City of Prescott

City Council - Voting Meeting

September 23, 2025 | 3:00 PM
201 N Montezuma Street
City Council Chambers, 1st 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 announced that there will be an Open House for the Effluent & Wastewater Pipeline and SR89 Improvements Projects on Wednesday, October 1 from 5 pm to 7 pm at The Center 1280 East Rosser Street. She also reviewed updates related to the pavement maintenance project on Prescott Lakes Parkway between SR89 and SR69 as well as on SR89 between Yavpe Connector and Willow Lake roundabout taking place between Sept. 23 and Oct. 1. Finally, Mayor Pro Tem Cantelme also announced that the Prescott AirFest 2025 event will be held Saturday, October 4 from 11 am to 3 pm at Prescott Regional Airport Ernest A. Love Field.

3. **INVOCATION - Father Biju with Sacred Heart Roman Catholic Parish**

4. **PLEDGE OF ALLEGIANCE - Mayor Pro Tem Cantelme**

5. **ROLL CALL**
   Phil Goode - Mayor
   Connie Cantelme - Mayor Pro Tem
   Lois Fruhwirth - Councilwoman
   Ted Gambogi - Councilman
   Patrick Grady - Councilman
   Brandon Montoya - Councilman
   Eric Moore - Councilman (Excused)

6. **PROCLAMATIONS**

   A. National Recovery Month - September 2025
   Councilman Grady presented the Proclamation.

   B. Prescott Highland Games Week - September 22-28, 2025
   Mayor Pro Tem Cantelme presented the Proclamation.

7. **PRESENTATIONS**

   A. Presentation Regarding the September 27 Walk to End Alzheimer's

   Northern Arizona Alzheimer's Association Walk Manager Malena Peraza provided a presentation to the Council regarding the Quad Cities 2025 Walk to

End Alzheimer's on Saturday, September 27. She stated that there is a public health issue around this disease and encouraged the Council and public to take it seriously. Caregivers tend to work and take care of a family member suffering from Alzheimers which has significant impacts on businesses and the workforce. This is the thirty-seventh year for the walk that will take place this Saturday and help in fighting for a cure.

8. OPEN CALL TO THE PUBLIC

A. Ryan Heath addressed the Council as a representative of Sherrie Hanna and stated that he hopes to avoid litigation with the City of Prescott which he feels is unnecessary and will cost the city hundreds of thousands of dollars. Ms. Hanna has served the community for over fifty years and when she stepped up to serve on Council she was met with partisan politics and the unlawful appointment of Patrick Grady. He is here to ensure that the appointment process is fair and lawful, and stated that he has not heard back since filing his claim on September 17. He demanded the Council acknowledge the unlawful appointment, redo the appointment process and undo all votes of one that included Mr. Grady. He stated that he will file a Temporary Restraining Order if he doesn't hear back by next Wednesday.

9. CONSENT AGENDA

MOTION BY COUNCILMAN GAMBOGI TO APPROVE CONSENT AGENDA ITEMS 9.A. THROUGH 9.M., EXCLUDING ITEM 9.E.; SECONDED BY COUNCILMAN MONTOYA: PASSED (6 - 0)

A. Approval of Meeting Minutes from the September 9, 2025 Study Session and the September 9, 2025 Voting Meeting.

B. Approval of Appointment of Members to the Fire Board of Appeals, the Civic Enhancement Committee, the Prescott Preservation Commission, and the Tourism Advisory Committee; and Appointment of Chair to the Fire Board of Appeals.

C. Approval of City Contract No. 2023-082A1, an Amendment to City Contract No. 2023-082 Between the City of Prescott and Granite Mountain Training for Clinical and Field Training Opportunities for Field Clinicals with the Fire Department.

D. Approval of Trade-In of a FARO FOCUS S70 3D Laser Scanner for Credit Toward the Future Purchase of a New Leica 3D Laser Scanner.

E. Adoption of Resolution No. 2025-1949, Approving City Contract No. 2026-107 an Intergovernmental Agreement with the Yavapai County Flood Control District for Reimbursement of Design & Construction Cost Related to Various Drainage Improvement Projects in the City of Prescott for FY2026.

Councilman Grady pulled this Item from the Consent Agenda for further discussion and asked if staff could provide more information regarding the improvements.

