great deal regarding the plan.

Strategic Plan - Public Safety Results:

- * Station site options identified - Adult Center, Hwy 89 & Prescott Lakes Parkway, and Willow Lake Road & Hwy 89; Heights Church, and Highway 89/89A intersection
- * Prop478 to provide critical funding support
- * Low acuity response initiatives have not yet started
- * Successfully call 911 from a mobile device anywhere in Prescott - need at least three new cell phone towers, strong interest from cell phone service providers and need policy direction from Council
- * Full staffing of Police Department - four (4) new officers completing their field training within the next few weeks, four (4) recruits currently attending NARTA and due to graduate by the end of the year, three (3) confirmed recruits attending January 2025 Academy and testing begins in October with 2-3 additional recruits

as well

- * Proactive community policing downtown - as staffing improves, Community Services is building back up (bike patrols and pink patch program)
- * Increased traffic enforcement - added a part-time parking enforcement officer and added one officer to traffic safety team
- * Prescott Regional Airport - closing on additional land for runway in November, pursuing state and federal funding for runway, Cutter expanding their building and ramp, continuing to identify and negotiate safety zones

Councilwoman Fruhwirth asked if the city is working with any of the surrounding neighboring communities and the County regarding the placement of towers and if based on the strong interest, would the city be able to move forward in advance of the original goal.

Mr. Kimble responded that he has not spoken directly with surrounding jurisdictions but certainly can do so, and added that he believes we will be able to move forward before the originally set goal date.

Strategic Plan - Dynamic Economy Results:

- * Economic Development Strategic Plan on target to be completed by December 2024
- * Hotel, conference and Retail Studies are ongoing
- * Support for Deep Well, AED, ERAU, Whispering Rock and more
- * Updated spending from \$224 million to \$255 million to maintain the 14% increase
- * New businesses specific to the airport - staff is seeking out new aviation-related business opportunities surrounding the airport and in north Prescott

Strategic Plan - Infrastructure Results:

- * Traffic - working on quarterly reports to track and investigate how we are doing with regard to traffic injuries and fatalities, as well as reducing congestion as was planned
- * Traffic - Looking at the widening potential of State Route 89, sidewalk connectors and crossings, submitted grant application to look at 20-25 intersections based on traffic data
- * Mobility - Attend 2024 Arizona Rural Transportation Summit, exploring additional grant opportunities with CYMPO, annual Council briefings on projects and grants, support of regional bike and pedestrian plans
- * Water - in development with long-time consultant Herb Dishlip, received USBR Water Conservation Field Services Program Grant (\$40,000), and outlines will be presented to Council on December 10, 2024
- * Workforce Housing - finalizing recommendations for housing needs assessment consultant selection, housing supply dependent across affordability spectrum, inventory available housing/types and additional information being gathered for the housing plan

Strategic Plan - Natural Environment Results:

- * Trail Connectivity & Outdoor Space - 2025 general plan draft language includes open space, wildlife corridors, recreation, land use and regional cooperation
- * Risk Assessment/Disaster Mitigation - fire department program, office for

emergency services

Strategic Plan - Good Governance Results:

- * Six month updates will be provided
- * OpenGov software implementation has already begun, and the public will have access

Summary & Recommendations and Ideas to Consider:

- * Making progress - Proposition 478, Economic Development Strategic Plan, Airport improvements, long term water management plan, housing needs assessment, regional trails and corridors and transparency enhancements
- * Ideas to consider - update tourism spending goal to \$255 million based on updated calculations
- * Strategic Plan Retreat December 3-4 for Council - review mission, vision and values, confirm alignment of priorities with mission, add/remove desired outcomes, impacts of Proposition 478 and discuss governance approach for 2025
- * Key performance indicators for each result and consideration of more concise language and formatting

Councilwoman Fruhwirth commented that she would like to see this in a link to be pushed out through social media, so the public can see that the Council and community are making progress.

Mayor Goode concurred.

This item was for discussion only, no formal action was taken.

11. ADJOURNMENT

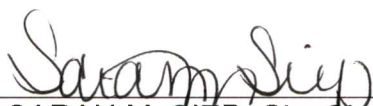
Quote: "Tyrants are not moved by idealism; they are moved by naked ambition. Dictators are encouraged by weakness. They are stopped by strength. By strength, of course, I do not merely mean military might but the resolve to use that might against evil. The price of freedom is still, and always will be, eternal vigilance." - Margaret Thatcher

There being no further business to discuss, Mayor Goode adjourned the meeting at 4:51 p.m.



PHILIP R. GOODE, Mayor

ATTEST:



SARAH M. SLEP, City Clerk

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Voting Meeting of the City Council Voting Meeting of the City of Prescott, Arizona held on October 22, 2024. I further certify the meeting was duly called and held and that a quorum was present.



Sarah M. Siep, City Clerk