Water Resource Manager Brian Ruiz responded stating that there is funding from a special tax which is levied and distributed to communities for design and construction of flood control projects. Staff identities the main projects where funding will be used, and these three projects as well as ongoing maintenance have been identified. Dexter neighborhood presents a number of serious issues that need to be addressed, and applying these regional funds to things that will have immediate positive impacts for the neighborhood will be beneficial. It won't solve the 100-year issue but will be a benefit.

MOTION BY COUNCILMAN GRADY TO ADOPT RESOLUTION NO. 2025-1949; SECONDED BY COUNCILMAN MONTOYA: PASSED (6 - 0)

F. Approval of City Contract No. 2026-112, for Water Infrastructure Repairs Invoice Ratification in the Amount of $114,691.13. Funding is Available in the Water Utilities Fund.

G. Adoption of Multiple Resolutions with Prescott Unified School District (PUSD) as Follows: 1) Resolution No. 2025-1937 Approving City Contract No. 2026-049 an Intergovernmental Agreement (IGA) with PUSD for Joint Facility Use; and 2) Resolution No. 2025-1938 Approving City Contract No. 2026-050 an IGA with PUSD for Joint Use of the Community Nature Center.

H. Approval of City Contract No. 2023-211A7, an Amendment to City Contract No. 2023-211 with J. Banicki Construction, Inc. for the Construction of Additional Work on the Lakeview Drainage Improvements Project in the Amount of $93,795.52. Funding is Available in the Streets Fund.

I. **FNP23-013:** Approval of a Final Plat for South Ranch Unit 4A, Consisting of 92 Single-Family Residential Lots within the Deep Well Ranch Master Plan on the Northwest Corner of Jenna Lane and James Lane.

J. **CSP25-001:** A Proposed Comprehensive Sign Plan Amendment for the Existing Willow Creek Village Shopping Center to Allow for Four (4) New Tenant Panels Added to Two Existing Monument Signs. Location: APNs 115-09-091C & 115-09-095B, 1042 & 1048 Willow Creek Rd. Property Owner: Willow Creek Equities. Applicant: Morgan Sign Company.

K. Approval of City Contract No. 2025-053A1, an Amendment to City Contract No. 2025-053 Adding Operating Budget and Workforce Planning Modules to the OpenGov Platform.

L. Adoption of Resolution No. 2025-1950 Approving the Transfer of Certain Fiscal Year 2025 Budget Appropriations.

M. Approval of City Contract No. 2022-201C1, a Consent to Assignment of City Contract 2022-201 for Prescott Public Library's Material Purchases.

10. CONSENT ORDINANCE

MOTION BY COUNCILMAN GAMBOGI TO ADOPT CONSENT ORDINANCE ITEMS 10.A. AND 10.B.; SECONDED BY COUNCILMAN MONTOYA: PASSED (6 - 0)

A. Adoption of Ordinance No. 2025-1905 Authorizing the Granting of a Utility Easement to Arizona Public Service Company.
AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF PRESCOTT ("CITY"), YAVAPAI COUNTY, ARIZONA, AUTHORIZING THE GRANTING OF A UTILITY EASEMENT TO ARIZONA PUBLIC SERVICE COMPANY (APS) FOR A NEW UTILITY SERVICE, AUTHORIZING THE MAYOR AND STAFF TO EXECUTE ANY AND ALL DOCUMENTS TO EFFECTUATE SAID UTILITY EASEMENT

B. Adoption of Ordinance No. 2025-1896 Authorizing the Acceptance of an Ingress/Egress Easement from Cloudstone Partners, LLC.
AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF PRESCOTT ("CITY"), YAVAPAI COUNTY, ARIZONA, AUTHORIZING ACCEPTANCE OF AN INGRESS & EGRESS EASEMENT FROM CLOUDSTONE PARTNERS, LLC FOR LEGAL ACCESS FOR A REQUIRED TURNAROUND CUL-DE-SAC, AUTHORIZING THE MAYOR AND STAFF TO EXECUTE ANY AND ALL DOCUMENTS TO EFFECTUATE SAID UNDERGROUND UTILITY EASEMENT

C. Adoption of Ordinance No. 2025-1912, Approving City Contract No. 2026-114 Between the City of Prescott and OJB FC, an Arizona 501 (c)3 Non-Profit for Improvements To & Use of Ken Lindley Field.
AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF PRESCOTT, YAVAPAI COUNTY, ARIZONA, APPROVING A LEASE AGREEMENT (CITY CONTRACT NO. 2026-114) WITH OJB FC FOR LEASING THE ATHLETIC FIELD AND CERTAIN IMPROVEMENTS AT KEN LINDLEY PARK

Councilwoman Fruhwirth pulled this Item for further discussion. She stated that this is a wonderful opportunity to lease the field and enhance the facility, she isn't pulling it because she has any concerns with the project but with the process. She would like to see improvements made to the contract, the Charter as well where she has a difference of opinion regarding the noticing requirements, and the public and Council had an opportunity to learn about the project but then moving immediately forward into a vote doesn't give enough time to make a decision. She would like to pull and table this for a Consent Ordinance two weeks from now.

Mayor Goode stated that he objects to the idea that the public hears about this at a Study Session and then the council is supposed to vote on it.

Member of the public Cathey Rusing addressed the Council stating that she raised her three boys in Prescott playing soccer, it is a wonderful program and this project is a great re-purposing of the field that is typically empty and not being used. There is no dedicated soccer field in the City of Prescott and urged her support of this item. She thanked OJB for their donation and encouraged the Council to approve the contract.

MOTION BY COUNCILWOMAN FRUHWIRTH TO TABLE ADOPTION OF ORDINANCE NO. 2025-1912 TO THE NEXT VOTING MEETING; SECONDED BY COUNCILMAN GRADY: PASSED (4 - 2) COUNCILMAN GAMBOGI AND COUNCILMAN MONTOYA DISSENTING

11. REGULAR AGENDA

A. Approval of Grant Applications for Six (6) Arizona Department of Transportation (ADOT) Grants and Acceptance of Funds as Follows: 1.) Bypass Taxiway & Unleaded Fuel Study in the Amount of $6,395.00; 2.) Land Acquisition Phase One (1) in the Amount of $78,947.36; 3.) Hangar Development Phase One (1) in the Amount of $43,750.00; 4.) Taxiway F Realignment in the Amount of $10,241.97; 5.) Runway 12-30 Electrical Improvements in the Amount of $22,528.71; and 6.) Land Acquisition Phase Two (2) in the Amount of $28,947.37.

Airport Director Rick Crider provided a presentation to the Council regarding acceptance of six grants from ADOT which will match six FAA grants. He reviewed the projects that the grant funding will be used for including a bypass taxiway, multiple land acquisitions, hangar development, taxiway realignment, and electrical improvements.

Mayor Goode asked if this item is a combination of applying for and accepting funds.

Mr. Crider clarified that these grants will match FAA funds, the Airport needs to apply and have approval to accept the funds as well.

MOTION BY COUNCILMAN GAMBOGI TO APPROVE SIX ADOT GRANT APPLICATIONS; SECONDED BY COUNCILMAN MONTOYA: PASSED (6 - 0)

B. Approval of City Contract No. 1988-142D, an Amendment to City Contract No. 1988-142 with MH Properties, LLC (E2).

Airport Director Rick Crider provided a presentation to the Council regarding the contract amendment which will update the lease terms on a hangar at the airport (E2) by pulling the ramp out of the lease and collecting fees for the shared ramp and parking lot at $0.50/sq foot for ramp and $0.40/sq foot for parking in the amount of $5,380.20/year.

Mayor Goode asked for the term of the lease.

Mr. Crider responded that it goes through 2039, and added that this is a cleaning up of vague and undefined lease terms and getting closer to market rate.

MOTION BY COUNCILMAN GAMBOGI TO APPROVE CITY CONTRACT NO. 1988-142D; SECONDED BY COUNCILMAN MONTOYA: PASSED (6 - 0)

C. Approval of City Contract No. 2026-060 with GH2 Architects, LLC., to Create a Rodeo/Fairground Master Plan, in the Amount of $145,559.00. Funding is

Budgeted & Available in the FY26 General Fund Budget.

Deputy City Manager Michael Morris provided a presentation to the Council regarding the development of a master plan at the Rodeo/Fairgrounds.

Master Plan Steering Committee Background:
* January 2025 - Committee was formed including two members from adjacent neighborhood, two members from the Rodeo, one member from other grounds users and two members of city staff
* April 2025 - Committee had their first meeting and were provided with a draft RFP to review, discussed the long-term vision for this property and how to proceed moving forward
* May 2025 - RFP was finalized with some revisions, advertised and put out for bid; reviewed examples of seven other rodeo facilities across the US for comparison on types of amenities within the facility and impacts on adjoining neighborhoods
* June 2025 - pre-proposal meeting was held; meeting was attended by members of the Steering Committee
* July 2025 - five submissions received, one disqualified
* August 2025 - Committee met and reviewed proposals, scored and returned by August 29
* September 2025 - Committee reviewed rankings (anonymous), the total ranking was provided, and Committee unanimously selected GH2 Architects

Next Steps:
* Public engagement
    - Stakeholder meetings: Rodeo, city, neighborhood, other site users
    - Open community meetings
* Site assessment - current conditions, natural impacts, ADA compliance, usable acreage analysis
* Conceputal Design
    - 30% concept design
* Final Master Plan (June 2026)

Councilwoman Fruhwirth commented that there hasn't been any formal engagment in this since January and asked about a rhythm of public study sessions before it reaches them at the last block.

Mr. Morris responded that it is their intention to come back at 30% and 75% for that.

Councilman Gambogi asked about statements in the agenda packet regarding noise, lights, and "other impacts". He also asked if facility improvements are going to be included in this master plan.

Mr. Morris responded that these impacts will get more specific as the process goes on and will be presented. The needs of the Rodeo for facility and utility improvements will be brought forward by the consultant along with the impacts presented by the neighborhood.

Mayor Pro Tem Cantelme asked if there will be a phasing plan in the final plan, and if this was the top ranked firm.

Mr. Morris responded that there will be and it will be based on funding, this was the top ranked firm and a unanimous decision.

Councilman Grady stated that he values the engagement process that has gone into all of this, added that he liked GH2's approach and if that will be incorporated into the Scope of Work within the contract.

Mr. Morris responded that an economic impact study and one other proposal were not included.

Councilwoman Fruhwirth commented that she was impressed with the selection of GH2 and asked about the presentation of a Master Plan in June of 2026 and how that would impact the funding of the $15 million from the state.

Mr. Morris stated that a list will be brought to Council at the Oct. 14 Study Session for Council to determine whether they would like to see those items done while the master plan is being worked on or after. It could be some simultaneous work.

Mayor Goode echoed concerns regarding the fact that the state wanted to make sure that this allocation is used primarily toward the improvements of the underground utiliites, but potential to changes above ground can impact that work. Need to communicate very deliberately with the legislature on how the process is going. He added that this should be listed as it's own line item in OpenGov.

Mayor Goode opened the floor to public comment.

Member of the public Sue Manuel addressed the Council and stated that she feels the city is just pushing the idea of the Master Plan. There should be a Miller Valley-West Side corridor vision area included as well. When the consultants took the tour, the neighborhood was not able to express their opinion. She feels a feasibility study should be done before anything else should be done. She also asked how installation of the new underground utilities will impact their surrounding neighborhood. Traffic and parking are out of control during events like the Rodeo and State Fair. She urged the Council not to approve the contract.

Member of the public Earl Duque addressed the Council as an alternate on the Steering Committee, he found that GH2 proposal stood out with strong experience in similar projects and plans. Their proposal is clear with specific deliverables. He feels there are three priorities for the Steering Committee - stay engaged, shared vision for how the grounds will serve Prescott, traffic analysis and feasibility study. Feels that a clear Committee mission should be done to deliver a fairgrounds project that serves all.

Member of the public Deborah Thalasitis addressed the Council stating that GH2 was the consensus candidate for the project. Her continuing concern is in performing the design work before there is any community vision, the Master Plan process focuses on Prescott Frontier Days. She feels there should be a benchmark that the council wants to achieve before any money is spent and stated that neighborhood concerns have not been addressed since the start of this process, and concerns about noise have been met with "the updated system will address that". She asked the Council to look at the noise ordinance.

Member of the public Howard Mechanic addressed the Council regarding his opinion that putting in infrastructure now is premature, and a serious issue. He discussed the fact that the public was not able to attend or make comments at Steering Committee meetings, they should not be secret from the public. The Rodeo stated that they were pulling the idea of concerts off the table and asked if that was back on the table and if so the public should be informed promptly about that. If this contract is approved, it sets the Rodeo up for failure. He supports it but there is a better location and that is what he thought the Steering Committee was going to do.

Member of the public Cathey Rusing addressed the Council regarding the $15.3 million of taxpayer money that the city has been entrusted with. This is very controversial, and the city must be meticulous in how they communicate about how the money is being spent.

Member of the public Tony Hamer addressed the Council regarding concerns about the scope of the project and yet there was an RFP that had the scope in it. That scope should benefit the citizens of the city. If the project is going to be accelerated, that should be included in the scope. Don't want to overspend or over promise, the council needs to be convincing stewards for the project and it's scope.

Councilman Gambogi commented that it seems there are two topics, the Master Plan and the $15 million from the state and asked how those are reconciled.

City Manager Dallin Kimble responded that staff is thinking about that. The $15.3 million from the state is specific in what it can be used for and there is strong interest from legislature in seeing movement in spending the money. The bridge is engineering and design professionals will figure out what can be done and can't be done. On October 14 the projects presented will be things like the sound system which could have future updates/solutions as well, determining how to do a utility pipe that could be worked around once a Master Plan is adopted. He is comfortable with staff's recommendation to approve the contract.

Councilman Grady asked about the Steering Committee role.

Mr. Morris responded that their role is to drive the Master Plan process through to the end product.

Mr. Kimble concurred, the Steering Committee for the Master Planning process. Their scope as a Committee is to help get through the master planning process and where the big issues are, the focus is on design.

Mayor Goode commented that a clarified mission statement for the Steering Committee would be beneficial.

Councilwoman Fruhwirth concurred, and it seems that they are not clear about what the role is so that is needed. She never thought the Rodeo was getting moved and that was never in the scope, but do need to look at all the implications on the roads and neighborhoods because that is all part of it.

Mayor Pro Tem Cantelme said that she is bothered by whether the Council is being responsive or responsible with the $15 million from the state. She isn't in favor of moving forward with projects before the Master Plan is approved. Thinks Mark Finchem needs to be contacted to let him know that the city is working on a Master Plan. She added that she thinks this should be a multi-use facility, and asked if a feasibility study has been considered.

Councilman Grady asked if the project schedule for this is the GH2 project schedule and asked why there is not a feasibility study. He feels Council should proceed with the proposed contract but needs to keep some kind of feasibility study.

Mr. Morris confirmed, and stated that they did not suggest a feasibility study. They proposed an economic impact study, if the Council would like to add that staff needs direction to do so.

Councilman Montoya asked if the $15 million from the state would even allow the Steering Committee to weigh in on spending.

Mr. Kimble responded that the $15.3 million is separate and specific; the Committee is not designed to be a group that makes all future decisions about the Rodeo. The parameters for the use of funds was specific yes, primarily focused on repairs. Time for creativity and good thinking is in the Master Plan process, determining what is good for the Rodeo and neighborhood, etc. Implementation will take a while over multiple steps and years.

Councilman Gambogi commented that the action today is to approve the contract.

Councilwoman Fruhwirth added that an economic impact study would be beneficial for additional funding down the road, to understand what elements of the plan drive what economic impacts is important.

Mayor Goode concurred, at some point the Council needs to determine the appropriate scope and move forward with that. Some of the other issues can be addressed in the future. He added that the city is already looking into possible changes to the noise ordinance, and there is already multiple use at this facility.

Mayor Pro Tem Cantelme commented that some of the improvements can be done as the Master Plan is worked on. Are the concerts still on.

Mr. Morris commented that is not aware of any changes to that.

Mr. Kimble confirmed, right now it is status quo, as we go through the process the public and groups could say we want more or we don't.

MOTION BY COUNCILMAN GAMBOGI TO APPROVE CITY CONTRACT NO. 2026-060; SECONDED BY COUNCILMAN MONTOYA: PASSED (6 - 0)

12. ADJOURNMENT

Quote: "Freedom is never more than one generation away from extinction. We didn't pass it to our children in the bloodstream. It must be fought for, protected, and handed down for them to do the same, or one day we will spend our sunset years telling our children and our children's children what it was once like in the United States where men were free. " - Ronald Reagan

There being no further business to discuss, Mayor Goode adjourned the meeting at 4:59 p.m.

PHILIP R. GOODE, Mayor

ATTEST:

SARAH M. THORNHILL, 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 September 23, 2025. I further certify the meeting was duly called and held and that a quorum was present.

Sarah M. Thornhill, City Clerk